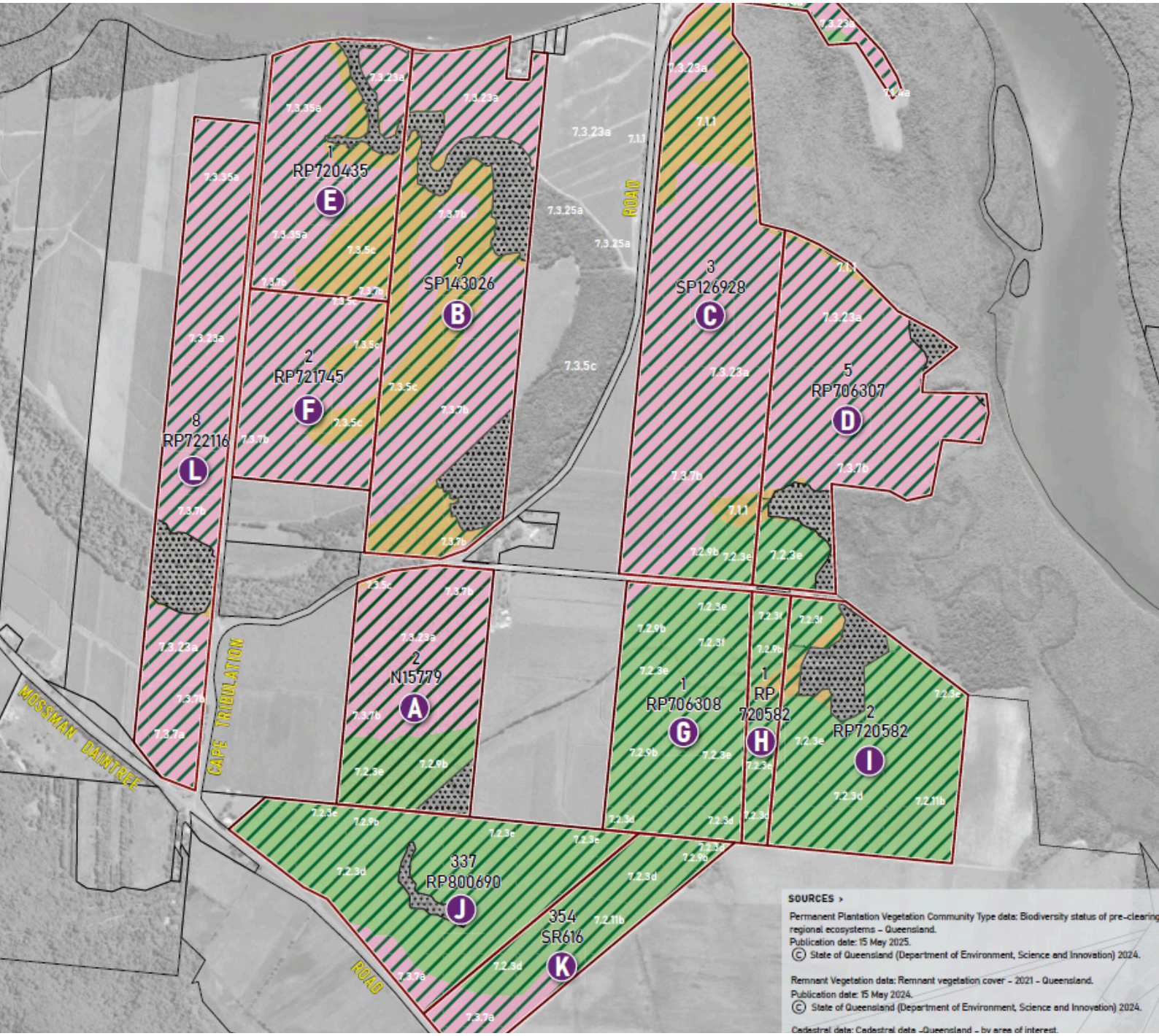
Cape Tribulation Road, Lower Daintree

TOWN PLANNING REPORT

MATERIAL CHANGE OF USE (PERMANENT PLANTATION - ECOLOGICAL RESTORATION OF NATIONALLY SIGNIFICANT WETLAND AND SURROUNDS)

Applicant: Rainforest Rescue
C/- wildPLAN Pty Ltd



A PROJECT CONTACT DETAILS

Company	wildPLAN Pty Ltd
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B DOCUMENT INFORMATION

Client Name	Rainforest Rescue
Project Reference	WP25 029 RAI
Document Ref.	WP25 029 RAI DA 01

C PLANNING REPORT TEMPLATE VERSION

Version	Revision Date	Revision Description	Planning Act 2016 version	Planning Regulation 2017 version
5.0	18 Jun 2021	Planning Report Template	30 June 2025	1 July 2025

D DOCUMENT HISTORY

Version	Execution Date	Description	Preparation	Review
1.0	Jun 2025	Draft	BD	
1.1	Jun 2025	Draft	MW	30 June 2025

E DOCUMENT AUTHORISATION

Version	Description	Authorised by	Signature	Execution Date
1.0	Authorised for lodgement	Dominic Hammersley		8 Jul 2025

CONTENTS

1. Summary 5
   - 1.1 Site Details 5
   - 1.2 Key Parties to Development Application 5
   - 1.3 Development Application Details 6
   - 1.4 State Planning Instrument matters 6
   - 1.5 Local Planning Instrument Matters 7
2. Site Details 9
   - 2.1 Location 10
   - 2.2 Environmental 12
     - 2.2.1 Hydrology / Topography 12
     - 2.2.2 Current Regional Ecosystems Summary 14
     - 2.2.3 Pre-clearing Regional Ecosystems Summary 15
     - 2.2.4 Coastal Environment 16
     - 2.2.5 Matters of State Ecological Significance 19
     - 2.2.6 Matters of National Ecological Significance 19
     - 2.2.7 Nationally Important Wetland 19
   - 2.3 Local Agriculture Practices 21
   - 2.4 Site Features 24
3. Proposed Development 25
   - 3.1 Proposed Development 25
   - 3.2 Staging 28
   - 3.3 Introduction to Rainforest Rescue 28
   - 3.4 Key Definitions 30
   - 3.5 Approval Sought 32
   - 3.6 Development Summary 32
   - 3.7 Applicable Fees and Charges 33
     - 3.7.1 Fee reduction Request – Material change of Use 33
4. State Planning Matters 34
   - 4.1 Planning Act 2016 34
   - 4.2 Planning Regulation 2017 34
   - 4.3 Referrals 35
     - 4.3.1 Part 3 – Clearing Native vegetation 35
     - 4.3.2 Part 9 – Infrastructure-related referrals 36
     - 4.3.3 Part 17 - Tidal Works or work within a coastal management district 36
     - 4.3.4 Part 20 Wetland protection area 37

4.4 State Planning Policy 44
4.5 Regional Plan 45
5. Local Planning matters 46
5.1 Zone 46
5.2 Local Plan 46
5.3 Overlays 46
5.4 Categories of Development and Assessment 47
5.5 Code Compliance 47
5.5.1 Strategic Framework Assessment 48
5.5.1.1 Theme 1: Settlement Pattern 48
5.5.1.2 Theme 2: Environment and Landscape Values 49
5.5.1.3 Theme 3: Natural Resource Management 50
5.5.1.4 Theme 4: Strong Communities and Identity 51
5.5.1.5 Theme 5: Economy 52
5.5.2 Alternative Solutions 53
5.6 Key Issues 57
5.6.1 Conflict with State Planning Instruments 57
5.6.2 Agricultural Land Classification C and D 58
5.6.3 Environmental, Social and Economic Benefits 59
6. Conclusion 60

Schedule 1 Searches

Schedule 2 SARA DA Mapping

Schedule 3 Matters Of State Environmental Significance

Schedule 4 Vegetation Management Property Report

Schedule 5 Vegetation Management Pre-Clear Mapping

Schedule 6 Matters Of National Environmental Significance

Schedule 7 Proposal Plans

Schedule 8 Agricultural Land Assessment

Schedule 9 Planning Scheme Code Compliance

Schedule 10 DA Form 1

Schedule 11 Owners Consent

1. SUMMARY

1.1 SITE DETAILS

Site address:	110 Cape Tribulation Road, Lower Daintree
Real property description:	• Lot 2 on N15779 • Lot 1 on RP720435 • Lot 2 on RP721745 • Lot 8 on RP722116 • Lot 3 on SP126928 • Lot 9 on SP143026 • Lot 1 on RP706308 • Lot 1 on RP720582 • Lot 2 on RP720582 • Lot 5 on RP706307 • Lot 337 on RP800690 • Lot 354 on SR616
Site area:	30.301ha (Lot 2 on N15779) 32.795ha (Lot 1 on RP720435) 24.554ha (Lot 2 on RP721745) 40.317ha (Lot 8 on RP722116) 65.980ha (Lot 3 on SP126928) 62.970ha (Lot 9 on SP143026) 31.067ha (Lot 1 on RP706308) 7.641ha (Lot 1 on RP720582) 38.612ha (Lot 2 on RP720582) 37.406ha (Lot 5 on RP706307) 39.330ha (Lot 337 on RP800690) 20.250ha (Lot 354 on SR616) **431.223ha**
Existing land use:	Rural Activities (Cropping (sugarcane) / Permanent Plantation (regulated, remnant vegetation))

1.2 KEY PARTIES TO DEVELOPMENT APPLICATION

Applicant:	Rainforest Rescue A.C.N. 086 885 154

Owner:	• Rainforest Rescue Pty Ltd
	  ○ Lot 2 on N15779
	• Daintree Farms Pty Ltd
	  ○ Lot 3 on SP126928
	  ○ Lot 9 on SP143026
	• Brie Brie Estate Pty Ltd, Hugh Crawford Pty Ltd, DC Watson Pty Ltd, G Muntz Pty Ltd
	  ○ Lot 1 on RP720435
	  ○ Lot 2 on RP721745
	  ○ Lot 337 on RP800690

	○ Lot 354 on SR616 ○ Lot 1 on RP706308 ○ Lot 1 on RP720582 ○ Lot 2 on RP720582 ○ Lot 5 on RP706307 • John Edward Mackay, Kylie Ann Mackay, Kirsty Jane Mackay, Shane Edward Mackay, Gary John Mackay ○ Lot 8 on RP722116 Refer **Schedule 1 – Searches.**
Assessment manager:	Douglas Shire Council
Referral Agencies	Nil

1.3 DEVELOPMENT APPLICATION DETAILS

Proposed development:	Permanent Plantation (ecological restoration of nationally significant wetland and surrounds)
Type of approval sought:	Material Change of Use for: • Permanent Plantation
Related applications	Not Applicable
Level of assessment:	Impact Assessment
Notification required:	Yes
Referral required:	N/A

1.4 STATE PLANNING INSTRUMENT MATTERS

State Matters of Interest	The following matters of State interest are relevant to the site: • Coastal management district • Coastal area - erosion prone area • Coastal area - medium storm tide inundation area • Coastal area - high storm tide inundation area • Queensland waterways for waterway barrier works • Major (tidal) • Wetland protection area trigger area • Wetland protection area wetland • Regulated vegetation management map (Category A and B extract) • State-controlled road • Area within 25m of a State-controlled road Refer **Schedule 2 – SARA DA Map**.
Applicable SDAP Codes	N/A
Regional Plan	*Far North Queensland Regional Plan 2009–2031*

Regional Plan Designation	Regional Landscape and Rural Production Area

1.5 LOCAL PLANNING INSTRUMENT MATTERS

Planning Scheme:	*Douglas Shire Planning Scheme 2018*
Amendment:	Version 1
TLPIs:	N/A
Zone:	Rural Zone
Precinct / Local plan:	N/A

Overlays:	• Acid Sulfate Soils
	  ○ <5m AHD
	  ○ 5-20m AHD
	• Bushfire Hazard Overlay Code
	  ○ High Potential Bushfire Intensity
	  ○ Medium Potential Bushfire Intensity
	  ○ Potential Impact Buffer
	• Coastal Environment Overlay:
	  ○ Erosion Prone Area
	• Flood and Storm Tide Hazard Overlay:
	  ○ Medium Storm Tide Hazard
	  ○ High Storm Tide Hazard
	  ○ Floodplain Assessment Overlay (Daintree River)
	• Landscape Values Overlay:
	  ○ Scenic route
	  ○ Scenic route buffer
	  ○ Medium Landscape Values
	• Natural Areas Overlay:
	  ○ MSES Regulated Vegetation (Intersecting a Watercourse)
	  ○ MSES Wildlife Habitat
	  ○ MSES Regulated Vegetation
	  ○ High Ecological Significance Wetlands
	• Transport Network Overlay Code
	  ○ Pedestrian Cycle: Iconic Recreation Route
	  ○ Transport Road Hierarchy: Minor Rural Road, Sub Arterial Road.

Assessment requirements[1]:	The Assessment Benchmarks of the Planning Scheme, to the extent relevant, including: • Strategic Framework • Rural Zone Code • Acid Sulphate Soils Overlay Code • Bushfire Hazard Overlay Code

[1] The applicability of codes is discussed in the Planning Report (refer Section 5.4).



- Coastal Environment Overlay Code
- Flood and Storm Tide Hazard Overlay Code
- Landscape Values Overlay Code
- Natural Areas Overlay Code
- Transport Network Area Overlay Code
- Access, Parking and Servicing Code
- Environmental Performance Code
- Filling and Excavation Code
- Infrastructure Works Code

2. SITE DETAILS

This Development Application pertains to twelve (12) parcels of land collectively referred to as 110 Cape Tribulation Road[2], located in Lower Daintree, within the jurisdiction of the Douglas Shire Council.

The subject site includes the following lots:

1. Lot 2 on N15779
2. Lot 1 on RP720435
3. Lot 2 on RP721745
4. Lot 8 on RP722116
5. Lot 3 on SP126928
6. Lot 9 on SP143026
7. Lot 1 on RP706308
8. Lot 1 on RP720582
9. Lot 2 on RP720582
10. Lot 5 on RP706307
11. Lot 337 on RP800690
12. Lot 354 on SR616

The combined area of the site is approximately 431.223 hectares. The land is currently utilised predominantly for Cropping (sugarcane) and Permanent Plantation[3] purposes.

The site has frontage to the Daintree River via Lot 9 and Lot 3, with riverbank areas located in the northeastern and northwestern corners of the site. Access to the site is available via Mossman Daintree Road, Cape Tribulation Road, and Prins Road.

The site is located in the Rural Zone under the Douglas Shire Planning Scheme 2018. The Rural Zone supports a range of rural activities and allows for non-rural uses that are compatible with agricultural operations, environmental values, and the landscape character of the area.

[2] For the purposes of this Town Planning Report.
[3] Comprising existing remnant regulated vegetation.

2.1 LOCATION

TABLE 2-1 SITE LOCATION

Site address:	110 Cape Tribulation Road, Lower Daintree and Cape Tribulation Road, Lower Daintree, QLD 4873.
Real property description:	• Lot 2 on N15779 • Lot 1 on RP720435 • Lot 2 on RP721745 • Lot 8 on RP722116 • Lot 3 on SP126928 • Lot 9 on SP143026 • Lot 1 on RP706308 • Lot 1 on RP720582 • Lot 2 on RP720582 • Lot 5 on RP706307 • Lot 337 on RP800690 • Lot 354 on SR616

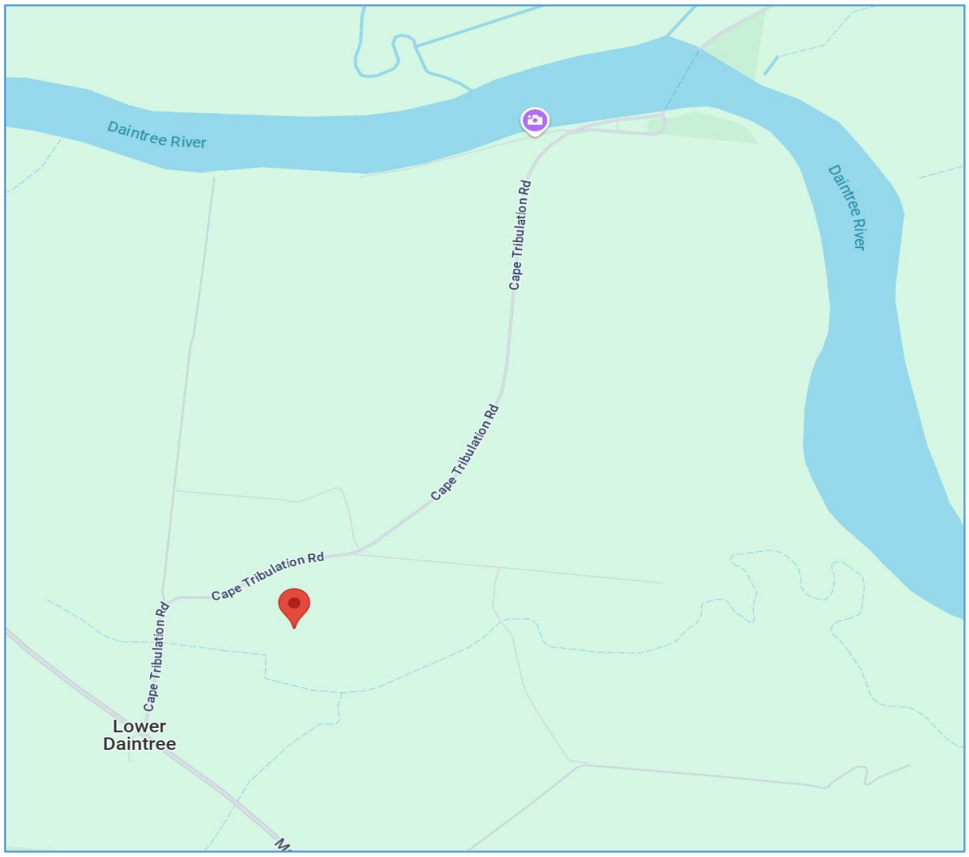


FIGURE 1 SITE LOCATION
SOURCE: GOOGLE MAPS 2025



FIGURE 2 **AERIAL IMAGE OF SITE**
SOURCE STATE OF QUEENSLAND, 2025 (VIA QUEENSLAND GLOBE)

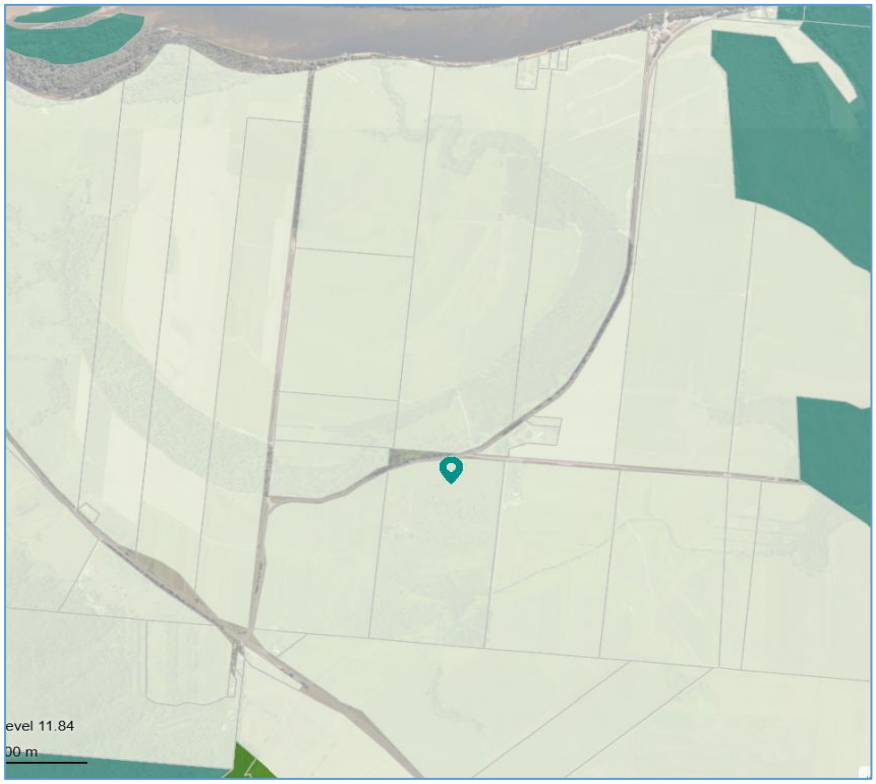


FIGURE 3 **ZONING CONTEXT**
SOURCE DOUGLAS SHIRE PLANNING SCHEME 2018

2.2 ENVIRONMENTAL

The subject site comprises multiple freehold lots within the Douglas Shire, located in Far North Queensland's Daintree catchment and the Wet Tropics bioregion, specifically the Daintree–Bloomfield subregion. Spanning approximately 431 hectares, the site features a diverse landscape of cleared agricultural land, regrowth vegetation[4], remnant ecosystems[4], and watercourses.

Historically used for sugarcane cultivation and grazing, the site is characterised by low-lying terrain that is proximate to estuarine and riparian environments. Vegetation types range from mangrove forests, rainforests, Melaleuca open forests to Eucalyptus woodlands, reflecting the area's ecological diversity. Section 2.2.1-2.2.7 provide further detail.

2.2.1 HYDROLOGY / TOPOGRAPHY

The subject site is situated within the floodplain of the Daintree River, with topography ranging from below 1 metre to approximately 4 metres AHD. Over 70% of land on lots 1 on RP720435 and 9 on SP143026, are characterised as having an elevation of below 2 metres and are subject to annual flooding. Those parts of the site with an elevation of between 2 metres and 3 metres are likely flooded multiple times within a 10-year period. Land above 3 metres is less frequently inundated but still at risk during extreme weather events. Refer to **Schedule 8** for further information.

The Douglas Shire Council Flood and Storm Tide Inundation Overlay Map identifies areas below 2 metres as high hazard zones and areas up to 3 metres as medium hazard zones for storm tide inundation. These conditions significantly constrain land use and infrastructure placement, and they also influence ecological processes such as sedimentation and wetland hydrology. Refer **Figure 4** overleaf.

Hydrologically, several lots intersect mapped wetland protection areas, confirming the presence of sensitive aquatic systems. These wetlands contribute to the site's biodiversity, water filtration, and flood mitigation functions. Refer **Figure 5** overleaf.

[4] Permanent Plantation.

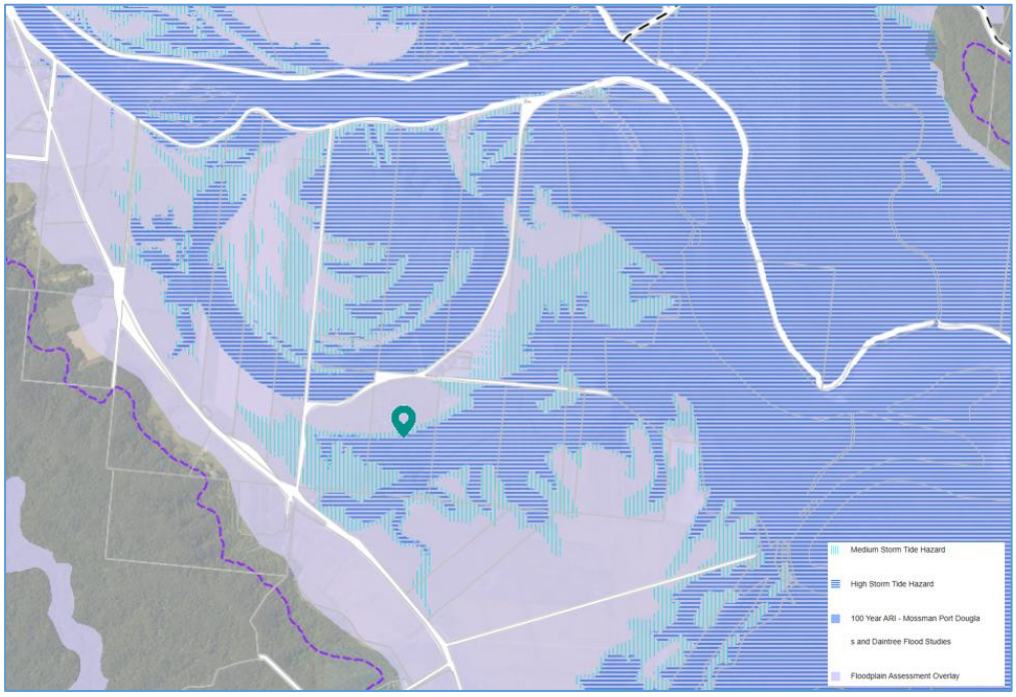


FIGURE 4 **FLOOD AND STORM TIDE INUNDATION OVERLAY MAP**
SOURCE DOUGLAS SHIRE PLANNING SCHEME 2018



FIGURE 5 **WETLAND PROTECTION AREAS**
SOURCE DA MAPPING SYSTEM

2.2.2 CURRENT REGIONAL ECOSYSTEMS SUMMARY

RE Code	VMA Status	Location	Description[5]	Ecological Note[6]
7.3.23	Endangered	Lot 1 RP720435 Lot 3 SP126928 Lot 9 SP143026	Semi-deciduous vine forest on lowland alluvium, riverine levees	Biodiverse, flood-prone areas; highly fragmented and sensitive to clearing
7.3.35	Endangered	Lot 1 RP720435 Lot 9 SP143026	Acacia closed forest on alluvial plains	Dense habitat for fauna; limited distribution makes it vulnerable
7.3.25	Of Concern	Lot 9 SP143026	Melaleuca leucadendra +/- vine forest species open forest to closed forest on alluvium fringing streams	A riparian forest ecosystem fringing freshwater streams, dominated by Melaleuca leucadendra and vine forest species. It provides dense habitat for terrestrial and aquatic fauna, contributes to streambank stability, and supports nutrient cycling. Its limited distribution and sensitivity to hydrological changes make it ecologically significant.
7.1.4	Of concern	Lot 5 RP706307 Lot 3 SP126928 Lot 9 SP143026	Mangrove and vine forest closed forest of the brackish zone	A transitional ecosystem between freshwater and marine environments, supporting salt-tolerant mangrove and vine species. It plays a vital role in shoreline protection, nutrient cycling, and provides habitat for aquatic and bird life. Its limited extent and sensitivity to hydrological changes make it ecologically significant.
7.2.3	Of Concern	Lot 2 RP720582	Woodland to closed forest on beach ridges (Holocene)	Coastal forest on sandy soils; supports unique flora and fauna
7.2.4	Of Concern	Lot 337 RP800690	Eucalyptus and Lophostemon open forest on swampy sand plains	Moist coastal forest; high conservation value due to limited extent
7.1.1	Least Concern	Lot 2 RP720582 Lot 3 SP126928 Lot 5 RP706307	Mangrove scrub to open forest in tidal zones	Critical for shoreline stability, fish nurseries, and carbon storage
7.3.5	Least Concern	Lot 1 RP720435 Lot 8 on RP722116 Lot 7 RP720435	Melaleuca forest/shrubland on poorly drained alluvial plains	Common wetland vegetation; important for water filtration and wildlife habitat

[5] Refer to **Schedule 5** for RE descriptions
[6] Ecological notes summarized from the following sources: Queensland Herbarium (2023). *Regional Ecosystem Description Database (REDD)*. Department of Environment and Science, Queensland Government. https://environment.des.qld.gov.au

2.2.3 PRE-CLEARING REGIONAL ECOSYSTEMS SUMMARY

RE Code	VMA Status	Description	Ecological Note[7]
RE 7.3.35a	Endangered	Acacia mangium closed forest on alluvial plains – variant A	Dense Acacia-dominated forest; limited distribution
RE 7.3.23a	Endangered	Semi-deciduous vine forest on alluvium – variant A	Biodiverse lowland forest on fertile floodplains; sensitive to clearing
RE 7.3.7a	Endangered	Complex mesophyll vine forest on alluvium, typically lowland rainforest.	Dense, species-rich rainforest with high biodiversity; sensitive to clearing and fragmentation.
RE 7.3.7b	Endangered	Variant of 7.3.7a with structural or floristic differences, often transitional.	Ecologically diverse and structurally complex; supports rare flora and fauna, vulnerable to hydrological changes.
RE 7.2.3e	Of Concern	Coastal woodland on beach ridges – variant E	Supports salt-tolerant species; vulnerable to erosion and development
RE 7.2.9b	Of Concern	Eucalypt woodland on sandy coastal plains – variant B	Supports open forest structure; sensitive to disturbance
RE 7.2.3f	Of Concern	Coastal woodland on beach ridges – variant F	Important for coastal biodiversity and resilience
RE 7.2.3d	Of Concern	Coastal woodland on beach ridges – variant D	Supports salt-tolerant species; vulnerable to erosion and development
RE 7.2.11b	Of Concern	Coastal forest on older beach ridges – variant B	Supports diverse understorey; important for habitat connectivity
RE 7.1.4a	Of Concern	Mangrove and vine forest closed forest of the brackish zone.	A transitional ecosystem between freshwater and marine environments; supports salt-tolerant species and plays a vital role in shoreline protection and habitat provision.
RE 7.3.25a	Of Concern	Melaleuca leucadendra ± vine forest species on alluvium fringing streams.	Riparian forest providing habitat and streambank stability; limited distribution makes it ecologically significant.
RE 7.3.5c	Least Concern	Melaleuca quinquenervia closed forest on poorly drained alluvial plains – C	Common wetland vegetation; important for water filtration and wildlife habitat
RE 7.1.1	Least Concern	Mangrove closed scrub to open forest	Coastal mangrove ecosystem; stabilizes shorelines and supports aquatic biodiversity

[7] Ecological notes summarized from the following sources: Queensland Herbarium (2023). *Regional Ecosystem Description Database (REDD)*. Department of Environment and Science, Queensland Government. https://environment.des.qld.gov.au

2.2.4 COASTAL ENVIRONMENT

The site lies within the Lower Daintree Floodplain, a dynamic coastal landscape shaped by the interaction of riverine, tidal, and marine processes. Sedimentary soils deposited through seasonal flooding support a complex system of wetland and coastal ecosystems. The site's proximity to the Daintree River, Coral Sea, and estuarine systems positions it as a critical buffer for downstream environments, including mangroves and the Great Barrier Reef.

Decades of vegetation clearing for agriculture have reduced the floodplain's natural capacity to retain water, stabilise soils, and filter runoff, increasing its vulnerability to erosion and habitat degradation. Refer to **Schedule 2** and **Figure 6** below.

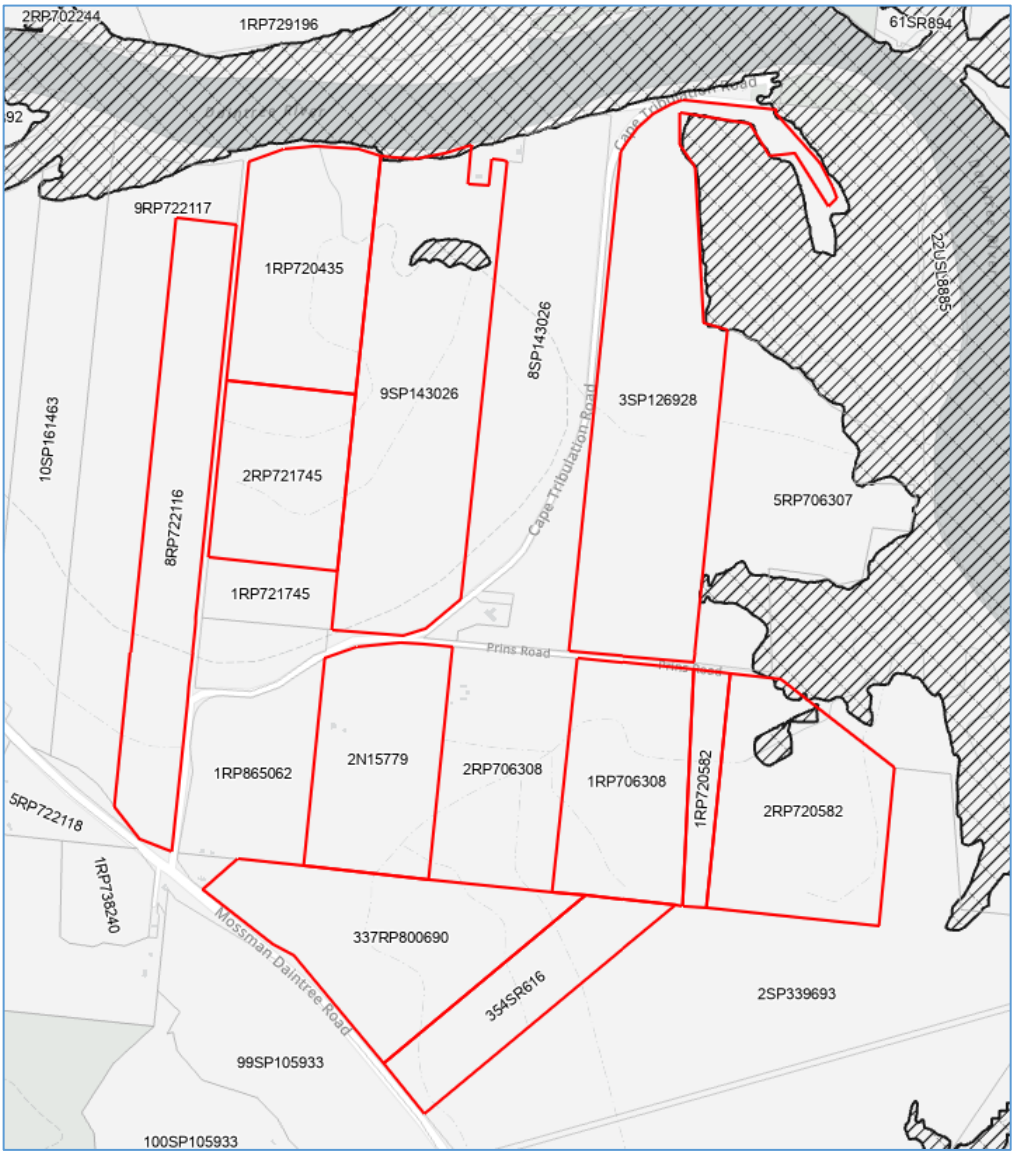


FIGURE 6: TIDAL WATERS
SOURCE: DA MAPPING SYSTEM

Erosion Prone Areas

Designated under the Queensland Coastal Plan, erosion-prone areas within the site are susceptible to shoreline recession, storm impacts, and sea level rise. Fine alluvial soils are easily destabilised in the absence of deep-rooted vegetation, particularly during high-flow wet season events, leading to accelerated bank erosion and sediment being displaced into waterways. Refer to **Schedule 2** and **Figure 7** below.

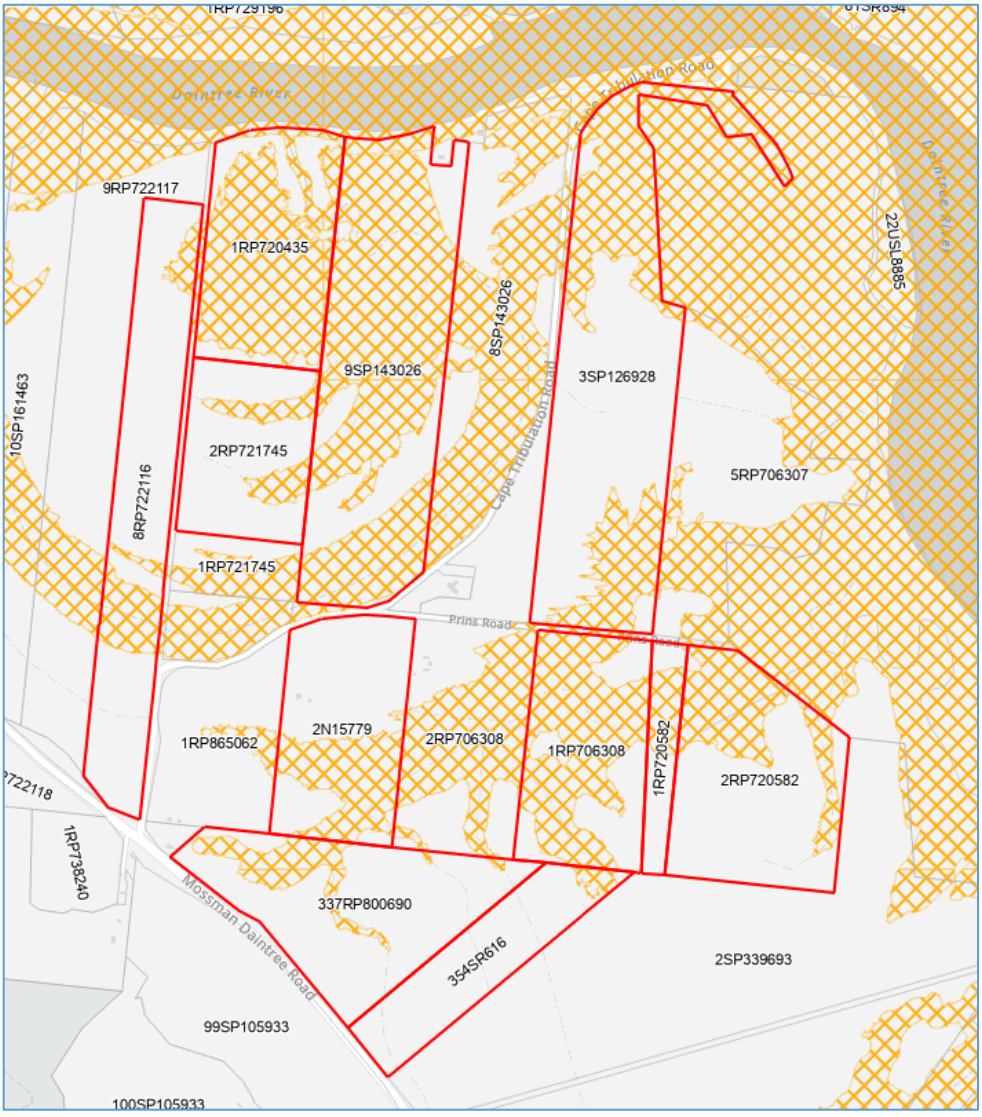


FIGURE 7: EROSION PRONE AREAS
SOURCE: DA MAPPING SYSTEM

Storm Tide

Storm tide inundation presents a significant hazard to the Lower Daintree Floodplain. As outlined in the Queensland Coastal Plan, storm tides arise from the combined effects of storm surges and astronomical tides, resulting in elevated water levels that can inundate coastal areas. The project area's low elevation and coastal proximity make it particularly susceptible.

Cyclonic events and intense low-pressure systems can drive seawater inland, inundating low-lying areas and causing saltwater intrusion into freshwater systems and soils. This intrusion adversely affects freshwater vegetation and agricultural productivity. With climate change expected to increase the frequency and severity of such events, the vulnerability of the area is likely to intensify.

Saltwater intrusion can degrade pastures and crops, impair soil health, and hinder the regeneration of freshwater species. Repeated exposure may shift the ecological balance and reduce the resilience of these systems to future climatic stressors. Refer to **Schedule 2** and **Figure 8** below.

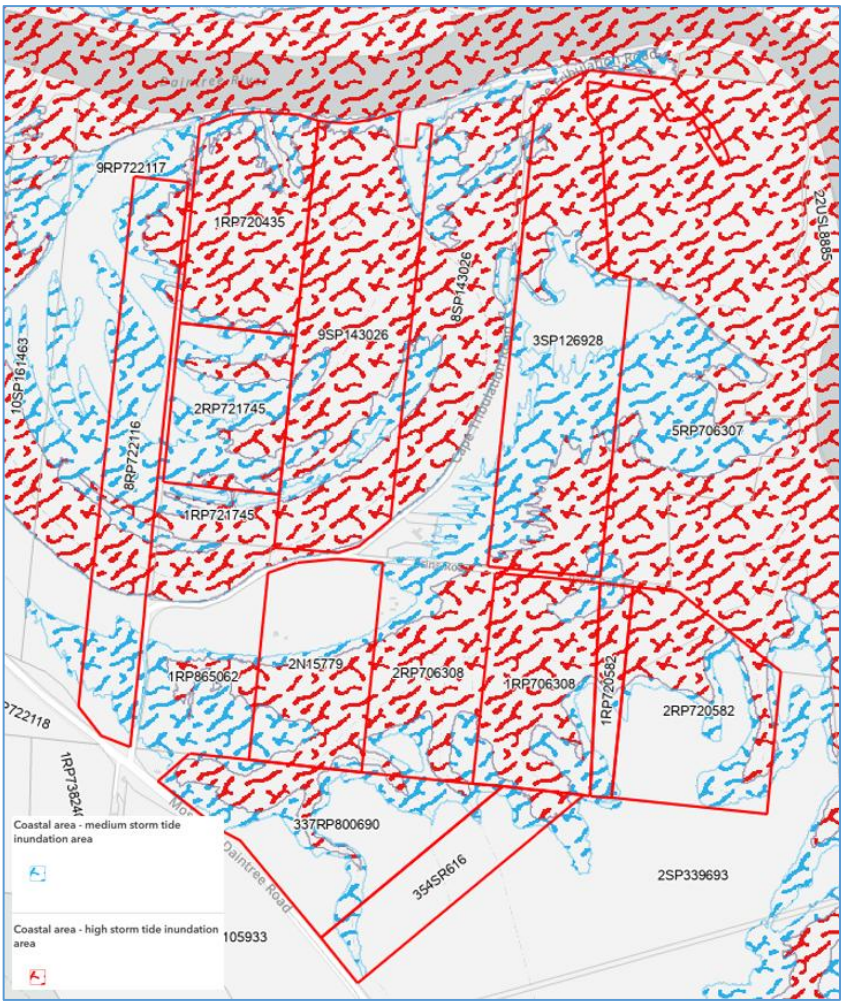


FIGURE 8: **STORMTIDE INUNDATION AREAS**
SOURCE: DA MAPPING SYSTEM

2.2.5 MATTERS OF STATE ECOLOGICAL SIGNIFICANCE

The subject site contains multiple environmental features that are recognised as Matters of State Environmental Significance (MSES) under the State Planning Policy and reflected in the Douglas Shire Planning Scheme 2018. These include areas of regulated vegetation (Category B, R and C), mapped wetlands of high ecological significance, and wildlife habitat for threatened species. The site also intersects with watercourses and riparian corridors that contribute to the ecological integrity of the Daintree catchment and the broader Wet Tropics bioregion. These areas provide critical ecosystem services such as biodiversity support, water filtration, and flood mitigation. The presence of endangered Regional Ecosystems (e.g. RE 7.3.23 and RE 7.3.35) further elevates the conservation importance of the site.

2.2.6 MATTERS OF NATIONAL ECOLOGICAL SIGNIFICANCE

The subject site is located within an area that contains multiple Matters of National Environmental Significance (MNES) as defined under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The site lies within the boundary of the Wet Tropics of Queensland World Heritage Area and is also part of a National Heritage Place recognised for both its natural and Indigenous values. It includes two listed threatened ecological communities: the Broad-leaf Tea-tree (*Melaleuca viridiflora*) woodlands and the Lowland Tropical Rainforest of the Wet Tropics, both classified as endangered. The area supports habitat for a wide range of nationally listed threatened species, including the Southern Cassowary, Spectacled Flying Fox, Eastern Curlew, and multiple species of marine turtles and sawfish. Additionally, the McDowell Swamp Oxbow, a significant environmental feature located within the site, is listed as a Nationally Important Wetland and plays a critical role in supporting biodiversity, maintaining hydrological function, and filtering sediment and nutrients before they reach the Daintree River and Great Barrier Reef. These features collectively underscore the site's national ecological significance. Refer to **Schedule 6** for further information.

2.2.7 NATIONALLY IMPORTANT WETLAND

The McDowell Swamp Oxbow, is officially listed in the Directory of Important Wetlands in Australia (DIWA), confirming its national environmental significance. This 3-hectare oxbow lagoon was formed by the natural cutoff of a former Daintree River meander and plays a vital ecological role in the catchment, supporting the health of the Wet Tropics and the Great Barrier Reef. It is further protected under Queensland Wetland Protection Area (WPA) mapping, which identifies both the Oxbow and its surrounding trigger area as Wetlands of High Ecological Significance (HES).

An expert panel under the Aquatic Conservation Assessment (AquaBAMM) has described the Oxbow as "*a site of highest ecological importance, under threat from surrounding land uses, and a key focus for rehabilitation effort*". The wetland functions as a natural sediment and nutrient trap, filtering agricultural runoff before it enters the Daintree River. It is the only known oxbow-type wetland in the lower floodplain and features a unique hydrological profile, including groundwater-fed freshwater zones, limited tidal exchange, and complex surface water connectivity.

Historically, the Oxbow supported over 70 bird species, estuarine crocodiles, flying foxes, and diverse aquatic life, and continues to provide habitat for threatened species. It also served as a critical fish nursery and refuge, linking estuarine and

freshwater systems across the floodplain. However, extensive land clearing for sugarcane cultivation and the installation of floodgates and causeways have disrupted natural water flows, impeding fish passage and tidal exchange. These alterations have led to reduced water levels, slower flow rates, and the proliferation of invasive aquatic weeds such as Hymenachne and Para Grass, resulting in habitat degradation, poor water quality, and a marked decline in native biodiversity and wetland function. Refer to **Schedule 2** and **Figure 9** below.

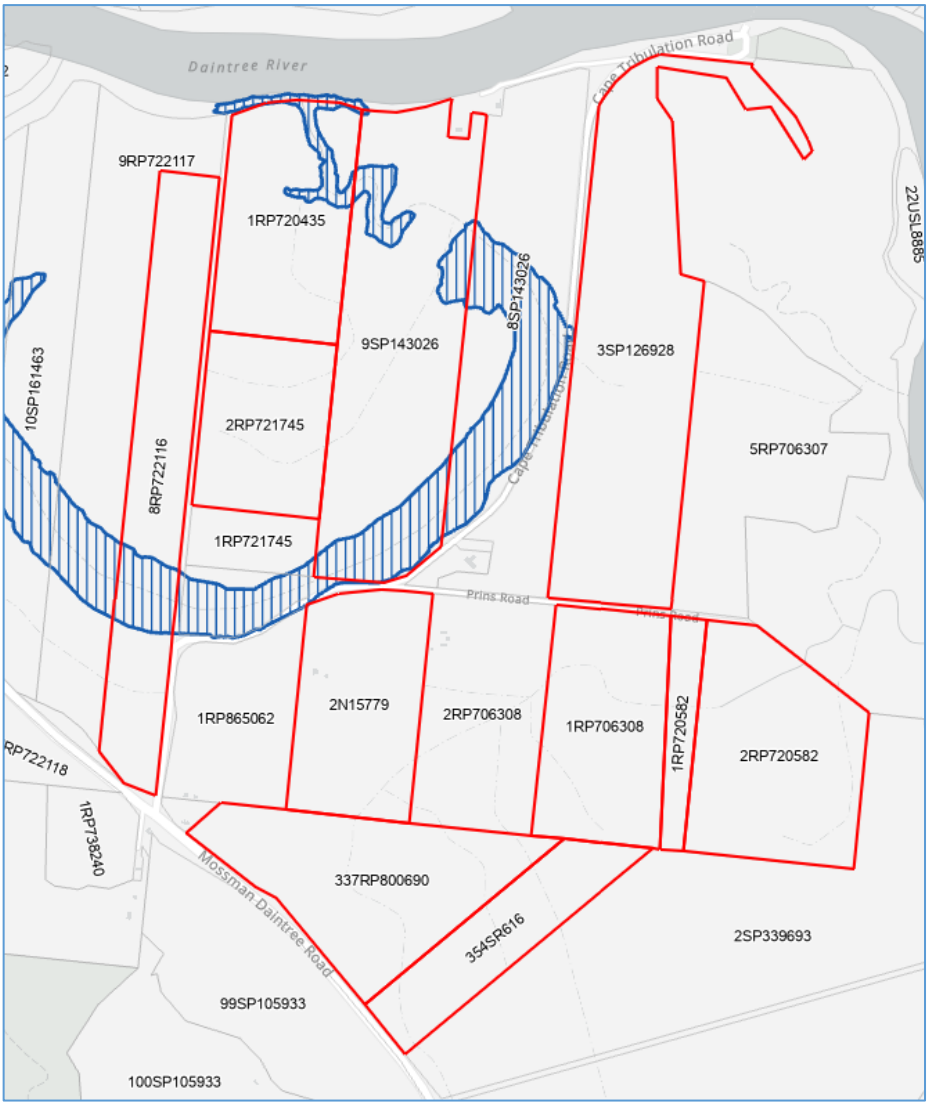


FIGURE 9: **WETLAND AREAS**
SOURCE: DA MAPPING SYSTEM

2.3 LOCAL AGRICULTURE PRACTICES

Sugarcane farming has historically been a dominant land use in the region, including on and around the subject site. However, the industry has experienced increasing economic pressures that have significantly undermined its long-term viability. The closure of the Mossman Mill in 2024 (despite nearly $48 million in government support since 2019) marked a critical turning point, leaving local growers without a processing facility[8]. During the 2024 and 2025 season, sugarcane crops were transported to MSF's Mulgrave Mill in Gordonvale via subsidized freight. These subsidies are scheduled to end in the coming months, with no future subsidies proposed. The Douglas Chamber of Commerce estimates the closure could result in $188 million in lost economic output and the loss of 575 jobs across the region.

Compounding these pressures is the volatility of global sugar prices, which has made it increasingly difficult for small-scale producers to remain profitable. Market fluctuations driven by international trade dynamics, weather disruptions in major producing countries, and shifting demand have created an unstable economic environment for growers[9].

In addition to economic pressures, climate change is exacerbating the challenges of agricultural production in Far North Queensland. The region is experiencing more frequent and intense weather events, including extreme rainfall, flooding, and prolonged dry periods. These conditions reduce crop reliability and increase the risk of soil degradation and nutrient runoff. The subject site is particularly vulnerable, with multiple lots mapped within medium and high storm tide inundation zones and erosion-prone coastal areas[10].

According to current State mapping, the subject lots are identified as Agricultural Land Class A and B, suggesting suitability for a wide or moderate range of cropping activities. A Good Quality Agricultural Land Assessment has been conducted and is included within **Schedule 8**.

The Good Quality Agricultural Land Assessment presents a comprehensive reassessment of the Agricultural Land Classification (ALC) for 12 lots located in the Lower Daintree region of Far North Queensland. The assessment applies Queensland's ALC framework and land suitability criteria to determine the viability of alternative agricultural uses. Notwithstanding any future developments in agricultural infrastructure, sugarcane is no longer a viable crop option for these lots. Whilst this is exacerbated by the closure of the Mossman Mill, a key determination in this assessment is due to persistent environmental and natural hazard constraints.

Initially classified as A1 or B (suitable for cropping or pasture), the lots were evaluated for dryland crops such as maize, rice, sorghum, soya beans, and improved pasture grasses. However, environmental constraints—including frequent flooding, low elevation, lack of irrigation infrastructure, and pest pressure—render most crop options unsuitable.

Economic analysis further reveals that even moderately suitable crops like soya beans are not financially viable due to small lot sizes, high infrastructure costs, and inconsistent yields. Of relevance, although dryland pasture was initially considered viable, further analysis revealed that grazing is not economically or environmentally sustainable. Challenges

[8] Source: ABC News – Mossman Mill closure and economic impact
[9] Source: Douglas Shire Council – *Volatility in global commodity markets including sugar*
[10] Source: Queensland Government – *Climate Change in Far North Queensland*

include low carrying capacity, poor pasture quality during the wet season, increased risk of livestock health issues, and the need to protect environmentally significant areas.

The Good Quality Agricultural Land Assessment provides the following alternative ALC, based on a detailed assessment:

- C1 or C2 for pasture suitability, depending on soil fertility.
- Ultimately, ALC Code D (not suitable for agriculture) due to the impracticality of grazing and environmental risks.

The Good Quality Agricultural Land Assessment concludes that agricultural use[11] is no longer viable for these properties. The below table provides an overview of the current Agricultural land classification versus the updated classification and is a summary of the result of **Schedule 8**.

TABLE 2.3-1 - AGRICULTURAL LAND CLASSIFICATION

Lot on Plan	Total Area (ha)	Original ALC	Updated ALC	Notes
• **Legend**: ○ *A1: Suitable for a wide range of crops.* ○ *B: Suitable for a narrow range of crops/pastures.* ○ *D: Not suitable for agriculture.* ○ *C1: Suitable for grazing on high fertility soils.* ○ *C2: Suitable for grazing on low fertility soils.*				
1RP720435	32.80	A1	D	Over 70% below 2m elevation; prone to annual flooding; only suitable for pasture; livestock not viable due to flooding and soil saturation.
2N15779	30.24	A1	D	No cropping for over 10 years; regrowth present; requires clearing and permits; economically unviable for cropping or grazing.
2RP721745	24.56	A1	D	Less than half below 2m but majority below 3m; flooded multiple years in 10; pasture only; livestock not viable due to flooding and poor economics.
3SP126928	65.83	A1	D	Similar elevation and flooding issues as 2RP721745; pasture only; livestock not viable due to environmental and economic constraints.
5RP706307	42.57	A1	D	Flood-prone; suitable only for pasture; livestock not viable due to low carrying capacity and infrastructure costs.
8RP722116	40.19	A1	D	Majority below 3m elevation; pasture suitable but livestock not viable due to

[11] Excluding consideration of Permanent Plantation (a 'Rural Activity' under the *Planning Regulation 2017*.

Lot on Plan	Total Area (ha)	Original ALC	Updated ALC	Notes
				flooding and poor pasture quality in wet season.
9SP143026	62.99	A1	D	Over 70% below 2m elevation; annual flooding; pasture only; livestock not viable due to environmental and economic limitations.
8SP143026	57.05	A1/B	D	>80% below 2m elevation; protected habitats; pasture only; livestock not viable due to flooding and environmental restrictions.
1RP706308	31.07	B	D	Podsol soils with low fertility; pasture only; livestock not viable due to low carrying capacity and flooding.
2RP720582	38.53	B	D	Same soil and flooding limitations as 1RP706308; pasture only; livestock not viable.
337RP800690	39.33	B	D	Located in Daintree floodplain; sandy, low fertility soils; pasture only; livestock not viable.
354SR616	20.25	B	D	Same as 337RP800690; pasture only; livestock not viable due to soil and flooding constraints.
1RP720582	7.63	B/D	D	Small area; low fertility; pasture only; livestock not viable due to flooding and poor soil conditions.

2.4 SITE FEATURES

TABLE 2-2 SITE CHARACTERISTICS AND SUPPORTING INFRASTRUCTURE

Site characteristic	Description
Site area	Total area of all lots: 431.223ha
Existing land use	Rural Activities (Cropping / Permanent Plantation) and associated outbuildings
Infrastructure	
• **Services**	It is understood that the site is benefitted by electricity and telecommunications infrastructure. A bore is located on Lot 3 on SP126928 A well is located on Lot 2 on N15779
• **Access**	Access to the site is via Mossman Daintree Road, Cape Tribulation Road, Prins Road.
Environment	
• **Topography**	The site is low lying, with a significant portion of the site residing below 2m AHD. Small pockets increase to between 3-5m AHD.
• **Existing vegetation**	The majority of the site contains Category X vegetation due to historical clearing of remnant vegetation associated with farming. However, due to its proximity to the Daintree the site does also contain Category, A, B, C and R vegetation. Refer **Schedule 2 - SARA DA Map**
• **EMR/CLR**	The site is not understood to be included on either the EMR / CLR register.
Other	
• **Easements**	There are no easements identified on the subject sites. Refer **Schedule 1 - Searches**

3. PROPOSED DEVELOPMENT

3.1 PROPOSED DEVELOPMENT

The proposed development has been conceived in direct response to the growing challenges facing sugarcane production in the Douglas Shire and the agricultural and environmental constraints of the site. Rainforest Rescue proposes to establish a Permanent Plantation on the subject site as a strategic and adaptive reuse of rural land. Developed in close collaboration with local landowners (many of whom have a long history in sugarcane farming) the proposal reflects a shared understanding that traditional agricultural practices are no longer viable on these lots due to economic pressures, environmental degradation, natural hazards and the impacts of climate change.

This initiative represents the highest and best use of the land, offering a sustainable alternative to declining rural industries. The Permanent Plantation will support long-term ecological restoration, enhance biodiversity, contribute to the Daintree tourism asset, support long term local employment, and strengthen the region's economic and environmental resilience.

A central goal of the proposal is to restore the site generally consistent with its pre-clearing condition, guided by the Pre-Clearing Regional Ecosystem (RE) Mapping available on Queensland Globe. This mapping provides a scientifically modelled but indicative representation of the vegetation communities that likely existed prior to extensive land clearing for agriculture and infrastructure. While the mapping is not definitive at a site scale, it serves as a valuable reference. Restoration efforts will aim to re-establish vegetation generally consistent with these pre-clearing Regional Ecosystems , taking into account current site conditions, environmental constraints, and ecological feasibility. The pre-clearing map (refer **Schedule 5**) is developed using:

- Historical aerial imagery and satellite data
- Soil and landform analysis
- Vegetation surveys and herbarium records
- Hydrological and topographical modelling
- Expert ecological interpretation by the Queensland Herbarium

The pre-clearing RE map identifies areas that once supported:

- **Endangered ecosystems** such as riverine vine forests (RE 7.3.23) and Acacia closed forests (RE 7.3.35)
- **Of Concern ecosystems** including mangrove and vine forests (RE 7.1.4) and Melaleuca forests fringing streams (RE 7.3.25)
- **Least Concern ecosystems** like Melaleuca shrublands (RE 7.3.5) and mangrove open forests (RE 7.1.1)

These vegetation communities formed a complex and interconnected ecological network, supporting:

- Wetland and riparian functions

- Biodiversity corridors
- Nursery habitats for aquatic species
- Water filtration and sediment trapping.

The pre-clearing map serves as a baseline reference for restoration planning, helping to guide the re-establishment of native vegetation types and ecological processes that have been lost or degraded. By shifting to a regenerative land use model, the project not only protects and restores the site's natural values but also creates local employment opportunities and supports community wellbeing—ensuring the land continues to deliver lasting value for future generations.

The restoration process will follow a structured sequence of rehabilitation steps:

1. Local Seed Collection
2. Propagation of Seedlings
3. Site Preparation
4. Planting
5. Watering and Establishment
6. Ongoing Maintenance and Weed Control.

Species Selection Criteria

Species selection will be guided by ecological and landscape considerations, including:

- vegetation composition generally consistent with pre-clearing regional ecosystem vegetation communities;
- Observations from site walks with ecological specialists to identify naturally emerging species;
- Inclusion of at least 50% pioneer or fast-growing species to ensure rapid canopy closure and reduce maintenance;
- Selection of water-tolerant species suitable for tidal and flood-prone conditions;
- Use of fruiting trees to attract birds, bats, flying foxes, and insects to enhance biodiversity;
- Inclusion of wind-dispersed species to overcome natural dispersal limitations;
- Preference for species with abundant seed availability and ease of collection;
- Integration of slower-growing canopy species for long-term rainforest structure;
- Proven success in similar restoration contexts;
- Ease of propagation and nursery performance.

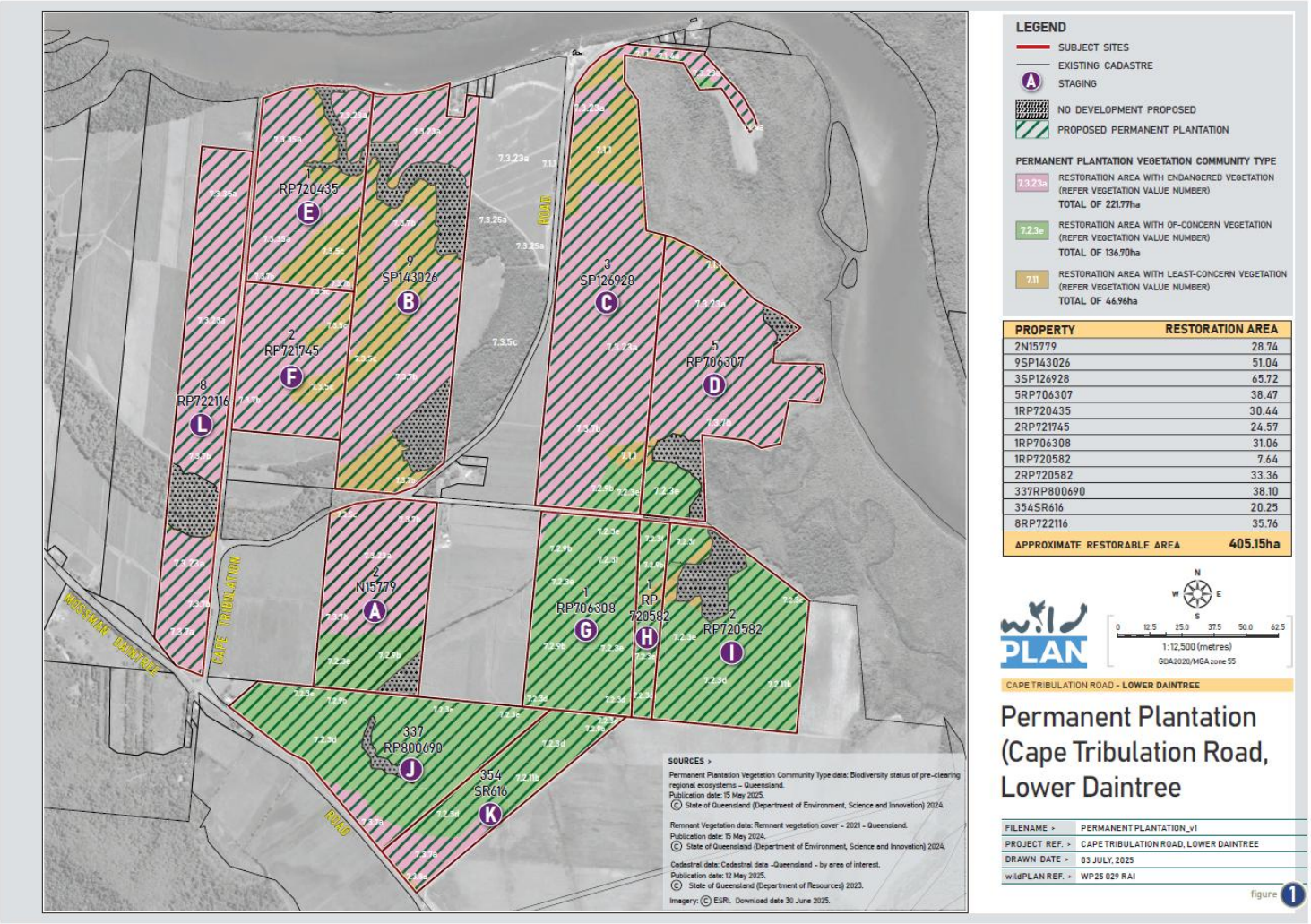


FIGURE 10 **PROPOSED SITE PLAN**
SOURCE SCHEDULE 7 - PROPOSAL PLANS

3.2 STAGING

The proposed Permanent Plantation will be implemented across approximately 405 of the 431 hectares. The development will be broken up into 12 stages, and 405 sub-stages. Each sub-stage will be approximately 1-hectare in size. The intention is to allow for manageable and ecologically responsive restoration across the site. The sequencing of these stages will follow the indicative property order outlined in the table below, subject to operational considerations.

TABLE 3-1 PERMANENT PLANTATION STAGING

Staging			
Property	**Estimated Restoration area**	**Stage**	**Sub-Stage**
2N15779	28.74	Stage A	Stage A1 through A29
9SP143026	51.04	Stage B	Stage B1 through B51
3SP126928	65.72	Stage C	Stage C1 through C66
5RP706307	38.47	Stage D	Stage D1 through D39
1RP720435	30.44	Stage E	Stage E1 through E30
2RP721745	24.57	Stage F	Stage F1 through F25
1RP706308	31.06	Stage G	Stage G1 through G30
1RP720582	7.64	Stage H	Stage H1 through H8
2RP720582	33.36	Stage I	Stage I1 through I33
337RP800690	38.10	Stage J	Stage J1 through J38
354SR616	20.25	Stage K	Stage K1 through K20
8RP722116	35.76	Stage L	Stage L1 through L36
Approximate restorable area	**405.15**	**12 Stages**	**405 Sub-stages**

The final sequencing of restoration works will be determined by several operational factors, including:

- Acquisition timing of individual properties;
- Seasonal flooding and weather conditions affecting site access;
- Availability of regionally appropriate seed stock;
- Density and type of invasive species present.

3.3 INTRODUCTION TO RAINFOREST RESCUE

Rainforest Rescue is a not-for-profit conservation organisation that has been protecting and restoring rainforests in Australia and internationally since 1999.

With a mission to “Protect Rainforests Forever,” the organisation focuses on acquiring and safeguarding high conservation value rainforest properties, particularly in the Daintree region of Far North Queensland.

Rainforest Rescue’s work includes:

- **Purchasing and protecting rainforest properties** to prevent development and habitat loss.
- **Restoring degraded land** through native tree planting, weed removal, and long-term maintenance.
- **Operating a native plant nursery** in Cow Bay, which supplies species for ecological restoration projects across the Daintree lowlands.
- **Engaging local communities and volunteers** through education, partnerships, and annual tree planting events.

To date, Rainforest Rescue has:

- Rescued 47 properties in the Daintree and over 2.4 million square metres of forest
- Planted more than 409,000 native trees in Australia.
- Established permanent protection for key sites through Nature Refuge status.

The organisation's work is grounded in ecological science and cultural respect, with restoration efforts designed to enhance biodiversity, improve water quality, and build climate resilience. Their presence and experience in the Daintree make them a key partner in landscape restoration initiatives, including the proposed development on the subject site.

Rainforest Rescue is not only a leader in environmental restoration but also a growing contributor to the Douglas Shire's local economy. With a 25-year track record, the organisation is deeply committed to enhancing both the ecological and economic resilience of the region. Currently, Rainforest Rescue employs approximately 10 local staff across its Cow Bay Nursery and Land Management Team, all of whom reside within the Douglas Shire.

These roles are directly supported by restoration projects such as the one proposed at 110 Cape Tribulation Road, where all seeds are collected locally, propagated at the nursery, and planted and maintained by local land management staff. In addition to its core team, Rainforest Rescue engages numerous local contractors for tasks such as tractor slashing, tilling, and herbicide application—further supporting the regional economy.

Current Local Employment Supported by Rainforest Rescue:

- 1 Full-Time Nursery Manager
- 2 Part-Time Nursery Hands (4 days per week)
- 1 Casual Nursery Hand
- 1 Full-Time Seed Collection & Propagation Manager
- 1 Full-Time Land Manager
- 1 Part-Time Field Labourer (2 days per week, full-time across other projects)
- 1 Full-Time Field Labourer

In pursuit of this development application, Rainforest Rescue further plans to expand its workforce in line with increased nursery production, which is forecast to grow from 50,000

seedlings last year to 70,000 this year, with a long-term goal of reaching 150,000 seedlings annually.

In addition to direct employment, Rainforest Rescue is working with local tourism operators to enhance eco-tourism experiences in the Daintree. The proposed restoration of 110 Cape Tribulation Road is central to these efforts, providing a living example of ecological recovery that supports nature-based tourism and brings external revenue into the region including through carbon and biodiversity credits.

This work aligns with the Douglas Shire Economic Development Strategy 2021–2024, which calls for economic diversification and resilience through sustainable industries. It also reflects the Douglas Shire Council's vision of *"A unique, beautiful and sustainable Shire with a connected and inclusive community, thriving economy and deep commitment to protecting the environment for future generations, while honouring our past."*

As traditional industries such as sugarcane continue to decline, Rainforest Rescue's investment in ecological restoration offers a forward-looking, economically viable alternative that supports both community livelihoods and long-term environmental stewardship.

3.4 KEY DEFINITIONS

Relevant to this development, the Douglas Shire Planning Scheme contains several inconsistencies with the *Planning Regulation 2017*. As per Section 16(3) of the Planning Act, in cases of inconsistency, the definitions and requirements established by the Regulation supersede those within a local planning instrument. This section clearly states: "*The contents prescribed by regulation apply instead of a local planning instrument, to the extent of any inconsistency*." Consequently, where any inconsistency arises, the Planning Regulation definition is the relevant definition, to the exclusion of the definition under the Douglas Shire Planning Scheme.

Land Use Definition

The relevant land use definition as per the Douglas Shire Planning Scheme for the proposed development is as follows

- **Permanent plantation** - *Premises used for growing plants not intended to be harvested.*

However, the land use definition as per the *Planning Regulation 2017* for the proposed development is as follows:

- **Permanent plantation** *means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.*

The *Planning Regulation 2017* also defines a '**Rural Activity**' to include Permanent Plantation. Rural activity means (emphasis added)—

- *an agricultural supplies store; or*
- *animal husbandry; or*
- *animal keeping; or*
- *aquaculture; or*
- *cropping; or*

- *an intensive animal industry; or*
- *intensive horticulture; or*
- *a* **permanent plantation***; or*
- *a roadside stall; or*
- *a rural industry; or*
- *rural workers' accommodation; or*
- *a wholesale nursery; or a winery*

Zone Purpose

The purpose of the Rural Zone, as stated by the Douglas Shire Planning Scheme, is to:

- *provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;*
- *provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;*
- *protect or manage significant natural resources and processes to maintain the capacity for primary production.*

Importantly, the *Planning Regulation 2017* includes a purpose statement for the Rural Zone which differs from the planning scheme purpose statement, and prevails over the planning scheme to the extent of any inconsistency:

The purpose of the rural zone is to (emphasis added)—

- *provide for* **rural uses and activities***; and*
- *provide for other uses and activities that are compatible with*
  - *existing and future rural uses and activities; and*
  - *the character and environmental features of the zone; and*
- **maintain the capacity of land for rural** *uses* **and activities by protecting and managing significant natural resources and processes**.

3.5 APPROVAL SOUGHT

Further to the land use identified in section 3.4 (preceding), the Applicant seeks a Development Permit for a Material Change of Use for Permanent Plantation.

3.6 DEVELOPMENT SUMMARY

TABLE 3-1 DEVELOPMENT SUMMARY

Material Change of Use (Permanent Plantation)	
Buildings	None proposed.
Staging	12 primary stages, over approximately 405 sub-stages made up of 1-hectare restoration units.
Building Height	Not applicable.
Finished Floor Level	No change.
Gross Floor Area	No change.
Car Parking	No change.
Waste-water	No change.
Water	No change.
Electricity	No change.
Access	No change - Access to the site is available via Mossman Daintree Road, Cape Tribulation Road, and Prins Road
Refuse	Not applicable.
Vegetation clearing	Weed and invasive species will be cleared as required.

3.7 APPLICABLE FEES AND CHARGES

The fee for the Development Application is identified to be **$722,671.00**, pursuant to the Douglas Shire Council Fees and Charges Schedule 2025/26. Refer **Table 3-2** for details.

TABLE 3-2 COUNCIL FEES AND CHARGES

Development Type	Description of Fee	Land use	Charge	Fee Payable
Material Change of Use	**Area Charge Uses**	Permanent Plantation	Base fee up to 1000m²: **$1,949.00** Plus additional fee ($89.00) per 500m², or part thereof, above 1000m²: **$722,671.00**[12]	**$722,671.00**

3.7.1 FEE REDUCTION REQUEST – MATERIAL CHANGE OF USE

Under section 97 of the *Local Government Act 2009* (LG Act), a council can fix cost-recovery fees for a number of activities, including processing an application for a development permit. Importantly under s.97(4), a cost-recovery fee must not exceed the cost to the local council of undertaking the activity.

The Applicant respectfully requests a reduction in the Development Application fee for the proposed Material Change of Use – Permanent Plantation at 110 Cape Tribulation Road and associated lots in Lower Daintree. The calculated fee, based on the current Fees and Charges Schedule, is $722,671.00. The Applicant seeks to reduce the total payable fee to **$5,000.00**[13], in recognition of the likely estimated actual cost to Council for the assessment of the development application, noting that only planning and administration staff resources will be required to process the application and undertake the assessment.

The basis for this request is as follows:

- The development is non-commercial in nature, with no built form or infrastructure demand i.e. the technical assessment required is low from a built-environment perspective and a development engineering assessment is not required.
- The scale of the fee is disproportionate to the assessment complexity which we identify as very low.

The requested reduction is consistent with Council's policy, which allows for partial or full waivers where strict application of the scheduled fee is considered unreasonable.

The Applicant appreciates Council's consideration of this request and welcomes the opportunity to discuss it further if required.

[12] Based off a total plantation area of 405 hectares or 4,050,000 m²
[13] Or 98.8 hours of Council officer time based on a $100,000.00 (gross) salary (gross hourly rate of $50.61), which is likely to significantly exceed the actual assessment time.

4. STATE PLANNING MATTERS

4.1 PLANNING ACT 2016

The current version of the *Planning Act 2016* is **30 June 2025.**

4.2 PLANNING REGULATION 2017

The current version of the *Planning Regulation 2017* ('the Regulation') is **1 July 2025**.

Schedule 10 of the *Planning Regulation 2017* identifies development that is prohibited development.

Table 4-1 provides a checklist against Schedule 10 and identifies that the development the subject of this development application does not include prohibited development.

TABLE 4-1 PROHIBITED DEVELOPMENT IDENTIFIED IN PLANNING REGULATION 2017

Prohibited Development	Prohibition Description (Schedule 10)	Applicable (Y/N)
Development in Caboolture West Investigation Area	Part 2A, Division 1	N
Clearing native vegetation other than for a relevant purpose	Part 3, Division	N
Environmentally relevant activities – development in North Stradbroke Island Region	Part 5, Division 1	N
Development interfering with koala habitat in koala priority area and koala habitat area	Part 10, Division 1	N
Noise sensitive place on noise attenuation land	Part 11	N
SEQ regional landscape and rural production area and SEQ rural living area – Reconfiguring a Lot	Part 16, Division 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity) – Residential Care Facility	Part 16, Division 3, Subdivision 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Residential development)	Part 16, Division 5	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - Shopping Centre)	Part 16, Division 6, Subdivision 1	N
Wetland Protection Area – operational work in wetland protection area	Part 20, Division 1	N

4.3 REFERRALS

Schedule 10 of the Regulation identifies when a development application requires referral to a referral agency. In respect to referrals, the Regulation identifies the:

- Trigger for referral
- Referral agency
- Limitations on referral agency's powers
- Matters the referral agency's assessment must or may be against (as applicable)
- Matters the referral agency's assessment must or may have regard to (as applicable)
- Fee for referral.

Table 4-1 and **Table 4-2** are referral checklists against the requirements of Schedule 9 and Schedule 10 and identifies that **the subject development application is not subject to any referrals**.

4.3.1 PART 3 – CLEARING NATIVE VEGETATION

The following lots are identified to contained mapped native vegetation under the *Vegetation Management Act 1999*:

- Lot 9 on SP143026
- Lot 3 on SP126928
- Lot 8 on RP722116
- Lot 1 on RP720435
- Lot 2 on RP720582
- Lot 5 on RP706307
- Lot 337 on RP800690

In accordance with Schedule 10, Part 3, Division 1, prohibited development is clearing native vegetation other than for a relevant purpose:

1. *Operational work that is the clearing of native vegetation on prescribed land is prohibited development to the extent the work—*
    a. *is not for a relevant purpose under the Vegetation Management Act, section 22A; and*
    b. *is not exempt clearing work; and*
    c. *is not accepted development under schedule 7, part 3, section 12.*
2. *A material change of use that is assessable development under a local categorising instrument is prohibited development if and to the extent—*
    a. *the material change of use involves operational work that is prohibited development under subsection (1), other than operational work approved under a development approval; and*
    b. *the chief executive would, because of the clearing, be a referral agency for the material change of use under division 4, table 3 if a development application were made for the material change of use.*

The proposed development does not involve the clearing of native vegetation and therefore does not trigger prohibited development under the *Planning Regulation 2017*.
Importantly, the proposal does not include built form or infrastructure that would result in additional clearing rights. The intent of the proposed development is

to restore the subject lots to their pre-cleared ecological condition, enhancing environmental values without disturbing existing regulated vegetation.

As such, the development does not meet the criteria for prohibited operational work or material change of use under the regulation.

4.3.2 PART 9 – INFRASTRUCTURE-RELATED REFERRALS

Of relevance, the following lots are located within 25m of a state controlled road:

- Lot 8 on RP722116
- Lot 337 on RP800690
- Lot 354 on SR616

In accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 for a Material change of use of premises near a State transport corridor or that is a future State transport corridor, a referral is triggered, other than an *excluded material change of use*.

Excluded material change of use means a material change of use of premises that—

a) *does not involve a new or changed access between the premises and any of the following—*
   i. *a State transport corridor;*
   ii. *road that intersects with a State-controlled road;*
   iii. *a road that intersects with a railway crossing; and*
b) *is for—*
   i. *1 or more of the following uses—*
      A. *a dwelling house;*
      B. *a secondary dwelling;*
      C. *a domestic outbuilding associated with a dwelling house on the premises;*
      D. *a dwelling unit;*
      E. *a dual occupancy;*
      F. *caretaker's accommodation;*
      G. *a community residence; or*
   ii. *a use other than a service station, fast food outlet, telecommunication facility or use stated in subparagraph (i), and all of the following apply-*
      A. *the premises have a gross floor area of no more than 100m2 and the material change of use does not increase the gross floor area;*
      B. *the material change of use does not involve building work, other than building work that is wholly inside a building;*
      C. *if the material change of use involves building or extending a hardstanding area—the hardstanding area or extension is not more than 25m2.*

Importantly the proposed development does not include a new or changed access to a state-controlled road. is a use other than those uses identified at b)ii (above), and involves less than 100m^2 Gross Floor Area (GFA), does not involve building work or a building.

4.3.3 PART 17 - TIDAL WORKS OR WORK WITHIN A COASTAL MANAGEMENT DISTRICT

The proposed development does not include tidal works and therefore does not trigger assessment under Part 17 of the Planning Regulation. While the site is located within a Coastal Management District and includes areas mapped as an erosion prone area, the proposal does not involve removing or interfering with coastal dunes, nor does it include activities such as interfering with quarry material, disposing of dredge spoil, or constructing artificial waterways. As such, the development does not meet the criteria for assessable operational work under Part 17 of the regulation.

4.3.4 PART 20 WETLAND PROTECTION AREA

Schedule 10, Part 20, Division 2 defines Assessable development—operational work in wetland protection area as follows:

> *Operational work that is* **high impact earthworks** *in a wetland protection area is assessable development, unless the operational work—*
>
> *a) is for a domestic housing activity; or*
> *b) is the natural and ordinary consequence of development that is a material change of use, or reconfiguring a lot, and all of the following apply—*
> *i. the material change of use or reconfiguration involves high impact earthworks in a wetland protection area;*
> *ii. a development permit is in effect for the material change of use or reconfiguration;*
> *iii. the chief executive, or the chief executive (environment), had functions and powers as a referral agency or prescribed assessment manager in relation to the earthworks for the development application for the development permit; or*
> *c) is accepted development under schedule 7, part 3, section 9.*

Importantly, the definition of High impact earthworks excludes works that are '*to restore or conserve the ecological processes or hydrological functions of a wetland protection area*'.

TABLE 4-2 REFERRALS IDENTIFIED IN SCHEDULE 9 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Jurisdiction		Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Premises seaward of coastal building line	Part 3, Division 1, Table 1, Item 1				•	•		SDAP	N
Declared fish habitat area	Part 3, Division 1, Table 2, Item 1				•	•		SDAP	N
State transport corridor	Part 3, Division 1, Table 3, Item 1				•	•		SDAP	N
Future State transport corridor	Part 3, Division 1, Table 4, Item 1				•	•		SDAP	N
Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts	Part 3, Division 2, Table 1, Item 1				•		•	Other[14]	N
Particular buildings for residential purposes	Part 3, Division 2, Table 2, Item 1				•		•	Other[15]	N
Design and siting	Part 3, Division 2, Table 3, Item 1				•		•	Other[16]	N
Fire safety in particular budget accommodation buildings	Part 3, Division 2, Table 4, Item 1				•		•	Other[17]	N
Higher risk personal appearance services	Part 3, Division 2, Table 5, Item 1				•		•	Other[18]	N
Building work for residential services	Part 3, Division 2, Table 6, Item 1				•		•	Other[19]	N
Building work for removal or rebuilding	Part 3, Division 2, Table 7, Item 1				•		•	Other[20]	N

[14] Whether the building or structure will impact on the amenity or aesthetics of the locality, including, for example, whether the building or structure complies with a matter stated in a local instrument that regulates impacts on amenity or aesthetics
[15] Whether the building is suitable for residential purposes
[16] Whether the proposed building or structure complies with the performance criteria or qualitative statement stated in the paragraph
[17] Whether, after the building work is completed, the building will comply with the fire safety standard under the Building Act
[18] Whether the building work complies with the performance criteria stated in the Queensland Development Code, part 5.2 that are relevant to the acceptable solution
[19] Whether, if the building work is carried out, the premises would comply with the Queensland Development Code, part 5.7
[20] (a) Whether the local government should require security, of no more than the value of the building work, for the performance of the work (b) If security is required, the amount and form of security that is appropriate for the development

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Jurisdiction		Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Building work for particular class 1 buildings relating to Material Change of Use	Part 3, Division 2, Table 8, Item 1				•		•	Other[21]	N
Temporary accommodation buildings	Part 3, Division 2, Table 9, Item 1				•		•	Other[22]	N
Building work relating to end of trip facilities for Queensland Development Code, part 4.1	Part 3, Division 2, Table 10, Item 1				•		•	Other[23]	N
Building work for class 1 building on premises with on-site wastewater management system	Part 3, Division 2, Table 11, Item 1				•		•	Other[24]	N
Flood hazard area	Part 3, Division 2, Table 12, Item 1				•		•	Other[25]	N

[21] The relevant provisions of a local instrument that would apply for the application if schedule 6, part 2, section 2(2) did not apply for the material change of use
[22] Whether the building work complies with performance criteria 1 of the Queensland Development Code, part 3.3
[23] Whether the building work complies with performance criteria P12 of the Queensland Development Code, part 4.1
[24] Whether the building work complies with the Queensland Plumbing and Wastewater Code, part 1, performance criteria P2
[25] Matters stated in Part 3, Division 2, Table 12, Item 4

TABLE 4-3 REFERRALS IDENTIFIED IN SCHEDULE 10 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Airport Land	Part 1, Division 3, Table 1, Item 1 - Column 2	•	•	•	•		•	Other[26]	N
Clearing native vegetation	Part 1, Division 4, Table 1-3, Item 1 – Column 2	•	•	•		•		16	N[27]
Contaminated land	Part 4, Division 3, Table 1, Item 1 - Column 2		•	•		•		13[28]	N
Environmentally relevant activities	Part 5, Division 4, Table 1, Item 1 - Column 2			•			•	22	N[29]
Fisheries (Aquaculture)	Part 6, Division 1, Subdivision 3, Table 1, Item 1 - Column 2			•		•		17	N
Fisheries (Declared Fish Habitat)	Part 6, Division 2, Subdivision 3, Table 1, Item 1 - Column 2	•				•		12	N
Fisheries (Marine Plants)	Part 6, Division 3, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•		•		11	N
Fisheries (Waterway barrier works)	Part 6, Division 4, Subdivision 3, Table 1, Item 1 - Column 2	•				•		18	N
Hazardous chemical facilities	Part 7, Division 3, Table 1, Item 1 - Column 2			•		•		21	N
Heritage Places (Local heritage places)	Part 8, Division 1, Subdivision 3, Table 1, Item 1 - Column 2				•		•	Other[30]	N
Heritage Places (Queensland heritage place)	Part 8, Division 2, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•	•	•		14	N

[26] The matters the Local Government as referral agency must be against include the impacts of the proposed development, identified by the local government, on land in its local government area, other than airport land.
[27] Each of Lot 12 and Lot 172 is below 5ha in area and is below the threshold for referral.
[28] Where for other than contamination because of unexploded ordnance, the Single Assessment Referral Agency (SARA) will assess contaminated land applications against the criteria in the Regulation.
[29] The proposed waste-water treatment facility and water treatment facility are below the threshold for a concurrence ERA / referral.
[30] For a local heritage place on the local government's local heritage register under the Heritage Act – assessment must be against the code in the *Queensland Heritage Regulation 2015*, schedule 2. For a local heritage place identified in the local government's planning scheme – the assessment must be against the relevant provisions of a local categorising instrument.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Infrastructure-related referrals (Designated premises)	Part 9, Division 1, Table 1, Item 1 - Column 2 (Assessable Development)	•	•	•	•	•		Other[31]	N
Infrastructure-related referrals (Electricity infrastructure)	Part 9, Division 2, Table 1-3, Item 1 – Column 2	•	•	•			•	Other[32]	N
Infrastructure-related referrals (Oil and gas infrastructure)	Part 9, Division 3, Table 1 - 3, Item 1 - Column 2	•	•	•		•		Other[33]	N
Infrastructure-related referrals (State transport infrastructure generally)	Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Column 2	•	•	•		•		6	N
Infrastructure-related referrals (State transport corridors and future State transport corridor)	Part 9, Division 4, Subdivision 2, Table 1-6, Item 1 – Column 2	•	•	•		•		1, 2, 3, 4	N
Infrastructure-related referrals (State-controlled transport tunnels and future State-controlled transport tunnels)	Part 9, Division 4, Subdivision 3, Table 1-3, Item 1 – Column 2	•	•	•		•		5	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 1			•			•	Other[34]	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 2-11	•	•	•	•	•		1[35], 22, 8, 21, 10, 20, 12	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 1, Item 1 – Column 2	•	•	•		•		8	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 2, Item 1 – Column 2	•	•	•			•	Other[36]	N

[31] The referral agency's assessment must have regard to the designation.
[32] The referral agency's assessment must be against the purposes of the Electricity Act and the Electrical Safety Act.
[33] The referral agency's assessment must be against the purposes of the Petroleum and Gas Act.
[34] The matters Brisbane City Council assessment as referral agency must be against include the impacts of the proposed development, identified by the council, on land in its local government area, other than Brisbane core port land.
[35] Where involving development that is inconsistent with Brisbane port LUP for transport reasons the matters the referral agency must be against include 'the transport reasons'.
[36] The referral agency's assessment must be against the safety and operational integrity of the port.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Ports (Land within limits of another port – assessable development)	Part 13, Division 3, Table 1, Item 1 – Column 2	•	•	•			•	Other[37]	N
Ports (Strategic port land)	Part 13, Division 5, Subdivision 3, Table 1, Item 1 – Column 2	•	•	•		•		Other[38]	N
SEQ Development Area (Reconfiguring a lot – referral agency's assessment)	Part 15, Division 1, Table 1, Item 1 – Column 2		•			•		Other[39]	N
SEQ Development Area (Material Change of Use)	Part 15, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other[40]	N
SEQ regional landscape and rural production area and SEQ rural living area (Tourist or sport and recreation activity)	Part 16, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other[41]	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity)	Part 16, Division 3, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other[42]	N
SEQ regional landscape and rural production area and SEQ rural living area (Indoor recreation)	Part 16, Division 4, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other[43]	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - biotechnology industry / service station / another urban activity)	Part 16, Division 6, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other[44]	N

[37] The referral agency's assessment must be against the port authority functions under the Transport Infrastructure Act, Chapter 8, part 3.
[38] The referral agency's assessment must be against the Transport Infrastructure Act, section 287A.
[39] The referral agency's assessment must be against whether the development is consistent with the future planning intent for the area in which the premises are located.
[40] As stated in Part 15, Division 2, Subdivision 3, Table 1, Item 4
[41] As stated in Part 16, Division 2, Subdivision 3, Table 1, Item 4
[42] As stated in Part 16, Division 3, Subdivision 4, Table 1, Item 4
[43] As stated in Part 16, Division 4, Subdivision 3, Table 1, Item 4
[44] As stated in Part 16, Division 6, Subdivision 4, Table 1, Item 4

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
SEQ regional landscape and rural production area and SEQ rural living area (Combined uses – community activity / indoor recreation / sport and recreation / tourist activity / urban activity)	Part 16, Division 7, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other[45]	N
Tidal works or work in a coastal management district	Part 17, Division 3, Table 1-6, Item 1 – Column 2	•	•	•		•		7, 8	N
Urban design	Part 18			•		•		24	N
Water related development (Taking or interfering with water)	Part 19, Division 1, Subdivision 3, Table 1, Item 1 – Column 2	•				•		10	N
Water related development (Removing quarry material)	Part 19, Division 2, Subdivision 3, Table 1, Item 1 – Column 2	•				•		15	N
Water related development (Referable dams)	Part 19, Division 3, Subdivision 3, Table 1, Item 1 – Column 2	•				•		20	N
Water related development (Levees)	Part 19, Division 4, Subdivision 3, Table 1, Item 1 – Column 2	•				•		19	N
Wetland Protection Area	Part 20, Division 4, Table 1-2, Item 1 – Column 2	•	•	•		•		9	N[46]

[45] As stated in Part 16, Division 7, Subdivision 3, Table 1, Item 4

[46] The proposed development is anticipate to involve less than 100m^3 of earthworks within 200 metres of a wetland protection area.

4.4 STATE PLANNING POLICY

The current version of the State Planning Policy (SPP) is **July 2017**.

The Douglas Shire Planning Scheme (2018) Version 1 is identified by the then Minister to appropriately reflect the April 2016 version of the SPP ('the superseded SPP').

The SPP includes the following state interest statement, not included in the superseded SPP:

> '*Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes*.'

Of relevance to the site, being a wetland of significance at a State and Federal level, the SPP states that biodiversity is of interest to the state (emphasis added):

> '*Safeguarding biodiversity at the national, state, regional and local levels is essential. Promoting ecological resilience to manage the impacts on ecosystems from climate change is also essential.*
>
> *Planning and development decisions can maintain and enhance biodiversity by protecting ecosystems, their ecological processes, and the ecosystem services on which we rely.*
>
> *For example, the conservation of wetlands contributes to community wellbeing and economic development by protecting the ecosystem services that wetlands provide including:*
>
> - *providing habitat for flora and fauna*
> - *supporting fisheries, recreation and tourism opportunities*
> - *filtering pollutants*
> - *mitigating the effects of natural hazards*
> - *supporting coastal protection.*
>
> *It is also important to manage, protect and enhance areas that provide links between natural areas in regions where habitat fragmentation has occurred*.'

While it is acknowledged that the SPP and superseded SPP similarly identify wetlands as providing a unique contribution to biodiversity, it is considered that the planning scheme has not appropriately considered the national environmental significance of the McDowell Swamp Oxbow, and pursuant to section 8 (4)(a) of the *Planning Act 2016*, the McDowell Swamp Oxbow should be protected and enhanced consistent with the SPP, noting that cropping activities proximate to the wetland have contributed to the degradation of the wetland and coastal environment at this location, and renders the site more susceptible to the impacts of climate change:

> '[t]*o the extent of any inconsistency- (a) a State planning policy applies instead of a regional plan or local planning instrument*….'.

4.5 REGIONAL PLAN

The *Far North Queensland Regional Plan 2009 – 2031* ('the Regional Plan') is relevant to the site. The site is located within the Regional Landscape and Rural Production Area (RLRPA) pursuant to the Regional Plan.

The Minister has identified that the Planning Scheme appropriately advances the Regional Plan, as it applies in the planning scheme area. Notwithstanding:

- Permanent Plantation development is considered consistent with the RLRPA regional land use category;
- The term 'wetland' appears in the Regional Plan in 94 instances, which lends to the importance of wetlands in the context of the Far North Queensland Regional Plan;
- In section 7.7 (Protection of waterways, wetlands and water quality) the Regional Plan stated objective is as follows:

  > '*Protect and improve the physical condition, ecological health, environmental values and water quality of surface water and groundwater systems, including waterways, wetlands, estuaries and waters of the Great Barrier Reef lagoon*.'

It is considered that the planning scheme has not appropriately considered the environmental significance of the McDowell Swamp Oxbow, in the context of the Regional Plan. Pursuant to section 8 (4)(b) of the *Planning Act 2016*, the McDowell Swamp Oxbow should be protected and enhanced consistent with the values placed on wetlands in the Regional Plan, noting that cropping activities proximate to the wetland have contributed to the degradation of the wetland and Great Barrier Reef at this location:

> '[t]*o the extent of any inconsistency- (a) a regional plan applies instead of local planning instrument*….'.

5. LOCAL PLANNING MATTERS

The *Douglas Shire Planning Scheme 2018* is the local planning instrument in force within the Douglas Shire local government area.

The current version of the Douglas Shire Planning Scheme is version 1.

5.1 ZONE

The site is located in the Rural Zone.

5.2 LOCAL PLAN

Not applicable.

5.3 OVERLAYS

The site is subject to the following overlays:

- Acid Sulfate Soils
  - <5m AHD
  - 5-20m AHD
- Bushfire Hazard Overlay Code
  - High Potential Bushfire Intensity
  - Medium Potential Bushfire Intensity
  - Potential Impact Buffer
- Coastal Environment Overlay:
  - Erosion Prone Area
- Flood and Storm Tide Hazard Overlay:
  - Medium Storm Tide Hazard
  - High Storm Tide Hazard
  - Floodplain Assessment Overlay (Daintree River)
- Landscape Values Overlay:
  - Scenic route
  - Scenic route buffer
  - Medium Landscape Values
- Natural Areas Overlay:
  - MSES Regulated Vegetation (Intersecting a Watercourse)
  - MSES Wildlife Habitat
  - MSES Regulated Vegetation
  - High Ecological Significance Wetlands
- Transport Network Overlay Code
  - Pedestrian Cycle: Iconic Recreation Route
  - Transport Road Hierarchy: Minor Rural Road, Sub Arterial Road.

5.4 CATEGORIES OF DEVELOPMENT AND ASSESSMENT

The proposed development is subject to Impact Assessment, pursuant to Table 5.6.j of the Planning Scheme.

5.5 CODE COMPLIANCE

Pursuant to Table 5.6.j of the Planning Scheme, the following benchmarks are identified as relevant to the assessment of the proposed development:

- Strategic Framework
- Rural Zone Code
- Rural Activities Code
- Acid Sulphate Soils Overlay Code
- Bushfire Hazard Overlay Code
- Coastal Environment Overlay Code
- Flood and Storm Tide Hazard Overlay Code
- Landscape Values Overlay Code
- Natural Areas Overlay Code
- Access, Parking and Servicing Code
- Environmental Performance Code
- Filling and Excavation Code
- Infrastructure Works Code
- Landscaping Code
- Vegetation Management Code

A detailed assessment against each of the following key codes is provided in **Schedule 9**:

- Strategic Framework
- Rural Zone Code
- Rural Activities Code
- Natural Areas Overlay Code
- Landscape Values Overlay Code
- Environmental Performance Code
- Access, Parking and Servicing Code
- Acid Sulfate Soils Overlay Code
- Bushfire Hazard Overlay Code
- Coastal Environment Overlay Code
- Filling And Excavation Code
- Flood And Stormtide Hazard Overlay Code
- Infrastructure Works

The following codes are not considered relevant to the application:

- **Vegetation Management Code:** Vegetation damage is not proposed in association with the proposed development.

5.5.1 STRATEGIC FRAMEWORK ASSESSMENT

The proposed development, being for Permanent Plantation (ecological restoration),supports the strategic vision of the Douglas Shire Planning Scheme by contributing to a more resilient, ecologically restored, and economically diversified community. The development responds directly to the decline of traditional agricultural practices, particularly sugarcane farming, and offers a sustainable land use alternative that enhances biodiversity, protects scenic and coastal values, and supports local employment.

Led by Rainforest Rescue, a not-for-profit conservation organisation, the project comprises 405 one hectare sub-stages on approximately 405.15 hectares of degraded rural land. It aims to restore pre-clearing regional ecosystems, improve water quality, and strengthen the ecological integrity of the Daintree region. The proposal integrates restoration activities within previously cleared land and avoids built form, infrastructure intensification, and seeks to enhance sensitive environmental areas.

The proposed development strongly aligns with the strategic themes of the planning scheme, the development balances ecological restoration, community wellbeing, and economic resilience. It enhances the Shire's identity as a conservation-focused region and contributes to the long-term sustainability of the local landscape and economy.

5.5.1.1 THEME 1: SETTLEMENT PATTERN

Relevant Element: 3.4.7 Mitigation of Hazards

The subject site includes areas mapped for bushfire, floodplain, and storm tide hazard under the Douglas Shire Planning Scheme. Notably, the proposed development does not involve built form or infrastructure intensification. However, beyond simply avoiding hazard-prone areas, the development actively enhances the local area's capacity to respond to natural hazards through ecological restoration.

The restoration of native vegetation—particularly riparian buffers, wetland systems, and coastal forest types—plays a critical role in hazard mitigation. These ecosystems provide natural defences against storm tide inundation, erosion, and flooding by stabilising soils, slowing water flow, and absorbing excess runoff. In bushfire-prone areas, the re-establishment of fire-resilient native species and the removal of invasive, high-fuel-load vegetation reduces ignition risk and improves fire management outcomes.

Importantly, the restoration process is guided by pre-clearing regional ecosystem mapping and ecological assessments, ensuring that vegetation communities are re-established in locations and densities that reflect natural hydrological and topographical conditions. This approach supports the strategic outcome that development should not increase the severity or risk of natural hazards and instead contributes to long-term landscape resilience.

By restoring ecological function across 382 hectares of degraded land, the development transforms the site into a buffer against climate-related hazards. It avoids reliance on engineered solutions and instead leverages nature-based strategies to reduce vulnerability, enhance adaptive capacity, and support disaster recovery. In doing so, the proposal exemplifies climate-responsive planning and aligns strongly with the strategic intent of Element 3.4.7 – Mitigation of Hazards.

5.5.1.2 THEME 2: ENVIRONMENT AND LANDSCAPE VALUES

Relevant Elements: 3.5.3 Biodiversity; 3.5.4 Coastal Zones; 3.5.5 Scenic Amenity

The proposed development strongly supports the strategic outcomes of Theme 2 by restoring degraded rural land generally consistent with its pre-clearing ecological condition. The project enhances biodiversity, rehabilitates coastal and wetland systems, and protects the scenic character of the Daintree region.

The site contains 11 Regional Ecosystems listed as either Endangered or Of Concern under Queensland's Biodiversity Status. Restoration efforts are guided by pre-clearing ecosystem mapping and floristic composition data, ensuring that planting aligns with the structure and function of these ecosystems. Key biodiversity outcomes include:

- Restoration of native vegetation to support habitat complexity and ecological connectivity;
- Protection of remnant vegetation through passive regeneration and exclusion of planting;
- Re-establishment of habitat corridors for threatened species, including the Southern Cassowary and Estuarine Crocodile;
- Suppression of invasive species through canopy closure and competitive understory planting;
- Enhanced resilience to environmental stressors and climate change through species selection that considers future adaptability.

The restoration strategy contributes to the recovery of fragmented ecosystems and supports the broader ecological network of the Daintree, aligning with the strategic intent to protect and enhance matters of national, state, and local environmental significance.

The site also includes areas mapped within the Coastal Management District and erosion-prone areas. The development avoids built form and instead restores coastal vegetation, which plays a critical role in stabilising soils, mitigating erosion, and buffering storm tide impacts. Hydrological benefits include:

- Improved water retention and slow release across the floodplain;
- Enhanced groundwater recharge and reduced surface runoff intensity;
- Restoration of natural water dynamics and connectivity between wetland and floodplain systems.

The project directly supports the ecological function of the McDowell Swamp Oxbow—a nationally listed wetland under the Directory of Important Wetlands in Australia (DIWA). Restoration of this wetland will improve water quality, re-establish fish passage, and recover its role as a nursery and refuge for aquatic species. These outcomes align with the Reef 2050 Long-Term Sustainability Plan and State Development Assessment Provisions.

The site is further located within mapped scenic route buffers and landscape value areas. Restoration activities will enhance the visual quality of the landscape by replacing weed-infested and degraded areas with native vegetation that reflects the region's natural character.

No advertising devices or built structures are proposed. The development avoids visual intrusion and reinforces the scenic identity of the Daintree floodplain. Restoration will improve the experience of residents and visitors alike, contributing to the Shire's reputation for natural beauty and ecological integrity.

5.5.1.3 THEME 3: NATURAL RESOURCE MANAGEMENT

Relevant Elements: 3.6.2 Land and Catchment Management; 3.6.3 Primary Production

The proposed development responds directly to the strategic challenges facing rural land in the Douglas Shire, particularly in the Lower Daintree region. Historically used for sugarcane cultivation, the subject site has become increasingly unsuitable for intensive agriculture due to environmental degradation, saltwater intrusion, and the closure of the Mossman Mill in 2024. These factors have undermined the viability of farming operations and left large tracts of land ecologically fragmented and economically unproductive.

Although the site is mapped as Agricultural Land Class A and B, indicating suitability for a range of cropping activities, a detailed reassessment conducted by Dr. Charissa Rixon found that this classification is not valid outside of the limited scope of the agricultural land classification system. The evaluation concluded that all lots are only marginally suitable for dryland pasture grasses, with moderate to severe limitations. Many areas are subject to annual or frequent flooding, lack irrigation infrastructure, and are constrained by low soil fertility and environmental overlays. As a result, all lots were identified as Agricultural Land Class C or D, with Class D indicating land not suitable for agriculture. The report further noted that grazing is not a viable enterprise due to poor pasture quality during the wet season, livestock health risks, and the high cost of required infrastructure (refer to **Schedule 8** for further details.).

The majority of the lots within the project area are located within mapped wetland buffer zones and adjacent to the nationally significant McDowell Swamp Oxbow. This landscape is hydrologically sensitive and ecologically rich, situated on the cusp of the Daintree Wet Tropics World Heritage Area. Continued agricultural use in this context poses risks to water quality, biodiversity, and soil health.

The proposed Permanent Plantation offers a strategic and science-based transition from declining agricultural practices to ecological restoration. This shift aligns with the strategic outcomes of Theme 3 by:

- **Protecting and rehabilitating degraded farmland**: Restoration will improve soil structure, reduce erosion, and enhance fertility through organic matter accumulation. It also avoids further fragmentation of rural land and supports long-term land use that complements the Shire's environmental values.
- **Managing saltwater intrusion and hydrological degradation**: Native vegetation will stabilise soils and buffer tidal inflows, helping to restore natural water dynamics and reduce the impact of saltwater intrusion on freshwater systems and adjacent ecosystems.
- **Supporting catchment health and water quality**: Restoration of riparian zones and wetland buffers will reduce nutrient runoff, trap sediment, and improve water quality flowing into the Daintree River and ultimately the Great Barrier Reef.
- **Responding to the closure of the Mossman Mill**: With the loss of local processing infrastructure, sugarcane farming is no longer viable for many landholders. The proposed development provides an economically and ecologically sustainable alternative that supports local employment and regional resilience.
- **Reinforcing the ecological integrity of the Daintree Wet Tropics interface**: Restoration will re-establish native vegetation communities consistent with pre-clearing regional ecosystems, enhancing habitat connectivity and supporting threatened species. This strengthens the role of the site as a buffer and corridor adjacent to protected conservation areas.

- **Aligning with the Rural Zone intent**: The Douglas Shire Planning Scheme identifies the Rural Zone as supporting rural uses and environmentally sensitive outcomes. While the scheme defines a Permanent Plantation as a non-harvested land use, it does not explicitly recognise it as a rural activity. However, as discussed within section 3.4 of this report, under the Planning Regulation 2017, a Permanent Plantation is defined as a rural use. This regulatory definition prevails in cases of inconsistency, as per Section 16(3) of the Planning Act 2016.

The proposed development therefore not only complies with the strategic outcomes of Theme 3 but also reinforces the policy intent of the Strategic Framework. It delivers a land use that is environmentally restorative, economically viable, and legally consistent with the broader planning framework.

5.5.1.4 THEME 4: STRONG COMMUNITIES AND IDENTITY

Relevant Elements: 3.7.1 Strategic Outcomes; 3.7.2 Social Planning and Infrastructure

The proposed development supports the strategic outcomes of Theme 4 by reinforcing the Douglas Shire's unique identity, enhancing community wellbeing, and contributing to a locally grounded, environmentally responsible economy. The project is led by Rainforest Rescue, a not-for-profit organisation with deep roots in the region and a long-standing commitment to ecological restoration and community engagement (refer **Figure 11**).



FIGURE 11: RAINFOREST RESCUE PLANTING DAY COMMUNITY ENGAGEMENT 2025
SOURCE: RAINFOREST RESCUE

The Douglas Shire's physical setting—defined by its wet tropical climate, World Heritage-listed forests, and proximity to the Coral Sea—creates a distinct community of interest. As described within section 3.2 - Strategic Intent of the Douglas Shire Planning Scheme, residents identify closely with the Shire's natural landscape, which contributes to a heightened sense of place and strong local stewardship. The proposed restoration project

directly supports this identity by rehabilitating degraded land and re-establishing native ecosystems that reflect the Shire's environmental character.

Importantly, the site lies on the cusp of the Daintree Wet Tropics World Heritage Area, a globally significant landscape that is home to some of the oldest surviving tracts of tropical rainforest on Earth. Restoration of this landscape is not only ecologically vital—it is culturally and symbolically significant to the identity of the Douglas community.

Key contributions to community and identity include:

- **Place-based restoration**: The project restores land adjacent to one of the world's most iconic rainforest systems, reinforcing the ecological and cultural significance of the region. Restoration activities are designed to reflect pre-clearing vegetation communities, enhancing the authenticity and integrity of the landscape.
- **Community-led conservation**: Rainforest Rescue employs local staff, engages volunteers, and collaborates with landholders, ensuring that restoration is not only ecologically sound but socially embedded. This fosters community pride and strengthens local connections to the land.
- **Social infrastructure and wellbeing**: The project supports local employment, education, and eco-tourism, contributing to economic resilience and social cohesion. It aligns with the strategic outcome that development should enhance the character and identity of existing communities while providing opportunities to live, work, and celebrate the region's natural and cultural heritage.
- **Environmental stewardship**: By restoring degraded land and protecting remnant vegetation, the development promotes long-term sustainability and resilience. It reflects the community's values and supports the Shire's reputation as a leader in conservation and nature-based living.

The proposal personifies the strategic intent of Theme 4 by integrating ecological restoration with community empowerment, cultural respect, and regional identity. It contributes to a thriving, connected, and environmentally conscious Douglas Shire.

5.5.1.5 THEME 5: ECONOMY

Relevant Elements: 3.8.1 Strategic Outcomes; 3.8.2 Economic Growth and Diversification; 3.8.3 Tourism; 3.8.4 Primary Production

The proposed development supports the strategic outcomes of Theme 5 by contributing to the diversification and resilience of the Douglas Shire's economy. Historically, the Shire's economic activity has been shaped by two primary industries: tourism and sugarcane production. However, both sectors face increasing pressure—tourism from the need to preserve environmental assets, and agriculture from declining viability and infrastructure loss.

The closure of the Mossman Mill in 2024 marked a critical turning point for the sugar industry. With the mill no longer operational, many local growers have been left without a viable processing outlet, rendering large areas of cane land economically unproductive. This has created an urgent need for alternative land uses that are both environmentally responsible and economically sustainable.

The proposed Permanent Plantation responds directly to this challenge by transitioning degraded agricultural land into a long-term ecological restoration project. This shift supports the strategic intent to diversify the Shire's economic base and reduce reliance on vulnerable industries. Key contributions include:

- **Economic diversification and resilience**: The development introduces a new land use model that will serve to diversify and strengthen the economy of Douglas Shire by supporting:
    - green employment;
    - carbon and reef credit economies;
    - nature positive projects;
    - ecosystem services;
    - nature-based tourism; and
    - corporate and foundation partnerships.

  Rainforest Rescue currently employs local staff and contractors, with plans to expand its nursery operations to produce up to 150,000 seedlings annually. This growth will generate employment and stimulate local supply chains.
- **Support for small business and local enterprise**: Restoration activities engage local contractors for land preparation, weed management, and planting. The project also supports eco-tourism operators by enhancing the natural landscape and creating opportunities for guided tours, educational experiences, and conservation-based tourism.
- **Protection and enhancement of scenic and environmental assets**: The restoration of native vegetation improves the visual and ecological quality of the landscape, reinforcing the Shire's appeal to domestic and international visitors. This aligns with the strategic outcome that economic development must protect the natural assets that underpin tourism and liveability.
- **Sustainable use of rural land**: The development maintains the rural character of the site while shifting its function from extractive agriculture to regenerative land management. This supports the strategic outcome that primary production areas should be protected from incompatible development and used in ways that complement the Shire's environmental values.
- **Climate-aligned investment**: The project contributes to carbon sequestration, water quality improvement, and flood mitigation—services that are increasingly valued in the economy. It positions the Douglas Shire as a leader in climate-responsive land use and sustainable development.

The proposal exemplifies the strategic vision for economic growth in Douglas Shire by delivering a land use that is environmentally restorative, economically viable, and socially embedded. It supports the transition toward a diversified, resilient, and locally grounded economy that honours the Shire's natural heritage and community values.

5.5.2 ALTERNATIVE SOLUTIONS

Alternative Solutions provided in respect of Acceptable / Performance Outcomes are detailed in **Table 6-1**.

TABLE 5-1 ALTERNATIVE SOLUTIONS

Acceptable Outcome	Performance Outcome
Rural Zone Code	
AO4 Uses identified in Table 6.2.10.3.b are not established in the Rural zone. **PO4**	**R4 complies with Rural Zone Code Purpose and Overall Outcomes.** The proposed Permanent Plantation is consistent with the purpose and overall outcomes of the Rural Zone Code, particularly the objective to protect and manage

Acceptable Outcome	Performance Outcome
The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	natural resources and processes that support long-term rural productivity. Although the land is considered not viable for traditional farming due to flooding, poor soil conditions, and the closure of the Mossman Mill (refer **Schedule 8),** it continues to play an important role in the health of the surrounding environment. The site supports ecological and water systems that benefit the broader Daintree catchment. Restoring native vegetation will help stabilise soils, improve water quality, and repair riparian areas. These improvements strengthen the natural processes that support rural land use. **Rural Zone Code Purpose** Permanent Plantation development is a 'Rural Activity' as defined in the Planning Regulation 2017 that in this circumstance protects and enhances a significant environmental feature, being the McDowell Swamp Oxbow, a wetland of Local, State and National Ecological Significance. Therefore, the proposed development is consistent with section 6.2.10.2 (1) of the Planning Scheme, being the Purpose of the Rural Zone Code (**refer section 5.6.1** of the **Planning Report** for further discussion). **Local Government Purpose** A detailed assessment of the proposal against the Strategic Framework is provided in **Section 5.5.1** of the **Planning Report**, confirming consistency with key themes including environmental values, natural resource management, and economic resilience (in response to section 6.2.10.2 (2)(a) of the of the Planning Scheme). Section 6.2.10.2 (2)(b) of the Local Government Purpose requires recognition of the primacy of rural production, in particular sugar cane production. However, whilst the site has been historically used for sugar cane, the industry has dramatically shifted since the drafting of the Douglas Shire Planning Scheme released in 2018 (refer Schedule 8 for discussion), such that owners of the site consider that the proposed development represents the highest and best use of the site in the context of the current and foreseeable rural future of the site. Moreover, the environmental and physical attributes of the site render sugar cane production both unviable and inconsistent with the Local, State and National ecological significance of the McDowell Swamp Oxbow. The McDowell Swamp Oxbow lends to an emphasis on Section 6.2.10.2 (2)(c) of the Local Government Purpose, id est – the emphasis of the Local

Acceptable Outcome	Performance Outcome
	Government Purpose is on the protection of ecological significance in the context of this site, and recognition of the ecosystem services values created by the Permanent Plantation which will serve to improve the hydrological function, climate change resilience and extreme weather event resilience of the site and surrounding land / rural activities. **Conservation of Land for Primary Production – Overall Outcome (3)(a)** The development conserves land for rural use by shifting degraded farmland toward ecological restoration. The site has been assessed as unsuitable for intensive agriculture due to flooding, poor soil quality, and limited infrastructure. Rather than fragmenting the land or introducing incompatible uses, the proposal maintains its integrity and supports long-term productivity through environmental repair. **Sustainable Land Management and Landscape Contribution – Overall Outcome (3)(a)** The proposal adopts sustainable land management practices by restoring native vegetation using locally sourced species. Restoration is guided by pre-clearing ecosystem mapping and carried out in a staged manner. These efforts improve soil health, water quality, and biodiversity, while also enhancing the natural character and visual appeal of the Daintree floodplain. **Avoidance and Management of Adverse Impacts – Overall Outcome (3)(a)** The development avoids adverse impacts on the site and neighbouring properties. It does not involve new buildings, infrastructure expansion, or vegetation clearing. Restoration activities are low-impact and managed with ecological oversight. Any necessary works, such as weed removal or site access, are planned to minimise disturbance and maintain the amenity of the surrounding area. **Retention and Rehabilitation of Vegetation – Overall Outcome (3)(a)** The proposal retains and rehabilitates remnant and riparian vegetation across the site. Restoration efforts will strengthen existing ecological corridors, including the nationally significant McDowell Swamp Oxbow. Planting is focused on previously cleared areas and designed to improve habitat connectivity, water quality, and the overall health of the landscape.

Acceptable Outcome	Performance Outcome
Coastal environment overlay code	
AO7.1 Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms. and **AO7.2** Development provides for regular access points for vehicles including approved roads and tracks **PO7** *Development is to maintain access to and along the foreshore for general public access.*	**R7 – Complies with Performance Outcome.** The proposed development for a Permanent Plantation does not impede public access to or along the foreshore. The site includes frontage to the Daintree River via Lot 9 and Lot 3, but no built form, fencing, or infrastructure is proposed that would restrict movement or access along these areas. Importantly, the development is designed to enhance the ecological integrity of the foreshore through restoration of native vegetation and riparian buffers. These activities are passive in nature and do not involve the construction of barriers or exclusion zones. Restoration works will be staged and managed to avoid interference with existing informal access routes, and no formal public access infrastructure (e.g., boardwalks or viewing platforms) is proposed, in order to protect sensitive ecosystems. Where access exists or is desirable for community engagement or environmental monitoring, it will be maintained via existing tracks and managed in consultation with landowners and relevant authorities. This ensures that the development supports the intent of maintaining public access while prioritising environmental protection and long-term resilience of the foreshore.
Flood and storm tide hazard overlay code	
AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; **PO1** *Development is located and designed to:* *a) ensure the safety of all persons;* *b) minimise damage to the development and contents of buildings;* *c) provide suitable amenity;* *d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.*	**R1.1 Performance Solution (Complies)** The proposed Permanent Plantation development is consistent with **Performance Outcome PO1** as follows: a) **Ensuring the safety of all persons** The site includes areas mapped as high and medium storm tide hazard zones and floodplain assessment areas under the Douglas Shire Planning Scheme. The proposal avoids introducing vulnerable uses, built form, or infrastructure intensification in these hazard-prone areas. Restoration activities are passive and land-based, carried out by trained personnel under controlled conditions, ensuring public and worker safety. b) **Minimising damage to development and contents of buildings** No buildings or permanent infrastructure are proposed. The absence of built form eliminates the risk of structural damage during flood or storm tide events. Restoration works focus on re-establishing native vegetation, which is inherently

Acceptable Outcome	Performance Outcome
	resilient to inundation and contributes to hazard mitigation. c) **Providing suitable amenity** The restoration of native floodplain vegetation enhances the ecological and visual amenity of the site. By replacing degraded agricultural land with biodiverse plantings, the development improves landscape character and supports natural floodplain function, benefiting both the site and surrounding areas. d) **Minimising disruption, recovery time, and rebuilding or restoration costs after inundation events** The project restores natural buffers such as wetlands, riparian zones, and coastal vegetation, which play a critical role in absorbing floodwaters, slowing runoff, and reducing erosion. These nature-based solutions reduce the severity of inundation impacts and support faster ecological recovery. Because the development does not rely on engineered infrastructure, there are no rebuilding costs or delays following flood or storm tide events.

5.6 KEY ISSUES

5.6.1 CONFLICT WITH STATE PLANNING INSTRUMENTS

A central issue in the assessment of this application is the inconsistency between the Douglas Shire Planning Scheme 2018 and State Planning Instruments regarding the land use definition in the context of a Rural Activity and consideration of Permanent Plantation in the context of the Rural Zone.

Under the Planning Scheme, the proposed use is not explicitly recognised as a consistent or supported rural activity. In fact, it is not listed in the Table of Assessment or associated use definitions in a way that reflects its ecological and restorative intent. This has resulted in the proposal being treated as an impact assessable (inconsistent) use, despite its environmental benefit.

Conversely, the Planning Regulation 2017 clearly defines a Permanent Plantation as a *'Rural Activity'*:

Rural activity means (emphasis added)—

- *an agricultural supplies store; or*
- *animal husbandry; or*
- *animal keeping; or*
- *aquaculture; or*
- *cropping; or*
- *an intensive animal industry; or*
- *intensive horticulture; or*

- *a* **permanent plantation***; or*
- *a roadside stall; or*
- *a rural industry; or*
- *rural workers' accommodation; or*
- *a wholesale nursery; or a winery*

Schedule 6 of the Regulation defines 'Permanent Plantation' as follows:

> "*Permanent plantation means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.*"

A 'Rural Activity' is consistent with the purpose of the Rural Zone as elucidated by the *Planning Regulation 2017*:

The purpose of the rural zone is to (emphasis added)—

- *provide for* **rural uses and activities***; and*
- *provide for other uses and activities that are compatible with*
  - *existing and future rural uses and activities; and*
  - *the character and environmental features of the zone; and*
- **maintain the capacity of land for rural** *uses* **and activities by protecting and managing significant natural resources and processes**.

Therefore, at its core, the Planning Scheme is considered to be inconsistent with the framework set down by the *Planning Regulation 2017*, in the context of the 'Rural Activity' definition and Rural Zone Purpose in so much as 'Permanent Plantation' is a land use that is not just typical of, but fundamental to the Rural Zone from a triple-bottom-line perspective and should not be considered to be 'inconsistent' with the Rural Zone.

Additionally, given the national significance of the McDowell Swamp Oxbow, the Planning Scheme is considered to conflict with both the Regional Plan and State Planning Policy in so much as it fails to adequately protect the McDowell Swamp Oxbow in the context of historical land uses and the environmental constraints of the site and surrounds.

Refer section 4.4 and section 4.5 of this Planning Report for further discussion.

5.6.2 AGRICULTURAL LAND CLASSIFICATION C AND D

The site is mapped as Agricultural Land Class A and B, which indicates suitability for a range of cropping activities; however, a detailed reassessment conducted by Dr. Charissa Rixon found that this classification is not valid outside of the limited scope of the agricultural land classification system. The evaluation concluded that all lots are only marginally suitable for dryland pasture grasses, with moderate to severe limitations. Many areas are subject to annual or frequent flooding, lack irrigation infrastructure, and are constrained by low soil fertility and other environmental constraints such as salinity and erosion prone areas. As a result, all lots were identified as Agricultural Land Class C or D, with Class D indicating land not suitable for agriculture. The report further noted that grazing is not a viable enterprise due to poor pasture quality during the wet season, livestock health risks, and the high cost of required infrastructure (refer to **Schedule 8** and **Table 2.3.1** in **section 2.3** of this **Planning Report** for further details).

5.6.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC BENEFITS

The proposed Permanent Plantation results in an overwhelming environmental, social and economic benefit that significantly outweighs any perceived negative impact on the sugarcane industry, an industry that no longer makes a meaningful contribution to the Gross Domestic Product (GDP) of the Douglas Shire:

1. The Permanent Plantation will improve the flood regulation capacity of the site and surrounding land;
2. The Permanent Plantation will improve the soil retention capability of the site and surrounding land by stabilising erosion prone areas and providing a silt trap for flood waters;
3. The Permanent Plantation will increase biodiversity through improving the habitat of aquatic and terrestrial ecosystems;
4. The Permanent Plantation will restore the surface and groundwater hydrological profile of the site through the reintroduction of vegetation communities consistent with pre-clearing ecosystems on the site;
5. The Permanent Plantation will provide approximately 15 years of restoration works for Rainforest Rescue, securing existing employment and providing additional employment opportunities in the Douglas Shire;
6. The Permanent Plantation will provide ecosystem services and carbon sequestration services that will make a meaningful contribution to climate change resilience at the local level;
7. The Permanent Plantation will make a profound community impact, noting the significant social contribution that Rainforest Rescue makes to the Douglas Shire and its cohort of ardent supporters that contribute to the Annual Community Tree Planting Day and other activities;
8. The Permanent Plantation serves to preserve and enhance the McDowell Swamp Oxbow, a nationally significant wetland that includes vegetation communities listed under the *Environmental Protection and Biodiversity Conservation Act 1999*.

6. CONCLUSION

Rainforest Rescue ('the Applicant') proposes a Material Change of Use development for a Permanent Plantation located at 110 Cape Tribulation Road, Lower Daintree. The subject site includes the following lots:

- Lot 2 on N15779
- Lot 1 on RP720435
- Lot 2 on RP721745
- Lot 8 on RP722116
- Lot 3 on SP126928
- Lot 9 on SP143026
- Lot 1 on RP706308
- Lot 1 on RP720582
- Lot 2 on RP720582
- Lot 5 on RP706307
- Lot 337 on RP800690
- Lot 354 on SR616

The proposed development has been assessed against the relevant assessment benchmarks of the Douglas Shire Planning Scheme 2018. Where Acceptable Outcomes are not met, the development complies with the corresponding Performance Outcomes and/or the Purpose and Overall Outcomes of the applicable codes.

Specifically, the proposal aligns with the Strategic Framework of the Planning Scheme, including:

- **Theme 2: Environment and Landscape Values**, by restoring degraded land to its pre-clearing ecological condition, enhancing biodiversity, and protecting scenic and coastal landscapes;

- **Theme 3: Natural Resource Management**, by transitioning unviable agricultural land to a sustainable, regenerative use that improves soil health, water quality, and climate resilience;

- **Theme 4: Strong Communities and Identity**, by reinforcing the ecological and cultural identity of the Daintree region and supporting community-led conservation;

- **Theme 5: Economy**, by contributing to economic diversification through green jobs, ecological services, and nature-based tourism, while reducing reliance on declining industries such as sugarcane.

The Douglas Shire Planning Scheme 2018 is identified in this Planning Report to be inconsistent with the *Planning Regulation 2017*, State Planning Policy 2017 and Far North Queensland Regional Plan, in its treatment of Permanent Plantation in the context of this site, within the Rural Zone and the:

- unique ecological attributes of the site, namely a site that contains a nationally significant wetland; and
- environmental constraints of the site, including erosion prone area, flooding and salinity incursion rendering the site unsuitable for traditional agricultural production.

The proposal supports the long-term sustainability of the region and advances the Shire's vision for a resilient, ecologically rich, and economically diverse future.

Accordingly, on behalf of the Applicant, we respectfully recommend approval of the development application for Permanent Plantation, being the most appropriate 'Rural Activity' on the site, and consistent with the existing 'Permanent Plantation' on the site, subject to reasonable and relevant conditions of approval.

7. SCHEDULES

SCHEDULE 1 SEARCHES

SCHEDULE 2 SARA DA MAPPING

SCHEDULE 3 MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE

SCHEDULE 4 VEGETATION MANAGEMENT PROPERTY REPORT

SCHEDULE 5 VEGETATION MANAGEMENT PRE-CLEAR MAPPING

SCHEDULE 6 MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE

SCHEDULE 7 PROPOSAL PLANS

SCHEDULE 8 AGRICULTURAL LAND ASSESSMENT

SCHEDULE 9 PLANNING SCHEME CODE COMPLIANCE

SCHEDULE 10 DA FORM 1

SCHEDULE 11 OWNERS CONSENT

SCHEDULE 1

SEARCHES



Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**21534152**	**Search Date:**	27/04/2025 15:43
Date Title Created:	18/05/1993	**Request No:**	51655403
Previous Title:	21154212, 21154213, 21154214		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 CROWN PLAN N15779
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 723806773 15/01/2025

RAINFOREST RESCUE A.C.N. 086 885 154

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
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ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50311506**	**Search Date:**	27/04/2025 15:45
Date Title Created:	12/05/2000	**Request No:**	51655409
Previous Title:	50082725		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 126928
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 715272443 22/08/2013

DAINTREE FARMS PTY LTD A.C.N. 071 028 530

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ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
700499023	WET TROPICS	10/02/1995 12:24	CURRENT
	WET TROPICS WORLD HERITAGE PROTECTION AND MANAGEMENT ACT1993		
723115470	WET TROPICS	11/03/2024 10:56	CURRENT
	WET TROPICS WORLD HERITAGE PROTECTION AND MANAGEMENT ACT1993		

UNREGISTERED DEALINGS

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Title Reference:	**50376296**	**Search Date:**	27/04/2025 15:45
Date Title Created:	06/12/2001	**Request No:**	51655406
Previous Title:	50087163		

ESTATE AND LAND

Estate in Fee Simple

LOT 9 SURVEY PLAN 143026
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 715402772 01/11/2013

DAINTREE FARMS PTY LTD A.C.N. 017 028 530 TRUSTEE
UNDER INSTRUMENT 715402772

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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**20733217**	**Search Date:**	28/05/2025 07:09
Date Title Created:	16/08/1967	**Request No:**	52010290
Previous Title:	20229135		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 720435
Local Government: DOUGLAS

LOT 2 REGISTERED PLAN 721745
Local Government: DOUGLAS

REGISTERED OWNER — INTEREST

Dealing No: 704289785 05/09/2000

BRIE BRIE ESTATE PTY LTD A.C.N. 009 802 251	1/4
HUGH CRAWFORD PTY LTD A.C.N. 009 802 457	1/4
G MUNTZ PTY LTD A.C.N. 009 802 313	1/4
DC WATSON PTY LTD A.C.N. 009 802 242	1/4

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

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2. MORTGAGE No 704289787 05/09/2000 at 08:03
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

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Date Title Created:	31/05/1972	**Request No:**	52010327

Previous Title: 20764008, 20764009, 20764010, 20764011, 20764012, 20764013

ESTATE AND LAND

Estate in Fee Simple

LOT 8 REGISTERED PLAN 722116
Local Government: DOUGLAS

REGISTERED OWNER — INTEREST

Dealing No: 720259913 10/09/2020

JOHN EDWARD MACKAY	7/10
KYLIE ANN MACKAY	3/40
KIRSTY JANE MACKAY	3/40
SHANE EDWARD MACKAY	3/40
GARY JOHN MACKAY	3/40

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EASEMENTS, ENCUMBRANCES AND INTERESTS

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   Deed of Grant No. 20764008 (POR 119)
   Deed of Grant No. 20764009 (POR 119)
   Deed of Grant No. 20764010 (POR 119)
   Deed of Grant No. 20764011 (POR 119)
   Deed of Grant No. 20764012 (POR 119)
   Deed of Grant No. 20764013 (POR 119)
2. COVENANT No 714113187 14/10/2011 at 15:02
   restricts dealings over
   LOT 10 ON SP161463,
   LOY 9 ON RP722117,
   LOT 8 ON RP722116 AND
   LOT 1 ON CP RL5655
3. MORTGAGE No 720259932 10/09/2020 at 12:33
   RABOBANK AUSTRALIA LIMITED A.C.N. 001 621 129

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

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Current Title Search

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Title Reference:	**20804146**	**Search Date:**	27/06/2025 14:40
Date Title Created:	05/05/1970	**Request No:**	52392311
Previous Title:	20516114		

ESTATE AND LAND

Estate in Fee Simple

LOT 5 REGISTERED PLAN 706307
Local Government: DOUGLAS

For exclusions / reservations for public purposes refer to Plan RP 706307

REGISTERED OWNER		INTEREST
D C WATSON PTY LTD	TENANTS IN COMMON	1/4

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NIL

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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**20879246**	**Search Date:**	27/06/2025 14:38
Date Title Created:	09/11/1972	**Request No:**	52392244
Previous Title:	20406190, 20685216, 20711183		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 706308
Local Government: DOUGLAS

LOT 2 REGISTERED PLAN 706308
Local Government: DOUGLAS

LOT 1 REGISTERED PLAN 720582
Local Government: DOUGLAS

LOT 2 REGISTERED PLAN 720582
Local Government: DOUGLAS

REGISTERED OWNER		INTEREST
D C WATSON PTY LTD	TENANTS IN COMMON	1/4

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2. LEASE No 719653084 02/10/2019 at 10:48
TELSTRA CORPORATION LIMITED A.B.N. 33 051 775 556
OF LEASE T ON SP307905
TERM: 23/10/2018 TO 22/10/2028 OPTION NIL

3. TRANSFER No 724122300 13/06/2025 at 10:27
LEASE: 719653084
LEASE: 719653088
AMPLITEL PTY LTD A.C.N. 648 133 073

4. LEASE No 719653088 02/10/2019 at 10:48
TELSTRA CORPORATION LIMITED A.B.N. 33 051 775 556
OF LEASE T ON SP307905
TERM: 23/10/2028 TO 22/10/2038 OPTION NIL

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**21438247**	**Search Date:**	27/06/2025 14:41
Date Title Created:	22/05/1990	**Request No:**	52392328
Previous Title:	20772029		

ESTATE AND LAND

Estate in Fee Simple

LOT 337 REGISTERED PLAN 800690
Local Government: DOUGLAS

REGISTERED OWNER	INTEREST
BRIE BRIE ESTATE PTY LTD	1/4
HUGH CRAWFORD PTY LTD	1/4
G MUNTZ PTY LTD	1/4
D C WATSON PTY LTD	1/4

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ADMINISTRATIVE ADVICES

NIL

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NIL

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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**21028128**	**Search Date:**	27/06/2025 14:42
Date Title Created:	26/11/1976	**Request No:**	52392348
Creating Dealing:			

ESTATE AND LAND

Estate in Fee Simple

LOT 354 CROWN PLAN SR616
Local Government: DOUGLAS

REGISTERED OWNER	INTEREST
BRIE BRIE ESTATE PTY LTD	1/4
HUGH CRAWFORD PTY LTD	1/4
G MUNTZ PTY LTD	1/4
D C WATSON PTY LTD	1/4

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

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ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

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SCHEDULE 2

SARA DA MAPPING

SCHEDULE 2

PLAN

Matters of Interest for all selected Lot Plans

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Wetland protection area trigger area
Wetland protection area wetland
Coastal management district
Major (tidal)
Regulated vegetation management map (Category A and B extract)
State-controlled road
Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 2N15779 (Area: 303010 m²)
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Wetland protection area trigger area
Wetland protection area wetland

Lot Plan: 9SP143026 (Area: 629700 m²)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Major (tidal)
Wetland protection area trigger area
Wetland protection area wetland
Regulated vegetation management map (Category A and B extract)

Lot Plan: 3SP126928 (Area: 659800 m²)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Major (tidal)
Wetland protection area trigger area
Regulated vegetation management map (Category A and B extract)

Lot Plan: 8RP722116 (Area: 403170 m²)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Wetland protection area trigger area
Wetland protection area wetland
Regulated vegetation management map (Category A and B extract)
State-controlled road

Area within 25m of a State-controlled road

Lot Plan: 1RP706308 (Area: 310670 m²)

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Wetland protection area trigger area

Lot Plan: 1RP720435 (Area: 327950 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Wetland protection area trigger area
Wetland protection area wetland
Regulated vegetation management map (Category A and B extract)

Lot Plan: 1RP720582 (Area: 76410 m²)

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works

Lot Plan: 2RP720582 (Area: 386120 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Major (tidal)
Wetland protection area trigger area
Regulated vegetation management map (Category A and B extract)

Lot Plan: 2RP721745 (Area: 245540 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Wetland protection area trigger area

Lot Plan: 5RP706307 (Area: 374060 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
Major (tidal)
Wetland protection area trigger area
Regulated vegetation management map (Category A and B extract)

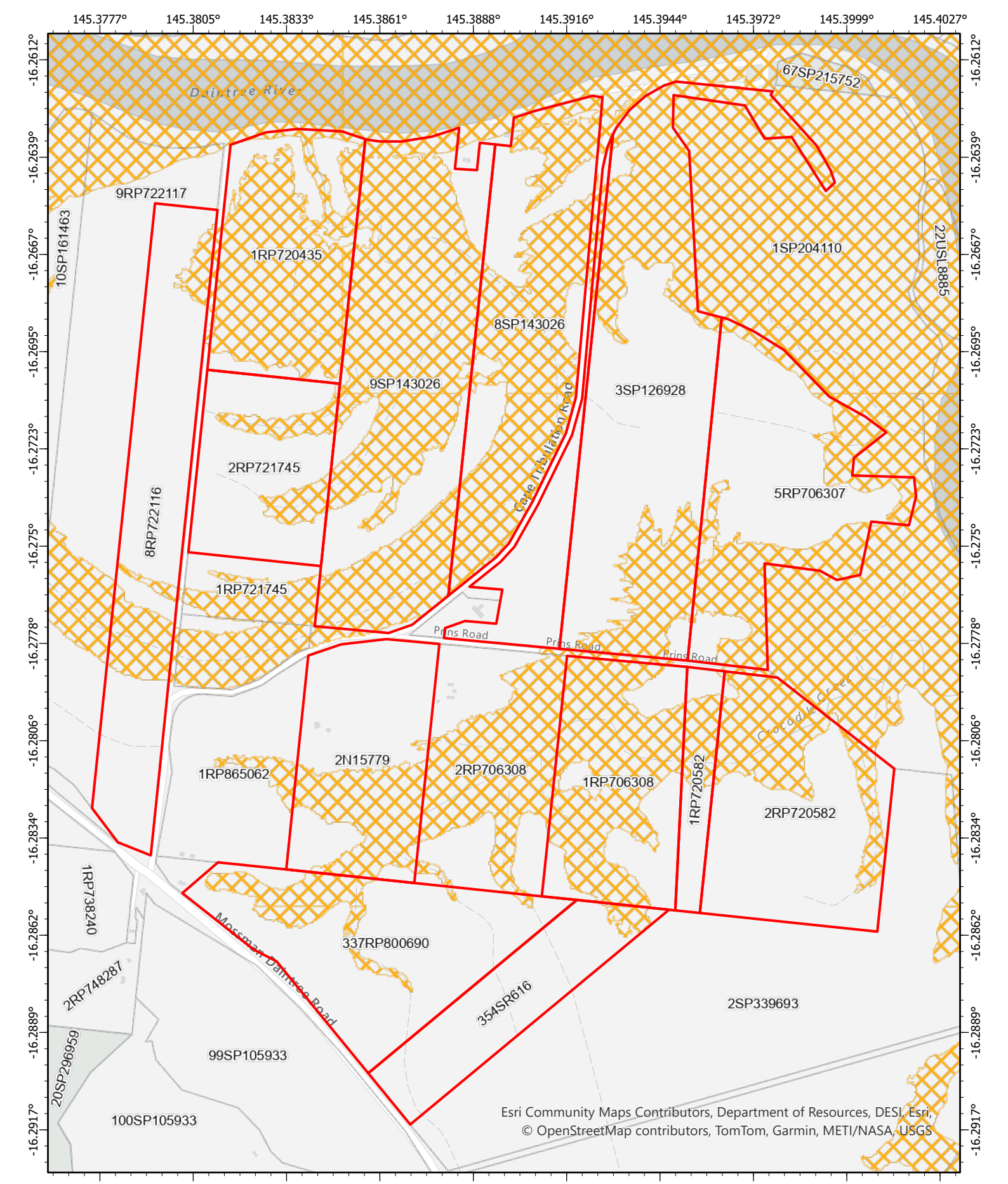
Lot Plan: 337RP800690 (Area: 393300 m²)

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area

Queensland waterways for waterway barrier works
Regulated vegetation management map (Category A and B extract)
State-controlled road
Area within 25m of a State-controlled road

Lot Plan: 354SR616 (Area: 202500 m²)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland waterways for waterway barrier works
State-controlled road
Area within 25m of a State-controlled road

Lot Plan: 8SP143026 (Area: 570200 m²)
Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Wetland protection area trigger area
Wetland protection area wetland



Coastal area - erosion prone area

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

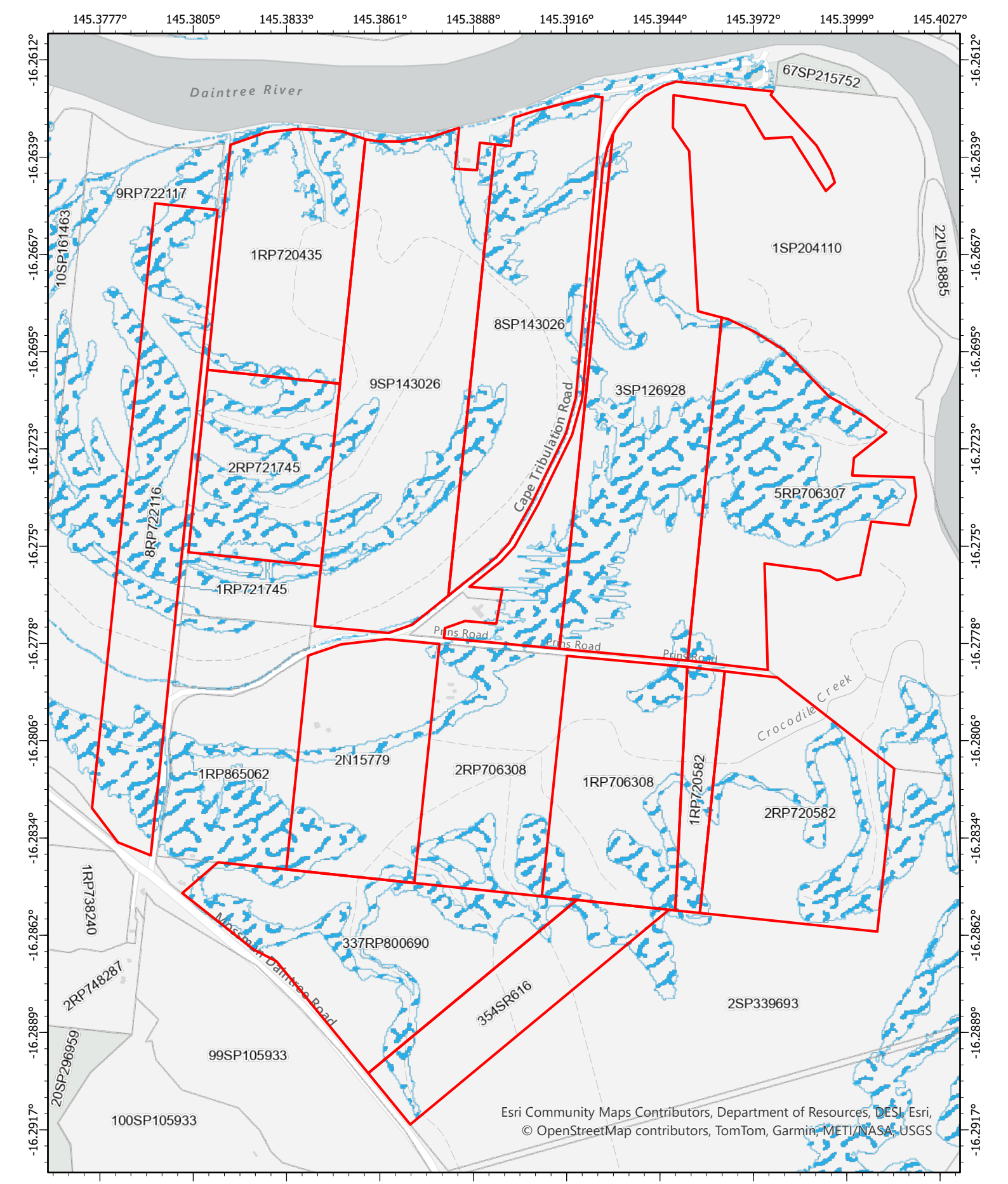
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Coastal area - medium storm tide inundation area

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

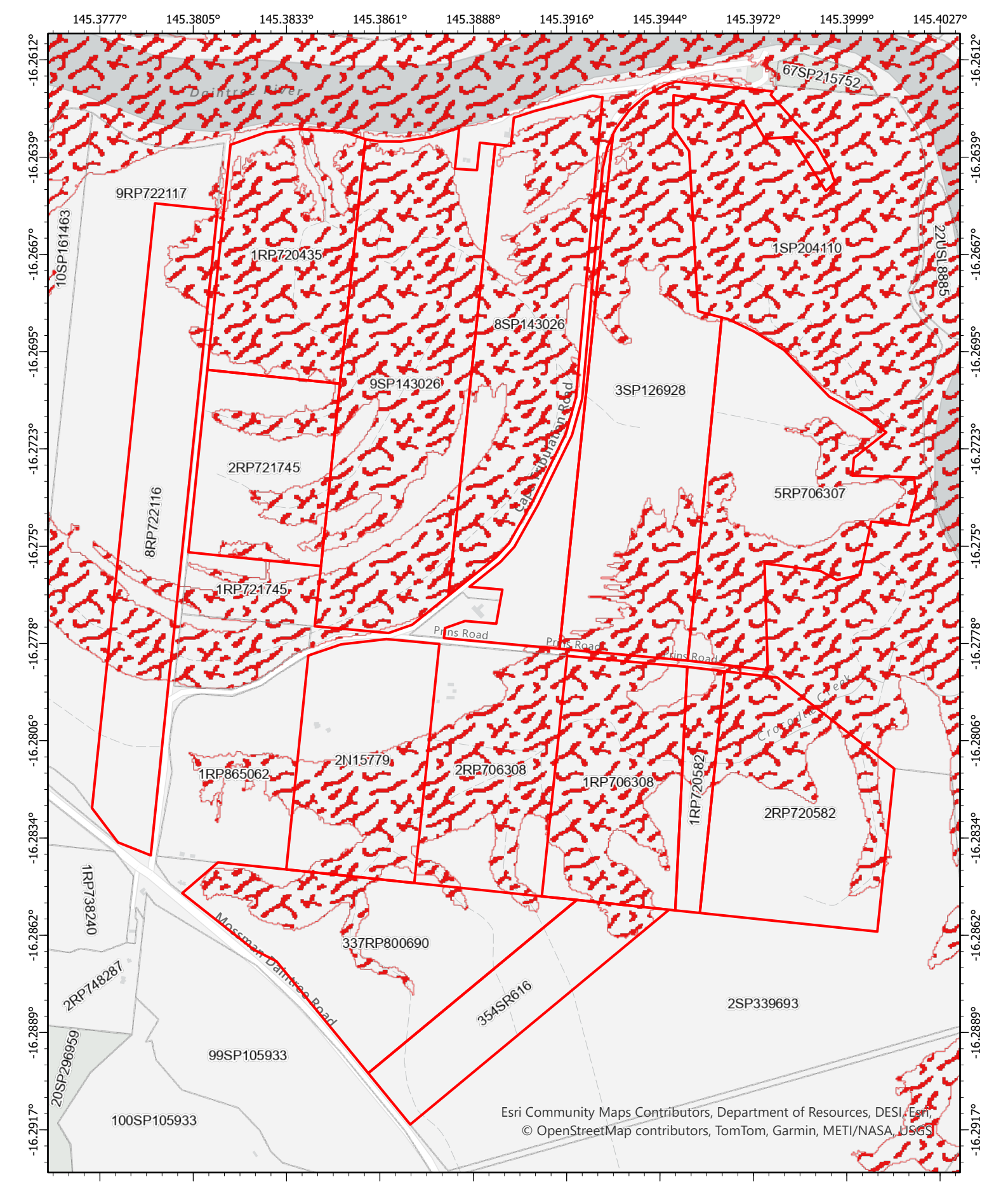
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Coastal area - high storm tide inundation area

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

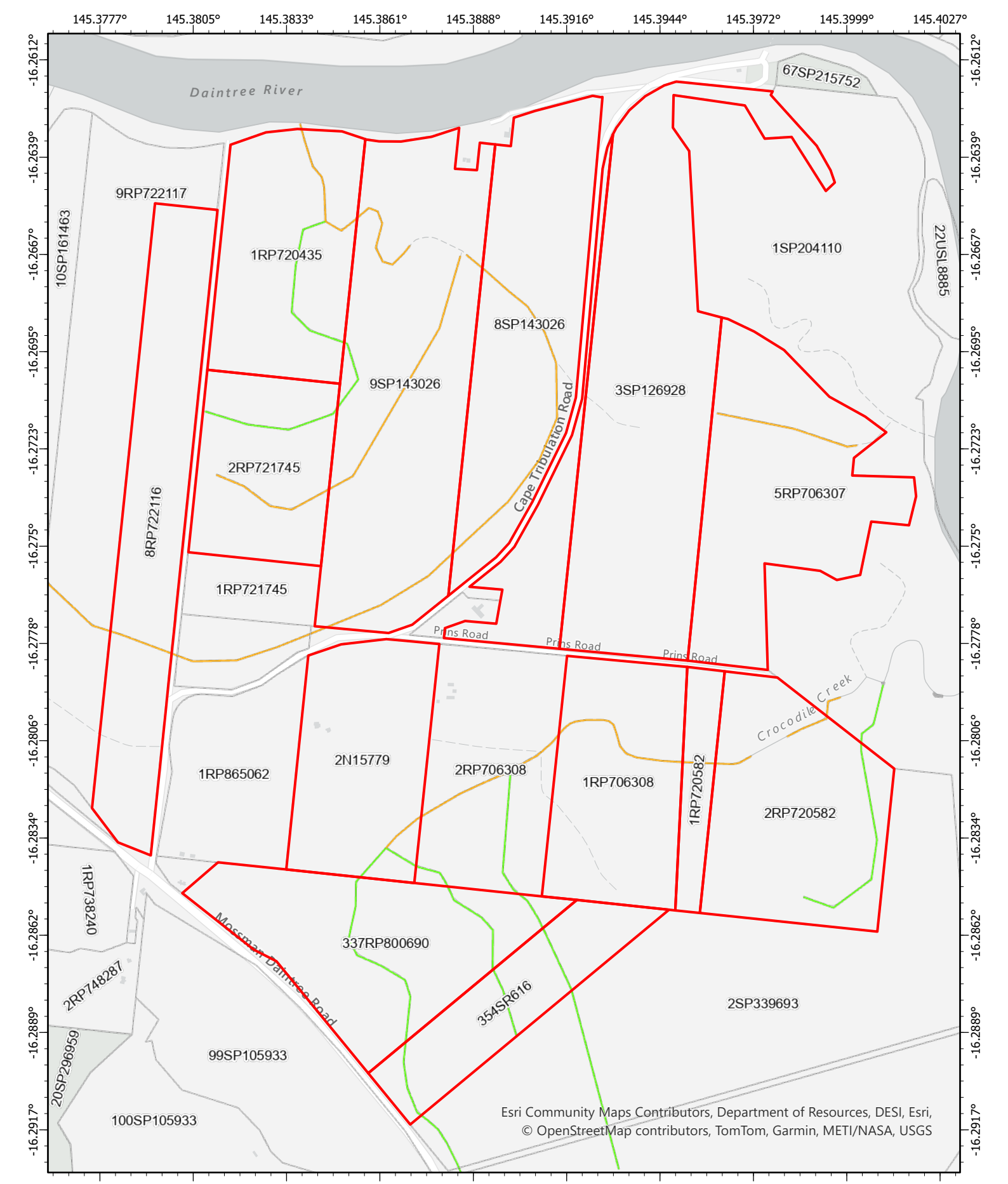
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Queensland waterways for waterway barrier works

Risk of impact

- Low
- Moderate
- Major (tidal)

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

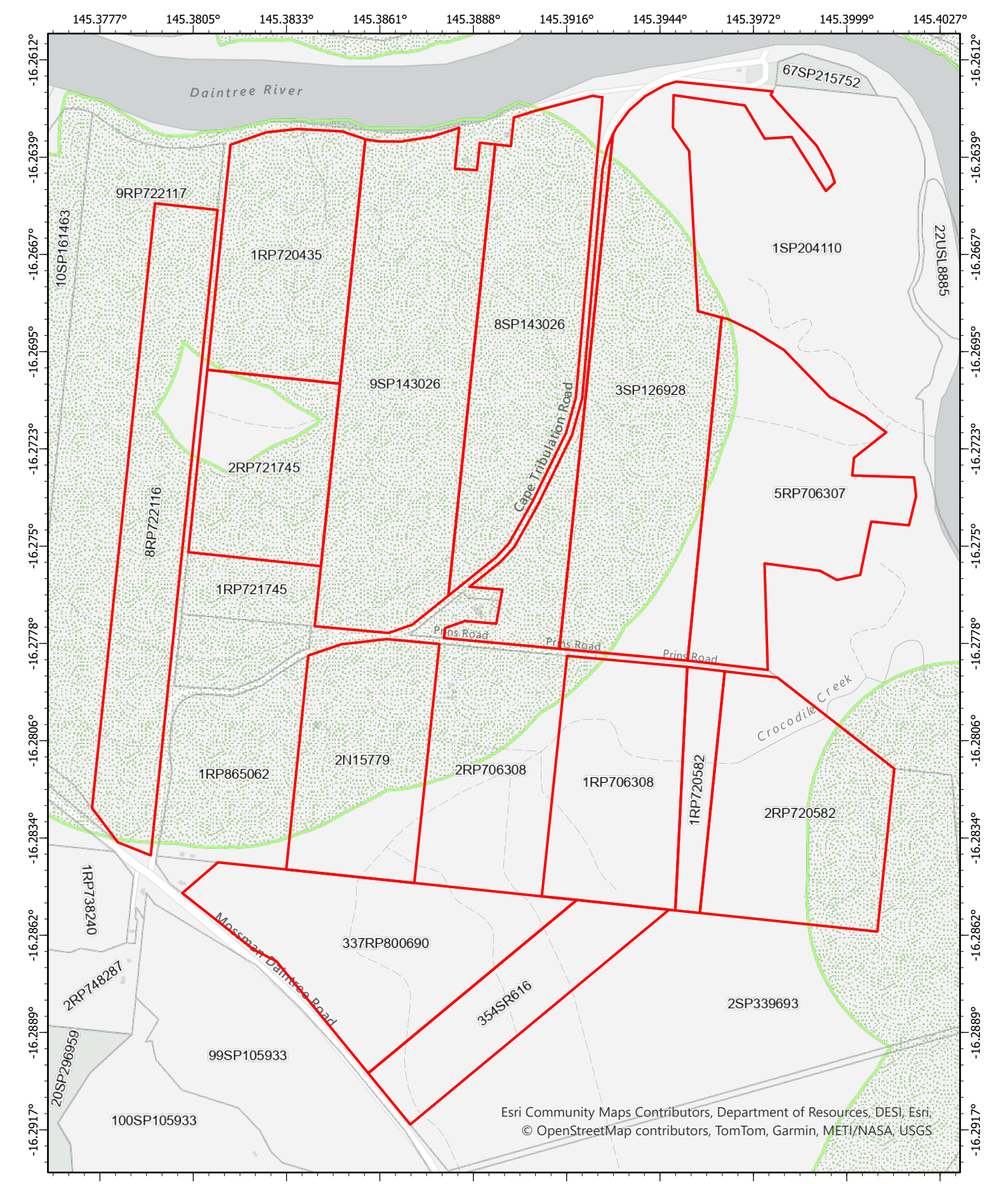
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Wetland protection area
trigger area

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

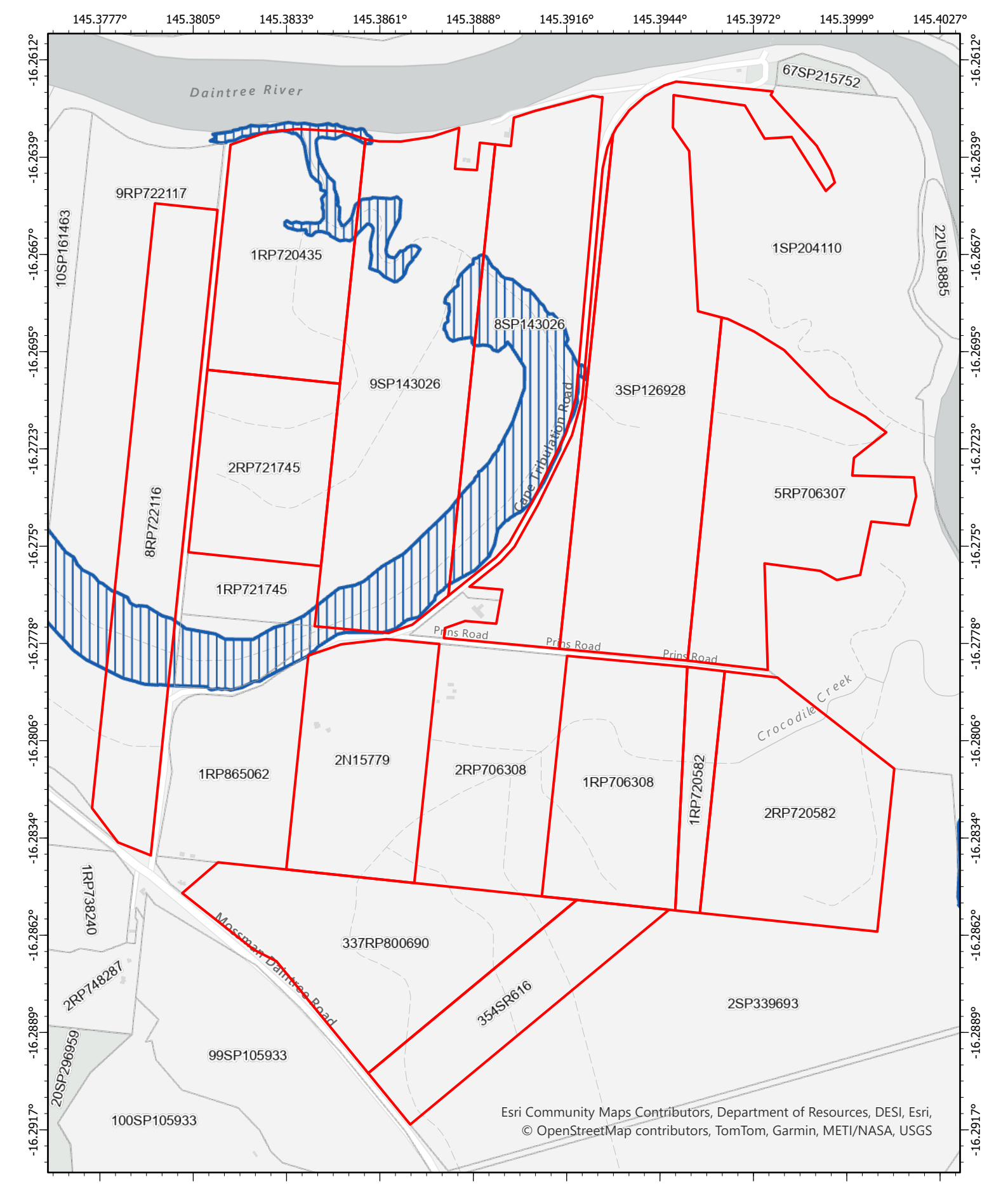
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Wetland protection area
wetland

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

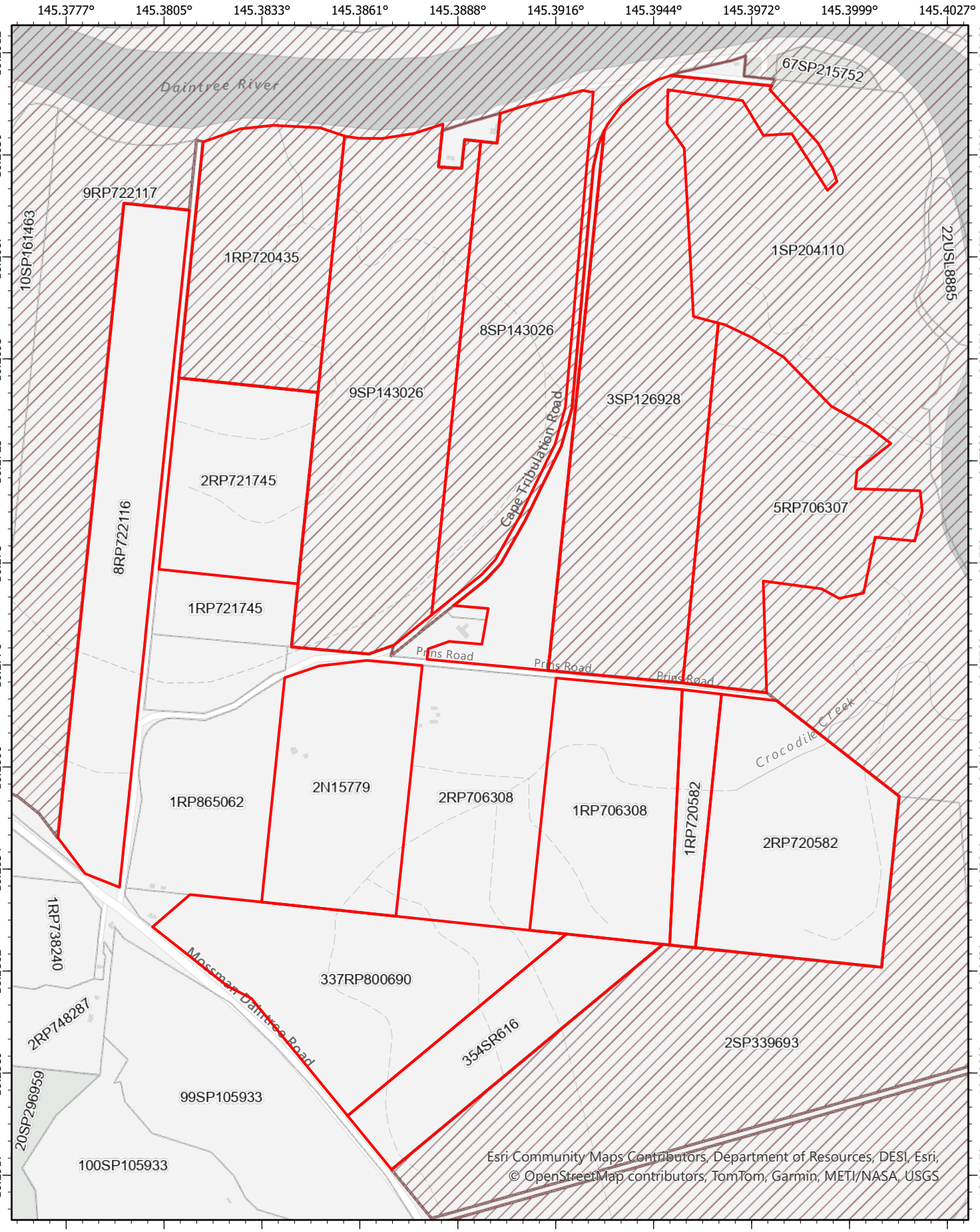
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Coastal management district

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

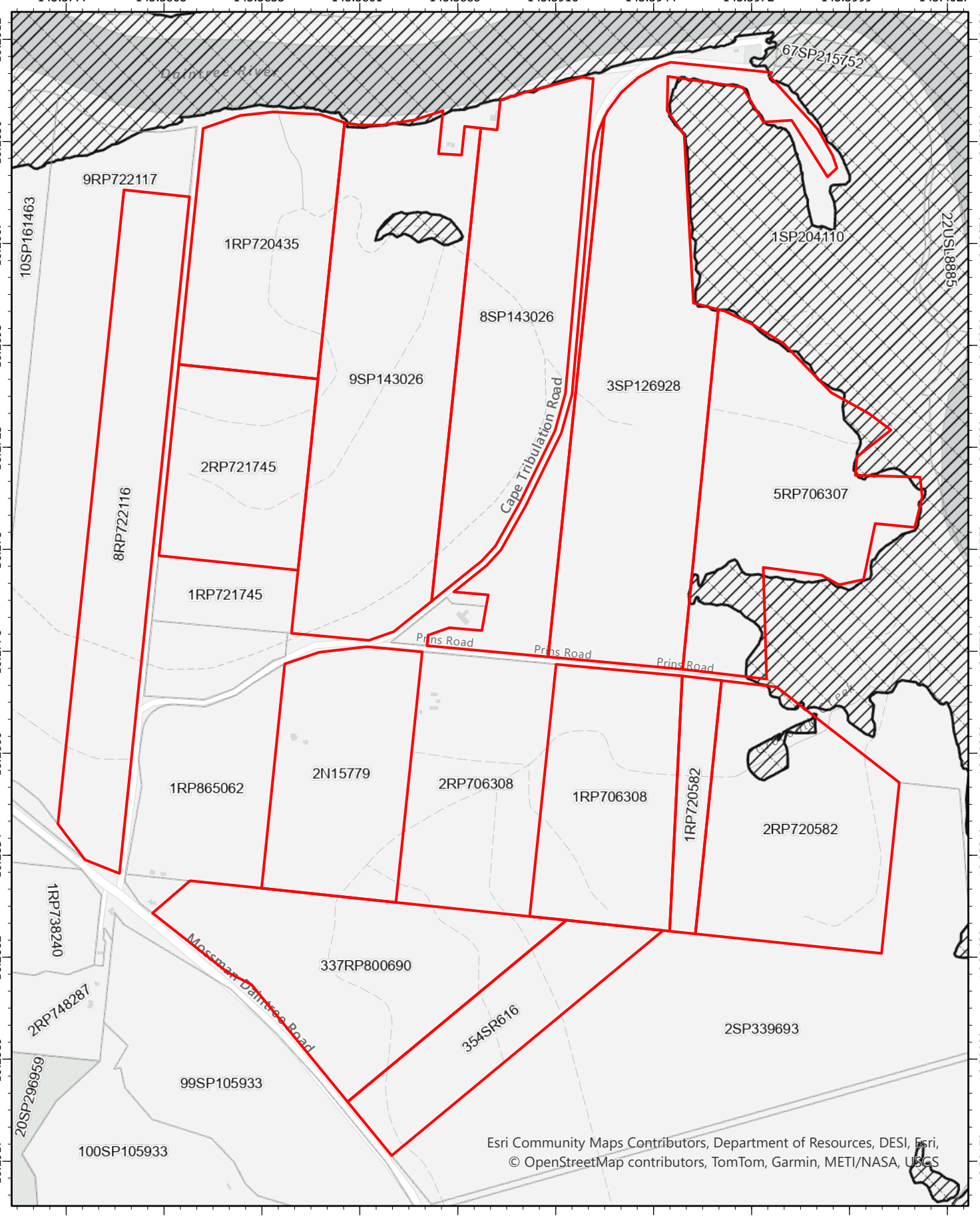
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Major (tidal)

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

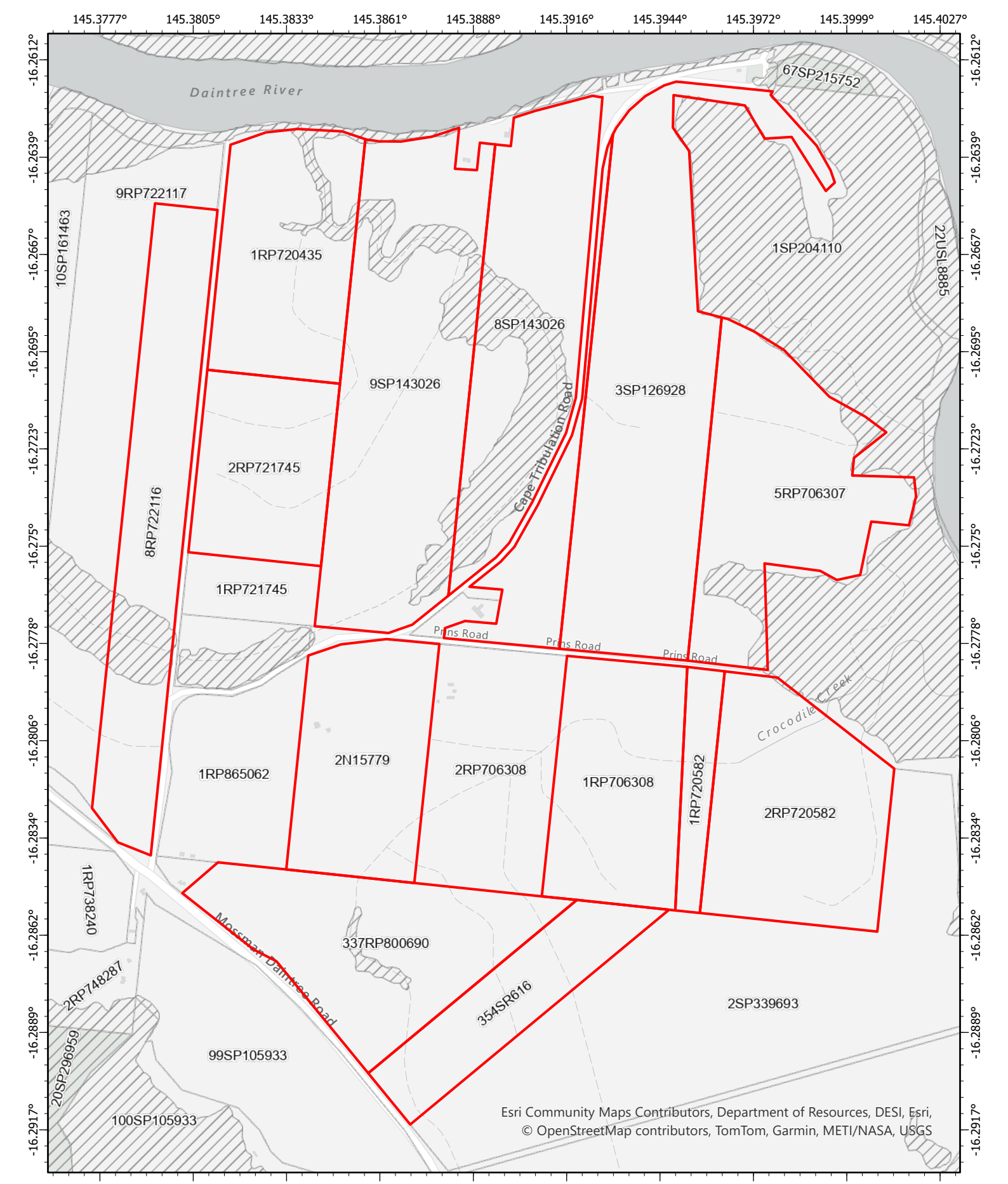
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Regulated vegetation management map (Category A and B extract)

Category B on the regulated vegetation management map

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

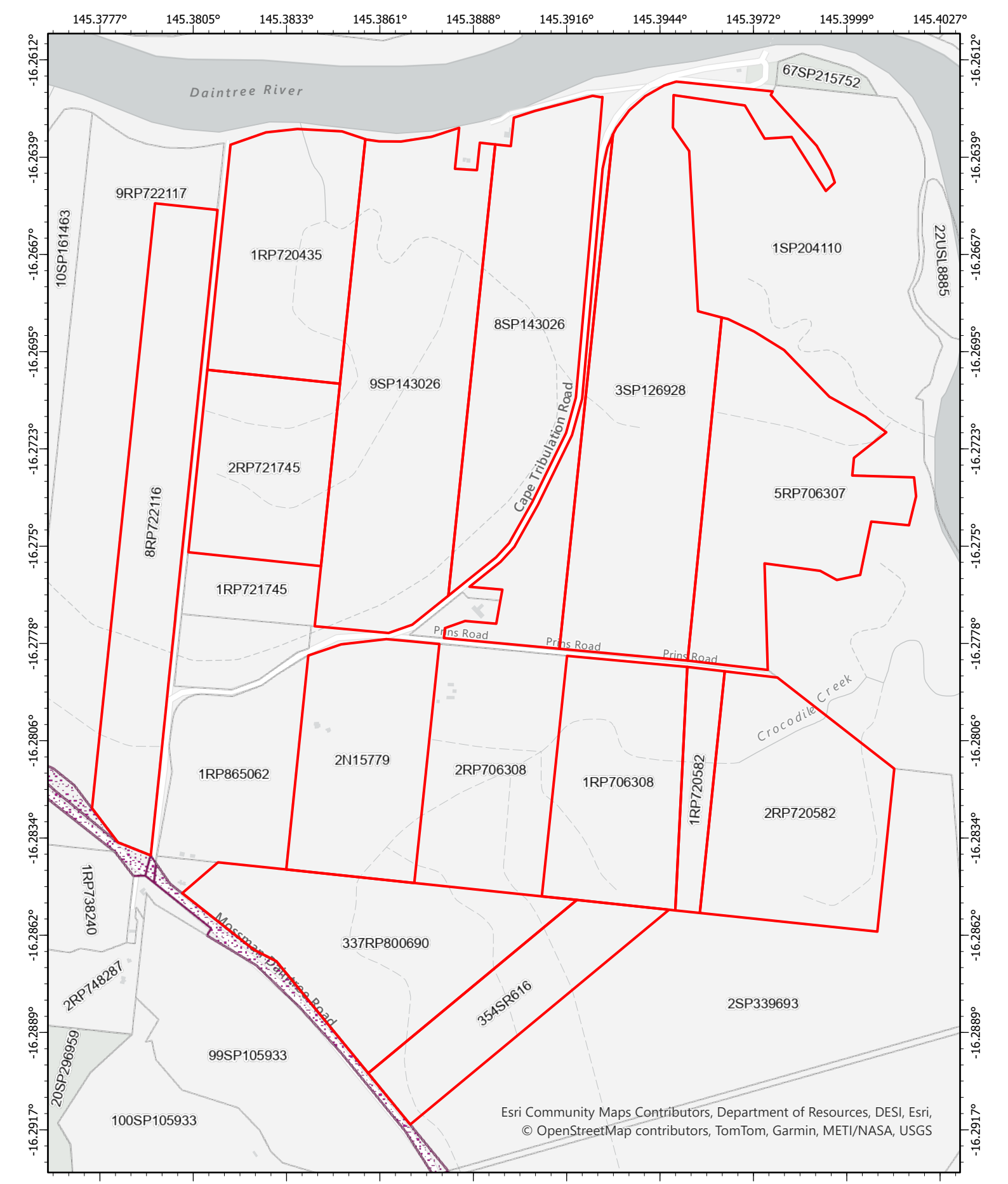
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State-controlled road

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

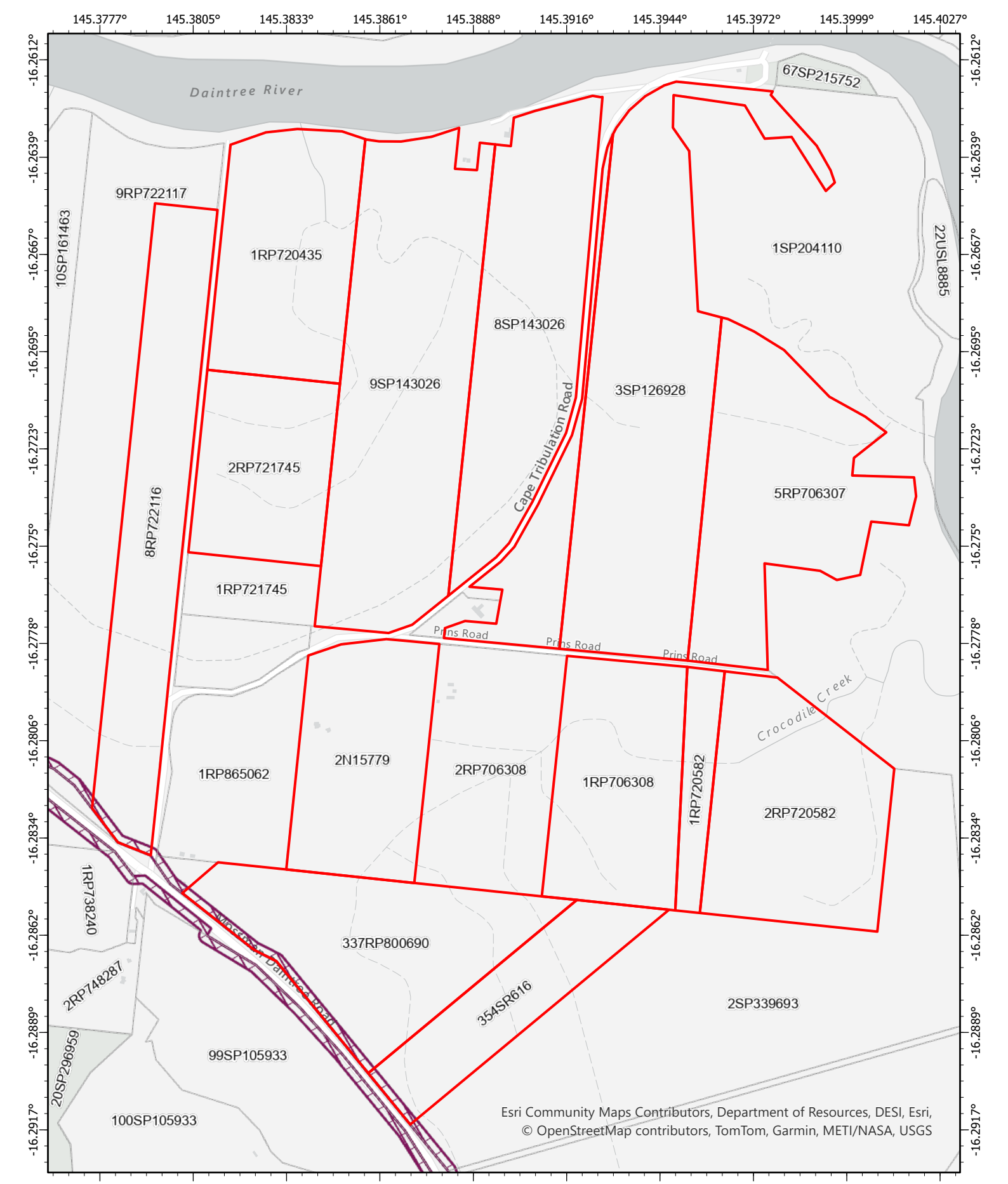
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Area within 25m of a State-controlled road

Date: 30/05/2025

N

Scale: 1:15,900

0 170 340 510 680

Metres

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SCHEDULE 3

MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE

SCHEDULE 3

PLAN

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 2 Plan: N15779

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

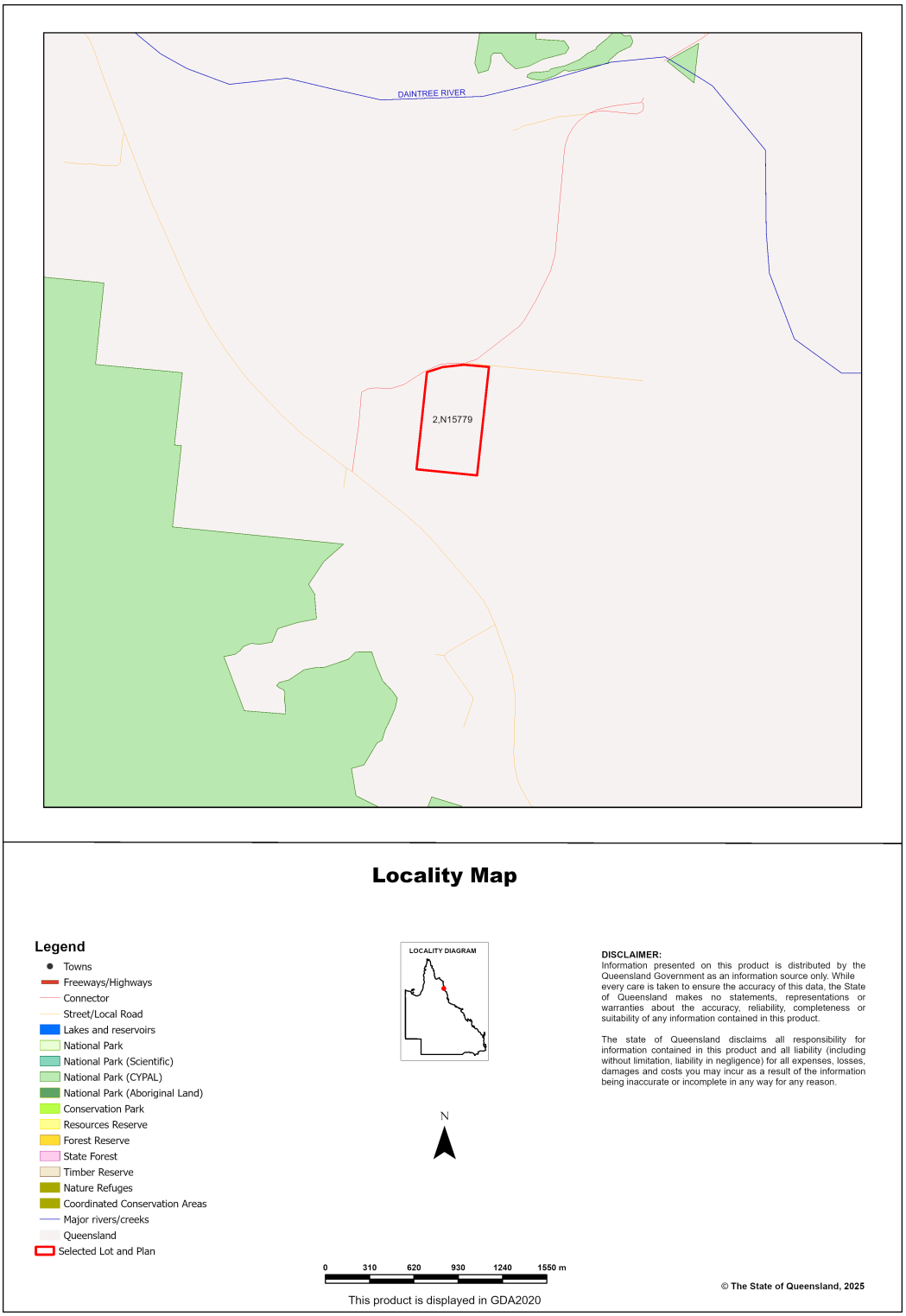
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 2 Plan: N15779, with area 30.31 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0 ha	0.0%
7b Special least concern animals	0 ha	0.0%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0 ha	0.0%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	0 ha	0.0%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values
Natural wetlands that are 'High Ecological Significance' (HES) on the Map of Queensland Wetland Environmental Values are present.

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Not applicable

7b. Special least concern animals

Not applicable

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	None
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

(No results)

Special least concern animal species records

(No results)

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Not applicable

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland
Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

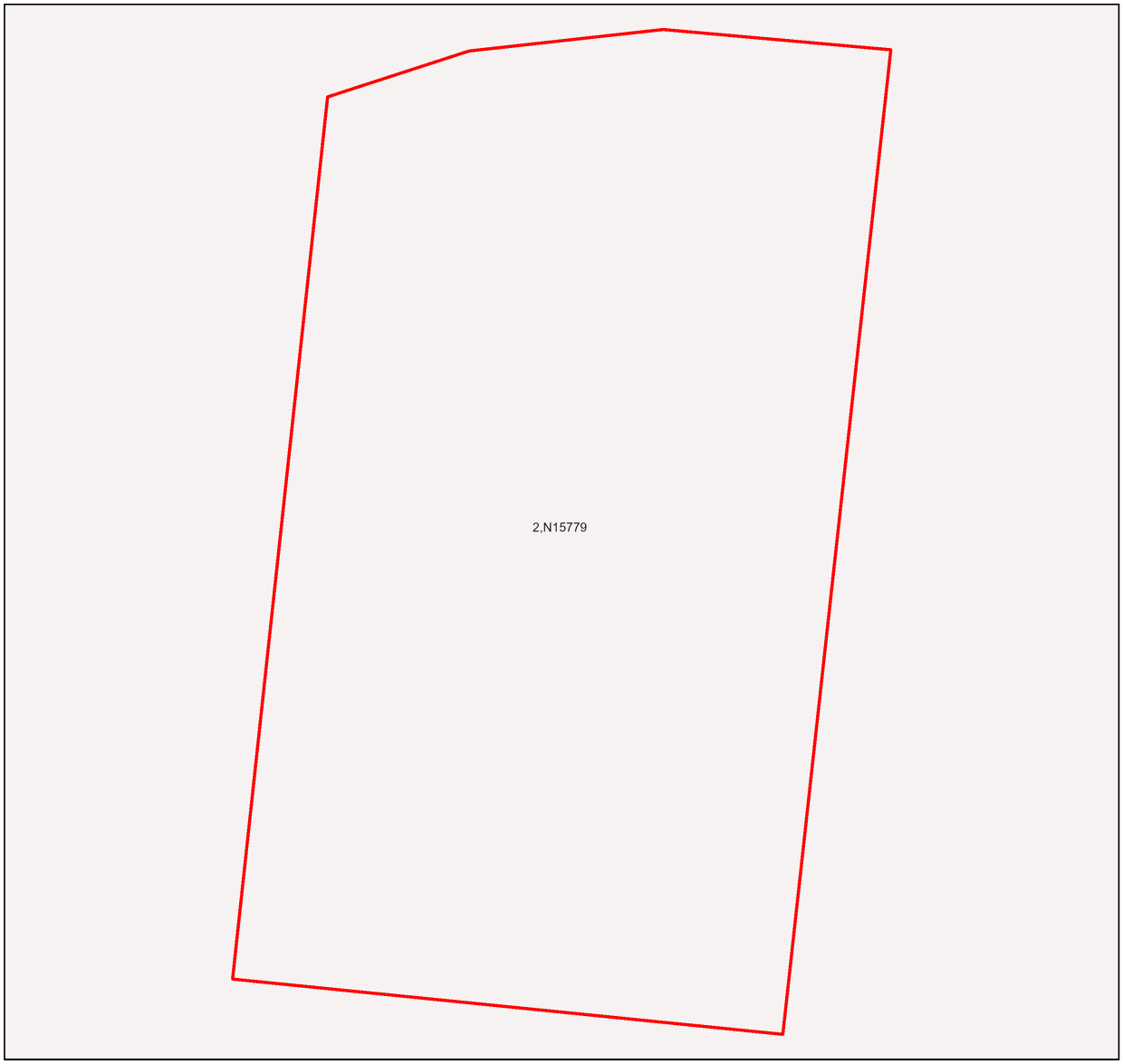
MSES - Offsets

9a. Legally secured offset areas - offset register areas
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation
(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan

LOCALITY DIAGRAM



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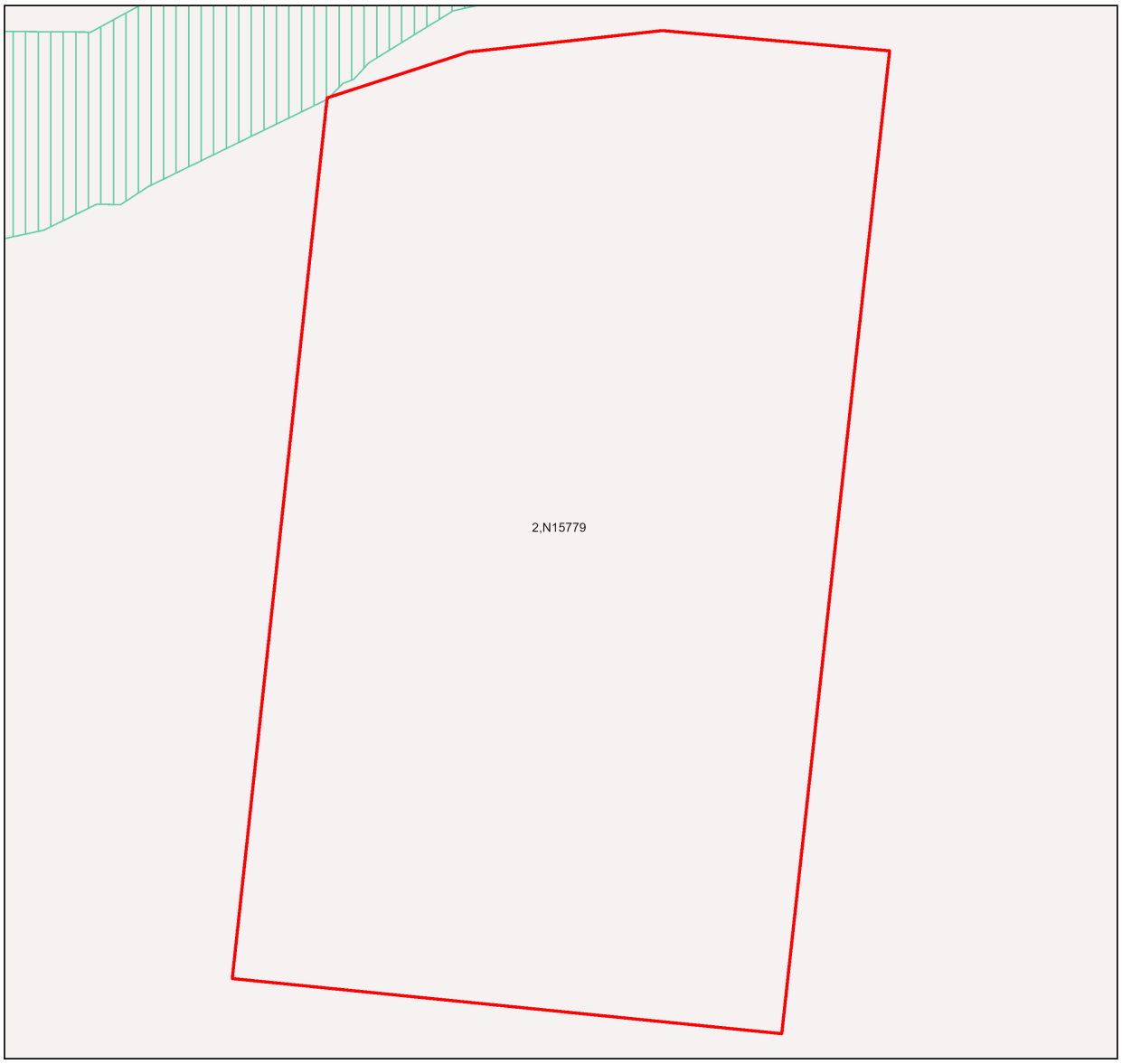
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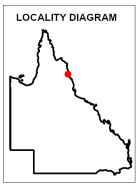
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Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan



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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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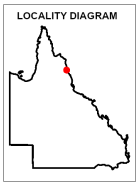
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

LOCALITY DIAGRAM



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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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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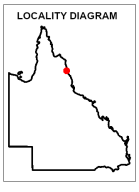
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan

LOCALITY DIAGRAM



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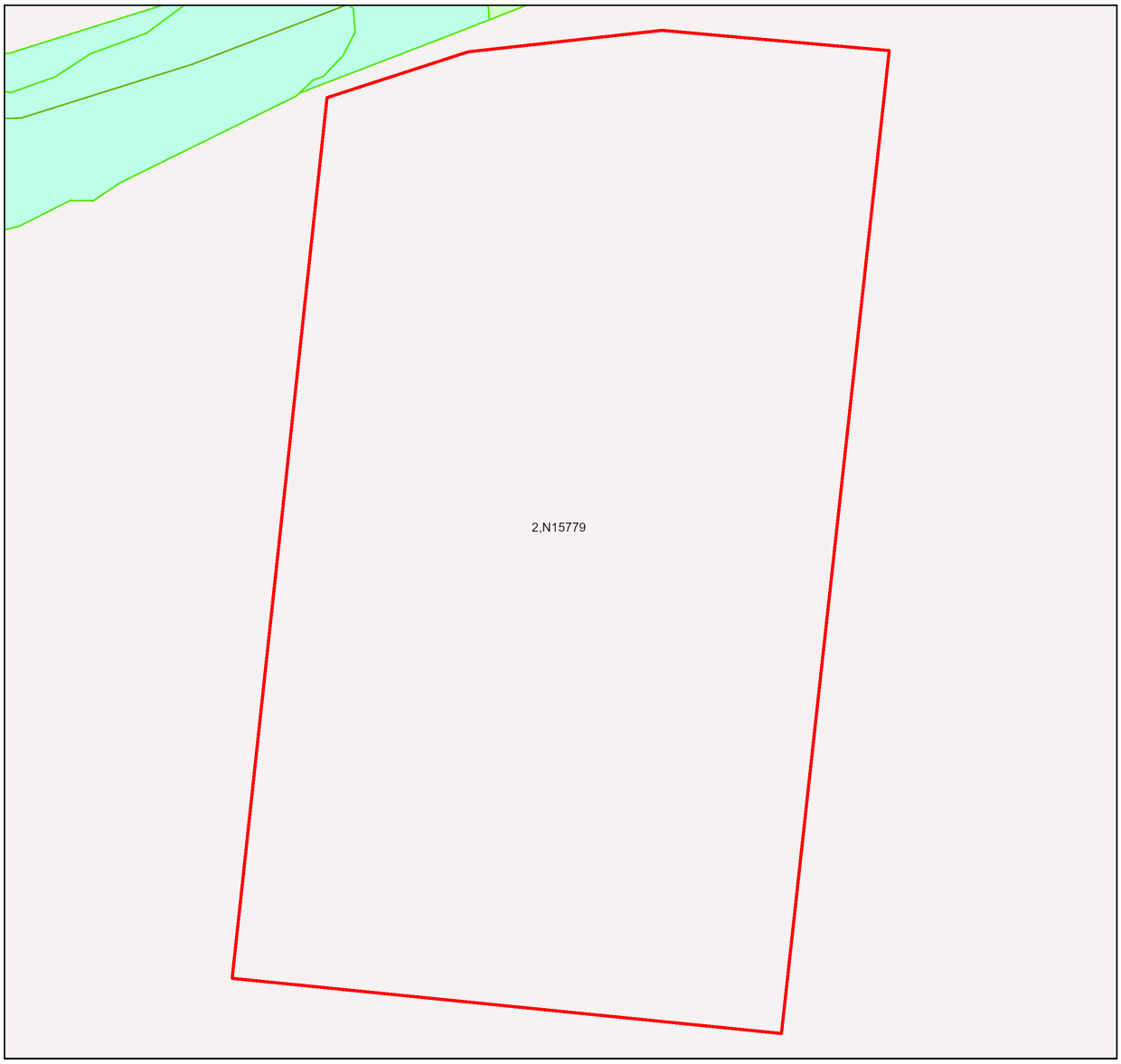
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.

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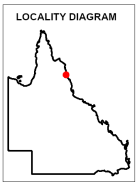
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Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan



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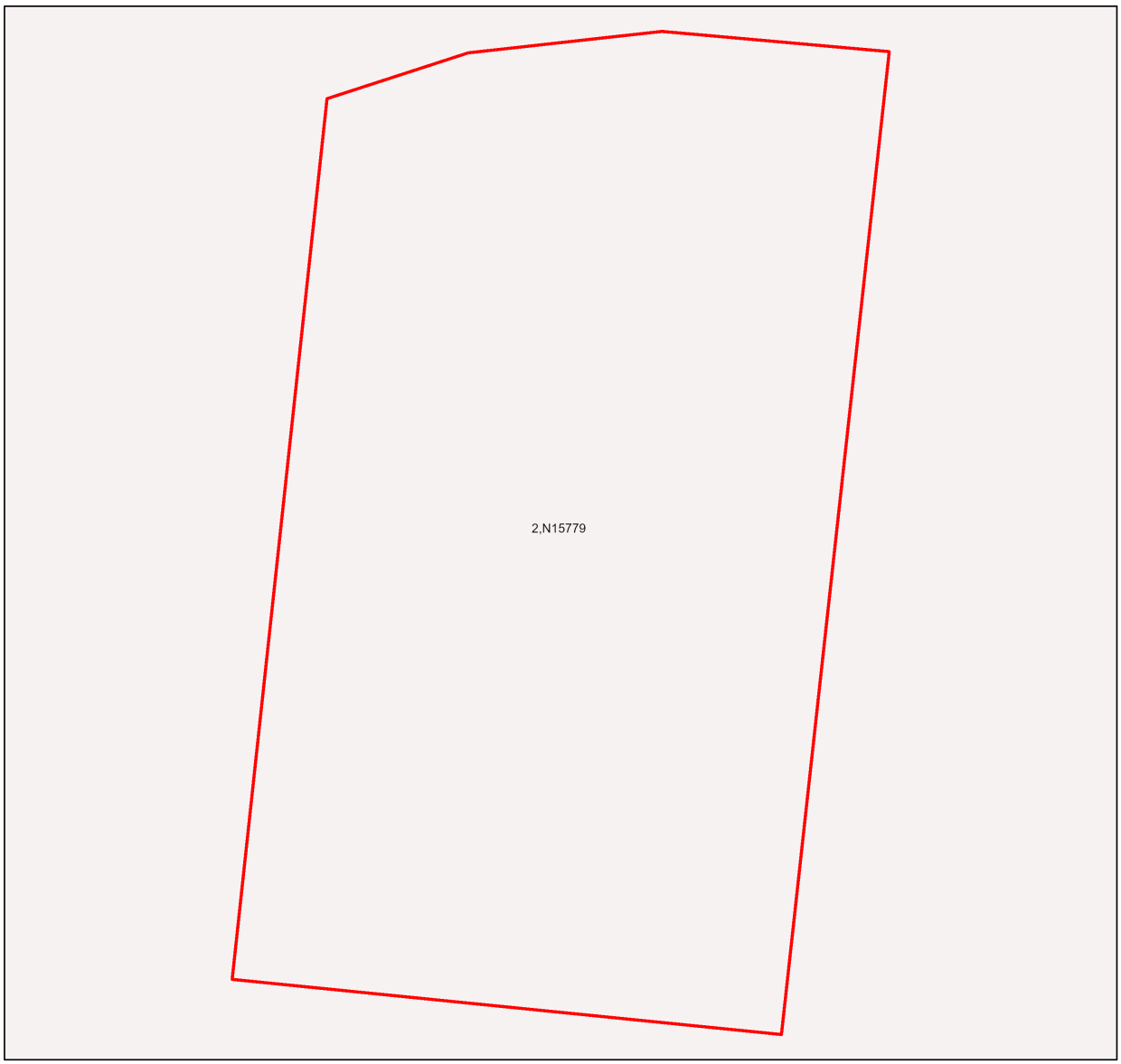
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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan



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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 9 Plan: SP143026

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

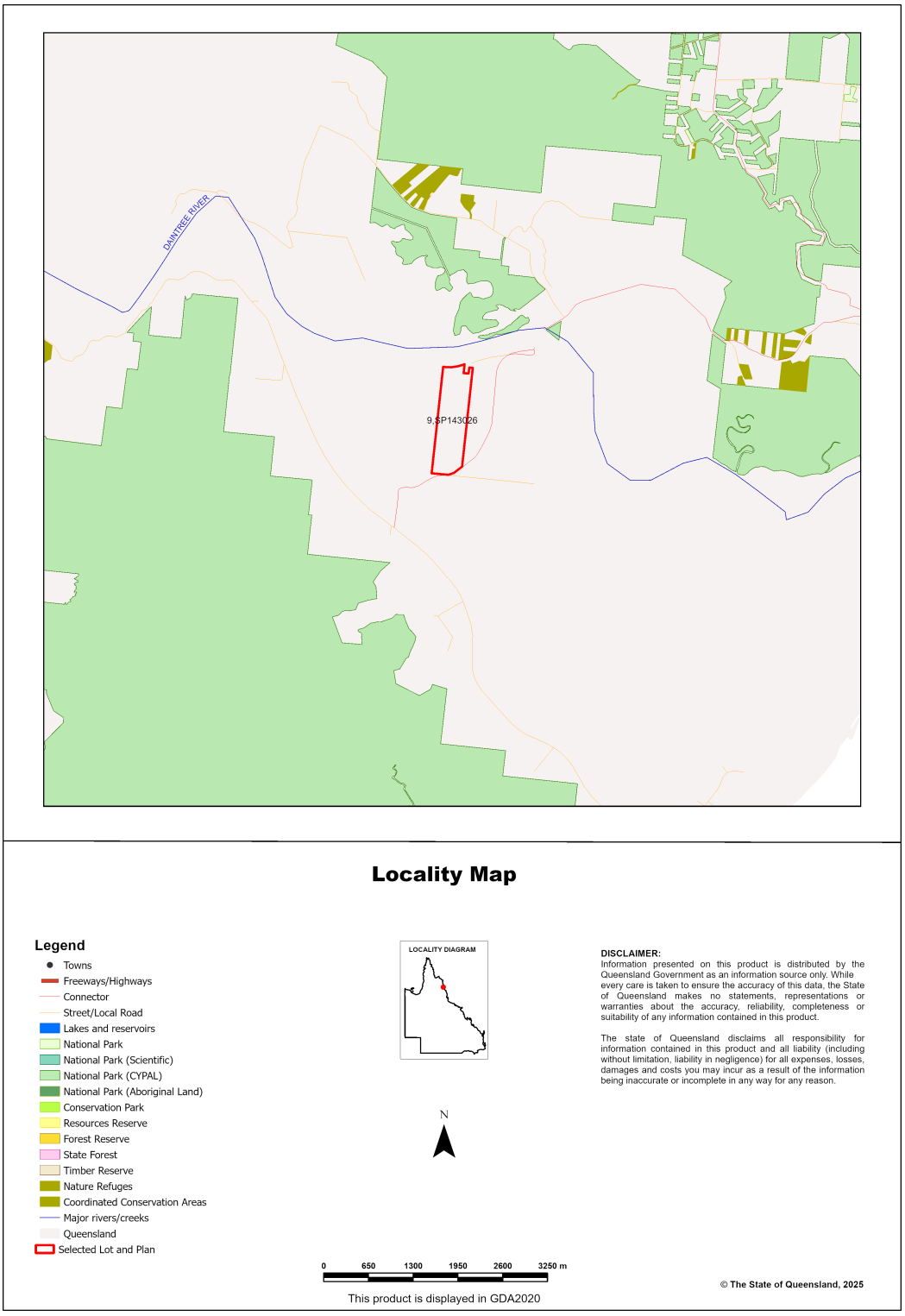
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 9 Plan: SP143026, with area 62.99 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0.05 ha	0.1%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	12.86 ha	20.4%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	8.46 ha	13.4%
7b Special least concern animals	8.46 ha	13.4%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	2.36 ha	3.7%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	5.84 ha	9.3%
8d Regulated Vegetation - Essential habitat	8.46 ha	13.4%
8e Regulated Vegetation - intersecting a watercourse	1.1 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	12.31 ha	19.5%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

Marine Park Name	Zone
Great Barrier Reef Coast Marine Park	Conservation Park Zone

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values
Natural wetlands that are 'High Ecological Significance' (HES) on the Map of Queensland Wetland Environmental Values are present.

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Values are present

7b. Special least concern animals

Values are present

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	Core
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

Scientific name	Common name	NCA status	EPBC status	Migratory status
Crocodylus porosus	estuarine crocodile	V	None	M-B/E
Pteropus conspicillatus	spectacled flying-fox	E	E	None
Rhodomyrtus effusa		E	None	None

Special least concern animal species records

Scientific name	Common name	Migratory status
Gallinago hardwickii	Latham's snipe	M-J/R/B/E
Calidris acuminata	sharp-tailed sandpiper	M-C/J/R/B/E
Actitis hypoleucos	common sandpiper	M-C/J/R/B/E
Numenius phaeopus	whimbrel	M-C/J/R/B/E

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Regional ecosystem	Vegetation management polygon	Vegetation management status
7.1.4a	O-dom	rem_oc
7.3.25a	O-dom	rem_oc

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Regulated vegetation map category	Map number
R	7965

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

A vegetation management watercourse is mapped as present

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Regulated vegetation map category	Map number
B	7965
R	7965

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets

9a. Legally secured offset areas - offset register areas

(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan



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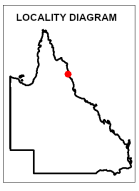
Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan

LOCALITY DIAGRAM



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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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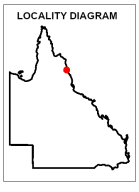
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

LOCALITY DIAGRAM



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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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.

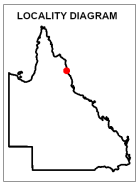
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Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan



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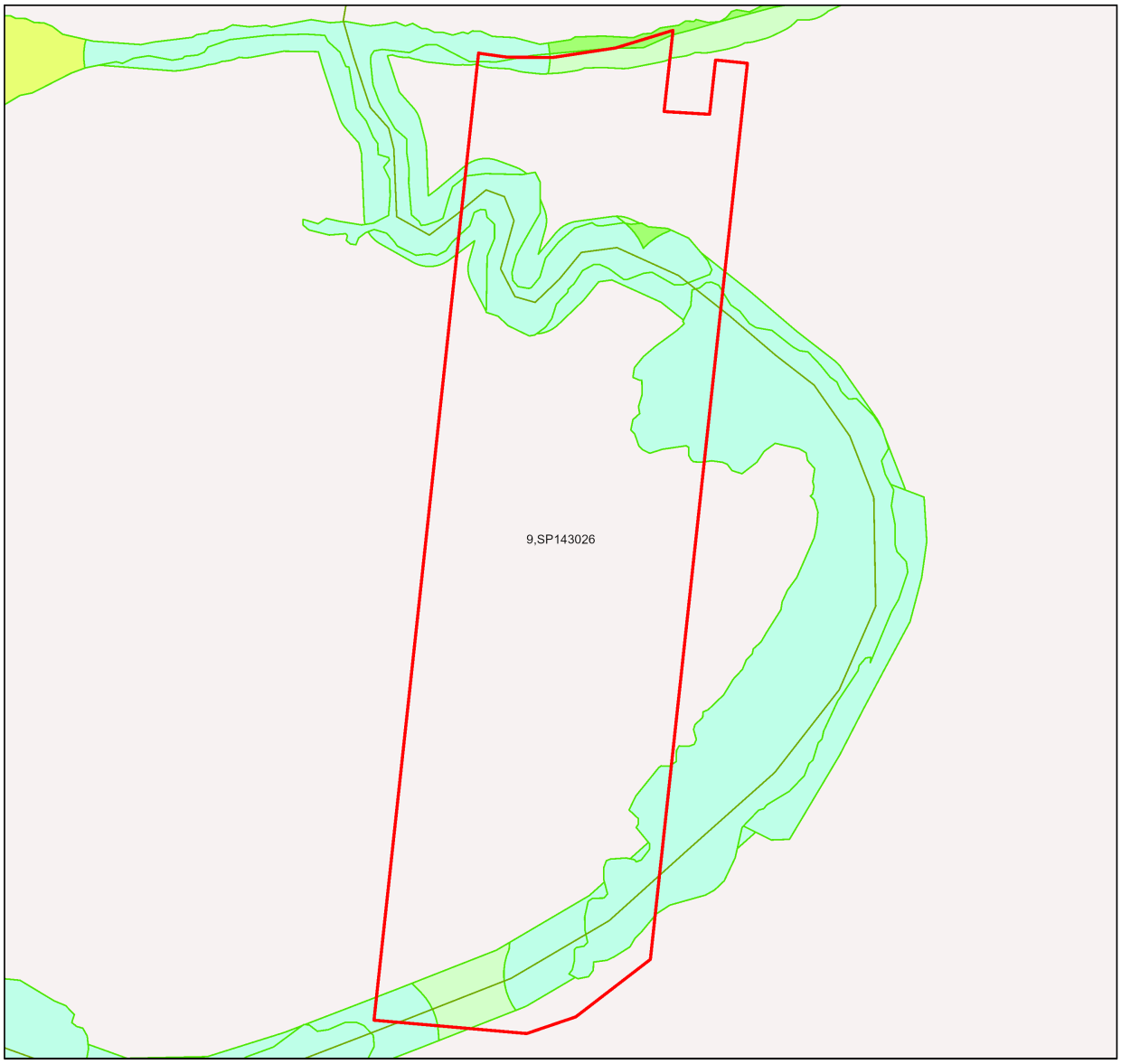
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.

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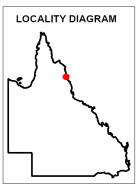
Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan

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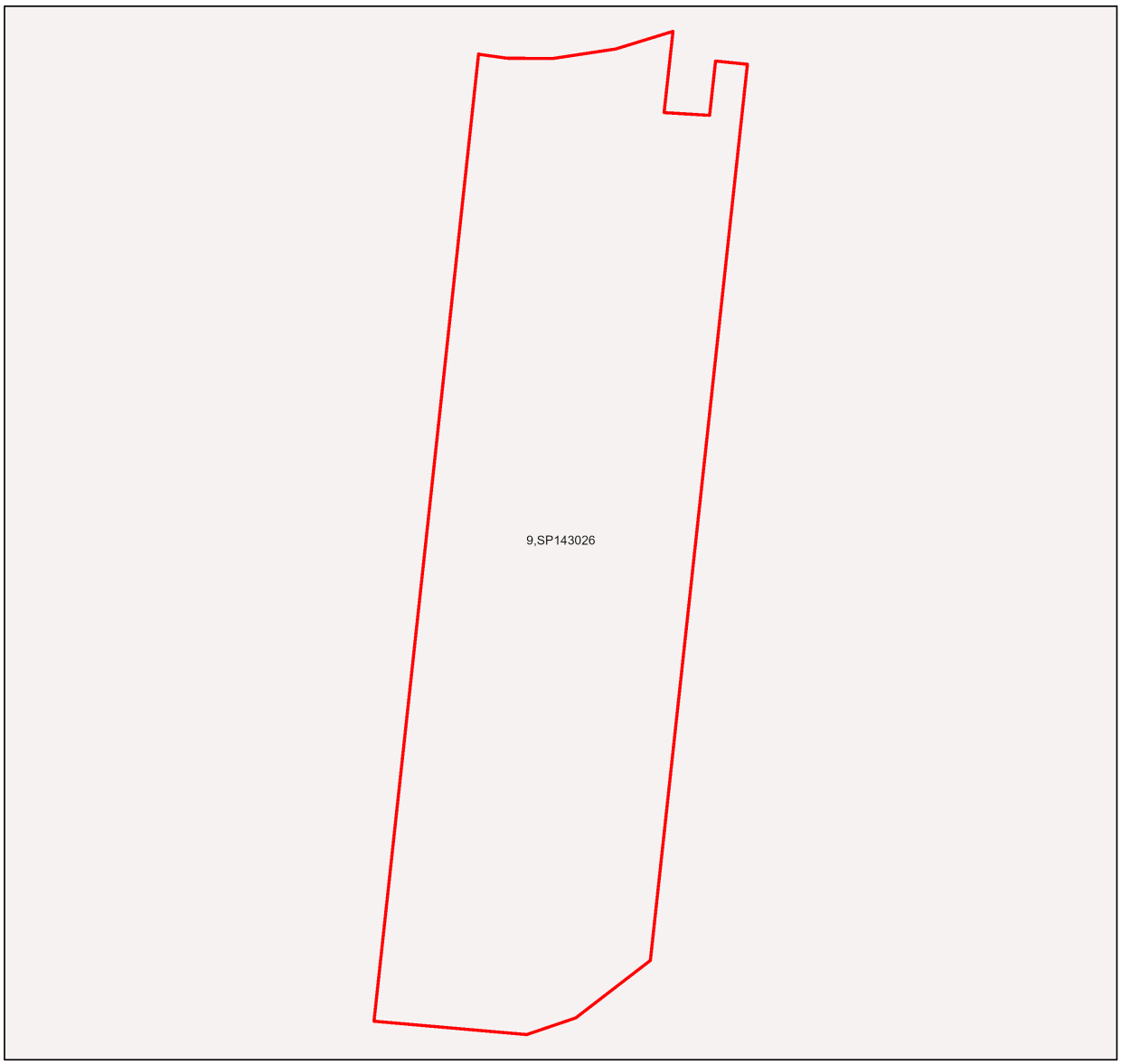
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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan

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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 3 Plan: SP126928

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

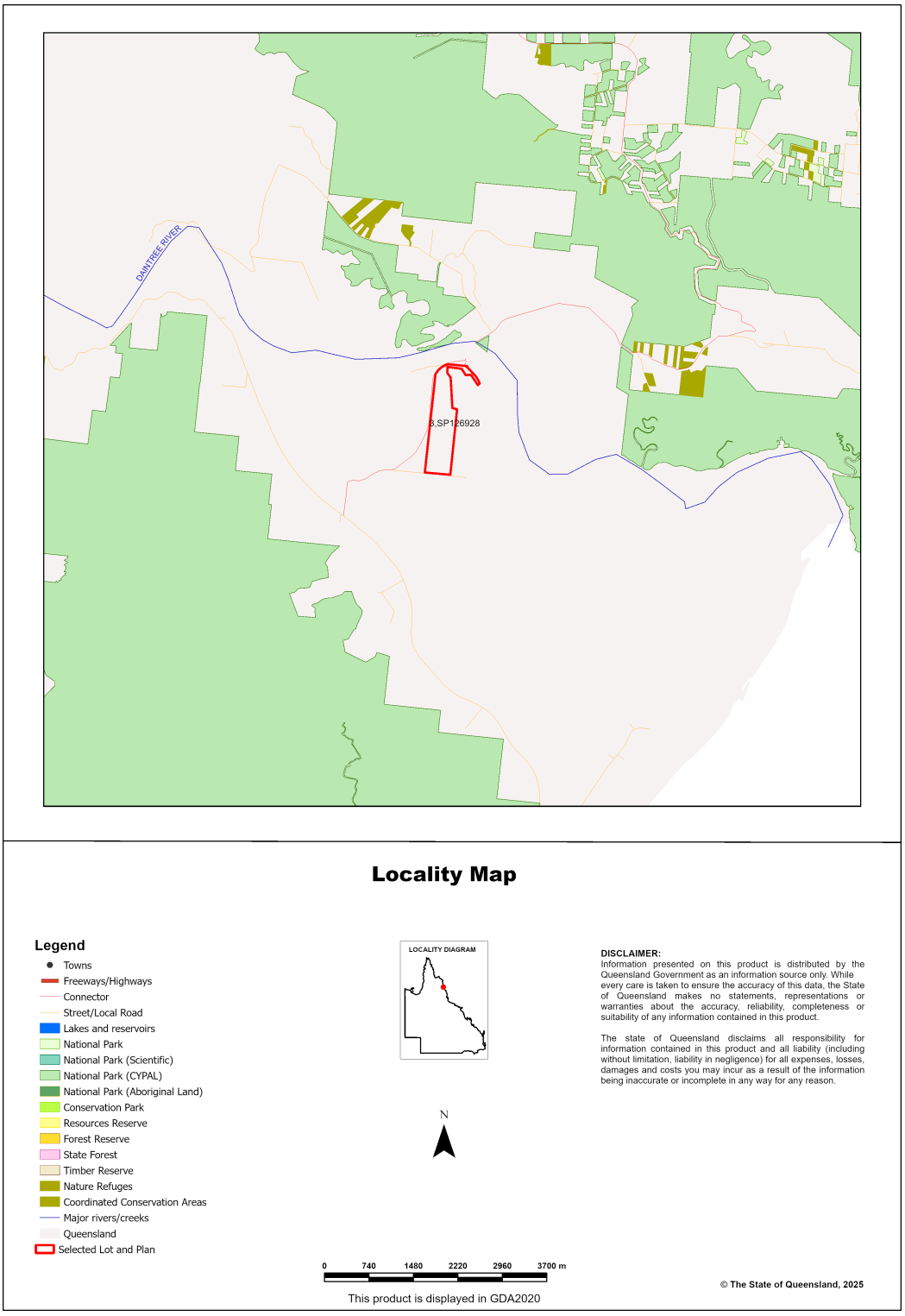
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 3 Plan: SP126928, with area 65.83 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	3.06 ha	4.6%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0.11 ha	0.2%
7b Special least concern animals	0.52 ha	0.8%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0.05 ha	0.1%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	0.11 ha	0.2%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

Marine Park Name	Zone
Great Barrier Reef Coast Marine Park	Conservation Park Zone

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Values are present

7b. Special least concern animals

Values are present

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	Core
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

Scientific name	Common name	NCA status	EPBC status	Migratory status
Crocodylus porosus	estuarine crocodile	V	None	M-B/E
Pteropus conspicillatus	spectacled flying-fox	E	E	None
Cyclopsitta diophthalma macleayana	Macleay's fig-parrot	V	None	None
Rhodomyrtus effusa		E	None	None

Special least concern animal species records

Scientific name	Common name	Migratory status
Gallinago hardwickii	Latham's snipe	M-J/R/B/E
Calidris acuminata	sharp-tailed sandpiper	M-C/J/R/B/E
Actitis hypoleucos	common sandpiper	M-C/J/R/B/E
Numenius phaeopus	whimbrel	M-C/J/R/B/E

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Regional ecosystem	Vegetation management polygon	Vegetation management status
7.1.4a	O-dom	rem_oc
7.3.23a	E-dom	rem_end

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)
Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)
Not applicable

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland
Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

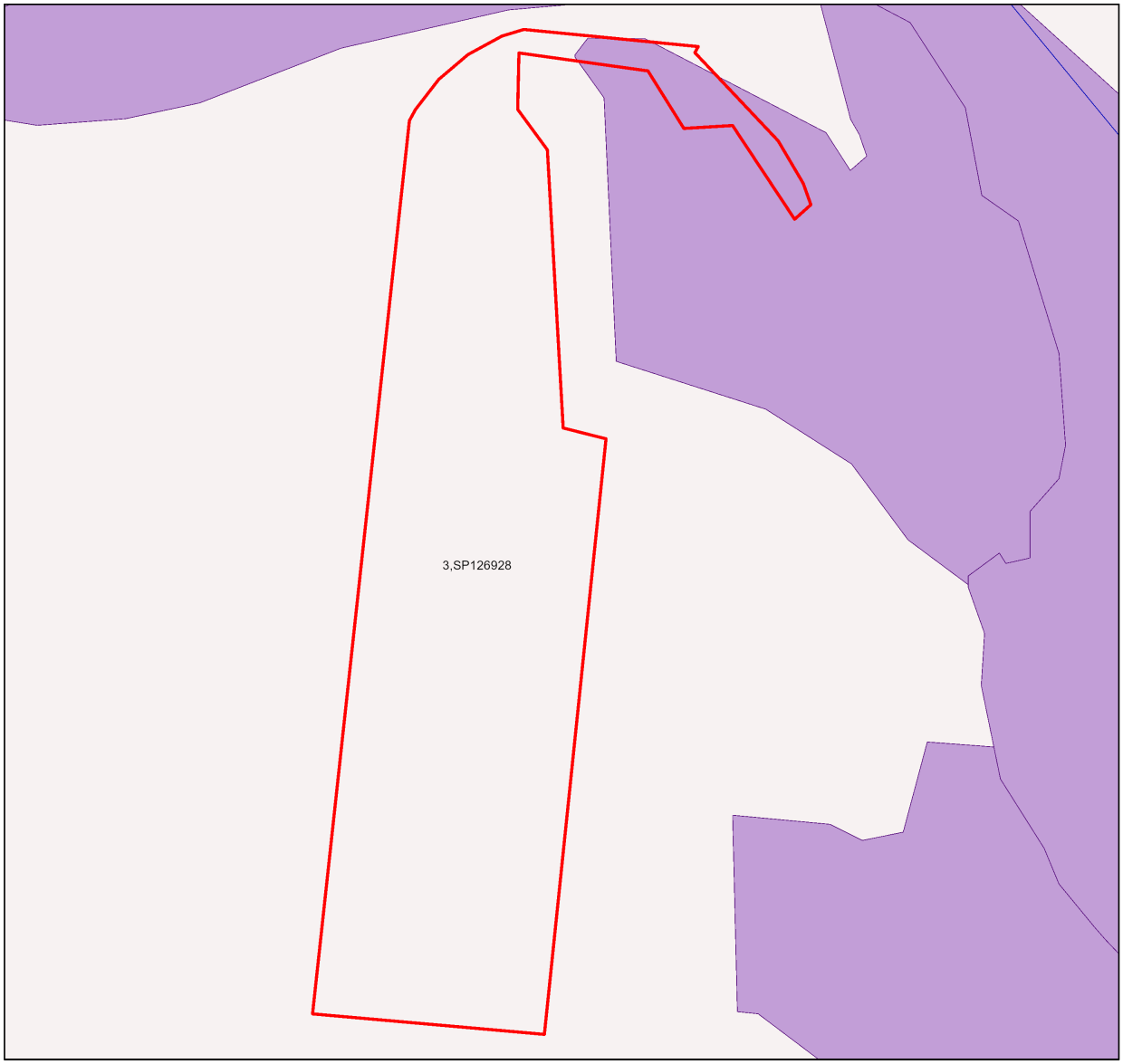
MSES - Offsets

9a. Legally secured offset areas - offset register areas
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation
(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan

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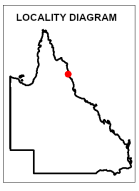
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Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan



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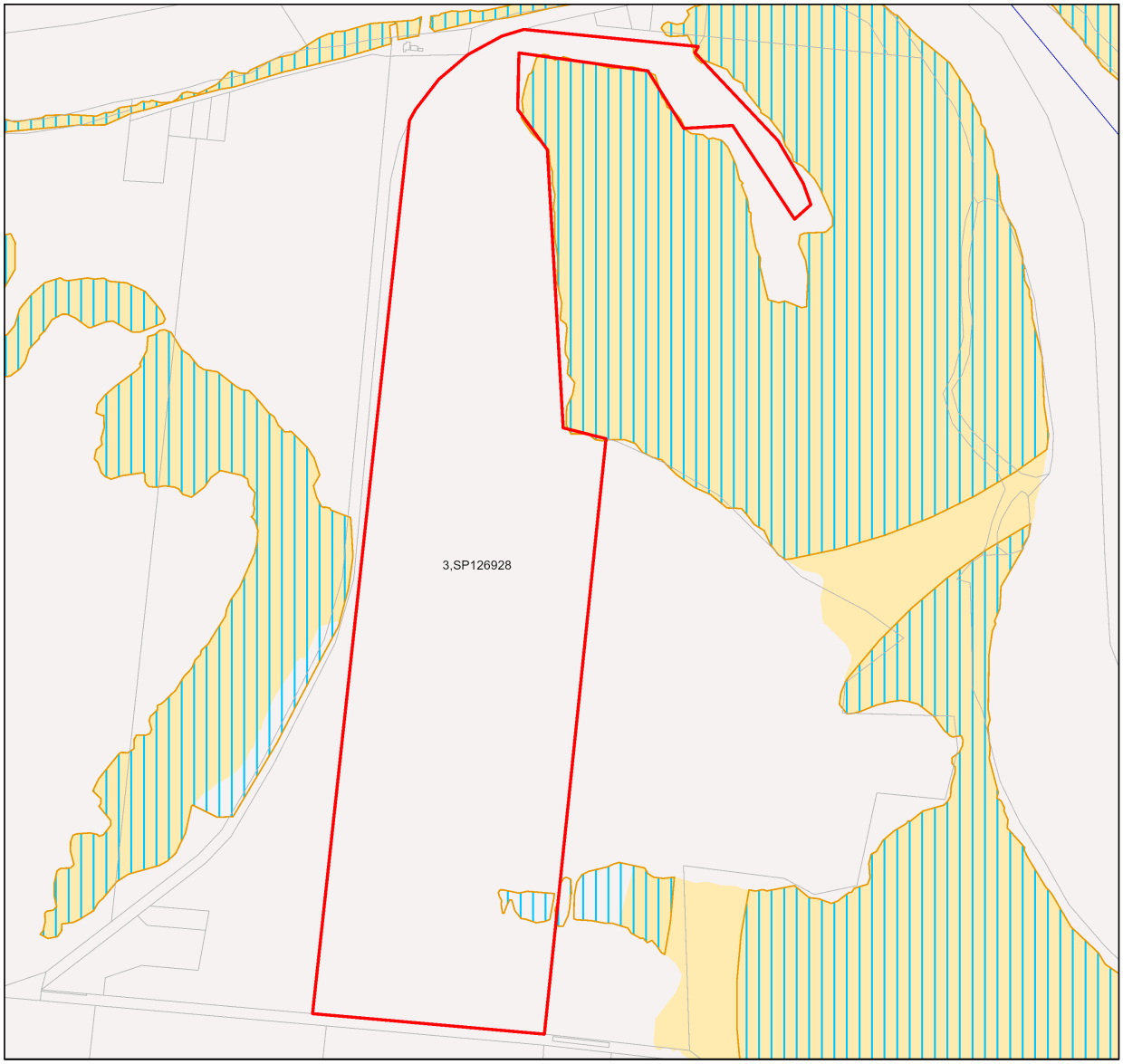
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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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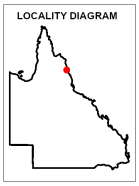
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

LOCALITY DIAGRAM



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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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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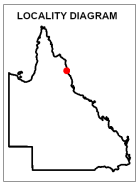
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan

LOCALITY DIAGRAM



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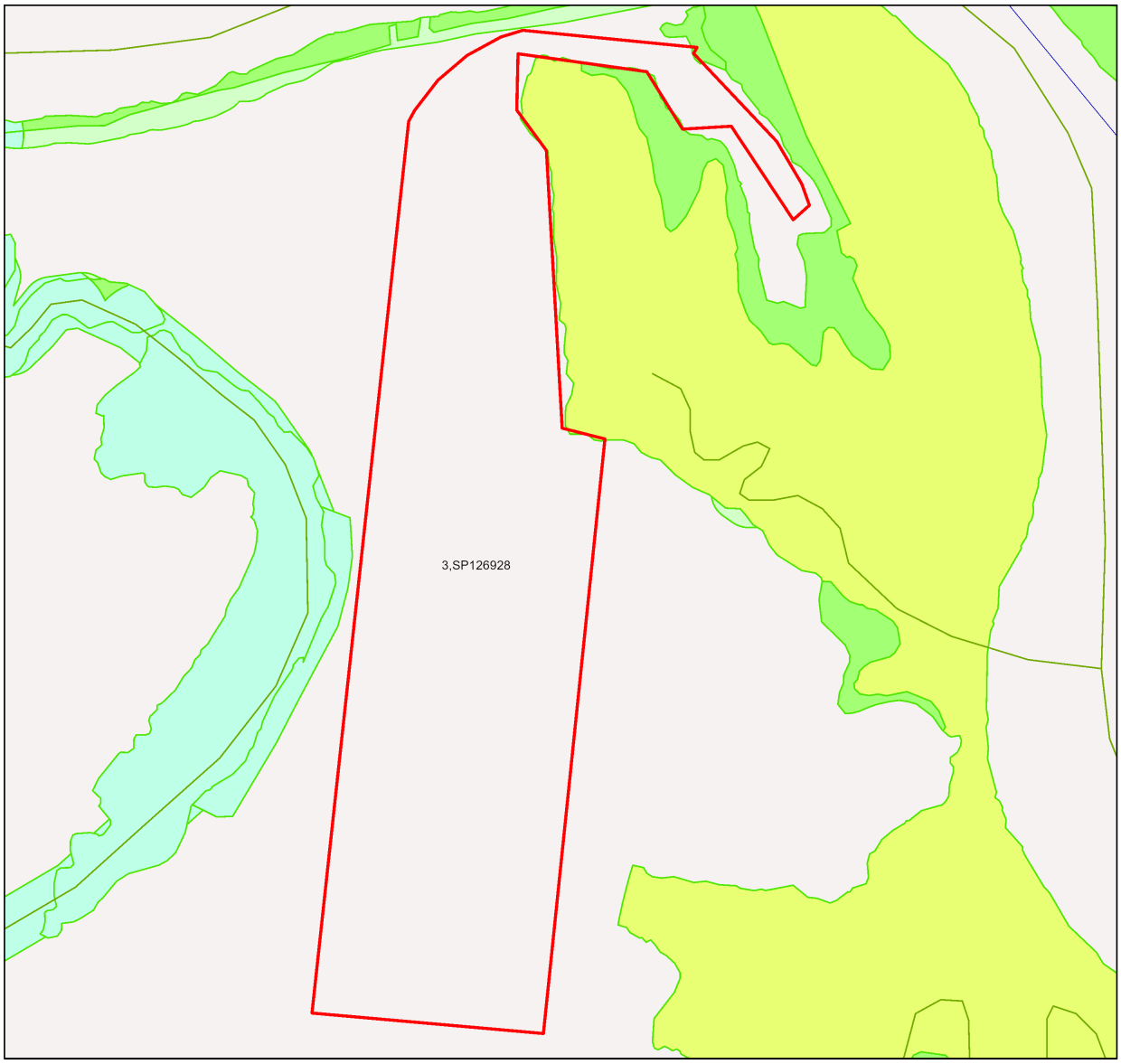
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.

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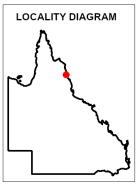
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Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan



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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan

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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 8 Plan: RP722116

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

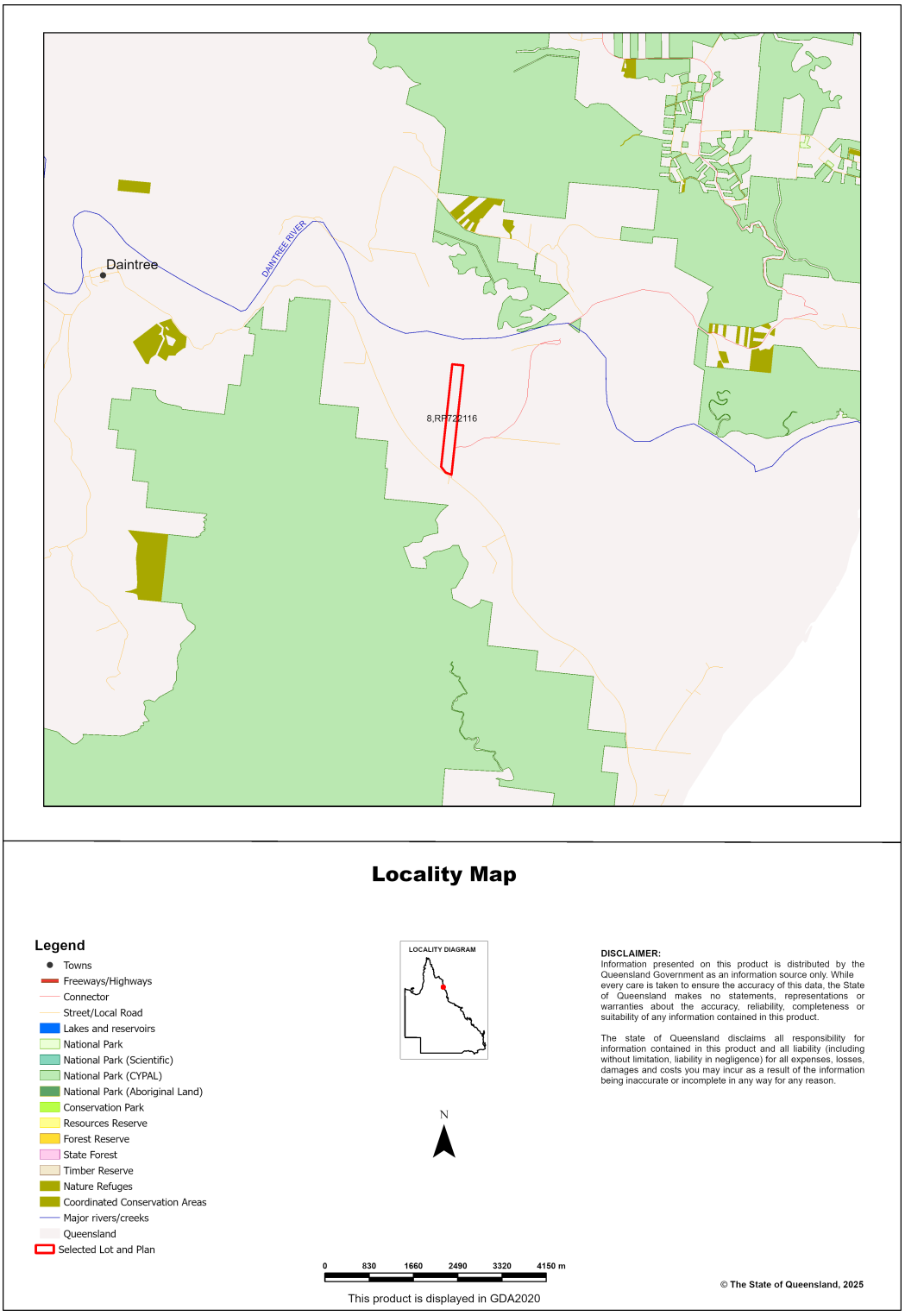
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 8 Plan: RP722116, with area 40.19 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	4.7 ha	11.7%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	4.42 ha	11.0%
7b Special least concern animals	4.42 ha	11.0%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0 ha	0.0%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	4.42 ha	11.0%
8e Regulated Vegetation - intersecting a watercourse	0.2 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	4.42 ha	11.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values
Natural wetlands that are 'High Ecological Significance' (HES) on the Map of Queensland Wetland Environmental Values are present.

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Values are present

7b. Special least concern animals

Values are present

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	Core
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

(No results)

Special least concern animal species records

Scientific name	Common name	Migratory status
Gallinago hardwickii	Latham's snipe	M-J/R/B/E
Calidris acuminata	sharp-tailed sandpiper	M-C/J/R/B/E

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Regulated vegetation map category	Map number
R	7965

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

A vegetation management watercourse is mapped as present

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Regulated vegetation map category	Map number
B	7965
R	7965

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets

9a. Legally secured offset areas - offset register areas

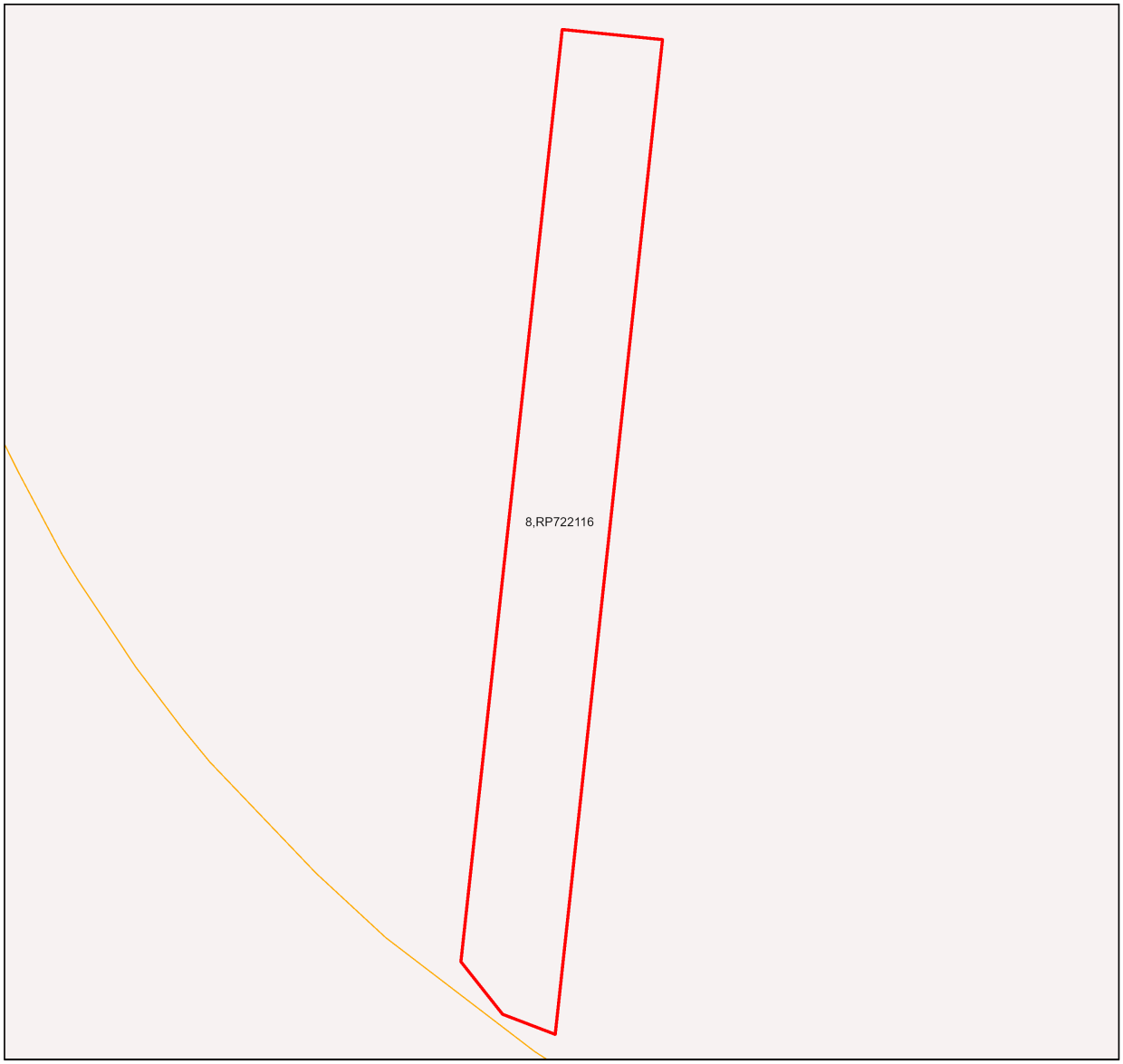
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan

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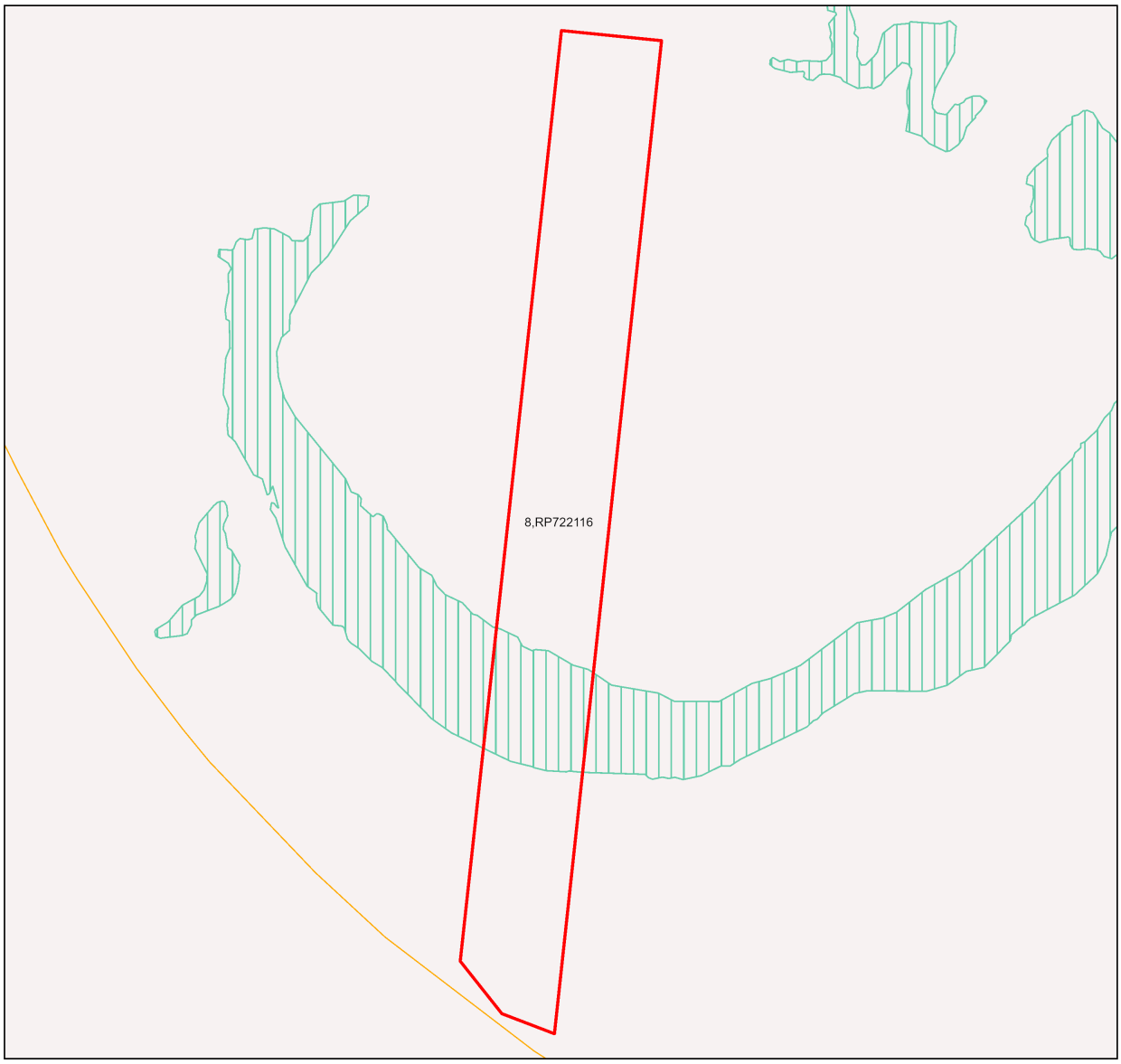
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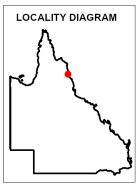
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Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan



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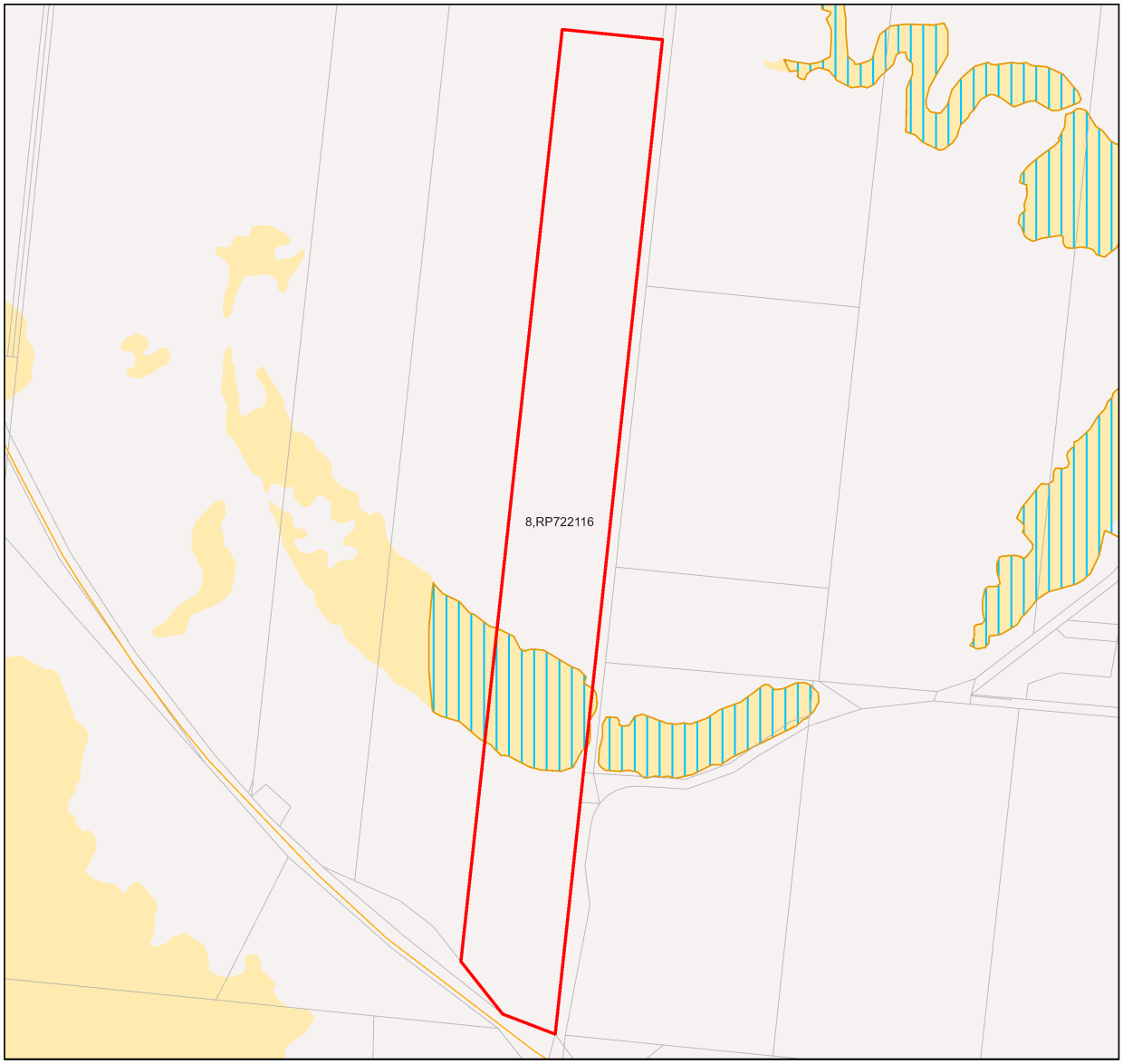
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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan

LOCALITY DIAGRAM



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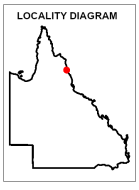
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

LOCALITY DIAGRAM



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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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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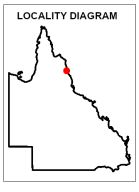
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Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan



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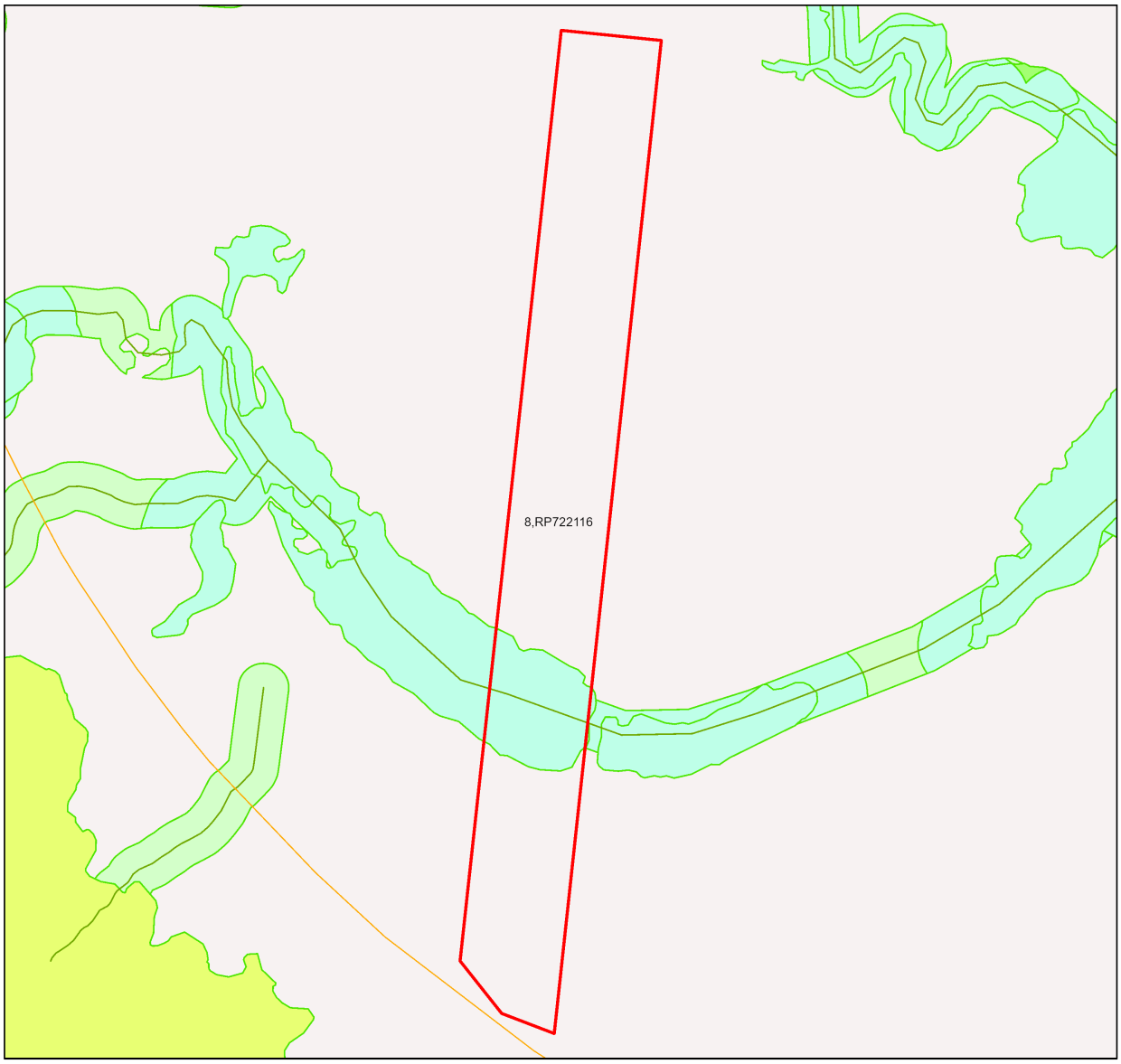
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.

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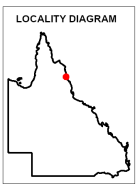
Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan

LOCALITY DIAGRAM



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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan

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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 1 Plan: RP706308

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

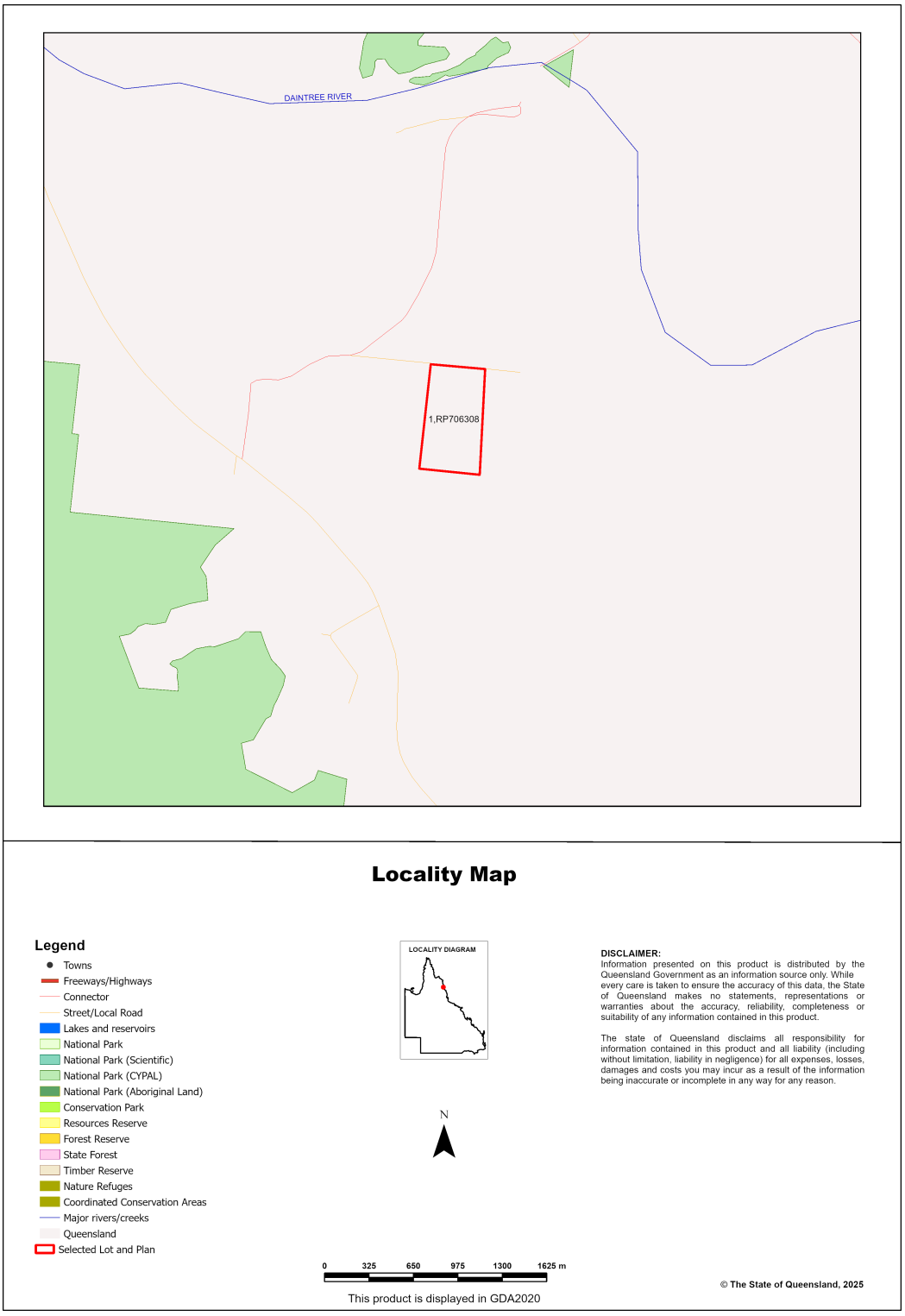
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 1 Plan: RP706308, with area 31.07 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0 ha	0.0%
7b Special least concern animals	0.41 ha	1.3%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0 ha	0.0%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	0 ha	0.0%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Not applicable

7b. Special least concern animals

Values are present

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	None
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

(No results)

Special least concern animal species records

Scientific name	Common name	Migratory status
Gallinago hardwickii	Latham's snipe	M-J/R/B/E
Calidris acuminata	sharp-tailed sandpiper	M-C/J/R/B/E

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Not applicable

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland
Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

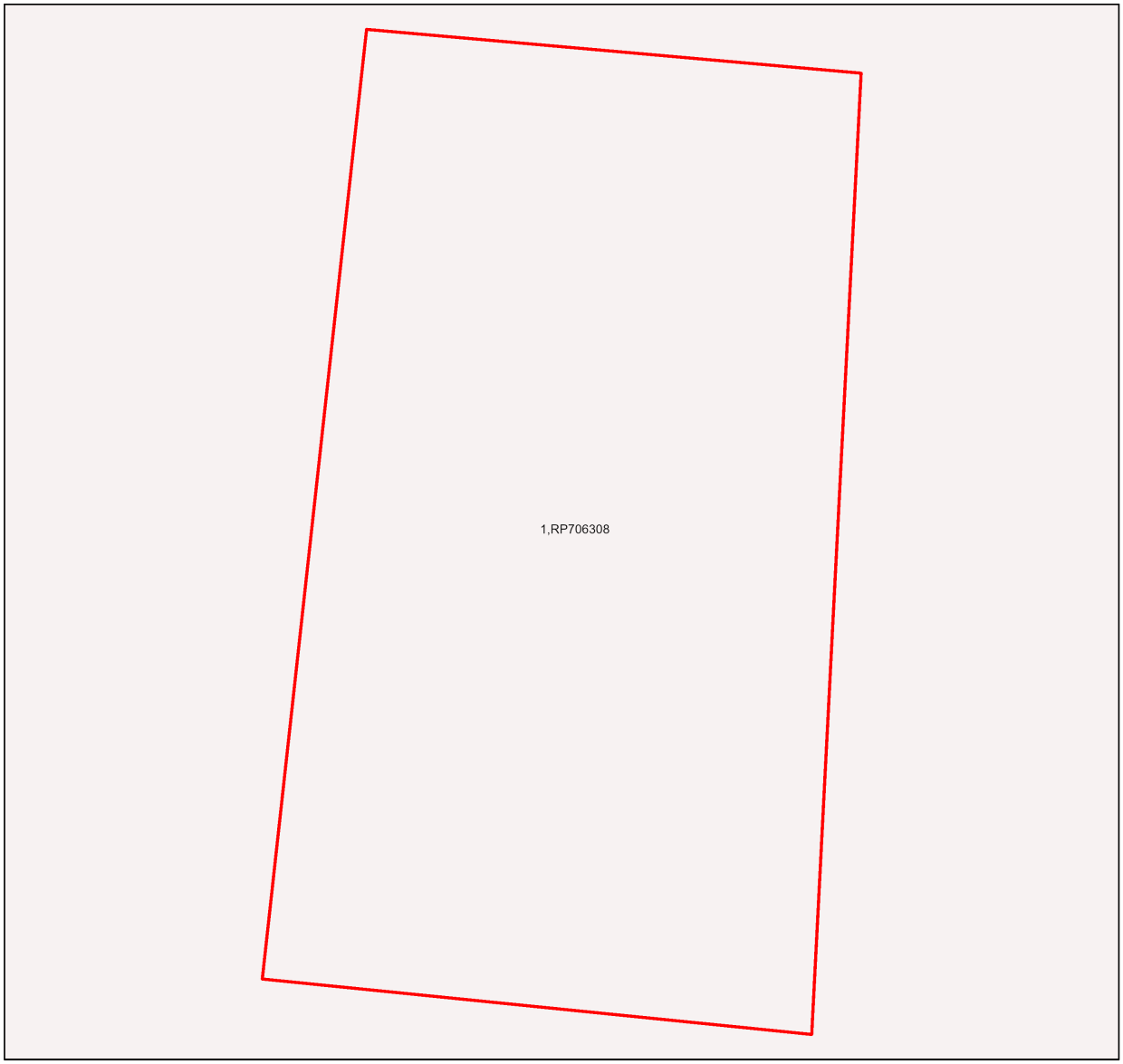
MSES - Offsets

9a. Legally secured offset areas - offset register areas
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation
(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan

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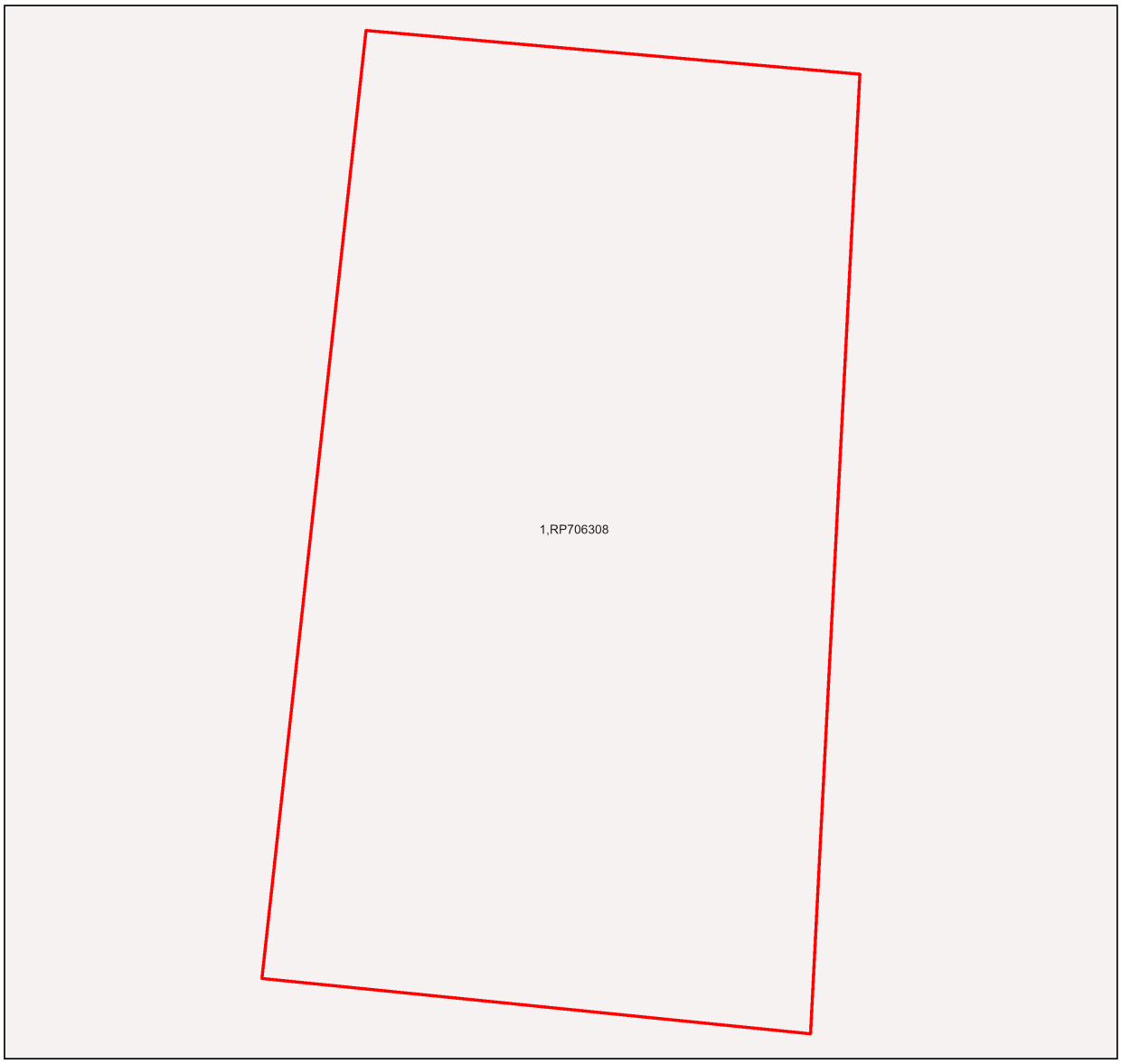
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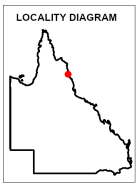
Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan

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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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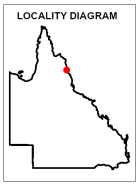
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

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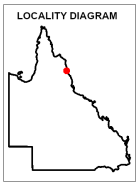
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Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan



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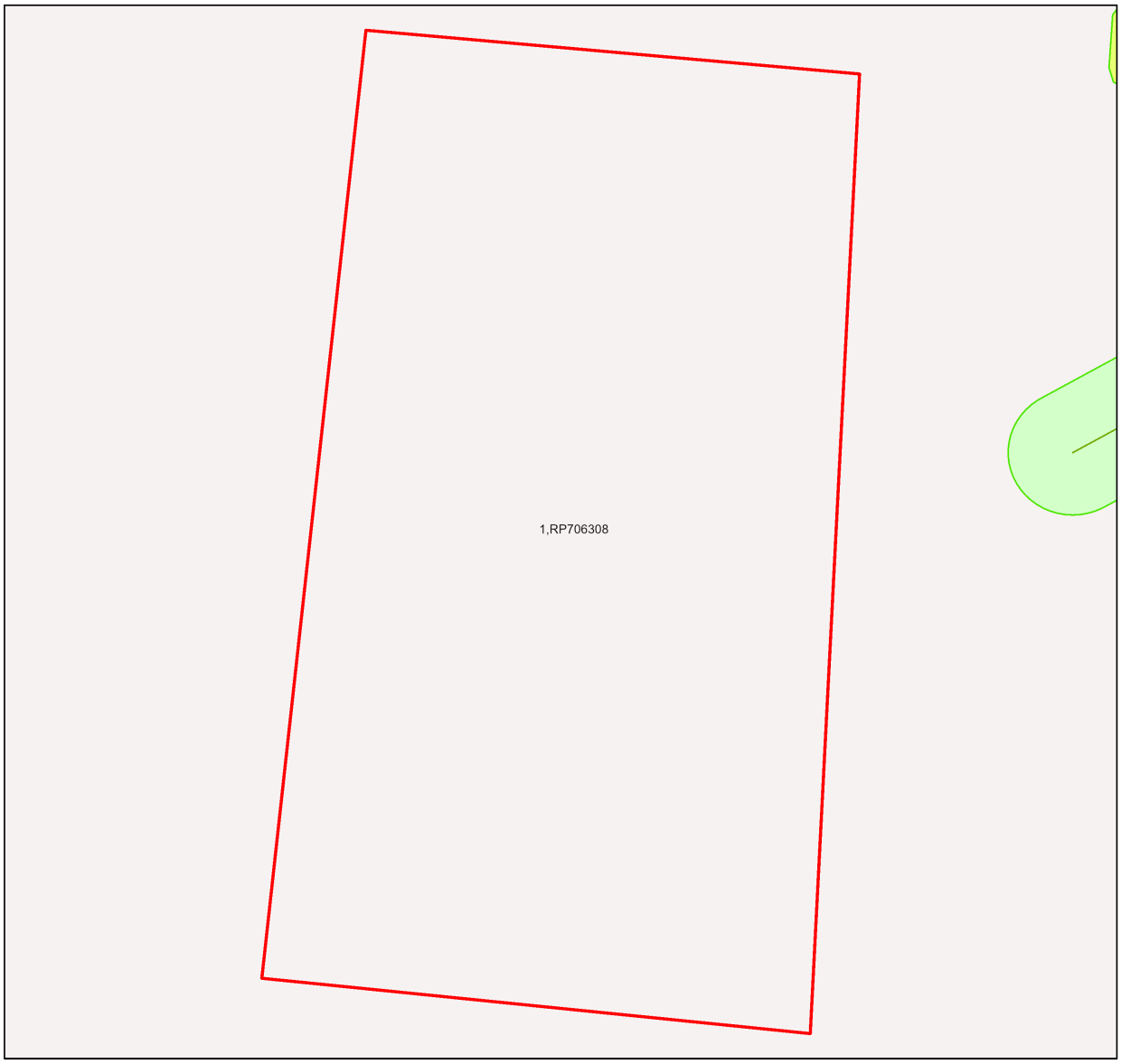
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.

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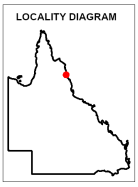
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Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan



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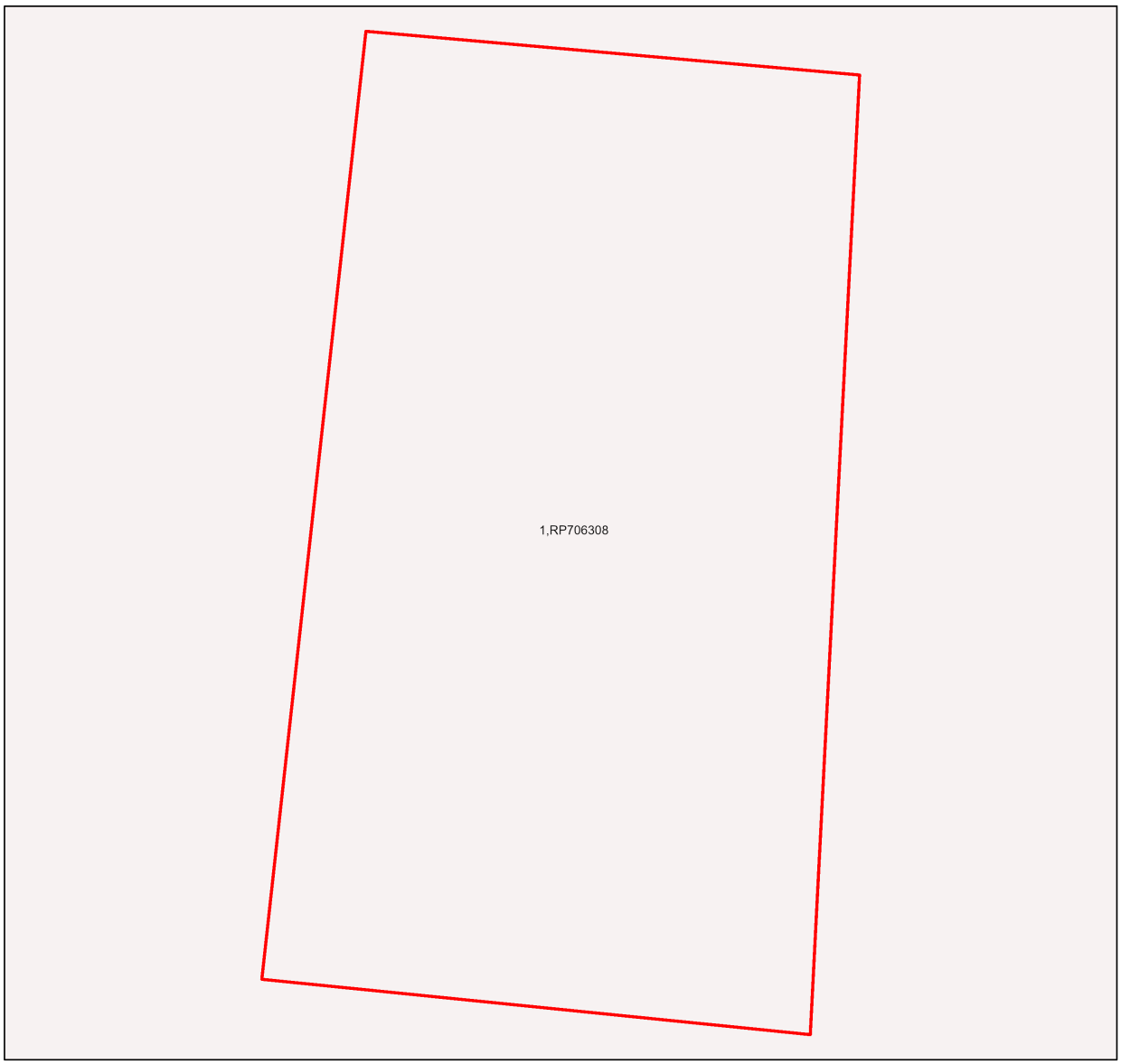
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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan

LOCALITY DIAGRAM



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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 1 Plan: RP720435

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

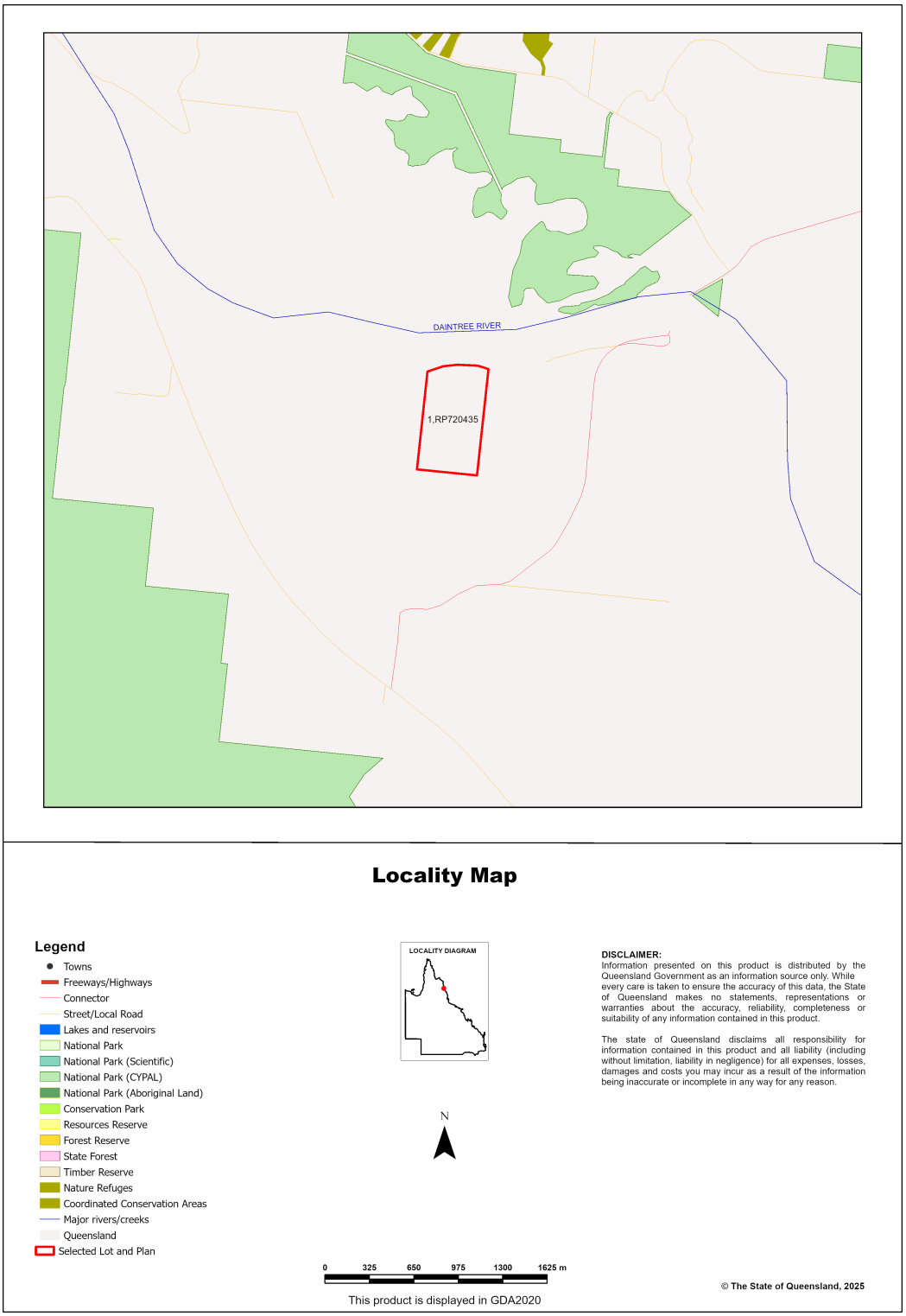
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 1 Plan: RP720435, with area 32.8 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	2.59 ha	7.9%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	2.36 ha	7.2%
7b Special least concern animals	2.28 ha	7.0%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0 ha	0.0%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	2.87 ha	8.8%
8d Regulated Vegetation - Essential habitat	2.36 ha	7.2%
8e Regulated Vegetation - intersecting a watercourse	0.4 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	5.23 ha	15.9%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

Marine Park Name	Zone
Great Barrier Reef Coast Marine Park	Conservation Park Zone

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values
Natural wetlands that are 'High Ecological Significance' (HES) on the Map of Queensland Wetland Environmental Values are present.

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Values are present

7b. Special least concern animals

Values are present

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	Core
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

Scientific name	Common name	NCA status	EPBC status	Migratory status
Crocodylus porosus	estuarine crocodile	V	None	M-B/E

Special least concern animal species records

Scientific name	Common name	Migratory status
Actitis hypoleucos	common sandpiper	M-C/J/R/B/E

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Regulated vegetation map category	Map number
R	7965

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

A vegetation management watercourse is mapped as present

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Regulated vegetation map category	Map number
B	7965
R	7965

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets

9a. Legally secured offset areas - offset register areas

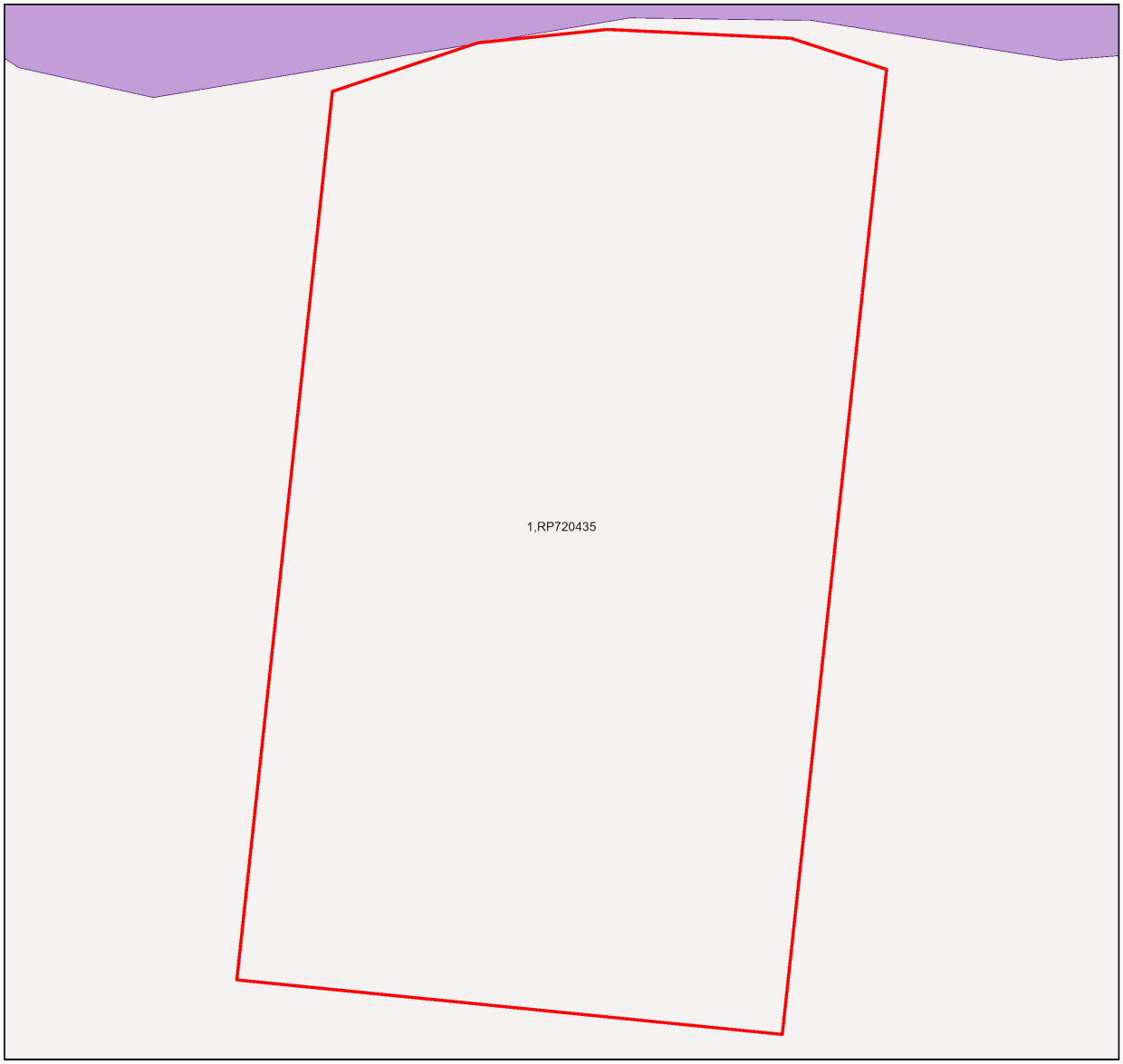
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan

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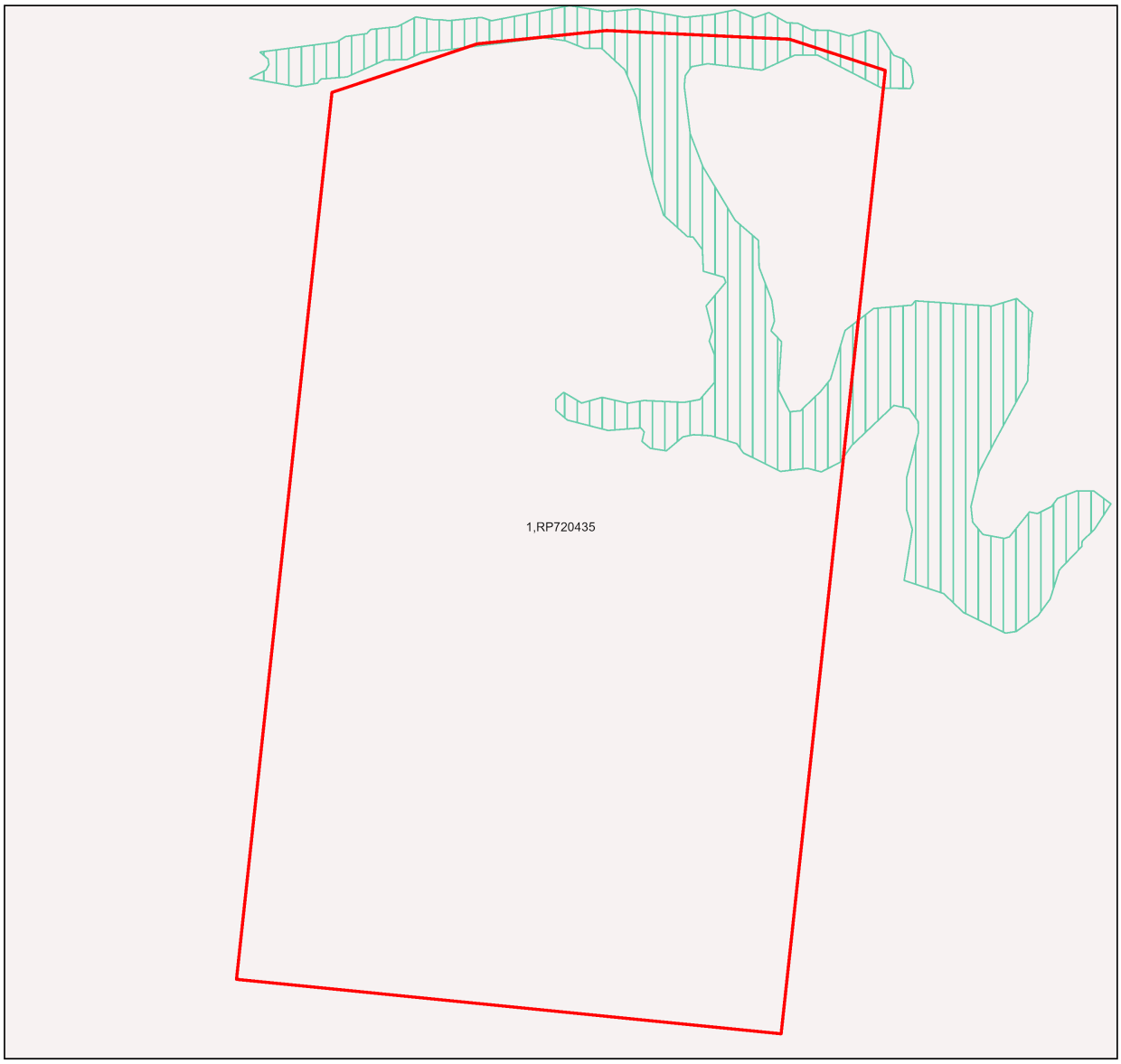
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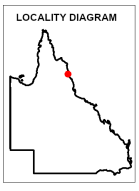
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Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan



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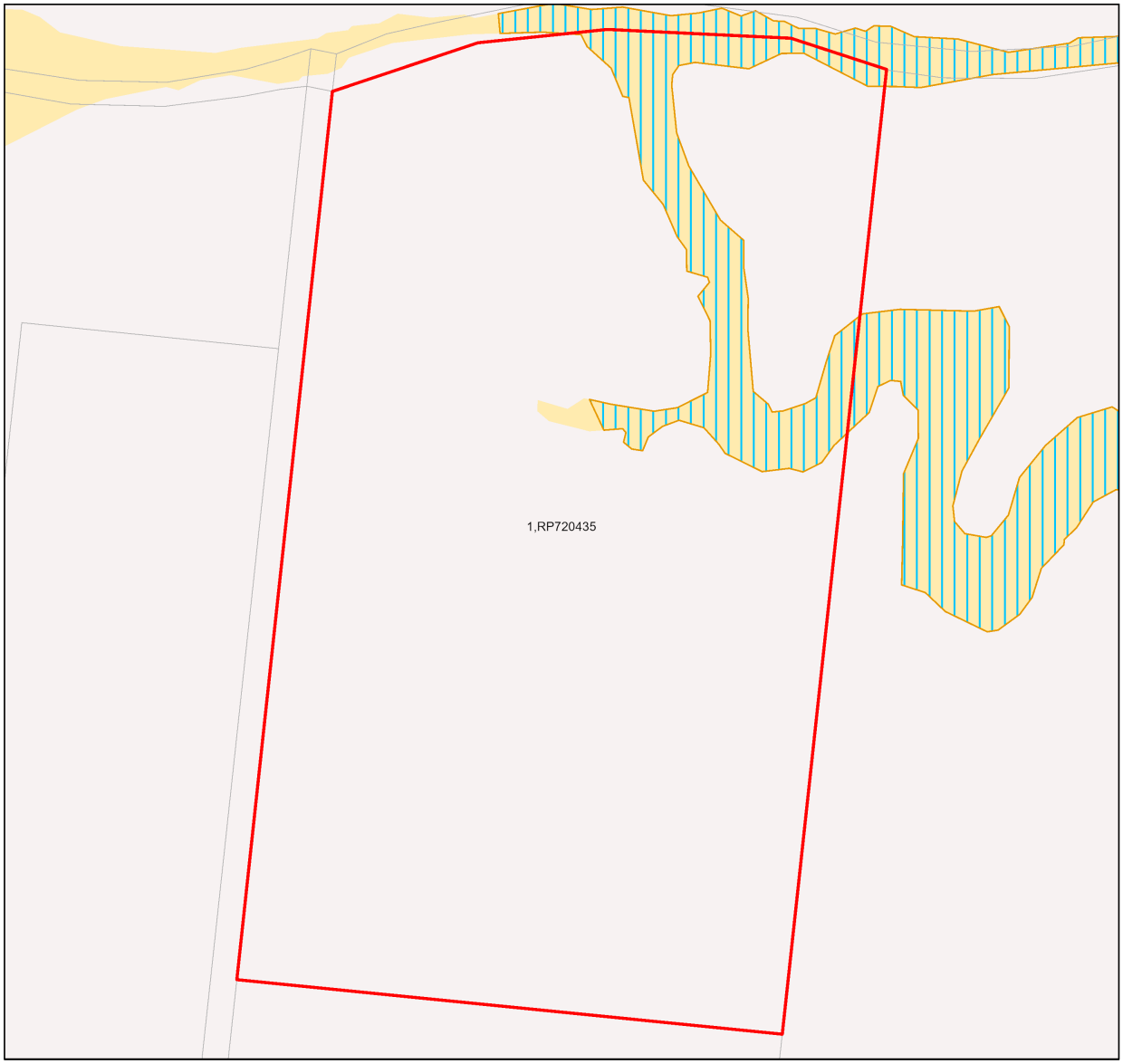
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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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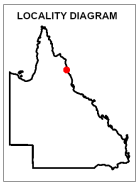
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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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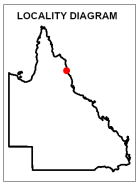
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Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan



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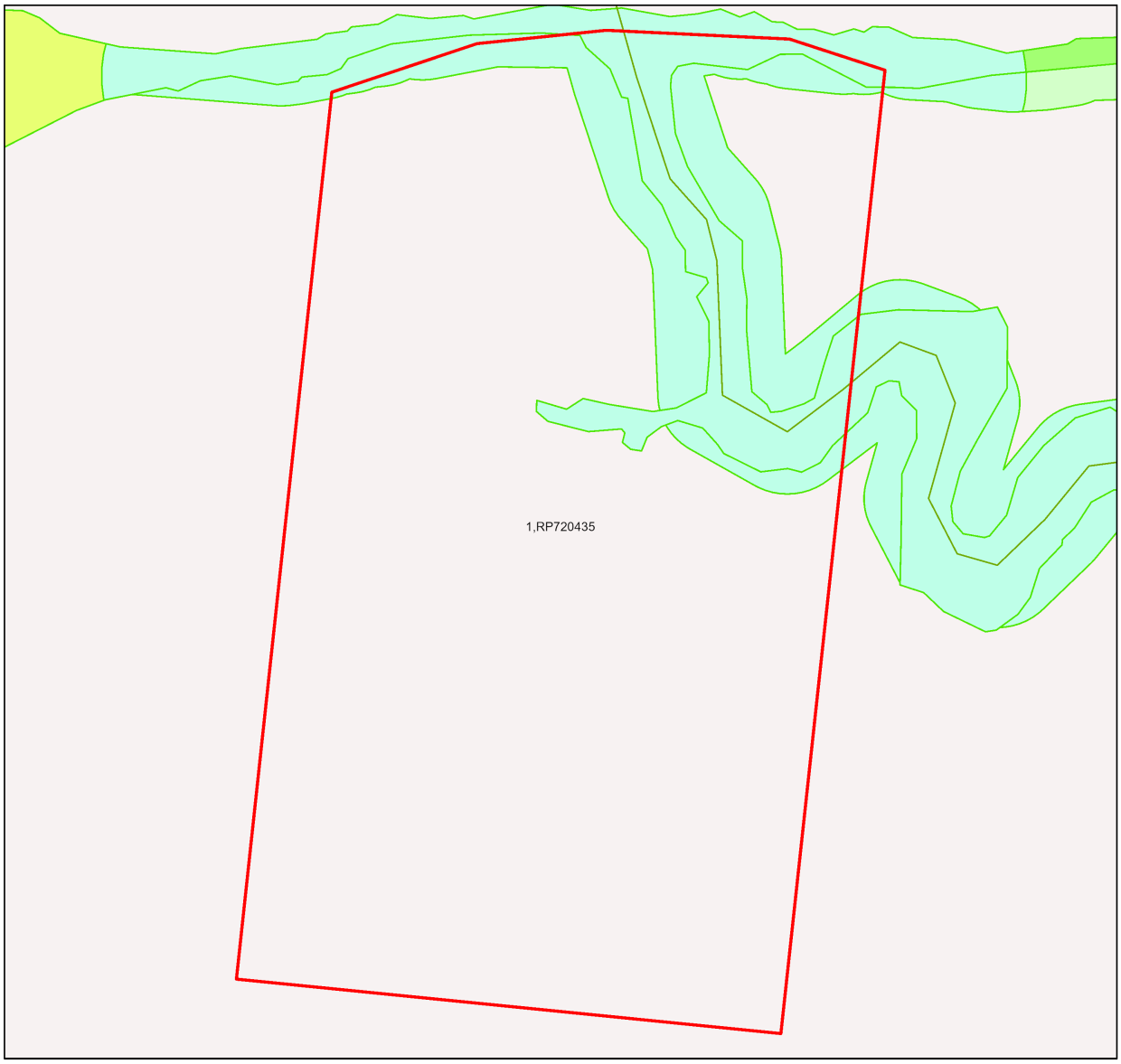
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.

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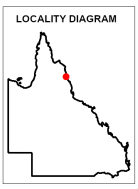
Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan

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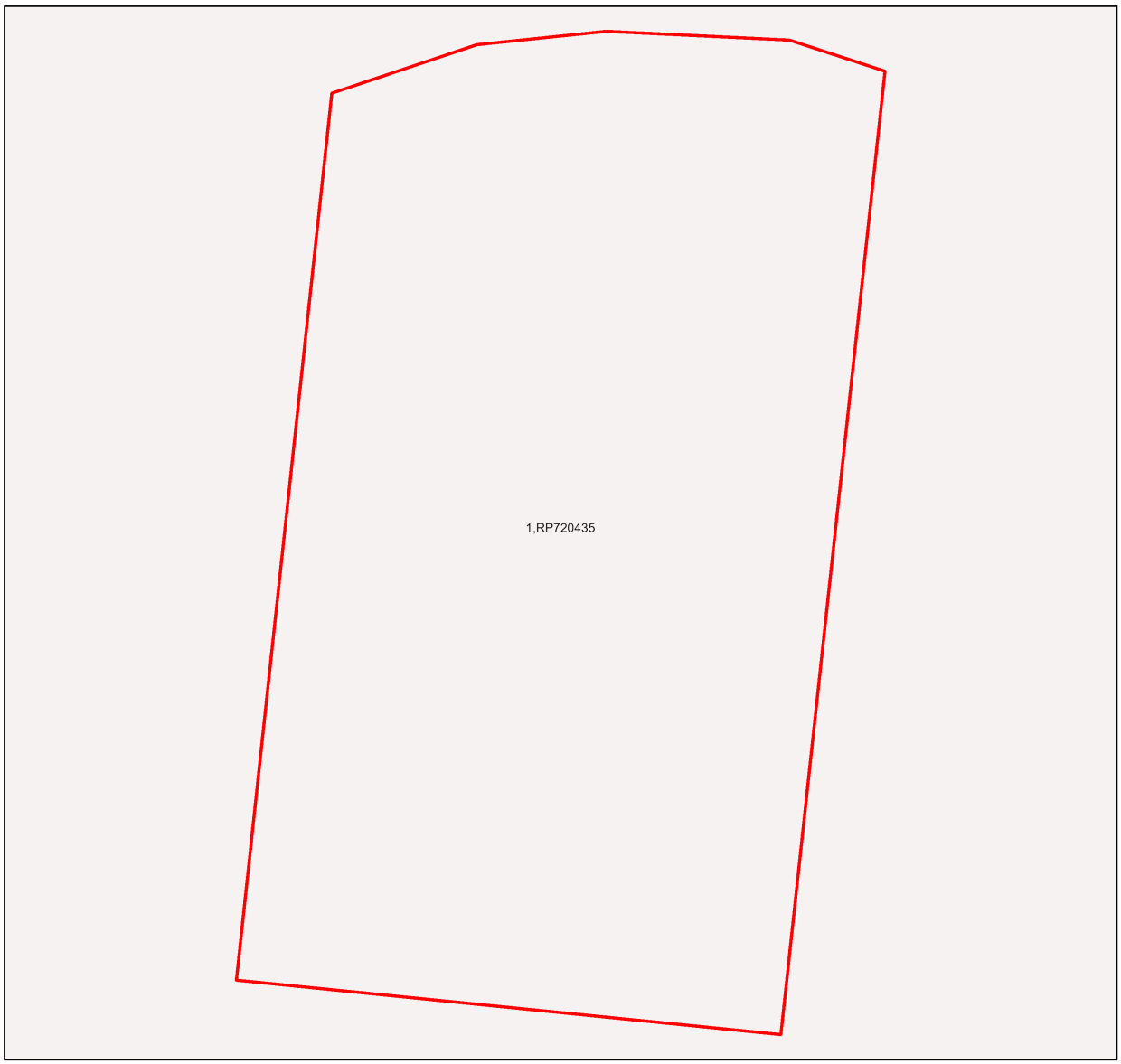
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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan

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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 1 Plan: RP720582

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

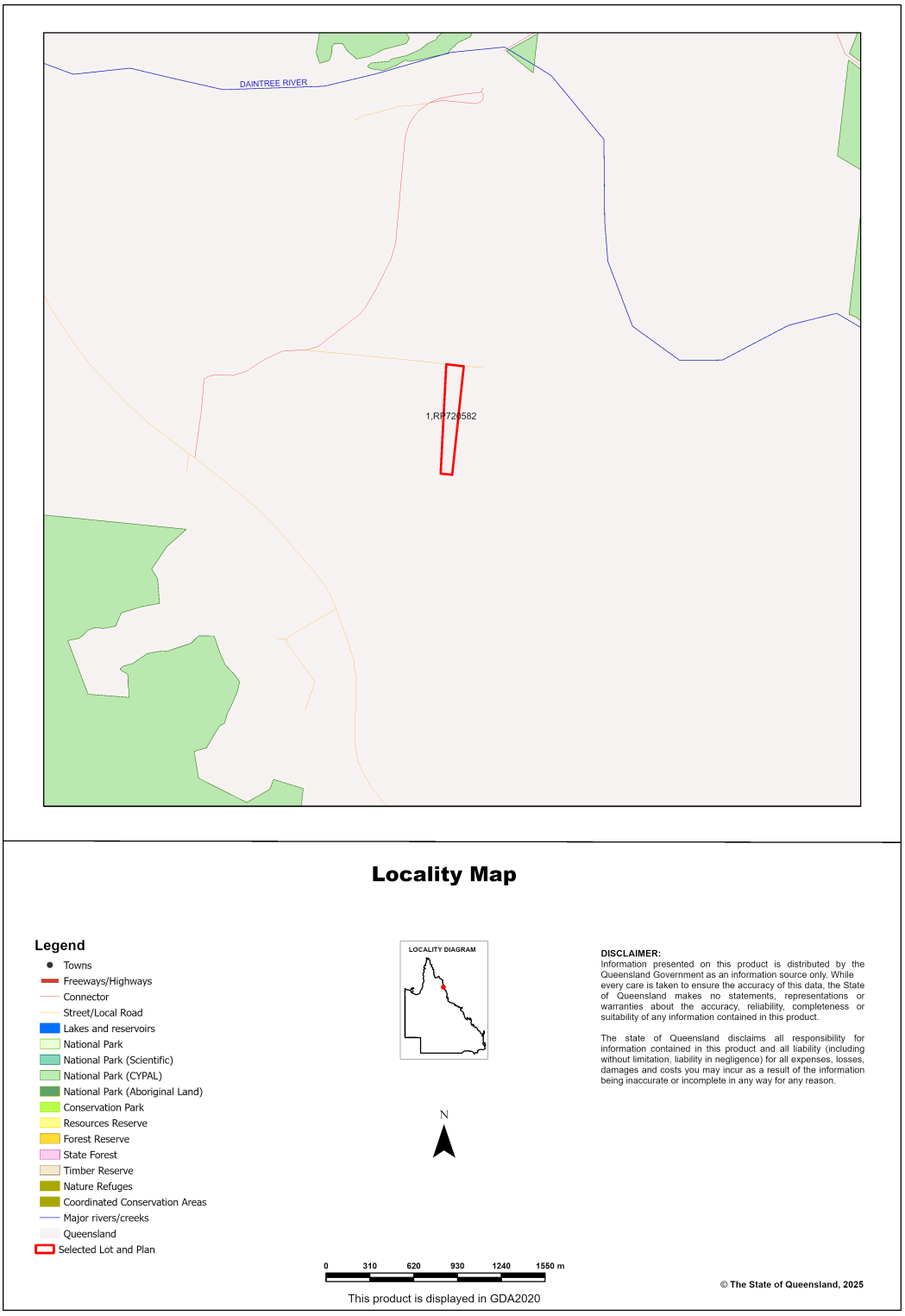
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 1 Plan: RP720582, with area 7.63 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0 ha	0.0%
7b Special least concern animals	0.16 ha	2.1%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0 ha	0.0%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	0 ha	0.0%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Not applicable

7b. Special least concern animals

Values are present

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	None
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

(No results)

Special least concern animal species records

Scientific name	Common name	Migratory status
Gallinago hardwickii	Latham's snipe	M-J/R/B/E
Calidris acuminata	sharp-tailed sandpiper	M-C/J/R/B/E

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Not applicable

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland
Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets

9a. Legally secured offset areas - offset register areas
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation
(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan

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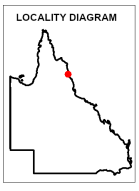
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Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan



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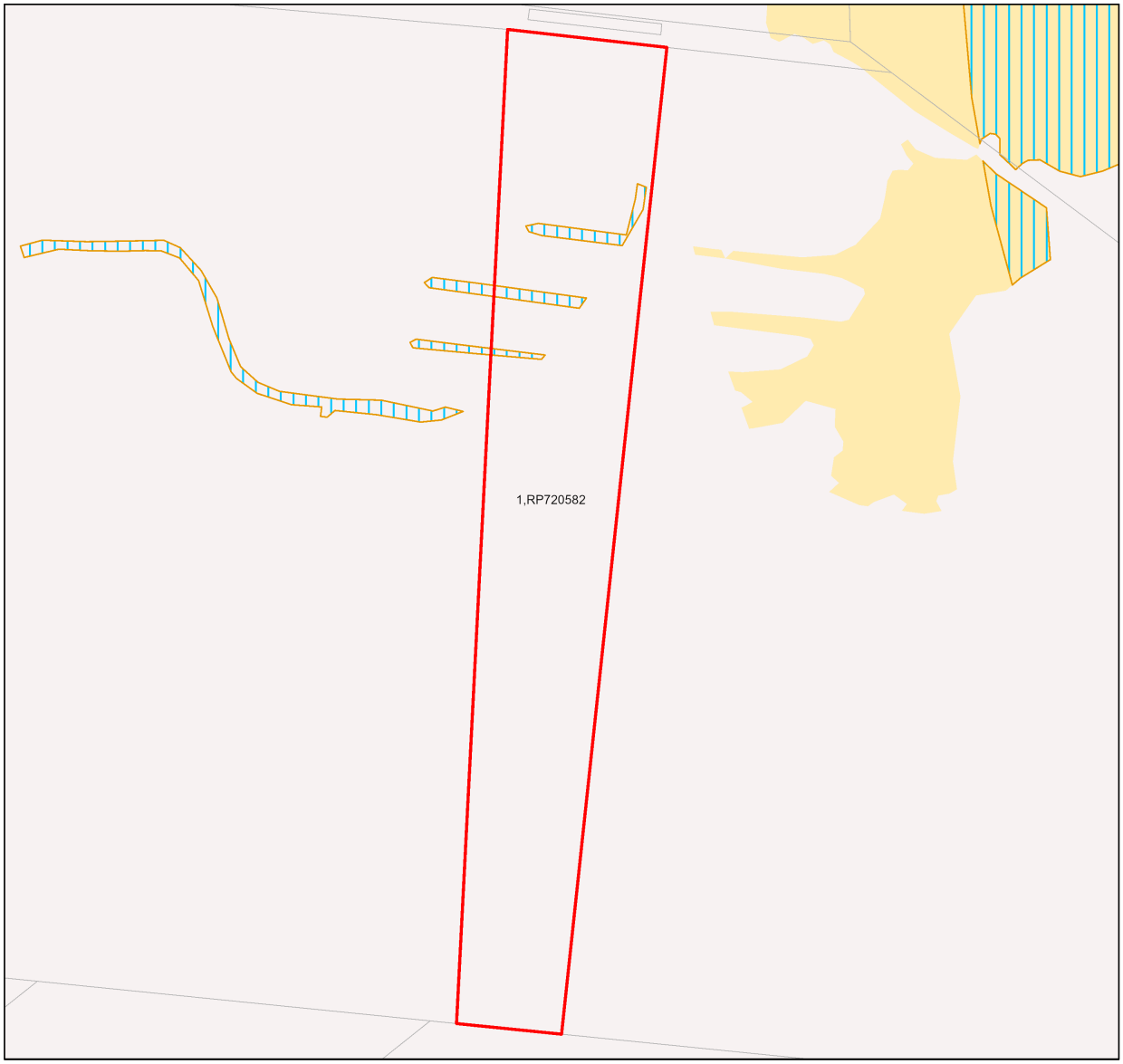
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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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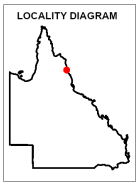
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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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Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan

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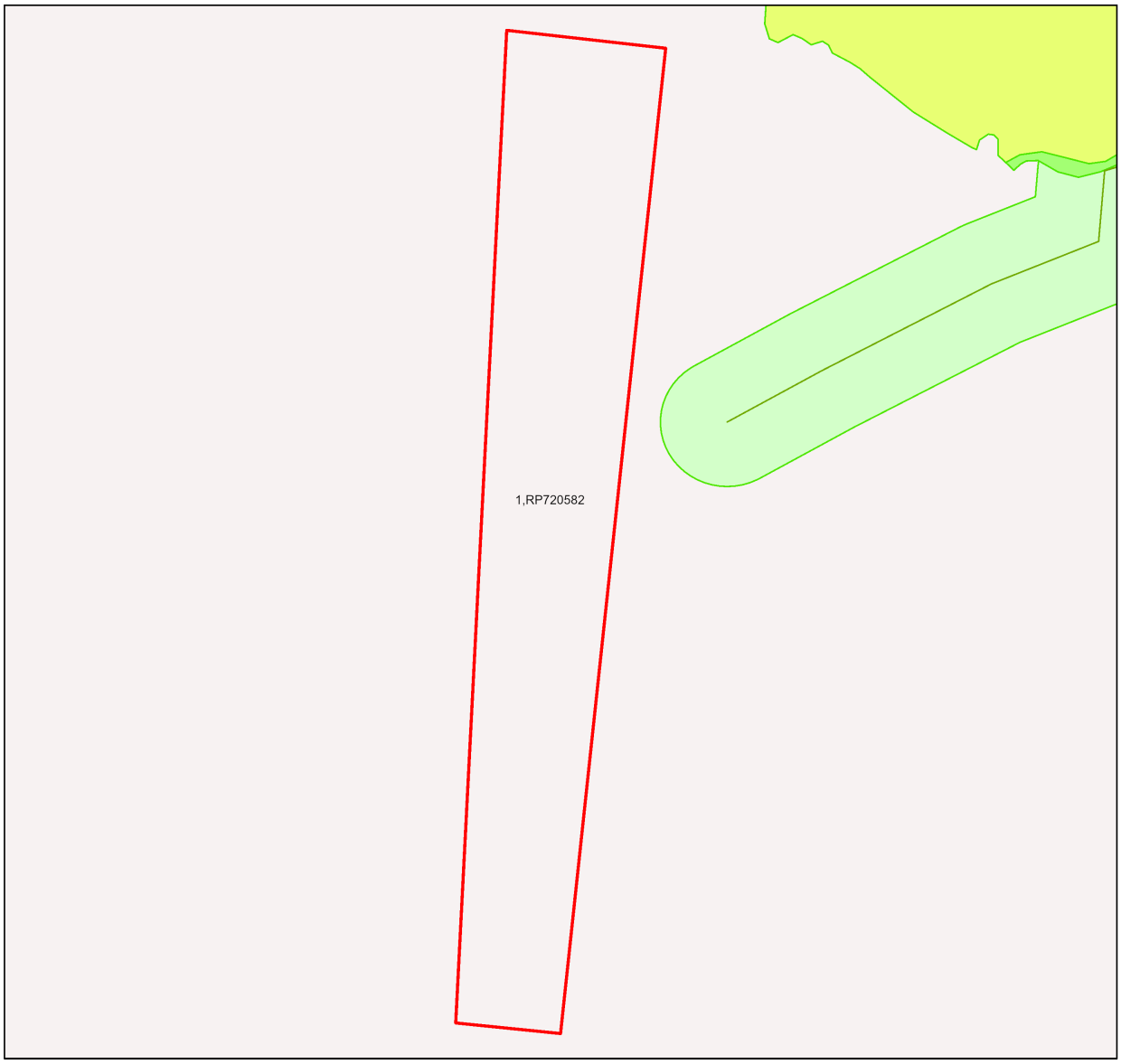
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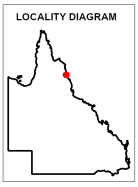
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Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan



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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan

LOCALITY DIAGRAM



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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 2 Plan: RP720582

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

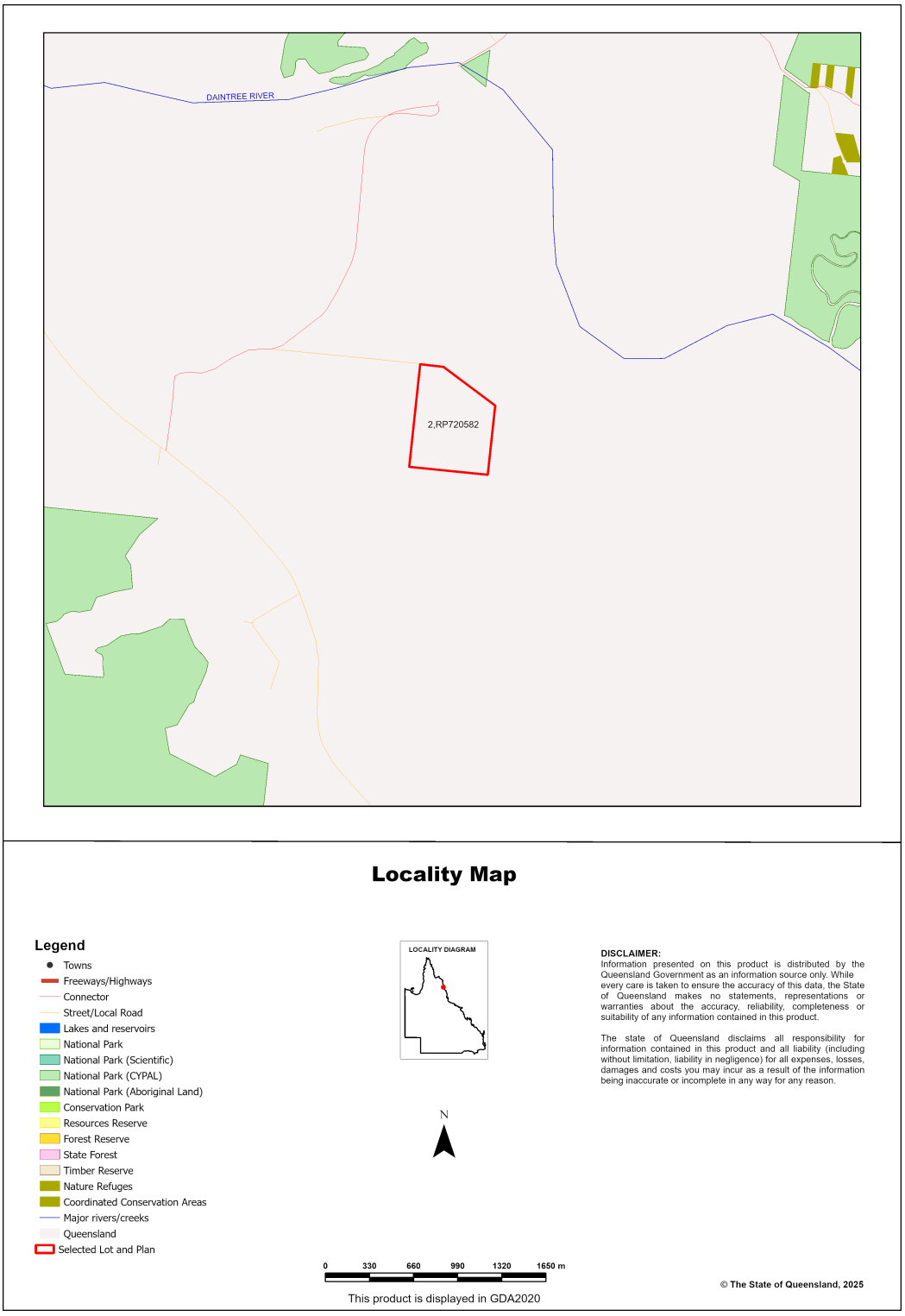
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 2 Plan: RP720582, with area 38.53 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	3.33 ha	8.6%
7b Special least concern animals	0.25 ha	0.6%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0 ha	0.0%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	3.58 ha	9.3%
8d Regulated Vegetation - Essential habitat	0.11 ha	0.3%
8e Regulated Vegetation - intersecting a watercourse	0.3 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Values are present

7b. Special least concern animals

Values are present

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	Core
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

Scientific name	Common name	NCA status	EPBC status	Migratory status
Crocodylus porosus	estuarine crocodile	V	None	M-B/E
Pteropus conspicillatus	spectacled flying-fox	E	E	None

Special least concern animal species records

Scientific name	Common name	Migratory status
Numenius phaeopus	whimbrel	M-C/J/R/B/E

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Regional ecosystem	Vegetation management polygon	Vegetation management status
7.2.3d	O-dom	rem_oc

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Regulated vegetation map category	Map number
R	7965

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

A vegetation management watercourse is mapped as present

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets

9a. Legally secured offset areas - offset register areas

(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan

LOCALITY DIAGRAM



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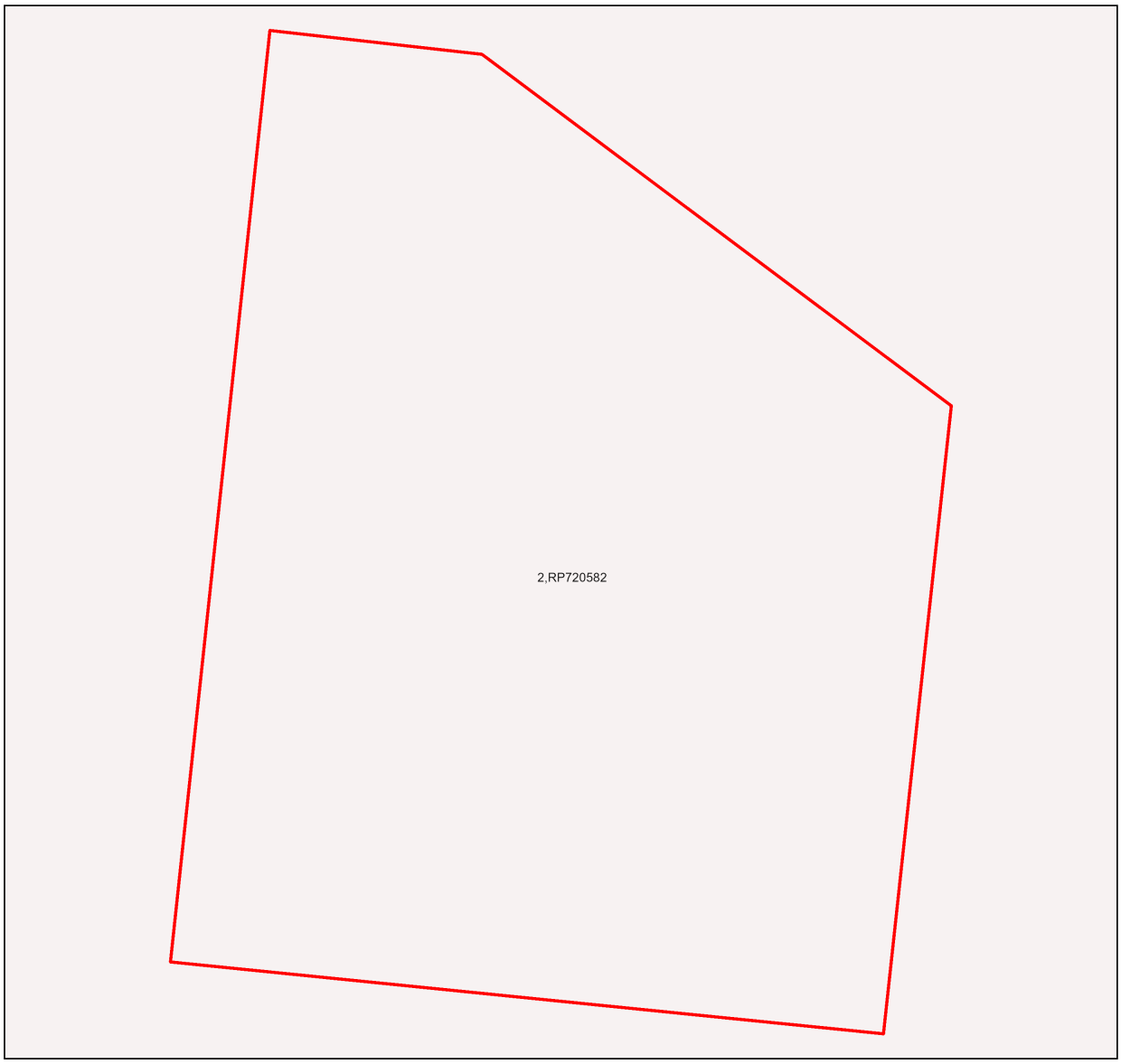
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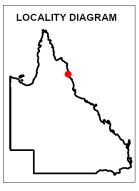
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Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan



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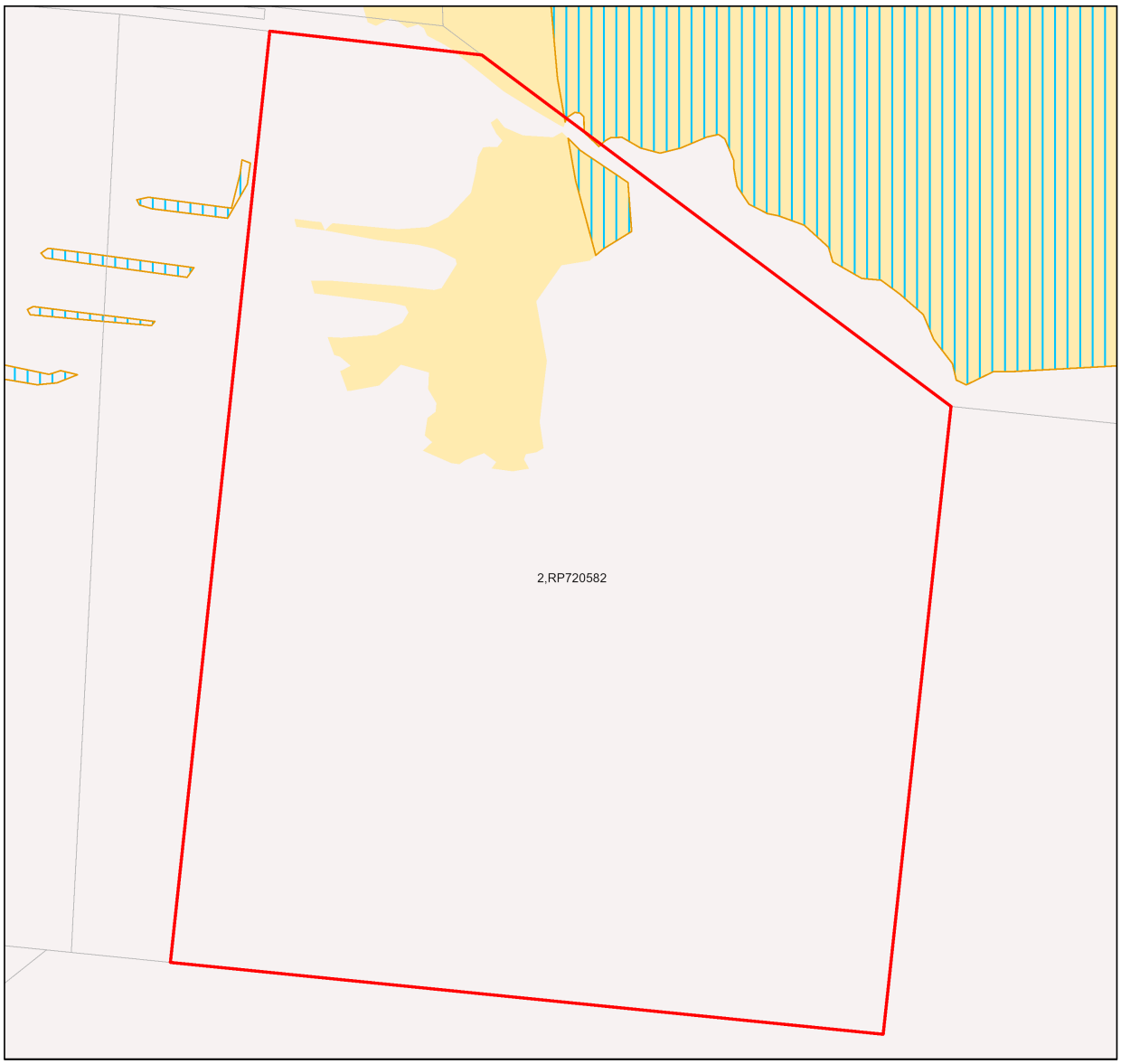
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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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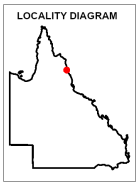
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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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Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan

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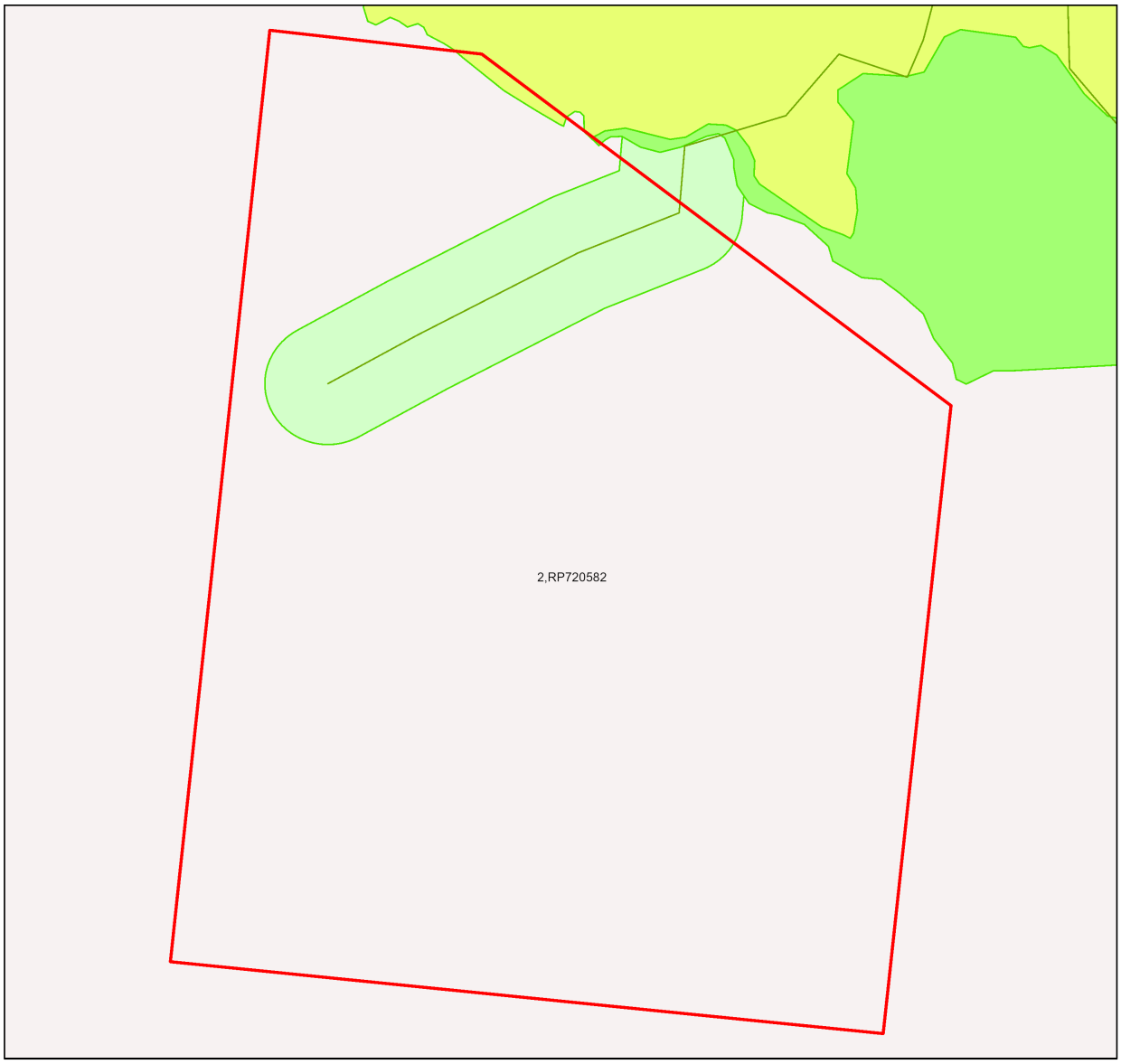
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.

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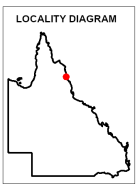
Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan

LOCALITY DIAGRAM



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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
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Appendices

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http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 2 Plan: RP721745

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

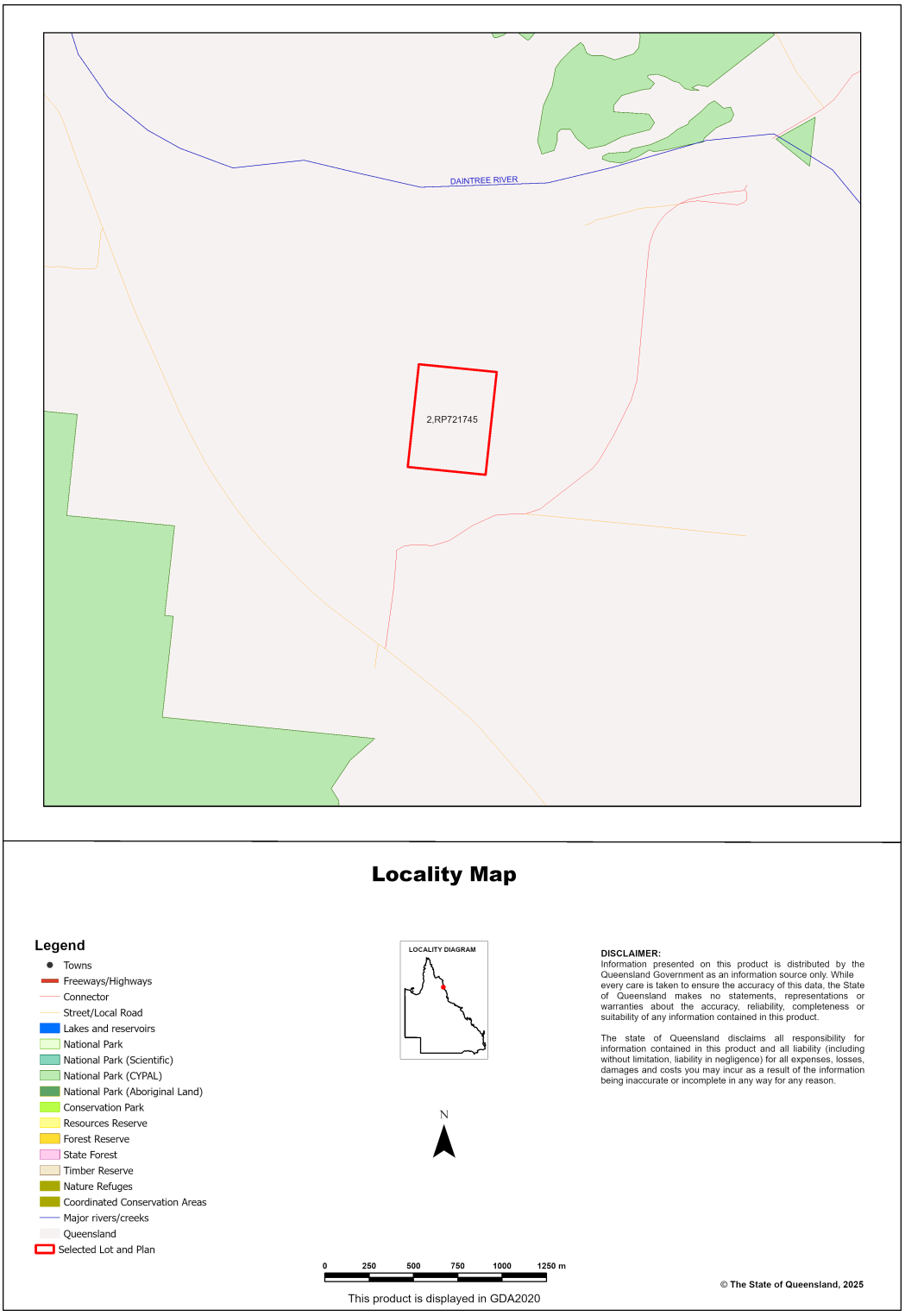
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 2 Plan: RP721745, with area 24.56 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0 ha	0.0%
7b Special least concern animals	0 ha	0.0%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0 ha	0.0%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	0 ha	0.0%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Not applicable

7b. Special least concern animals

Not applicable

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	None
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

(No results)

Special least concern animal species records

(No results)

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Not applicable

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland
Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

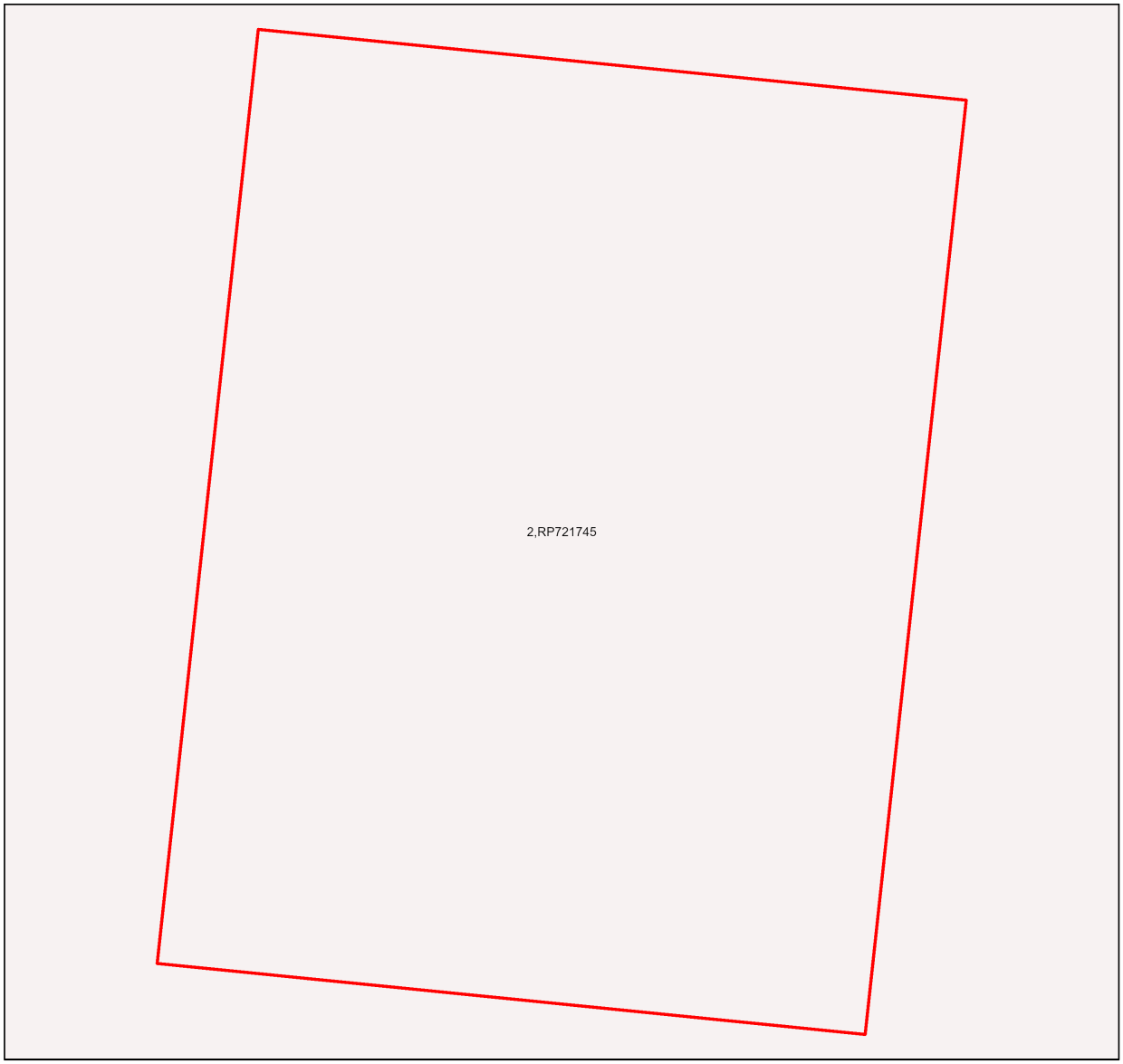
MSES - Offsets

9a. Legally secured offset areas - offset register areas
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation
(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan



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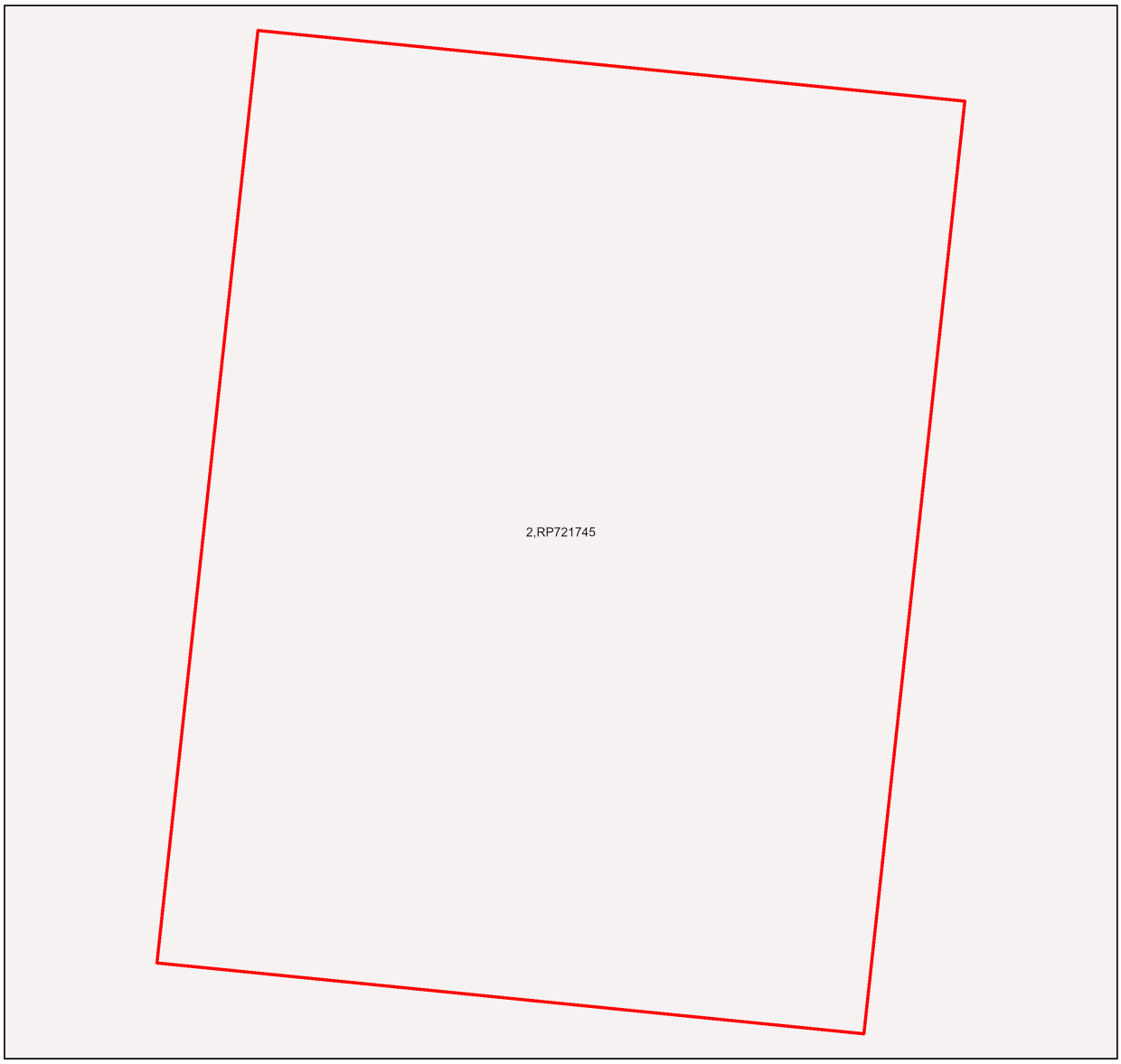
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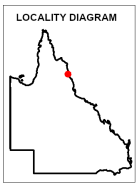
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Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan



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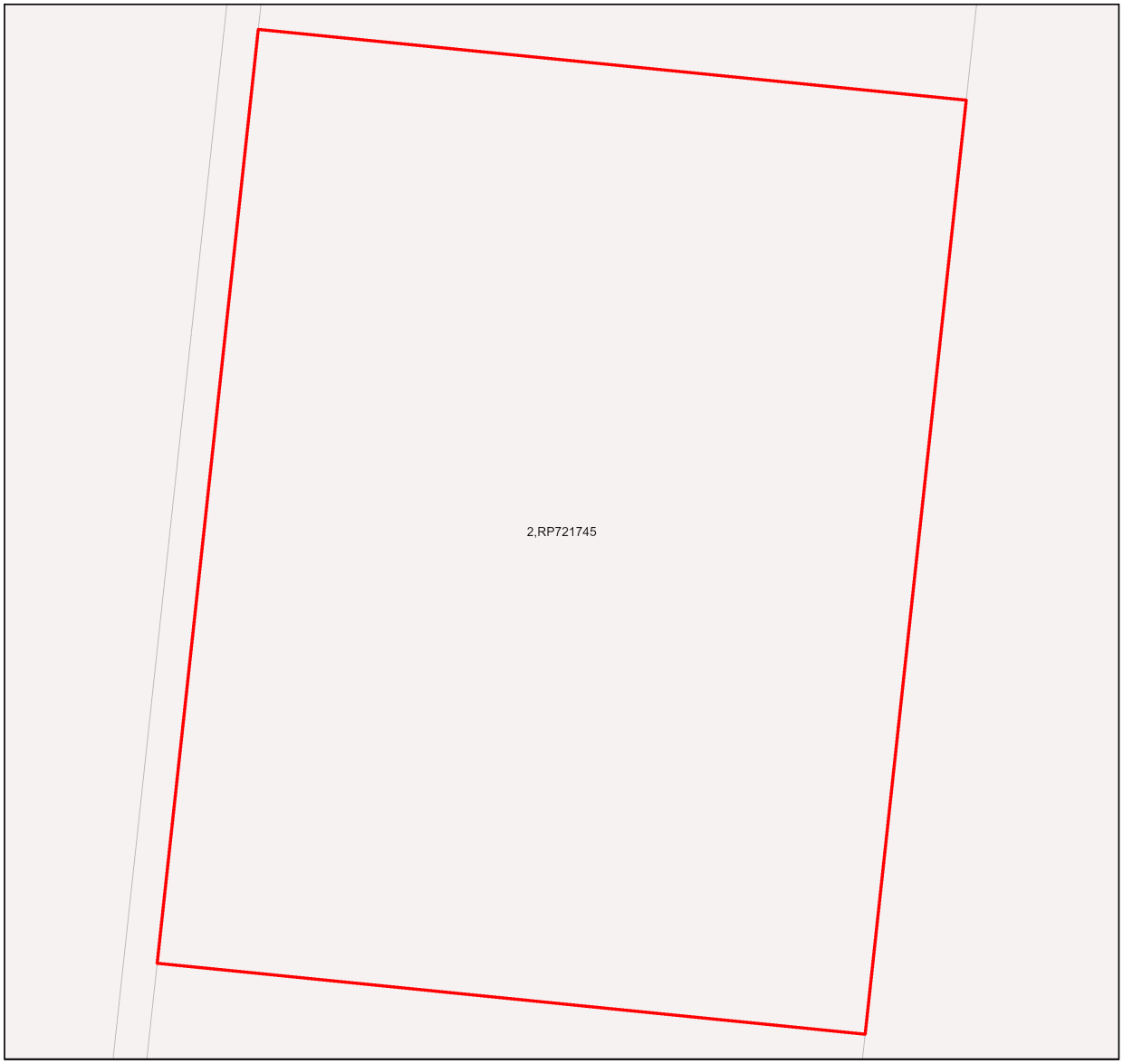
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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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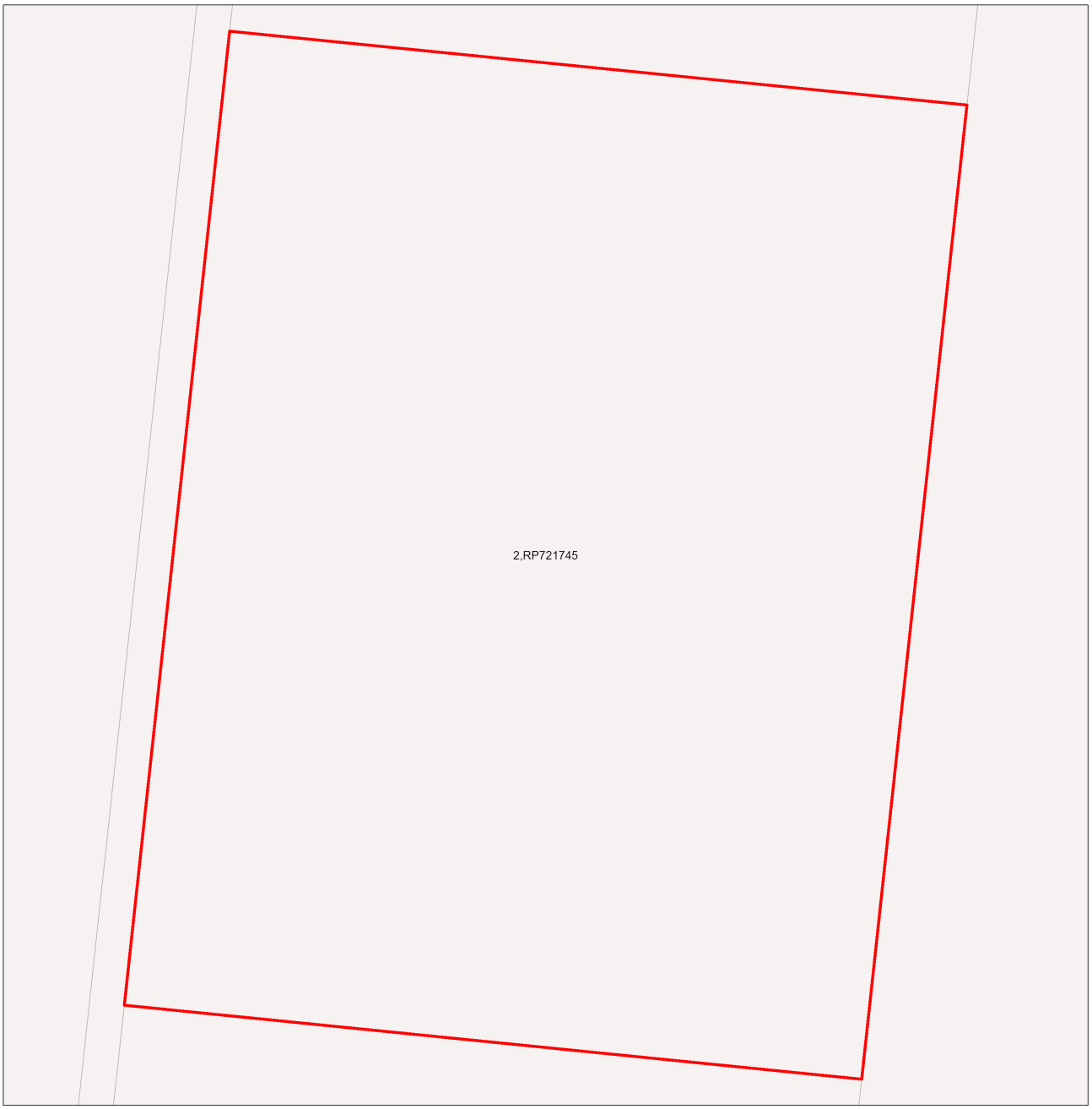
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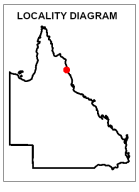
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

LOCALITY DIAGRAM



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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

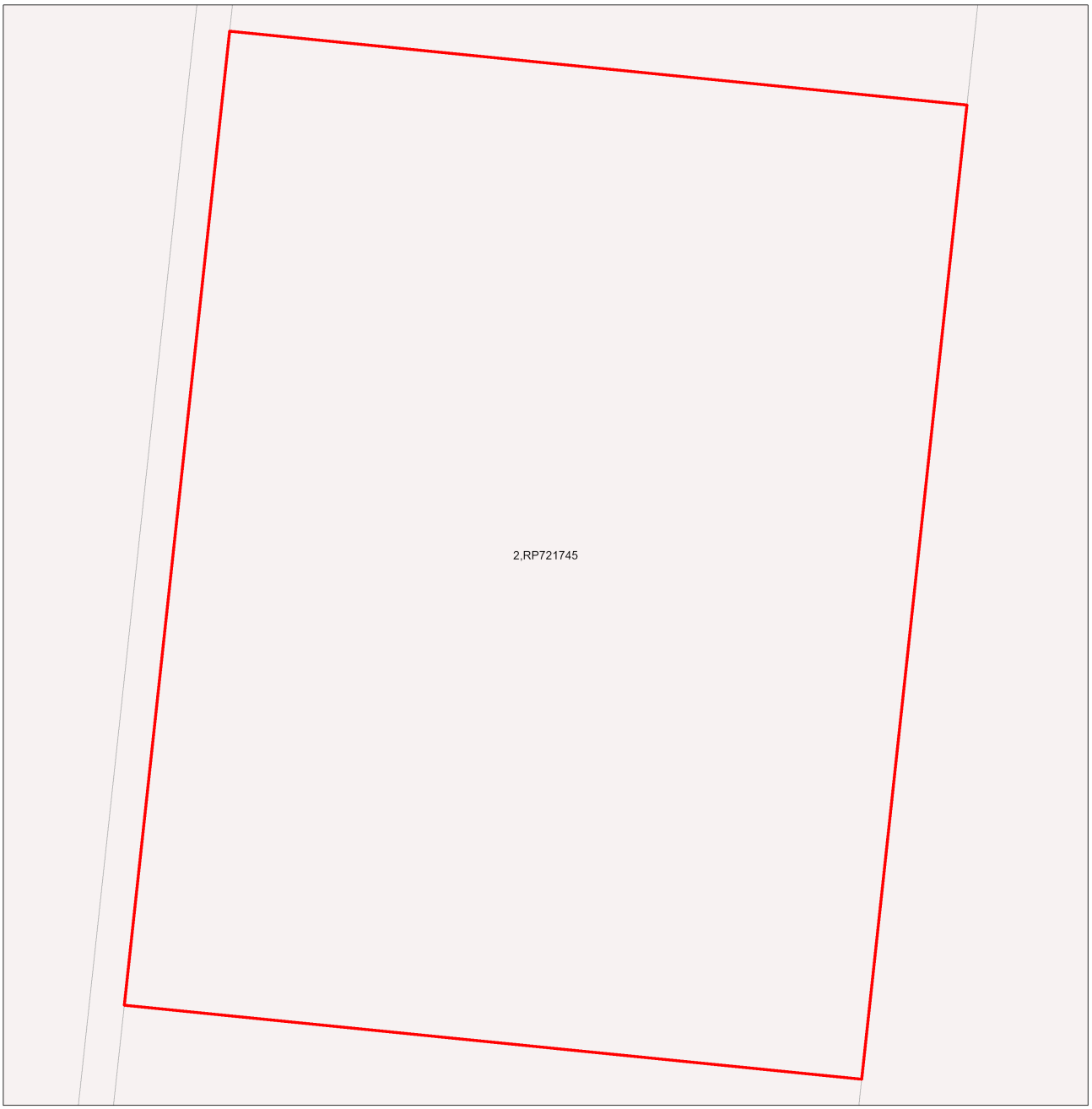
The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.

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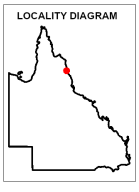
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Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan



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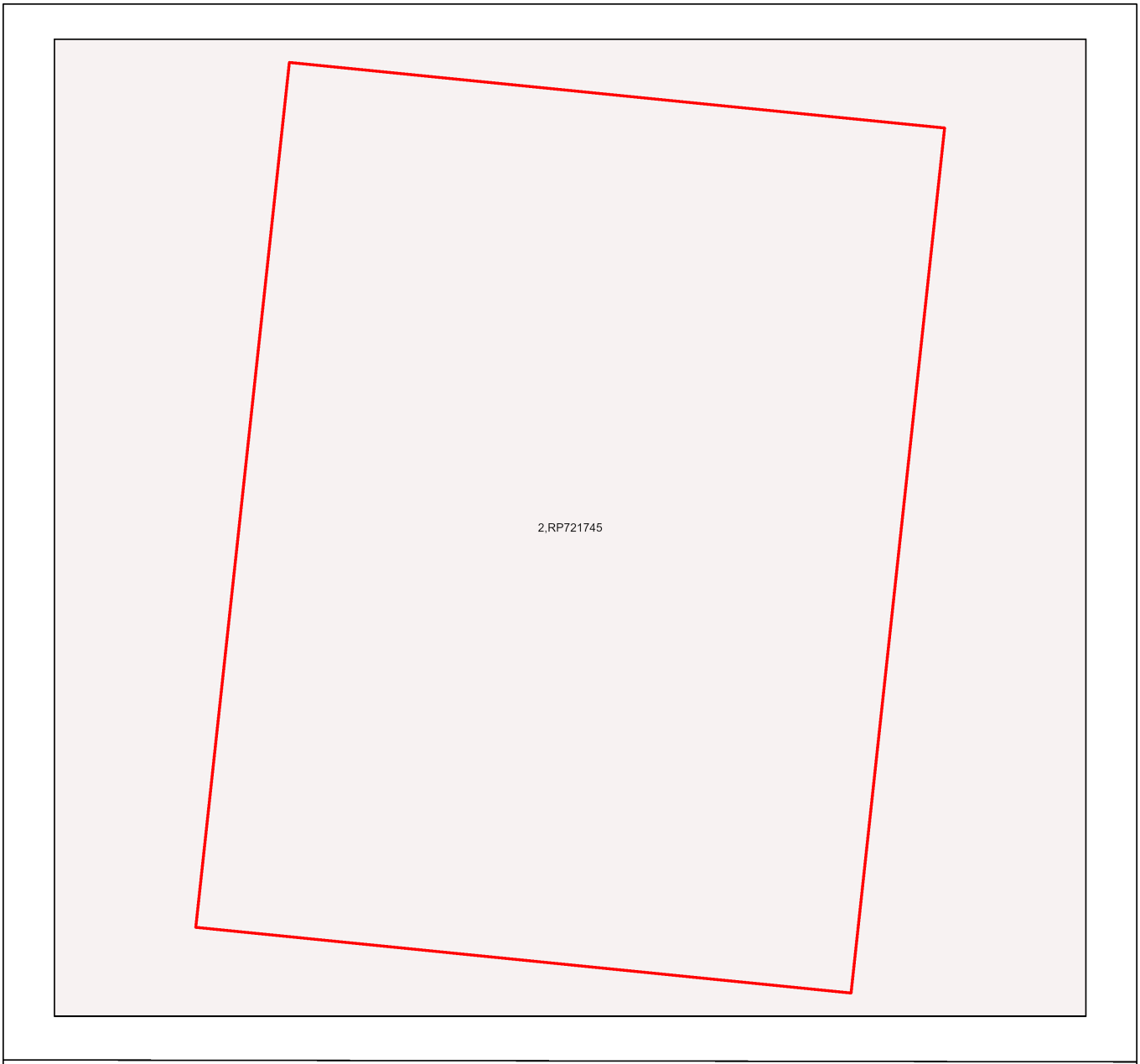
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.

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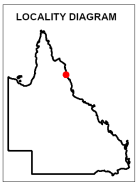
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Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan



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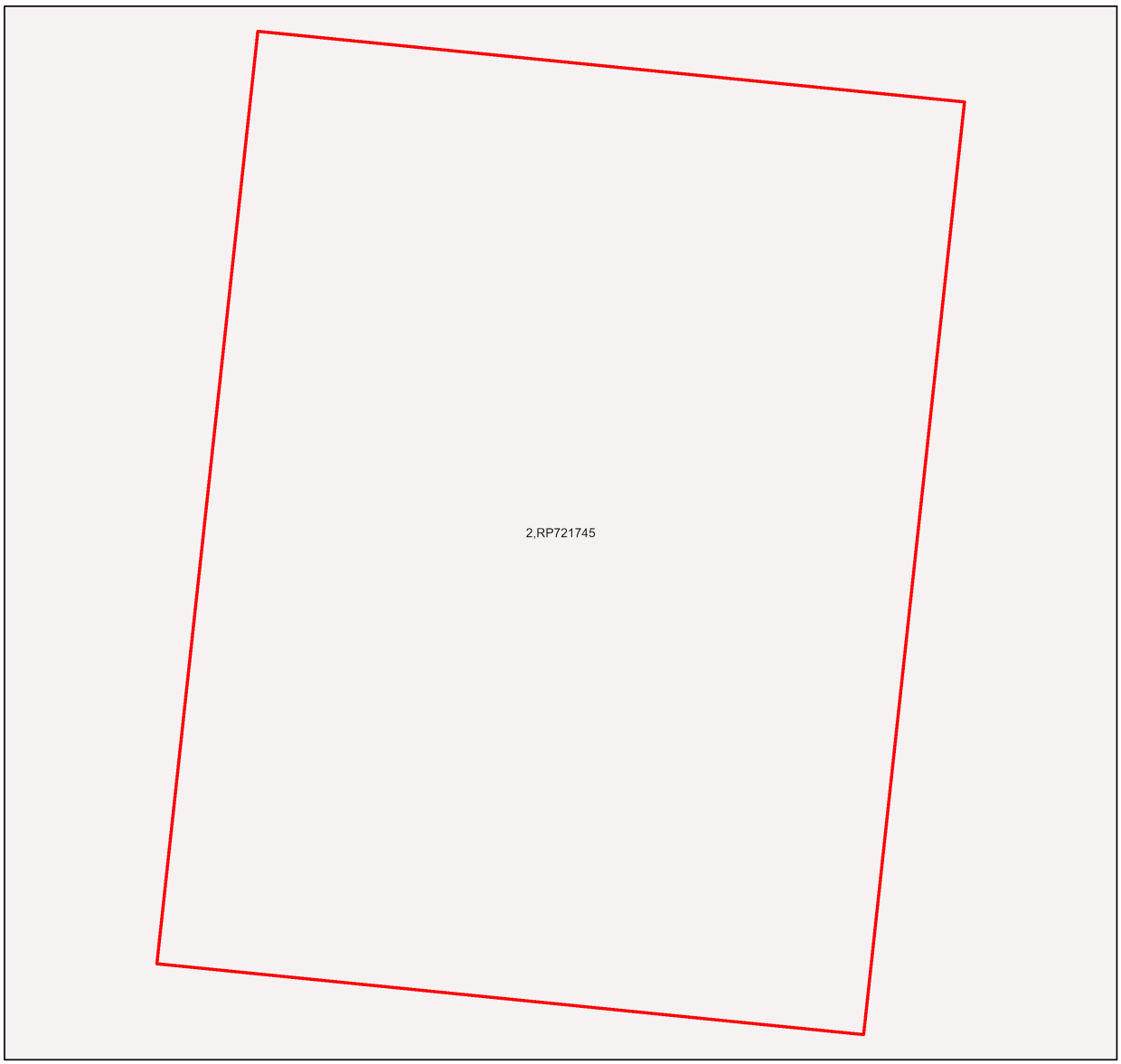
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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan



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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 5 Plan: RP706307

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

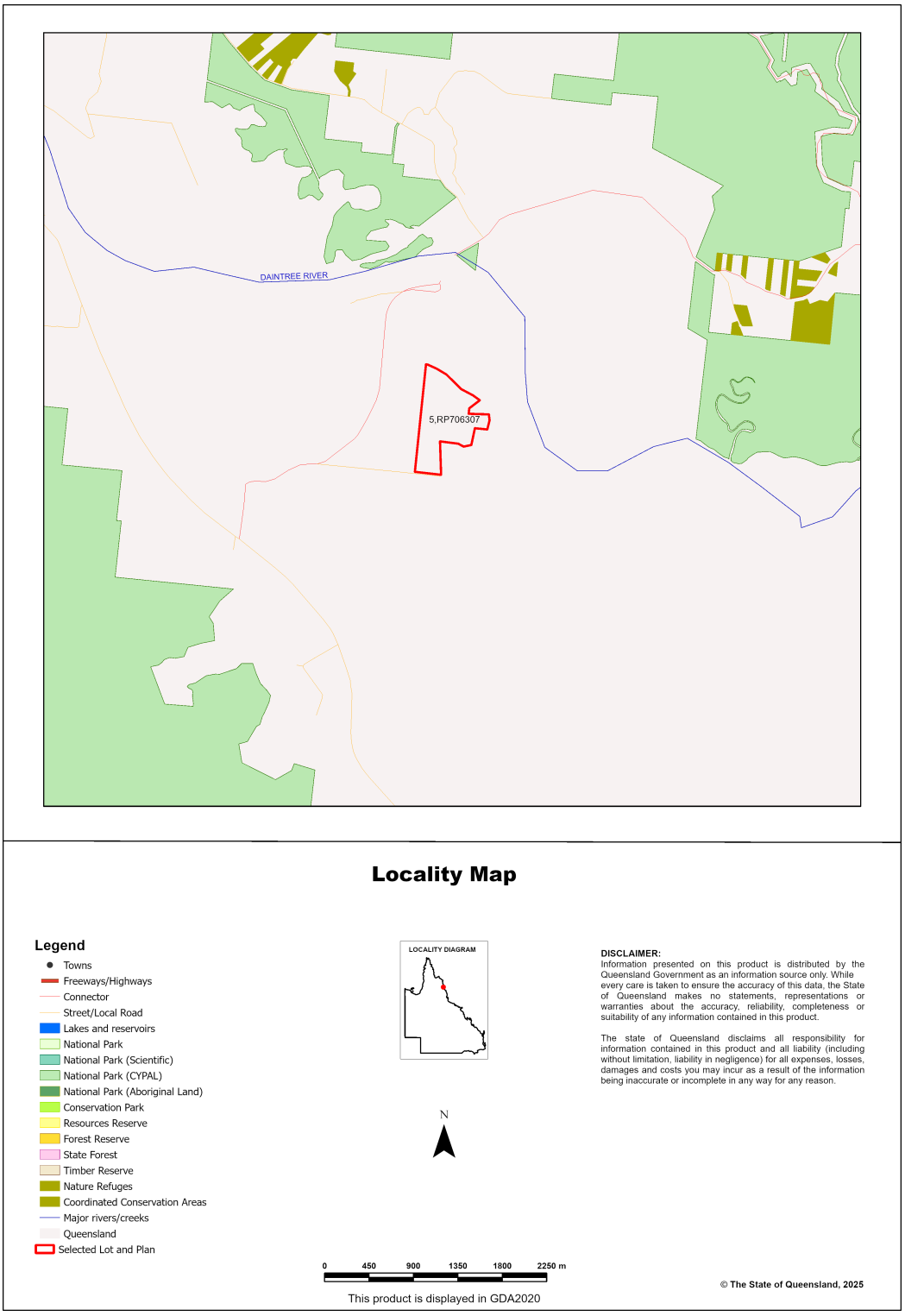
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 5 Plan: RP706307, with area 42.57 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	3.06 ha	7.2%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	3.27 ha	7.7%
7b Special least concern animals	2.46 ha	5.8%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	1.1 ha	2.6%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0.1 ha	0.2%
8d Regulated Vegetation - Essential habitat	3.27 ha	7.7%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

Marine Park Name	Zone
Great Barrier Reef Coast Marine Park	Conservation Park Zone

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Values are present

7b. Special least concern animals

Values are present

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	Core
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

Scientific name	Common name	NCA status	EPBC status	Migratory status
Crocodylus porosus	estuarine crocodile	V	None	M-B/E
Pteropus conspicillatus	spectacled flying-fox	E	E	None
Cyclopsitta diophthalma macleayana	Macleay's fig-parrot	V	None	None

Special least concern animal species records

Scientific name	Common name	Migratory status
Numenius phaeopus	whimbrel	M-C/J/R/B/E
Gallinago hardwickii	Latham's snipe	M-J/R/B/E
Calidris acuminata	sharp-tailed sandpiper	M-C/J/R/B/E
Actitis hypoleucos	common sandpiper	M-C/J/R/B/E

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Regional ecosystem	Vegetation management polygon	Vegetation management status
7.1.4a	O-dom	rem_oc

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Regulated vegetation map category	Map number
R	7965

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets

9a. Legally secured offset areas - offset register areas

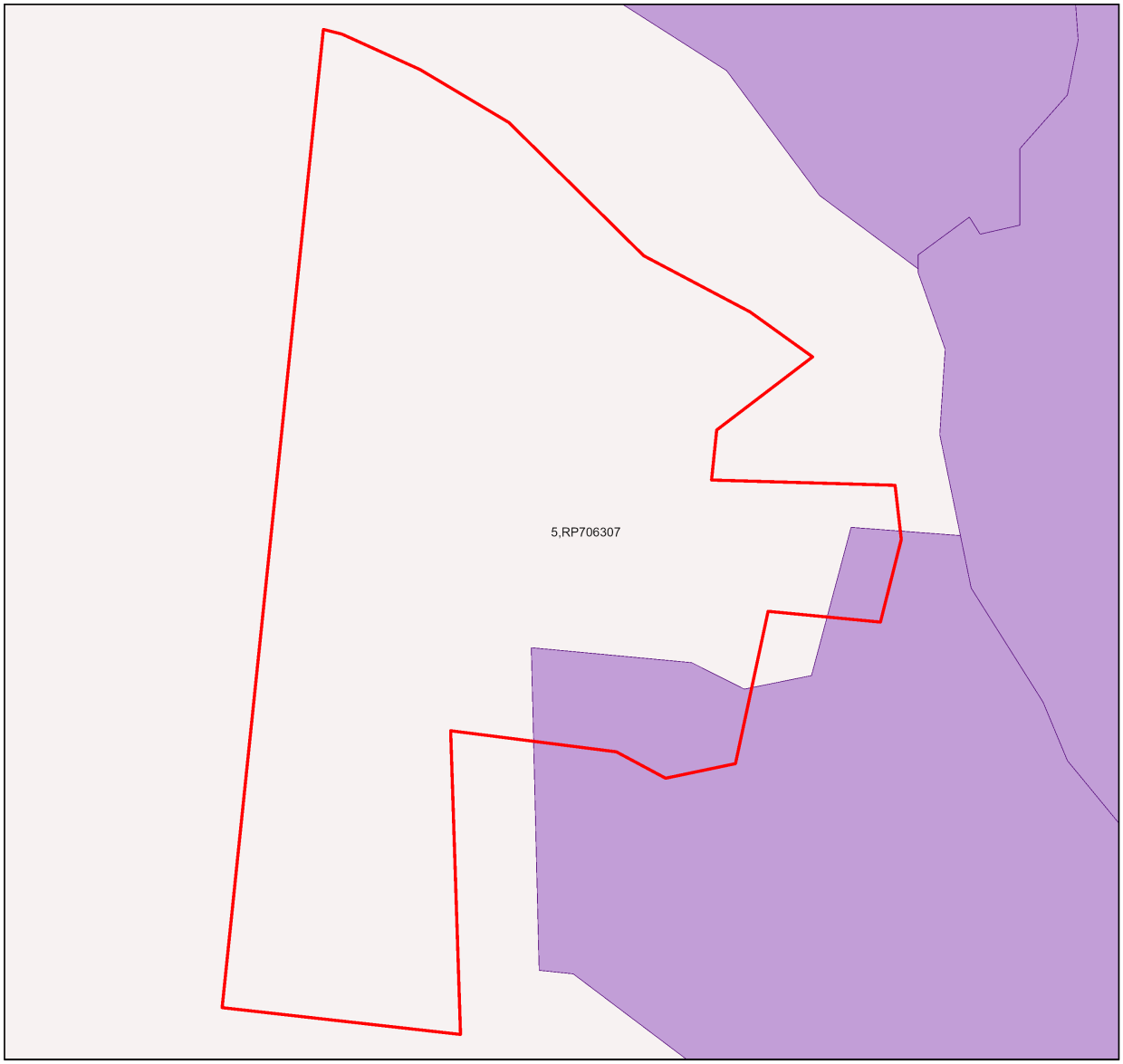
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan



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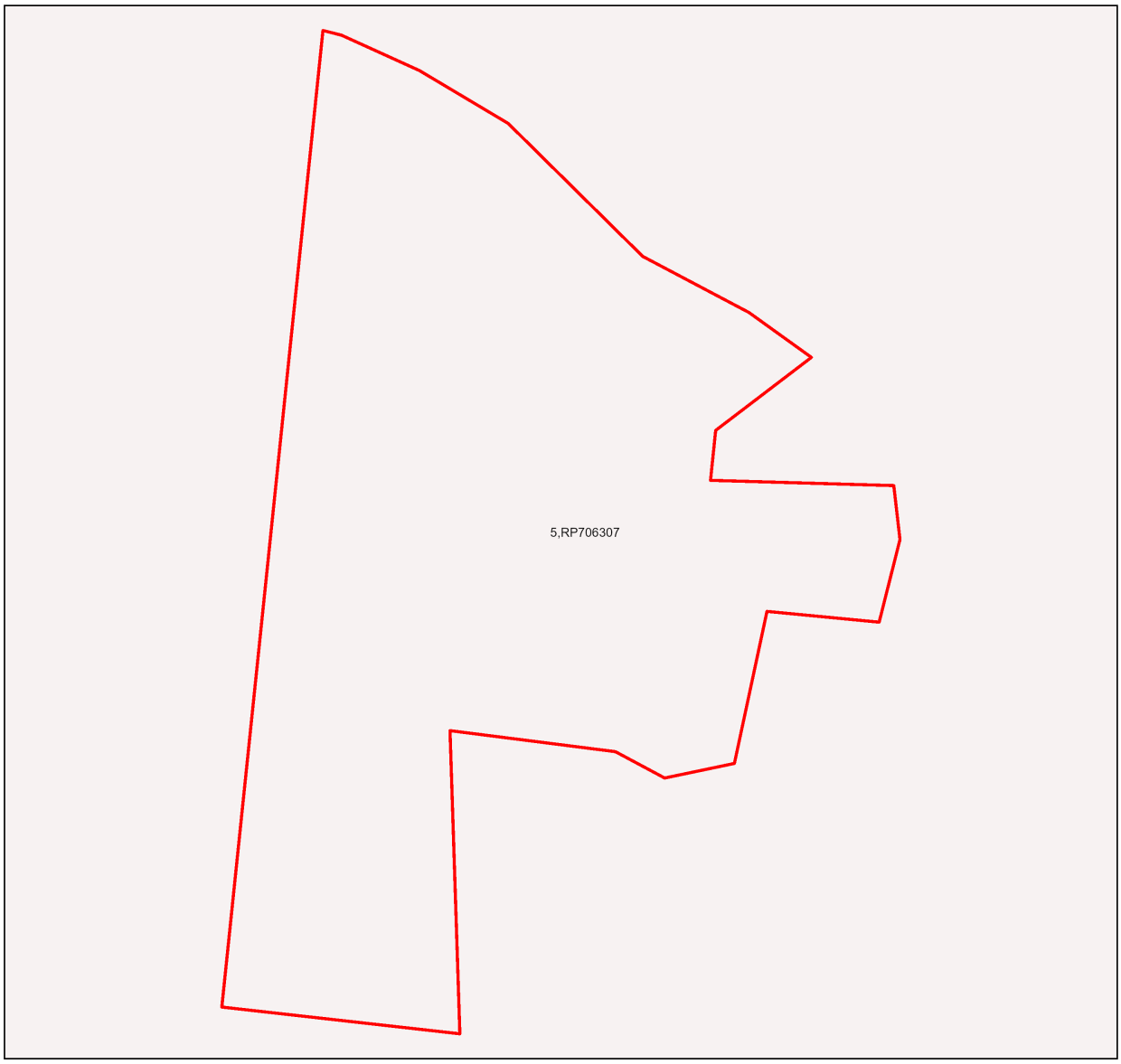
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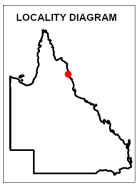
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Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan



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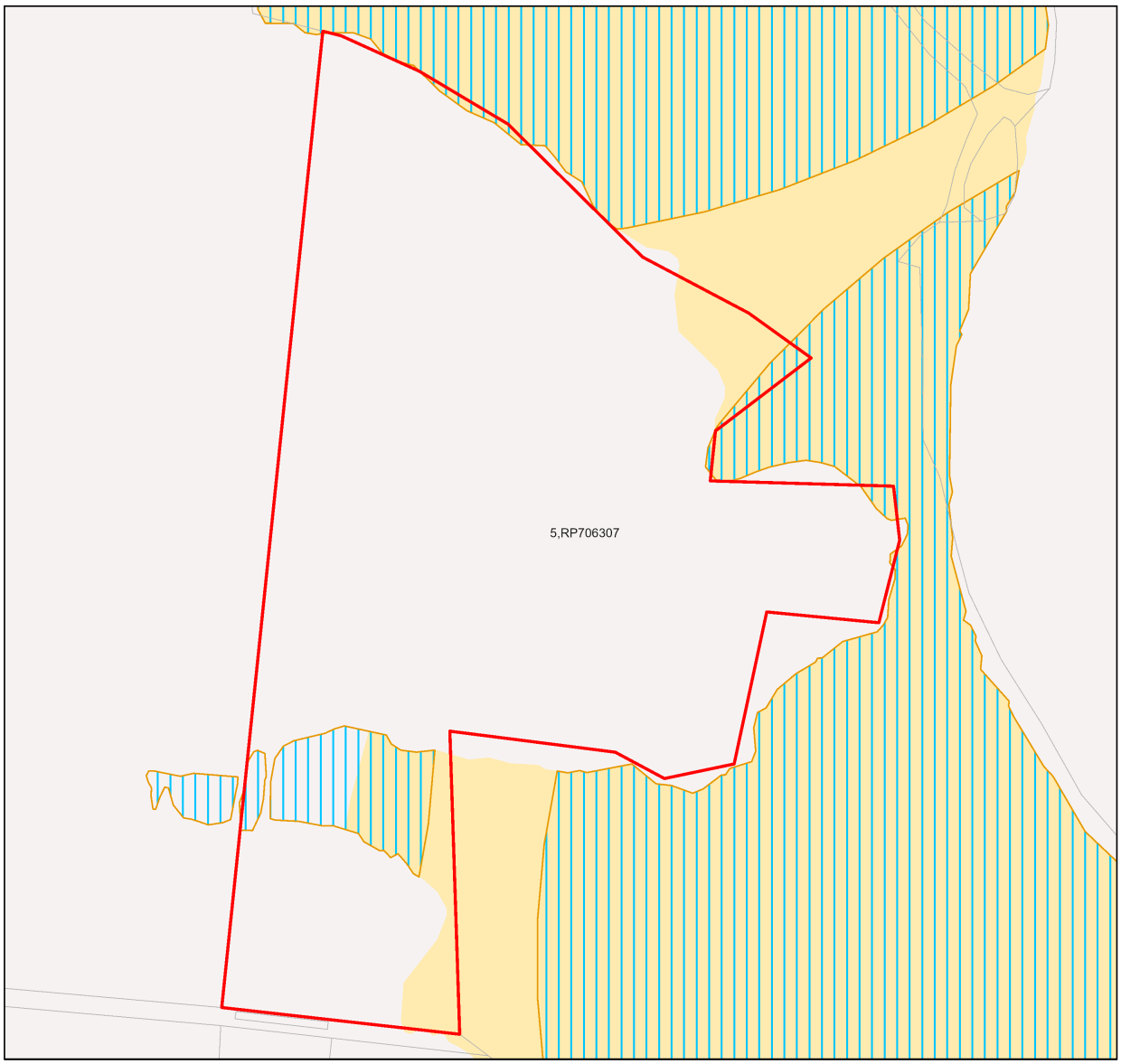
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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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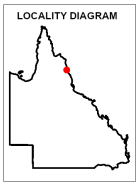
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

LOCALITY DIAGRAM



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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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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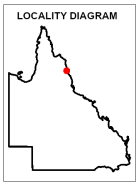
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Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan



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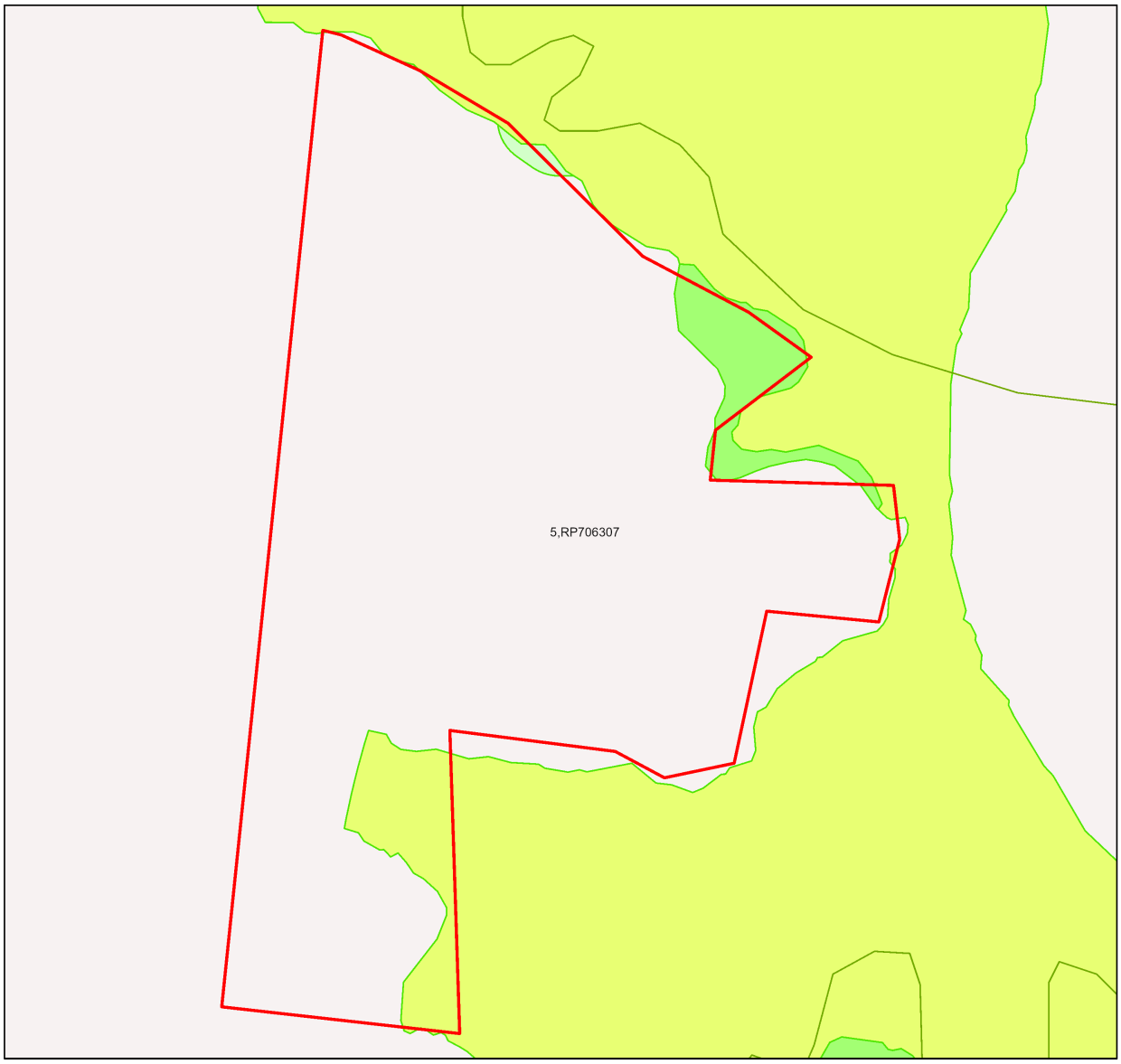
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.

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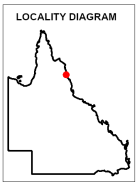
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Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan



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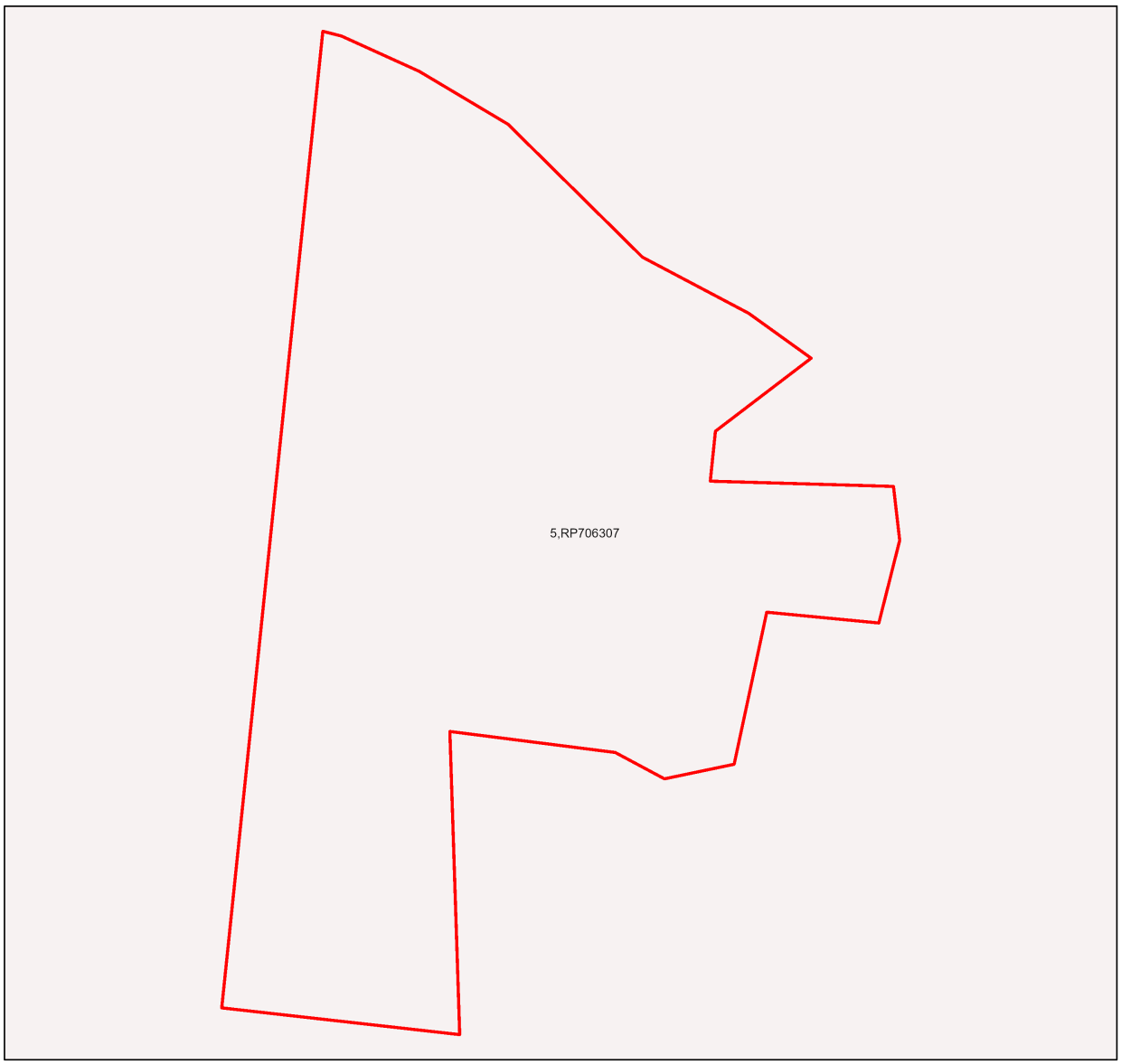
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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan



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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 337 Plan: RP800690

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

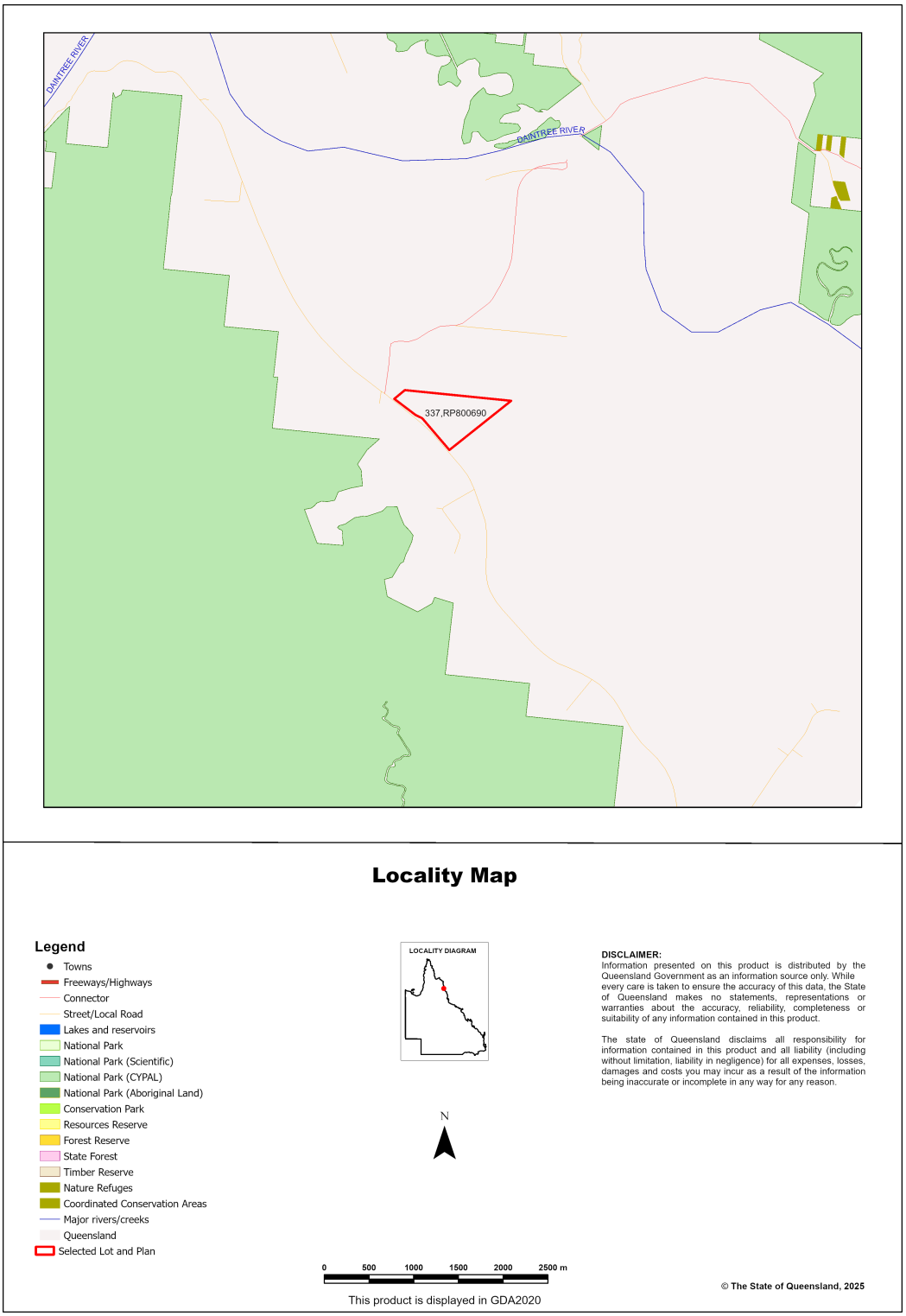
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 337 Plan: RP800690, with area 39.34 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	1.24 ha	3.2%
7b Special least concern animals	0.09 ha	0.2%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	1.24 ha	3.2%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	1.24 ha	3.2%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Values are present

7b. Special least concern animals

Values are present

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	Core
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

(No results)

Special least concern animal species records

Scientific name	Common name	Migratory status
Gallinago hardwickii	Latham's snipe	M-J/R/B/E
Calidris acuminata	sharp-tailed sandpiper	M-C/J/R/B/E

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Regional ecosystem	Vegetation management polygon	Vegetation management status
7.2.4c	O-dom	rem_oc

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland
Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

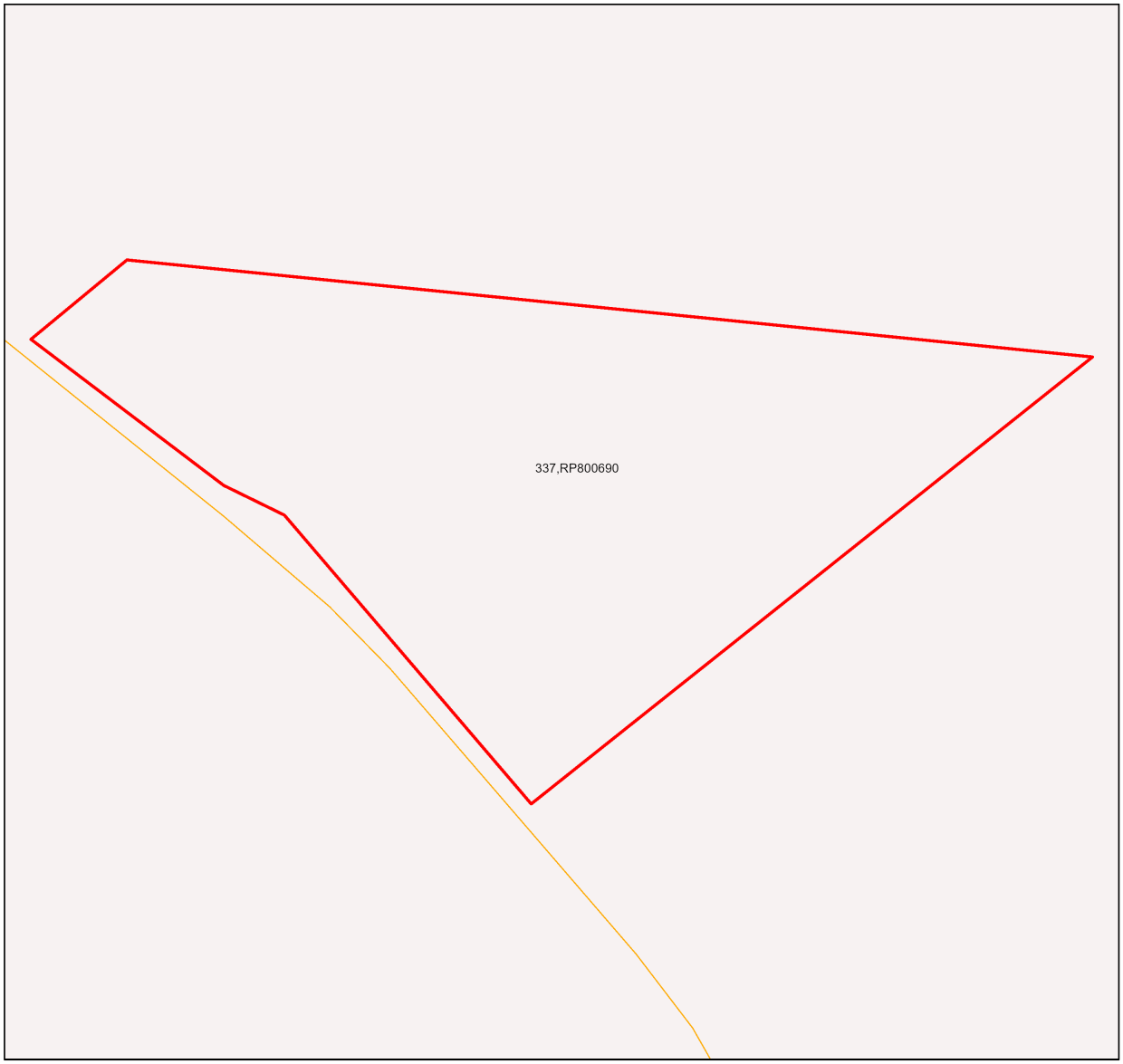
MSES - Offsets

9a. Legally secured offset areas - offset register areas
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation
(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan

LOCALITY DIAGRAM



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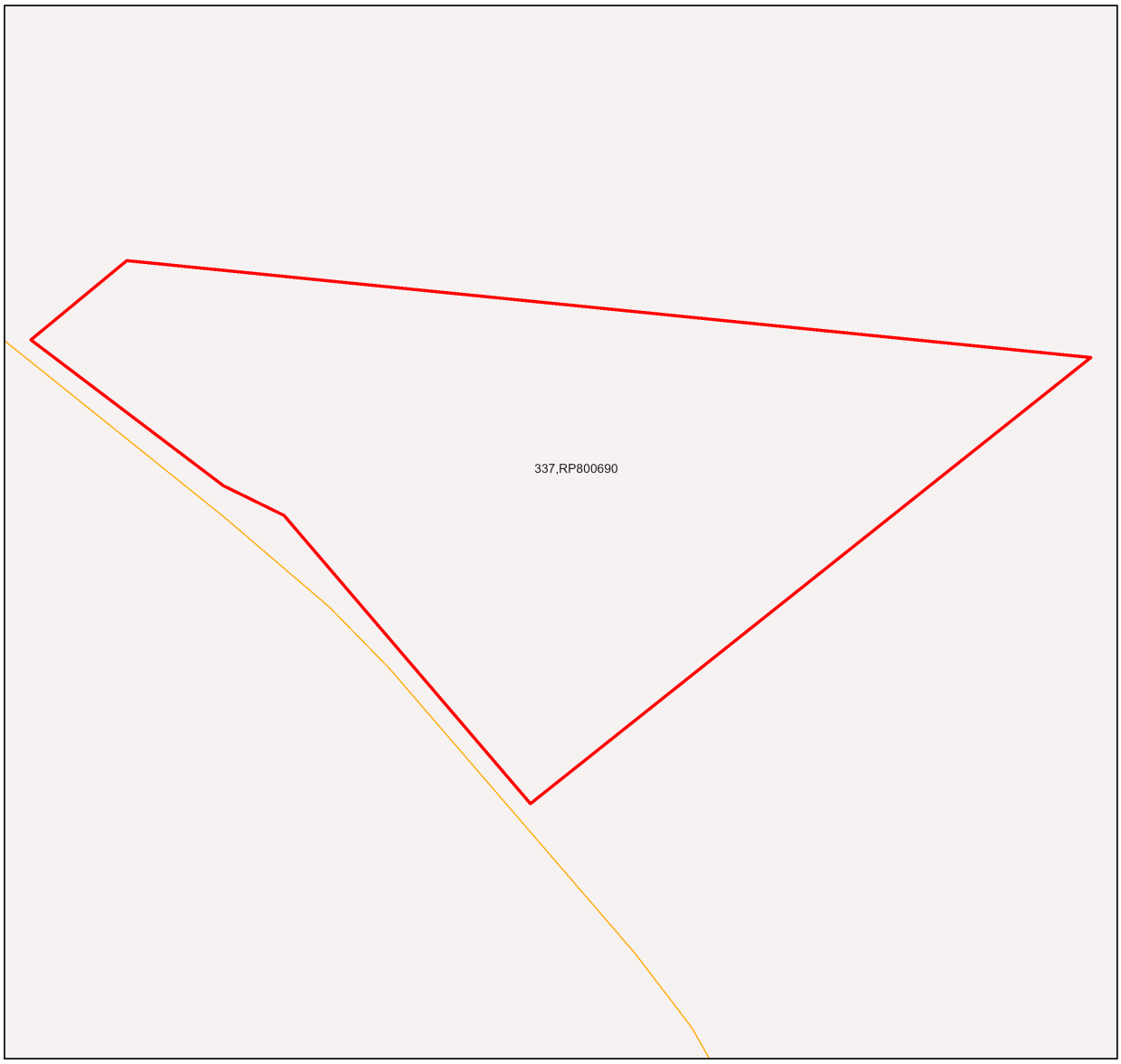
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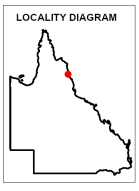
Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan

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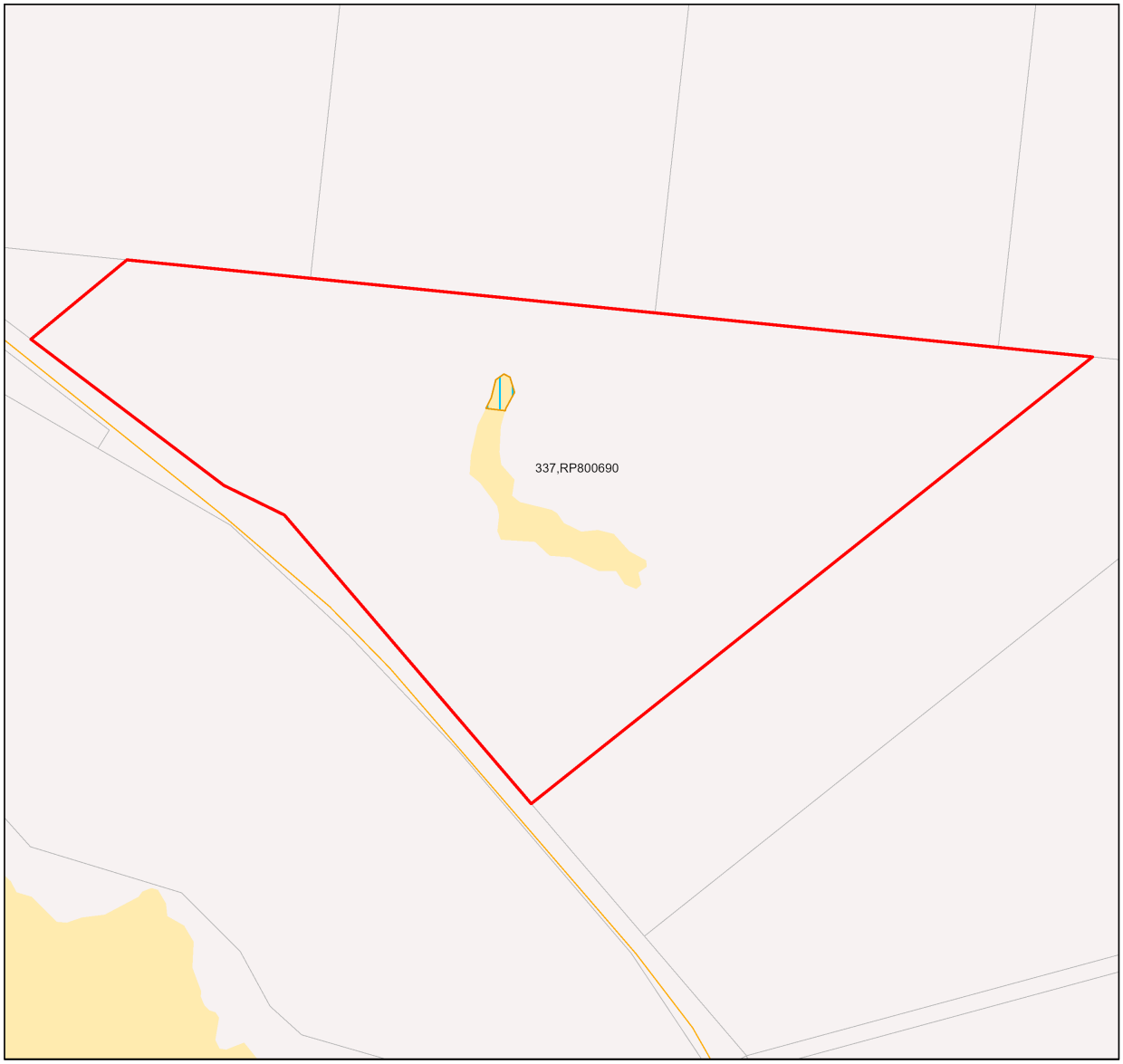
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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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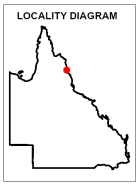
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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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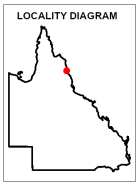
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan

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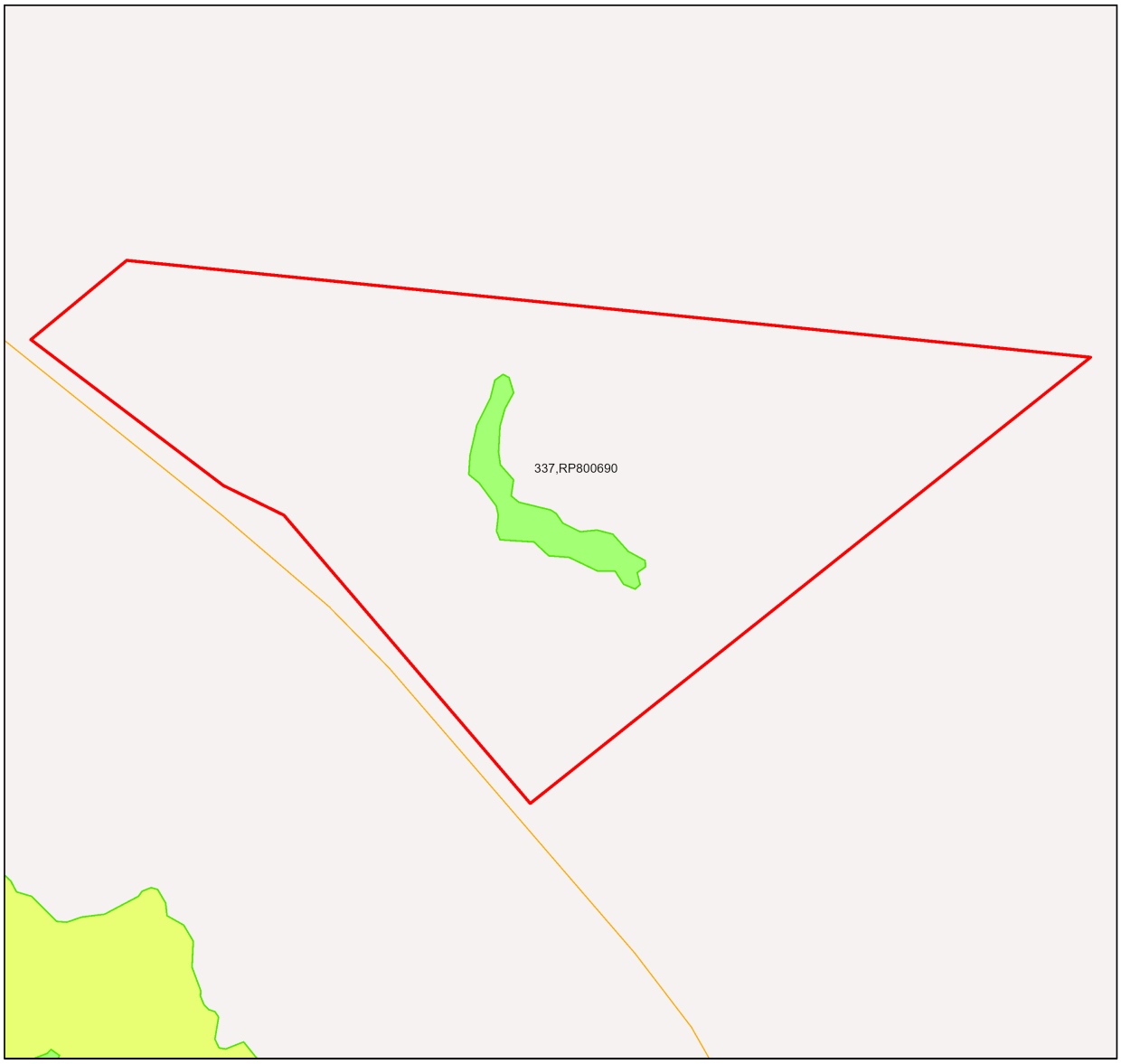
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.

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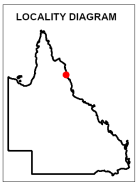
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Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan



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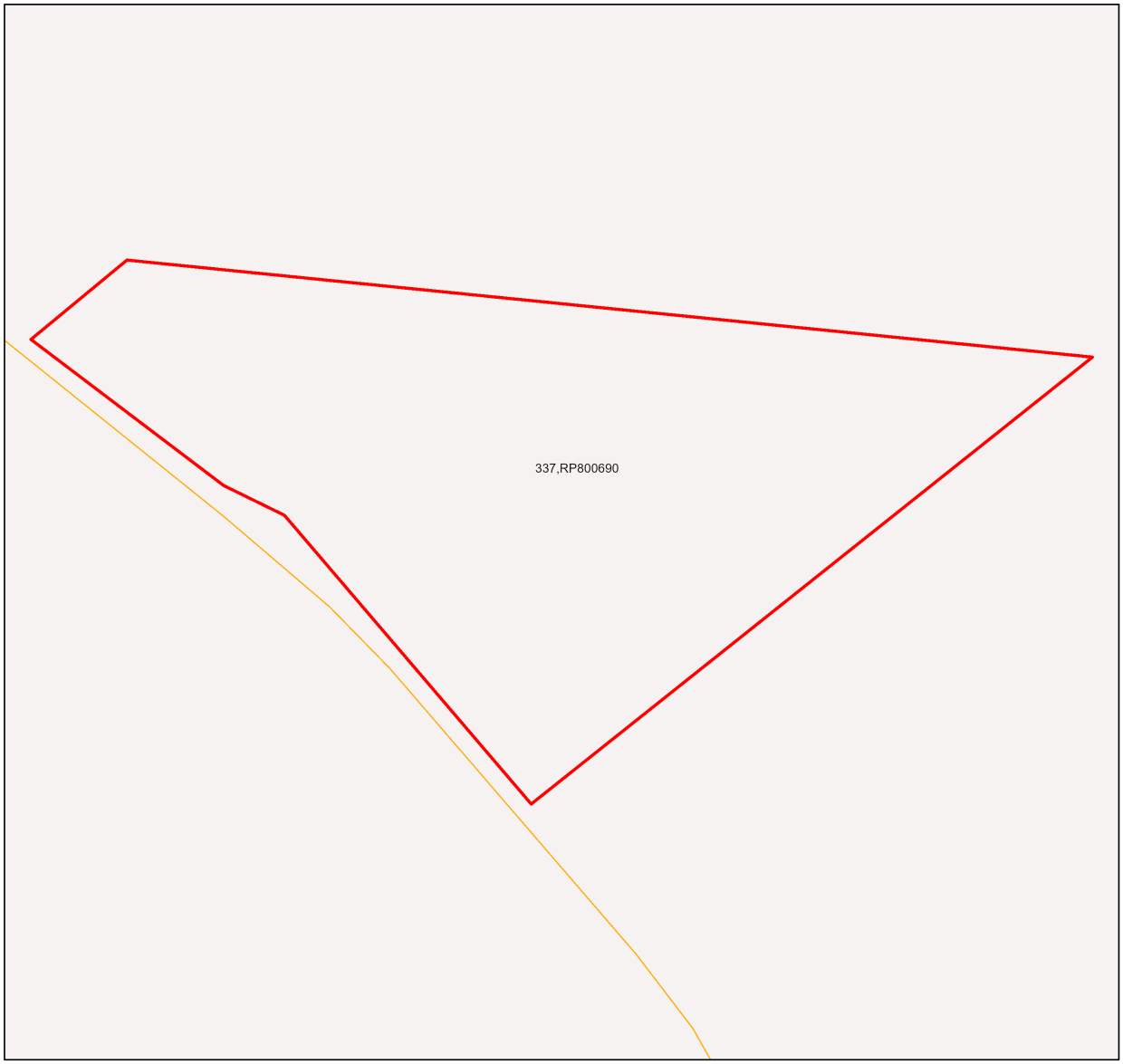
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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan

LOCALITY DIAGRAM



N

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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 354 Plan: SR616

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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Table of Contents

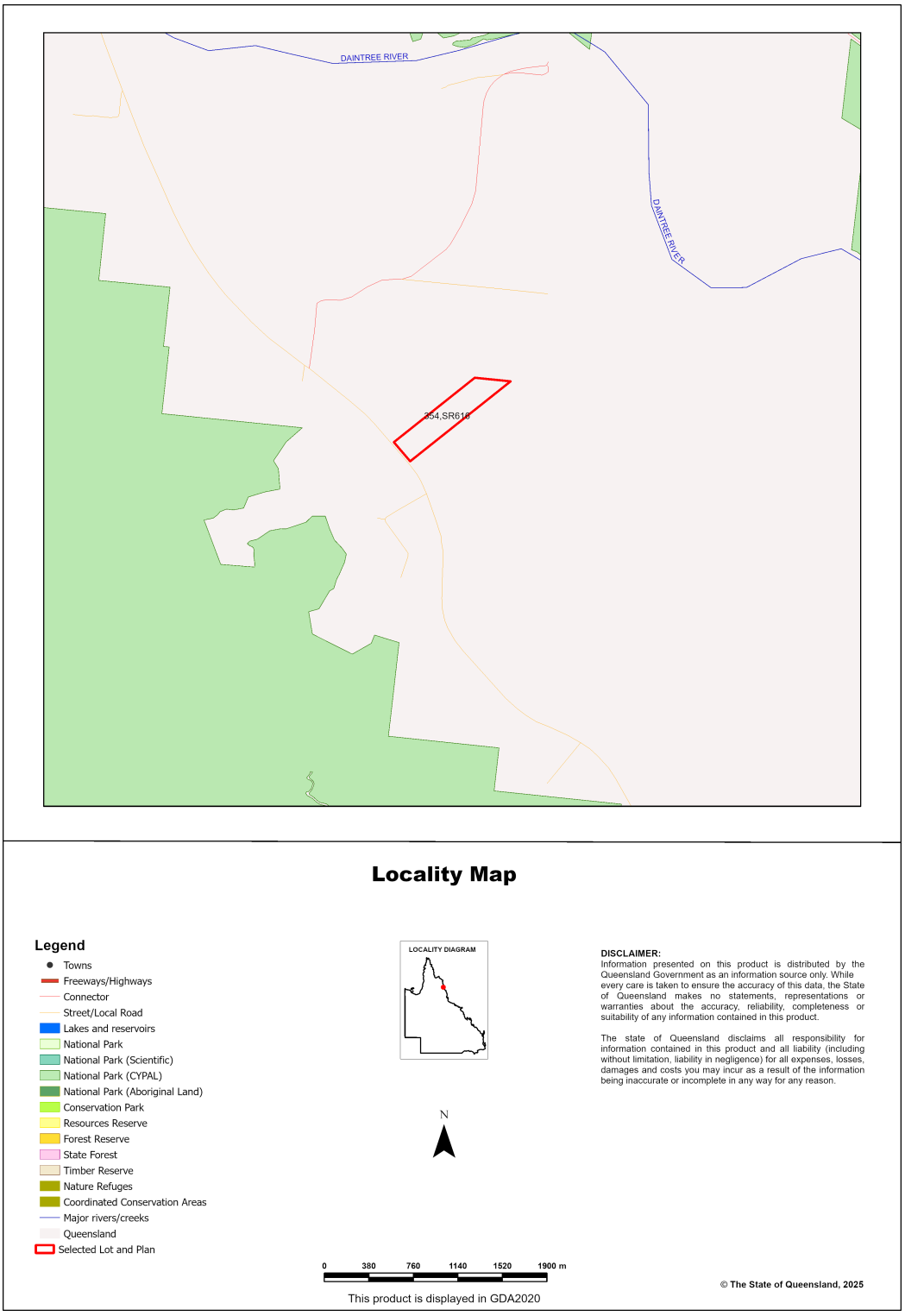
Assessment Area Details 4
Matters of State Environmental Significance (MSES) 5
MSES Categories 5
MSES Values Present 6
Additional Information with Respect to MSES Values Present 6
MSES - State Conservation Areas 6
MSES - Wetlands and Waterways 7
MSES - Species 7
MSES - Regulated Vegetation 10
MSES - Offsets 11
Maps 12
Map 1 - MSES - State Conservation Areas 12
Map 2 - MSES - Wetlands and Waterways 13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals 14
Map 3b - MSES - Species - Koala habitat area (SEQ) 15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas) 16
Map 4 - MSES - Regulated Vegetation 17
Map 5 - MSES - Offset Areas 18
Appendices 19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology 19
Appendix 2 - Source Data 20
Appendix 3 - Acronyms and Abbreviations 21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 354 Plan: SR616, with area 20.25 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992;*

- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ;

- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

  - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
  - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
  - Category R areas on the regulated vegetation management map;
  - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
  - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0 ha	
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0 ha	0.0%
7b Special least concern animals	0 ha	0.0%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0 ha	0.0%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	0 ha	0.0%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Not applicable

7b. Special least concern animals

Not applicable

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
Boronia keysii	Keys boronia	V	None
Calyptorhynchus lathami	Glossy black cockatoo	V	None
Casuarius casuarius johnsonii	Sthn population cassowary	E	None
Crinia tinnula	Wallum froglet	V	None
Denisonia maculata	Ornamental snake	V	None
Euastacus bindal	Mount Elliot crayfish	CR	None
Euastacus binzayedi		CR	None
Euastacus eungella		E	None
Euastacus hystricosus		E	None
Euastacus jagara	Jagara hairy crayfish	CR	None
Euastacus maidae		CR	None
Euastacus monteithorum		E	None
Euastacus robertsi		E	None
Taudactylus pleione	Kroombit tinkerfrog	E	None
Litoria freycineti	Wallum rocketfrog	V	None
Litoria olongburensis	Wallum sedgefrog	V	None
Macadamia integrifolia		V	None
Melaleuca irbyana	swamp tea-tree	E	None
Macadamia ternifolia		V	None
Macadamia tetraphylla	bopple nut	V	None
Petrogale penicillata	brush-tailed rock-wallaby	V	None
Petrogale coenensis	Cape York rock-wallaby	E	None
Petrogale purpureicollis	purple-necked rock-wallaby	V	None
Petrogale sharmani	Sharmans rock-wallaby	V	None
Petrogale xanthopus celeris	yellow-footed rock-wallaby (Qld subspecies)	V	None
Petaurus gracilis	Mahogany Glider	E	None
Petrogale persephone	Proserpine rock-wallaby	E	None
Phascolarctos cinereus	Koala - outside SEQ*	E	None
Pezoporus wallicus wallicus	Eastern ground parrot	V	None
Xeromys myoides	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

(No results)

Special least concern animal species records

(No results)

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

https://www.qld.gov.au/environment/plants-animals/species-list/

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

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

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

https://environment.ehp.qld.gov.au/regional-ecosystems/

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Not applicable

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland
Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

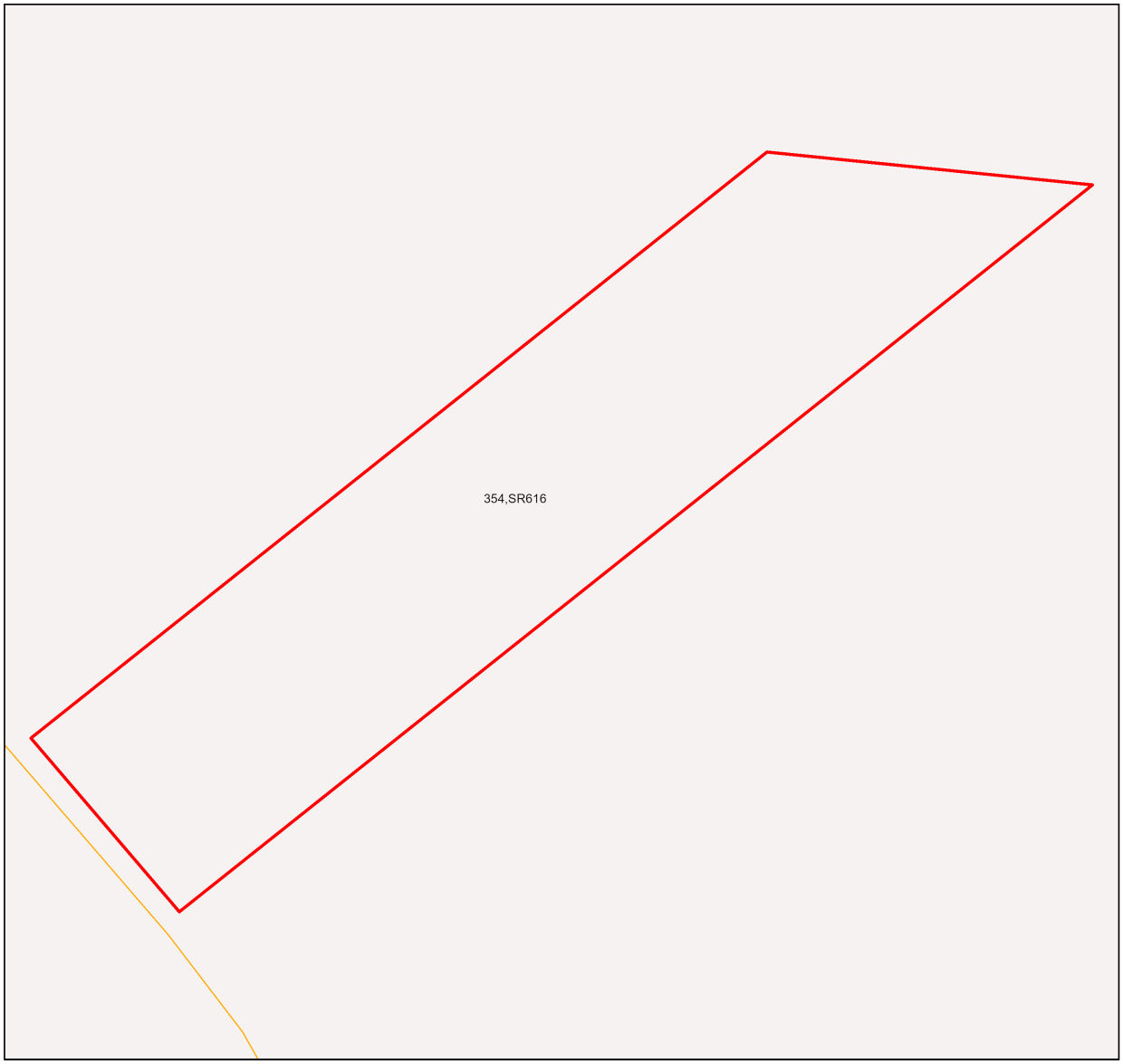
MSES - Offsets

9a. Legally secured offset areas - offset register areas
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation
(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Protected area (estates, nature refuges, special wildlife reserves)
- Declared fish habitat area (A and B areas)
- Marine park (highly protected)
- Selected Lot and Plan

LOCALITY DIAGRAM



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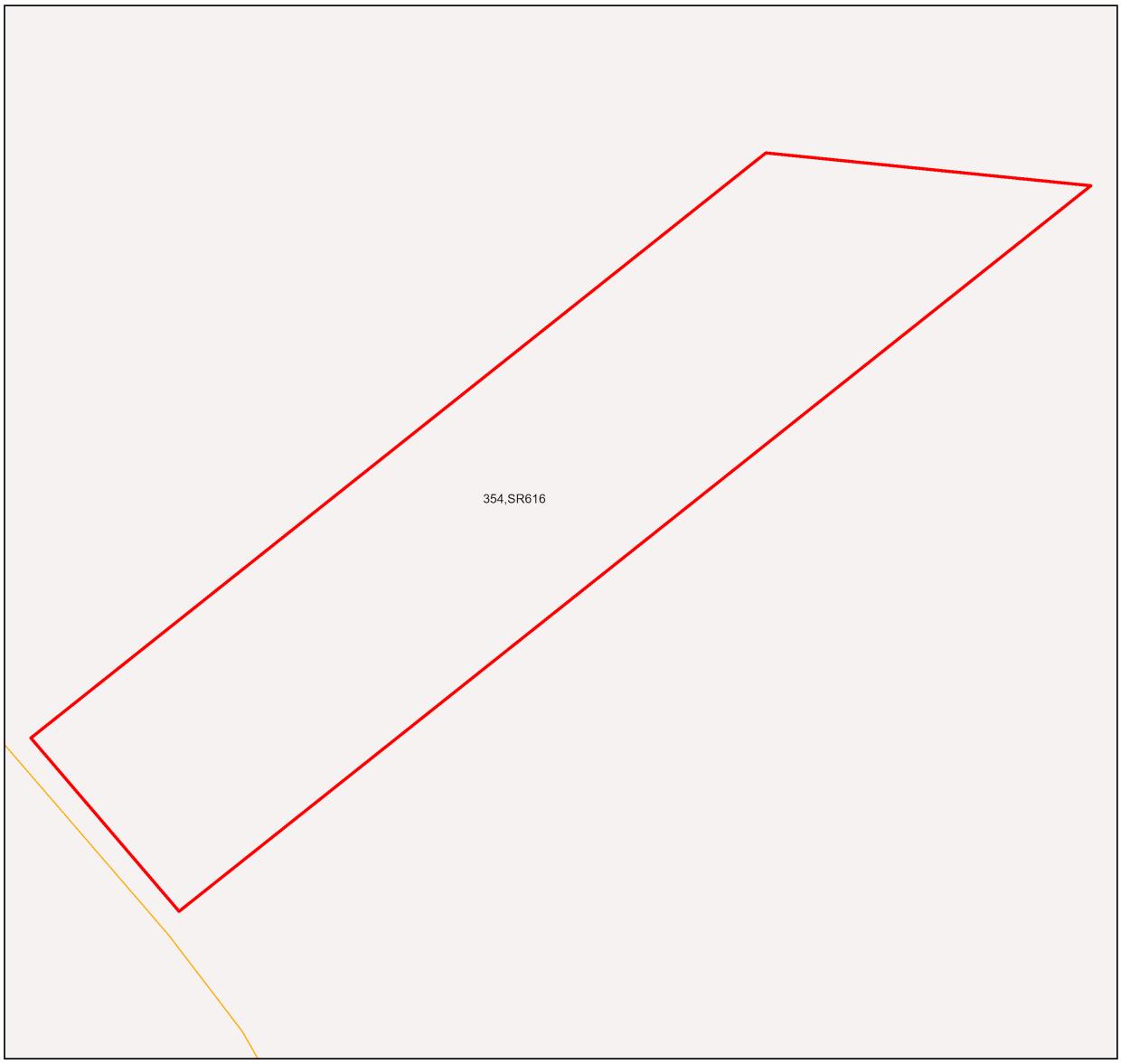
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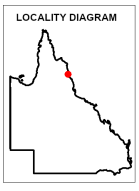
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Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands
- Selected Lot and Plan



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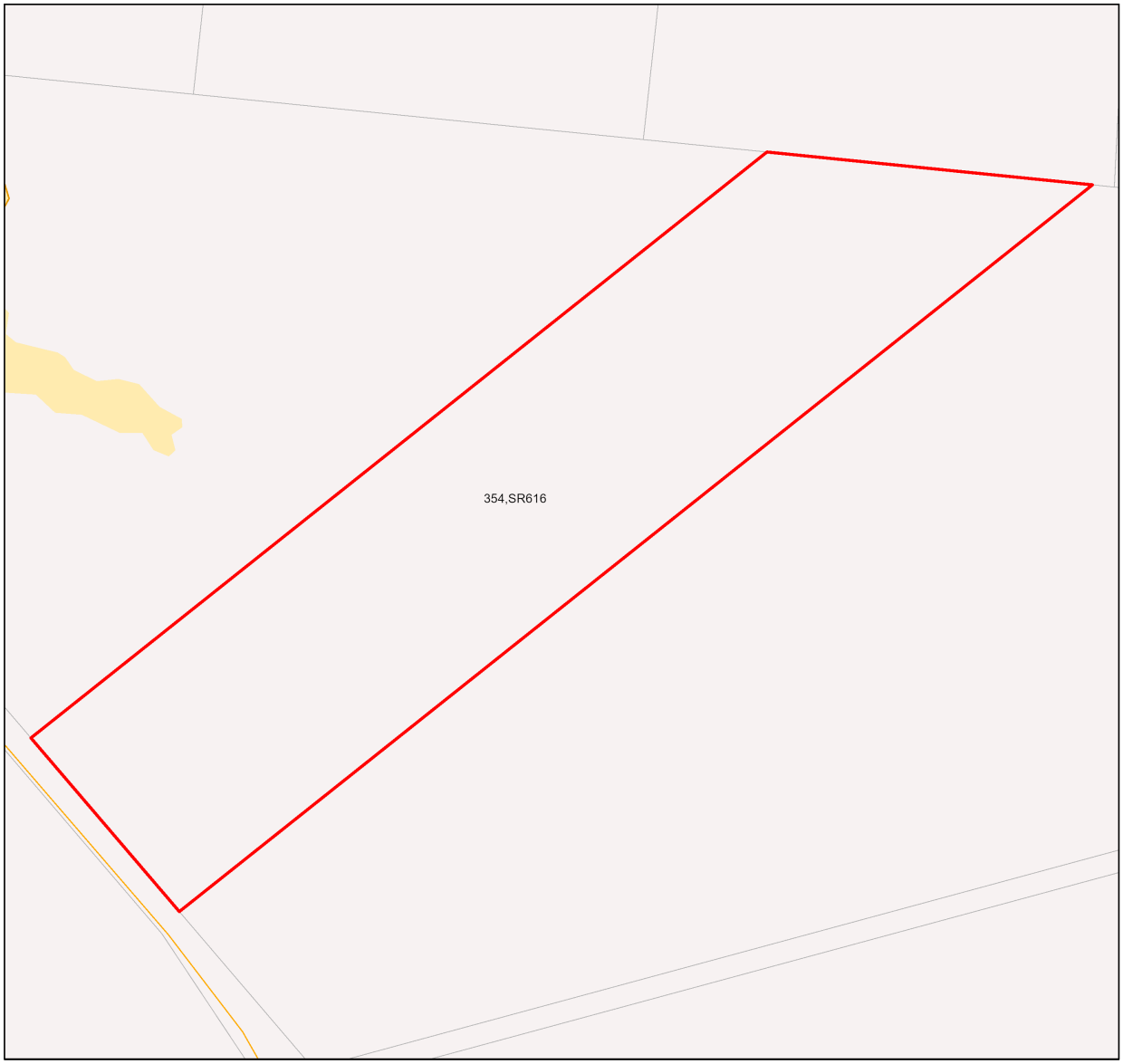
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Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species
Threatened (endangered or vulnerable) wildlife and special least concern animals

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)
- Selected Lot and Plan



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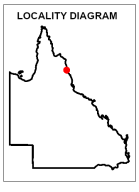
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species
Koala habitat area (SEQ)

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Selected Lot and Plan

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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping

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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Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

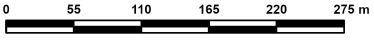
- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)
- Selected Lot and Plan

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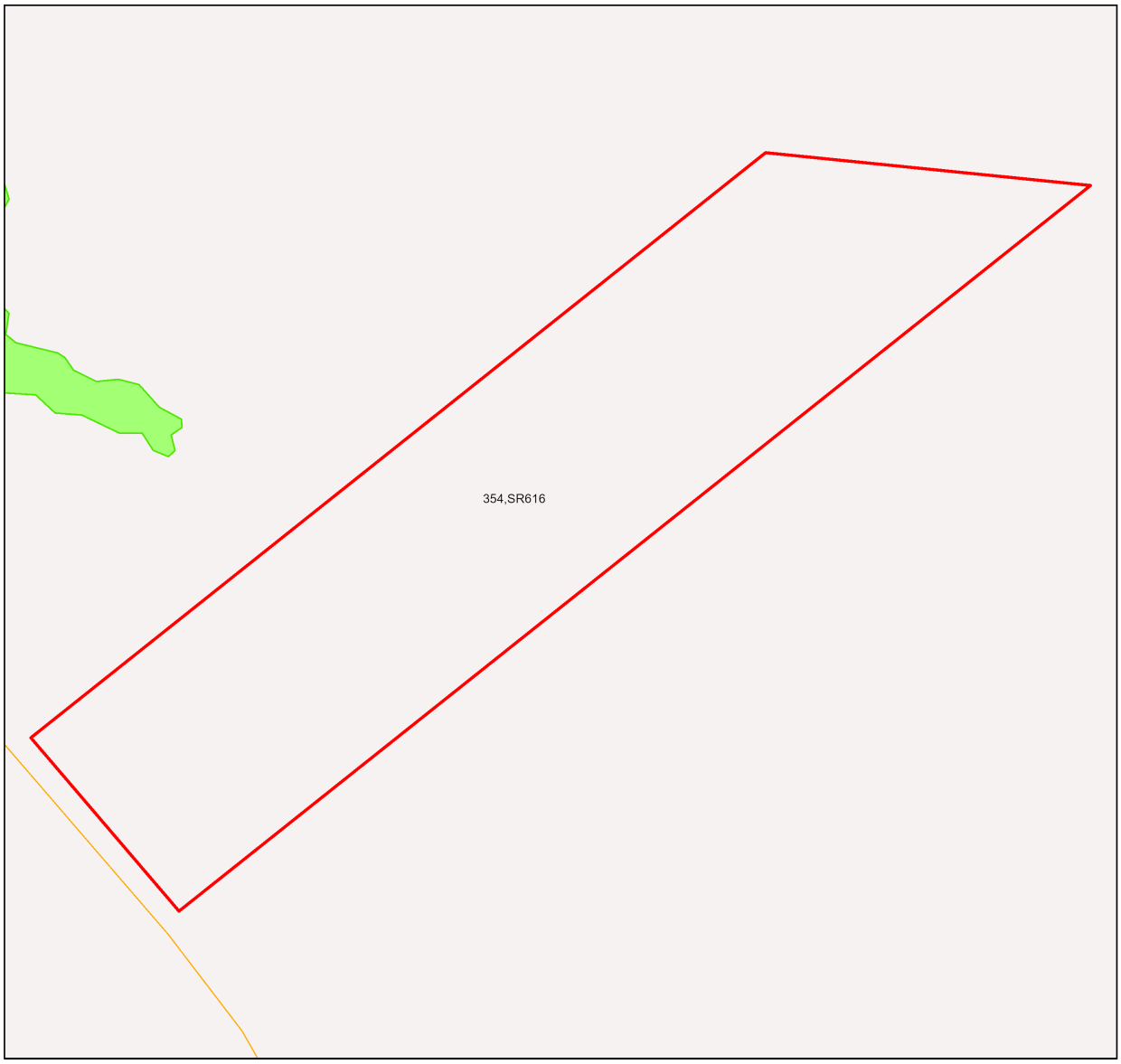
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.



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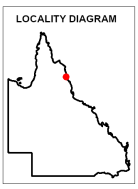
Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Regulated vegetation (intersecting a watercourse)
- Regulated vegetation (100m from wetland)
- Regulated vegetation (category B - endangered or of concern)
- Regulated vegetation (category C - endangered or of concern)
- Regulated vegetation (category R - GBR riverine)
- Regulated vegetation (essential habitat)
- Selected Lot and Plan

LOCALITY DIAGRAM



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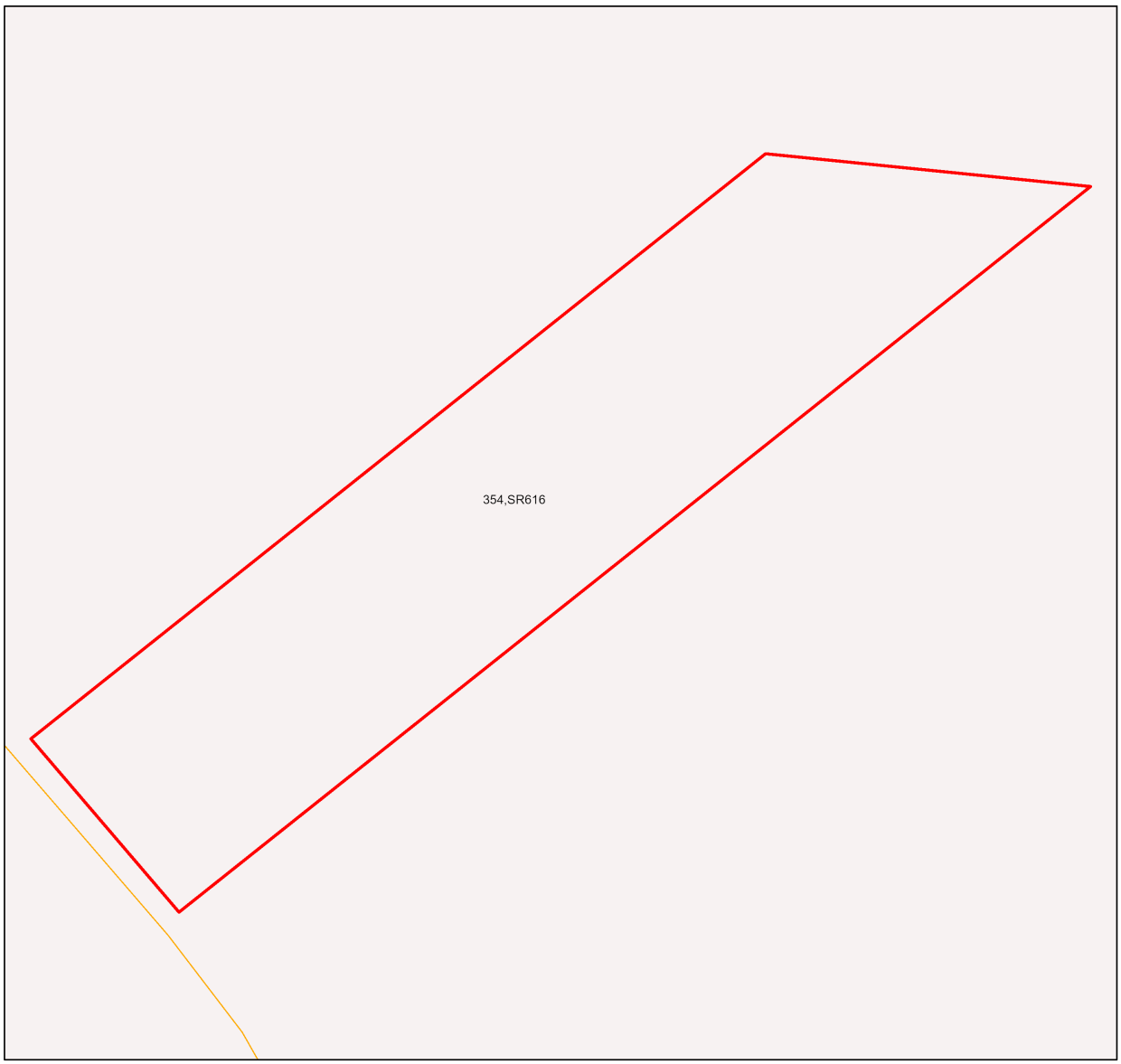
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Map 5 - MSES - Offset Areas



MSES - Offsets

- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Legally secured offset area (offset register)
- Legally secured offset area (vegetation offsets)
- Selected Lot and Plan

LOCALITY DIAGRAM



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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html .

Appendix 2 - Source Data

The datasets listed below are available on request from:

http://qldspatial.information.qld.gov.au/catalogue/custom/index.page

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

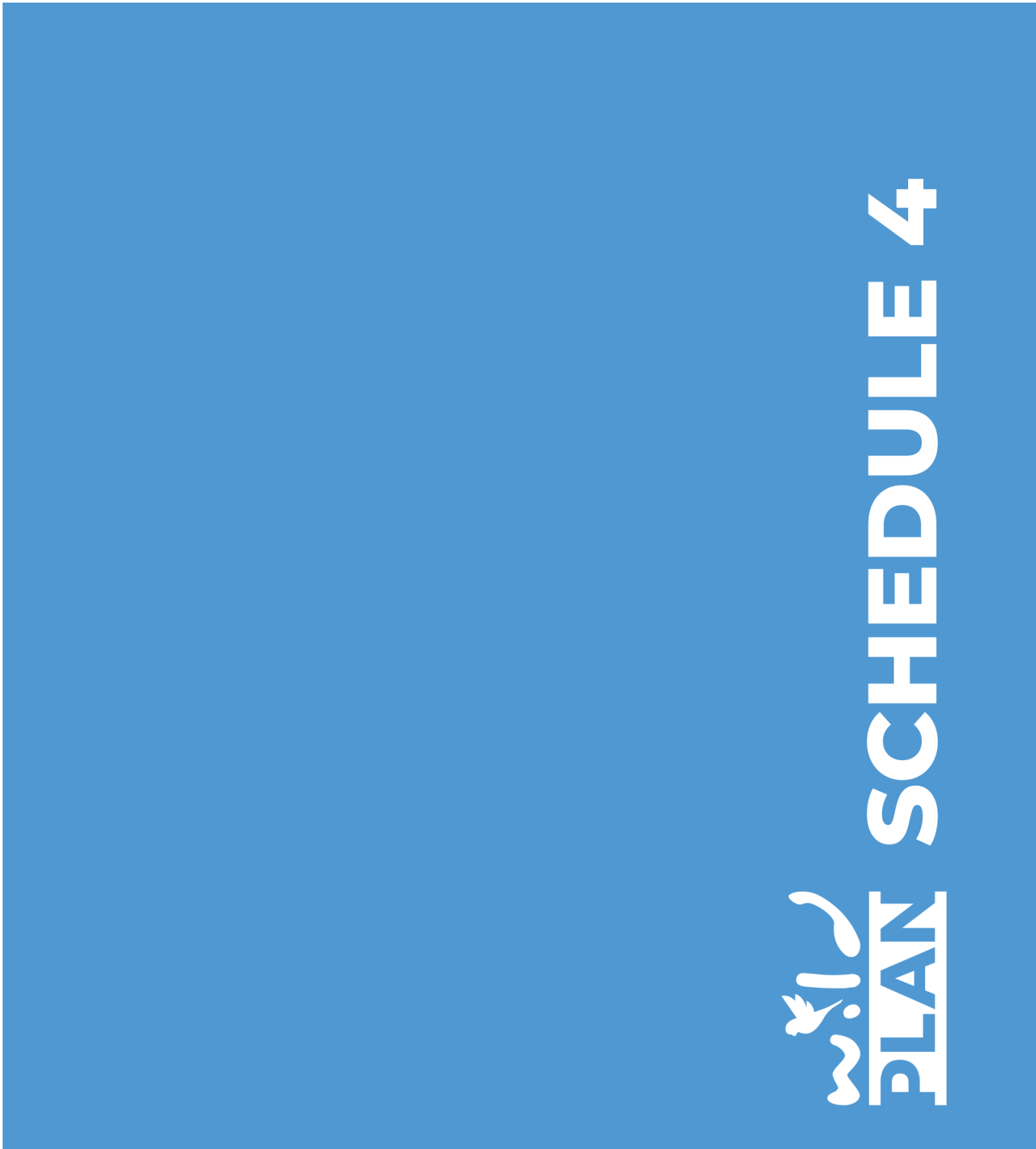
MSES layers	**current QSpatial data (http://qspatial.information.qld.gov.au)**
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999

SCHEDULE 4

VEGETATION MANAGEMENT PROPERTY REPORT





Vegetation management report

For Lot: 2 Plan: N15779
06/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

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

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

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

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

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

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

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

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

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 2 Plan: N15779 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 11
3.7 Coastal or non-coastal 11
3.8 Agricultural Land Class A or B 11
4. Vegetation management framework maps 12
4.1 Regulated vegetation management map 13
4.2 Vegetation management supporting map 14
4.3 Coastal/non-coastal map 15
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 16
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 17
5.1 Clearing in high risk areas on the flora survey trigger map 17
5.2 Clearing outside high risk areas on the flora survey trigger map 17
5.3 Exemptions 17
5.4 Contact information for DETSI 17
5.5 Protected plants flora survey trigger map 18
6. Koala protection framework (administered by DETSI) 20
6.1 Koala mapping 20
6.2 Koala habitat planning controls 21
6.3 Koala Conservation Plan clearing requirements 22
6.4 Contact information for DETSI 22
7. Koala protection framework details for Lot: 2 Plan: N15779 23
7.1 Koala districts 23
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 23
7.3 Koala habitat regional ecosystems for core koala habitat areas 24
8. Other relevant legislation contacts list 25

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 2 Plan: N15779 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)
2	N15779	Freehold	303,010

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

Does the property Lot: 2 Plan: N15779 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: 2 Plan: N15779, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: 2 Plan: N15779

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category X	30.31

Table 4: Description of vegetation categories

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

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

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

A description of regional ecosystems can be accessed online at
https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	30.31	None	None

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

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

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

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

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

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

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

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

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

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

No records

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

Class A (with urban areas masked as per SPP): 28.01 ha

Class B (with urban areas masked as per SPP): 2.3 ha

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: 2 Plan: N15779.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

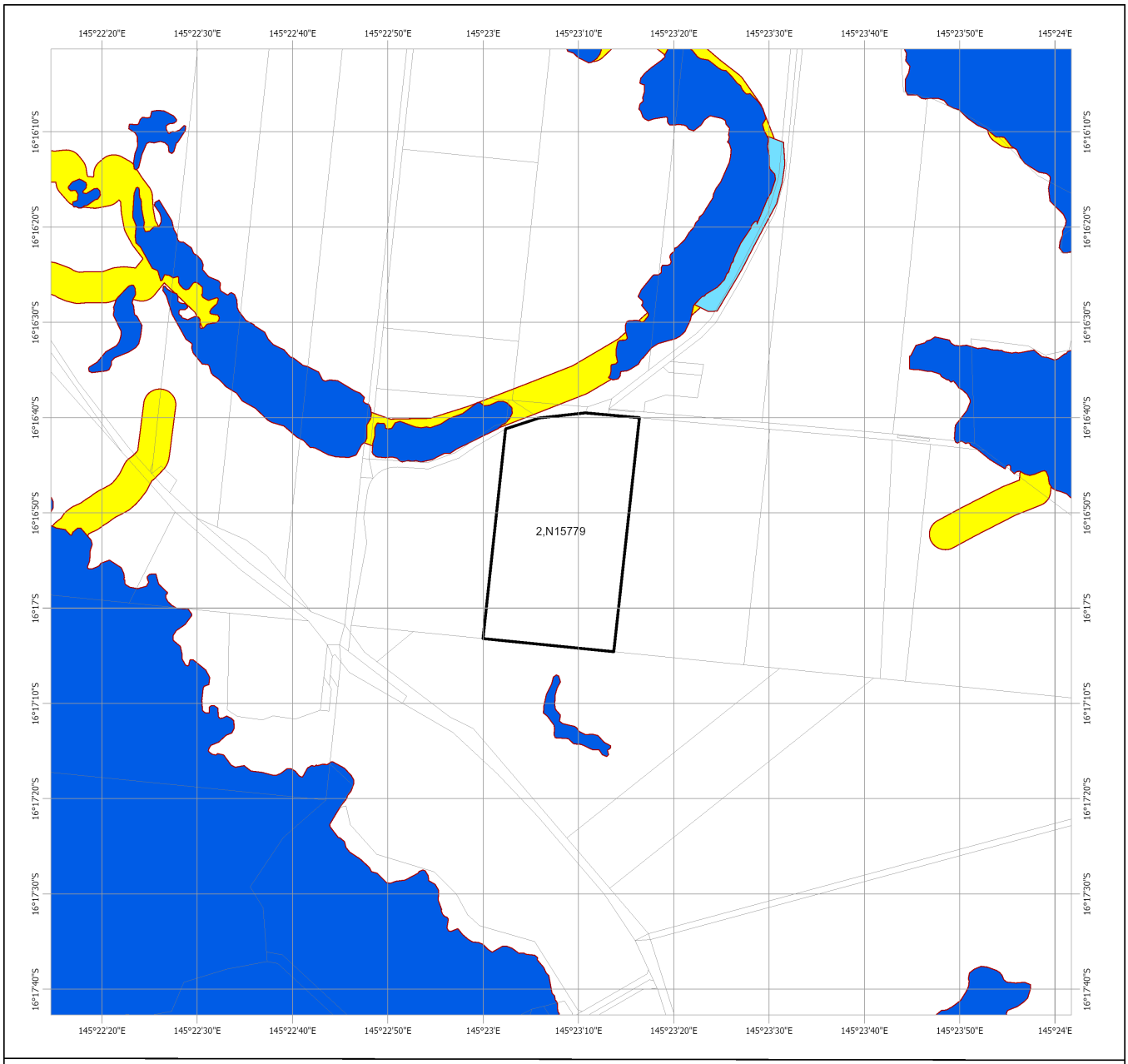
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

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

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

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

4.1 Regulated vegetation management map

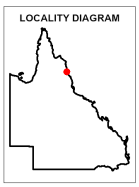


Regulated Vegetation Management Map

Queensland Government

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

LOCALITY DIAGRAM



N

0 180 360 540 720 900 m

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

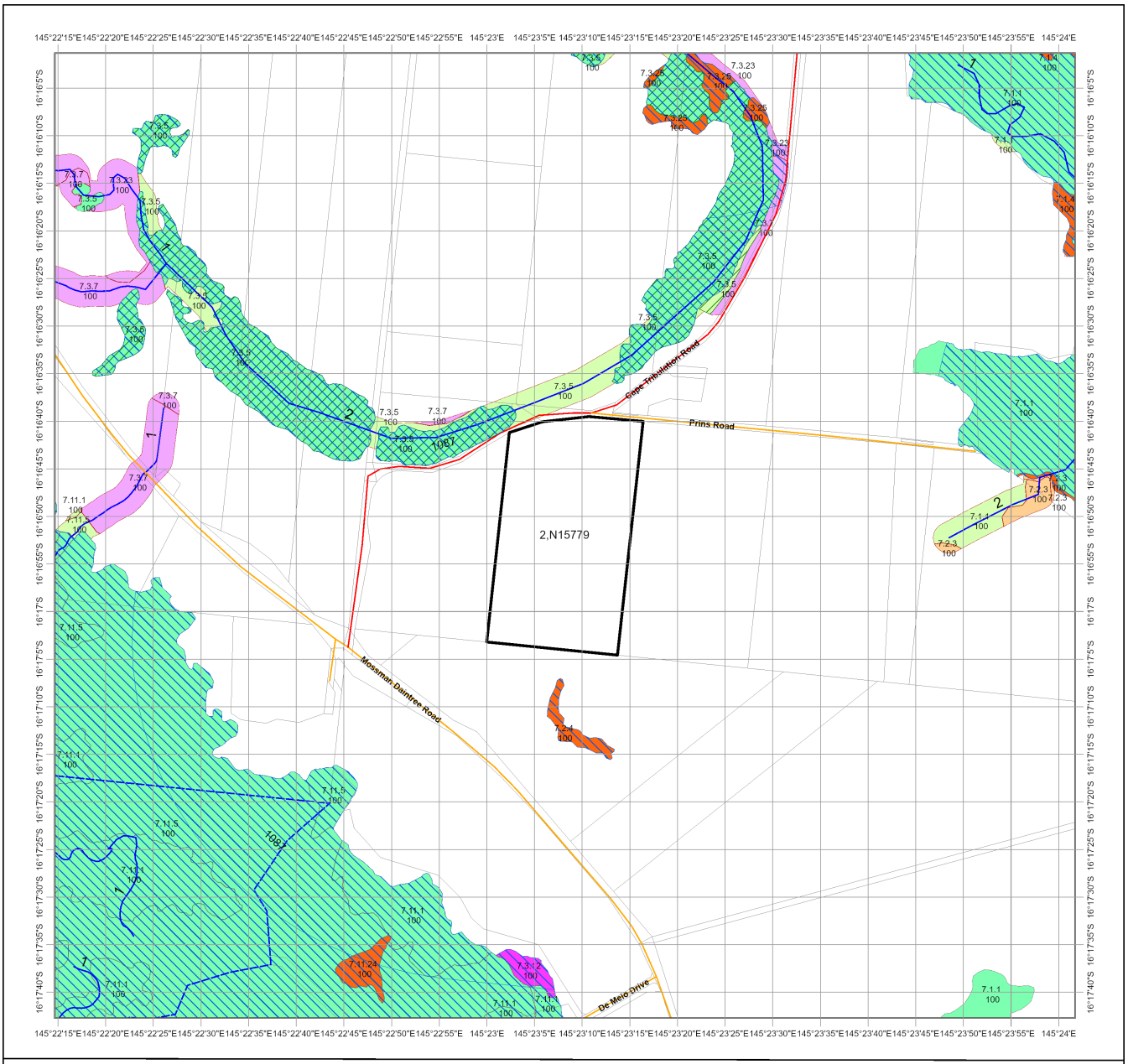
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

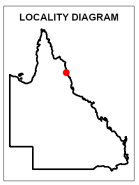


Vegetation Management Supporting Map

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

Queensland Government

LOCALITY DIAGRAM



N

0 130 260 390 520 650 m

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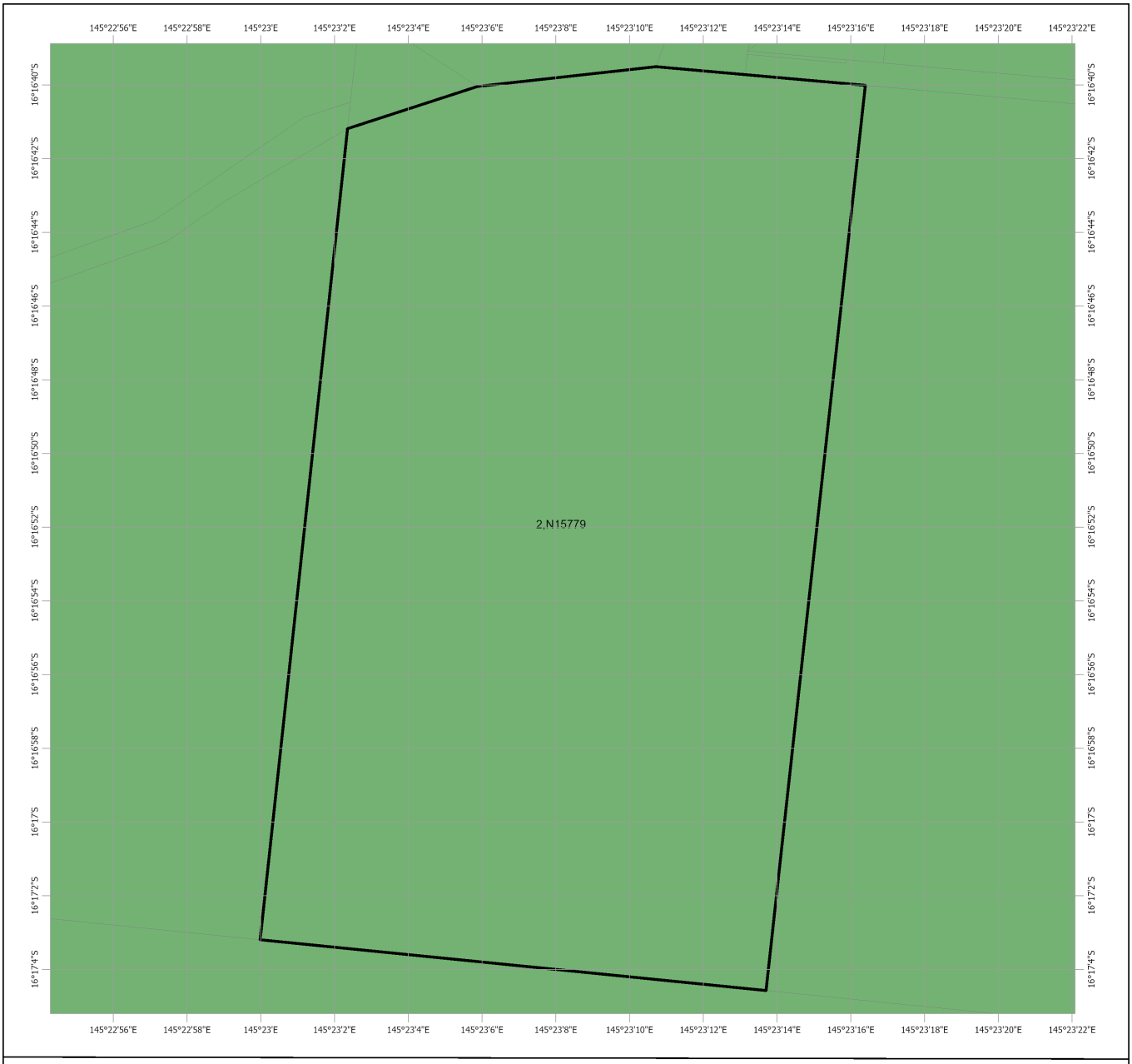
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

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

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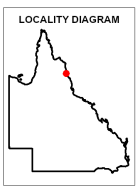
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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



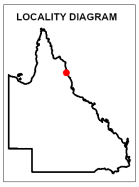
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

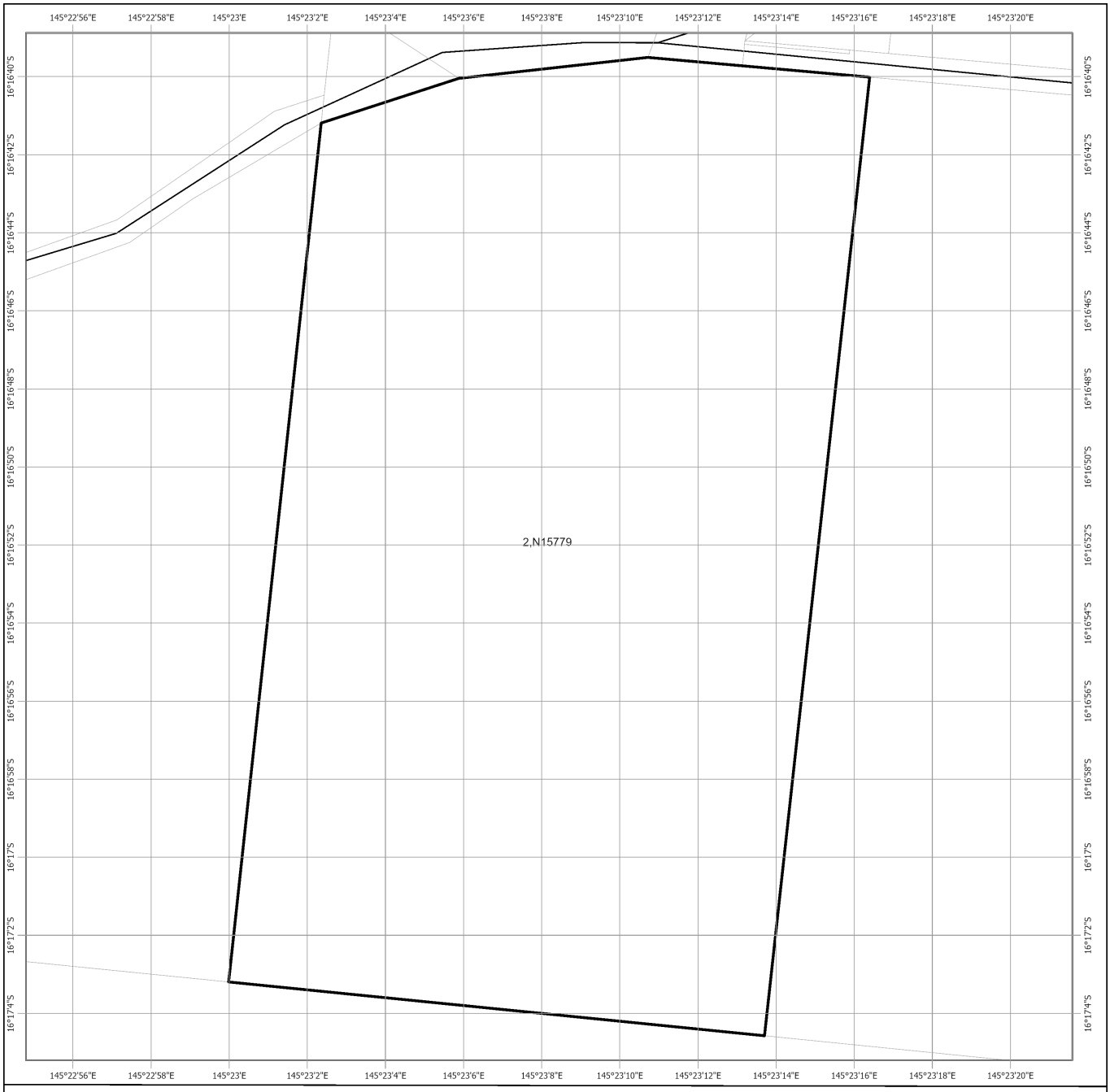
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

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 the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

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

LOCALITY DIAGRAM



N

0 31 62 93 124 155 m

This product is displayed in:
GDA2020

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

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 2 Plan: N15779

(no results)

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



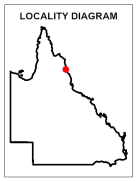
Koala priority area, koala habitat area and identified koala broad-hectare area map

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

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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LOCALITY DIAGRAM



N

0 41 82 123 164 205 m

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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.desi.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

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

LOCALITY DIAGRAM

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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
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 9 Plan: SP143026
06/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

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

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

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

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

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

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

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

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

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 9 Plan: SP143026 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 11
3.6 Area Management Plan(s) 12
3.7 Coastal or non-coastal 12
3.8 Agricultural Land Class A or B 12
4. Vegetation management framework maps 13
4.1 Regulated vegetation management map 14
4.2 Vegetation management supporting map 15
4.3 Coastal/non-coastal map 16
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 17
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 18
5.1 Clearing in high risk areas on the flora survey trigger map 18
5.2 Clearing outside high risk areas on the flora survey trigger map 18
5.3 Exemptions 18
5.4 Contact information for DETSI 18
5.5 Protected plants flora survey trigger map 19
6. Koala protection framework (administered by DETSI) 21
6.1 Koala mapping 21
6.2 Koala habitat planning controls 22
6.3 Koala Conservation Plan clearing requirements 23
6.4 Contact information for DETSI 23
7. Koala protection framework details for Lot: 9 Plan: SP143026 24
7.1 Koala districts 24
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 24
7.3 Koala habitat regional ecosystems for core koala habitat areas 25
8. Other relevant legislation contacts list 26

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 9 Plan: SP143026 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)
9	SP143026	Freehold	629,700

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

Does the property Lot: 9 Plan: SP143026 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: 9 Plan: SP143026, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: 9 Plan: SP143026

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	8.46
Category R	5.84
Category X	48.69

Table 4: Description of vegetation categories

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

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
7.1.4	Of concern	B	1.79	Mangrove and vine forest closed forest of the brackish zone	Dense
7.1.4	Of concern	R	0.18	Mangrove and vine forest closed forest of the brackish zone	Dense
7.3.23	Endangered	R	1.10	Simple-complex semi-deciduous notophyll to mesophyll vine forest on lowland alluvium, predominantly riverine levees	Dense
7.3.25	Of concern	B	0.57	Melaleuca leucadendra +/- vine forest species open forest to closed forest on alluvium fringing streams	Mid-dense
7.3.35	Endangered	R	0.02	Acacia mangium and/or A. celsa and/or A. polystachya closed forest on alluvial plains	Dense
7.3.5	Least concern	B	6.10	Melaleuca quinquenervia and/or Melaleuca cajuputi subsp. platyphylla closed forest to shrubland on poorly drained alluvial plains	Dense
7.3.5	Least concern	R	4.54	Melaleuca quinquenervia and/or Melaleuca cajuputi subsp. platyphylla closed forest to shrubland on poorly drained alluvial plains	Dense
non-rem	None	X	48.69	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

Vegetation management wetlands are present on this property and are shown on the vegetation management supporting map in section 4.2 of this report.

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
1087	Casuarius casuarius johnsonii (southern population)	southern cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.		
584	Crocodylus porosus	estuarine crocodile	V	Estuaries and major rivers, billabongs and swamps in dry season; freshwater swamps in wet season, occasionally found in open sea; also in dune swale swamps and dams; mostly within 40-50km of coastline (some breeding populations up to 100km from sea). Nest sites vegetated areas (preference for Melaleuca swamp forest with Thoracostachyum or Scleria sedgeswamp &/or Stenoclaena fern) near permanent freshwater (<100-200m), often on north-west banks, prime areas associated with productive deepwater estuaries; will also use marginal sites, e.g. grassy areas (Imperata, Ischaemum, Themeda, Sorghum) near forest edge or with sparse eucalypt, riverbank/fringe forest (Melaleuca, Corypha, Acacia), mangrove fringe, salt meadow behind mangrove, and sparse short (<40cm) sedgeland/swamp.	Sea level to 100m.		Near and in waterbodies.
986	Pteropus conspicillatus	spectacled flying -fox	E	Rainforest and gallery forest (e.g. complex notophyll vine forest/dry rainforest), wet and dry sclerophyll (eucalypt forest/woodland), and Melaleuca quinquenervia woodland and mangrove; camps in or <7km from rainforest; mean annual rainfall at camp location >1400mm p.a.	Sea level - 1000m.		

Label	Regional Ecosystem (mandatory unless otherwise specified)
1087	3.8.2, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.18, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.34, 7.11.36, 7.11.38, 7.11.39, 7.11.40, 7.11.42, 7.11.44, 7.11.46, 7.11.47, 7.11.49, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.29, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.41, 7.12.43, 7.12.44, 7.12.45, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.67, 7.12.68
584	All regional ecosystems within the stream/wetland buffer as determined by VMA code.
986	3.1.1, 3.1.3, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, 3.2.13, 3.2.15, 3.2.17, 3.2.28, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, 3.3.13, 3.3.14, 3.3.15, 3.3.16, 3.3.17, 3.3.18, 3.3.19, 3.3.20, 3.3.21, 3.3.22, 3.3.23, 3.3.24, 3.3.25, 3.3.26, 3.3.27, 3.3.28, 3.3.29, 3.3.30, 3.3.31, 3.3.32, 3.3.33, 3.3.34, 3.3.35, 3.3.36, 3.3.37, 3.3.39, 3.3.68, 3.3.69, 3.3.70, 3.5.1, 3.5.2, 3.5.3, 3.5.4, 3.5.5, 3.5.6, 3.5.7, 3.5.8, 3.5.9, 3.5.10, 3.5.11, 3.5.12, 3.5.13, 3.5.20, 3.5.21, 3.5.22, 3.5.23, 3.5.24, 3.5.25, 3.5.26, 3.5.31, 3.5.32, 3.5.33, 3.5.34, 3.5.35, 3.5.36, 3.5.37, 3.5.38, 3.5.39, 3.5.41, 3.5.42, 3.8.2, 3.10.6, 3.10.9, 3.11.1, 3.11.2, 3.11.3, 3.11.4, 3.11.5, 3.11.6, 3.11.7, 3.11.8, 3.11.9, 3.11.10, 3.11.11, 3.11.12, 3.11.13, 3.11.14, 3.11.15, 3.11.18, 3.11.20, 3.11.21, 3.12.3, 3.12.4, 3.12.5, 3.12.6, 3.12.7, 3.12.8, 3.12.9, 3.12.10, 3.12.11, 3.12.12, 3.12.13, 3.12.14, 3.12.15, 3.12.16, 3.12.17, 3.12.18, 3.12.19, 3.12.20, 3.12.21, 3.12.22, 3.12.26, 3.12.35, 3.12.36, 3.12.37, 3.12.40, 3.12.41, 3.12.42, 3.12.44, 3.12.45, 3.12.46, 3.12.47, 7.1.1, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.26, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.48, 7.3.49, 7.3.50, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.10, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.23, 7.11.25, 7.11.26, 7.11.27, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.40, 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, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 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, 7.12.39, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.49, 7.12.50, 7.12.51, 7.12.52, 7.12.53, 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, 7.12.68, 7.12.69, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.9, 8.3.10, 8.3.11, 8.3.13, 8.8.1, 8.11.1, 8.11.2, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.12.1, 8.12.2, 8.12.3, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.11, 8.12.12, 8.12.14, 8.12.16, 8.12.17, 8.12.18, 8.12.19, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.27, 8.12.28, 8.12.30, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.9, 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, 9.3.23, 9.4.1, 9.4.2, 9.4.3, 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.11, 9.5.12, 9.5.16, 9.8.1, 9.8.2, 9.8.3, 9.8.4, 9.8.7, 9.8.9, 9.8.10, 9.8.11, 9.11.2, 9.11.3, 9.11.4, 9.11.5, 9.11.7, 9.11.10, 9.11.12, 9.11.13, 9.11.14, 9.11.15, 9.11.16, 9.11.17, 9.11.18, 9.11.19, 9.11.26, 9.11.28, 9.11.29, 9.11.31, 9.11.32, 9.12.2, 9.12.3, 9.12.5, 9.12.7, 9.12.10, 9.12.11, 9.12.12, 9.12.16, 9.12.17, 9.12.18, 9.12.19, 9.12.20, 9.12.21, 9.12.22, 9.12.24, 9.12.26, 9.12.30, 9.12.31, 9.12.32, 9.12.35, 9.12.37, 9.12.38, 9.12.44

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?

Class A (with urban areas masked as per SPP): 50.1 ha

Class B (with urban areas masked as per SPP): 12.89 ha

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: 9 Plan: SP143026.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

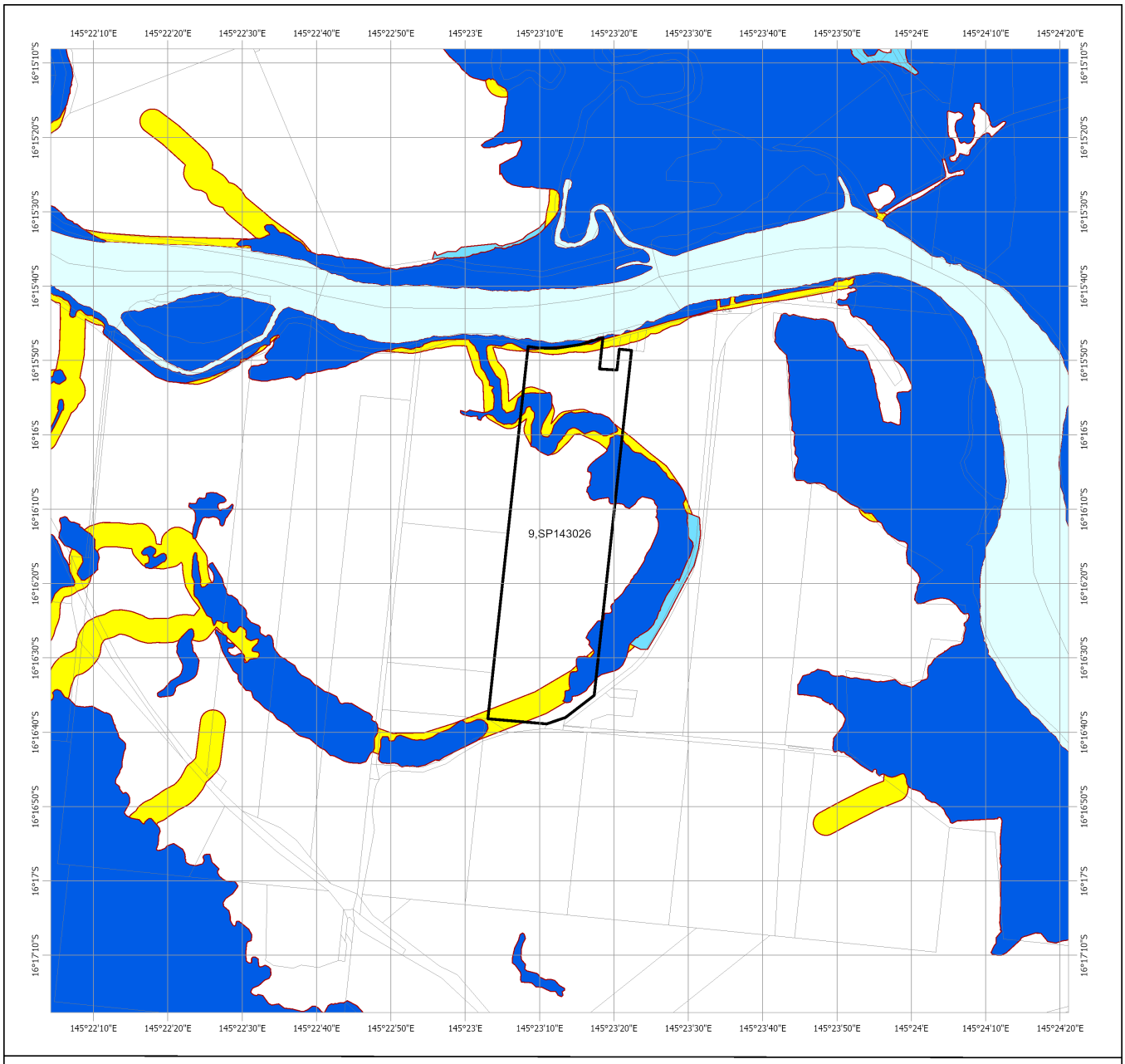
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

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

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

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

4.1 Regulated vegetation management map

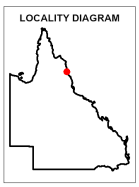


Regulated Vegetation Management Map

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

Queensland Government

LOCALITY DIAGRAM



N

0 230 460 690 920 1,150 m

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

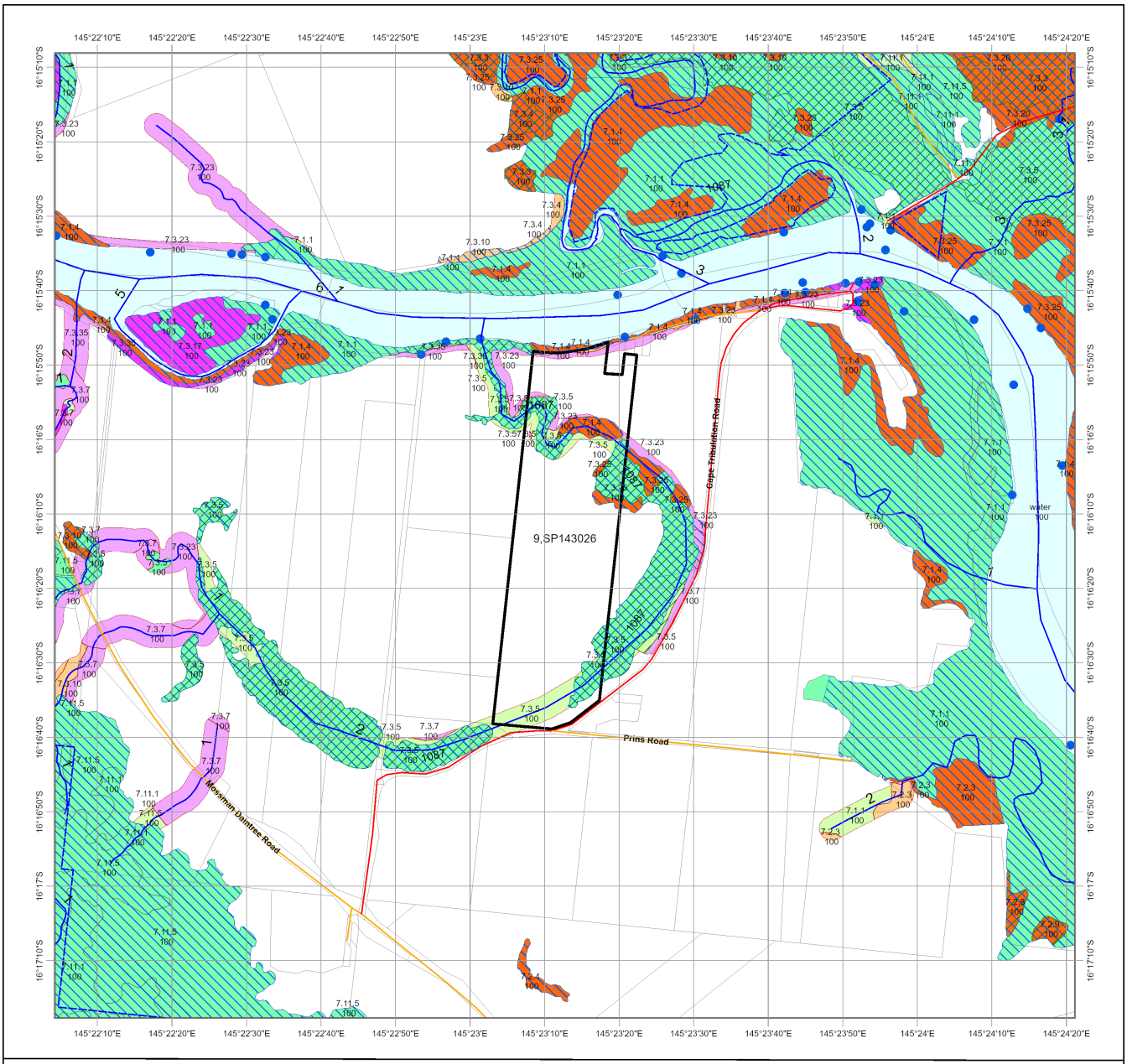
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

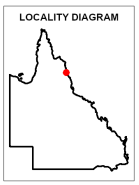


Vegetation Management Supporting Map

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

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LOCALITY DIAGRAM



N

0 160 320 480 640 800 m

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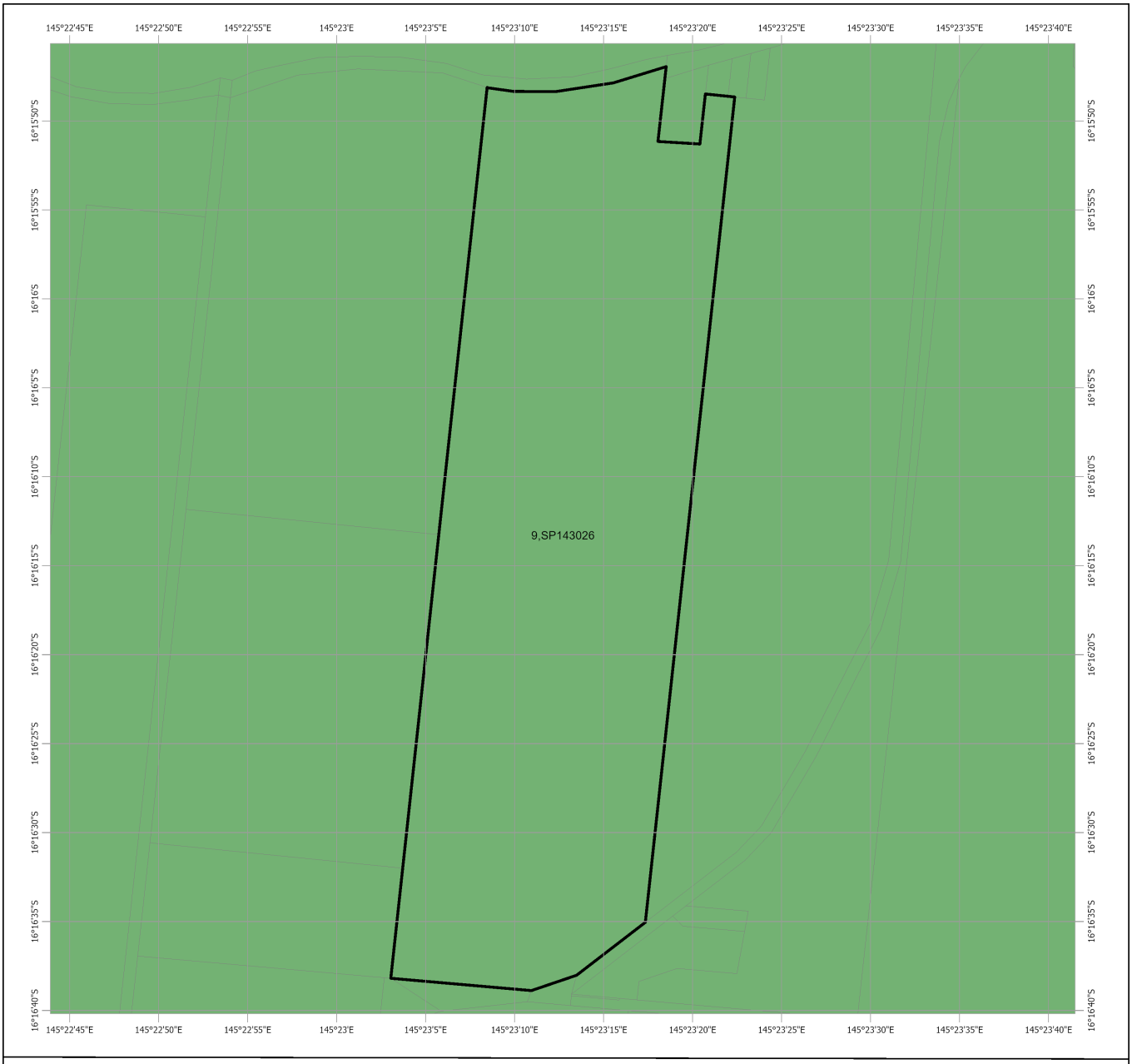
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

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

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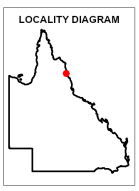
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 96 192 288 384 480 m

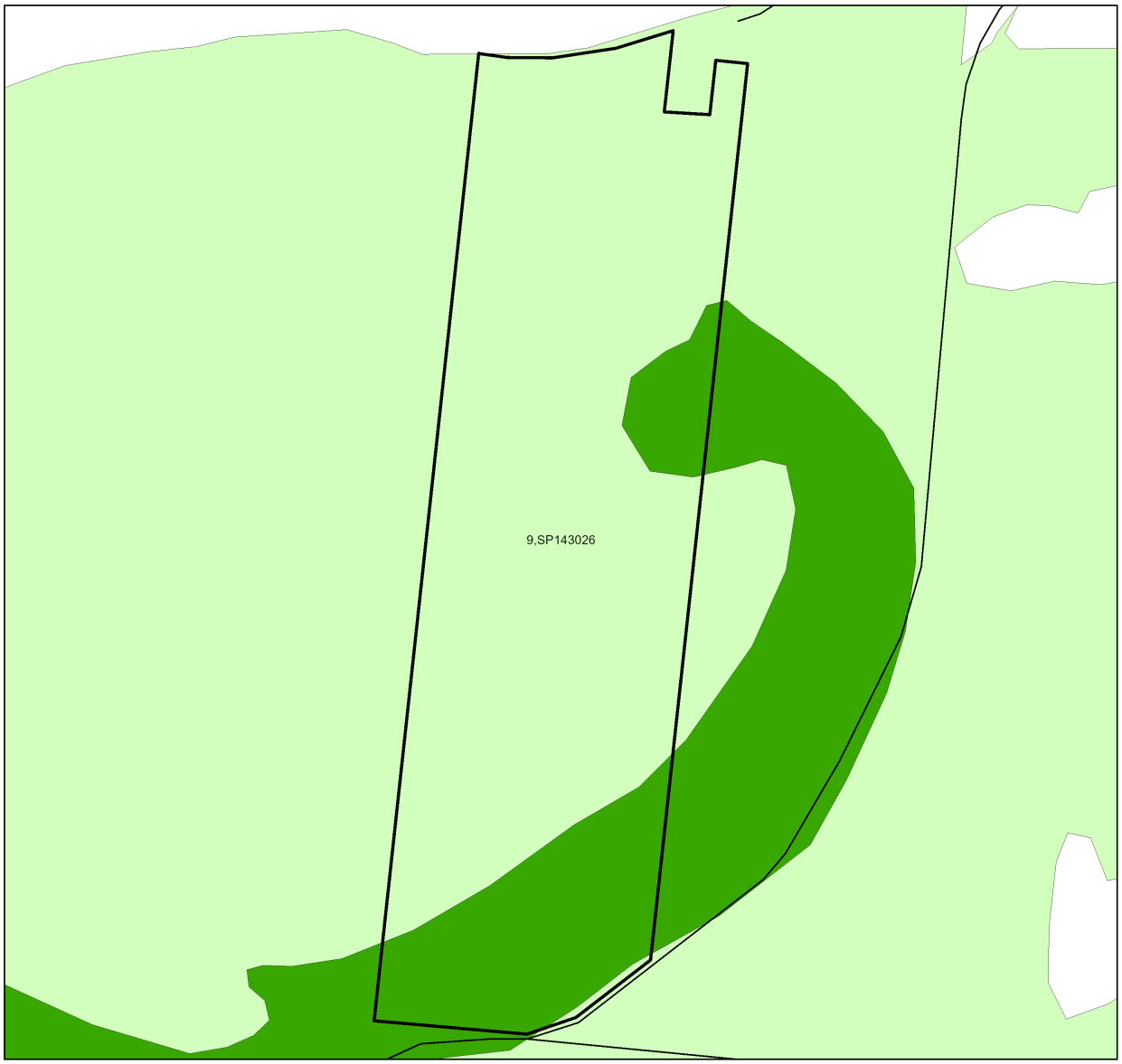
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4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



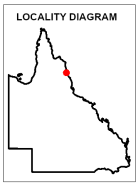
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



N

0 96 192 288 384 480 m

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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@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

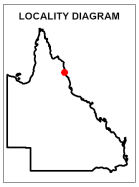
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species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



Protected Plants Flora Survey Trigger Map

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

LOCALITY DIAGRAM



N

0 65 130 195 260 325 m

This product is displayed in:
GDA2020

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

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 9 Plan: SP143026

(no results)

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



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

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

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.

LOCALITY DIAGRAM

N

0 86 172 258 344 430 m

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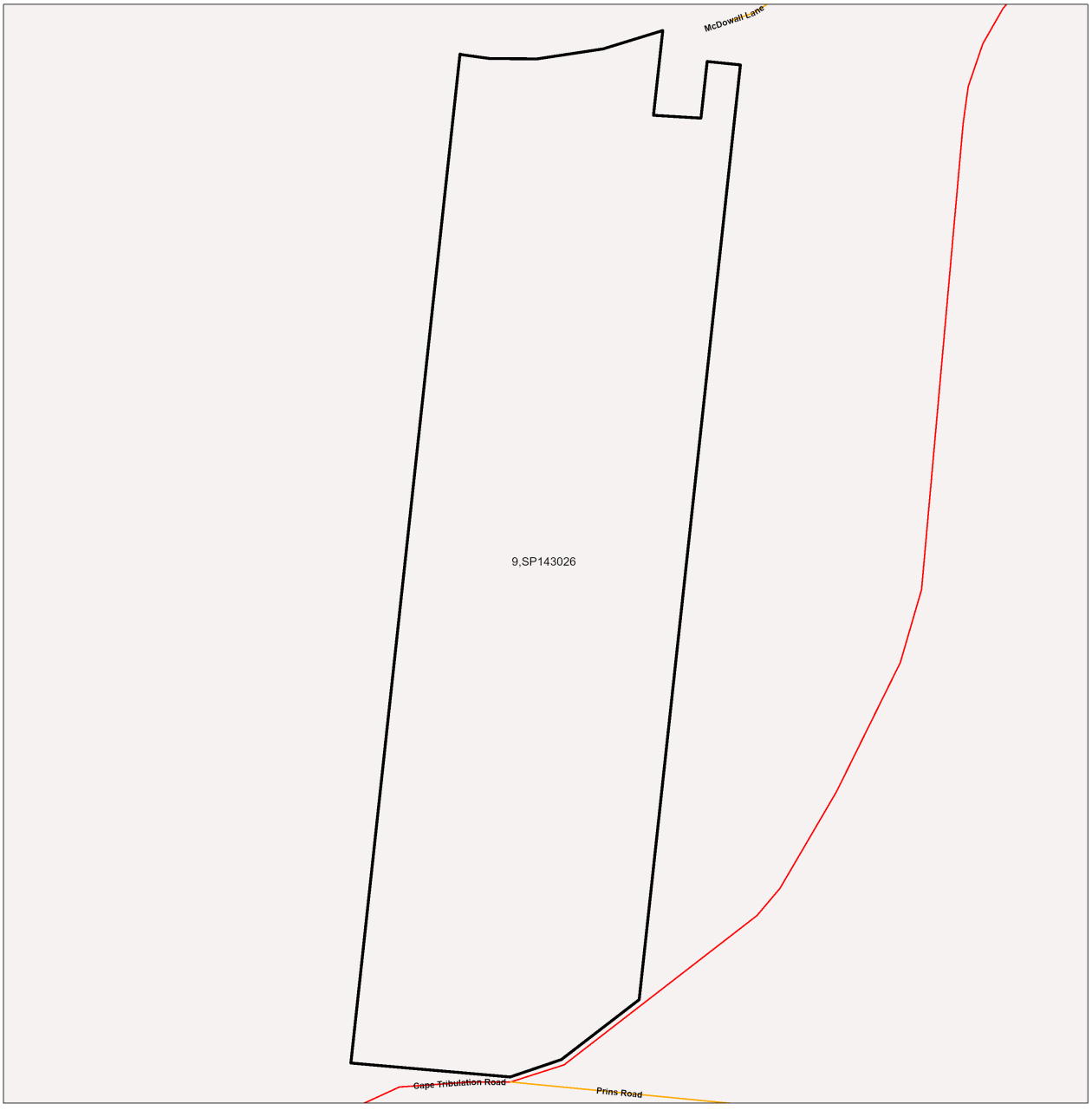
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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.desi.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.

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7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

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

LOCALITY DIAGRAM



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0 86 172 258 344 430 m

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Due to varying sources of data, spatial locations may not coincide when overlaid.

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
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 1 Plan: RP706308
06/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

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

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

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

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

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

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

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

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

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 1 Plan: RP706308 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 11
3.7 Coastal or non-coastal 11
3.8 Agricultural Land Class A or B 11
4. Vegetation management framework maps 12
4.1 Regulated vegetation management map 13
4.2 Vegetation management supporting map 14
4.3 Coastal/non-coastal map 15
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 16
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 17
5.1 Clearing in high risk areas on the flora survey trigger map 17
5.2 Clearing outside high risk areas on the flora survey trigger map 17
5.3 Exemptions 17
5.4 Contact information for DETSI 17
5.5 Protected plants flora survey trigger map 18
6. Koala protection framework (administered by DETSI) 20
6.1 Koala mapping 20
6.2 Koala habitat planning controls 21
6.3 Koala Conservation Plan clearing requirements 22
6.4 Contact information for DETSI 22
7. Koala protection framework details for Lot: 1 Plan: RP706308 23
7.1 Koala districts 23
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 23
7.3 Koala habitat regional ecosystems for core koala habitat areas 24
8. Other relevant legislation contacts list 25

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: RP706308 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	RP706308	Freehold	310,670

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

Does the property Lot: 1 Plan: RP706308 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: RP706308, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: RP706308

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category X	31.07

Table 4: Description of vegetation categories

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

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

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

A description of regional ecosystems can be accessed online at
https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	31.07	None	None

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

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

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

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

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

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

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

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

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

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

No records

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

Class A (with urban areas masked as per SPP): 5.45 ha

Class B (with urban areas masked as per SPP): 18.75 ha

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: RP706308.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

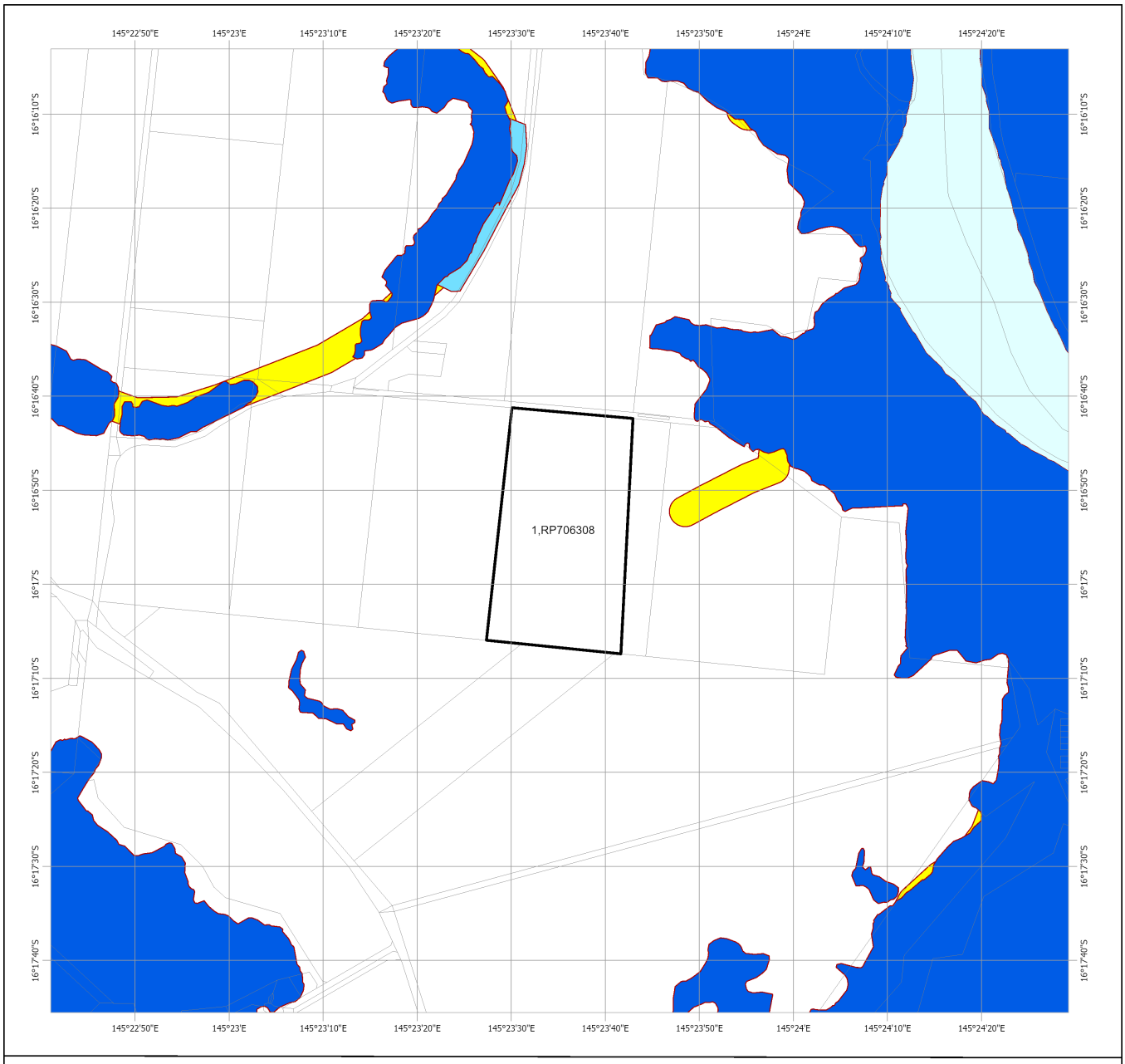
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

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

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

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

4.1 Regulated vegetation management map

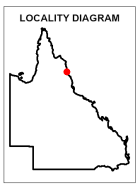


Regulated Vegetation Management Map

Queensland Government

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

LOCALITY DIAGRAM



N

0 180 360 540 720 900 m

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GDA2020

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

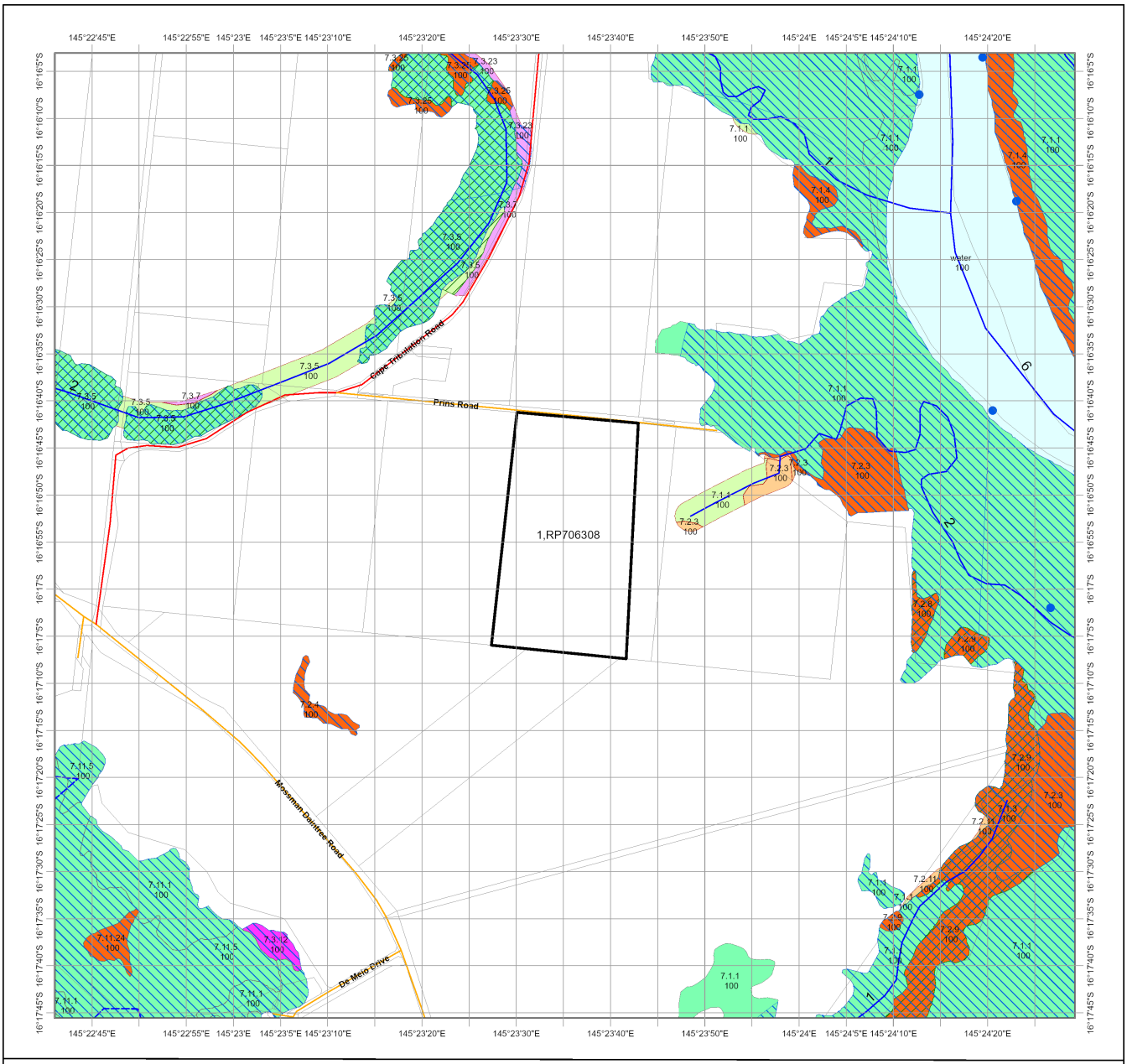
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

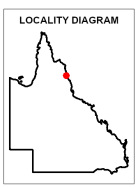


Vegetation Management Supporting Map

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

Queensland Government

LOCALITY DIAGRAM



N

0 130 260 390 520 650 m

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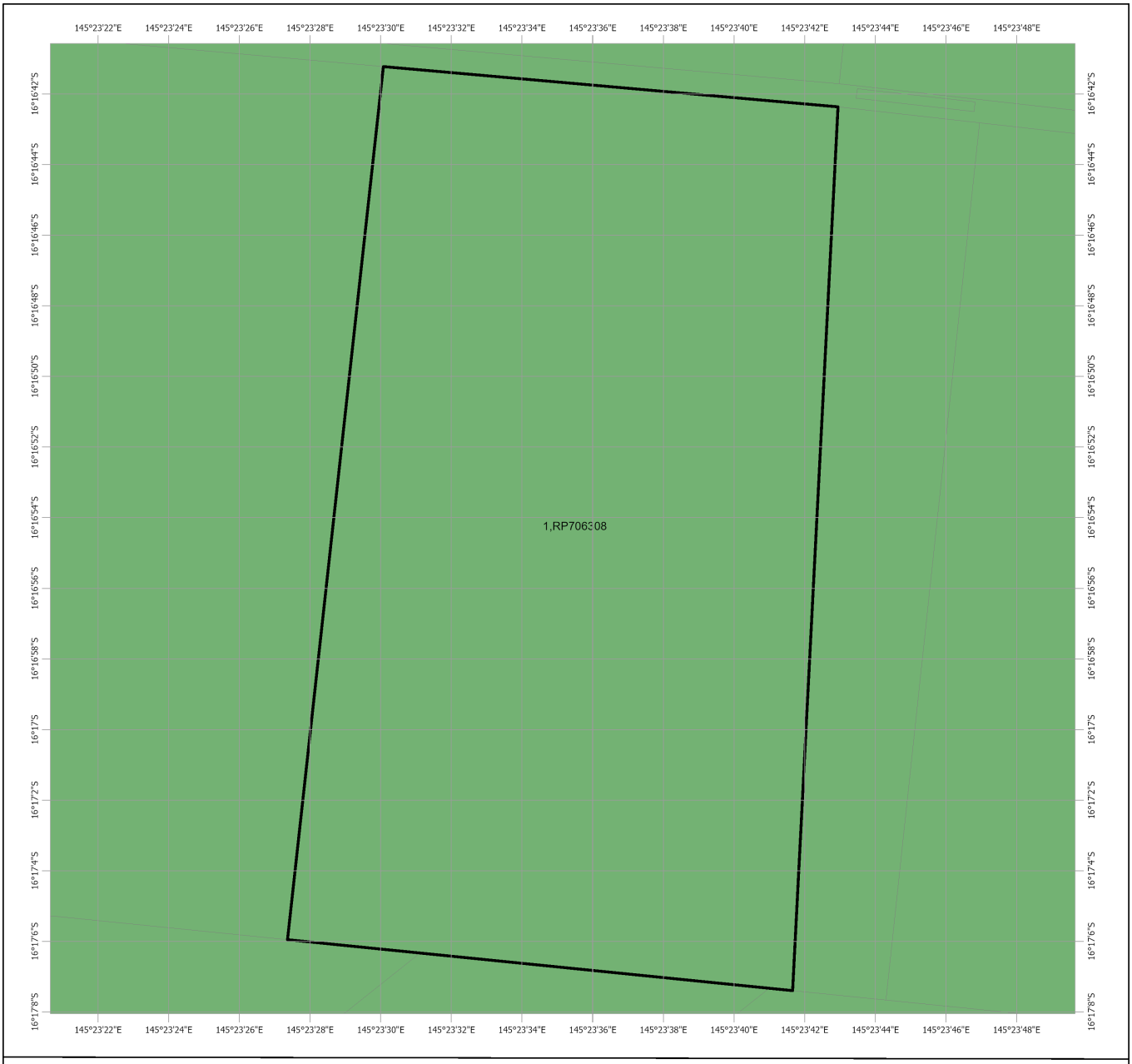
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

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

Land parcel boundaries are provided as locational aid only.

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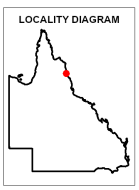
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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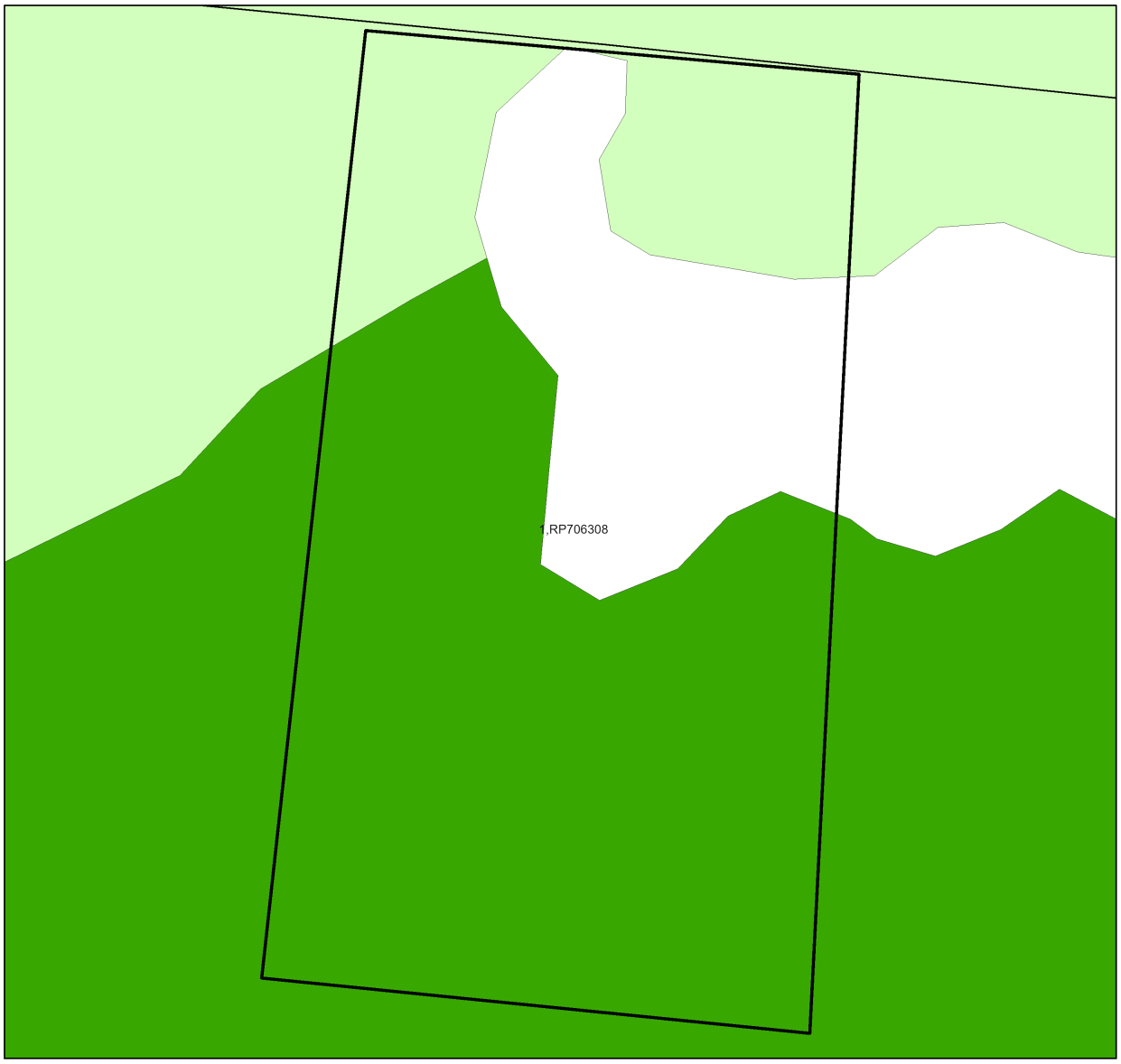
N

0 49 98 147 196 245 m

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



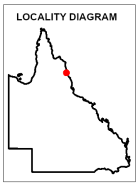
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



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0 49 98 147 196 245 m

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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

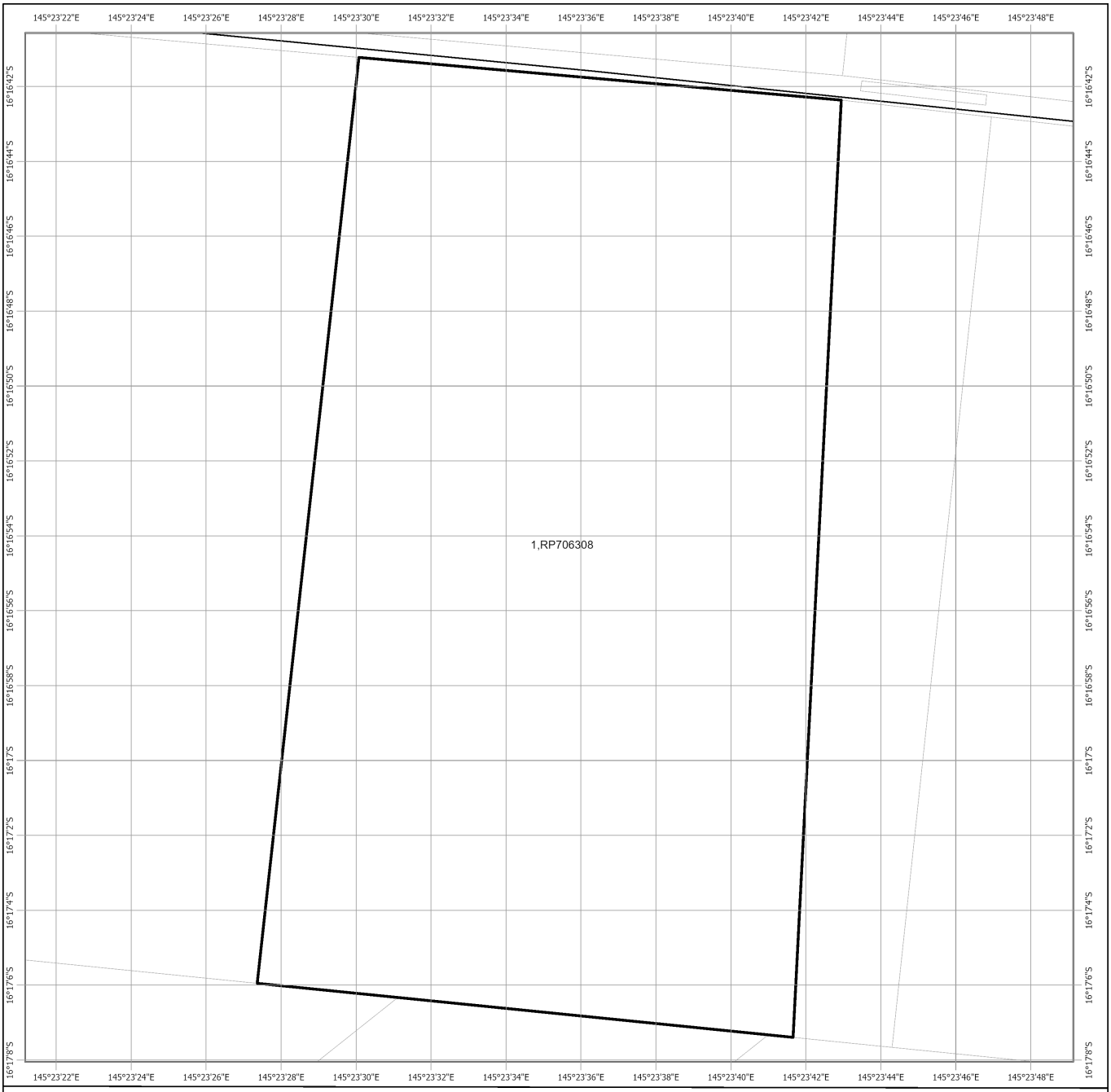
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

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 the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

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

LOCALITY DIAGRAM



N

0 33 66 99 132 165 m

This product is displayed in:
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This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 1 Plan: RP706308

(no results)

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



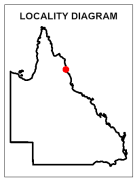
Koala priority area, koala habitat area and identified koala broad-hectare area map

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

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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LOCALITY DIAGRAM



N

0 44 88 132 176 220 m

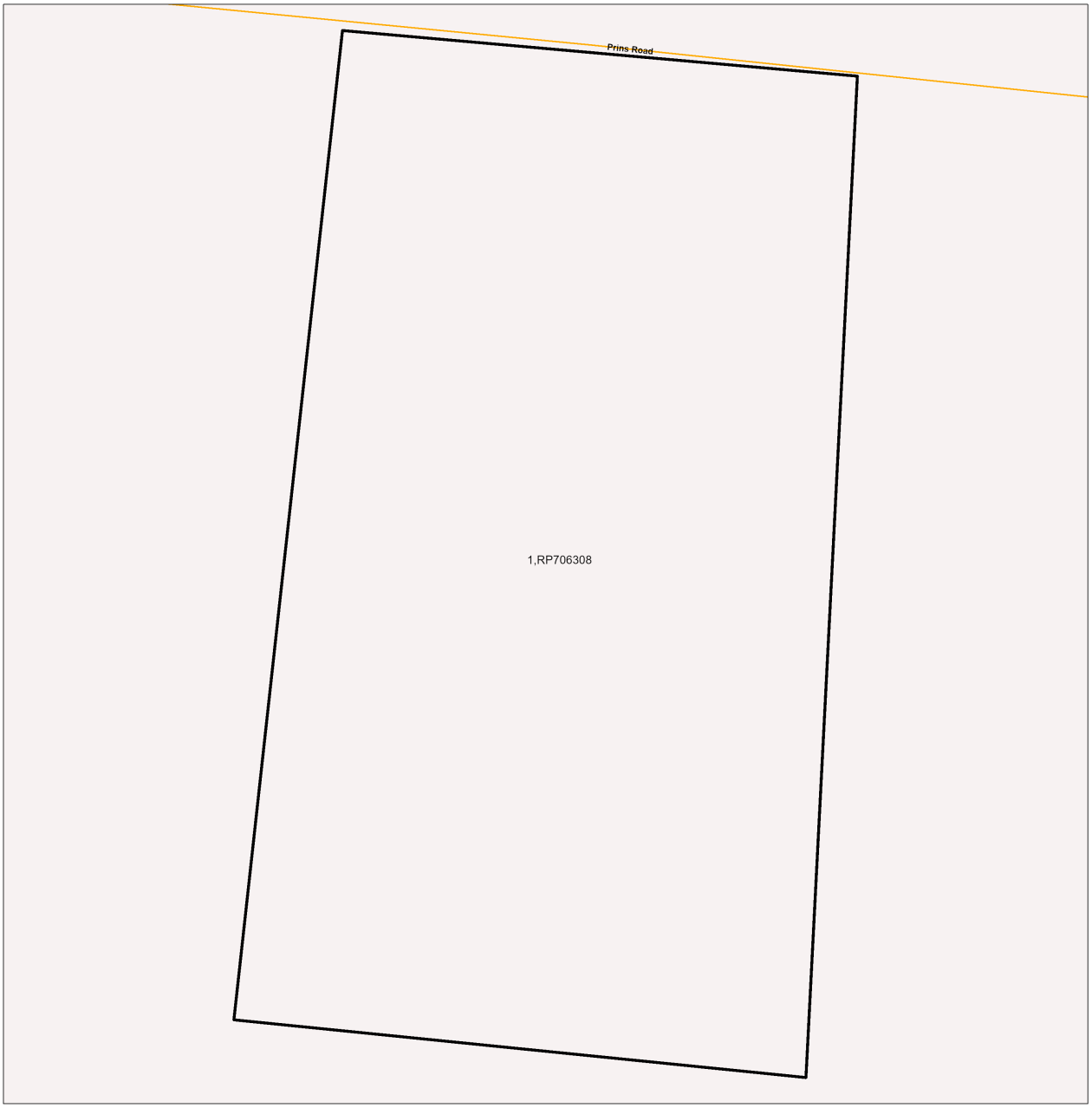
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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.desi.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

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

LOCALITY DIAGRAM



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Due to varying sources of data, spatial locations may not coincide when overlaid.

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
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 8 Plan: RP722116
06/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

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

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

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

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

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

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

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

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

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 8 Plan: RP722116 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 11
3.7 Coastal or non-coastal 11
3.8 Agricultural Land Class A or B 11
4. Vegetation management framework maps 12
4.1 Regulated vegetation management map 13
4.2 Vegetation management supporting map 14
4.3 Coastal/non-coastal map 15
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 16
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 17
5.1 Clearing in high risk areas on the flora survey trigger map 17
5.2 Clearing outside high risk areas on the flora survey trigger map 17
5.3 Exemptions 17
5.4 Contact information for DETSI 17
5.5 Protected plants flora survey trigger map 18
6. Koala protection framework (administered by DETSI) 20
6.1 Koala mapping 20
6.2 Koala habitat planning controls 21
6.3 Koala Conservation Plan clearing requirements 22
6.4 Contact information for DETSI 22
7. Koala protection framework details for Lot: 8 Plan: RP722116 23
7.1 Koala districts 23
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 23
7.3 Koala habitat regional ecosystems for core koala habitat areas 24
8. Other relevant legislation contacts list 25

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 8 Plan: RP722116 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)
8	RP722116	Freehold	403,170

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

Does the property Lot: 8 Plan: RP722116 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: 8 Plan: RP722116, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: 8 Plan: RP722116

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	4.42
Category R	less than 0.01
Category X	35.77

Table 4: Description of vegetation categories

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

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
7.3.5	Least concern	B	4.42	Melaleuca quinquenervia and/or Melaleuca cajuputi subsp. platyphylla closed forest to shrubland on poorly drained alluvial plains	Dense
7.3.5	Least concern	R	less than 0.01	Melaleuca quinquenervia and/or Melaleuca cajuputi subsp. platyphylla closed forest to shrubland on poorly drained alluvial plains	Dense
non-rem	None	X	35.77	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

Vegetation management wetlands are present on this property and are shown on the vegetation management supporting map in section 4.2 of this report.

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
1087	Casuarius casuarius johnsonii (southern population)	southern cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.		

Label	Regional Ecosystem (mandatory unless otherwise specified)
1087	3.8.2, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.18, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.34, 7.11.36, 7.11.38, 7.11.39, 7.11.40, 7.11.42, 7.11.44, 7.11.46, 7.11.47, 7.11.49, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.29, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.41, 7.12.43, 7.12.44, 7.12.45, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.67, 7.12.68

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?

Class A (with urban areas masked as per SPP): 35.79 ha

Class B (with urban areas masked as per SPP): 4.4 ha

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: 8 Plan: RP722116.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

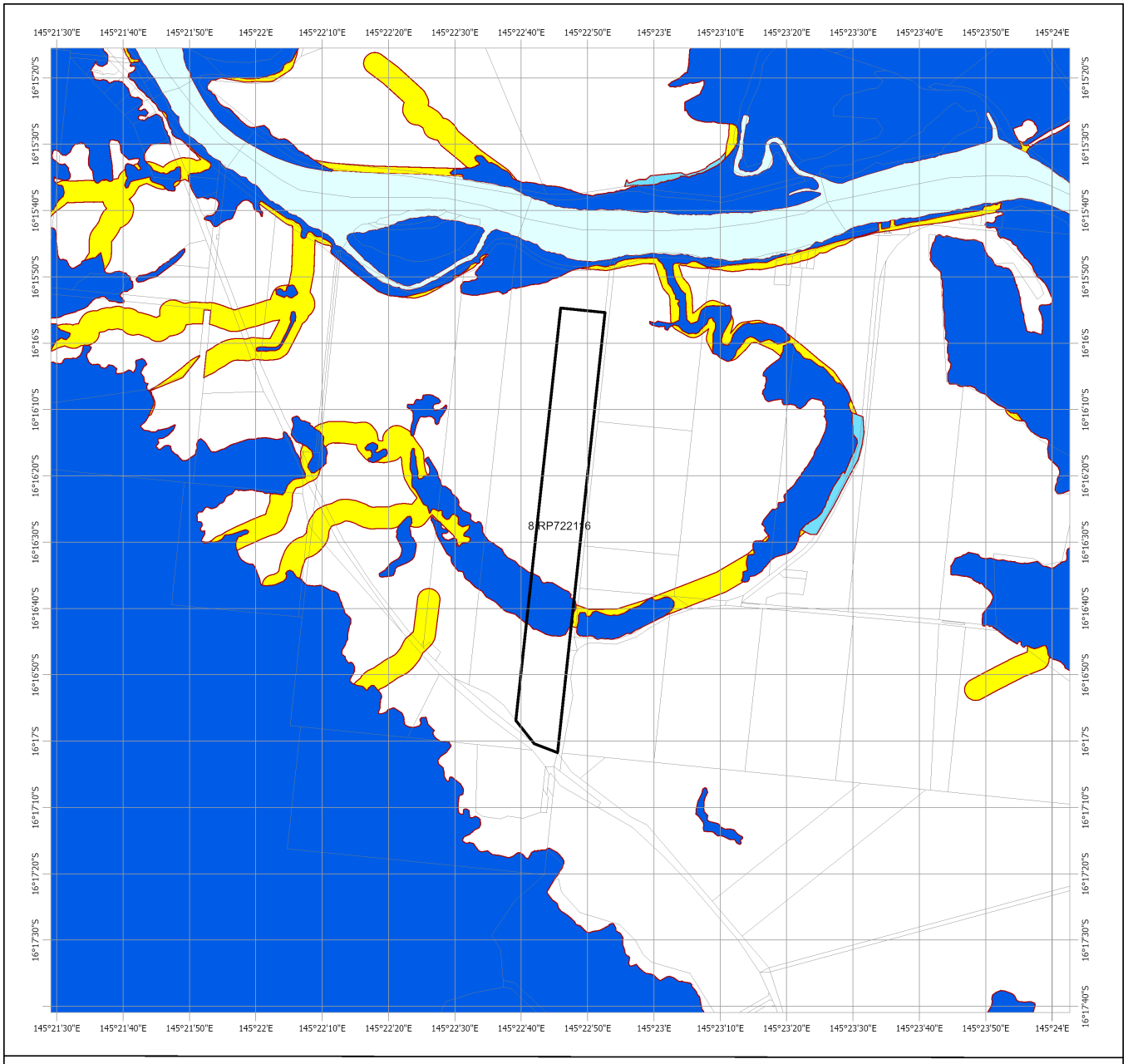
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

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

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

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

4.1 Regulated vegetation management map

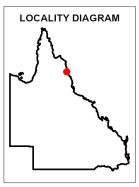


Regulated Vegetation Management Map

Queensland Government

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

LOCALITY DIAGRAM



N

0 250 500 750 1,000 1,250 m

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

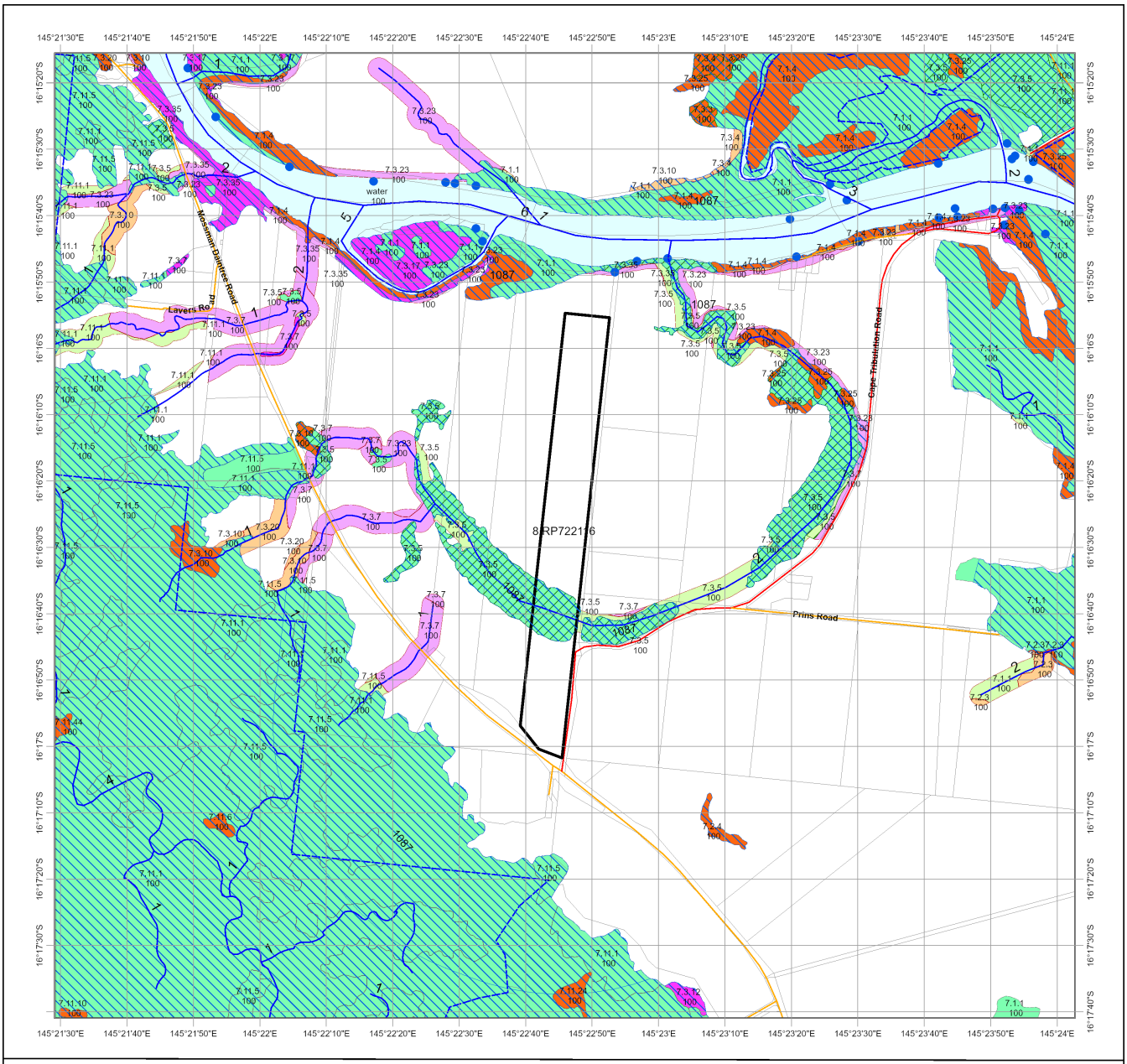
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

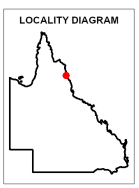


Vegetation Management Supporting Map

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

Queensland Government

LOCALITY DIAGRAM



N

0 180 360 540 720 900 m

This product is displayed in: GDA2020

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

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

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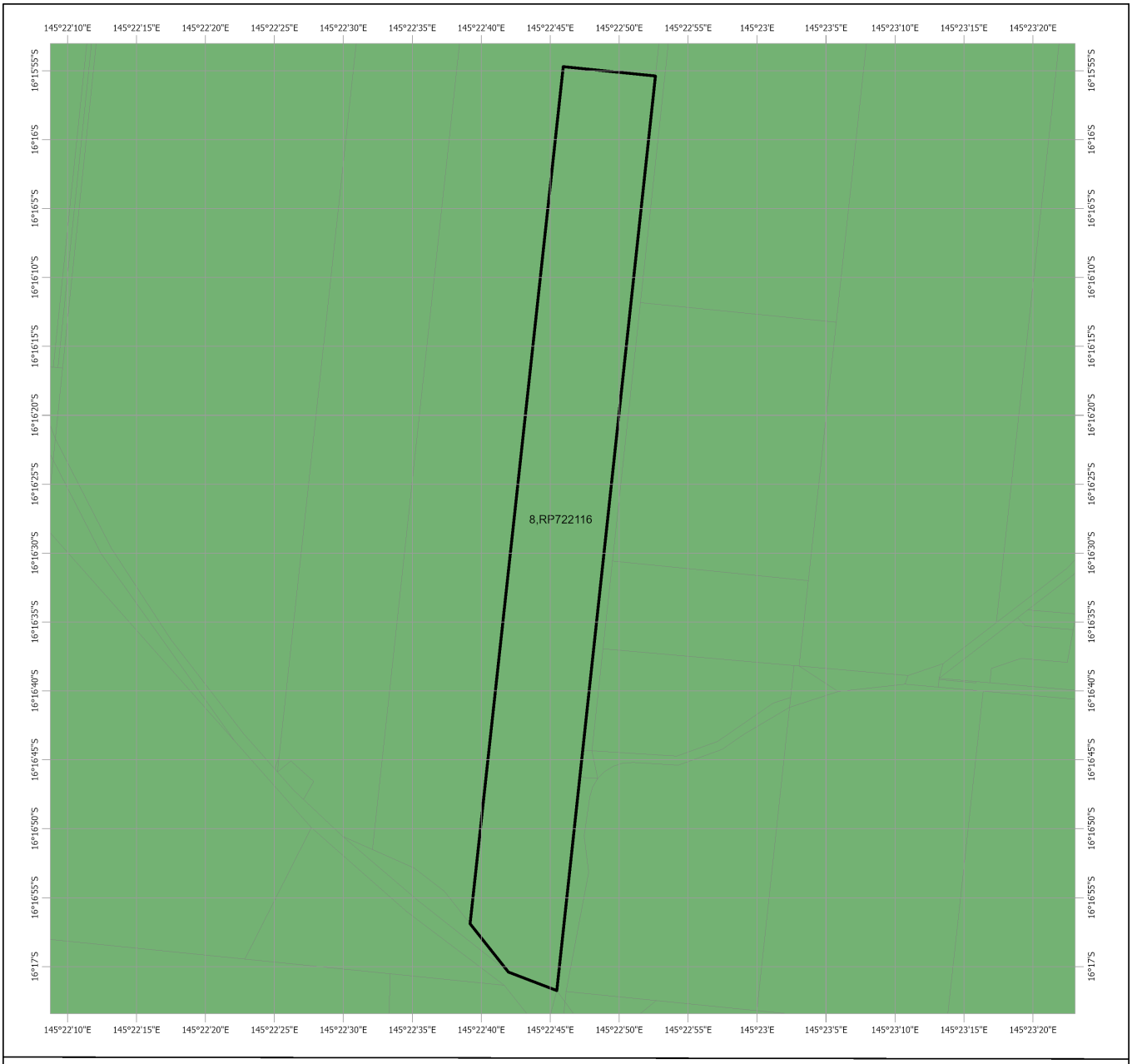
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

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

Land parcel boundaries are provided as locational aid only.

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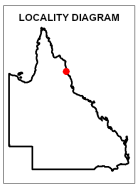
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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

N

0 125 250 375 500 625 m

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



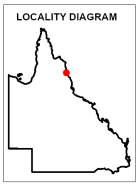
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



N

0 125 250 375 500 625 m

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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

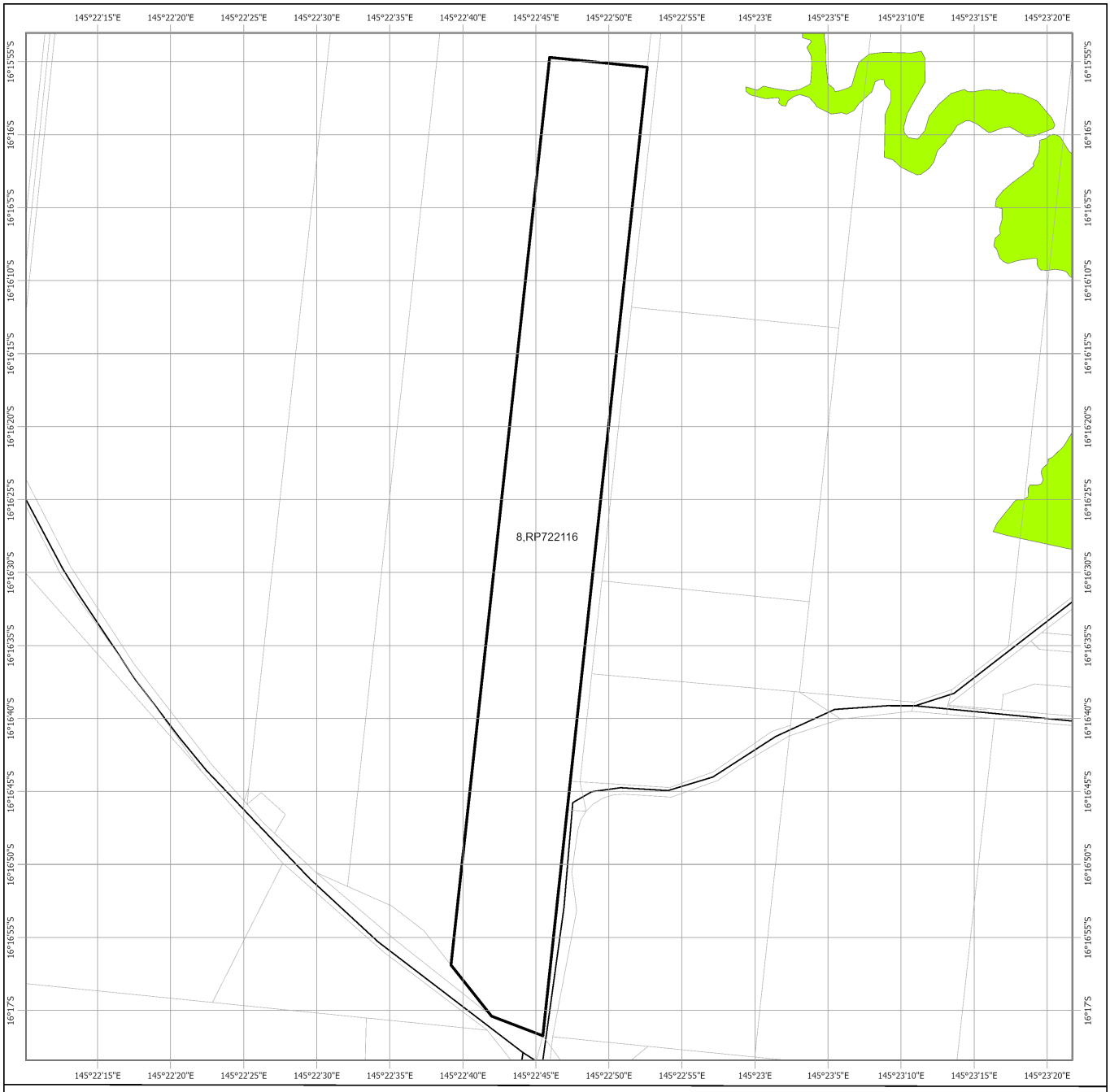
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

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 the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

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

LOCALITY DIAGRAM



N

0 85 170 255 340 425 m

This product is displayed in: GDA2020

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

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

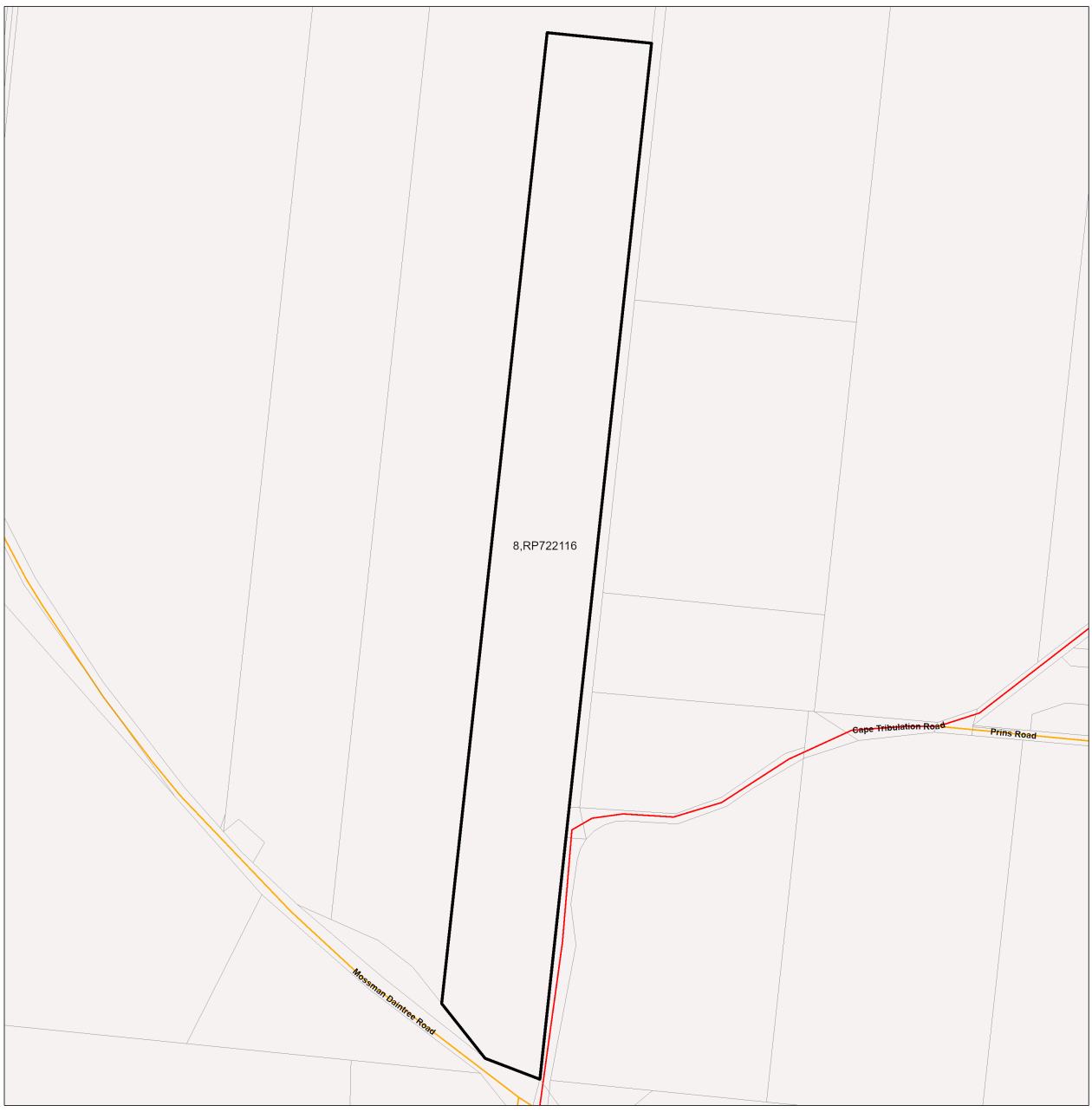
6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 8 Plan: RP722116

(no results)

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



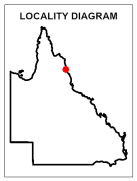
Koala priority area, koala habitat area and identified koala broad-hectare area map

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

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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LOCALITY DIAGRAM



N

0 110 220 330 440 550 m

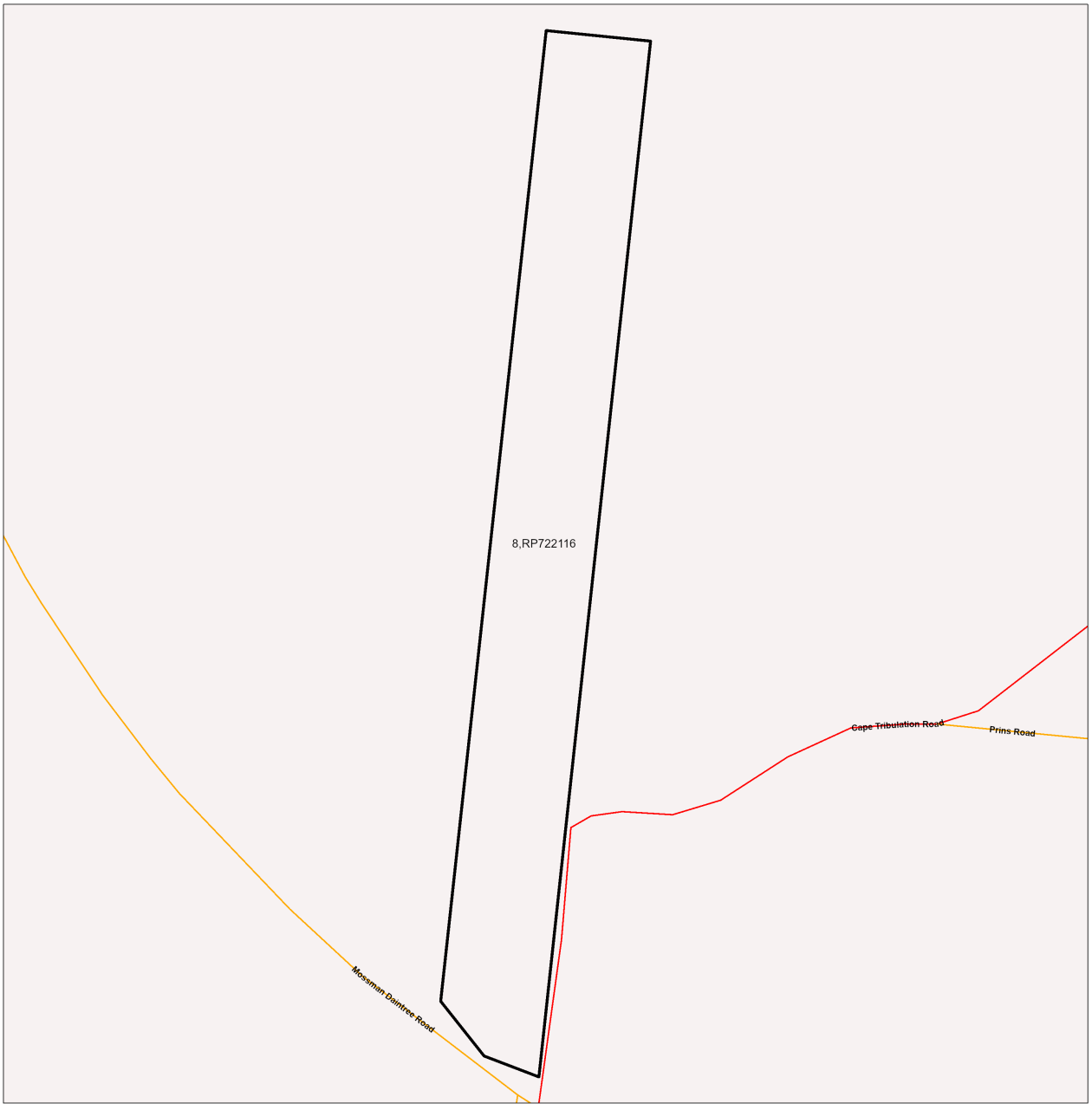
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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.desi.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

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

LOCALITY DIAGRAM

N

0 110 220 330 440 550 m

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Due to varying sources of data, spatial locations may not coincide when overlaid.

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8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 1 Plan: RP720582
06/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

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

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

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

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

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

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

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

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

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 1 Plan: RP720582 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 11
3.7 Coastal or non-coastal 11
3.8 Agricultural Land Class A or B 11
4. Vegetation management framework maps 12
4.1 Regulated vegetation management map 13
4.2 Vegetation management supporting map 14
4.3 Coastal/non-coastal map 15
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 16
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 17
5.1 Clearing in high risk areas on the flora survey trigger map 17
5.2 Clearing outside high risk areas on the flora survey trigger map 17
5.3 Exemptions 17
5.4 Contact information for DETSI 17
5.5 Protected plants flora survey trigger map 18
6. Koala protection framework (administered by DETSI) 20
6.1 Koala mapping 20
6.2 Koala habitat planning controls 21
6.3 Koala Conservation Plan clearing requirements 22
6.4 Contact information for DETSI 22
7. Koala protection framework details for Lot: 1 Plan: RP720582 23
7.1 Koala districts 23
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 23
7.3 Koala habitat regional ecosystems for core koala habitat areas 24
8. Other relevant legislation contacts list 25

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: RP720582 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	RP720582	Freehold	76,410

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

Does the property Lot: 1 Plan: RP720582 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: RP720582, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: RP720582

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category X	7.63

Table 4: Description of vegetation categories

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

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

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

A description of regional ecosystems can be accessed online at
https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	7.63	None	None

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

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

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

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

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

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

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

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

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

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

No records

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

Class A (with urban areas masked as per SPP): 1.52 ha

Class B (with urban areas masked as per SPP): 3.58 ha

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: RP720582.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

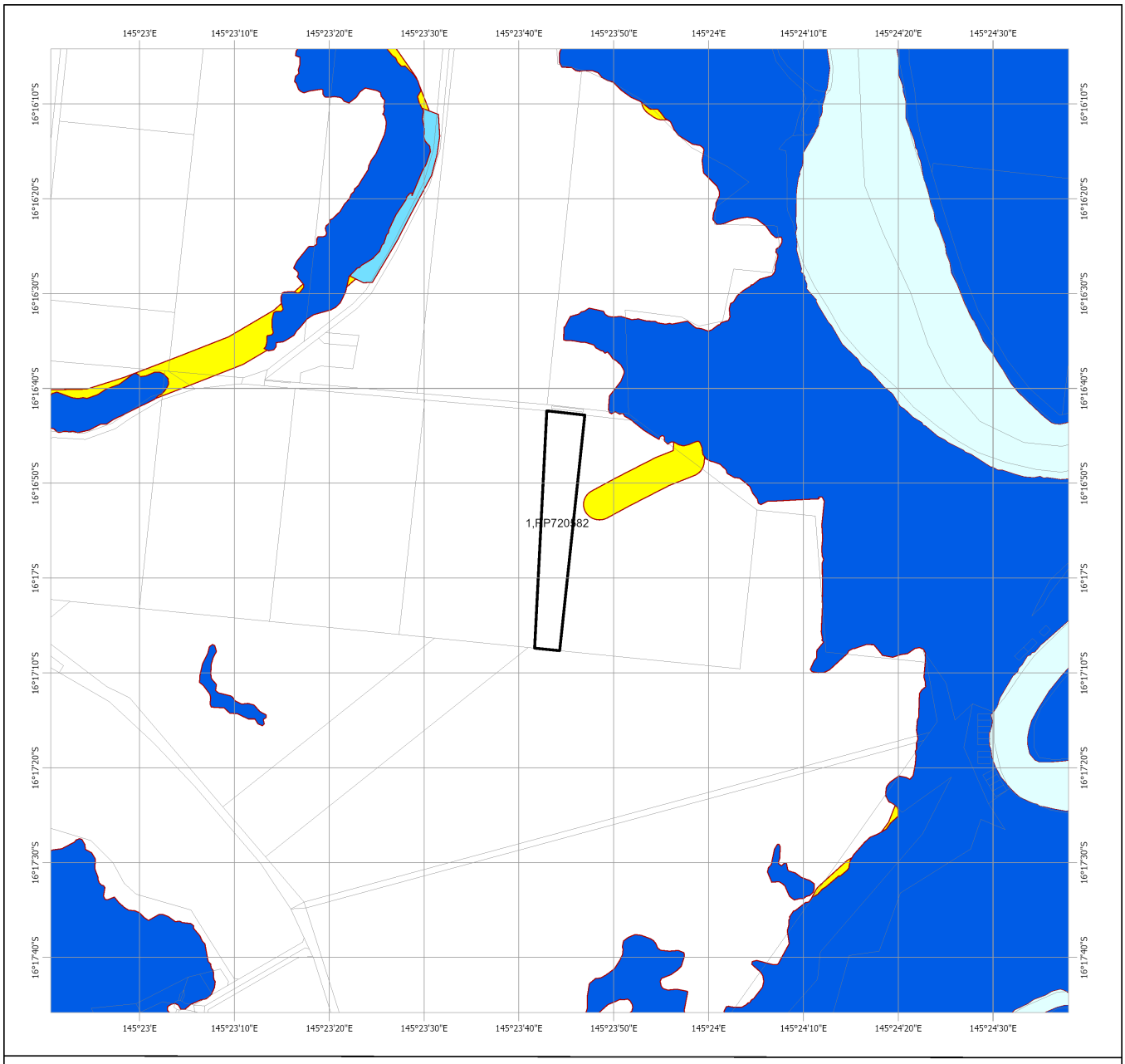
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

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

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

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

4.1 Regulated vegetation management map

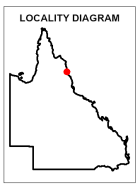


Regulated Vegetation Management Map

Queensland Government

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

LOCALITY DIAGRAM



N

0 180 360 540 720 900 m

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

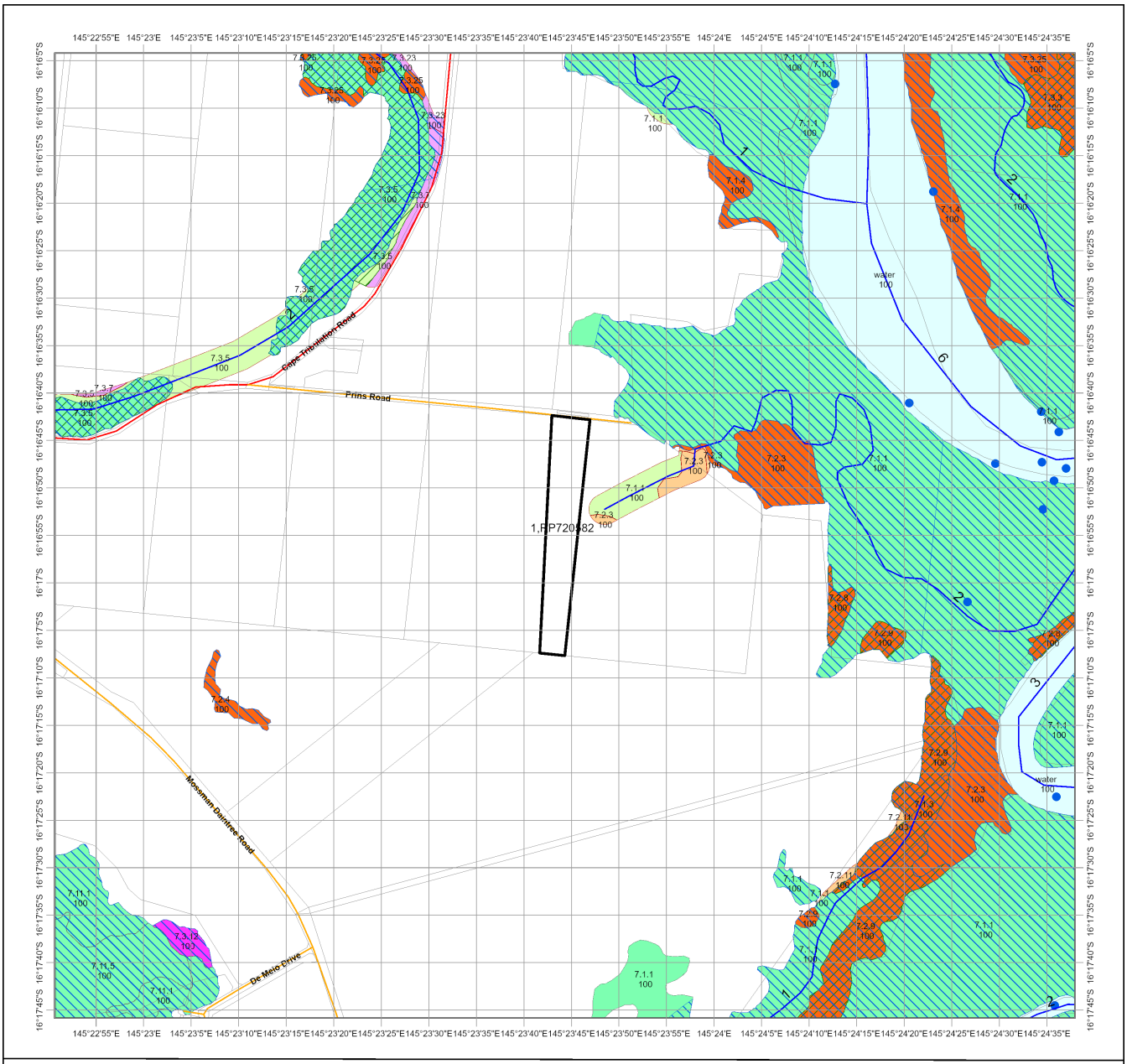
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

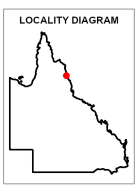


Vegetation Management Supporting Map

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

Queensland Government

LOCALITY DIAGRAM



N

0 130 260 390 520 650 m

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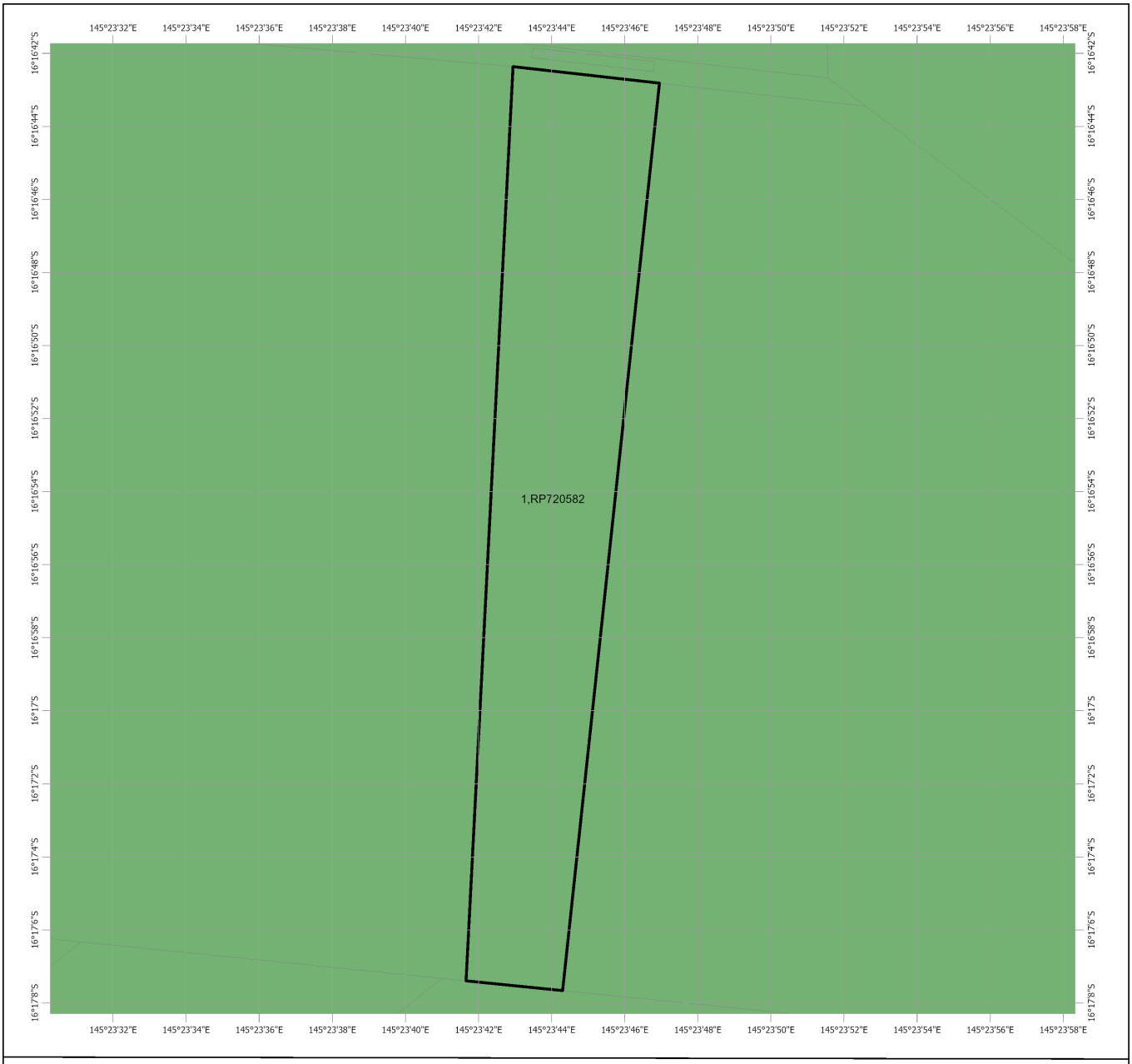
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

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

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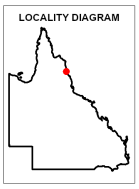
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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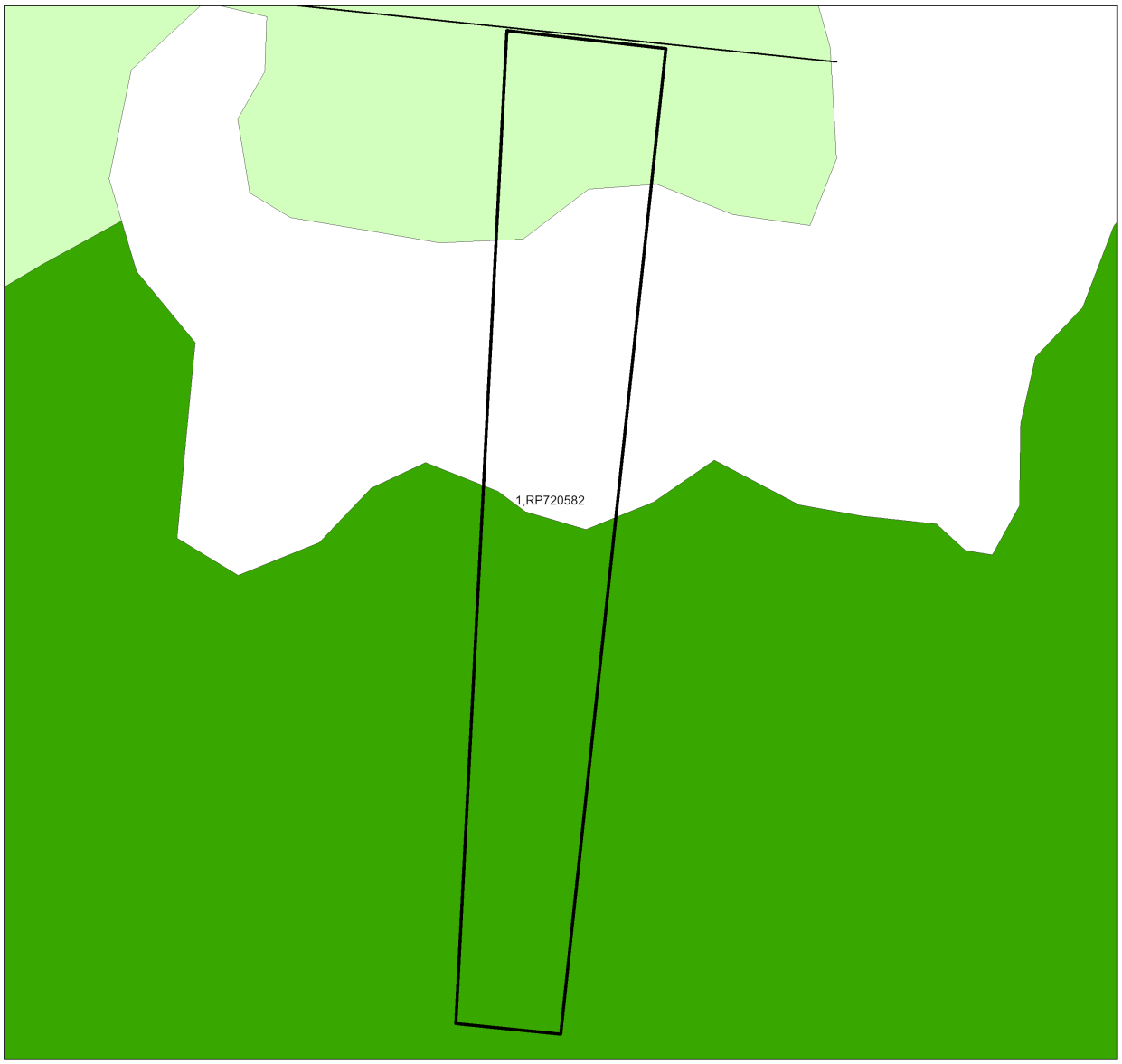
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4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



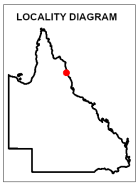
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

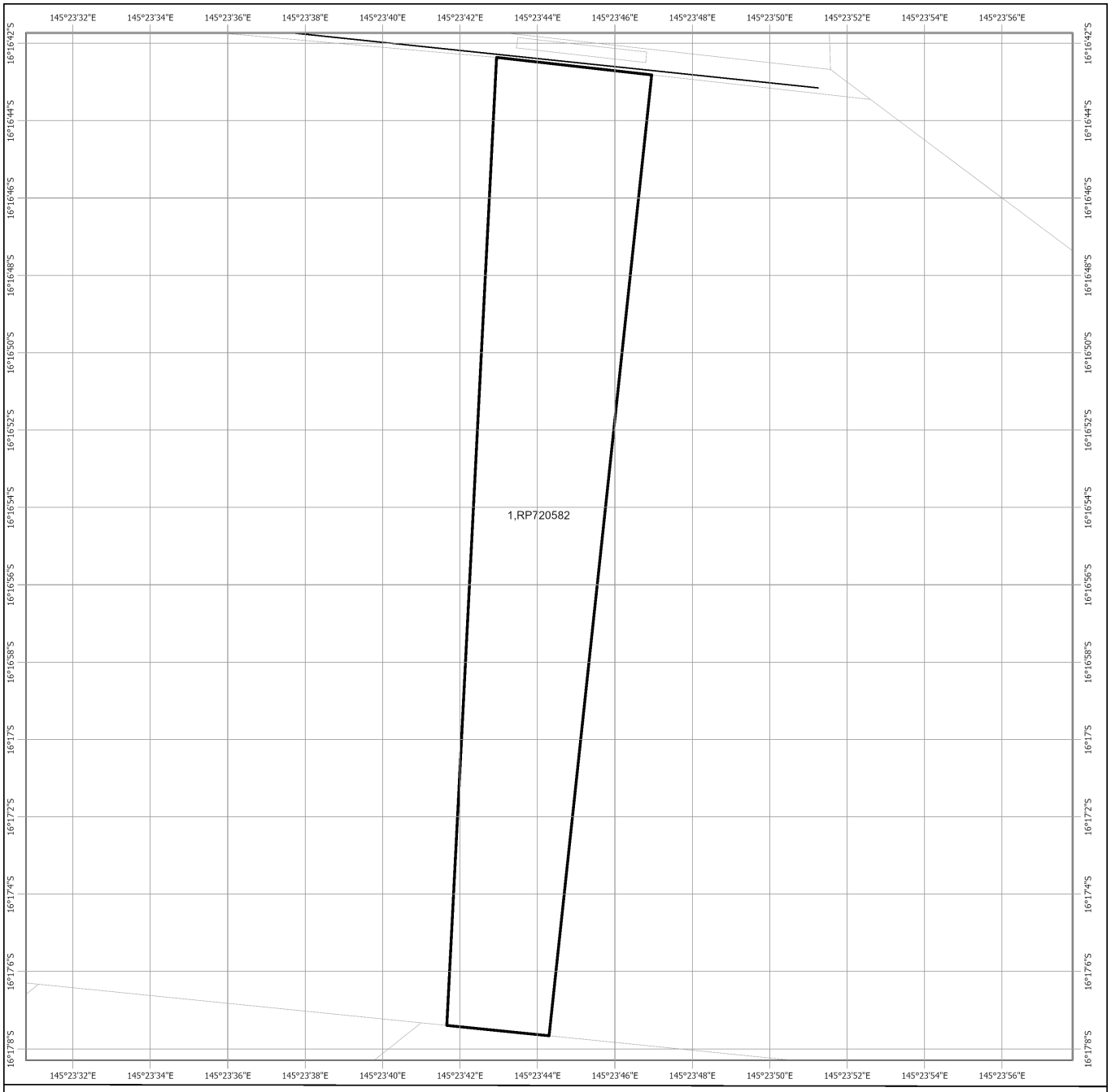
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

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

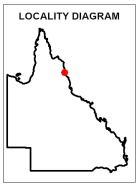
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species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



Protected Plants Flora Survey Trigger Map

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

LOCALITY DIAGRAM



N

0 32 64 96 128 160 m

This product is displayed in:
GDA2020

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

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 1 Plan: RP720582

(no results)

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



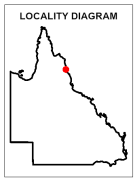
Koala priority area, koala habitat area and identified koala broad-hectare area map

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

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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LOCALITY DIAGRAM



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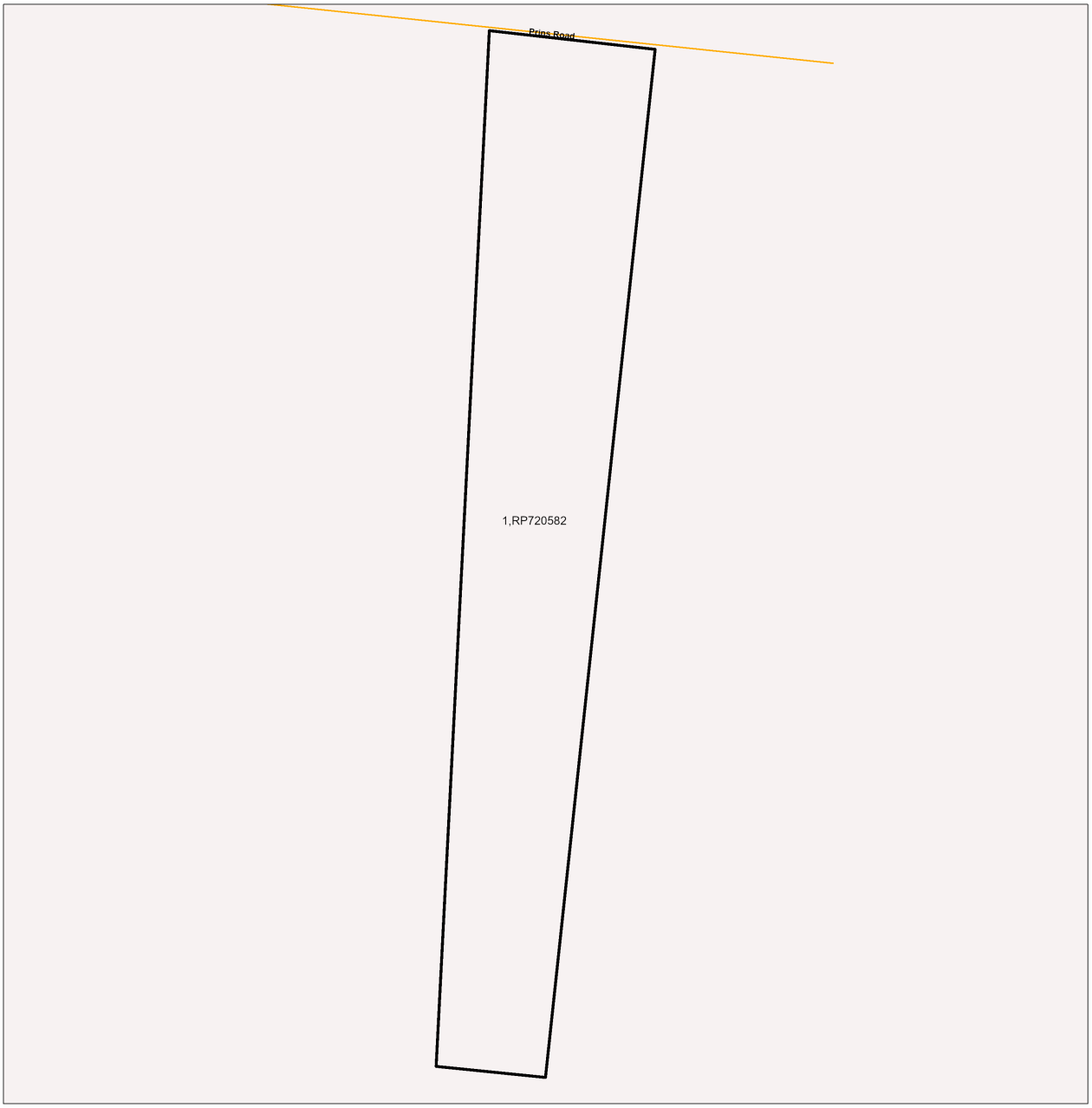
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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.desi.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

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

LOCALITY DIAGRAM



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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
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 1 Plan: RP720435
06/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

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

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

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

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

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

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

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

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

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 1 Plan: RP720435 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 11
3.7 Coastal or non-coastal 11
3.8 Agricultural Land Class A or B 12
4. Vegetation management framework maps 13
4.1 Regulated vegetation management map 14
4.2 Vegetation management supporting map 15
4.3 Coastal/non-coastal map 16
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 17
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 18
5.1 Clearing in high risk areas on the flora survey trigger map 18
5.2 Clearing outside high risk areas on the flora survey trigger map 18
5.3 Exemptions 18
5.4 Contact information for DETSI 18
5.5 Protected plants flora survey trigger map 19
6. Koala protection framework (administered by DETSI) 21
6.1 Koala mapping 21
6.2 Koala habitat planning controls 22
6.3 Koala Conservation Plan clearing requirements 23
6.4 Contact information for DETSI 23
7. Koala protection framework details for Lot: 1 Plan: RP720435 24
7.1 Koala districts 24
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 24
7.3 Koala habitat regional ecosystems for core koala habitat areas 25
8. Other relevant legislation contacts list 26

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 1 Plan: RP720435 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	RP720435	Freehold	327,950

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

Does the property Lot: 1 Plan: RP720435 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: RP720435, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: RP720435

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	2.36
Category R	2.87
Category X	27.58

Table 4: Description of vegetation categories

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

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
7.3.23	Endangered	R	1.18	Simple-complex semi-deciduous notophyll to mesophyll vine forest on lowland alluvium, predominantly riverine levees	Dense
7.3.35	Endangered	R	0.28	Acacia mangium and/or A. celsa and/or A. polystachya closed forest on alluvial plains	Dense
7.3.5	Least concern	B	2.36	Melaleuca quinquenervia and/or Melaleuca cajuputi subsp. platyphylla closed forest to shrubland on poorly drained alluvial plains	Dense
7.3.5	Least concern	R	1.41	Melaleuca quinquenervia and/or Melaleuca cajuputi subsp. platyphylla closed forest to shrubland on poorly drained alluvial plains	Dense
non-rem	None	X	27.58	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

Vegetation management wetlands are present on this property and are shown on the vegetation management supporting map in section 4.2 of this report.

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
1087	Casuarius casuarius johnsonii (southern population)	southern cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.		
584	Crocodylus porosus	estuarine crocodile	V	Estuaries and major rivers, billabongs and swamps in dry season; freshwater swamps in wet season, occasionally found in open sea; also in dune swale swamps and dams; mostly within 40-50km of coastline (some breeding populations up to 100km from sea). Nest sites vegetated areas (preference for Melaleuca swamp forest with Thoracostachyum or Scleria sedgeswamp &/or Stenoclaena fern) near permanent freshwater (<100-200m), often on north-west banks, prime areas associated with productive deepwater estuaries; will also use marginal sites, e.g. grassy areas (Imperata, Ischaemum, Themeda, Sorghum) near forest edge or with sparse eucalypt, riverbank/fringe forest (Melaleuca, Corypha, Acacia), mangrove fringe, salt meadow behind mangrove, and sparse short (<40cm) sedgeland/swamp.	Sea level to 100m.		Near and in waterbodies.

Label	Regional Ecosystem (mandatory unless otherwise specified)
1087	3.8.2, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.18, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.34, 7.11.36, 7.11.38, 7.11.39, 7.11.40, 7.11.42, 7.11.44, 7.11.46, 7.11.47, 7.11.49, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.29, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.41, 7.12.43, 7.12.44, 7.12.45, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.67, 7.12.68
584	All regional ecosystems within the stream/wetland buffer as determined by VMA code.

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?
Class A (with urban areas masked as per SPP): 32.55 ha

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 1 Plan: RP720435.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

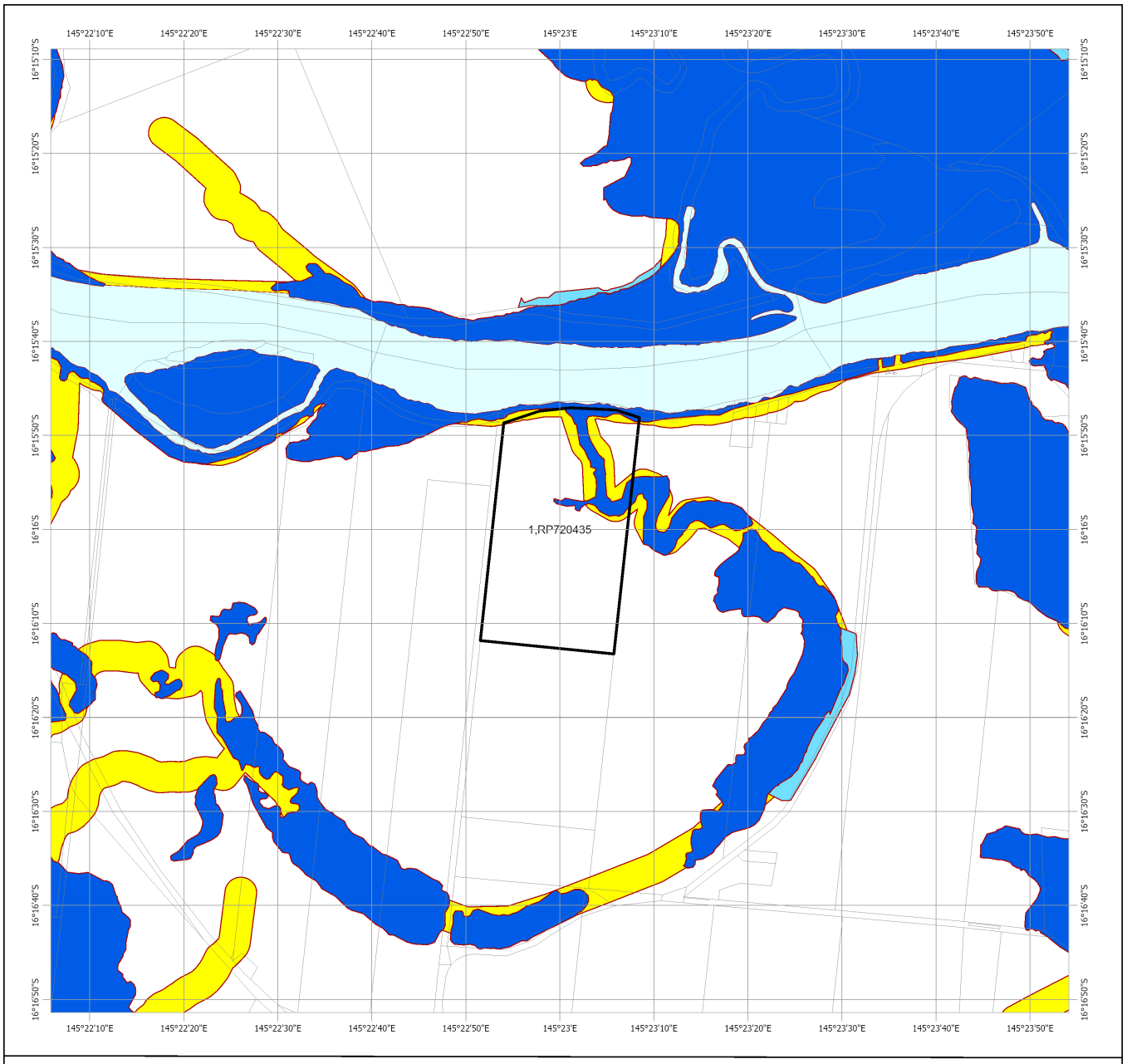
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

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

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

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

4.1 Regulated vegetation management map

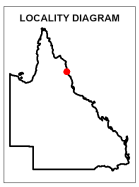


Regulated Vegetation Management Map

Queensland Government

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

LOCALITY DIAGRAM



N

0 180 360 540 720 900 m

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

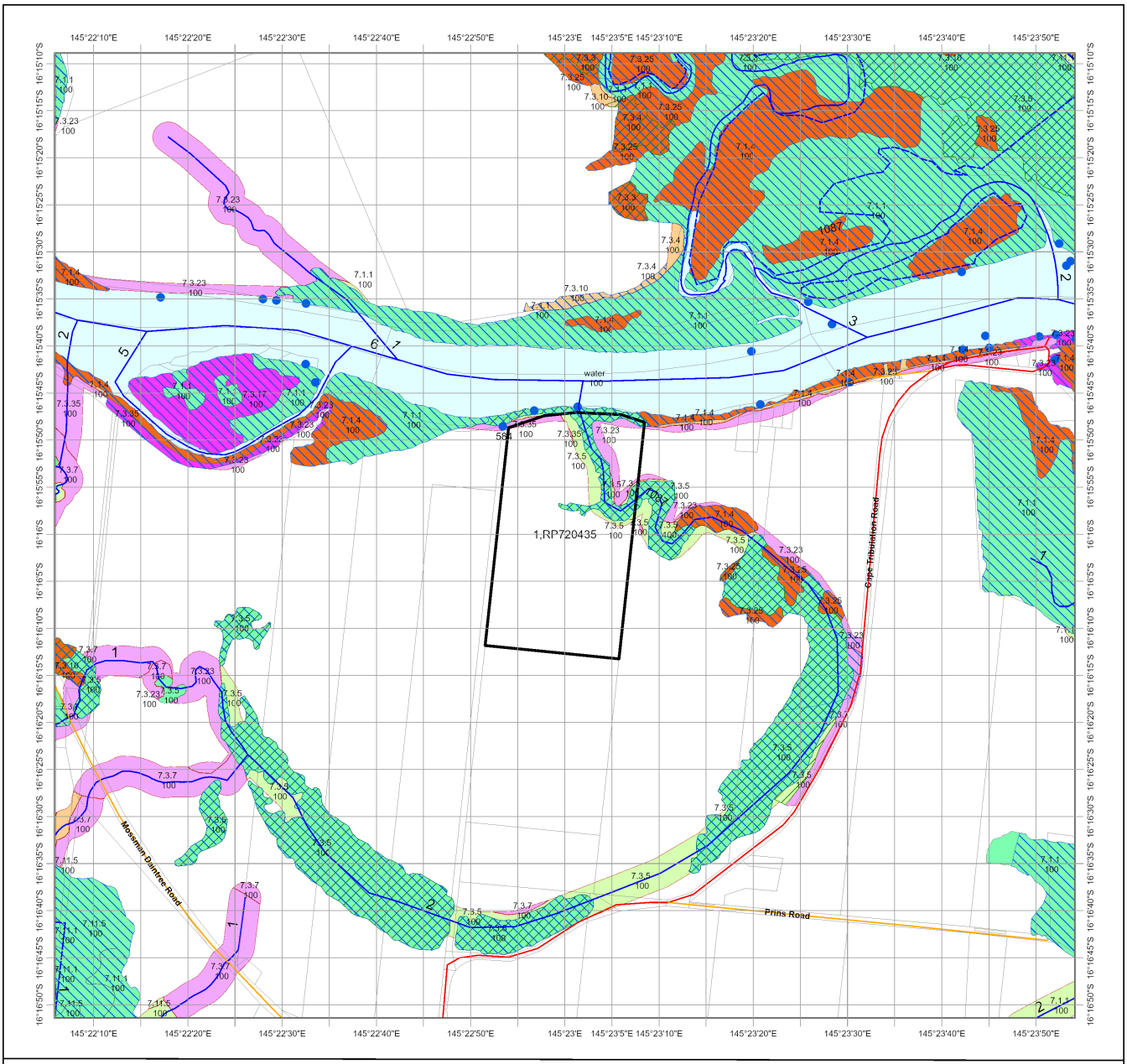
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

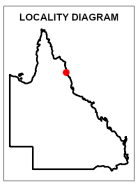


Vegetation Management Supporting Map

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

Queensland Government

LOCALITY DIAGRAM



N

0 130 260 390 520 650 m

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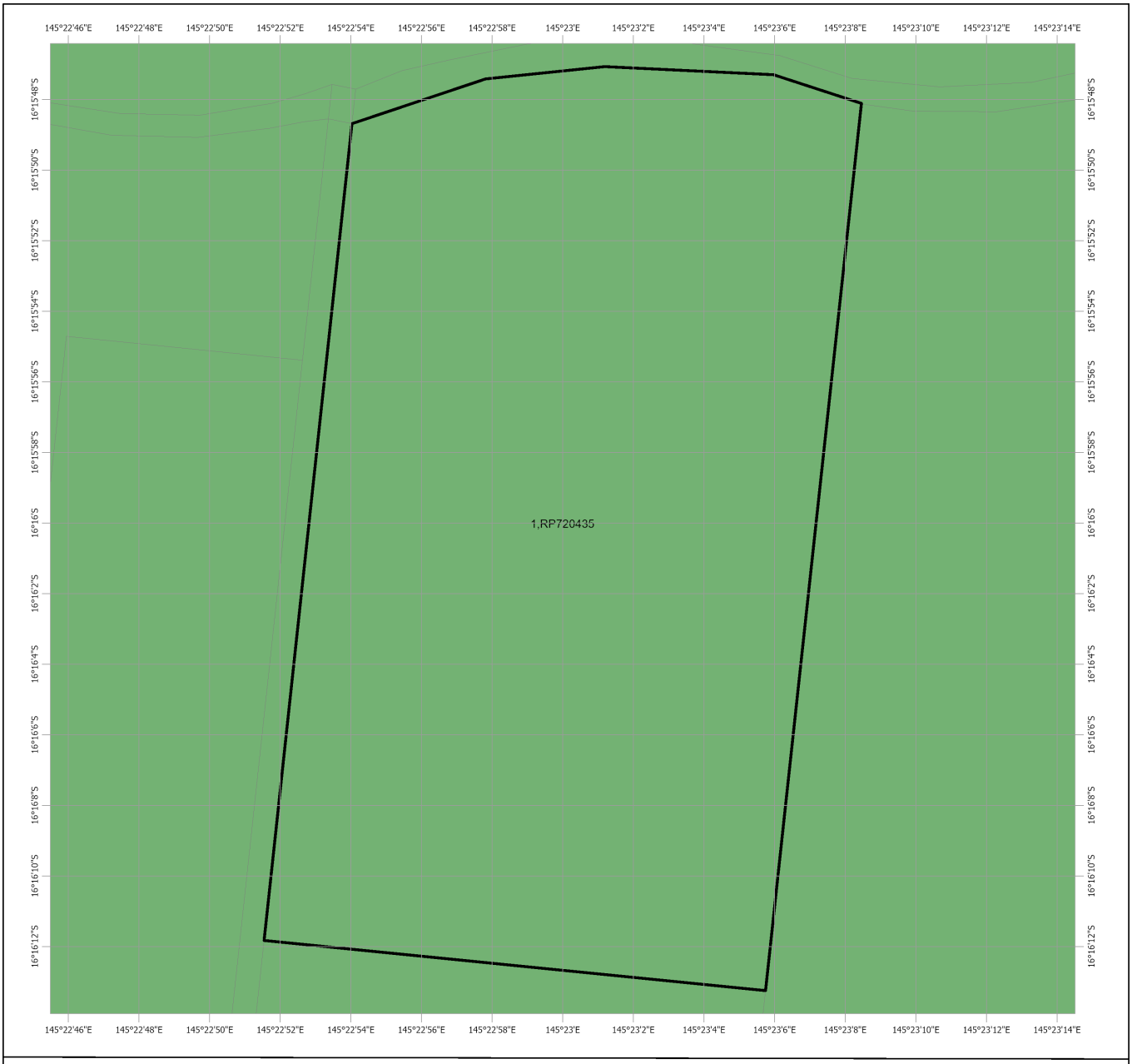
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

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

Land parcel boundaries are provided as locational aid only.

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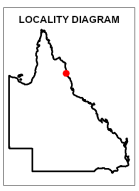
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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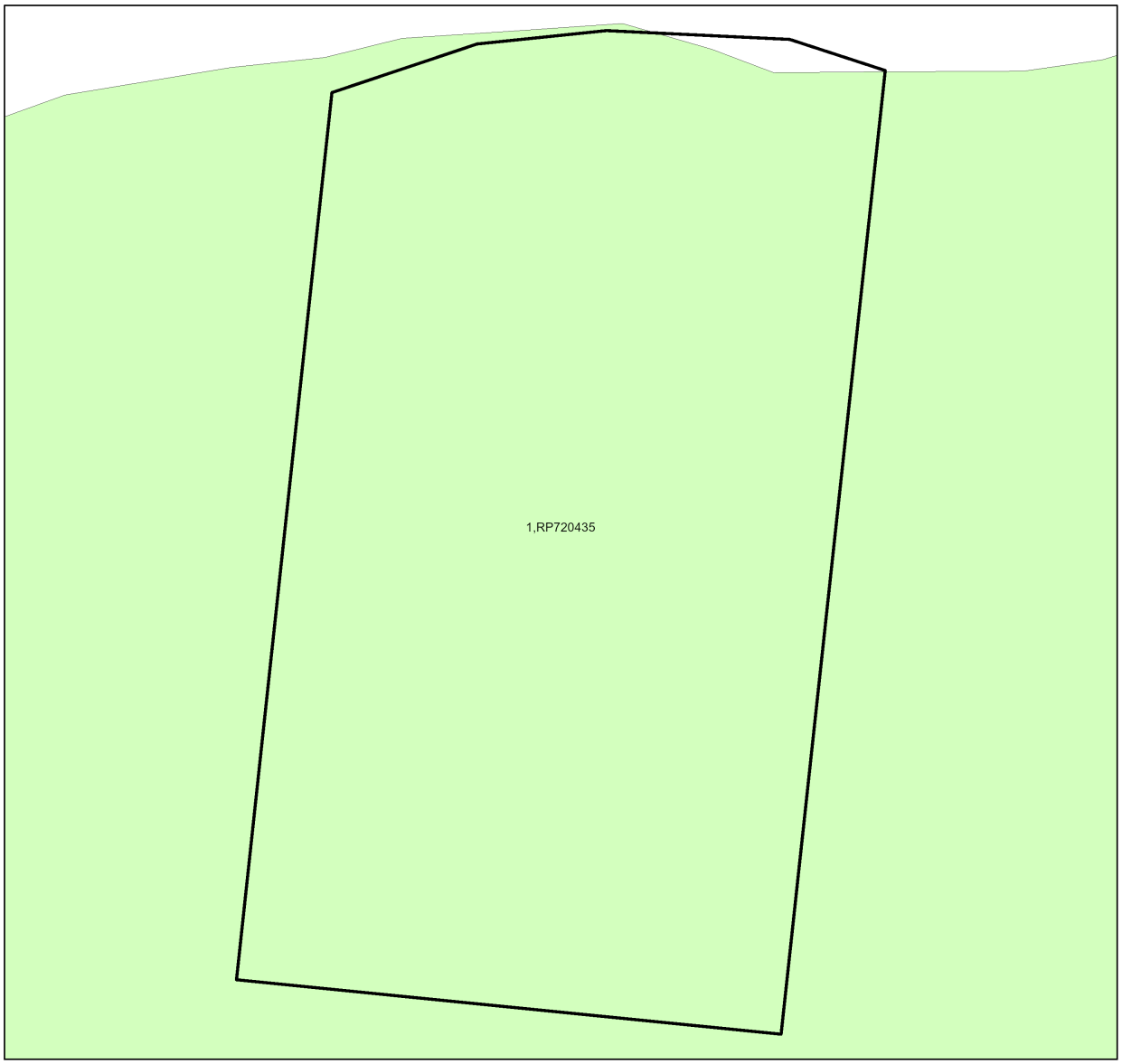
N

0 49 98 147 196 245 m

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



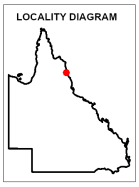
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



N

0 49 98 147 196 245 m

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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

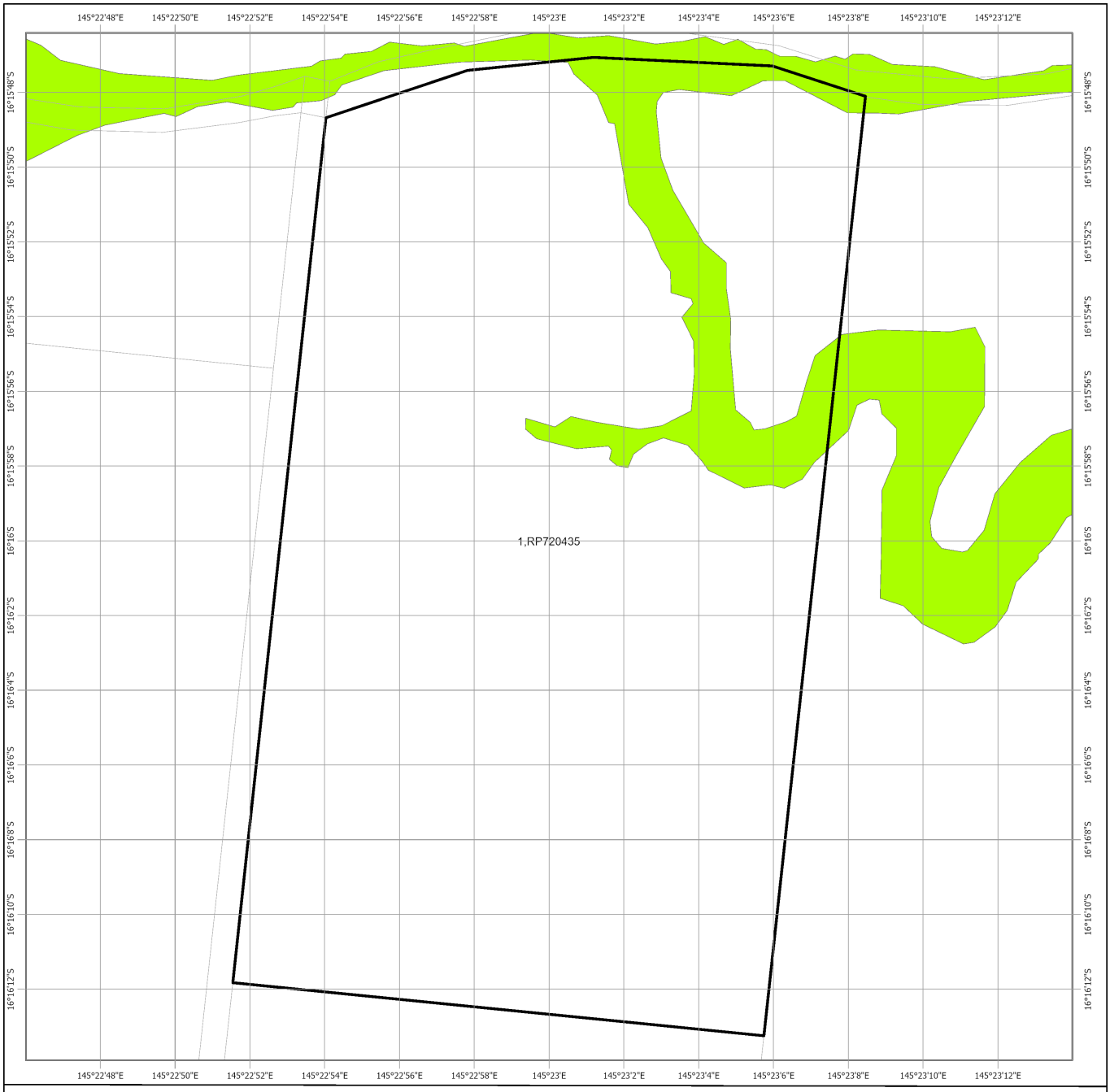
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

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 the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

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

LOCALITY DIAGRAM



N

0 33 66 99 132 165 m

This product is displayed in:
GDA2020

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

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

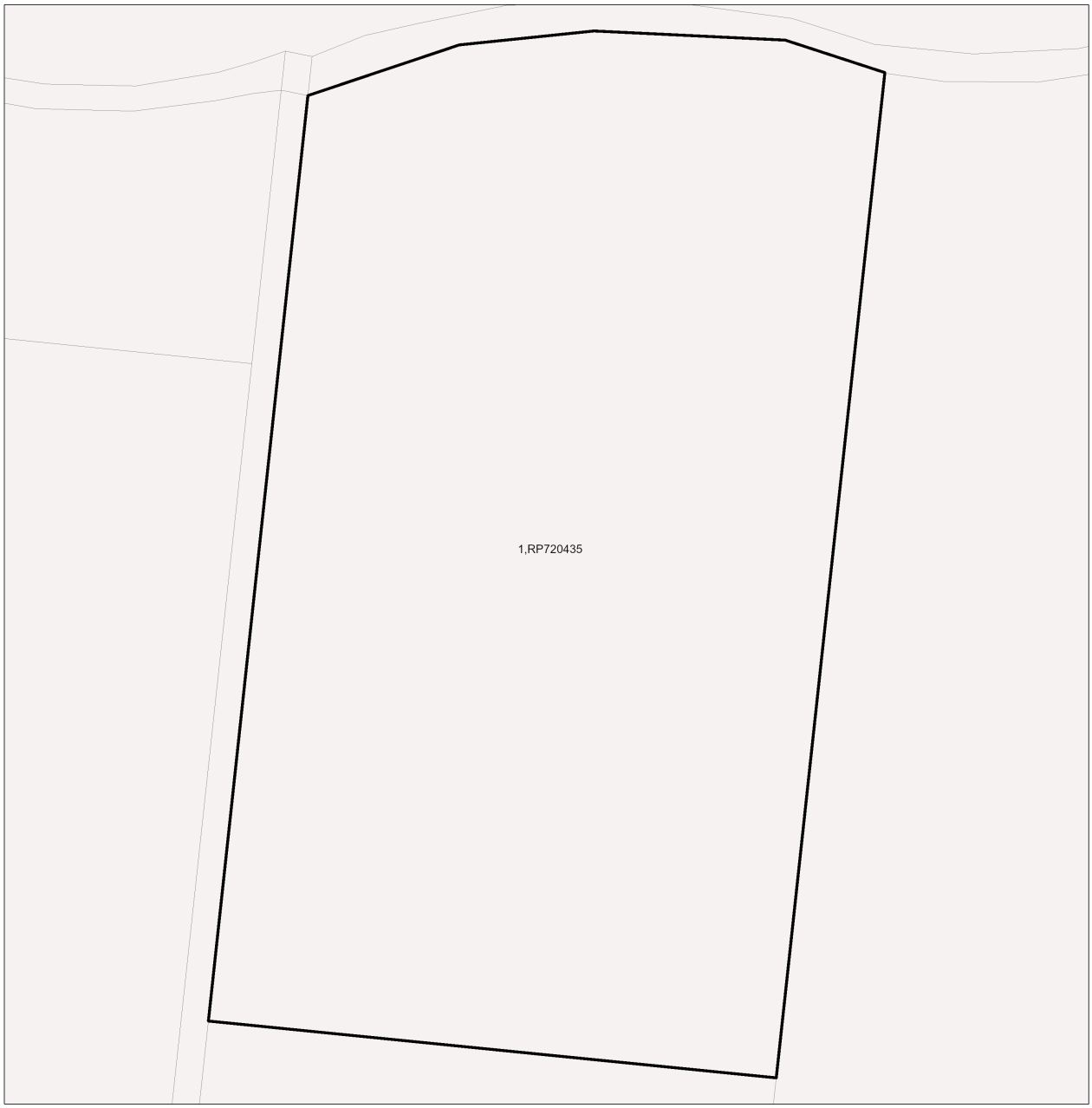
6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 1 Plan: RP720435

(no results)

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



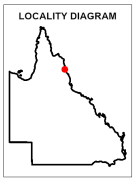
Koala priority area, koala habitat area and identified koala broad-hectare area map

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

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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LOCALITY DIAGRAM



N

0 44 88 132 176 220 m

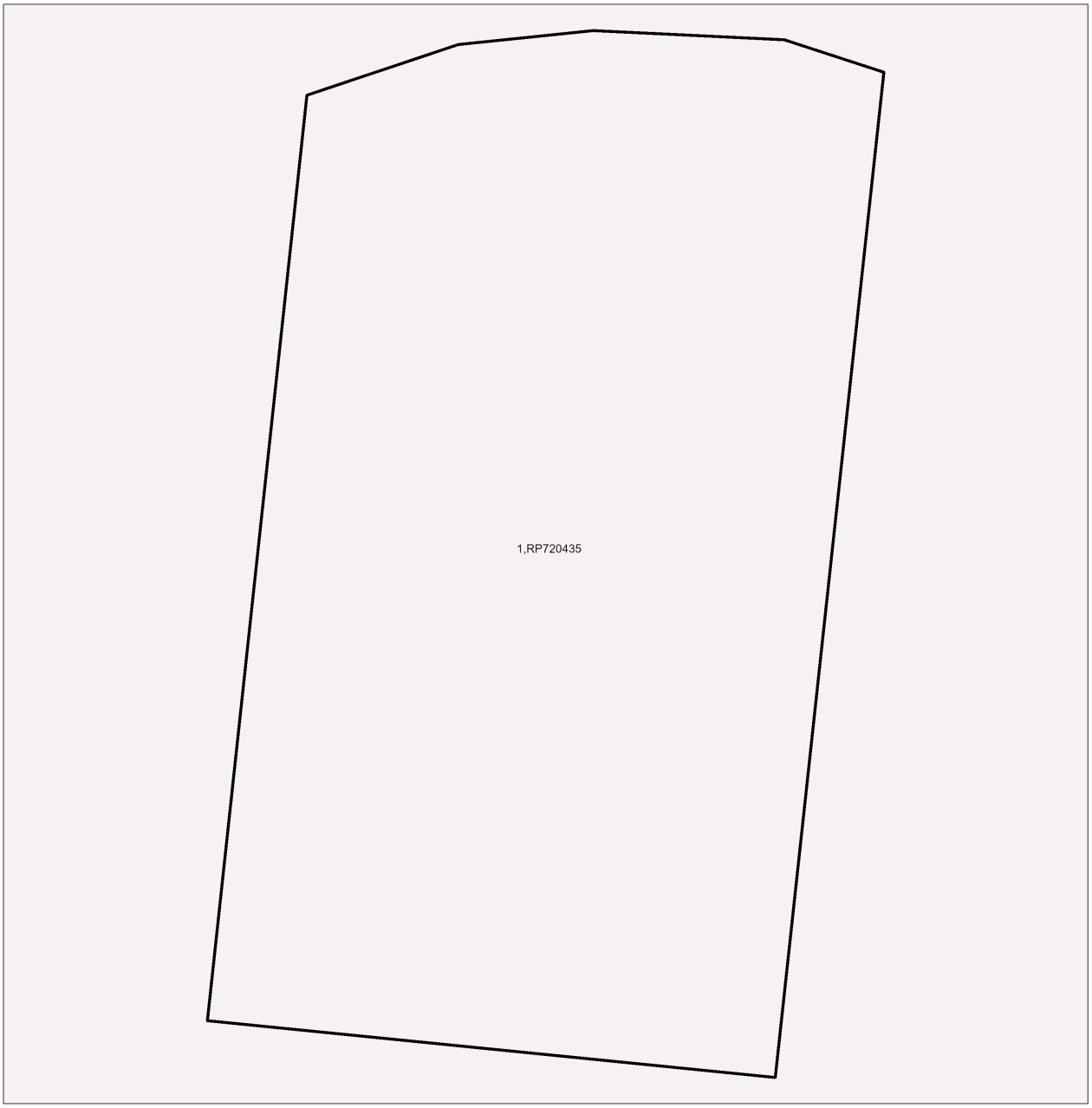
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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.desi.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

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

LOCALITY DIAGRAM

N

0 44 88 132 176 220 m

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Due to varying sources of data, spatial locations may not coincide when overlaid.

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
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 2 Plan: RP720582
06/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

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

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

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

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

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

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

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

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

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 2 Plan: RP720582 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 11
3.7 Coastal or non-coastal 11
3.8 Agricultural Land Class A or B 12
4. Vegetation management framework maps 13
4.1 Regulated vegetation management map 14
4.2 Vegetation management supporting map 15
4.3 Coastal/non-coastal map 16
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 17
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 18
5.1 Clearing in high risk areas on the flora survey trigger map 18
5.2 Clearing outside high risk areas on the flora survey trigger map 18
5.3 Exemptions 18
5.4 Contact information for DETSI 18
5.5 Protected plants flora survey trigger map 19
6. Koala protection framework (administered by DETSI) 21
6.1 Koala mapping 21
6.2 Koala habitat planning controls 22
6.3 Koala Conservation Plan clearing requirements 23
6.4 Contact information for DETSI 23
7. Koala protection framework details for Lot: 2 Plan: RP720582 24
7.1 Koala districts 24
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 24
7.3 Koala habitat regional ecosystems for core koala habitat areas 25
8. Other relevant legislation contacts list 26

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 2 Plan: RP720582 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)
2	RP720582	Freehold	386,120

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

Does the property Lot: 2 Plan: RP720582 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

The property is located in the Wet Tropics of Queensland World Heritage Area. If Table 1 indicates the property tenure is Freehold, please contact the Wet Tropics Management Authority to discuss any clearing, development or other activities on phone (07) 4241 0500, wettropics@wtma.qld.gov.au or visit www.wettropics.gov.au

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 2 Plan: RP720582, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: 2 Plan: RP720582

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	0.11
Category R	3.58
Category X	34.84

Table 4: Description of vegetation categories

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

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
7.1.1	Least concern	B	0.11	Mangrove closed scrub to open forest of areas subject to regular tidal inundation	Dense
7.1.1	Least concern	R	2.58	Mangrove closed scrub to open forest of areas subject to regular tidal inundation	Dense
7.2.3	Of concern	B	less than 0.01	Corymbia tessellaris and/or Acacia crassicarpa and/or C. intermedia and/or C. clarksoniana woodland to closed forest on beach ridges (predominantly Holocene)	Sparse
7.2.3	Of concern	R	1.00	Corymbia tessellaris and/or Acacia crassicarpa and/or C. intermedia and/or C. clarksoniana woodland to closed forest on beach ridges (predominantly Holocene)	Sparse
non-rem	None	X	34.84	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
1087	Casuarius casuarius johnsonii (southern population)	southern cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.		
584	Crocodylus porosus	estuarine crocodile	V	Estuaries and major rivers, billabongs and swamps in dry season; freshwater swamps in wet season, occasionally found in open sea; also in dune swale swamps and dams; mostly within 40-50km of coastline (some breeding populations up to 100km from sea). Nest sites vegetated areas (preference for Melaleuca swamp forest with Thoracostachyum or Scleria sedgeswamp &/or Stenoclaena fern) near permanent freshwater (<100-200m), often on north-west banks, prime areas associated with productive deepwater estuaries; will also use marginal sites, e.g. grassy areas (Imperata, Ischaemum, Themeda, Sorghum) near forest edge or with sparse eucalypt, riverbank/fringe forest (Melaleuca, Corypha, Acacia), mangrove fringe, salt meadow behind mangrove, and sparse short (<40cm) sedgeland/swamp.	Sea level to 100m.		Near and in waterbodies.

Label	Regional Ecosystem (mandatory unless otherwise specified)
1087	3.8.2, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.18, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.34, 7.11.36, 7.11.38, 7.11.39, 7.11.40, 7.11.42, 7.11.44, 7.11.46, 7.11.47, 7.11.49, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.29, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.41, 7.12.43, 7.12.44, 7.12.45, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.67, 7.12.68
584	All regional ecosystems within the stream/wetland buffer as determined by VMA code.

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?

Class A (with urban areas masked as per SPP): 1.53 ha

Class B (with urban areas masked as per SPP): 27.85 ha

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: 2 Plan: RP720582.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

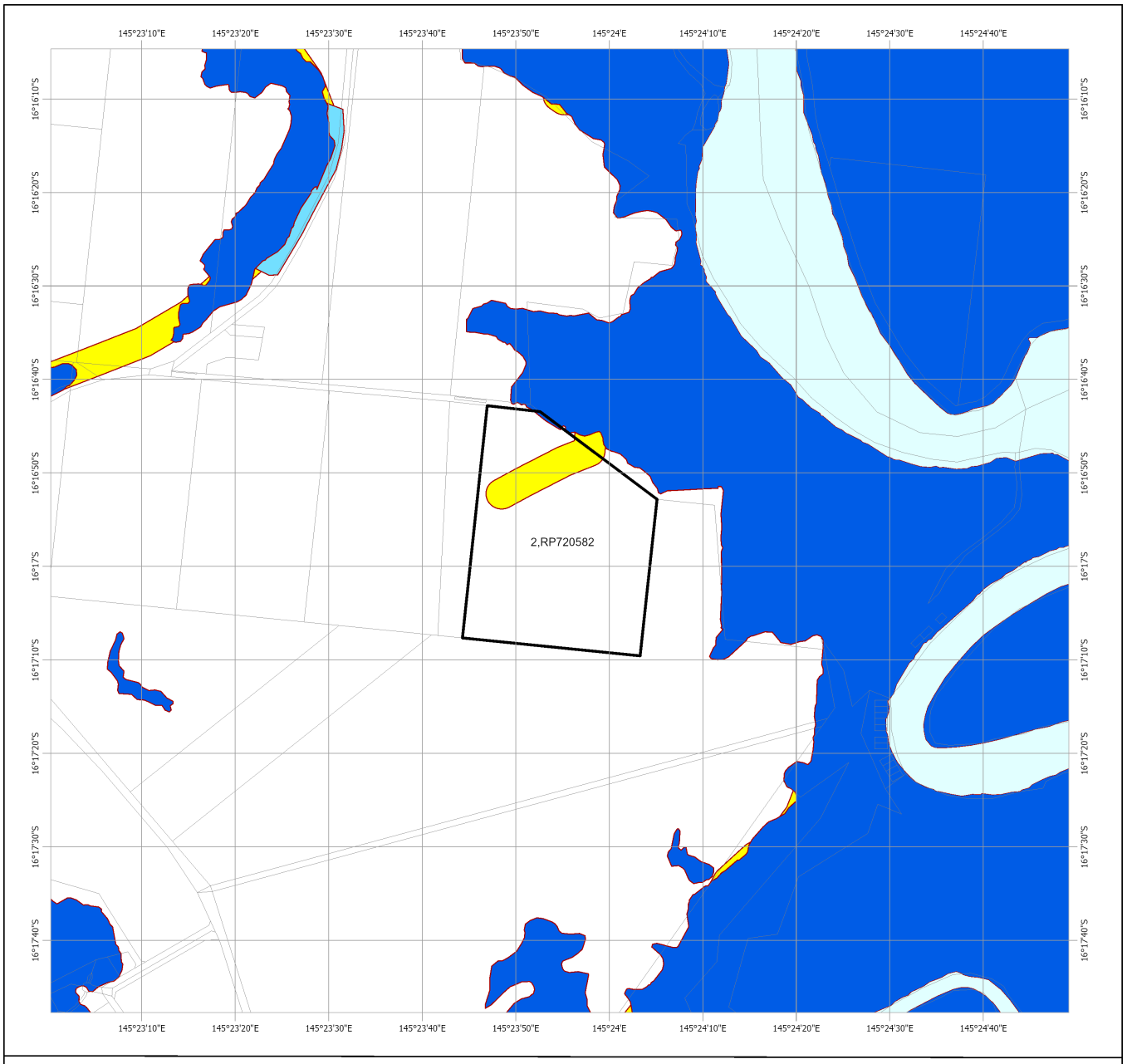
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

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

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

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

4.1 Regulated vegetation management map

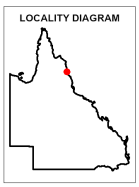


Regulated Vegetation Management Map

Queensland Government

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

LOCALITY DIAGRAM



N

0 180 360 540 720 900 m

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GDA2020

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

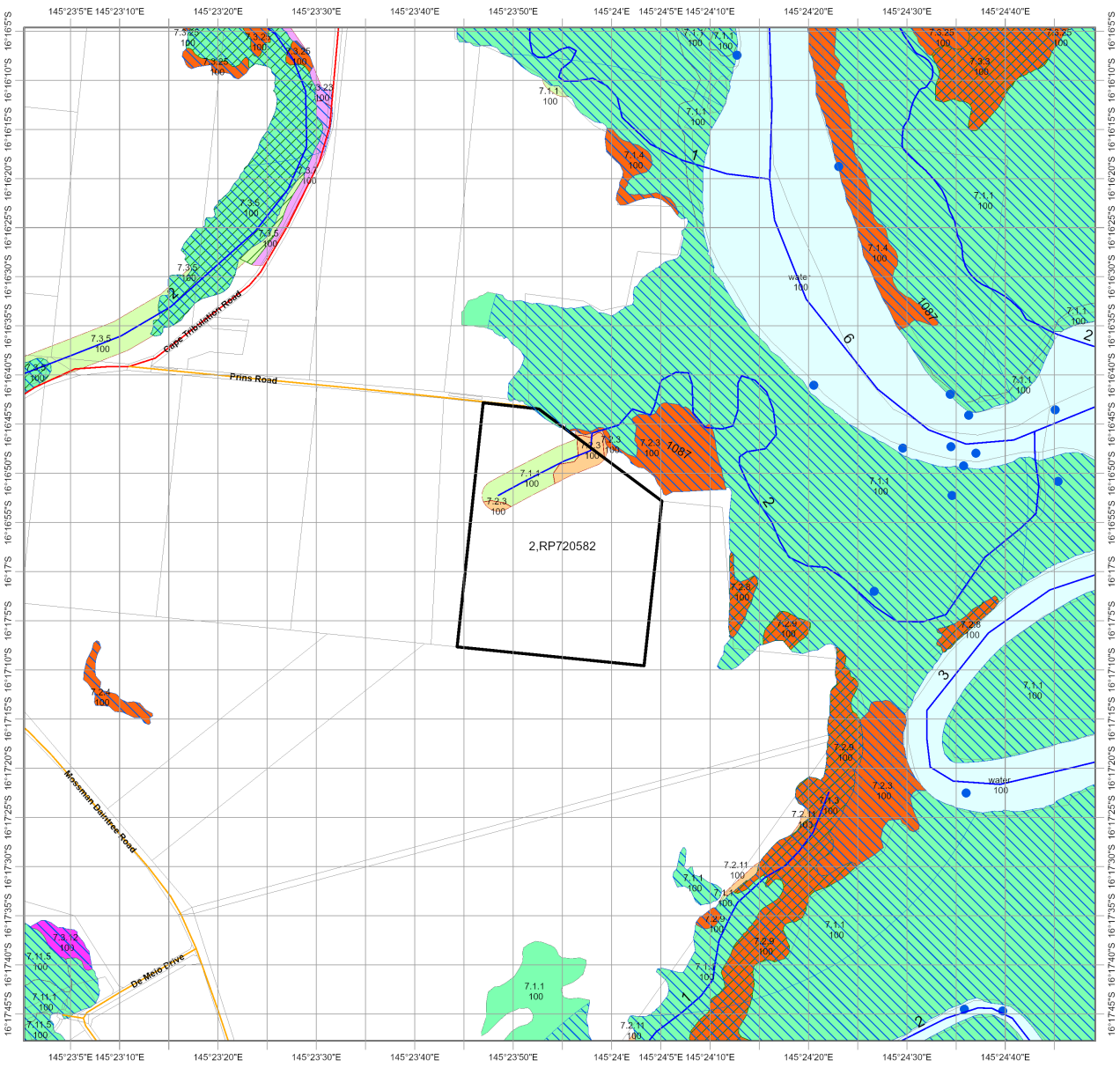
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

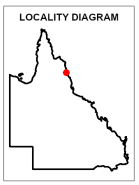


Vegetation Management Supporting Map

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

Queensland Government

LOCALITY DIAGRAM



N

0 130 260 390 520 650 m

This product is displayed in: GDA2020

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

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

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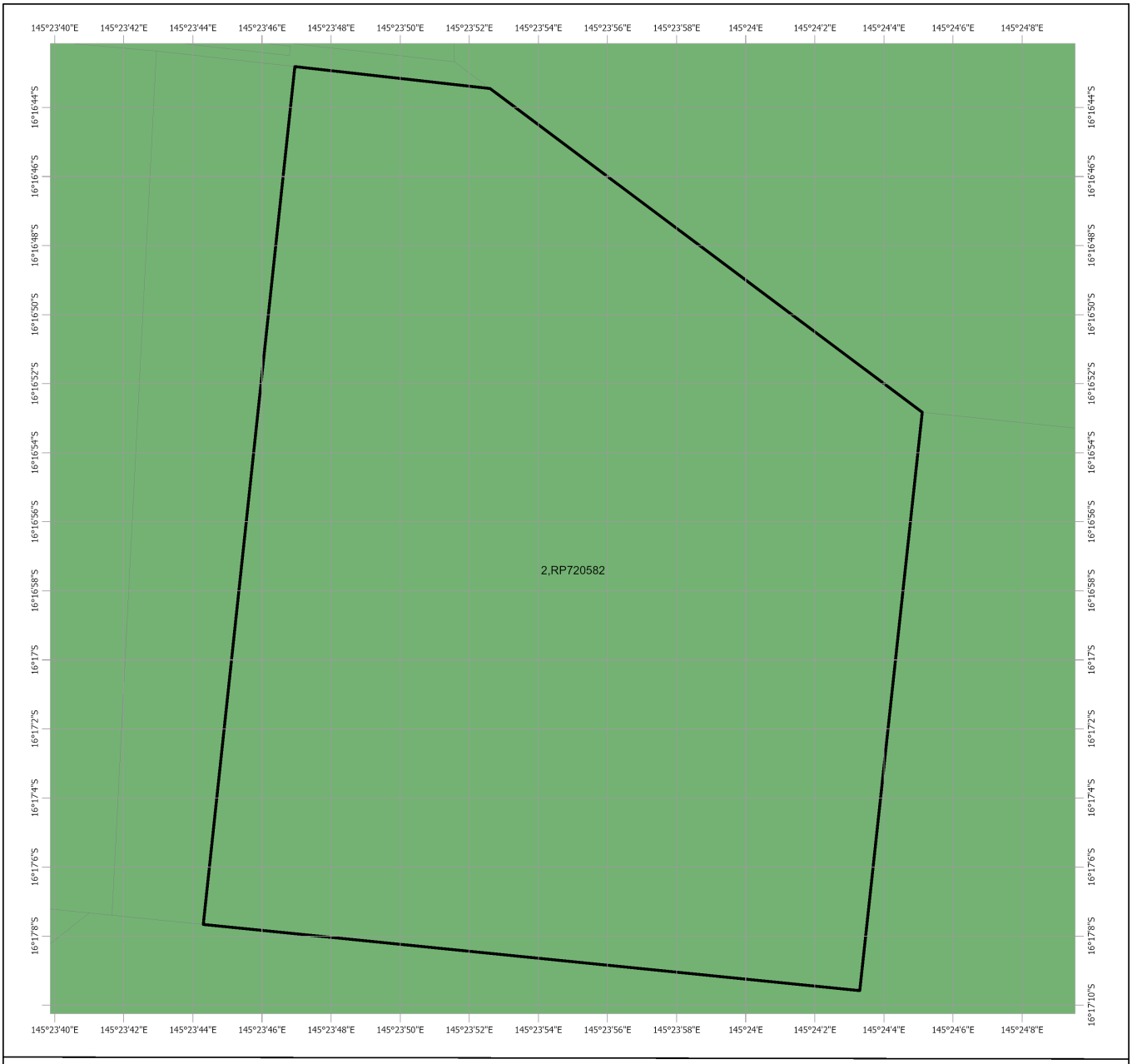
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

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

Land parcel boundaries are provided as locational aid only.

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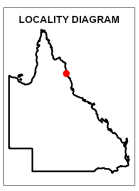
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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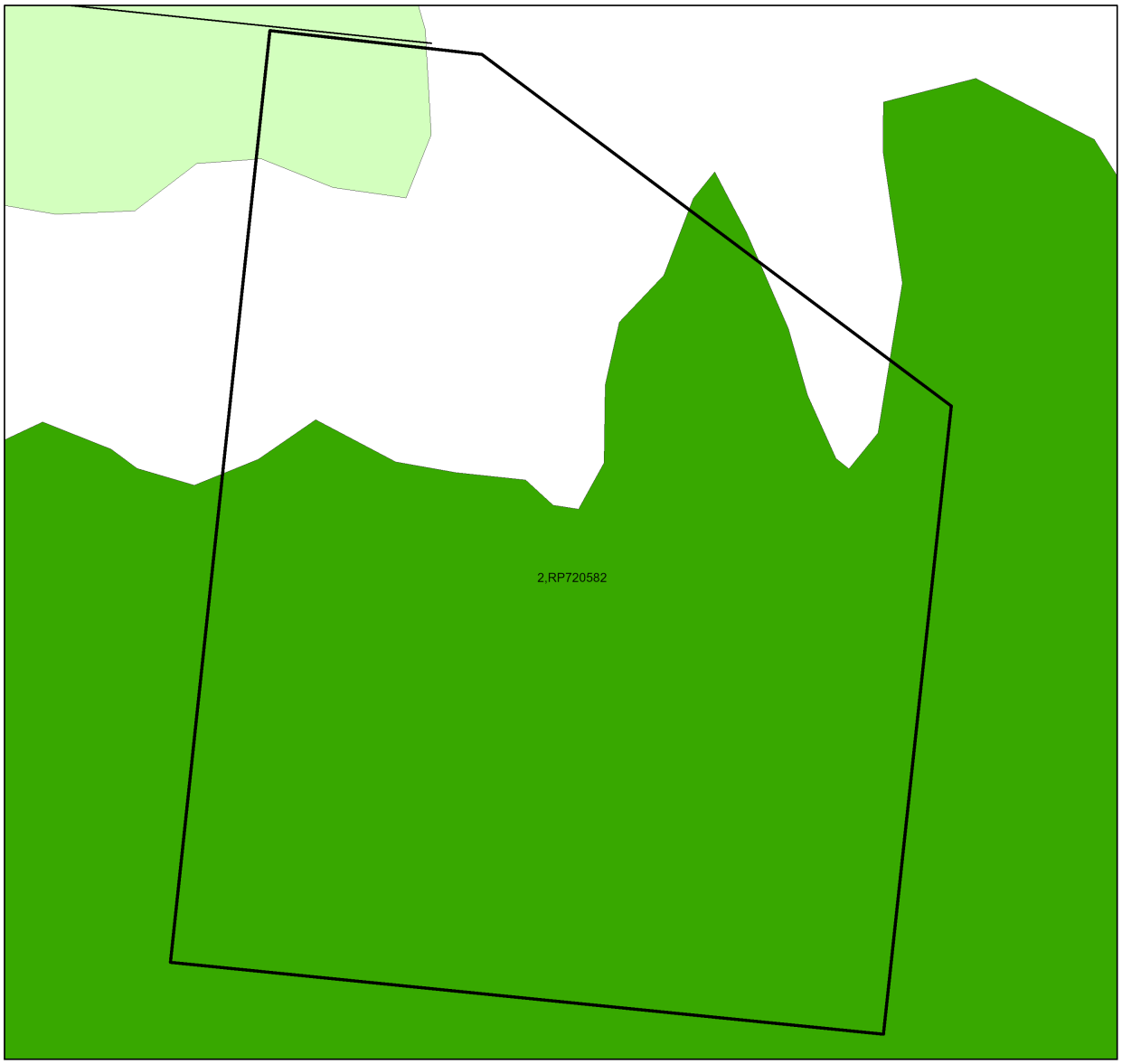
N

0 50 100 150 200 250 m

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



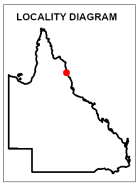
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



N

0 50 100 150 200 250 m

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

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

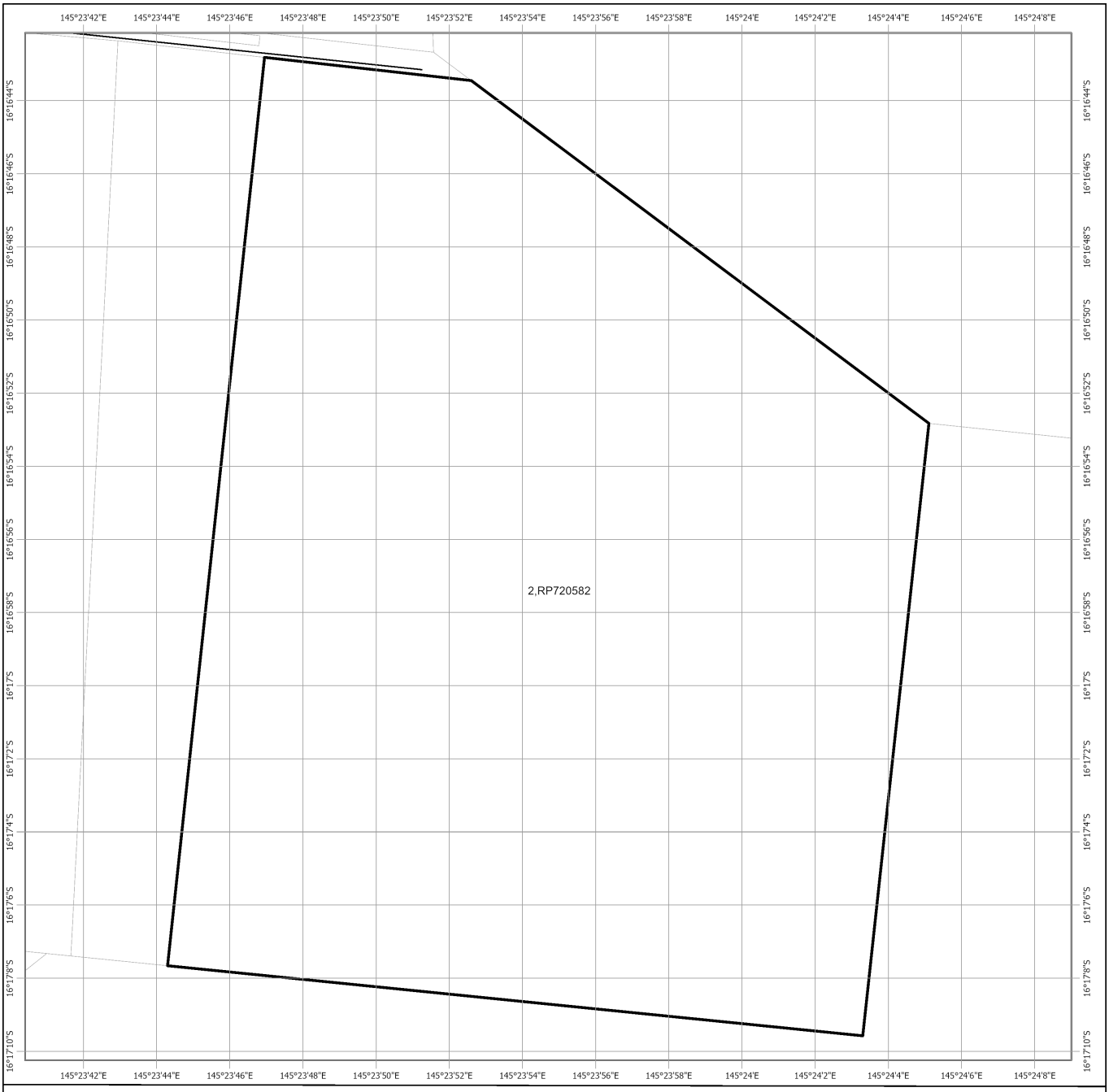
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

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

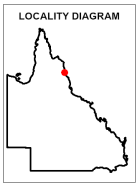
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species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



Protected Plants Flora Survey Trigger Map

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

LOCALITY DIAGRAM



N

0 33 66 99 132 165 m

This product is displayed in:
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This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

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

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

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

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

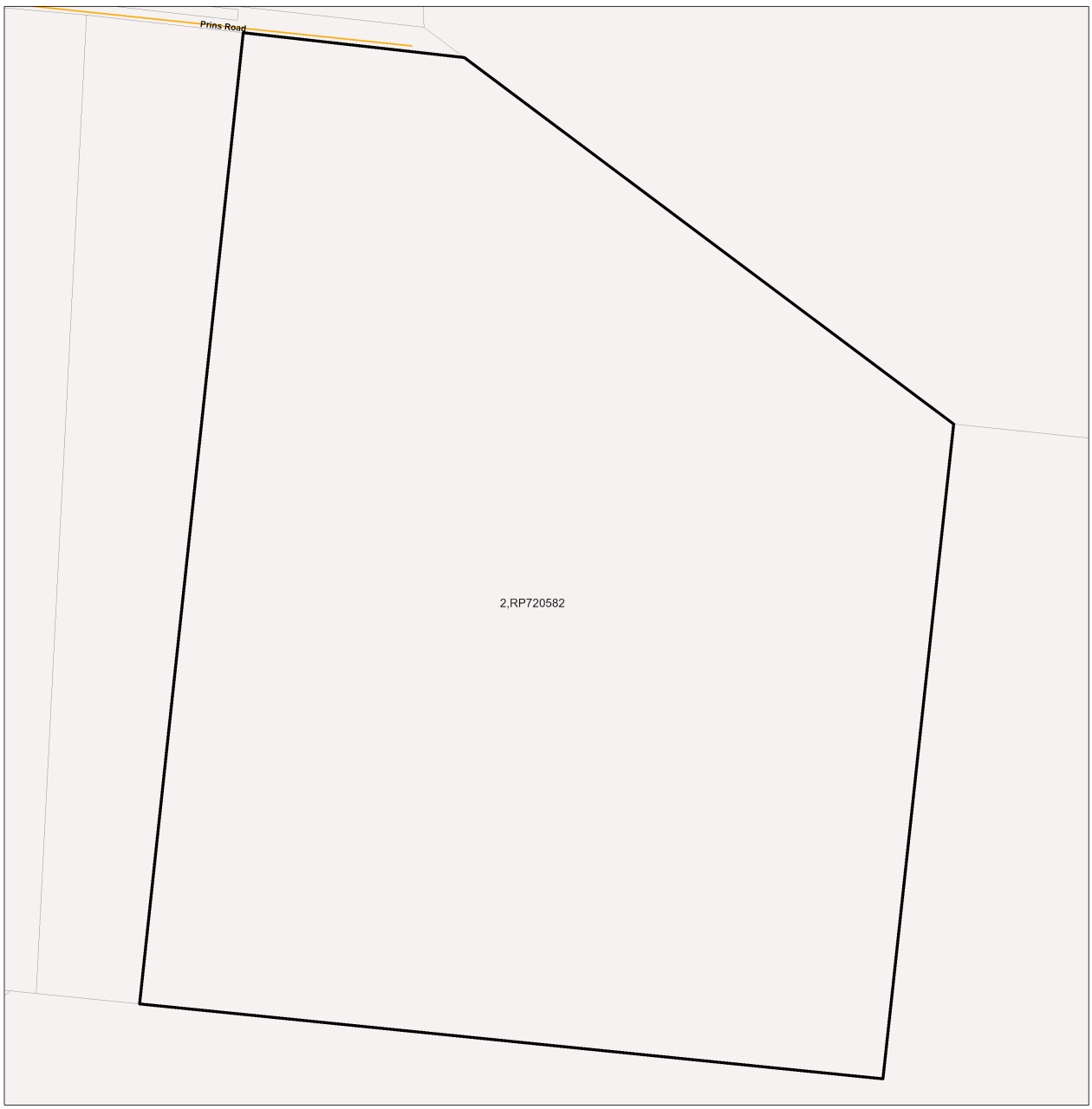
6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 2 Plan: RP720582

(no results)

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



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

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

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.

LOCALITY DIAGRAM

N

0 45 90 135 180 225 m

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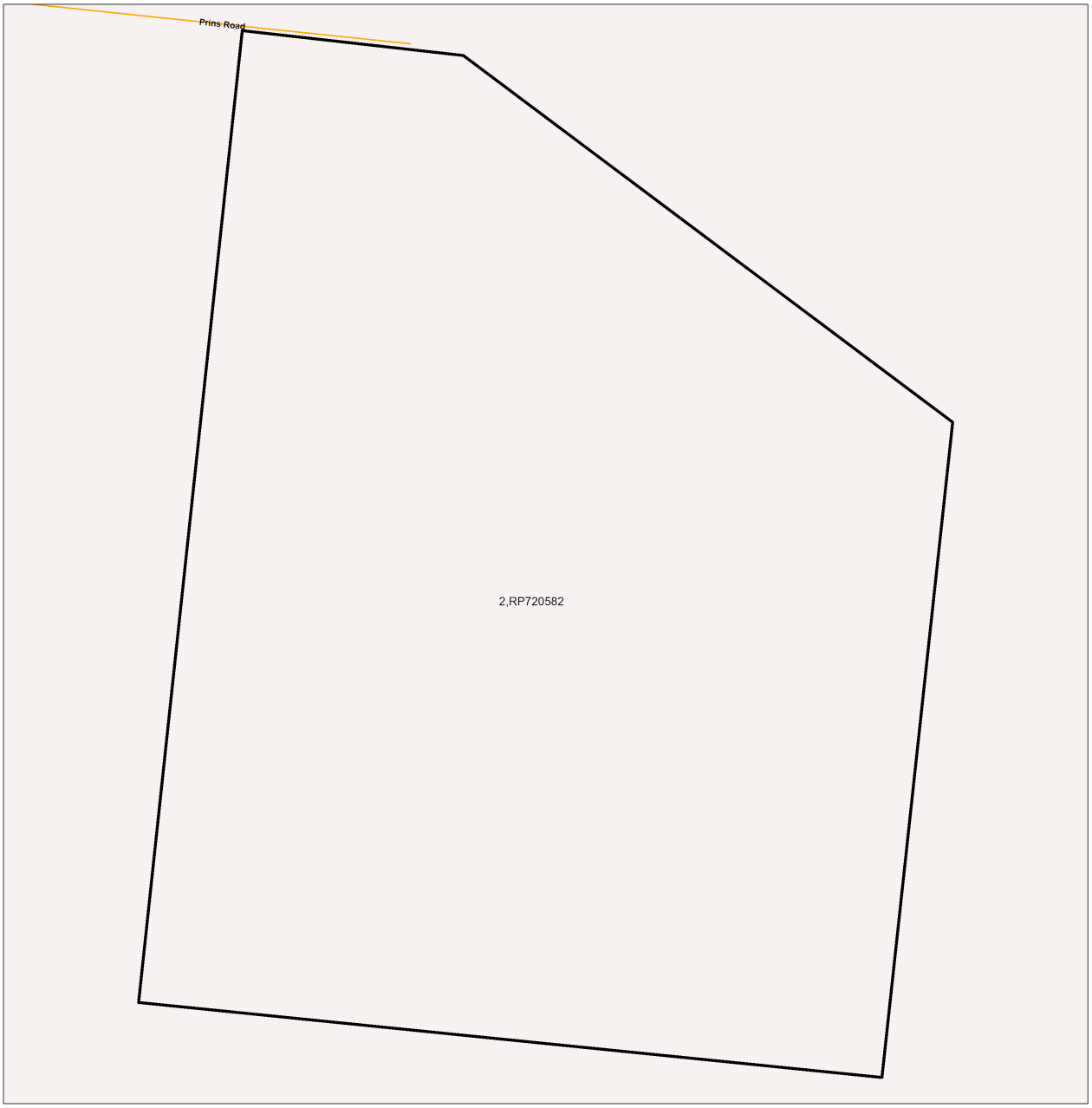
The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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.desi.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.

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7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

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

LOCALITY DIAGRAM

N

0 45 90 135 180 225 m

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Due to varying sources of data, spatial locations may not coincide when overlaid.

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
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 3 Plan: SP126928
06/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

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

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

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

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

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

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

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

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

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 3 Plan: SP126928 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 12
3.7 Coastal or non-coastal 12
3.8 Agricultural Land Class A or B 12
4. Vegetation management framework maps 14
4.1 Regulated vegetation management map 15
4.2 Vegetation management supporting map 16
4.3 Coastal/non-coastal map 17
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 18
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 19
5.1 Clearing in high risk areas on the flora survey trigger map 19
5.2 Clearing outside high risk areas on the flora survey trigger map 19
5.3 Exemptions 19
5.4 Contact information for DETSI 19
5.5 Protected plants flora survey trigger map 20
6. Koala protection framework (administered by DETSI) 22
6.1 Koala mapping 22
6.2 Koala habitat planning controls 23
6.3 Koala Conservation Plan clearing requirements 24
6.4 Contact information for DETSI 24
7. Koala protection framework details for Lot: 3 Plan: SP126928 25
7.1 Koala districts 25
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 25
7.3 Koala habitat regional ecosystems for core koala habitat areas 26
8. Other relevant legislation contacts list 27

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 3 Plan: SP126928 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)
3	SP126928	Freehold	659,800

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

Does the property Lot: 3 Plan: SP126928 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

The property is located in the Wet Tropics of Queensland World Heritage Area. If Table 1 indicates the property tenure is Freehold, please contact the Wet Tropics Management Authority to discuss any clearing, development or other activities on phone (07) 4241 0500, wettropics@wtma.qld.gov.au or visit www.wettropics.gov.au

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 3 Plan: SP126928, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

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

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

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

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

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

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: 3 Plan: SP126928

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	0.11
Category X	65.72

Table 4: Description of vegetation categories

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

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
7.1.1	Least concern	B	0.06	Mangrove closed scrub to open forest of areas subject to regular tidal inundation	Dense
7.1.4	Of concern	B	0.03	Mangrove and vine forest closed forest of the brackish zone	Dense
7.3.23	Endangered	B	0.02	Simple-complex semi-deciduous notophyll to mesophyll vine forest on lowland alluvium, predominantly riverine levees	Dense
non-rem	None	X	65.72	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
1087	Casuarius casuarius johnsonii (southern population)	southern cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.		
584	Crocodylus porosus	estuarine crocodile	V	Estuaries and major rivers, billabongs and swamps in dry season; freshwater swamps in wet season, occasionally found in open sea; also in dune swale swamps and dams; mostly within 40-50km of coastline (some breeding populations up to 100km from sea). Nest sites vegetated areas (preference for Melaleuca swamp forest with Thoracostachyum or Scleria sedgeswamp &/or Stenoclaena fern) near permanent freshwater (<100-200m), often on north-west banks, prime areas associated with productive deepwater estuaries; will also use marginal sites, e.g. grassy areas (Imperata, Ischaemum, Themeda, Sorghum) near forest edge or with sparse eucalypt, riverbank/fringe forest (Melaleuca, Corypha, Acacia), mangrove fringe, salt meadow behind mangrove, and sparse short (<40cm) sedgeland/swamp.	Sea level to 100m.		Near and in waterbodies.
986	Pteropus conspicillatus	spectacled flying -fox	E	Rainforest and gallery forest (e.g. complex notophyll vine forest/dry rainforest), wet and dry sclerophyll (eucalypt forest/woodland), and Melaleuca quinquenervia woodland and mangrove; camps in or <7km from rainforest; mean annual rainfall at camp location >1400mm p.a.	Sea level - 1000m.		
1003	Hipposideros diadema reginae	diadem leaf-nosed bat	NT	Tropical lowland rainforest (semi-deciduous mesophyll vine thicket, evergreen notophyll vine forest, monsoon forest, gallery forest), closed forest with sclerophyll emergents, eucalypt woodland (particularly freshwater streams with canopy and over karst.	Sea level to 1210m.		
1165	Cyclopsitta diophthalma macleayana	Macleay's fig-parrot	V	Upper canopy of lowland and upland rainforest (including gallery forest, semi-deciduous vine forest & secondary regrowth) and adjacent open eucalypt or melaleuca forest with figs usually present; mostly in large forest tracts and rare in fragments. Nest in short tunnel excavated 1-15m above ground into trunk of standing dead, decaying tree (e.g. Lophostemon, Ficus, Alphitonia, Castanospermum) within or at edge of rainforest or in eucalypt/melaleuca up to 2km from rainforest.	Sea level to 700m.		

Label	Regional Ecosystem (mandatory unless otherwise specified)
1087	3.8.2, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.18, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.34, 7.11.36, 7.11.38, 7.11.39, 7.11.40, 7.11.42, 7.11.44, 7.11.46, 7.11.47, 7.11.49, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.29, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.41, 7.12.43, 7.12.44, 7.12.45, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.67, 7.12.68
584	All regional ecosystems within the stream/wetland buffer as determined by VMA code.
986	3.1.1, 3.1.3, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, 3.2.13, 3.2.15, 3.2.17, 3.2.28, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, 3.3.13, 3.3.14, 3.3.15, 3.3.16, 3.3.17, 3.3.18, 3.3.19, 3.3.20, 3.3.21, 3.3.22, 3.3.23, 3.3.24, 3.3.25, 3.3.26, 3.3.27, 3.3.28, 3.3.29, 3.3.30, 3.3.31, 3.3.32, 3.3.33, 3.3.34, 3.3.35, 3.3.36, 3.3.37, 3.3.39, 3.3.68, 3.3.69, 3.3.70, 3.5.1, 3.5.2, 3.5.3, 3.5.4, 3.5.5, 3.5.6, 3.5.7, 3.5.8, 3.5.9, 3.5.10, 3.5.11, 3.5.12, 3.5.13, 3.5.20, 3.5.21, 3.5.22, 3.5.23, 3.5.24, 3.5.25, 3.5.26, 3.5.31, 3.5.32, 3.5.33, 3.5.34, 3.5.35, 3.5.36, 3.5.37, 3.5.38, 3.5.39, 3.5.41, 3.5.42, 3.8.2, 3.10.6, 3.10.9, 3.11.1, 3.11.2, 3.11.3, 3.11.4, 3.11.5, 3.11.6, 3.11.7, 3.11.8, 3.11.9, 3.11.10, 3.11.11, 3.11.12, 3.11.13, 3.11.14, 3.11.15, 3.11.18, 3.11.20, 3.11.21, 3.12.3, 3.12.4, 3.12.5, 3.12.6, 3.12.7, 3.12.8, 3.12.9, 3.12.10, 3.12.11, 3.12.12, 3.12.13, 3.12.14, 3.12.15, 3.12.16, 3.12.17, 3.12.18, 3.12.19, 3.12.20, 3.12.21, 3.12.22, 3.12.26, 3.12.35, 3.12.36, 3.12.37, 3.12.40, 3.12.41, 3.12.42, 3.12.44, 3.12.45, 3.12.46, 3.12.47, 7.1.1, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.26, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.48, 7.3.49, 7.3.50, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.10, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.23, 7.11.25, 7.11.26, 7.11.27, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.40, 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, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 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, 7.12.37, 7.12.38, 7.12.39, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.49, 7.12.50, 7.12.51, 7.12.52, 7.12.53, 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, 7.12.68, 7.12.69, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.9, 8.3.10, 8.3.11, 8.3.13, 8.8.1, 8.11.1, 8.11.2, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.12.1, 8.12.2, 8.12.3, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.11, 8.12.12, 8.12.14, 8.12.16, 8.12.17, 8.12.18, 8.12.19, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.27, 8.12.28, 8.12.30, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.9, 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, 9.3.23, 9.4.1, 9.4.2, 9.4.3, 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.11, 9.5.12, 9.5.16, 9.8.1, 9.8.2, 9.8.3, 9.8.4, 9.8.7, 9.8.9, 9.8.10, 9.8.11, 9.11.2, 9.11.3, 9.11.4, 9.11.5, 9.11.7, 9.11.10, 9.11.12, 9.11.13, 9.11.14, 9.11.15, 9.11.16, 9.11.17, 9.11.18, 9.11.19, 9.11.26, 9.11.28, 9.11.29, 9.11.31, 9.11.32, 9.12.2, 9.12.3, 9.12.5, 9.12.7, 9.12.10, 9.12.11, 9.12.12, 9.12.16, 9.12.17, 9.12.18, 9.12.19, 9.12.20, 9.12.21, 9.12.22, 9.12.24, 9.12.26, 9.12.30, 9.12.31, 9.12.32, 9.12.35, 9.12.37, 9.12.38, 9.12.44
1003	3.1.1, 3.1.3, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, 3.2.13, 3.2.15, 3.2.16, 3.2.17, 3.2.21, 3.2.28, 3.2.29, 3.2.30, 3.3.1, 3.3.2, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, 3.3.13, 3.3.14, 3.3.15, 3.3.16, 3.3.17, 3.3.18, 3.3.19, 3.3.20, 3.3.21, 3.3.22, 3.3.23, 3.3.24, 3.3.25, 3.3.26, 3.3.27, 3.3.28, 3.3.29, 3.3.30, 3.3.31, 3.3.32, 3.3.33, 3.3.34, 3.3.35, 3.3.36, 3.3.37, 3.3.38, 3.3.39, 3.3.40, 3.3.42, 3.3.43, 3.3.44, 3.3.45, 3.3.46, 3.3.47, 3.3.48, 3.3.49, 3.3.50, 3.3.54, 3.3.68, 3.3.69, 3.3.70, 3.5.1, 3.5.2, 3.5.3, 3.5.4, 3.5.5, 3.5.6, 3.5.7, 3.5.8, 3.5.9, 3.5.10, 3.5.11, 3.5.12, 3.5.13, 3.5.14, 3.5.15, 3.5.16, 3.5.17, 3.5.18, 3.5.19, 3.5.20, 3.5.21, 3.5.22, 3.5.23, 3.5.24, 3.5.25, 3.5.26, 3.5.27, 3.5.31, 3.5.32, 3.5.33, 3.5.36, 3.5.37, 3.5.38, 3.5.39, 3.5.40, 3.5.41, 3.5.42, 3.7.1, 3.7.2, 3.7.3, 3.7.4, 3.7.5, 3.7.6, 3.8.1, 3.8.2, 3.8.3, 3.8.5, 3.9.1, 3.9.2, 3.9.4, 3.9.5, 3.9.6, 3.10.1, 3.10.2, 3.10.3, 3.10.5, 3.10.6, 3.10.7, 3.10.8, 3.10.9, 3.10.10, 3.10.11, 3.10.13, 3.10.14, 3.10.15, 3.10.16, 3.10.21, 3.11.1, 3.11.2, 3.11.3, 3.11.4, 3.11.6, 3.11.7, 3.11.8, 3.11.9, 3.11.10, 3.11.11, 3.11.12, 3.11.13, 3.11.14, 3.11.15, 3.11.17, 3.11.18, 3.11.20, 3.12.1, 3.12.2, 3.12.3, 3.12.4, 3.12.5, 3.12.6, 3.12.7, 3.12.8, 3.12.9, 3.12.10, 3.12.11, 3.12.12, 3.12.13, 3.12.14, 3.12.15, 3.12.16, 3.12.17, 3.12.18, 3.12.19, 3.12.20, 3.12.21, 3.12.22, 3.12.23, 3.12.26, 3.12.27, 3.12.35, 3.12.40, 3.12.41, 3.12.42, 3.12.43, 3.12.44, 3.12.45, 3.12.46, 3.12.47, 7.1.1, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.26, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.48, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.10, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.36, 7.11.37, 7.11.38, 7.11.39, 7.11.40, 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, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 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, 7.12.36, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.51, 7.12.52, 7.12.53, 7.12.54, 7.12.55, 7.12.56, 7.12.58, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.63, 7.12.64, 7.12.65, 7.12.66, 7.12.68, 7.12.69, 9.3.1, 9.3.2, 9.3.3, 9.3.4, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.9, 9.3.10, 9.3.11, 9.3.13, 9.3.14, 9.3.15, 9.3.16, 9.3.17, 9.3.18, 9.3.19, 9.3.20, 9.3.21, 9.3.22, 9.3.23, 9.3.24, 9.4.1, 9.4.2, 9.4.3, 9.5.1, 9.5.2, 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, 9.5.14, 9.5.15, 9.5.16, 9.5.17, 9.7.1, 9.7.2, 9.7.3, 9.7.4, 9.7.5, 9.7.6, 9.8.1, 9.8.2, 9.8.3, 9.8.4, 9.8.5, 9.8.6, 9.8.7, 9.8.9, 9.8.10, 9.8.11, 9.8.12, 9.10.1, 9.10.3, 9.10.4, 9.10.5, 9.10.6, 9.10.7, 9.10.8, 9.10.9, 9.11.1, 9.11.2, 9.11.3, 9.11.4, 9.11.5, 9.11.7, 9.11.8, 9.11.9, 9.11.10, 9.11.11, 9.11.12, 9.11.13, 9.11.14, 9.11.15, 9.11.16, 9.11.17, 9.11.18, 9.11.19, 9.11.21, 9.11.22, 9.11.23, 9.11.24, 9.11.25, 9.11.26, 9.11.27, 9.11.28, 9.11.29, 9.11.30, 9.11.31, 9.11.32, 9.12.1, 9.12.2, 9.12.3, 9.12.4, 9.12.5, 9.12.6, 9.12.7, 9.12.8, 9.12.10, 9.12.11, 9.12.12, 9.12.13, 9.12.14, 9.12.15, 9.12.16, 9.12.17, 9.12.18, 9.12.19, 9.12.20, 9.12.21, 9.12.22, 9.12.23, 9.12.24, 9.12.25, 9.12.26, 9.12.27, 9.12.28, 9.12.29, 9.12.30, 9.12.31, 9.12.32, 9.12.33, 9.12.34, 9.12.35, 9.12.36, 9.12.37, 9.12.38, 9.12.39, 9.12.40, 9.12.43, 9.12.44, 11.1.4, 11.2.1, 11.2.2, 11.2.3, 11.2.5, 11.3.1, 11.3.2, 11.3.3, 11.3.4, 11.3.5, 11.3.6, 11.3.7, 11.3.8, 11.3.9, 11.3.10, 11.3.11, 11.3.12, 11.3.13, 11.3.14, 11.3.15, 11.3.16, 11.3.17, 11.3.18, 11.3.19, 11.3.20, 11.3.23, 11.3.25, 11.3.26, 11.3.27, 11.3.28, 11.3.29, 11.3.30, 11.3.32, 11.3.33, 11.3.34, 11.3.35, 11.3.36, 11.3.37, 11.3.38, 11.3.39, 11.4.1, 11.4.2, 11.4.3, 11.4.5, 11.4.6, 11.4.7, 11.4.8, 11.4.9, 11.4.10, 11.4.12, 11.4.13, 11.5.1, 11.5.2, 11.5.3, 11.5.4, 11.5.5, 11.5.7, 11.5.8, 11.5.9, 11.5.12, 11.5.13, 11.5.14, 11.5.15, 11.5.16, 11.5.17, 11.5.20, 11.5.21, 11.7.1, 11.7.2, 11.7.3, 11.7.4, 11.7.6, 11.7.7, 11.8.1, 11.8.2, 11.8.3, 11.8.4, 11.8.5, 11.8.6, 11.8.8, 11.8.9, 11.8.11, 11.8.12, 11.8.13, 11.8.14, 11.8.15, 11.9.1, 11.9.2, 11.9.3, 11.9.4, 11.9.5, 11.9.6, 11.9.7, 11.9.8, 11.9.9, 11.9.10, 11.9.13, 11.9.14, 11.10.1, 11.10.2, 11.10.4, 11.10.5, 11.10.6, 11.10.7, 11.10.8, 11.10.9, 11.10.11, 11.10.12, 11.10.13, 11.11.1, 11.11.2, 11.11.3, 11.11.4, 11.11.5, 11.11.6, 11.11.7, 11.11.8, 11.11.9, 11.11.10, 11.11.11, 11.11.12, 11.11.13, 11.11.14, 11.11.15, 11.11.16, 11.11.17, 11.11.18, 11.11.19, 11.11.20, 11.11.21, 11.12.1, 11.12.2, 11.12.3, 11.12.4, 11.12.5, 11.12.6, 11.12.7, 11.12.8, 11.12.9, 11.12.10, 11.12.11, 11.12.12, 11.12.13, 11.12.14, 11.12.16, 11.12.17, 11.12.19, 11.12.20, 11.12.21
1165	3.8.2, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.5.4, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.38, 7.11.40, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.49, 7.11.51, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.29, 7.12.33, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.68

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?

Class A (with urban areas masked as per SPP): 55.89 ha

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 3 Plan: SP126928.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

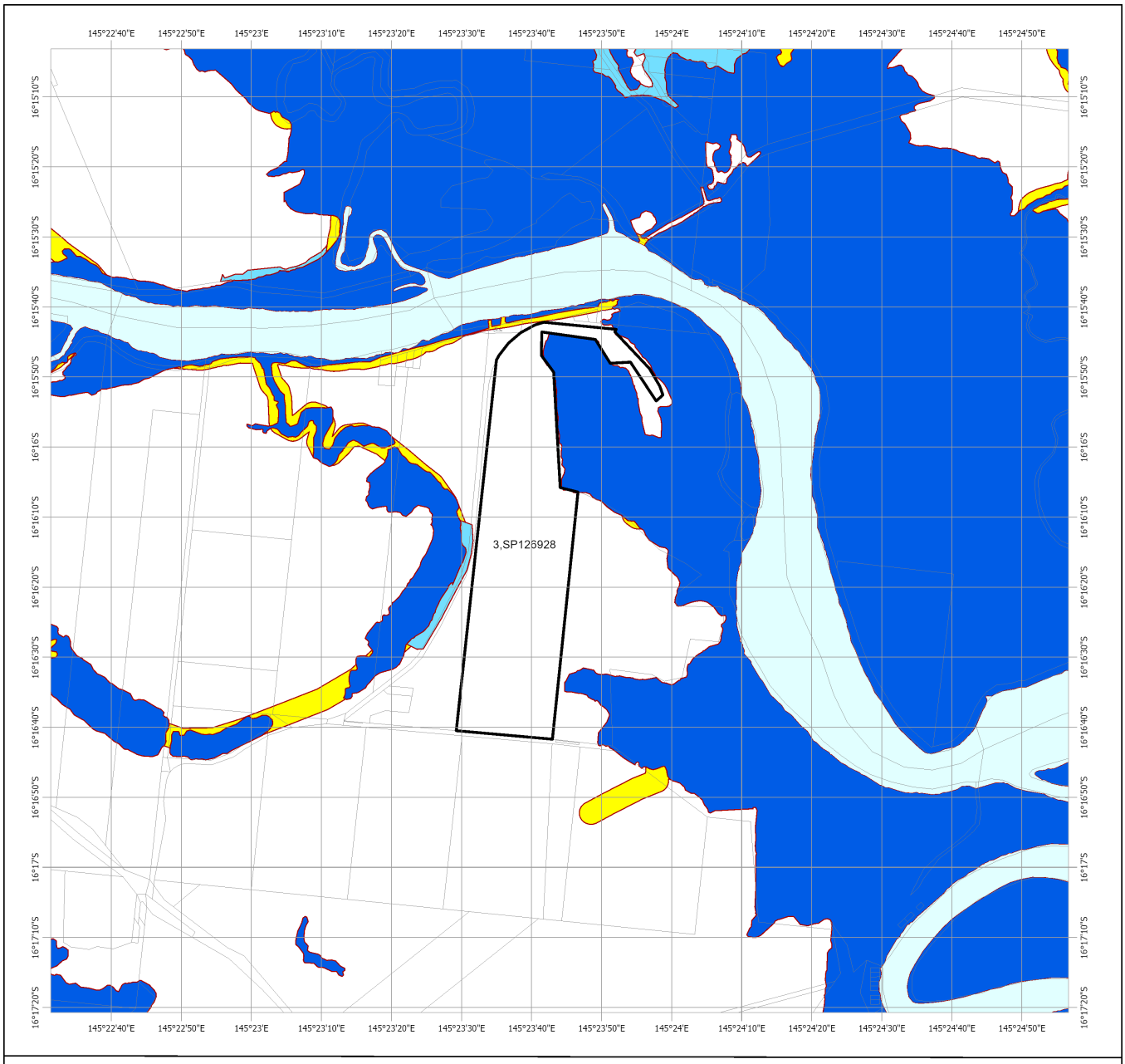
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

Vegetation management supporting map
The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Coastal/non-coastal map
The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture
The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

4.1 Regulated vegetation management map

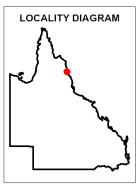


Regulated Vegetation Management Map

Queensland Government

- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
- Selected Lot and Plan

LOCALITY DIAGRAM



N

0 240 480 720 960 1,200 m

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

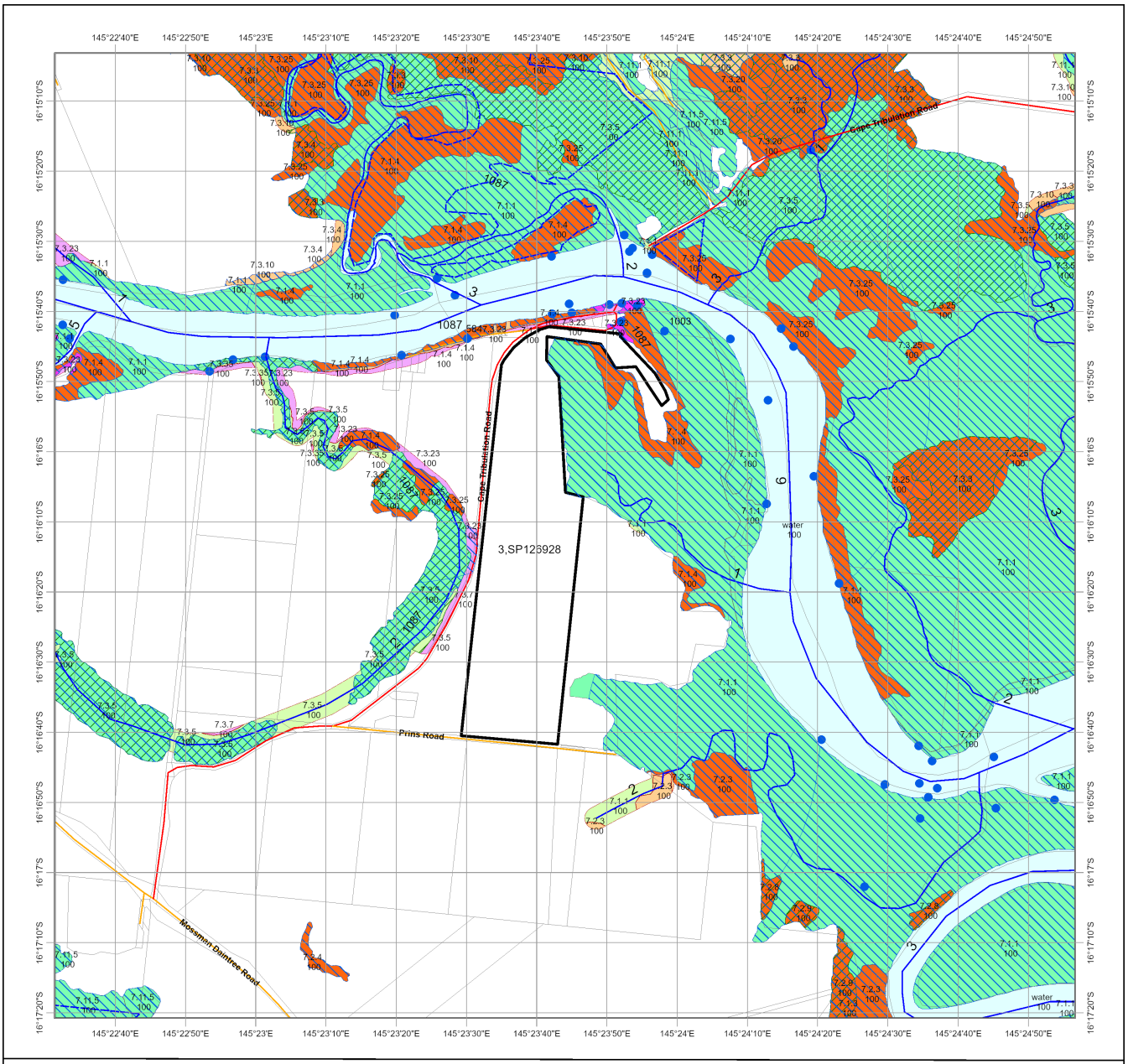
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

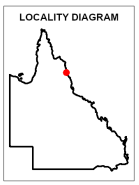


Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan

Queensland Government

LOCALITY DIAGRAM



N

0 175 350 525 700 875 m

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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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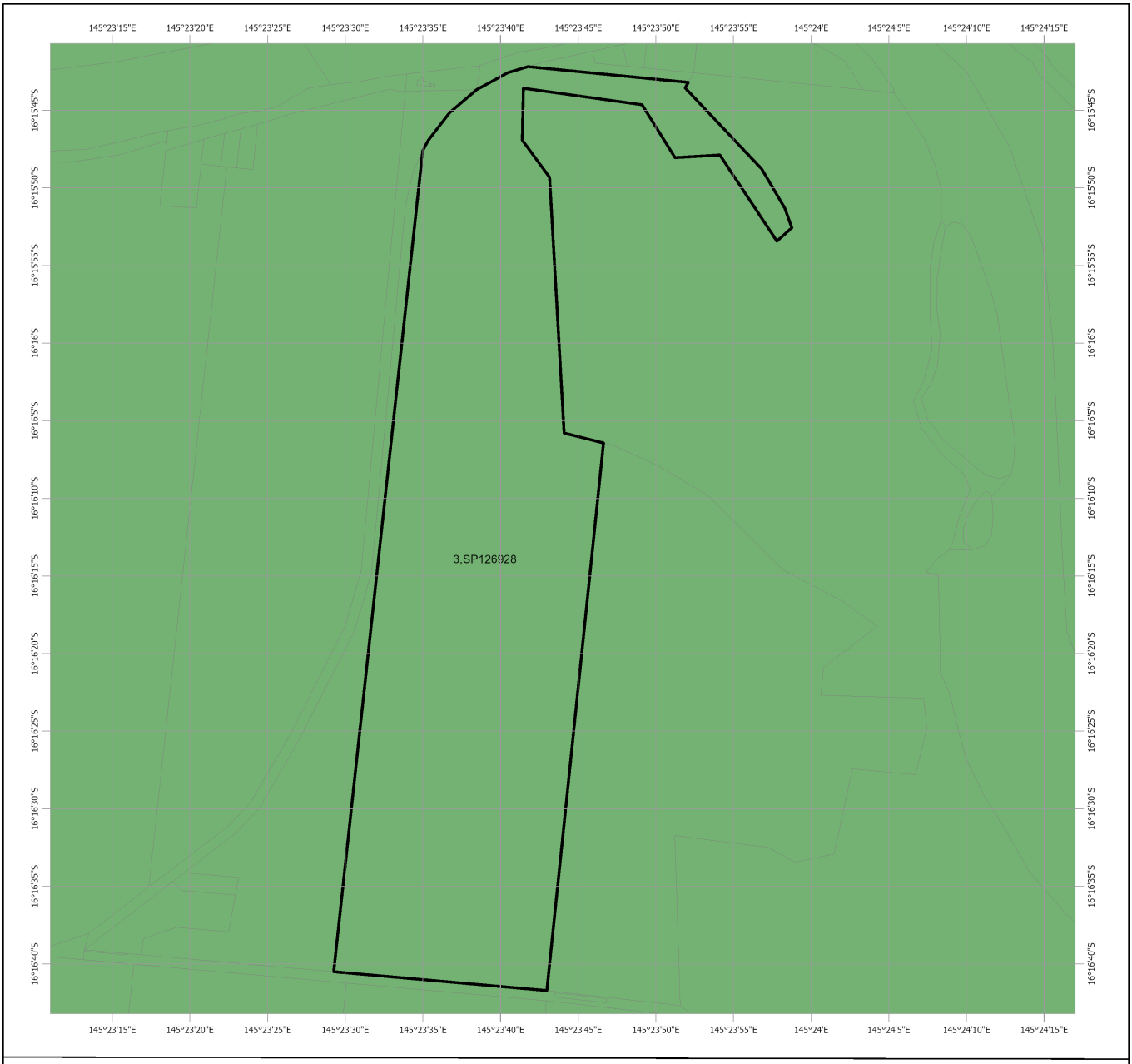
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

Land parcel boundaries are provided as locational aid only.

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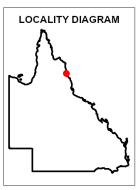
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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N

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4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

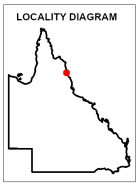


Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan



N

0 110 220 330 440 550 m

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5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see Operational policy: When a protected plant in Queensland is considered to be 'in the wild') that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the Flora survey guidelines. The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of Endangered, Vulnerable, Near-Threatened (EVNT) plants can be avoided, the clearing activity is exempt from a permit. An exempt clearing notification form must be submitted to the Department of the Environment, Tourism, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the clearing permit application form.

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plantsare present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@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

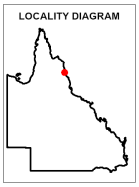
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

High risk area
Other land parcel boundaries
Freeways / motorways / highways
Secondary roads / streets
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 75 150 225 300 375 m

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This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of the Environment, Tourism, Science and Innovation at palm@des.qld.gov.au

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6. Koala protection framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document Spatial modelling in South East Queensland.

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document Guideline - Requests to make, amend or revoke a koala habitat area determination.

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:

  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017 prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

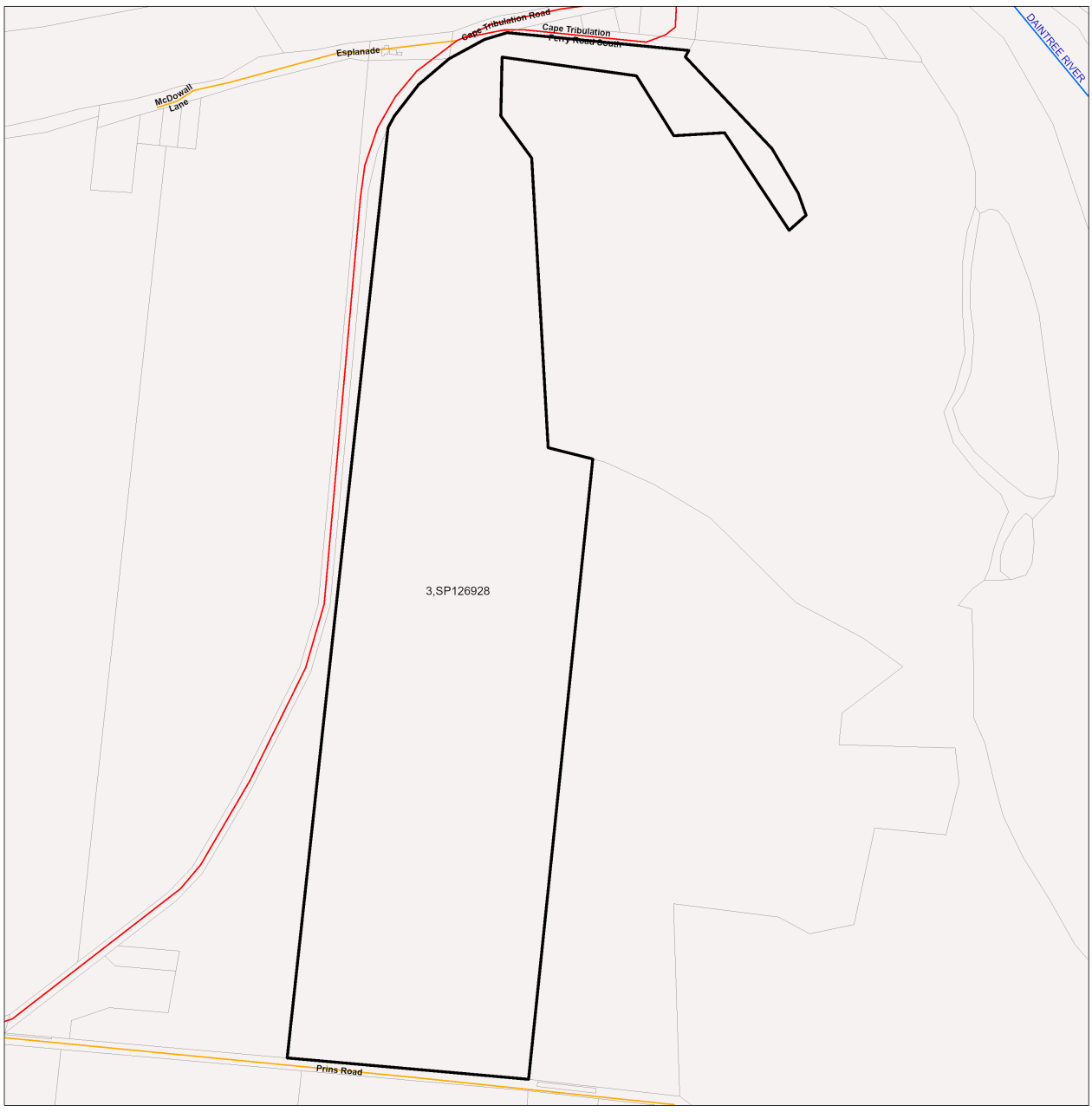
6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 3 Plan: SP126928

(no results)

7.2 Koala priority area, koala habitat area and identified koala broad-hectare map



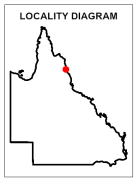
Koala priority area, koala habitat area and identified koala broad-hectare area map

- Koala habitat area (core)
- Koala habitat area (locally refined)
- Koala priority area
- Identified koala broad-hectare area
- Cadastral Boundaries
- Towns
- Major rivers/creeks
- Highway
- Connector
- Street/Local Road
- Queensland
- Selected Lot and Plan

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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LOCALITY DIAGRAM



N

0 100 200 300 400 500 m

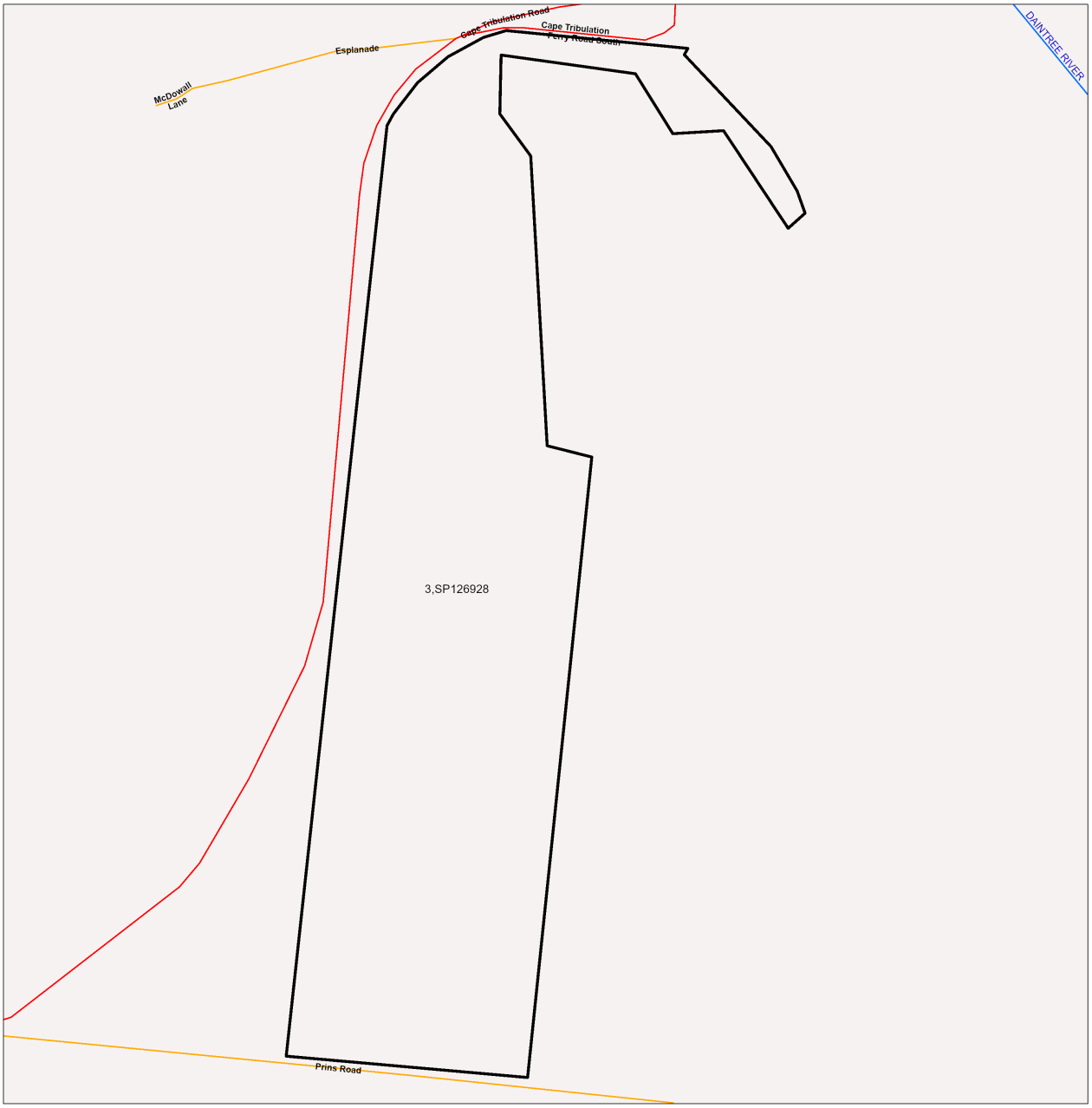
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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.desi.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

Koala habitat area (core)
Towns
Highway
Connector
Street/Local Road
Major rivers/creeks
Queensland
Selected Lot and Plan

LOCALITY DIAGRAM

N

0 100 200 300 400 500 m

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Due to varying sources of data, spatial locations may not coincide when overlaid.

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8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 2 Plan: RP721745
06/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of the Environment, Tourism, Science and Innovation have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 2 Plan: RP721745 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 11
3.7 Coastal or non-coastal 11
3.8 Agricultural Land Class A or B 11
4. Vegetation management framework maps 12
4.1 Regulated vegetation management map 13
4.2 Vegetation management supporting map 14
4.3 Coastal/non-coastal map 15
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 16
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 17
5.1 Clearing in high risk areas on the flora survey trigger map 17
5.2 Clearing outside high risk areas on the flora survey trigger map 17
5.3 Exemptions 17
5.4 Contact information for DETSI 17
5.5 Protected plants flora survey trigger map 18
6. Koala protection framework (administered by DETSI) 20
6.1 Koala mapping 20
6.2 Koala habitat planning controls 21
6.3 Koala Conservation Plan clearing requirements 22
6.4 Contact information for DETSI 22
7. Koala protection framework details for Lot: 2 Plan: RP721745 23
7.1 Koala districts 23
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 23
7.3 Koala habitat regional ecosystems for core koala habitat areas 24
8. Other relevant legislation contacts list 25

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 2 Plan: RP721745 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)
2	RP721745	Freehold	245,540

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does the property Lot: 2 Plan: RP721745 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: 2 Plan: RP721745, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2023, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions/.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes/

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at
https://vegetation-apps.dnrm.qld.gov.au

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development and then follow the conditions and requirements listed in the AMP.

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: 2 Plan: RP721745

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category X	24.57

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at
https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	24.56	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

No records

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as*

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

Class A (with urban areas masked as per SPP): 24.56 ha

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 2 Plan: RP721745.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

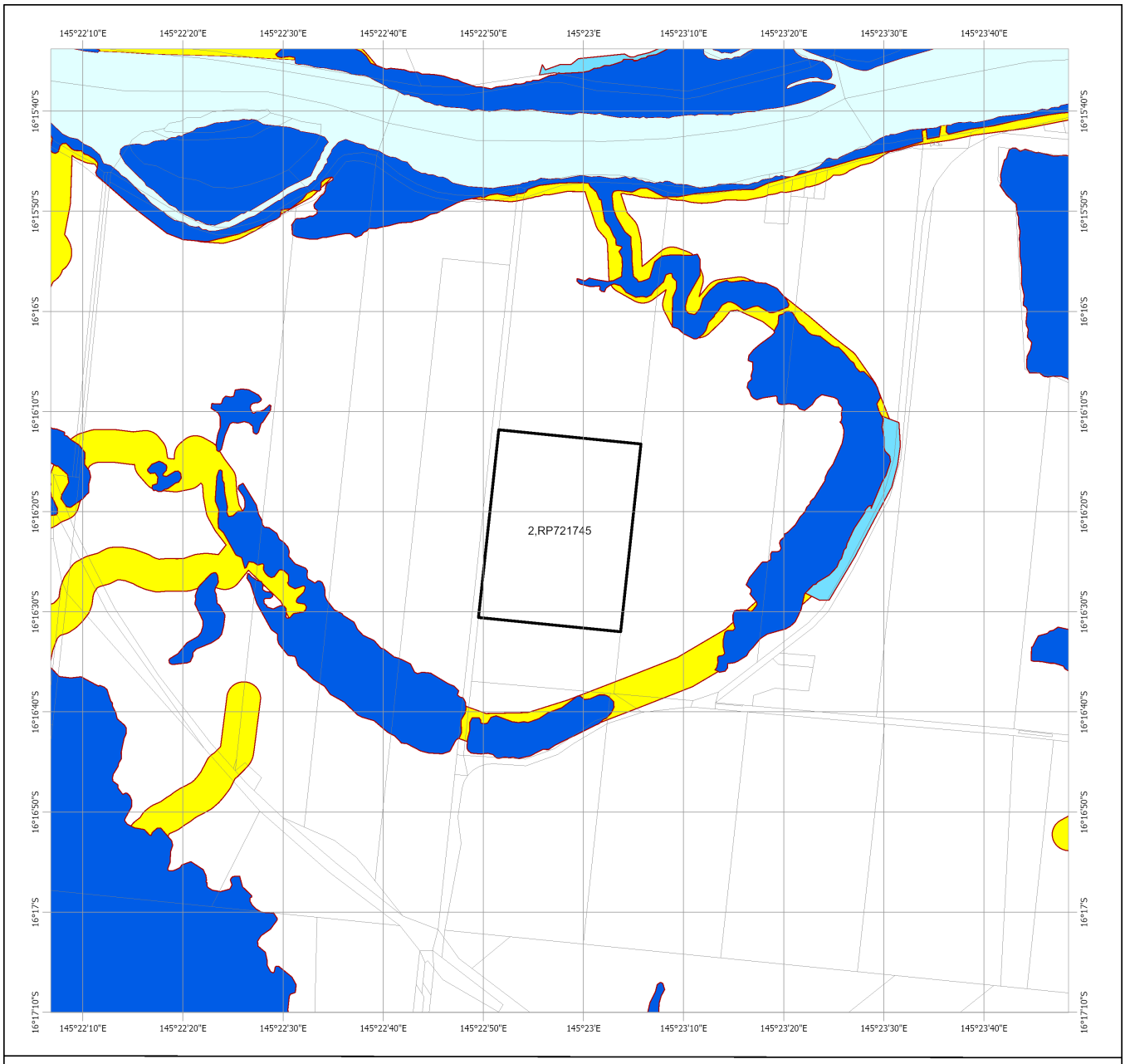
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

Vegetation management supporting map
The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Coastal/non-coastal map
The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture
The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

4.1 Regulated vegetation management map

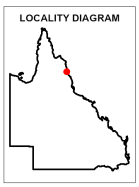


Regulated Vegetation Management Map

Queensland Government

Category A area (Vegetation offsets/compliance notices/VDecs)
Category B area (Remnant vegetation)
Category C area (High-value regrowth vegetation)
Category R area (Reef regrowth watercourse vegetation)
Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
Water
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 170 340 510 680 850 m

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

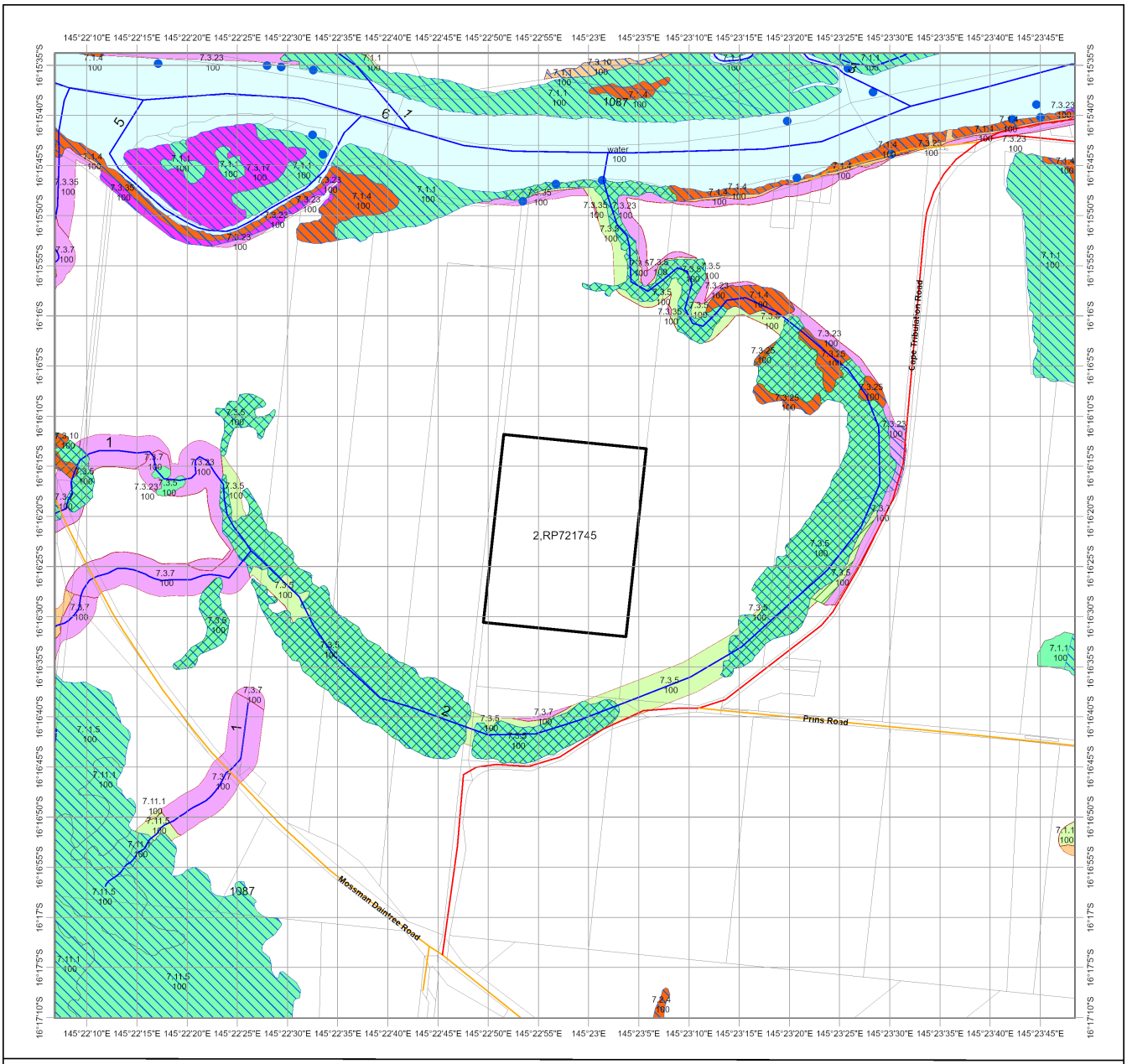
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

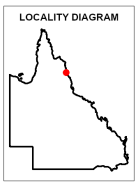


Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan

Queensland Government

LOCALITY DIAGRAM



N

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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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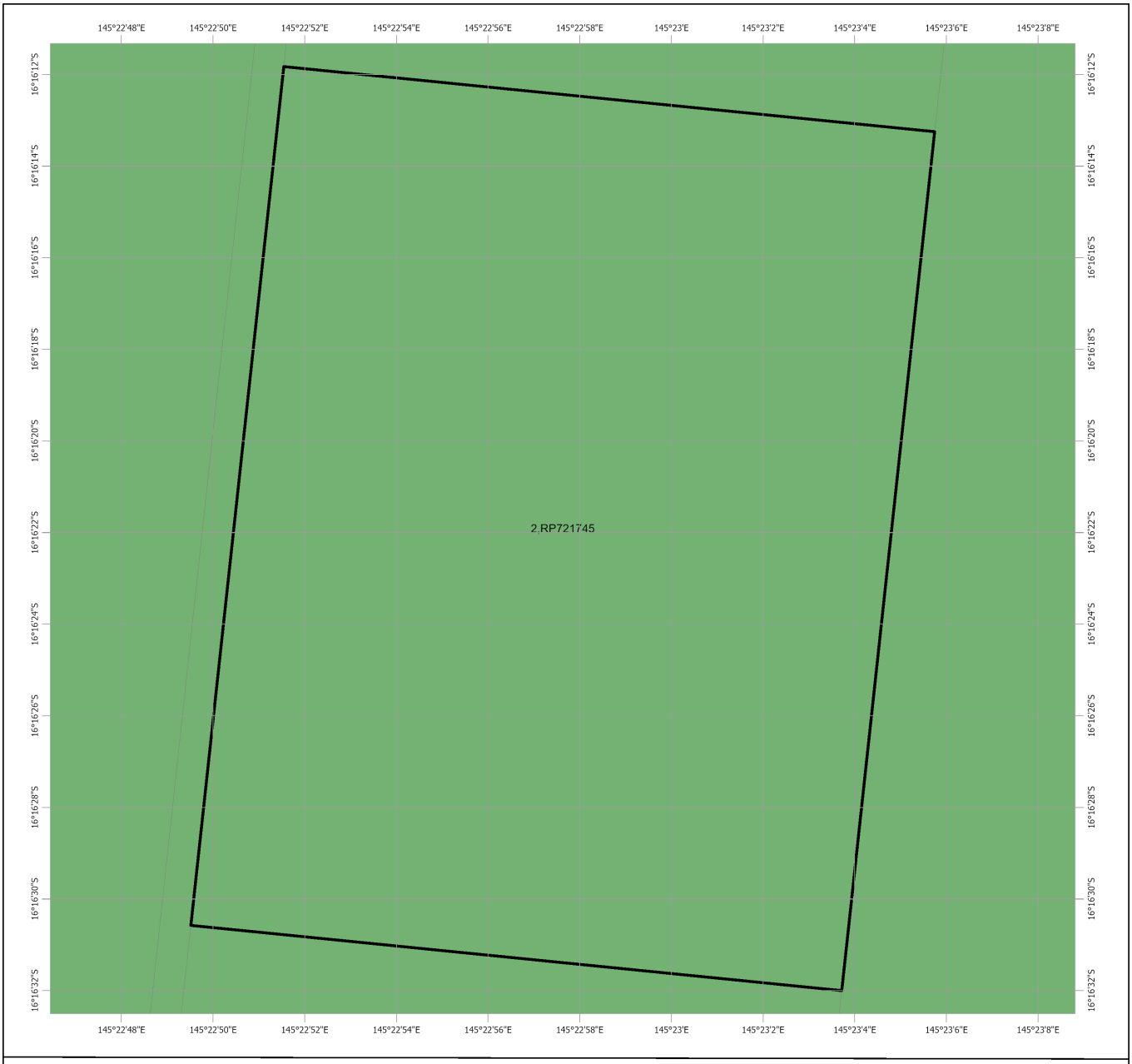
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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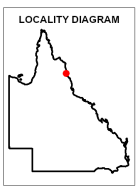
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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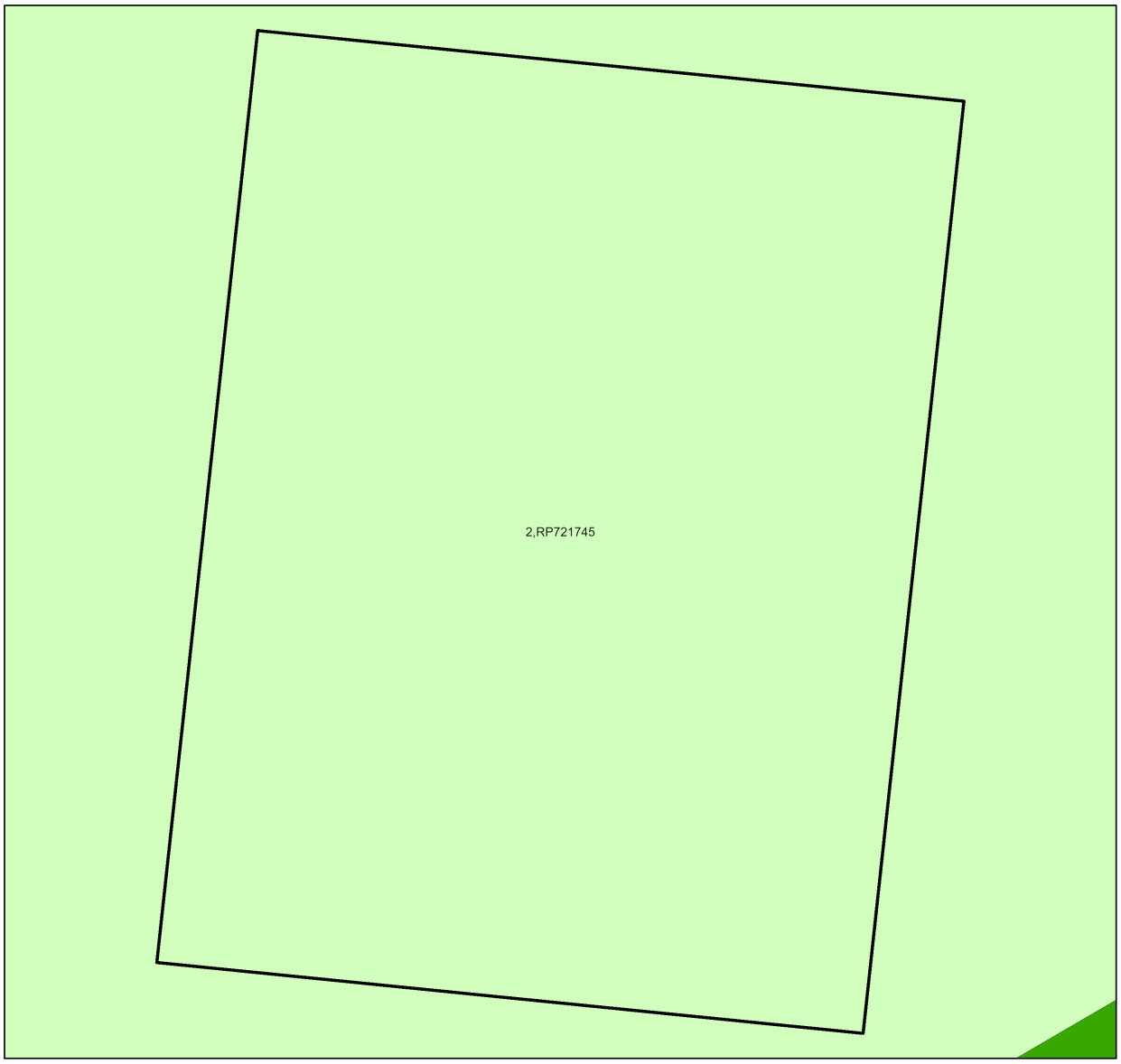
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4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



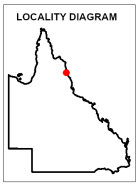
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



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5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see Operational policy: When a protected plant in Queensland is considered to be 'in the wild') that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the Flora survey guidelines. The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of Endangered, Vulnerable, Near-Threatened (EVNT) plants can be avoided, the clearing activity is exempt from a permit. An exempt clearing notification form must be submitted to the Department of the Environment, Tourism, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the clearing permit application form.

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plantsare present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

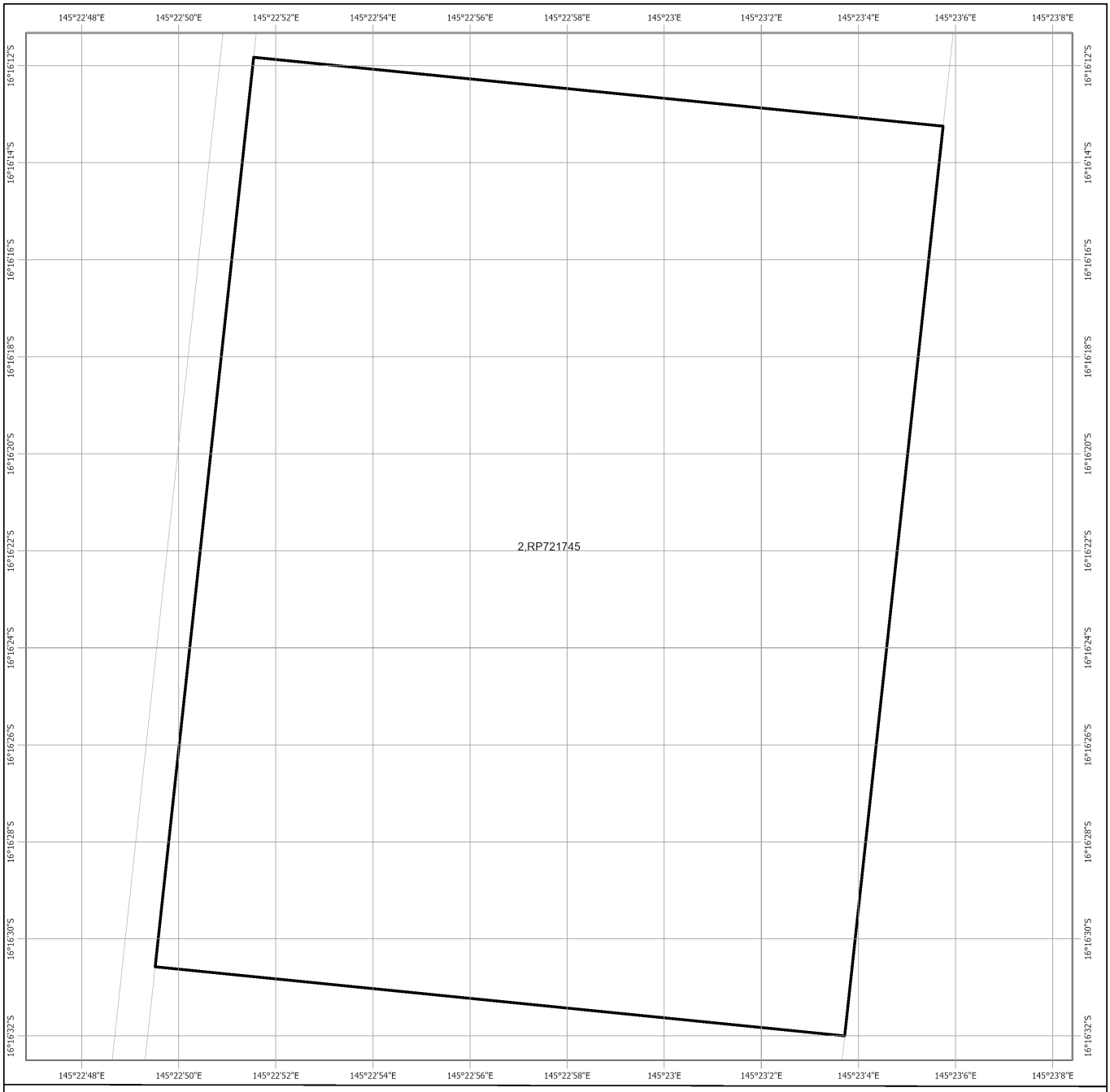
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

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 the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

High risk area
Other land parcel boundaries
Freeways / motorways / highways
Secondary roads / streets
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 25 50 75 100 125 m

This product is displayed in:
GDA2020

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of the Environment, Tourism, Science and Innovation at palm@des.qld.gov.au

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6. Koala protection framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document Spatial modelling in South East Queensland.

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document Guideline - Requests to make, amend or revoke a koala habitat area determination.

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:

  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017 prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

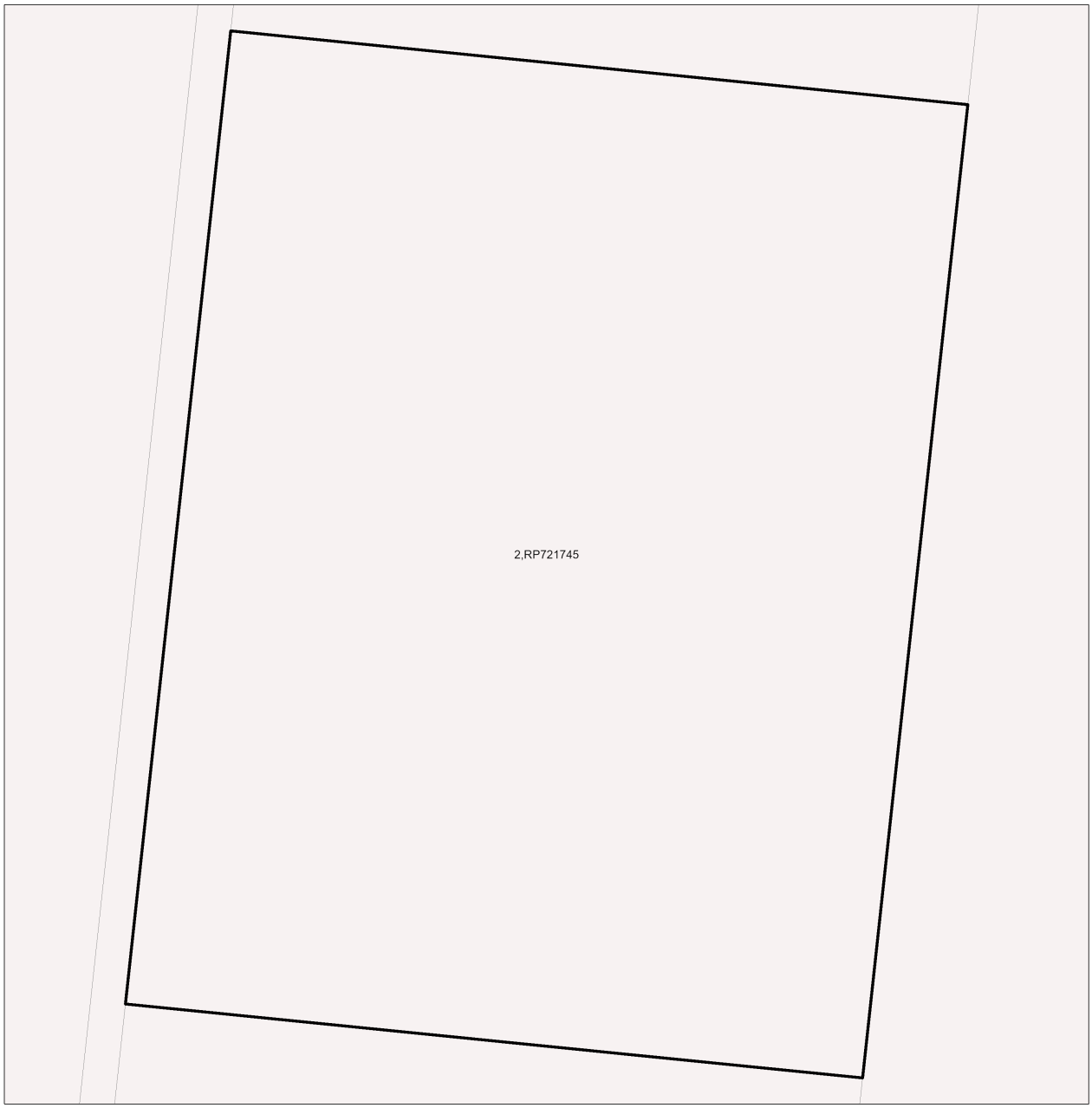
6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 2 Plan: RP721745

(no results)

7.2 Koala priority area, koala habitat area and identified koala broad-hectare map



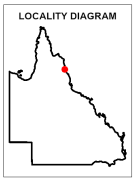
Koala priority area, koala habitat area and identified koala broad-hectare area map

- Koala habitat area (core)
- Koala habitat area (locally refined)
- Koala priority area
- Identified koala broad-hectare area
- Cadastral Boundaries
- Towns
- Major rivers/creeks
- Highway
- Connector
- Street/Local Road
- Queensland
- Selected Lot and Plan

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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LOCALITY DIAGRAM



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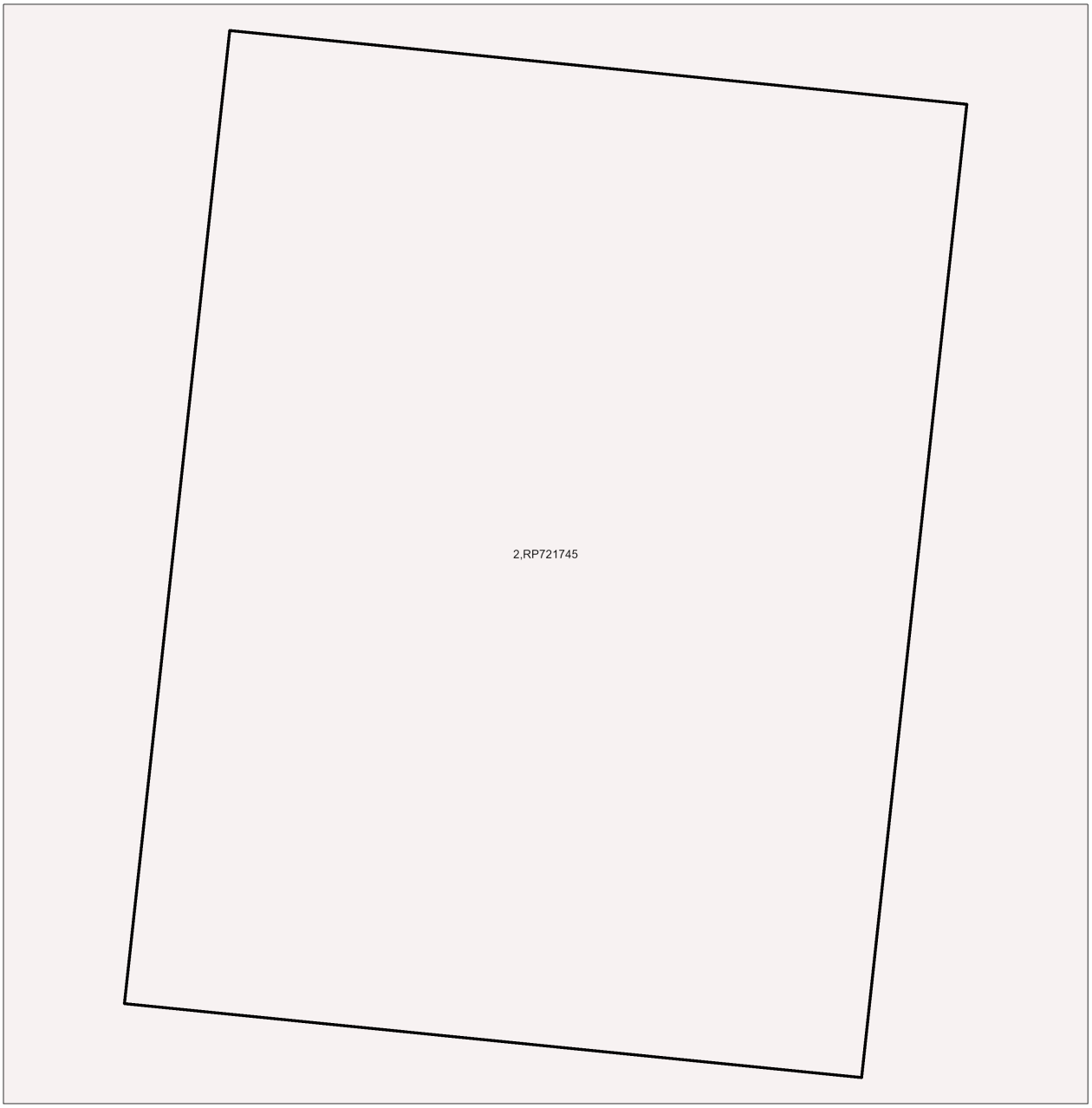
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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.desi.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

Koala habitat area (core)
Towns
Highway
Connector
Street/Local Road
Major rivers/creeks
Queensland
Selected Lot and Plan

LOCALITY DIAGRAM

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8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 5 Plan: RP706307
06/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of the Environment, Tourism, Science and Innovation have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 5 Plan: RP706307 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 12
3.7 Coastal or non-coastal 12
3.8 Agricultural Land Class A or B 12
4. Vegetation management framework maps 14
4.1 Regulated vegetation management map 15
4.2 Vegetation management supporting map 16
4.3 Coastal/non-coastal map 17
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 18
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 19
5.1 Clearing in high risk areas on the flora survey trigger map 19
5.2 Clearing outside high risk areas on the flora survey trigger map 19
5.3 Exemptions 19
5.4 Contact information for DETSI 19
5.5 Protected plants flora survey trigger map 20
6. Koala protection framework (administered by DETSI) 22
6.1 Koala mapping 22
6.2 Koala habitat planning controls 23
6.3 Koala Conservation Plan clearing requirements 24
6.4 Contact information for DETSI 24
7. Koala protection framework details for Lot: 5 Plan: RP706307 25
7.1 Koala districts 25
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 25
7.3 Koala habitat regional ecosystems for core koala habitat areas 26
8. Other relevant legislation contacts list 27

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 5 Plan: RP706307 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)
5	RP706307	Freehold	374,060

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does the property Lot: 5 Plan: RP706307 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: 5 Plan: RP706307, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2023, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions/.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes/

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at
https://vegetation-apps.dnrm.qld.gov.au

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development and then follow the conditions and requirements listed in the AMP.

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: 5 Plan: RP706307

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	4.08
Category R	0.10
Category X	38.39

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

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
7.1.1	Least concern	B	2.98	Mangrove closed scrub to open forest of areas subject to regular tidal inundation	Dense
7.1.1	Least concern	R	0.10	Mangrove closed scrub to open forest of areas subject to regular tidal inundation	Dense
7.1.4	Of concern	B	1.10	Mangrove and vine forest closed forest of the brackish zone	Dense
non-rem	None	X	38.39	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
1087	Casuarius casuarius johnsonii (southern population)	southern cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.		
584	Crocodylus porosus	estuarine crocodile	V	Estuaries and major rivers, billabongs and swamps in dry season; freshwater swamps in wet season, occasionally found in open sea; also in dune swale swamps and dams; mostly within 40-50km of coastline (some breeding populations up to 100km from sea). Nest sites vegetated areas (preference for Melaleuca swamp forest with Thoracostachyum or Scleria sedgeswamp &/or Stenoclaena fern) near permanent freshwater (<100-200m), often on north-west banks, prime areas associated with productive deepwater estuaries; will also use marginal sites, e.g. grassy areas (Imperata, Ischaemum, Themeda, Sorghum) near forest edge or with sparse eucalypt, riverbank/fringe forest (Melaleuca, Corypha, Acacia), mangrove fringe, salt meadow behind mangrove, and sparse short (<40cm) sedgeland/swamp.	Sea level to 100m.		Near and in waterbodies.
986	Pteropus conspicillatus	spectacled flying -fox	E	Rainforest and gallery forest (e.g. complex notophyll vine forest/dry rainforest), wet and dry sclerophyll (eucalypt forest/woodland), and Melaleuca quinquenervia woodland and mangrove; camps in or <7km from rainforest; mean annual rainfall at camp location >1400mm p.a.	Sea level - 1000m.		
1003	Hipposideros diadema reginae	diadem leaf-nosed bat	NT	Tropical lowland rainforest (semi-deciduous mesophyll vine thicket, evergreen notophyll vine forest, monsoon forest, gallery forest), closed forest with sclerophyll emergents, eucalypt woodland (particularly freshwater streams with canopy and over karst.	Sea level to 1210m.		
1165	Cyclopsitta diophthalma macleayana	Macleay's fig-parrot	V	Upper canopy of lowland and upland rainforest (including gallery forest, semi-deciduous vine forest & secondary regrowth) and adjacent open eucalypt or melaleuca forest with figs usually present; mostly in large forest tracts and rare in fragments. Nest in short tunnel excavated 1-15m above ground into trunk of standing dead, decaying tree (e.g. Lophostemon, Ficus, Alphitonia, Castanospermum) within or at edge of rainforest or in eucalypt/melaleuca up to 2km from rainforest.	Sea level to 700m.		

Label	Regional Ecosystem (mandatory unless otherwise specified)
1087	3.8.2, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.18, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.34, 7.11.36, 7.11.38, 7.11.39, 7.11.40, 7.11.42, 7.11.44, 7.11.46, 7.11.47, 7.11.49, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.29, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.41, 7.12.43, 7.12.44, 7.12.45, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.67, 7.12.68
584	All regional ecosystems within the stream/wetland buffer as determined by VMA code.
986	3.1.1, 3.1.3, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, 3.2.13, 3.2.15, 3.2.17, 3.2.28, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, 3.3.13, 3.3.14, 3.3.15, 3.3.16, 3.3.17, 3.3.18, 3.3.19, 3.3.20, 3.3.21, 3.3.22, 3.3.23, 3.3.24, 3.3.25, 3.3.26, 3.3.27, 3.3.28, 3.3.29, 3.3.30, 3.3.31, 3.3.32, 3.3.33, 3.3.34, 3.3.35, 3.3.36, 3.3.37, 3.3.39, 3.3.68, 3.3.69, 3.3.70, 3.5.1, 3.5.2, 3.5.3, 3.5.4, 3.5.5, 3.5.6, 3.5.7, 3.5.8, 3.5.9, 3.5.10, 3.5.11, 3.5.12, 3.5.13, 3.5.20, 3.5.21, 3.5.22, 3.5.23, 3.5.24, 3.5.25, 3.5.26, 3.5.31, 3.5.32, 3.5.33, 3.5.34, 3.5.35, 3.5.36, 3.5.37, 3.5.38, 3.5.39, 3.5.41, 3.5.42, 3.8.2, 3.10.6, 3.10.9, 3.11.1, 3.11.2, 3.11.3, 3.11.4, 3.11.5, 3.11.6, 3.11.7, 3.11.8, 3.11.9, 3.11.10, 3.11.11, 3.11.12, 3.11.13, 3.11.14, 3.11.15, 3.11.18, 3.11.20, 3.11.21, 3.12.3, 3.12.4, 3.12.5, 3.12.6, 3.12.7, 3.12.8, 3.12.9, 3.12.10, 3.12.11, 3.12.12, 3.12.13, 3.12.14, 3.12.15, 3.12.16, 3.12.17, 3.12.18, 3.12.19, 3.12.20, 3.12.21, 3.12.22, 3.12.26, 3.12.35, 3.12.36, 3.12.37, 3.12.40, 3.12.41, 3.12.42, 3.12.44, 3.12.45, 3.12.46, 3.12.47, 7.1.1, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.26, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.48, 7.3.49, 7.3.50, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.10, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.20, 7.11.21, 7.11.23, 7.11.25, 7.11.26, 7.11.27, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.34, 7.11.35, 7.11.37, 7.11.40, 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, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 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, 7.12.37, 7.12.38, 7.12.39, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.49, 7.12.50, 7.12.51, 7.12.52, 7.12.53, 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, 7.12.68, 7.12.69, 8.3.1, 8.3.2, 8.3.3, 8.3.5, 8.3.6, 8.3.8, 8.3.9, 8.3.10, 8.3.11, 8.3.13, 8.8.1, 8.11.1, 8.11.2, 8.11.3, 8.11.4, 8.11.5, 8.11.6, 8.11.8, 8.12.1, 8.12.2, 8.12.3, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.11, 8.12.12, 8.12.14, 8.12.16, 8.12.17, 8.12.18, 8.12.19, 8.12.20, 8.12.22, 8.12.23, 8.12.25, 8.12.26, 8.12.27, 8.12.28, 8.12.30, 8.12.31, 8.12.32, 9.3.1, 9.3.2, 9.3.3, 9.3.5, 9.3.6, 9.3.7, 9.3.8, 9.3.9, 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, 9.3.23, 9.4.1, 9.4.2, 9.4.3, 9.5.1, 9.5.2, 9.5.3, 9.5.4, 9.5.5, 9.5.6, 9.5.7, 9.5.8, 9.5.9, 9.5.11, 9.5.12, 9.5.16, 9.8.1, 9.8.2, 9.8.3, 9.8.4, 9.8.7, 9.8.9, 9.8.10, 9.8.11, 9.11.2, 9.11.3, 9.11.4, 9.11.5, 9.11.7, 9.11.10, 9.11.12, 9.11.13, 9.11.14, 9.11.15, 9.11.16, 9.11.17, 9.11.18, 9.11.19, 9.11.26, 9.11.28, 9.11.29, 9.11.31, 9.11.32, 9.12.2, 9.12.3, 9.12.5, 9.12.7, 9.12.10, 9.12.11, 9.12.12, 9.12.16, 9.12.17, 9.12.18, 9.12.19, 9.12.20, 9.12.21, 9.12.22, 9.12.24, 9.12.26, 9.12.30, 9.12.31, 9.12.32, 9.12.35, 9.12.37, 9.12.38, 9.12.44
1003	3.1.1, 3.1.3, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, 3.2.13, 3.2.15, 3.2.16, 3.2.17, 3.2.21, 3.2.28, 3.2.29, 3.2.30, 3.3.1, 3.3.2, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, 3.3.13, 3.3.14, 3.3.15, 3.3.16, 3.3.17, 3.3.18, 3.3.19, 3.3.20, 3.3.21, 3.3.22, 3.3.23, 3.3.24, 3.3.25, 3.3.26, 3.3.27, 3.3.28, 3.3.29, 3.3.30, 3.3.31, 3.3.32, 3.3.33, 3.3.34, 3.3.35, 3.3.36, 3.3.37, 3.3.38, 3.3.39, 3.3.40, 3.3.42, 3.3.43, 3.3.44, 3.3.45, 3.3.46, 3.3.47, 3.3.48, 3.3.49, 3.3.50, 3.3.54, 3.3.68, 3.3.69, 3.3.70, 3.5.1, 3.5.2, 3.5.3, 3.5.4, 3.5.5, 3.5.6, 3.5.7, 3.5.8, 3.5.9, 3.5.10, 3.5.11, 3.5.12, 3.5.13, 3.5.14, 3.5.15, 3.5.16, 3.5.17, 3.5.18, 3.5.19, 3.5.20, 3.5.21, 3.5.22, 3.5.23, 3.5.24, 3.5.25, 3.5.26, 3.5.27, 3.5.31, 3.5.32, 3.5.33, 3.5.36, 3.5.37, 3.5.38, 3.5.39, 3.5.40, 3.5.41, 3.5.42, 3.7.1, 3.7.2, 3.7.3, 3.7.4, 3.7.5, 3.7.6, 3.8.1, 3.8.2, 3.8.3, 3.8.5, 3.9.1, 3.9.2, 3.9.4, 3.9.5, 3.9.6, 3.10.1, 3.10.2, 3.10.3, 3.10.5, 3.10.6, 3.10.7, 3.10.8, 3.10.9, 3.10.10, 3.10.11, 3.10.13, 3.10.14, 3.10.15, 3.10.16, 3.10.21, 3.11.1, 3.11.2, 3.11.3, 3.11.4, 3.11.6, 3.11.7, 3.11.8, 3.11.9, 3.11.10, 3.11.11, 3.11.12, 3.11.13, 3.11.14, 3.11.15, 3.11.17, 3.11.18, 3.11.20, 3.12.1, 3.12.2, 3.12.3, 3.12.4, 3.12.5, 3.12.6, 3.12.7, 3.12.8, 3.12.9, 3.12.10, 3.12.11, 3.12.12, 3.12.13, 3.12.14, 3.12.15, 3.12.16, 3.12.17, 3.12.18, 3.12.19, 3.12.20, 3.12.21, 3.12.22, 3.12.23, 3.12.26, 3.12.27, 3.12.35, 3.12.40, 3.12.41, 3.12.42, 3.12.43, 3.12.44, 3.12.45, 3.12.46, 3.12.47, 7.1.1, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.14, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.26, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.48, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 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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?

Class A (with urban areas masked as per SPP): 38.42 ha

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 5 Plan: RP706307.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

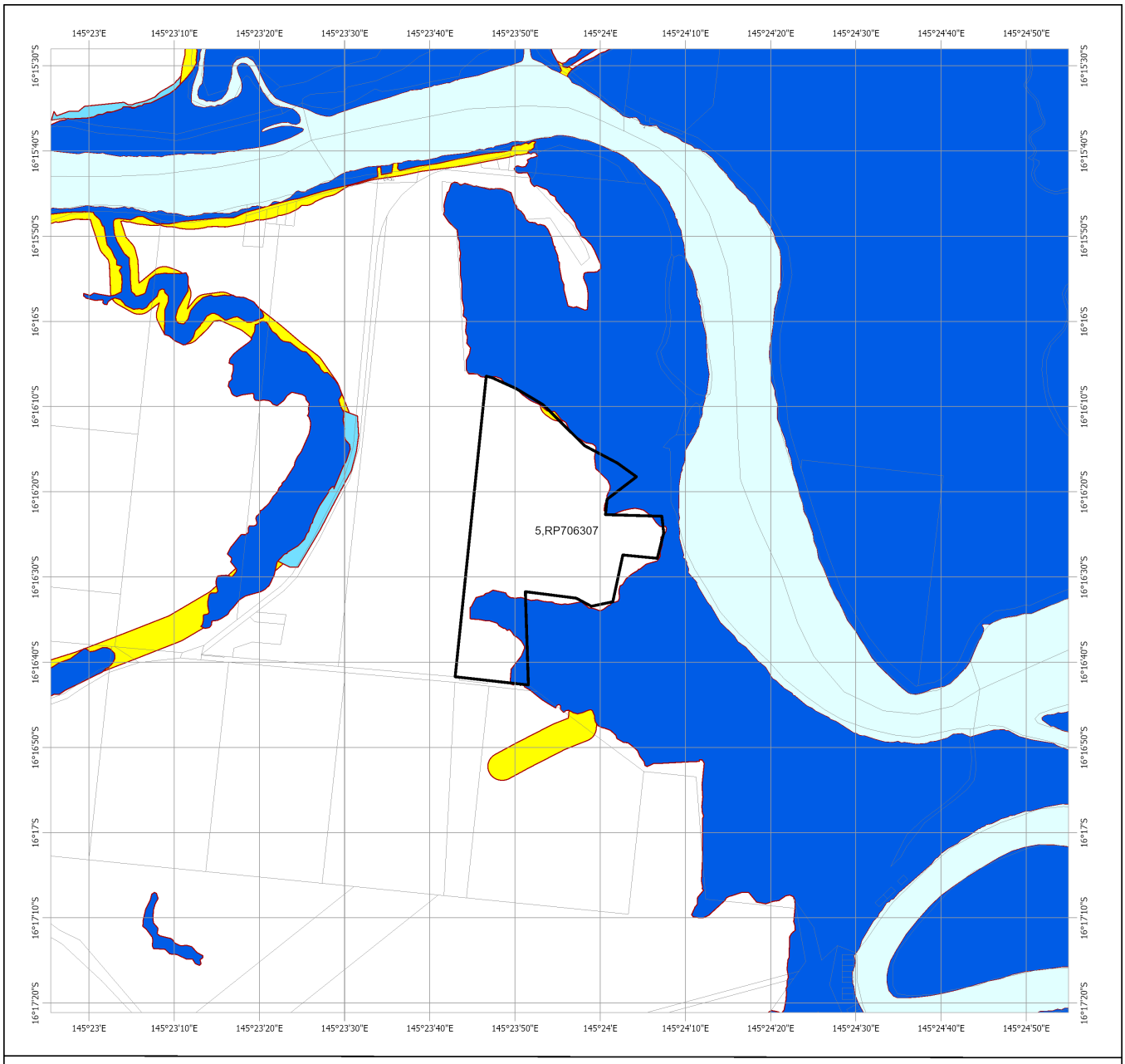
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

Vegetation management supporting map
The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Coastal/non-coastal map
The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture
The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

4.1 Regulated vegetation management map

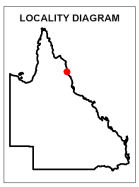


Regulated Vegetation Management Map

Queensland Government

Category A area (Vegetation offsets/compliance notices/VDecs)
Category B area (Remnant vegetation)
Category C area (High-value regrowth vegetation)
Category R area (Reef regrowth watercourse vegetation)
Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
Water
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 200 400 600 800 1,000 m

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

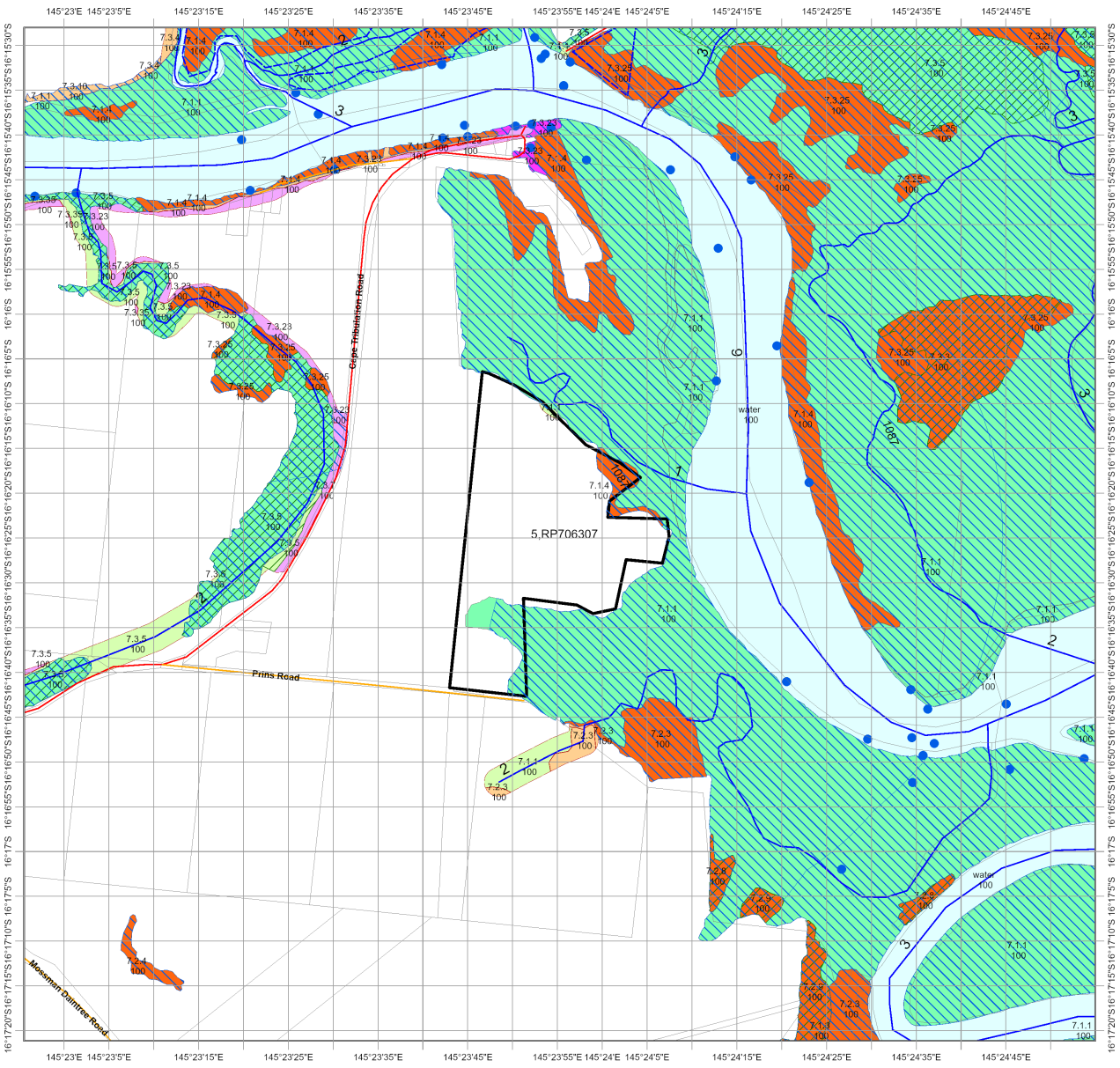
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

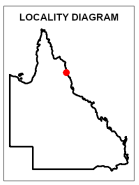


Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan

Queensland Government

LOCALITY DIAGRAM



N

0 140 280 420 560 700 m

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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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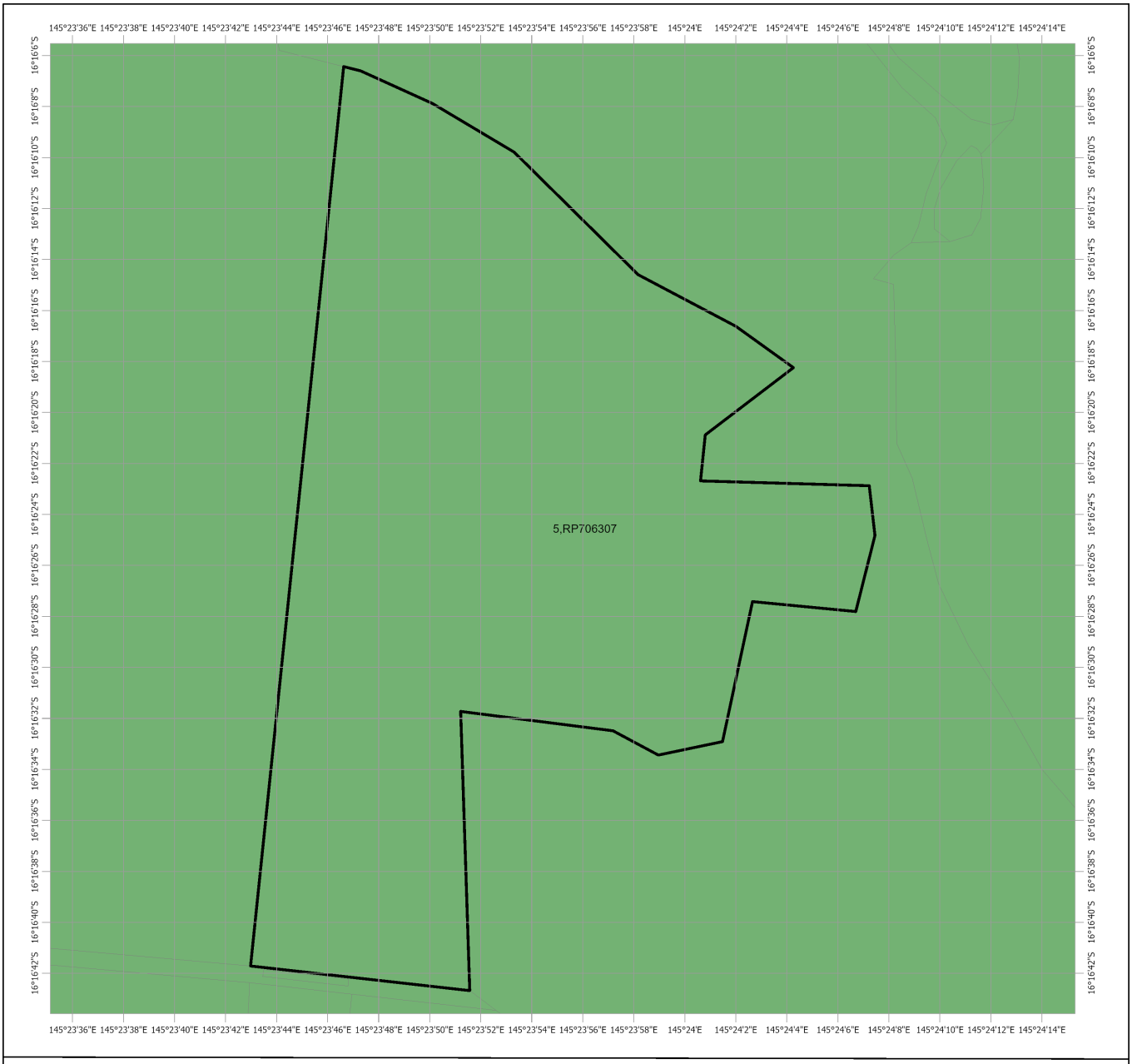
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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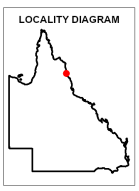
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



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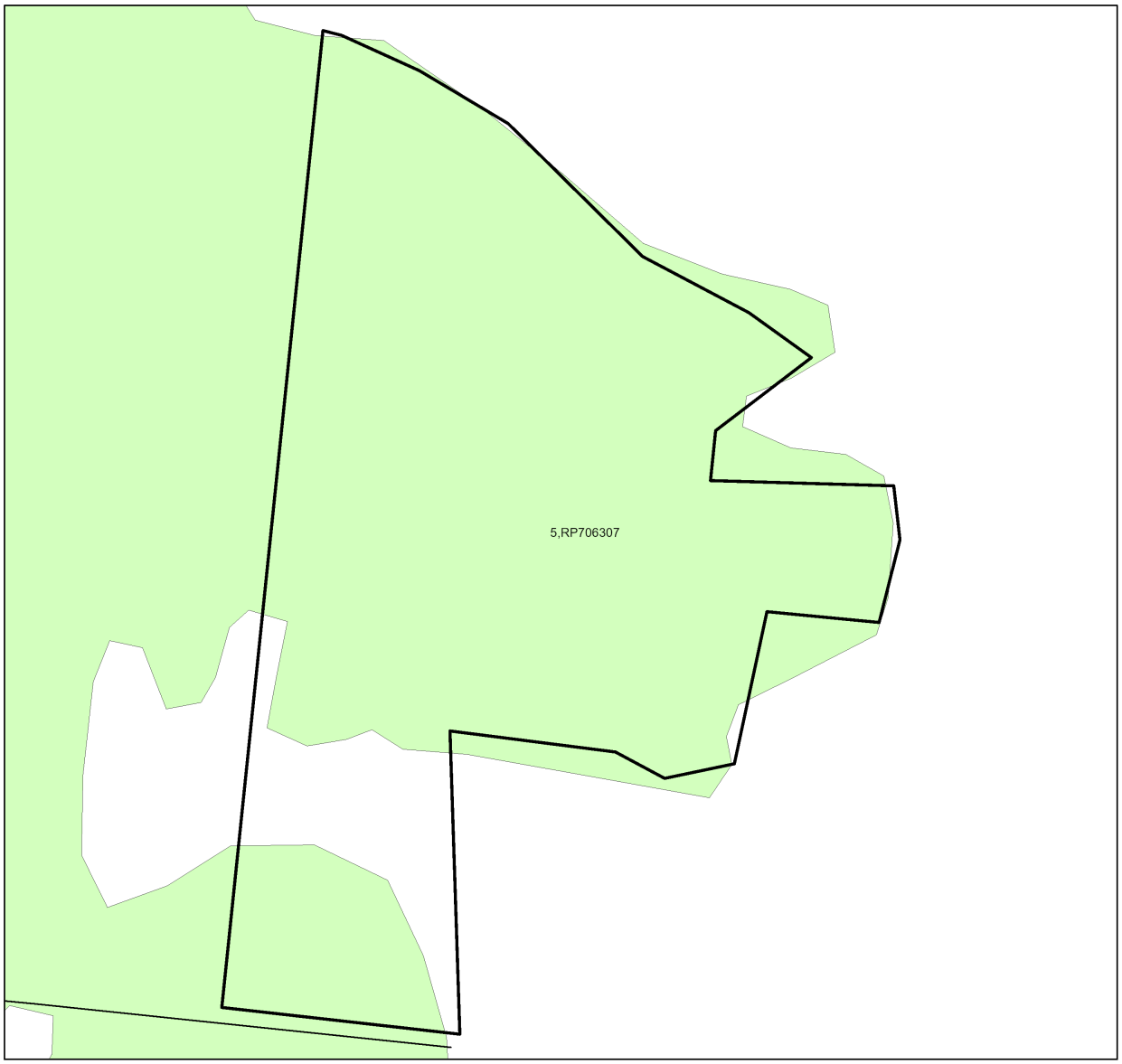
N

0 68 136 204 272 340 m

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4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



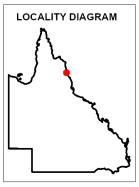
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



N

0 68 136 204 272 340 m

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5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see Operational policy: When a protected plant in Queensland is considered to be 'in the wild') that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the Flora survey guidelines. The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of Endangered, Vulnerable, Near-Threatened (EVNT) plants can be avoided, the clearing activity is exempt from a permit. An exempt clearing notification form must be submitted to the Department of the Environment, Tourism, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the clearing permit application form.

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plantsare present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

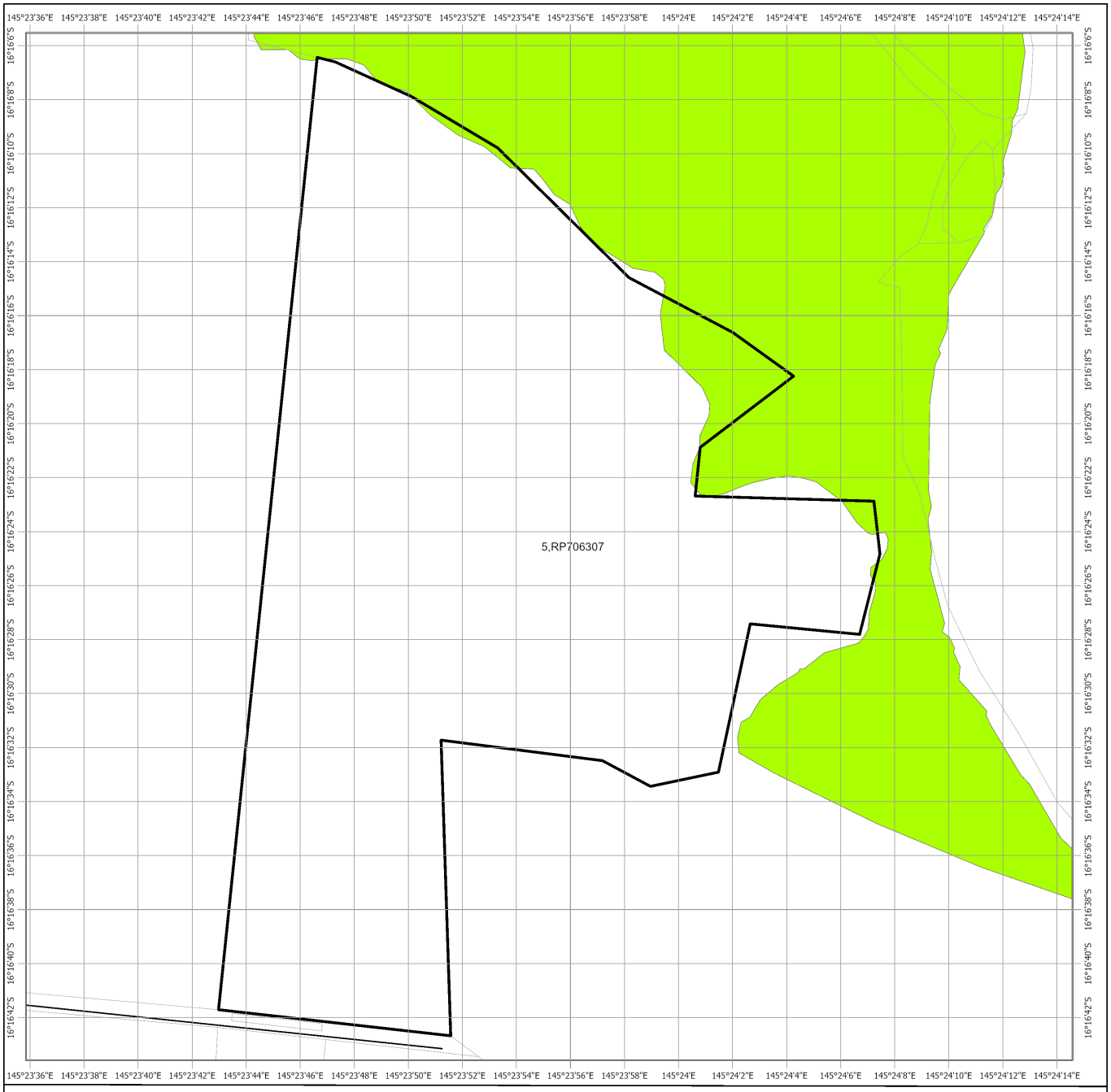
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

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

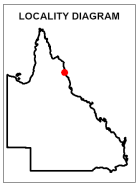
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

High risk area
Other land parcel boundaries
Freeways / motorways / highways
Secondary roads / streets
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 45 90 135 180 225 m

This product is displayed in:
GDA2020

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of the Environment, Tourism, Science and Innovation at palm@des.qld.gov.au

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6. Koala protection framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document Spatial modelling in South East Queensland.

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document Guideline - Requests to make, amend or revoke a koala habitat area determination.

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:

  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017 prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 5 Plan: RP706307

(no results)

7.2 Koala priority area, koala habitat area and identified koala broad-hectare map



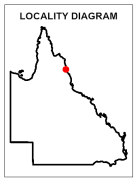
Koala priority area, koala habitat area and identified koala broad-hectare area map

- Koala habitat area (core)
- Koala habitat area (locally refined)
- Koala priority area
- Identified koala broad-hectare area
- Cadastral Boundaries
- Towns
- Major rivers/creeks
- Highway
- Connector
- Street/Local Road
- Queensland
- Selected Lot and Plan

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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LOCALITY DIAGRAM



N

0 61 122 183 244 305 m

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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.desi.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

Koala habitat area (core)
Towns
Highway
Connector
Street/Local Road
Major rivers/creeks
Queensland
Selected Lot and Plan

LOCALITY DIAGRAM

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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
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 337 Plan: RP800690
11/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of the Environment, Tourism, Science and Innovation have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 337 Plan: RP800690 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 11
3.7 Coastal or non-coastal 11
3.8 Agricultural Land Class A or B 11
4. Vegetation management framework maps 12
4.1 Regulated vegetation management map 13
4.2 Vegetation management supporting map 14
4.3 Coastal/non-coastal map 15
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 16
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 17
5.1 Clearing in high risk areas on the flora survey trigger map 17
5.2 Clearing outside high risk areas on the flora survey trigger map 17
5.3 Exemptions 17
5.4 Contact information for DETSI 17
5.5 Protected plants flora survey trigger map 18
6. Koala protection framework (administered by DETSI) 20
6.1 Koala mapping 20
6.2 Koala habitat planning controls 21
6.3 Koala Conservation Plan clearing requirements 22
6.4 Contact information for DETSI 22
7. Koala protection framework details for Lot: 337 Plan: RP800690 23
7.1 Koala districts 23
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 23
7.3 Koala habitat regional ecosystems for core koala habitat areas 24
8. Other relevant legislation contacts list 25

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 337 Plan: RP800690 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)
337	RP800690	Freehold	393,300

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does the property Lot: 337 Plan: RP800690 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: 337 Plan: RP800690, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2023, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions/.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes/

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at
https://vegetation-apps.dnrm.qld.gov.au

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development and then follow the conditions and requirements listed in the AMP.

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: 337 Plan: RP800690

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	1.24
Category X	38.10

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

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
7.2.4	Of concern	B	1.24	Eucalyptus spp. (often E. pellita or Corymbia intermedia) open forest and/or Lophostemon suaveolens open forest on swampy sand plains and Pleistocene beach ridges	Mid-dense
non-rem	None	X	38.10	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
1087	Casuarius casuarius johnsonii (southern population)	southern cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.		

Label	Regional Ecosystem (mandatory unless otherwise specified)
1087	3.8.2, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.18, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.34, 7.11.36, 7.11.38, 7.11.39, 7.11.40, 7.11.42, 7.11.44, 7.11.46, 7.11.47, 7.11.49, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.29, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.41, 7.12.43, 7.12.44, 7.12.45, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.67, 7.12.68

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?

Class A (with urban areas masked as per SPP): 11.07 ha

Class B (with urban areas masked as per SPP): 28.27 ha

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: 337 Plan: RP800690.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

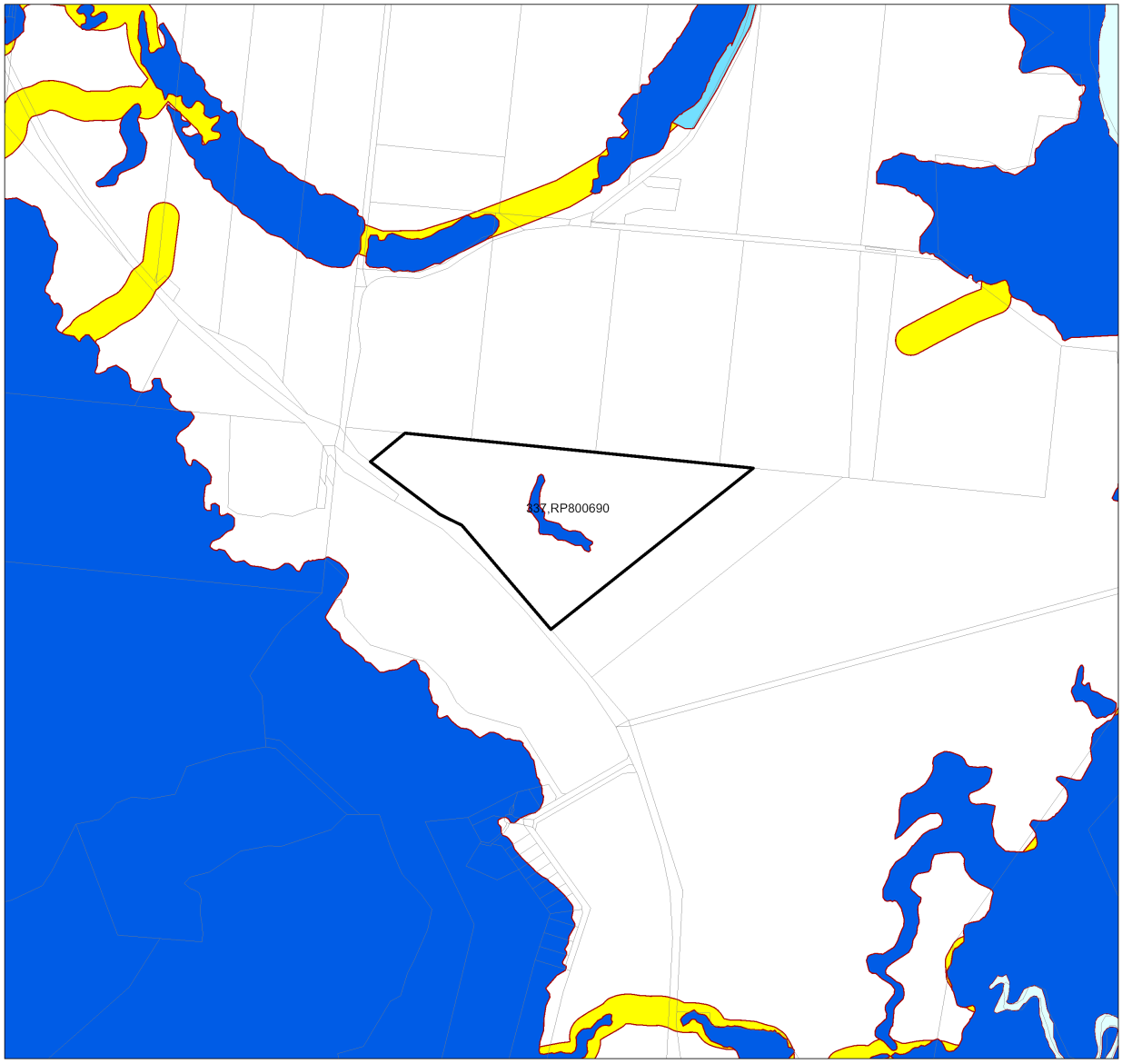
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

Vegetation management supporting map
The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Coastal/non-coastal map
The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture
The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

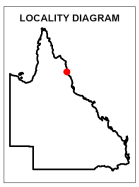
4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Queensland Government

LOCALITY DIAGRAM



- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
- Selected Lot and Plan

N

0 200 400 600 800 1,000 m

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GDA2020

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

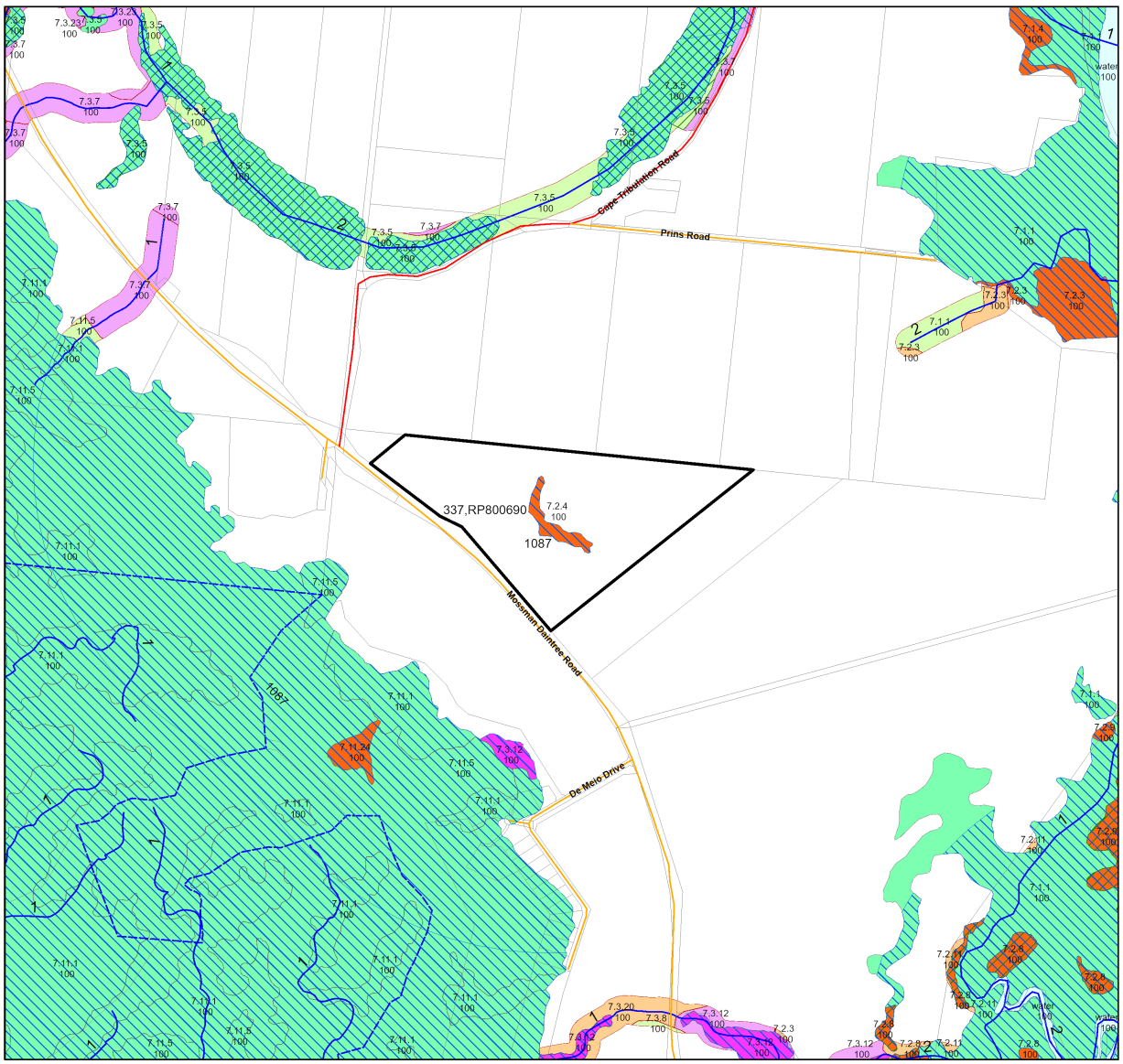
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

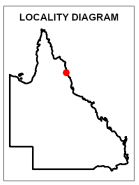


Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan

Queensland Government

LOCALITY DIAGRAM



N

0 150 300 450 600 750 m

This product is displayed in: GDA2020

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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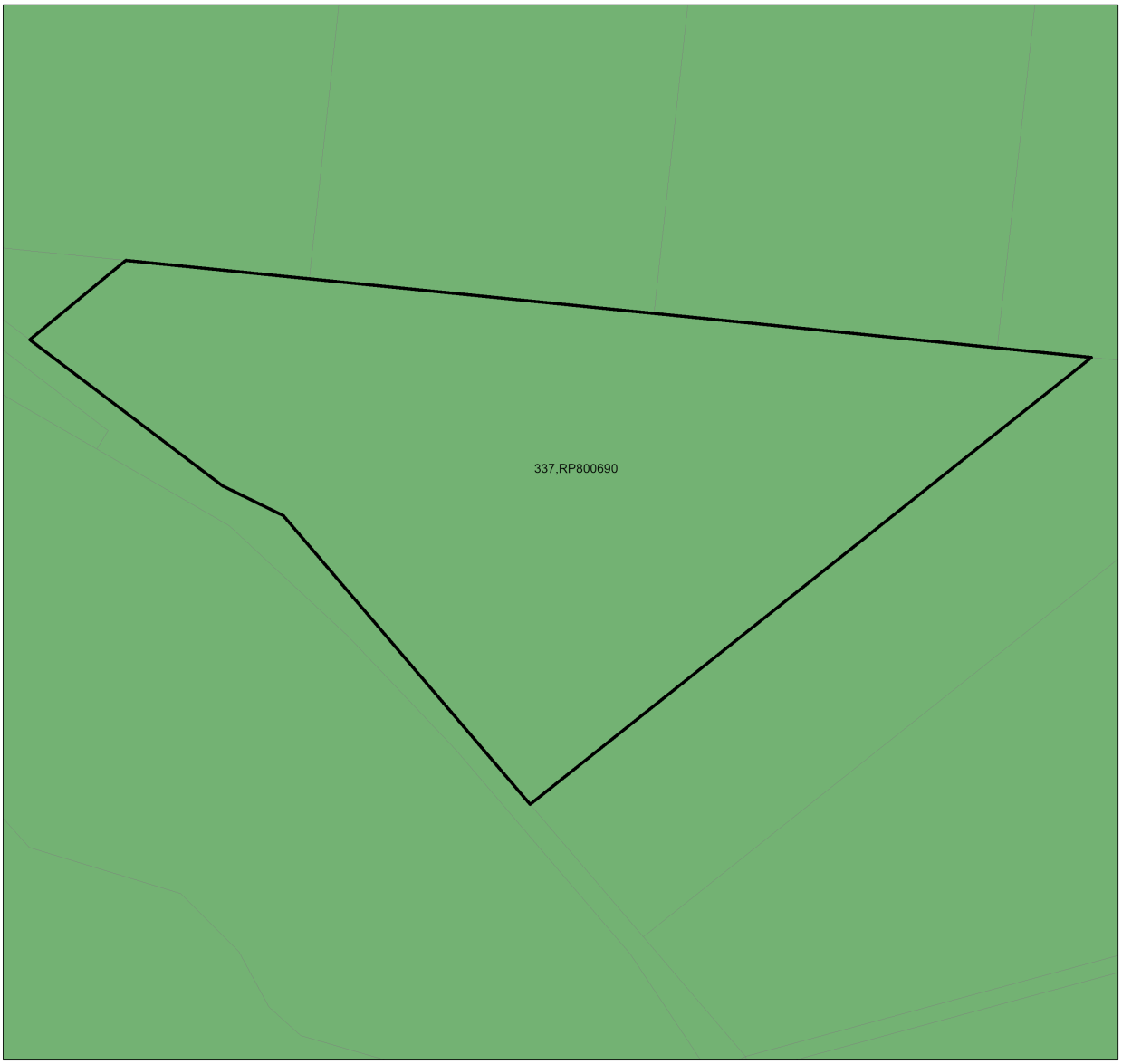
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

Land parcel boundaries are provided as locational aid only.

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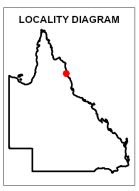
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 75 150 225 300 375 m

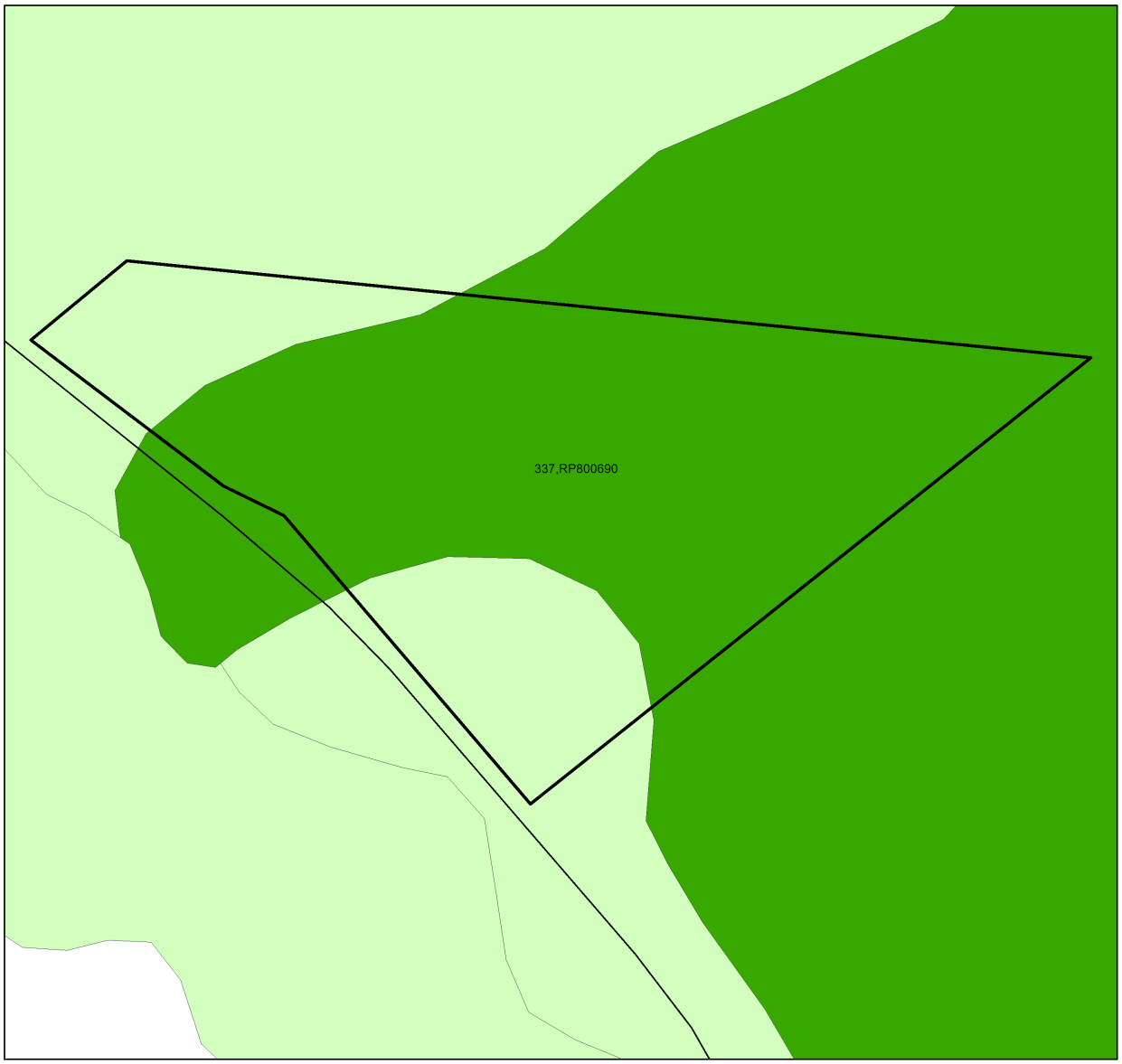
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4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



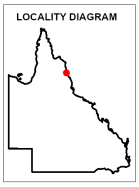
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



N

0 75 150 225 300 375 m

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5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see Operational policy: When a protected plant in Queensland is considered to be 'in the wild') that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the Flora survey guidelines. The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of Endangered, Vulnerable, Near-Threatened (EVNT) plants can be avoided, the clearing activity is exempt from a permit. An exempt clearing notification form must be submitted to the Department of the Environment, Tourism, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the clearing permit application form.

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plantsare present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

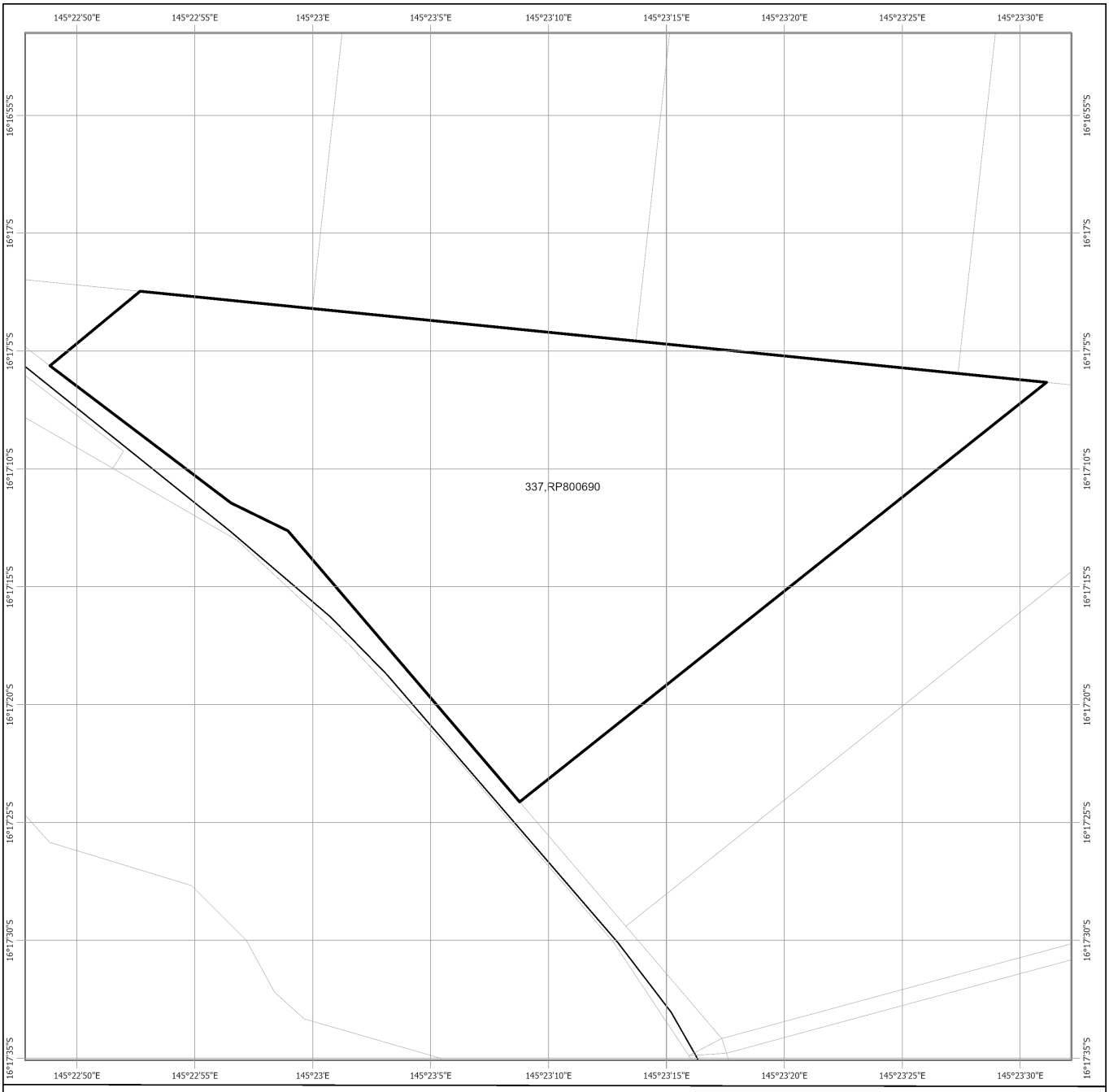
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

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

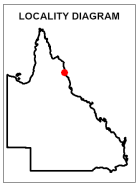
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

High risk area
Other land parcel boundaries
Freeways / motorways / highways
Secondary roads / streets
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 51 102 153 204 255 m

This product is displayed in:
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This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of the Environment, Tourism, Science and Innovation at palm@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.

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6. Koala protection framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document Spatial modelling in South East Queensland.

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document Guideline - Requests to make, amend or revoke a koala habitat area determination.

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:

  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017 prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

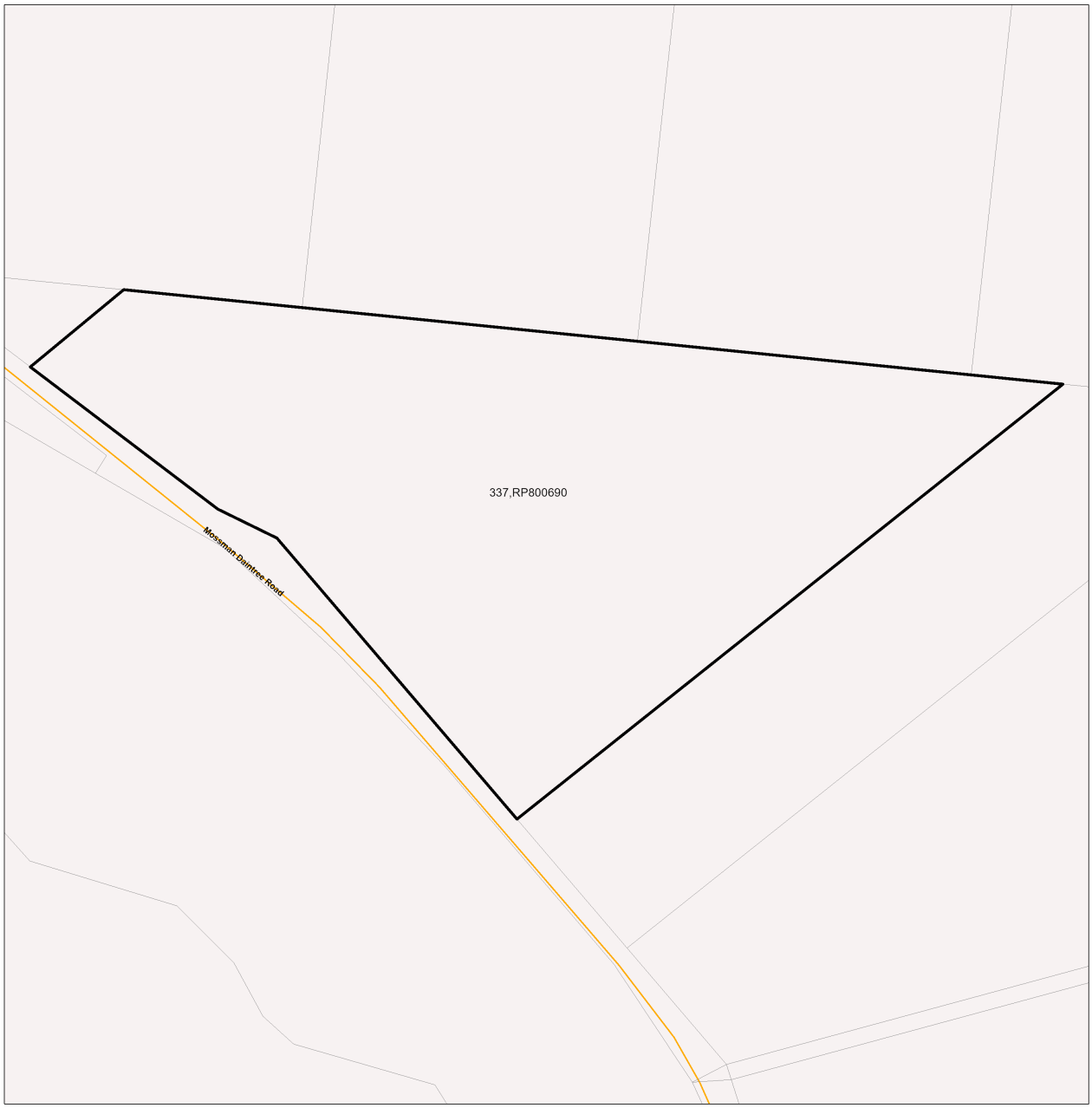
6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 337 Plan: RP800690

(no results)

7.2 Koala priority area, koala habitat area and identified koala broad-hectare map

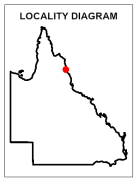


Koala priority area, koala habitat area and identified koala broad-hectare area map

- Koala habitat area (core)
- Koala habitat area (locally refined)
- Koala priority area
- Identified koala broad-hectare area
- Cadastral Boundaries
- Towns
- Major rivers/creeks
- Highway
- Connector
- Street/Local Road
- Queensland
- Selected Lot and Plan

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.

LOCALITY DIAGRAM



N

0 71 142 213 284 355 m

This product is displayed in GDA2020

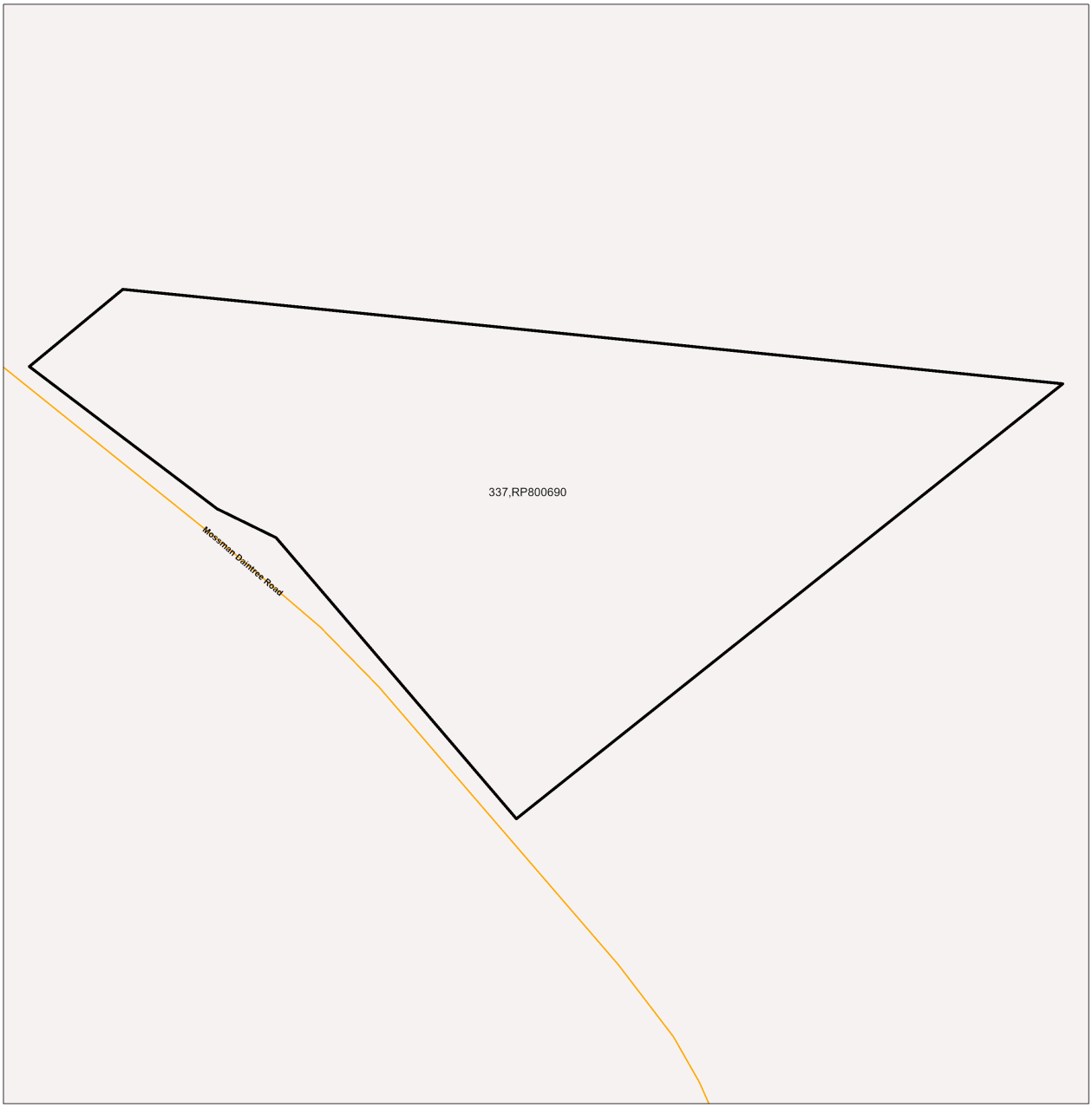
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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.desi.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.

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7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

Koala habitat area (core)
Towns
Highway
Connector
Street/Local Road
Major rivers/creeks
Queensland
Selected Lot and Plan

LOCALITY DIAGRAM

N

0 71 142 213 284 355 m

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Due to varying sources of data, spatial locations may not coincide when overlaid.

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
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory



Vegetation management report

For Lot: 354 Plan: SR616
11/06/2025

nrmmrrd.qld.gov.au

Queensland Government

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Recent changes

Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of the Environment, Tourism, Science and Innovation have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:
Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 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 the Environment, Tourism, Science and Innovation who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:
- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

Table of Contents

1. Property details 6
1.1 Tenure and title area 6
1.2 Property location 6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 7
2.1 Exempt clearing work 7
2.2 Accepted development vegetation clearing codes 7
2.3 Area management plans 8
2.4 Development approvals 8
2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development 8
3. Vegetation management framework for Lot: 354 Plan: SR616 9
3.1 Vegetation categories 9
3.2 Regional ecosystems 10
3.3 Watercourses 10
3.4 Wetlands 10
3.5 Essential habitat 10
3.6 Area Management Plan(s) 11
3.7 Coastal or non-coastal 11
3.8 Agricultural Land Class A or B 11
4. Vegetation management framework maps 12
4.1 Regulated vegetation management map 13
4.2 Vegetation management supporting map 14
4.3 Coastal/non-coastal map 15
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture 16
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)) 17
5.1 Clearing in high risk areas on the flora survey trigger map 17
5.2 Clearing outside high risk areas on the flora survey trigger map 17
5.3 Exemptions 17
5.4 Contact information for DETSI 17
5.5 Protected plants flora survey trigger map 18
6. Koala protection framework (administered by DETSI) 20
6.1 Koala mapping 20
6.2 Koala habitat planning controls 21
6.3 Koala Conservation Plan clearing requirements 22
6.4 Contact information for DETSI 22
7. Koala protection framework details for Lot: 354 Plan: SR616 23
7.1 Koala districts 23
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map 23
7.3 Koala habitat regional ecosystems for core koala habitat areas 24
8. Other relevant legislation contacts list 25

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 354 Plan: SR616 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)
354	SR616	Freehold	202,500

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does the property Lot: 354 Plan: SR616 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: 354 Plan: SR616, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Daintree	Wet Tropics	Daintree - Bloomfield

2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development)

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2023, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions/.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes/

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at
https://vegetation-apps.dnrm.qld.gov.au

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development and then follow the conditions and requirements listed in the AMP.

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/area-management-plans

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development

2.5. Contact information for the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

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: 354 Plan: SR616

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category X	20.25

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at
https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
non-rem	None	X	20.25	None	None

Please note:
1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as*

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

Class A (with urban areas masked as per SPP): 2.32 ha

Class B (with urban areas masked as per SPP): 17.94 ha

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: 354 Plan: SR616.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request

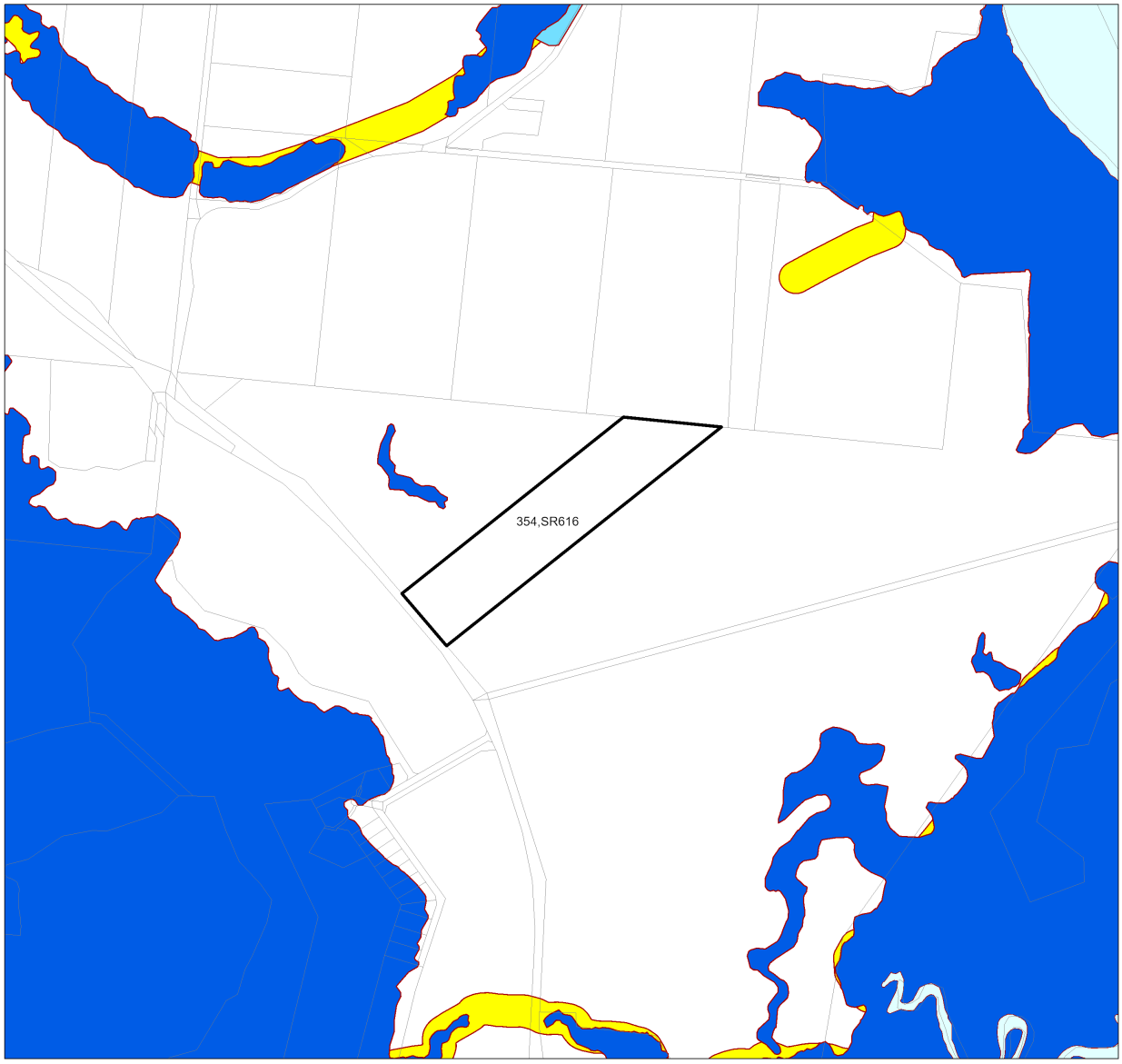
Regulated vegetation management map
The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation (PMAV).

Vegetation management supporting map
The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Coastal/non-coastal map
The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture
The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Queensland Government

LOCALITY DIAGRAM



- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries
- Selected Lot and Plan

N

0 190 380 570 760 950 m

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GDA2020

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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.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

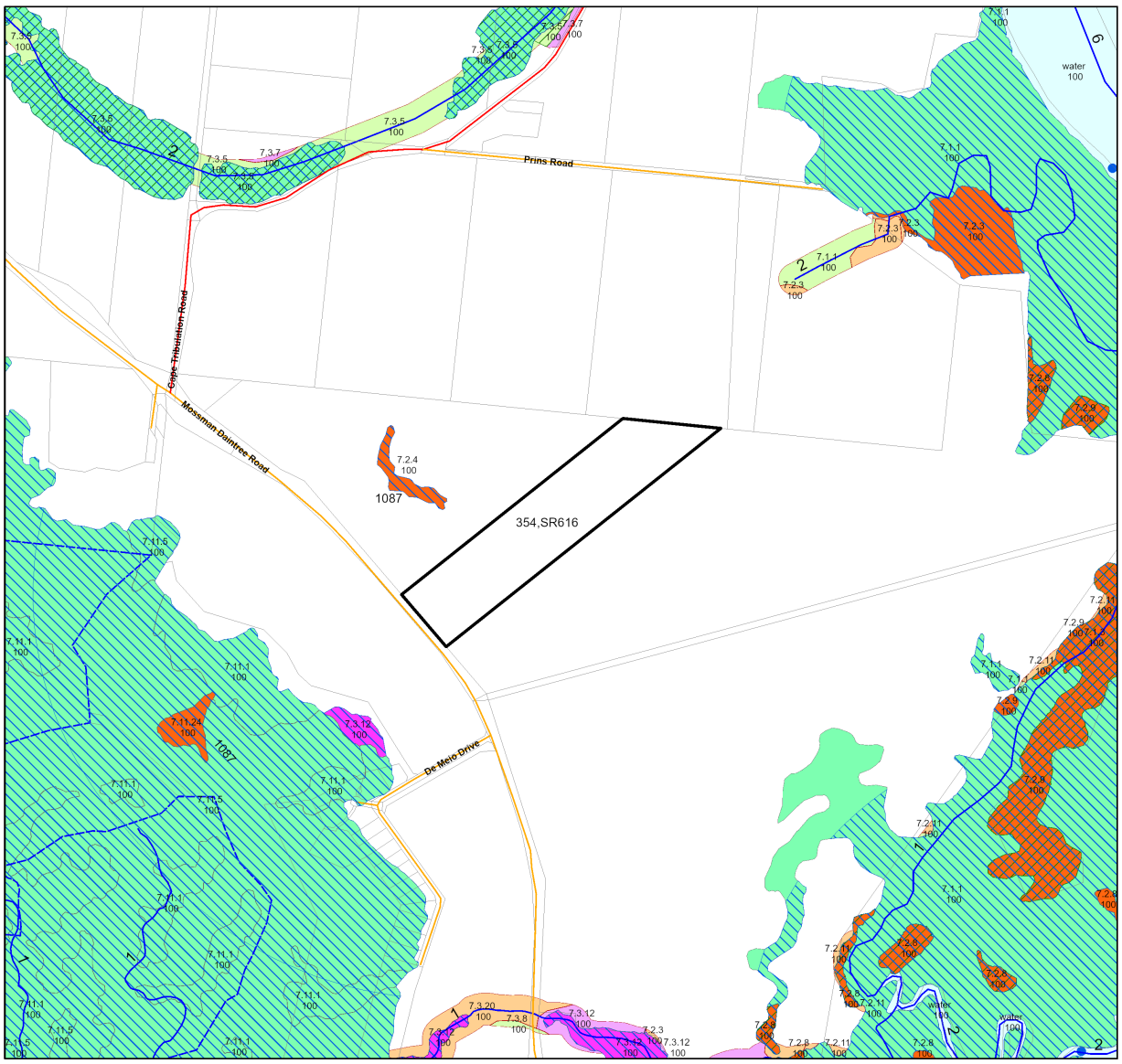
Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

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.

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4.2 Vegetation management supporting map

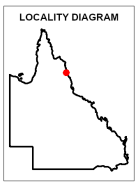


Vegetation Management Supporting Map

- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries
- Selected Lot and Plan

Queensland Government

LOCALITY DIAGRAM



N

0 130 260 390 520 650 m

This product is displayed in: GDA2020

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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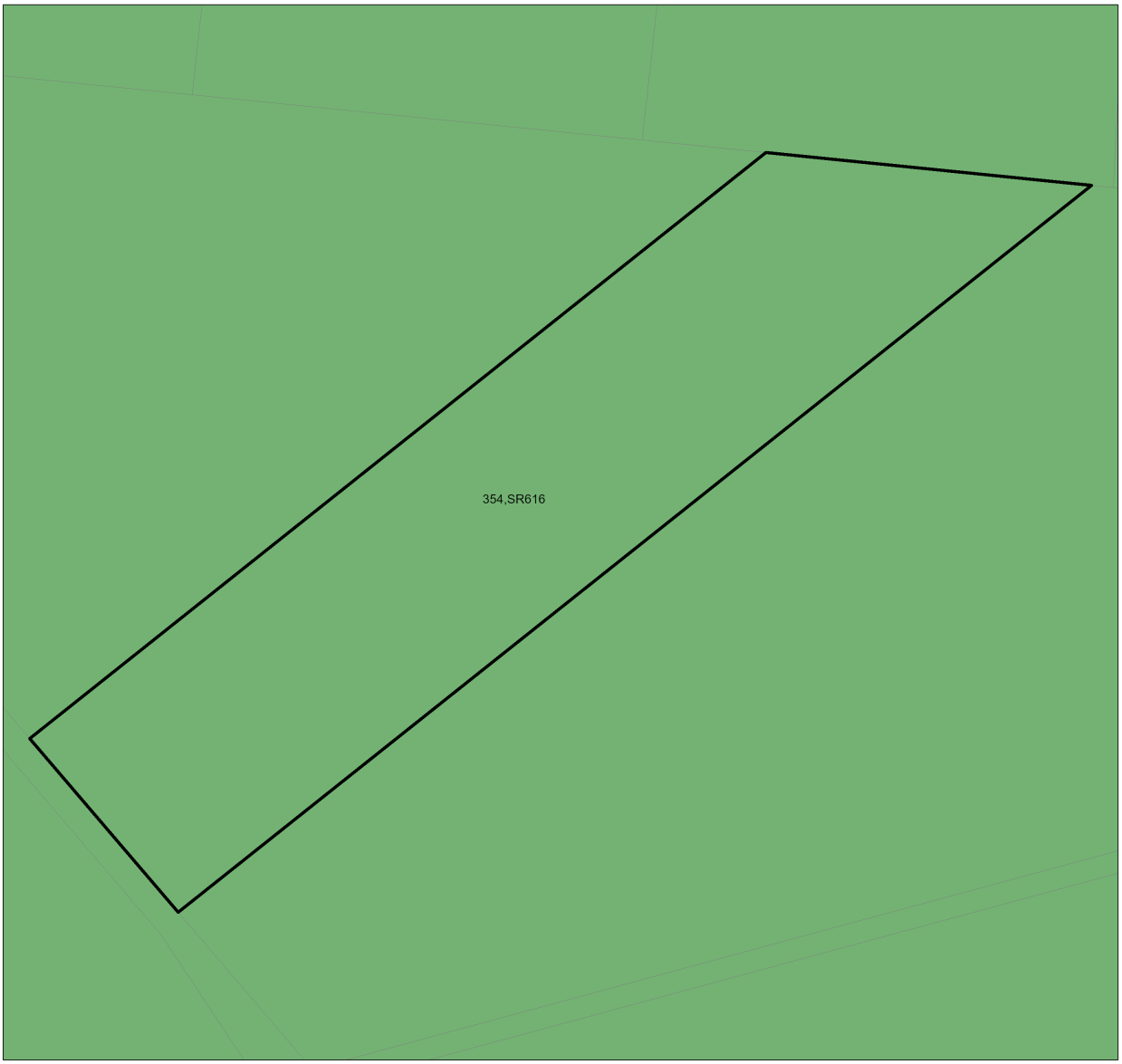
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.nrmmrrd.qld.gov.au or contact the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.spatial.information.qld.gov.au/

Land parcel boundaries are provided as locational aid only.

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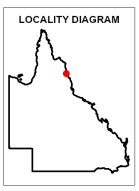
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Coastal
Non Coastal
Other land parcel boundaries
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 56 112 168 224 280 m

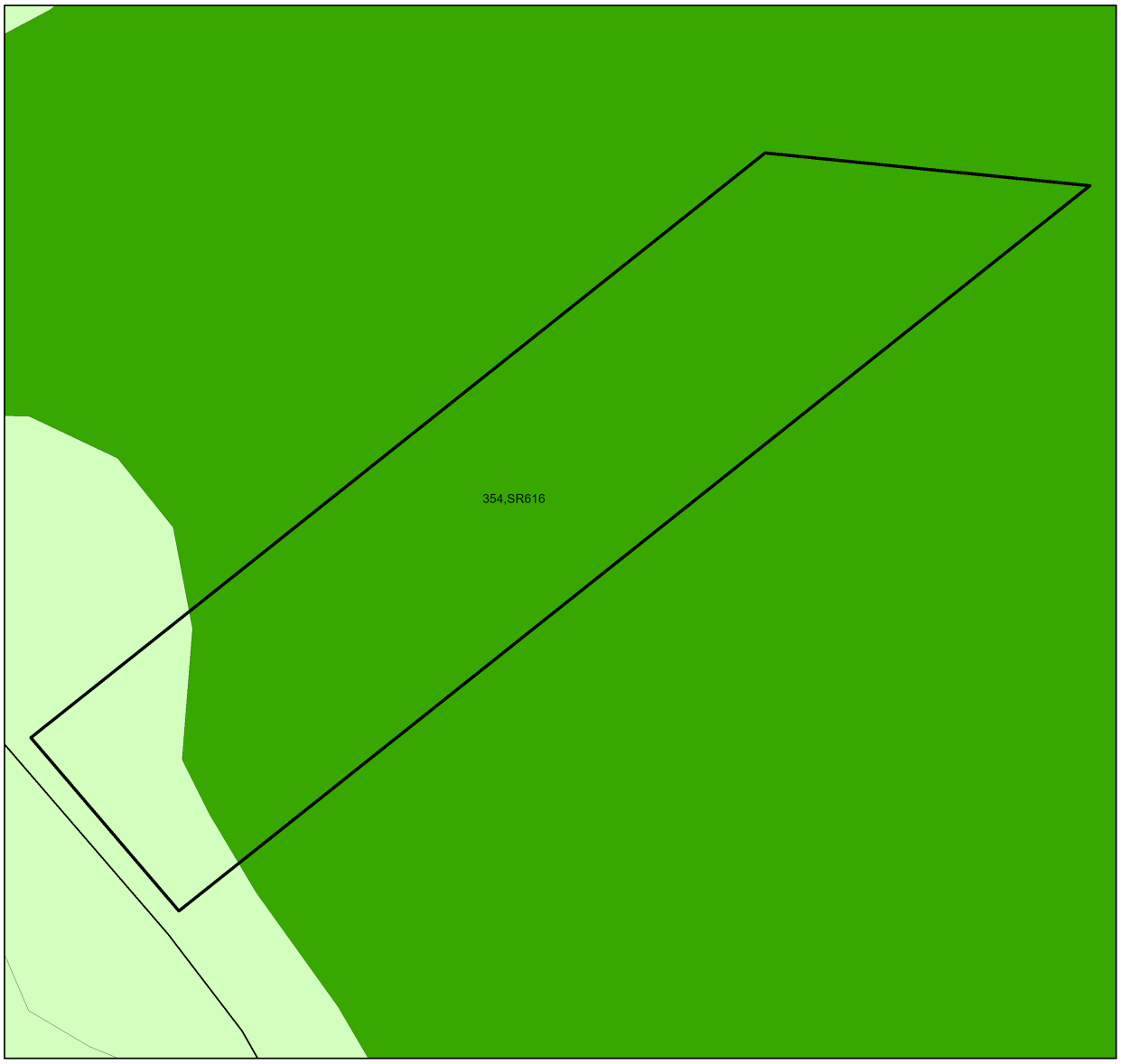
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4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



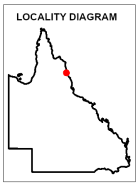
Agricultural Land Class A or B
as per State Planning Policy: State Interest for Agriculture

- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets

Agricultural land class A or B

- A
- B
- Not class A or B
- Selected Lot and Plan

LOCALITY DIAGRAM



N

0 56 112 168 224 280 m

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GDA2020

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5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see Operational policy: When a protected plant in Queensland is considered to be 'in the wild') that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the Flora survey guidelines. The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of Endangered, Vulnerable, Near-Threatened (EVNT) plants can be avoided, the clearing activity is exempt from a permit. An exempt clearing notification form must be submitted to the Department of the Environment, Tourism, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the clearing permit application form.

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plantsare present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DETSI

For further information on the protected plants framework:
Phone 1300 130 372 (and select option four)
Email palm@des.qld.gov.au
Visit https://www.qld.gov.au/environment/plants-animals/plants/protected-plants

5.5 Protected plants flora survey trigger map

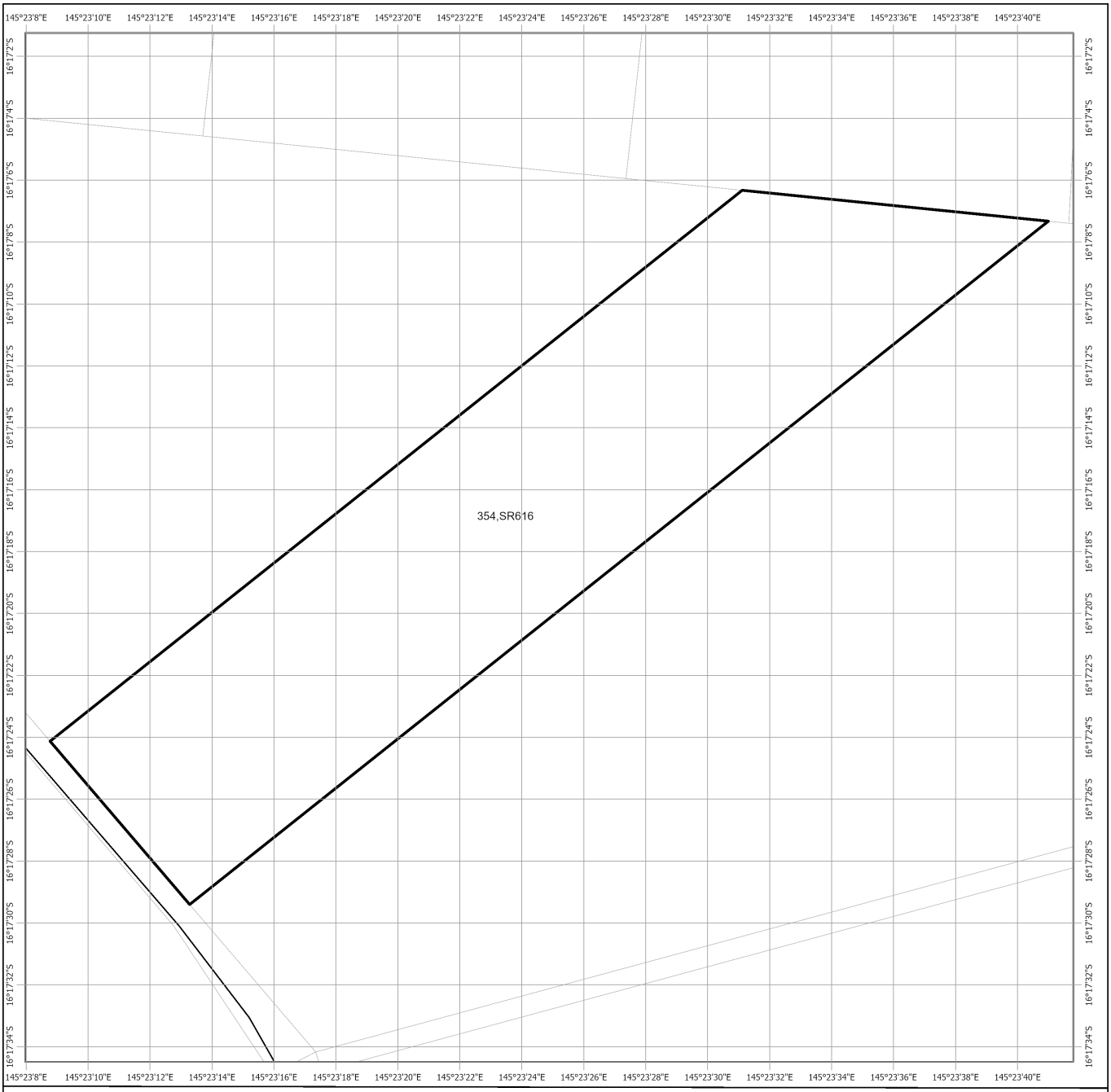
This map included may also be requested individually at: https://apps.des.qld.gov.au/map-request/flora-survey-trigger/.

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

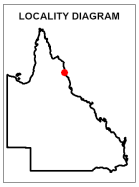
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the Queensland Spatial Catalogue, the Department of the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the clearing of protected plants for more information.



Protected Plants Flora Survey Trigger Map

High risk area
Other land parcel boundaries
Freeways / motorways / highways
Secondary roads / streets
Selected Lot and Plan

LOCALITY DIAGRAM



N

0 40 80 120 160 200 m

This product is displayed in:
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This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of the Environment, Tourism, Science and Innovation at palm@des.qld.gov.au

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6. Koala protection framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document Spatial modelling in South East Queensland.

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document Guideline - Requests to make, amend or revoke a koala habitat area determination.

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the Planning Regulation 2017. More information on exempted development can be found here:
https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:

  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

The Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the Nature Conservation (Koala) Conservation Plan 2017 prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DETSI

For further information on the koala protection framework:
Phone 13 QGOV (13 74 68)
Email koala.assessment@detsi.qld.gov.au
Visit https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping

7. Koala protection framework details for Lot: 354 Plan: SR616

(no results)

7.2 Koala priority area, koala habitat area and identified koala broad-hectare map



Koala priority area, koala habitat area and identified koala broad-hectare area map

- Koala habitat area (core)
- Koala habitat area (locally refined)
- Koala priority area
- Identified koala broad-hectare area
- Cadastral Boundaries
- Towns
- Major rivers/creeks
- Highway
- Connector
- Street/Local Road
- Queensland
- Selected Lot and Plan

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.

LOCALITY DIAGRAM

N

0 55 110 165 220 275 m

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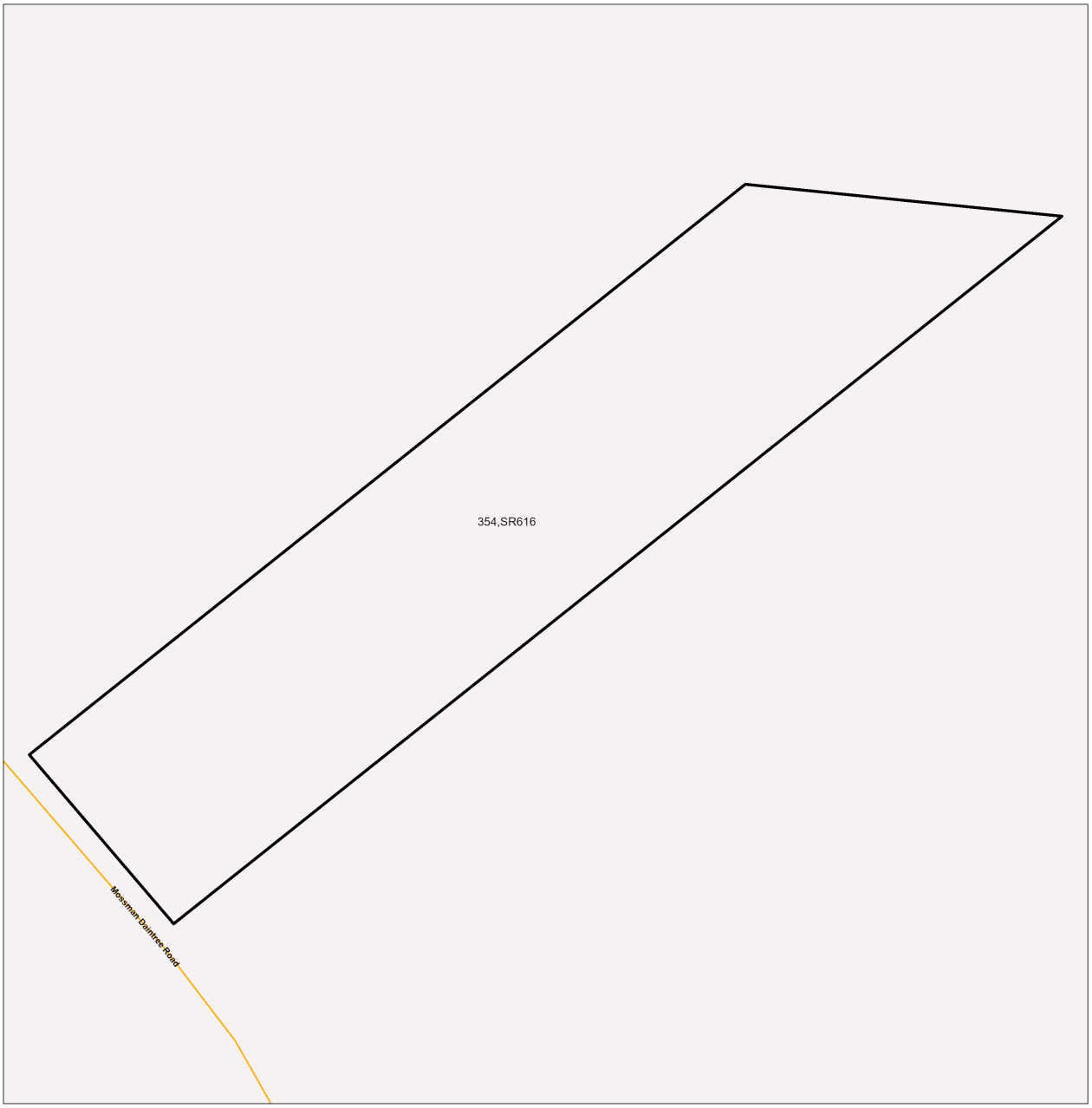
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

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.desi.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.

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7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

Koala habitat area (core)
Towns
Highway
Connector
Street/Local Road
Major rivers/creeks
Queensland
Selected Lot and Plan

LOCALITY DIAGRAM

N

0 55 110 165 220 275 m

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8. Other relevant legislation contacts list

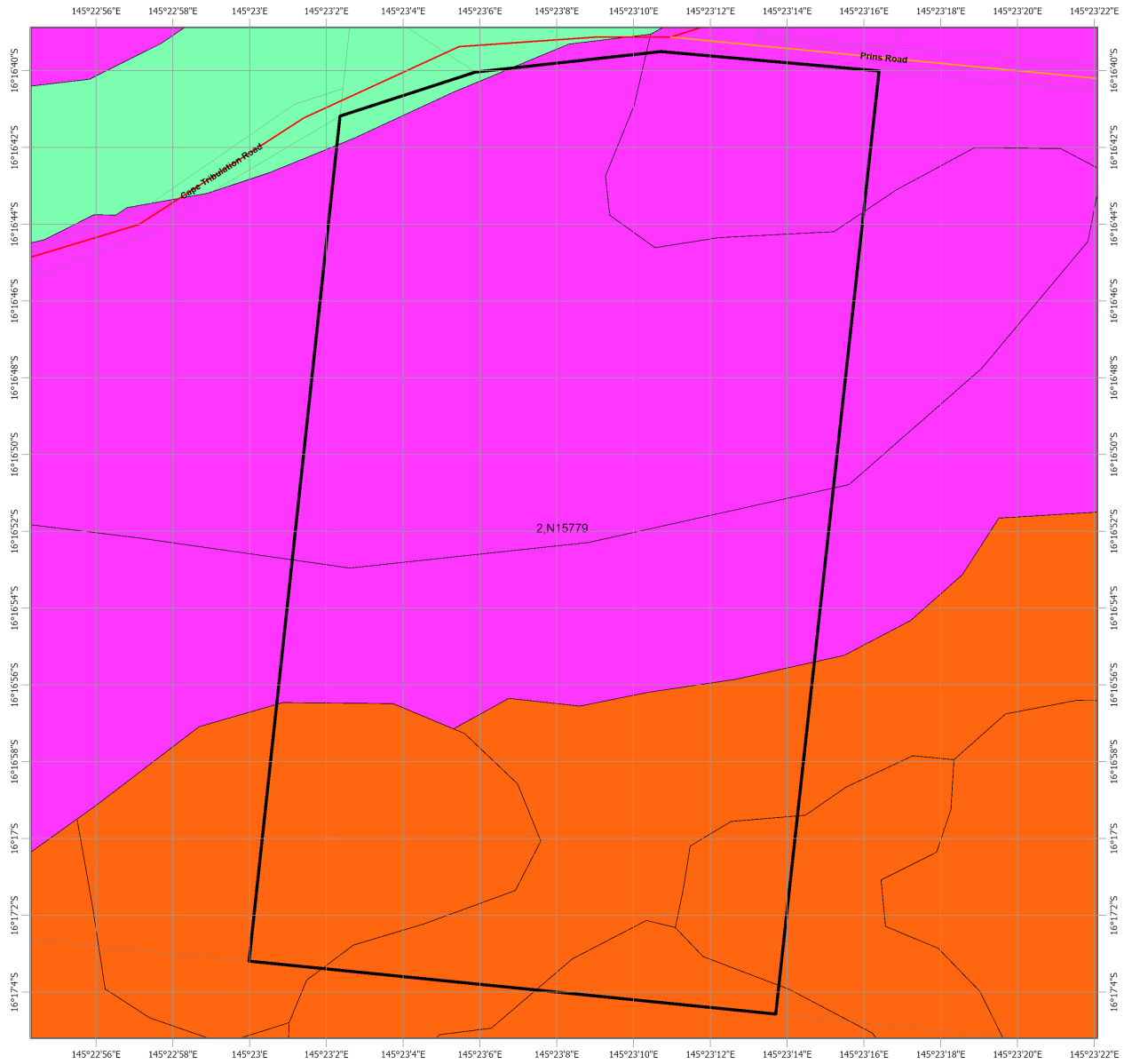
Activity	Legislation	Agency	Contact details
Interference with overland flow	*Water Act 2000*	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	*Soil Conservation Act 1986*	Queensland Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmmrrd.qld.gov.au
Fire Permits	*Fire and Emergency Services Act 1990*	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	*Aboriginal Cultural Heritage Act 2003* *Torres Strait Islander Cultural Heritage Act 2003*	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	*Environmental Protection Act 1994* *Coastal Protection and Management Act 1995* *Queensland Heritage Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	*Nature Conservation Act 1992* *Planning Act 2016*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	*Nature Conservation Act 1992*	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	*Fisheries Act 1994* *Forestry Act 1959*	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	*Environment Protection and Biodiversity Conservation Act 1999*	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	*Planning Act 2016* *State Development and Public Works Organisation Act 1971*	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	*Wet Tropics World Heritage Protection and Management Act 1993*	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	*Transport Infrastructure Act 1994*	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	*Local Government Act 2009* *Planning Act 2016*	Your relevant local government office	Local Government Contact Directory

SCHEDULE 5

VEGETATION MANAGEMENT PRE-CLEAR MAP

SCHEDULE 5

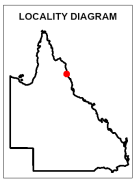
PLAN



Vegetation Management Pre-clear Regional Ecosystem Map

- Highway
- Connector
- Street/Local Road
- Other land parcel boundaries
- Pre-clearing area containing Endangered RE
- Pre-clearing area containing Of Concern RE
- Pre-clearing area that is a Least Concern RE
- Water
- Selected Lot and Plan

LOCALITY DIAGRAM



N

0 34 68 102 136 170 m

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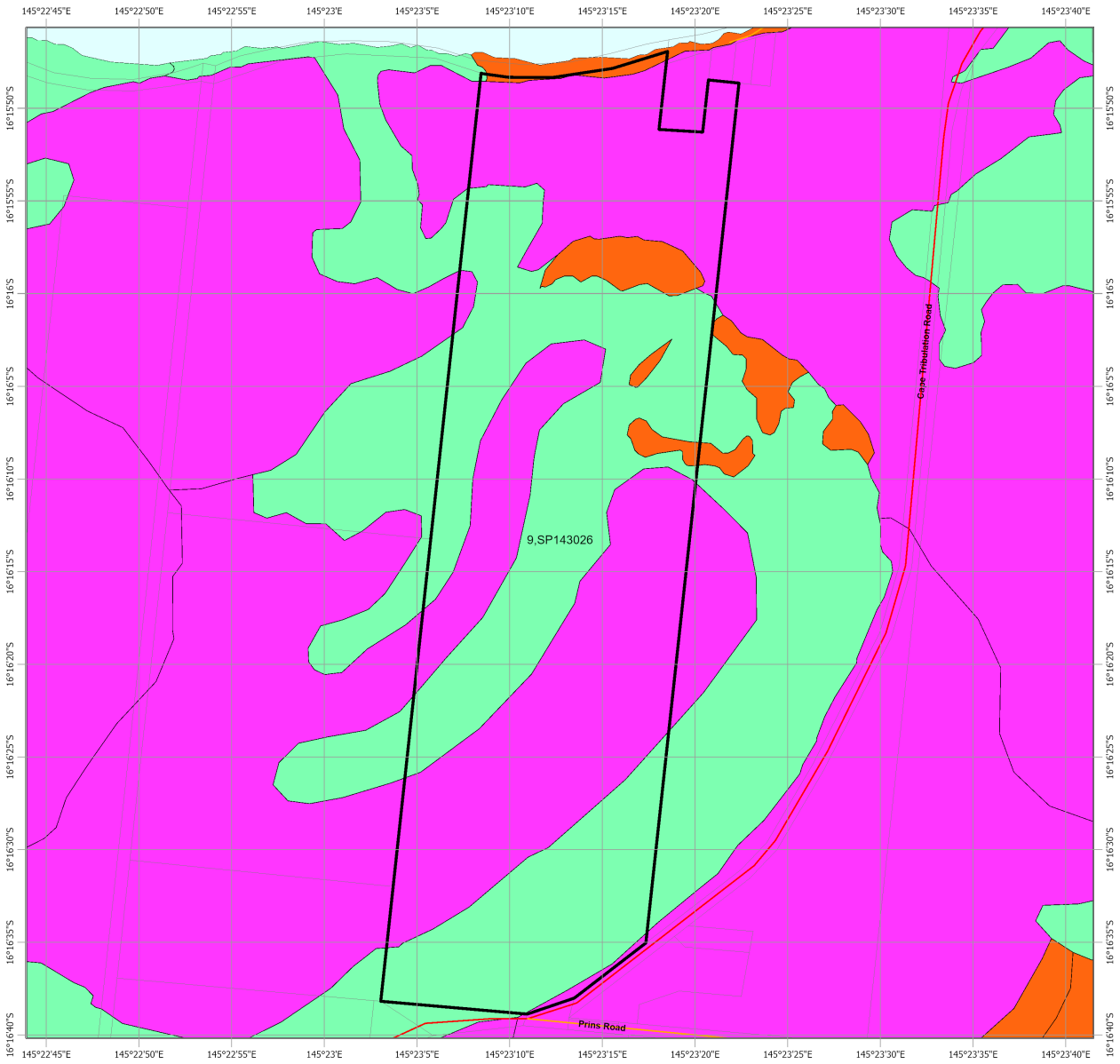
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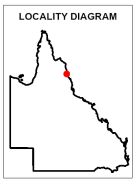
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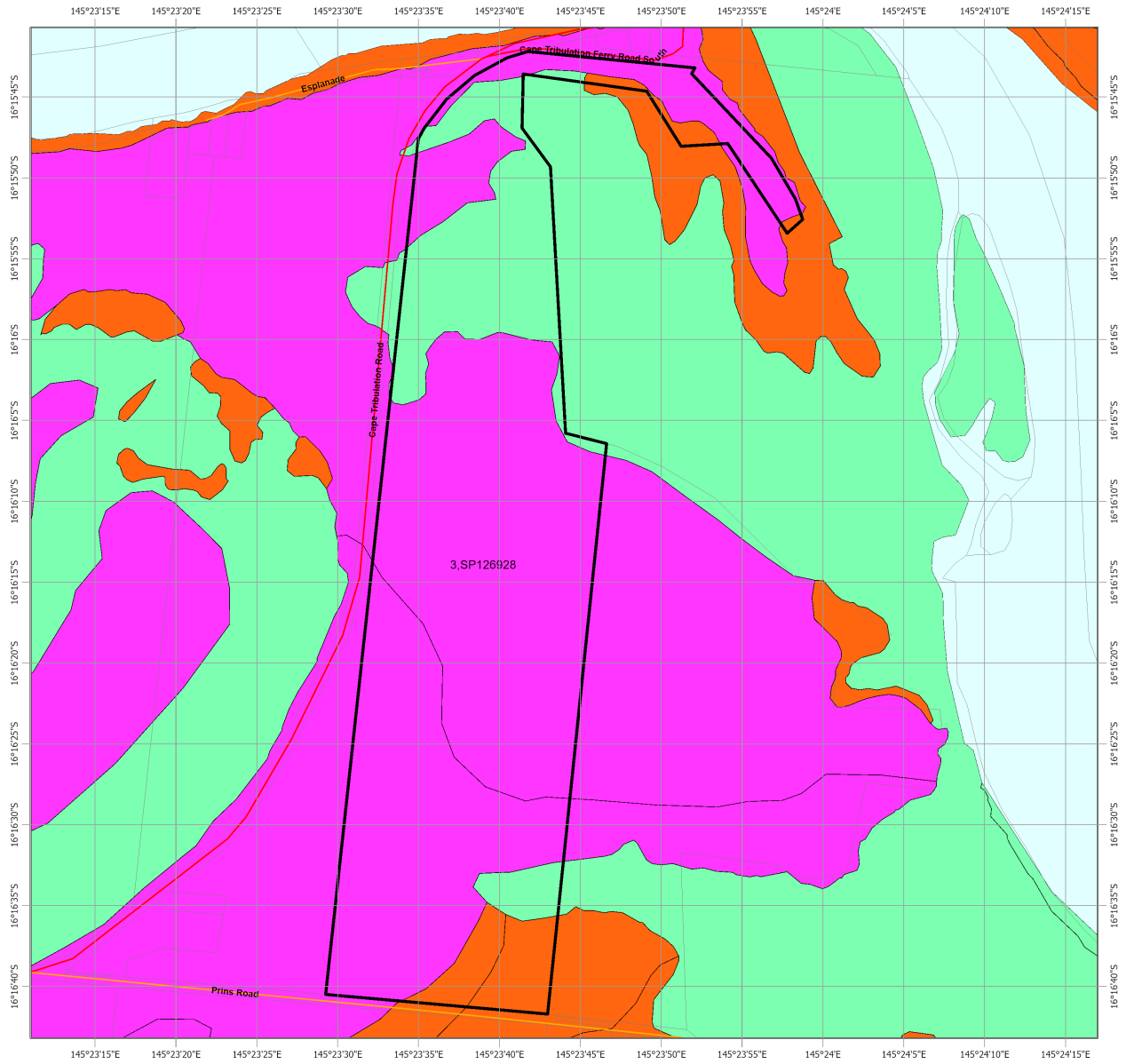
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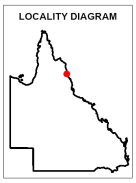
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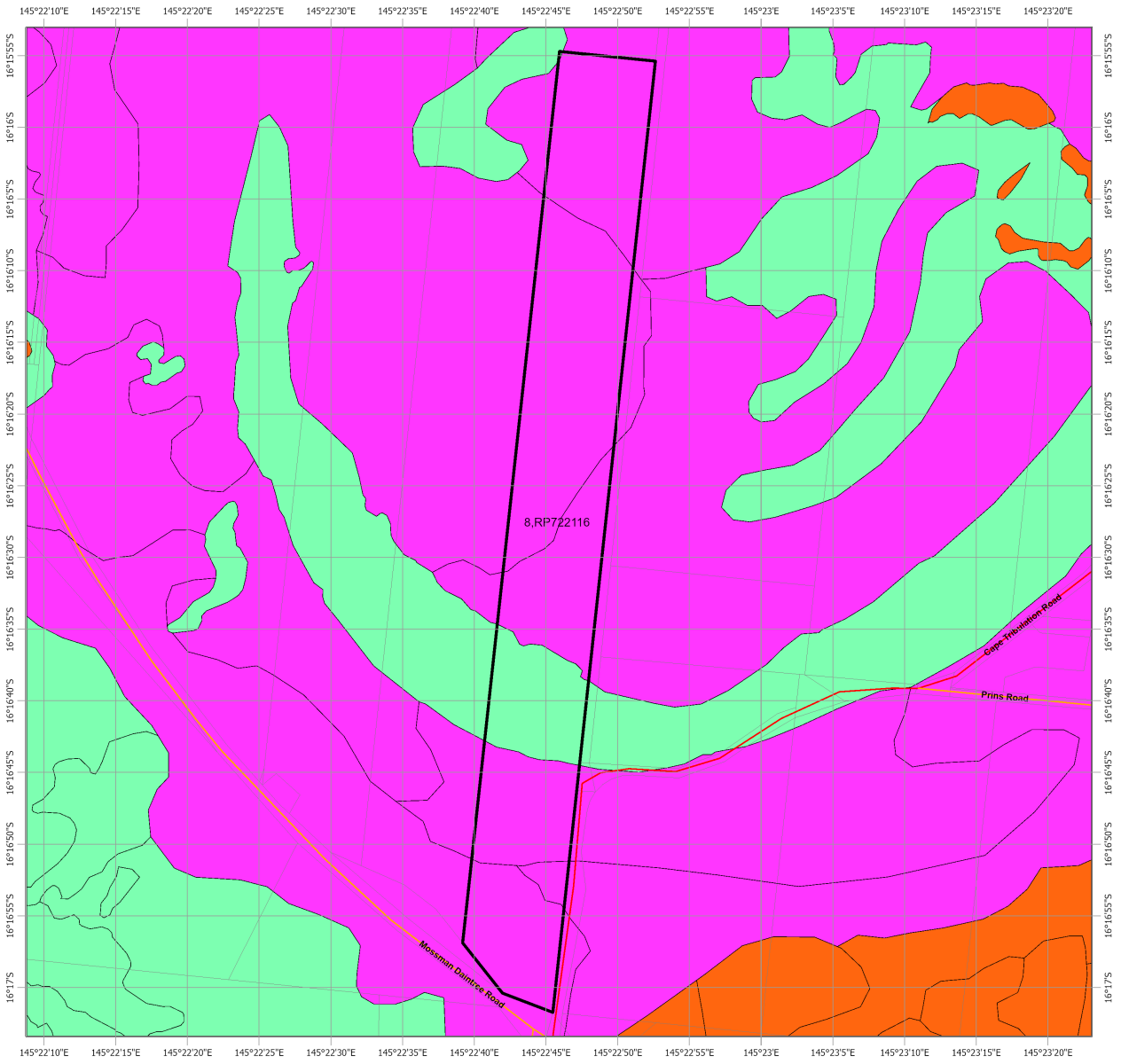
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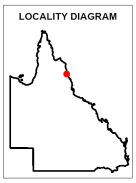
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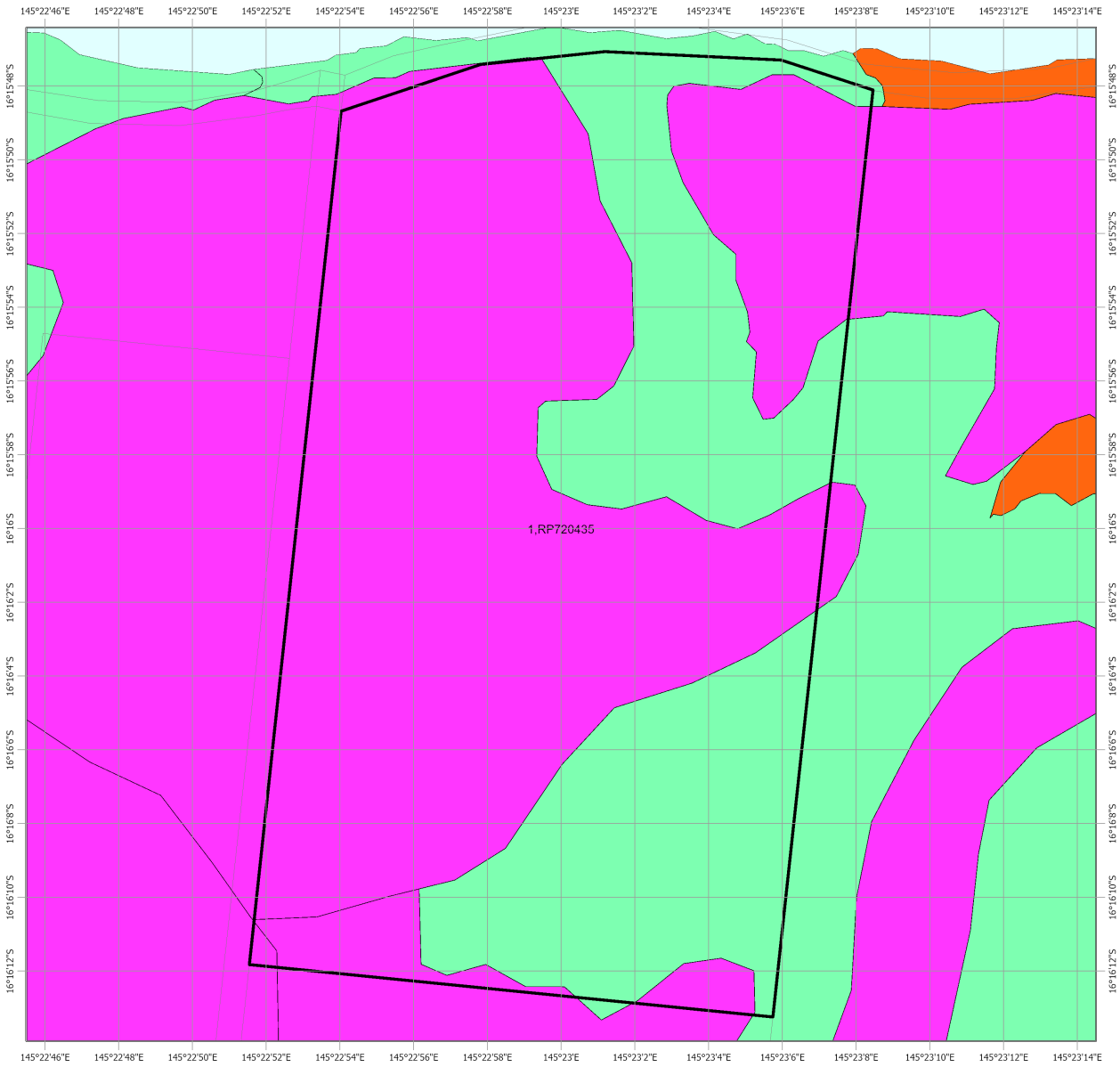
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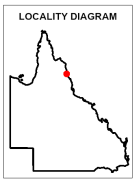
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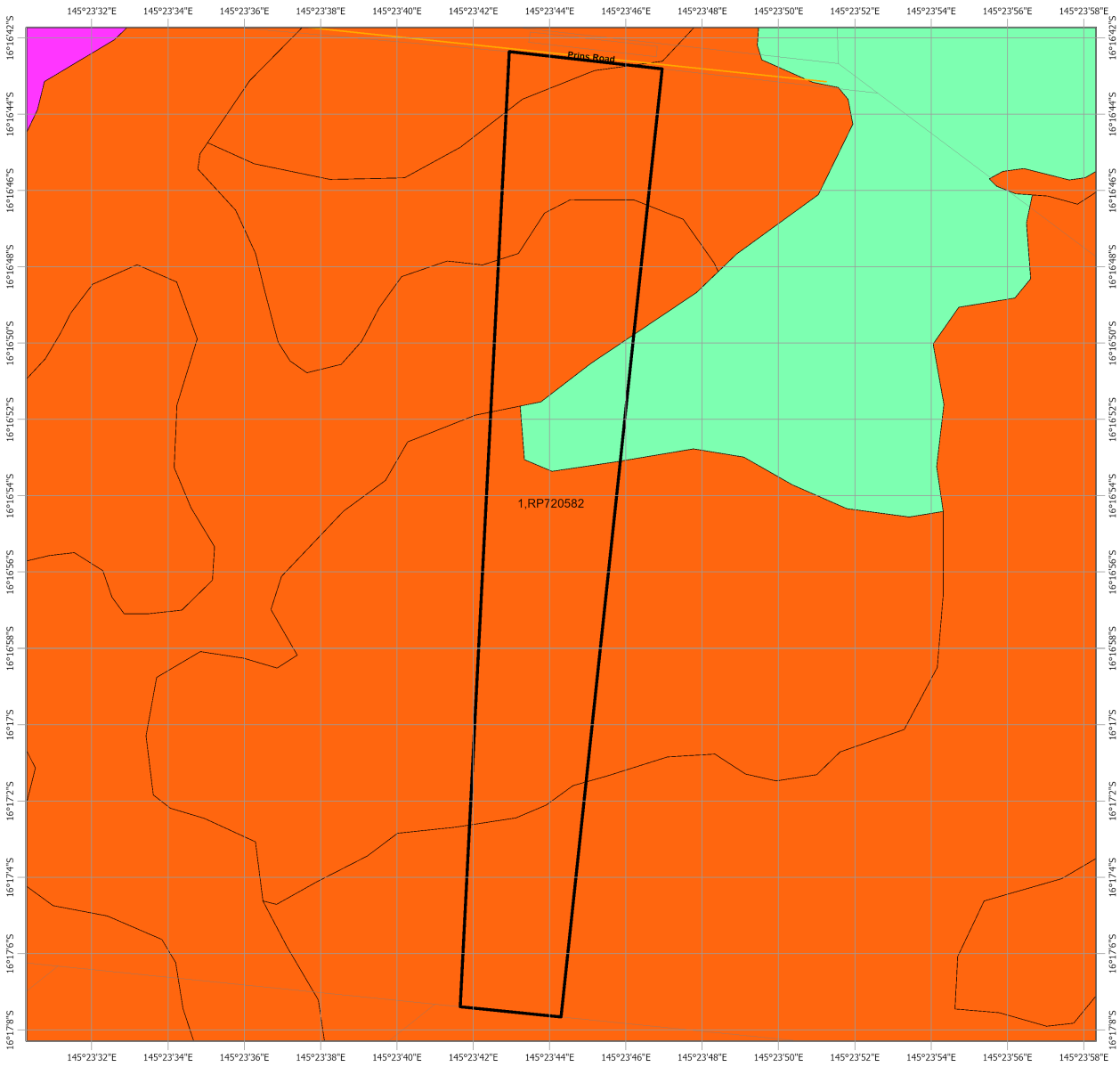
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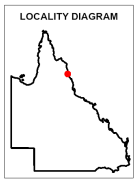
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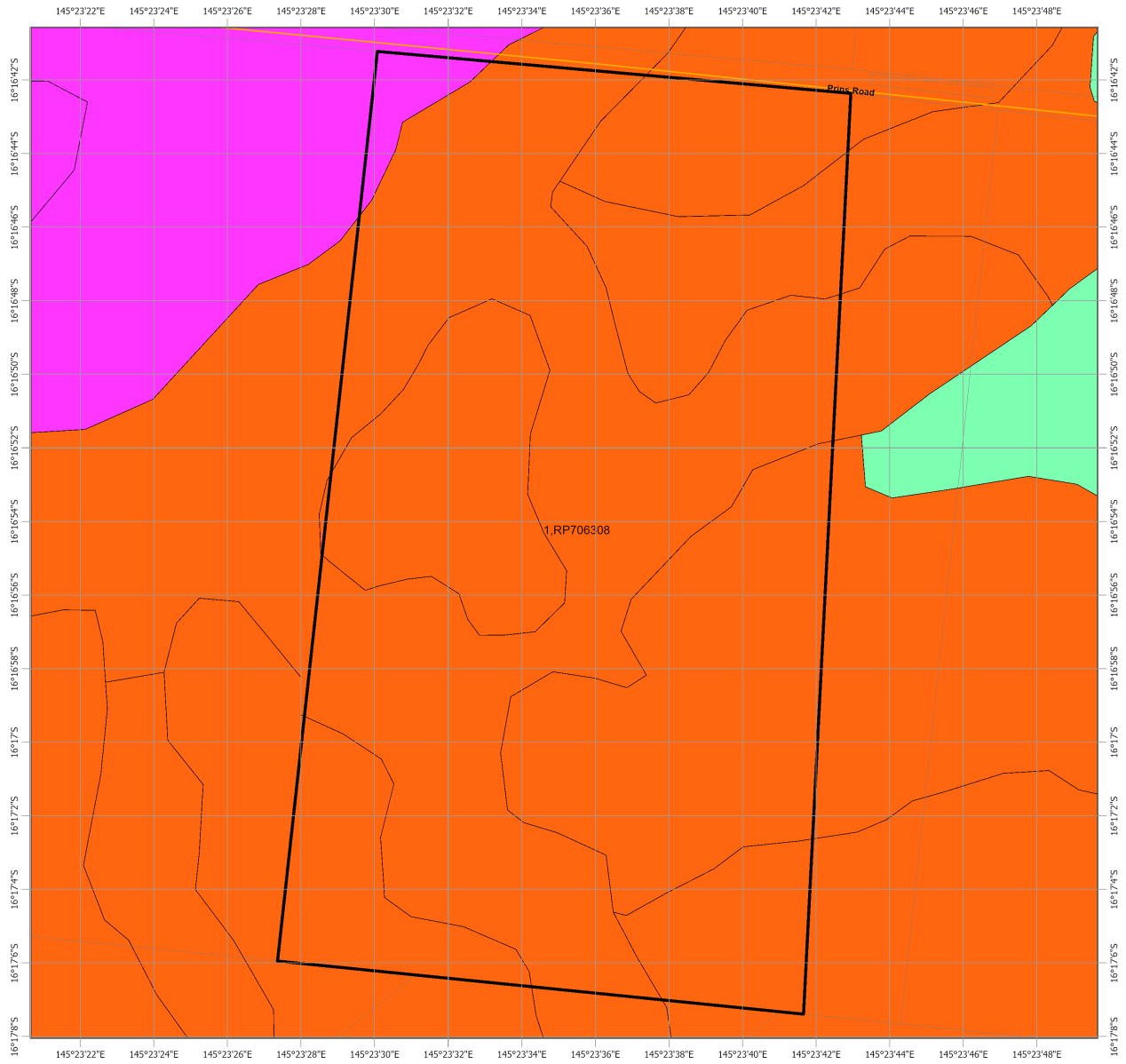
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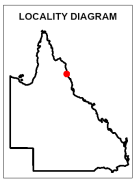
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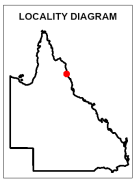
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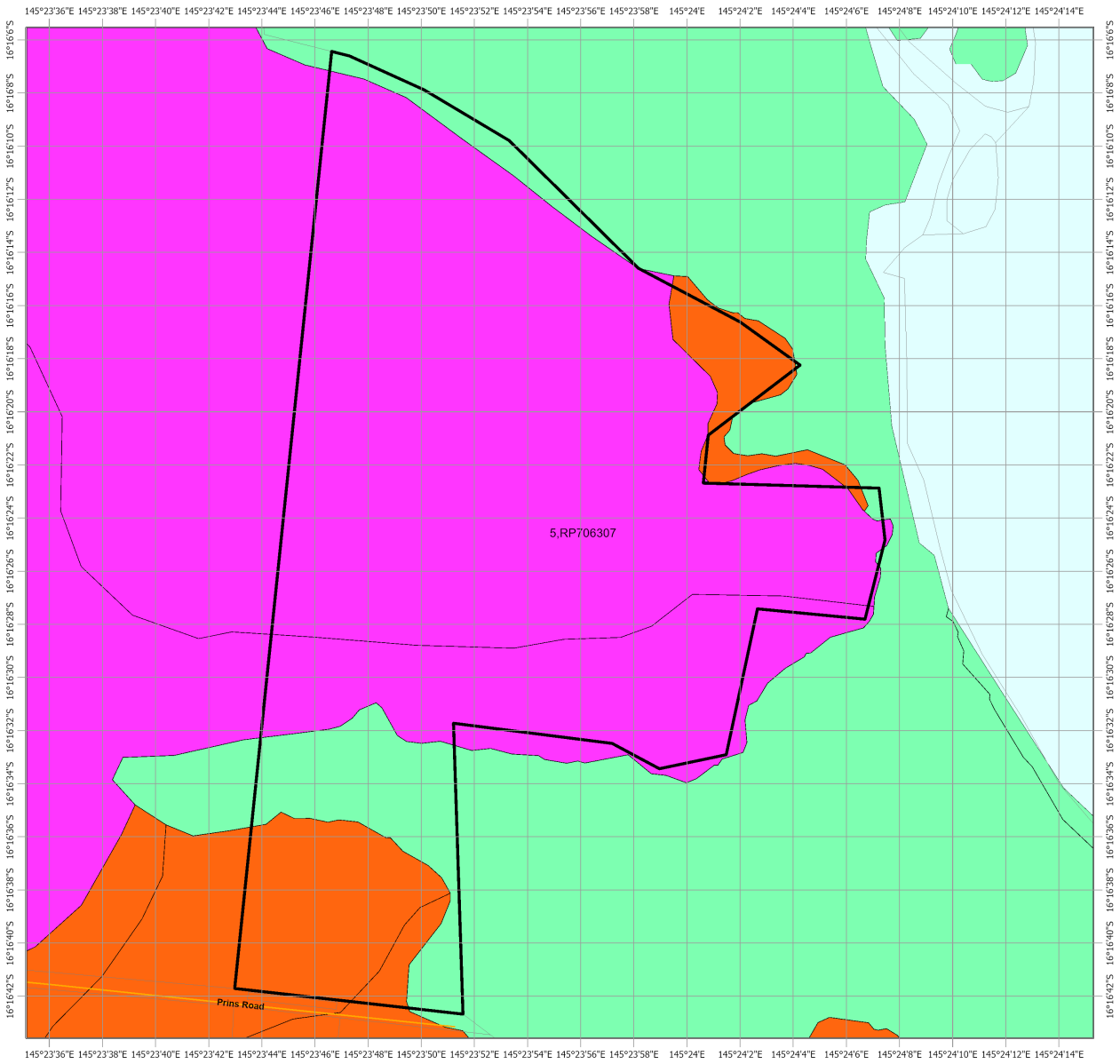
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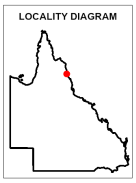
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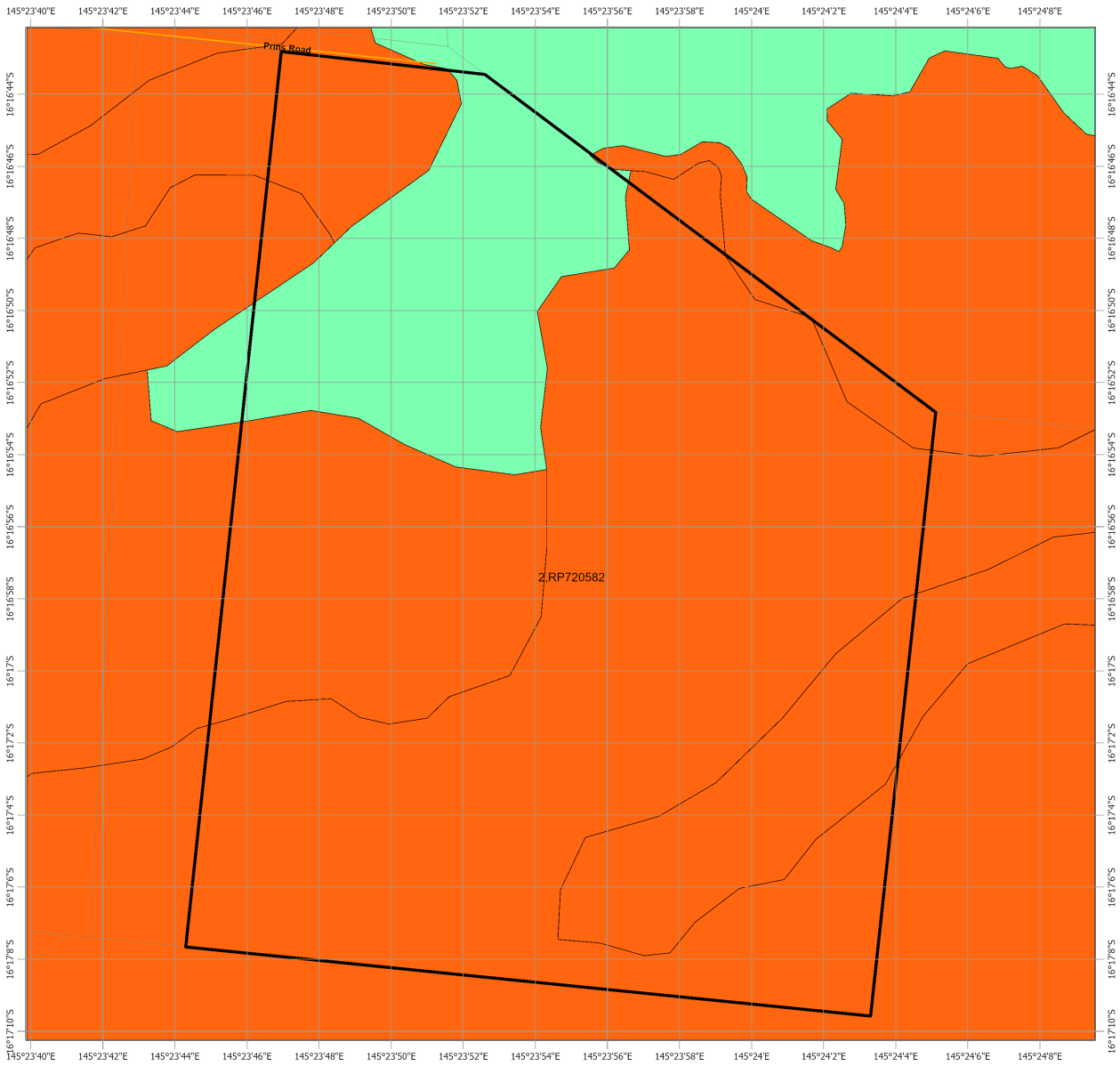
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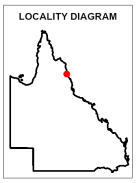
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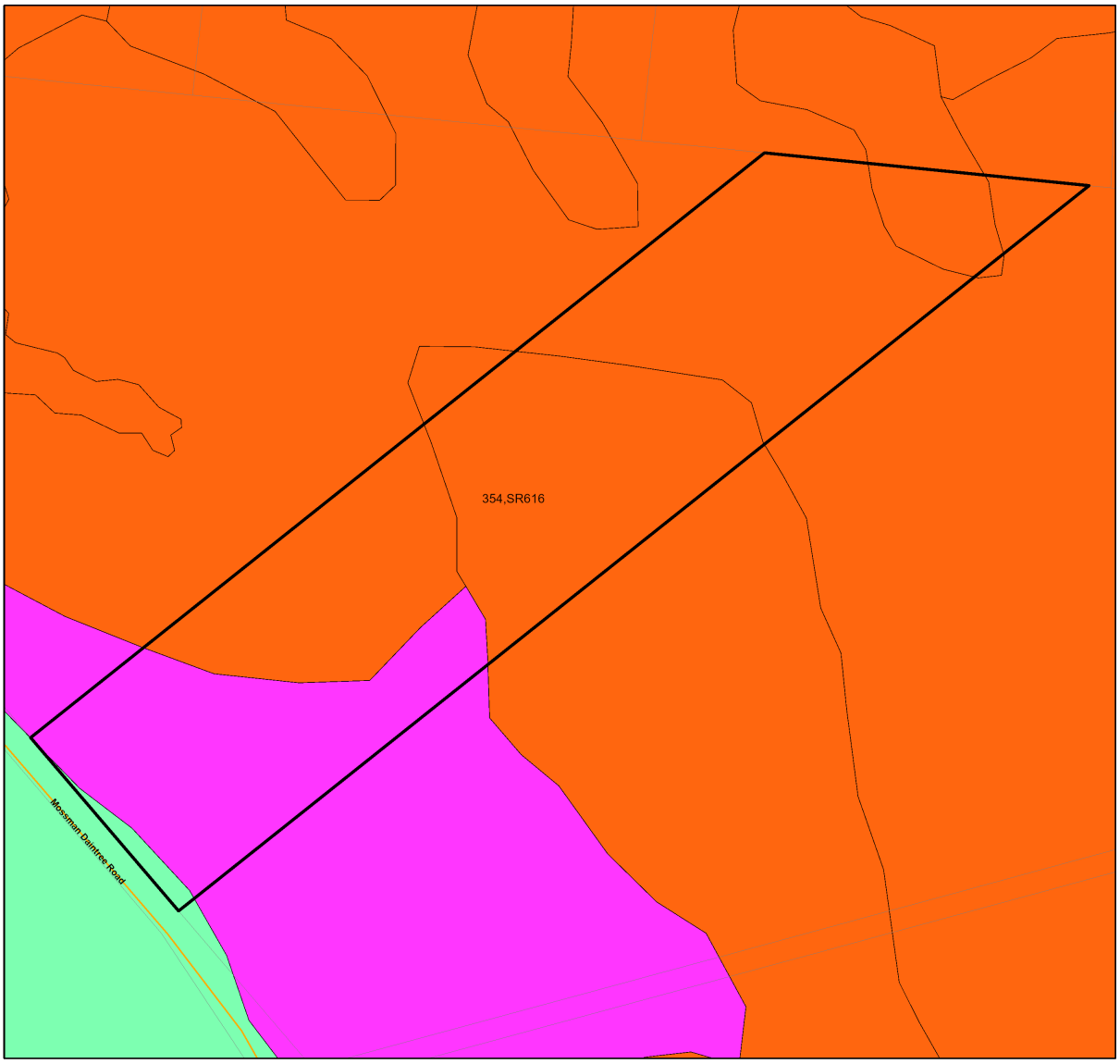
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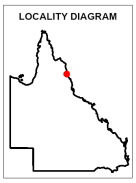
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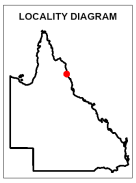
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SCHEDULE 6

MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE

SCHEDULE 6

PLAN

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: 18-Jun-2025

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:	2
National Heritage Places:	3
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	65
Listed Migratory Species:	34

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:	81
Whales and Other Cetaceans:	2
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	3
Regional Forest Agreements:	None
Nationally Important Wetlands:	1
EPBC Act Referrals:	None
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

World Heritage Properties [Resource Information]

Name	State	Legal Status	Buffer Status
Great Barrier Reef	QLD	Declared property	In feature area
Wet Tropics of Queensland	QLD	Declared property	In feature area

National Heritage Places [Resource Information]

Name	State	Legal Status	Buffer Status
Indigenous			
Wet Tropics World Heritage Area (Indigenous Values)	QLD	Within listed place	In feature area
Natural			
Great Barrier Reef	QLD	Listed place	In feature area
Wet Tropics of Queensland	QLD	Listed place	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
Broad leaf tea-tree (Melaleuca viridiflora) woodlands in high rainfall coastal north Queensland	Endangered	Community may occur within area	In feature area
Lowland tropical rainforest of the Wet Tropics	Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Casuarius casuarius listed as Casuarius casuarius johnsonii Southern Cassowary [1096]	Endangered	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 known to occur within area	In feature area
Erythrotriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	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 known to 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Tringa nebularia](#)			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
[Tyto novaehollandiae kimberli](#)			
Masked Owl (northern) [26048]	Vulnerable	Species or species habitat likely to occur within area	In feature area
FISH			
[Cairnsichthys bitaeniatus](#)			
Daintree Rainbowfish [90721]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
[Stiphodon semoni](#)			
Opal Cling Goby [83909]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
FROG			
[Litoria dayi](#)			
Australian Lace-lid, Lace-eyed Tree Frog, Day's Big-eyed Treefrog [86707]	Vulnerable	Species or species habitat likely to occur within area	In feature area
MAMMAL			
[Dasyurus hallucatus](#)			
Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat likely to occur within area	In feature area
[Dasyurus maculatus gracilis](#)			
Spotted-tailed Quoll (North Queensland), Yarri [64475]	Endangered	Species or species habitat may occur within area	In feature area
[Hipposideros semoni](#)			
Semon's Leaf-nosed Bat, Greater Wart-nosed Horseshoe-bat [180]	Vulnerable	Species or species habitat may occur within area	In feature area
[Mesembriomys gouldii rattoides](#)			
Black-footed Tree-rat (north Queensland), Shaggy Rabbit-rat [87620]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Orcaella heinsohni](#)			
Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 may occur within area	In feature area
Pteropus conspicillatus			
Spectacled Flying-fox [185]	Endangered	Species or species habitat known to occur within area	In feature area
Rhinolophus robertsi			
Large-eared Horseshoe Bat, Greater Large-eared Horseshoe Bat [87639]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Saccolaimus saccolaimus nudicluniatus			
Bare-rumped Sheath-tailed Bat, Bare-rumped Sheathtail Bat [66889]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Sousa sahulensis			
Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat may occur within area	In feature area
Xeromys myoides			
Water Mouse, False Water Rat, Yirrkoo [66]	Vulnerable	Species or species habitat likely to occur within area	In feature area
PLANT			
Acriopsis emarginata			
Pale Chandelier Orchid [83928]	Vulnerable	Species or species habitat known to occur within area	In feature area
Arthraxon hispidus			
Hairy-joint Grass [9338]	Vulnerable	Species or species habitat may occur within area	In feature area
Bruguiera x hainesii			
Haines's Orange Mangrove [91351]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Canarium acutifolium			
[23956]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Carronia pedicellata			
[24178]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Chingia australis [24603]	Endangered	Species or species habitat likely to occur within area	In feature area
Cyclophyllum costatum a shrub [82770]	Vulnerable	Species or species habitat may occur within area	In feature area
Dendrobium mirbelianum Dark-stemmed Antler Orchid, Mangrove Orchid [14310]	Endangered	Species or species habitat likely to occur within area	In feature area
Dendrobium nindii an orchid [11289]	Endangered	Species or species habitat known to occur within area	In feature area
Endiandra cooperana [52889]	Endangered	Species or species habitat may occur within area	In buffer area only
Hymenasplenium wildii listed as Asplenium wildii [92431]	Vulnerable	Species or species habitat known to occur within area	In feature area
Leichhardtia araujacea [91900]	Critically Endangered	Species or species habitat may occur within area	In feature area
Mitrantia bilocularis [8269]	Critically Endangered	Species or species habitat may occur within area	In feature area
Myrmecodia beccarii Ant Plant [11852]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phaius pictus [22564]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phalaenopsis rosenstromii listed as Phalaenopsis amabilis subsp. rosenstromii Native Moth Orchid [15984]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Phaleria biflora [82049]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phlegmariurus dalhousieanus BlueTassel-fern [86550]	Endangered	Species or species habitat likely to occur within area	In feature area
Phlegmariurus filiformis Rat's Tail Tassel-fern [86551]	Endangered	Species or species habitat may occur within area	In feature area
Phlegmariurus squarrosus Rock Tassel-fern, Water Tassel-fern [86556]	Critically Endangered	Species or species habitat may occur within area	In feature area
Phlegmariurus tetrastichoides Square Tassel Fern [86555]	Vulnerable	Species or species habitat may occur within area	In feature area
Polyphlebium endlicherianum Middle Filmy Fern [87494]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Polyscias bellendenkerensis [7237]	Vulnerable	Species or species habitat may occur within area	In feature area
Vappodes lithocola Dwarf Butterfly Orchid, Cooktown Orchid [78893]	Endangered	Species or species habitat may occur within area	In feature area
Vappodes phalaenopsis Cooktown Orchid [78894]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Vrydagzynea grayi Tonsil Orchid [83575]	Endangered	Species or species habitat likely to occur within area	In buffer area only
REPTILE			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Egernia rugosa Yakka Skink [1420]	Vulnerable	Species or species habitat may occur within area	In feature area
Elseya irwini Irwin's Turtle, White-headed Snapping Turtle [78961]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
SHARK			
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat may occur within area	In feature area
Pristis zijsron Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding likely to occur within area	In feature area
Sphyrna lewini Scalloped Hammerhead [85267]	Conservation Dependent	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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Anous stolidus Common Noddy [825]		Species or species habitat known to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area	In feature area
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat likely to occur within area	In feature area
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In feature area
Migratory Marine Species			
Anoxypristis cuspidata Narrow Sawfish, Knifetooth Sawfish [68448]		Species or species habitat likely to occur within area	In feature area
Caretta caretta Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Chelonia mydas Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Crocodylus porosus Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area	In feature area
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Eretmochelys imbricata Hawksbill Turtle [1766]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Lepidochelys olivacea Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Mobula alfredi as Manta alfredi Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat may occur within area	In feature area
Mobula birostris as Manta birostris Giant Manta Ray [90034]		Species or species habitat may occur within area	In feature area
Natator depressus Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Orcaella heinsohni Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In feature area
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat may occur within area	In feature area
Pristis zijsron Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding likely to occur within area	In feature area
Sousa sahulensis as Sousa chinensis Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat may occur within area	In feature area
Migratory Terrestrial Species			
Cecropis daurica Red-rumped Swallow [80610]		Species or species habitat known to occur within area	In feature area
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hirundo rustica Barn Swallow [662]		Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to 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 known to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		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 known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Anous stolidus Common Noddy [825]		Species or species habitat known to 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]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Cecropis daurica as Hirundo daurica Red-rumped Swallow [80610]		Species or species habitat known to occur within area overfly marine area	In feature area
Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425]		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 known to occur within area	In feature area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area	In feature area
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundo rustica Barn Swallow [662]		Species or species habitat known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within 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 frater Black-winged Monarch [607]		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
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Rostratula australis as Rostratula benghalensis (sensu lato)]			
Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
[Symposiachrus trivirgatus as Monarcha trivirgatus]			
Spectacled Monarch [83946]		Species or species habitat known to occur within area overfly marine area	In feature area
[Tringa nebularia]			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Fish			
[Acentronura tentaculata]			
Shortpouch Pygmy Pipehorse [66187]		Species or species habitat may occur within area	In feature area
[Bulbonaricus davaoensis]			
Davao Pughead Pipefish [66190]		Species or species habitat may occur within area	In feature area
[Choeroichthys brachysoma]			
Pacific Short-bodied Pipefish, Short-bodied Pipefish [66194]		Species or species habitat may occur within area	In feature area
[Choeroichthys sculptus]			
Sculptured Pipefish [66197]		Species or species habitat may occur within area	In feature area
[Choeroichthys suillus]			
Pig-snouted Pipefish [66198]		Species or species habitat may occur within area	In feature area
[Corythoichthys amplexus]			
Fijian Banded Pipefish, Brown-banded Pipefish [66199]		Species or species habitat may occur within area	In feature area
[Corythoichthys flavofasciatus]			
Reticulate Pipefish, Yellow-banded Pipefish, Network Pipefish [66200]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Corythoichthys intestinalis Australian Messmate Pipefish, Banded Pipefish [66202]		Species or species habitat may occur within area	In feature area
Corythoichthys ocellatus Orange-spotted Pipefish, Ocellated Pipefish [66203]		Species or species habitat may occur within area	In feature area
Corythoichthys paxtoni Paxton's Pipefish [66204]		Species or species habitat may occur within area	In feature area
Corythoichthys schultzi Schultz's Pipefish [66205]		Species or species habitat may occur within area	In feature area
Cosmocampus maxweberi Maxweber's Pipefish [66209]		Species or species habitat may occur within area	In feature area
Doryrhamphus dactyliophorus Banded Pipefish, Ringed Pipefish [66210]		Species or species habitat may occur within area	In feature area
Doryrhamphus excisus Bluestripe Pipefish, Indian Blue-stripe Pipefish, Pacific Blue-stripe Pipefish [66211]		Species or species habitat may occur within area	In feature area
Doryrhamphus janssi Cleaner Pipefish, Janss' Pipefish [66212]		Species or species habitat may occur within area	In feature area
Festucalex cinctus Girdled Pipefish [66214]		Species or species habitat may occur within area	In feature area
Festucalex gibbsi Gibbs' Pipefish [66215]		Species or species habitat may occur within area	In feature area
Halicampus dunckeri Red-hair Pipefish, Duncker's Pipefish [66220]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Halicampus grayi Mud Pipefish, Gray's Pipefish [66221]		Species or species habitat may occur within area	In feature area
Halicampus macrorhynchus Whiskered Pipefish, Ornate Pipefish [66222]		Species or species habitat may occur within area	In feature area
Halicampus mataafae Samoan Pipefish [66223]		Species or species habitat may occur within area	In feature area
Halicampus nitidus Glittering Pipefish [66224]		Species or species habitat may occur within area	In feature area
Halicampus spinirostris Spiny-snout Pipefish [66225]		Species or species habitat may occur within area	In feature area
Hippichthys cyanospilos Blue-speckled Pipefish, Blue-spotted Pipefish [66228]		Species or species habitat may occur within area	In feature area
Hippichthys heptagonus Madura Pipefish, Reticulated Freshwater Pipefish [66229]		Species or species habitat may occur within area	In feature area
Hippichthys penicillus Beady Pipefish, Steep-nosed Pipefish [66231]		Species or species habitat may occur within area	In feature area
Hippichthys spicifer Belly-barred Pipefish, Banded Freshwater Pipefish [66232]		Species or species habitat may occur within area	In feature area
Hippocampus bargibanti Pygmy Seahorse [66721]		Species or species habitat may occur within area	In feature area
Hippocampus histrix Spiny Seahorse, Thorny Seahorse [66236]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hippocampus kuda Spotted Seahorse, Yellow Seahorse [66237]		Species or species habitat may occur within area	In feature area
Hippocampus planifrons Flat-face Seahorse [66238]		Species or species habitat may occur within area	In feature area
Hippocampus zebra Zebra Seahorse [66241]		Species or species habitat may occur within area	In feature area
Micrognathus andersonii Anderson's Pipefish, Shortnose Pipefish [66253]		Species or species habitat may occur within area	In feature area
Micrognathus brevirostris thorntail Pipefish, Thorn-tailed Pipefish [66254]		Species or species habitat may occur within area	In feature area
Microphis brachyurus Short-tail Pipefish, Short-tailed River Pipefish [66257]		Species or species habitat may occur within area	In feature area
Nannocampus pictus Painted Pipefish, Reef Pipefish [66263]		Species or species habitat may occur within area	In feature area
Phoxocampus diacanthus Pale-blotched Pipefish, Spined Pipefish [66266]		Species or species habitat may occur within area	In feature area
Siokunichthys breviceps Softcoral Pipefish, Soft-coral Pipefish [66270]		Species or species habitat may occur within area	In feature area
Solegnathus hardwickii Pallid Pipehorse, Hardwick's Pipehorse [66272]		Species or species habitat may occur within area	In feature area
Solenostomus cyanopterus Robust Ghostpipefish, Blue-finned Ghost Pipefish, [66183]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Solenostomus paradoxus](#) Ornate Ghostpipefish, Harlequin Ghost Pipefish, Ornate Ghost Pipefish [66184]		Species or species habitat may occur within area	In feature area
[Syngnathoides biaculeatus](#) Double-end Pipehorse, Double-ended Pipehorse, Alligator Pipefish [66279]		Species or species habitat may occur within area	In feature area
[Trachyrhamphus bicoarctatus](#) Bentstick Pipefish, Bend Stick Pipefish, Short-tailed Pipefish [66280]		Species or species habitat may occur within area	In feature area
[Trachyrhamphus longirostris](#) Straightstick Pipefish, Long-nosed Pipefish, Straight Stick Pipefish [66281]		Species or species habitat may occur within area	In feature area
Reptile			
[Caretta caretta](#) Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Chelonia mydas](#) Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
[Crocodylus porosus](#) Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area	In feature area
[Dermochelys coriacea](#) Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Eretmochelys imbricata](#) Hawksbill Turtle [1766]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Lepidochelys olivacea](#) Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Natator depressus			
Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area

Whales and Other Cetaceans			[Resource Information]
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Orcaella heinsohni			
Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat may occur within area	In feature area
Sousa sahulensis			
Australian Humpback Dolphin [87942]	Vulnerable	Species or species habitat may occur within area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Daintree	National Park Aboriginal	QLD	In feature area
Great Barrier Reef Coast	Marine Park	QLD	In feature area
Lot 83	Nature Reserve	QLD	In feature area

Nationally Important Wetlands		[Resource Information]
Wetland Name	State	Buffer Status
Lower Daintree River	QLD	In feature area

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact us page.

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SCHEDULE 7

PROPOSAL PLANS

SCHEDULE 7



SOURCES >

Permanent Plantation Vegetation Community Type data: Biodiversity status of pre-clearing regional ecosystems – Queensland.
Publication date: 15 May 2025.
© State of Queensland (Department of Environment, Science and Innovation) 2024.

Remnant Vegetation data: Remnant vegetation cover – 2021 – Queensland.
Publication date: 15 May 2024.
© State of Queensland (Department of Environment, Science and Innovation) 2024.

Cadastral data: Cadastral data –Queensland – by area of interest.
Publication date: 12 May 2025.
© State of Queensland (Department of Resources) 2023.

Imagery: © ESRI. Download date 30 June 2025.

LEGEND

- SUBJECT SITES
- EXISTING CADASTRE
- A — STAGING
- NO DEVELOPMENT PROPOSED
- PROPOSED PERMANENT PLANTATION

PERMANENT PLANTATION VEGETATION COMMUNITY TYPE

- 7.3.23a — RESTORATION AREA WITH ENDANGERED VEGETATION (REFER VEGETATION VALUE NUMBER) **TOTAL OF 221.77ha**
- 7.2.3e — RESTORATION AREA WITH OF-CONCERN VEGETATION (REFER VEGETATION VALUE NUMBER) **TOTAL OF 136.70ha**
- 7.11 — RESTORATION AREA WITH LEAST-CONCERN VEGETATION (REFER VEGETATION VALUE NUMBER) **TOTAL OF 46.96ha**

PROPERTY	RESTORATION AREA
2N15779	28.74
9SP143026	51.04
3SP126928	65.72
5RP706307	38.47
1RP720435	30.44
2RP721745	24.57
1RP706308	31.06
1RP720582	7.64
2RP720582	33.36
337RP800690	38.10
354SR616	20.25
8RP722116	35.76
APPROXIMATE RESTORABLE AREA	**405.15ha**

N
W E
S

0 12.5 25.0 37.5 50.0 62.5

1:12,500 (metres)

GDA2020/MGA zone 55

CAPE TRIBULATION ROAD - **LOWER DAINTREE**

Permanent Plantation (Cape Tribulation Road, Lower Daintree

FILENAME >	PERMANENT PLANTATION_v1
PROJECT REF. >	CAPE TRIBULATION ROAD, LOWER DAINTREE
DRAWN DATE >	03 JULY, 2025
wildPLAN REF. >	WP25 029 RAI

figure 1

SCHEDULE 8

AGRICULTURAL LAND ASSESSMENT

SCHEDULE 8

PLAN

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Good Quality Agricultural Land Assessment.

Introduction

This is a review of the current Agricultural Land Classification (ALC) of the Lot on Plans listed in Table 1. The blocks are located near the Mossman Daintree Road, Cape Tribulation Road and Prins Road on the lower southern side of the Daintree River (Figure 1 and Figure 2).

Table 1 - Lot on Plan numbers of blocks being assessed and the area of A1, B and D classified land within each individual block.

Lot on Plan	Total Area (ha)	Agricultural Land Classification for Lot on Plan	Agricultural Land Classification for Individual Soil Types (Area in ha)			
			A1	B	D	Undefined
1RP720435	32.80	A1	32.55	-	-	0.25
2N15779	30.24	A1	28.01	2.23	-	-
2RP721745	24.56	A1	24.56	-	-	-
3SP126928	65.83	A1	55.88	-	9.95	-
5RP706307	42.57	A1	38.42		4.15	
8RP722116	40.19	A1	35.79	4.40	-	-
9SP143026	62.99	A1	50.10	12.89	-	-
1RP706308	31.07	B	5.45	18.74	6.88	-
2RP720582	38.53	B	1.53	27.84	9.16	-
337RP800690	39.33	B	11.07	28.26	-	-
354SR616	20.25	B	2.32	17.93	-	-
1RP720582	7.63	B/D	1.52	3.58	2.53	-
Total Area	435.99		287.2	115.87	32.67	0.25

The current ALC assigned to the various sections of land within each of the blocks listed in Table 1 is shown on the map in Appendix 1. ALC code A1 is designated to land that is suitable for a wide range of current and potential broadacre and horticultural crops, code B identifies land that is suitable for a narrow range of crops and sown pastures, code C denotes pasture land and code D denotes land that is not suitable for agricultural use (DSITI & DNRM, 2015). Where multiple codes are shown on a single block, the overall classification for the block is for the code that represents more than 70% of the area. When the dominant ALC code is less than 70 percent but greater than 50 percent of the area, a complex code is allocated with the most dominant class being the first code in the sequence followed by the sub dominant class code, for example 1RP720582 in Table 1 is B/D.

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Figure 1 - Overview of location of blocks being assesed (QLD Globe, 2025)

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Figure 2 - Location of individual blocks being assessed (QLD Globe,2025)

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The Mossman Sugar mill entered voluntary administration in November 2023, was placed into liquidation in March 2024, with the assets currently being sold off. The 2024 and 2025 sugarcane crops in the Mossman region are being transported by truck to the north side of Cairns and then put onto rail transport to be crushed by MSF's Mulgrave mill located at Gordonvale. This was made possible through government subsidization of freight costs, however there are no freight subsidies for future crops. At the completion of the 2024 season, growers in the Mossman region had between 15 and 60% of the crop remaining uncut in the field, as the road freighting of cane was too slow and was inefficient, making the future for sugarcane in this region a very poor financial proposition, and for many growers non viable. The lots being assesed in this report are north of Mossman on the Daintree River flood plain, and were suitable for sugarcane whilst there was a sugarcane industry which included a local sugar mill in the region. With the loss of the Mossman Mill the ALC for these blocks needs to be reassessed. To assess the validity of the current ALC, it is necessary to do a land suitability assessment for each of the lot on plans listed in Table 1 to establish what alternative crops may be suitable for the area described.

Five land suitability classes are defined for use in Queensland, with land suitability decreasing progressively from Class 1 to Class 5. Classes 1 to 3 are deemed suitable for agricultural production, with Class 1 being suitable with negligible limitations, Class 2 being land with minor limitations, and Class 3 being suitable land with moderate limitations (DSITI & DNRM, 2015). Class 4 and Class 5 are described as unsuitable land with severe limitations or extreme limitations, respectively (DSITI & DNRM, 2015). For this report, I will focus on crops that are currently deemed Class 1, 2 or 3 and sugarcane will be disregarded as this industry is no longer present in this region.

Good Quality Agricultural Land Assessment

Agricultural Land Assessment for Code A1 Blocks

1RP720435, 2N15779, 2RP721745, 3SP126928, 5RP706307, 8RP722116 and 9SP143026 current Agricultural Land Classification are code A1. The crops deemed suitable by the Soil and Land Information (SALI) System for these areas are listed in Table 2.

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Table 2 - Land Suitability Class 1, 2 and 3 for potential alternative crops

Class 1	Class 2	Class 3
Improved pasture grasses – dryland	**Caribbean pine - dryland** **Maize - dry season, dryland** **Rice - wet season, dryland** **Sorghum - dry season, dryland** Sugarcane - dryland Sweet corn - irrigated, trickle Vegetables - dry season, trickle	Banana - irrigated, trickle Cucurbit - dry season, trickle **Maize - wet season, dryland** Peanut - dry season, spray **Soya bean - >2500 mm rain dryland** **Soya bean - <2500 mm rain dryland** Sweet potato - dry season, spray

These blocks do not have irrigation licenses, which makes it necessary to exclude any crop that requires irrigation leaving dryland improved pasture grasses, Caribbean Pine, wet and dry season maize, wet season Rice, dry season sorghum and soya beans as possible suitable alternative crops for these soils.

The recent incursion of Fall Army Worm has made maize cultivation increasingly difficult, as maize is a primary host for the pest and effective control options remain limited. These lots are close to large areas of protected rainforests exposing the crop to significant pressure from native birds - especially black and white cockatoos - which are likely to cause extensive damage. I strongly believe that the Fall Army Worm and cockatoos would destroy the maize crops, making the crop non-viable, and it is a low value crop with a limited market potential as animal feed on the Atherton Tablelands (DPI, 2025). Sorghum has been trialed in the Mossman region, and it was found that there are some disease issues due to the high humidity and extreme wet conditions that can occur in the Wet tropics. As with maize, the market is on the Atherton Tablelands for animal feed and the market size is limited. Rice is also listed, however, there is no industry or suitable infrastructure for rice growing to be a viable option in the short to medium term. For these reasons I will exclude maize and rice from further assessment.

Caribbean Pine is suitable for agroforestry plantings, and commercial timber. In North Queensland, Caribbean Pine is grown commercially by HQ Plantations on land they privately own and on leased state forest land. Caribbean pine takes approximately 28 years to reach maturity for harvest, and when located close to the coast is very prone to cyclone damage. As such, Caribbean Pine is not a viable option for individual farmers or small business entities and will not be assessed further in this report.

An updated land suitability assessment for improved pasture, Caribbean Pine, dryland soya beans and dry season sorghum is shown in Table 3.

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Table 3 - Land Suitability assessment of 1RP720435, 2N15779, 2RP721745, 3SP126928, 5RP706307, 8RP722116 and 9SP143026 for dryland improved pasture grasses, Caribbean Pine, dry season sorghum and soya beans.

Category	Limitation Value	Land Suitability Asssessment for alternative crops		
		Improved Pasture	Dry Season Sorghum	Soya Beans
Climate (C)	1 – Mean annual rainfall >2500mm, mean monthly temperature exceeds 25oC for 5 months or more and mean monthly min temperatures exceeds 14oC			3
Climate, Frost (Cf)	1 – Frost free or occasional light frost	1		
Rainfall (Cp)	1 – Mean annual rainfall >1500mm	1		
Drainage water hazard potential, acid sulphate (Dp)	N – Not an acid sulphate soil	1		
Soil Water Availability (M)	1 – >125mm PAWC 2 – 100 – 125mm PAWC	1 1		1
Soil Water Availability, PAWC to 0.9m (M2)	M4 – PAWC of 75 – 100mm to 0.9m		2	
Water Erosion (E)	B1 – < 2% slope for granitic soils or < 3% slope for basaltic and metamorphic soils 2W – Well to moderately well drained soils 1-3% Slope	1	 2	1
Flooding (F)	3 – Annual Flooding 2 – Flooding occurs 1 in 2 to 1 in 10 years	2† 1	4† 4	4† 3
Soil Physical factors affecting plant growth (P)	2 – Hard setting sandy loam to clay loam textured surface soil		1	
Soil Depth (Pd)	1 – Effective soil depth >1.0m	1	1	
Surface Condition (Ps)	1 – Hard setting soils with SL to CL surface textures and dry firm consistency 1 – Weakly hard setting	2		 2
Rockiness (R)	P2 – 6-20mm (medium gravel) 2-10%	1	3	2
Slope (Ts)	0 – Slope <8%	1		1
Wetness (W)	4M – Moderately well drained, moderately permeable			2
Wetness to 1.0m (W1)	W4M – Depth to 0.9m moderately well drained and moderately permeable		2	
Wetness to 0.5m (W2)	W43 – The top 50cm of the soil is moderately well drained/moderately permeable	1		
Overall Suitability Class† – 1RP720435 and 9SP143026		2	4	4
Overall Suitability Class – 2N15779, 2RP721745, 3SP126928, 5RP706307 and 8RP722116		2	4	3

Two different categories of flood limitation values have been assessed for these crops. The elevation map in Appendix 2, shows elevations of 0 – 1m and 1-2m which are shaded. These areas will be prone to flooding annually, with water remaining for extended periods of time in the 0 – 1m elevation zone. All housing and shed infrastructure are built above the 3m elevation mark and closer to the 4 m elevation mark. This is a good indicator that areas

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up to 3m and possibly above 3m will flood more than 1 in 10 years, but not annually. This is further supported by the flood and storm tide inundation overlay map developed by the Douglas Shire Council (Appendix 3), which shows areas up to 2m elevation being a high hazard, and areas up to 3m being classed as medium hazard for storm tide.

1RP720435 and 9SP143026, have over 70 percent of the area under 2m elevation and will be prone to annual flooding and inundation of areas for extended periods of time for the wet season. The land suitability assessment (Table 3) deemed these as suitable for improved pasture grasses with minor limitations, but unsuitable with severe limitations for dryland winter sorghum and soya beans.

With the land only being suitable for improved pasture grasses, these lots no longer meet the ALC definition of A1 land. These lots are now ALC code C, more specifically C1, which is suitable for grazing sown pastures or native pastures on high fertility soils. The Tully soil series that makes up the area being assessed is a dermosol, which is highly fertile, however it is located very low in the landscape, making the establishment of improved pasture difficult.

Lots 2N15779, 2RP721745, 3SP126928, 5RP706307 and 8RP722116 have less than half the area below 2m elevation and approximately 70 percent or more of the area below 3 meters (Appendix 2). The area between 2 and 3m elevation isn't flooded annually but is flooded multiple years in any 10-year period. The land suitability assessment (Table 3) deems these lots as unsuitable with severe limitations for dryland winter sorghum, suitable with moderate limitations for soya beans and suitable with minor limitations for improved pasture grasses.

Soya beans can yield 2 – 3 tonnes/ha in the Mossman region, and there are multiple varieties suitable for grain production. When the grain meets human consumption guidelines the return price is around $750 to $900 per tonne which would give a gross return of $1500 to $2700 per hectare, with growing, harvesting, storage and drying expense to be deducted. Soy Australia gross margin analysis in 2021 shows that the variable costs for soya beans ranged from $600 to $1000 per hectare to grow, harvest and freight the crop, however drying and storage costs are additional and if the grain does not meet human consumption grade there is generally about a $100 to $150 per tonne reduction in price. The size of these lots individually, make soya beans economically non-viable as a standalone crop. An area greater than 100 arable hectares would be required to make this crop feasible, and this would still struggle to financially support any investment in necessary customized equipment for planting, harvesting, storage and drying on farm. These lots total approximately 160 hectares of which less than 100 hectares would be

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arable and not prone to annual flooding. The portions of these lots that are prone to annual flooding are unsuitable for soya beans with severe limitations. Although portions of these lots are suitable for soya beans, it is not economically feasible without an alternative crop to rotate with. With this information, these lots have been reassessed as ALC code C1.

Lot 2N15779, has not been cropped with any crops for more than 10 years (confirmed with satellite imagery) and as it is within the Wet Tropics zone, the legislated Reef Protection Regulations apply, and an environmental authority permit must be acquired before commercial cropping can begin on this lot. Satellite imagery clearly shows this lot now has regrowth and would require clearing as well as a permit for commercial cropping to occur. As about half this lot would be suitable for soyabeans with moderate limitations, and the remaining half unsuitable with severe limitations, and no suitable alternative crop to rotate with, making it economically not viable to grow soya beans on this lot. With this information, this lot has been reassessed as ALC code C1.

Agricultural Land Assessment for blocks with ALC codes B and B/D

1RP706308, 1RP720582 and 2RP720582 are located together on Prins Road, whilst 337RP800690 and 354SR616 are located to the south on the Mossman Daintree Road within the floodplain of the Daintree River (Figure 2).

The crops deemed suitable by the Soil and Land Information (SALI) System for these areas are listed in Table 4.

Table 4 – Land Suitability Class 1, 2 and 3 for potential alternative crops

Class 1	Class 2	Class 3
Improved pasture grasses – dryland	Lychee – irrigated Mango - irrigated	Nil

These blocks do not have irrigation licenses, which makes it necessary to exclude any crop that requires irrigation leaving dryland improved pasture grasses as the only suitable crop for these soils. A land suitability assessment for dryland improved pasture grasses is presented in Table 5, and identifies 1RP706308, 1RP720582, 2RP720582, 337RP800690 and 354SR616 as being Class 3 making it suitable land with moderate limitations.

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Table 5 - Land Suitability Assessment of 1RP706308, 1RP720582, 2RP720582, 337RP800690 and 354SR616 for dryland improved pasture grasses

Category	Limitation Value	Land Suitability Assessment for Dryland Improved Pasture	
		1RP706308 1RP720582 2RP720582	337RP800690 354SR616
Climate, Frost (Cf)	1 – Frost free or occasional light frost	1	1
Rainfall (Cp)	1 – Mean annual rainfall >1500mm	1	1
Drainage water hazard potential, acid sulphate (Dp)	N – Not an acid sulphate soil	1	1
Soil Water Availability (M)	5 – 50 – 75mm PAWC	3	3
Water Erosion (E)	0-2% Slope	1	1
Flooding (F)	3 – Annual Flooding	2	
Flooding (F)	2 – Flooding occurs 1 in 2 to 1 in 10 years		1
Surface Condition (Ps)	0 – No restriction to cultivation, loose consistency	1	1
Rockiness (R)	R0 – No surface rock or course fragments present	1	1
Slope (Ts)	0 – Slope <8%	1	1
Wetness to 0.5m (W2)	6H – The top 50cm of the soil is rapidly drained/highly permeable	1	1
Overall Suitability Class		3	3

With this information, these blocks should be reclassified as ALC code C for pasture land. The dominant soil series of these lots is the local series Daintree, which is a Podsol soil. Podsols are very sandy with low fertility, with this additional information ALC code C2 best describes these lots. ALC Code C2 describes land that is suitable for grazing native pastures, with or without the introduction of pasture species, with lower fertility soils.

Summary of updated ALC Codes

The land suitability assessments of each of the lot on plans has resulted in all lots being assigned a new ALC code. The new classification for each lot is summarized in Table 6.

All lots have been reassessed as being suitable for pasture, either as improved or unimproved, with C2 subcode assigned to the lots with low soil fertility. Although the land suitability has deemed that all lots are suitable for dryland pasture, grazing would not be a viable business on any individual lot. The carrying capacity of the ALC Code C1 land would not exceed 1 beast per hectare, whilst the ALC Code C2 land would be 1 beast per 1.5 to 2 hectares.

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Table 6 - Updated Agricultural Land Classification for individual Lot on Plans assessed

Lot on Plan	Total Area (ha)	Agricultural Land Classification for Lot on Plan
1RP720435	32.80	C1
2N15779	30.24	C1
2RP721745	24.56	C1
3SP126928	65.83	C1
5RP706307	42.57	C1
8RP722116	40.19	C1
9SP143026	62.99	C1
1RP706308	31.07	C2
2RP720582	38.53	C2
337RP800690	39.33	C2
354SR616	20.25	C2
1RP720582	7.63	C2/D
Total Area	435.99	

During the wet season, livestock would not be able to be kept where the elevation is below 2m and in some years, the livestock would have to be moved above the 3m elevation mark (Appendix 2), to prevent loss of livestock from flooding. Grazing livestock on these lots whilst the soil is saturated will cause much of the pasture to be walked into the ground, souring and damaging the ground leading to erosion, increasing sediment loads into the Daintree River and ultimately onto the inner reefs. During the wet season, pasture growth will be rapid, resulting in pasture that is very high in water and low in protein and minerals. When this happens, livestock are unable to consume sufficient grass to meet nutritional requirements causing malnourishment and poor growth rates. Saturated ground also leads to footrot in livestock, as well as increased pressure from intestinal worms and flies making animal husbandry more challenging and costly. Multiple lots also have areas that are of state environmental significance (Appendix 5), that are protected and need to be fenced off to prevent damage from livestock. These factors along with the capital cost of necessary infrastructure make the use of these lots to grow pasture for livestock to graze economically unviable. With livestock not being a viable enterprise, the ALC for these lots becomes code D, not suitable for agriculture.

Conclusion

The re-evaluation of the land suitability of the individual lots highlighted that the current ALC is no longer valid. Many crops were excluded from the land suitability assessment as these lots do not have irrigation or water licenses. Although the land suitability study of all the lots deemed dryland pasture to be suitable (ALC Code C), the challenge of managing livestock and the environmental impact of livestock in high-risk flood areas and saturated soils, the low stocking rates and the capital costs of necessary infrastructure makes

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livestock financially non-viable. With livestock not being a viable option for the lots reviewed in this report, these lots become ALC Code D – not suitable for agriculture.

REFERENCES:

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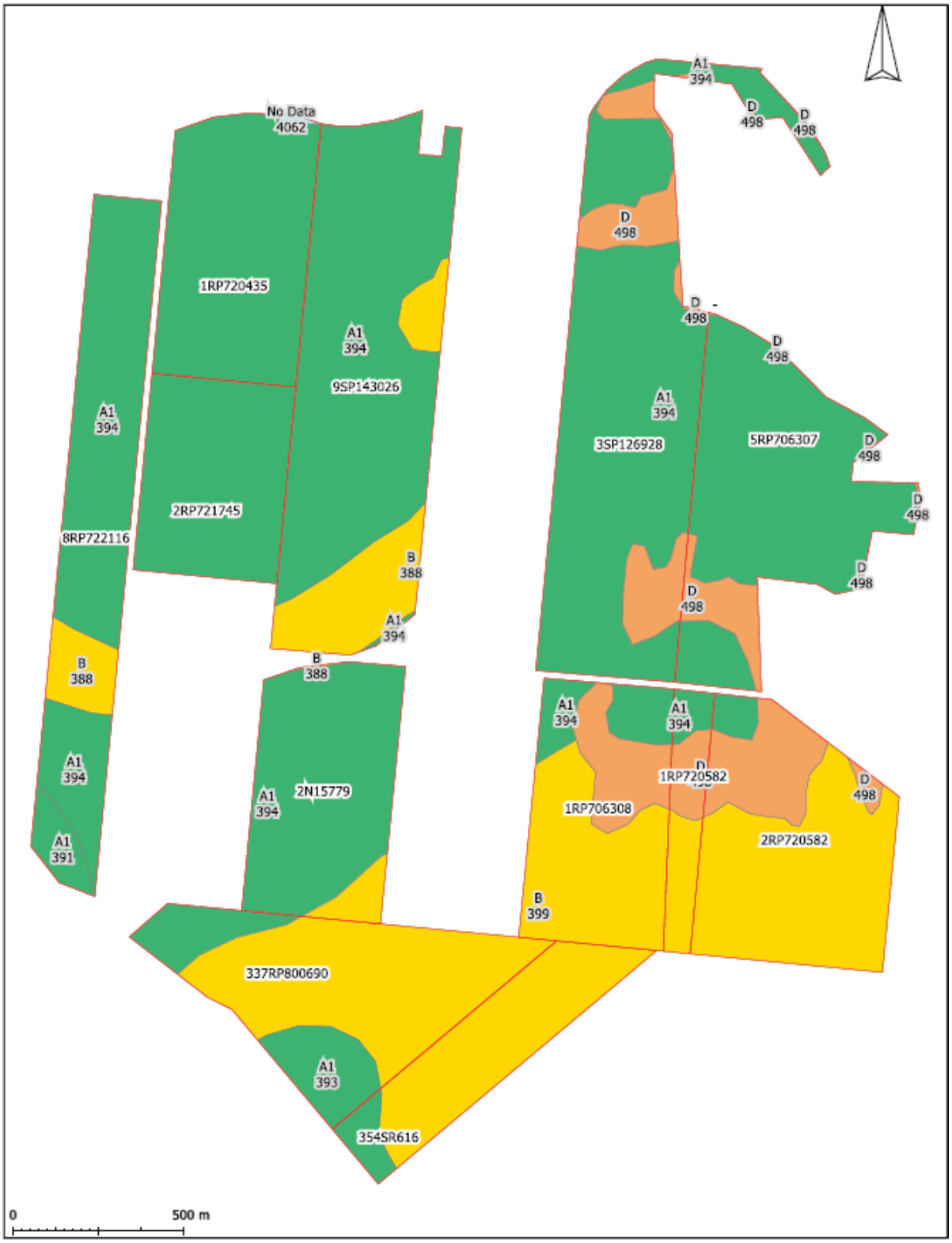
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Appendix 1 – Agricultural Land Classification

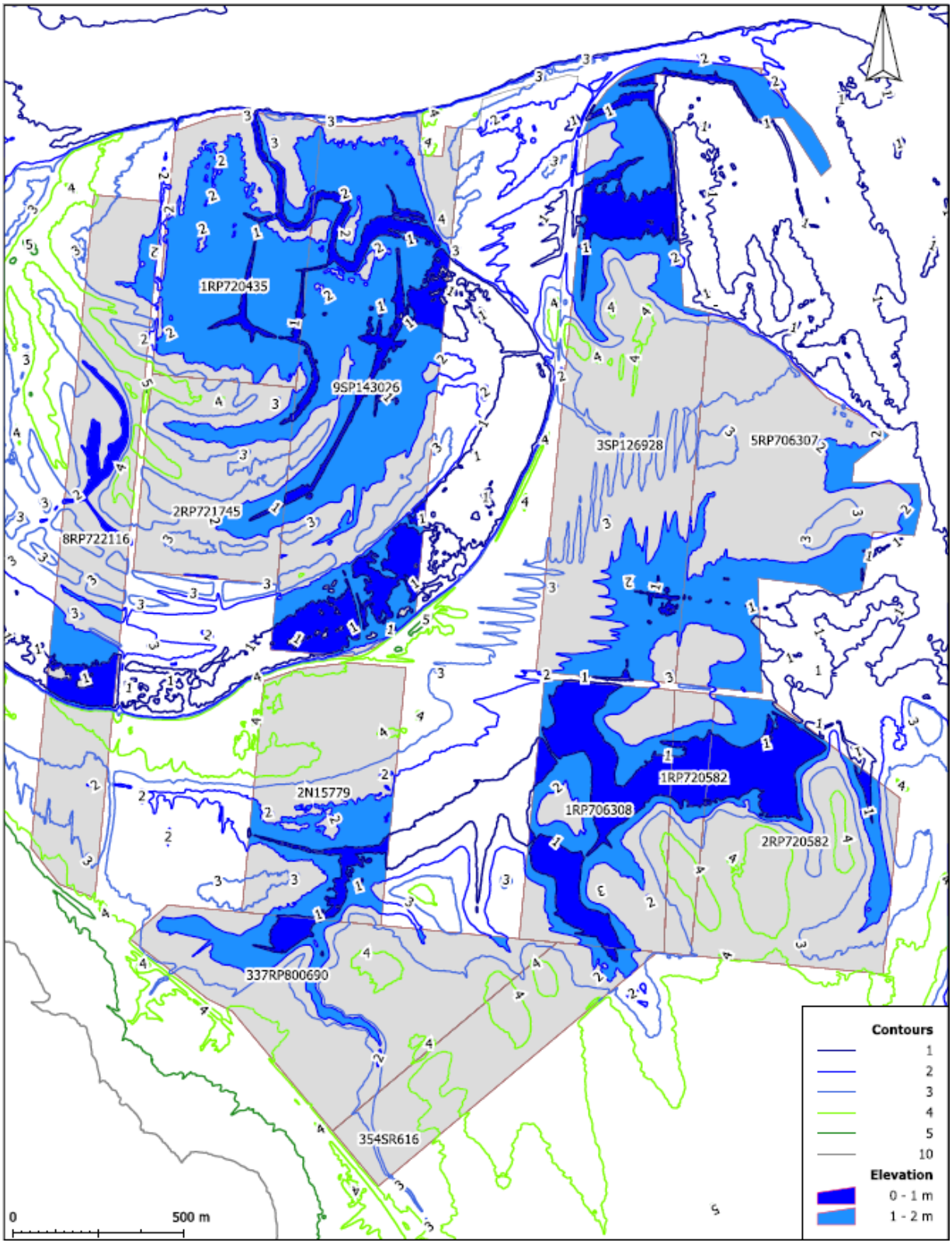


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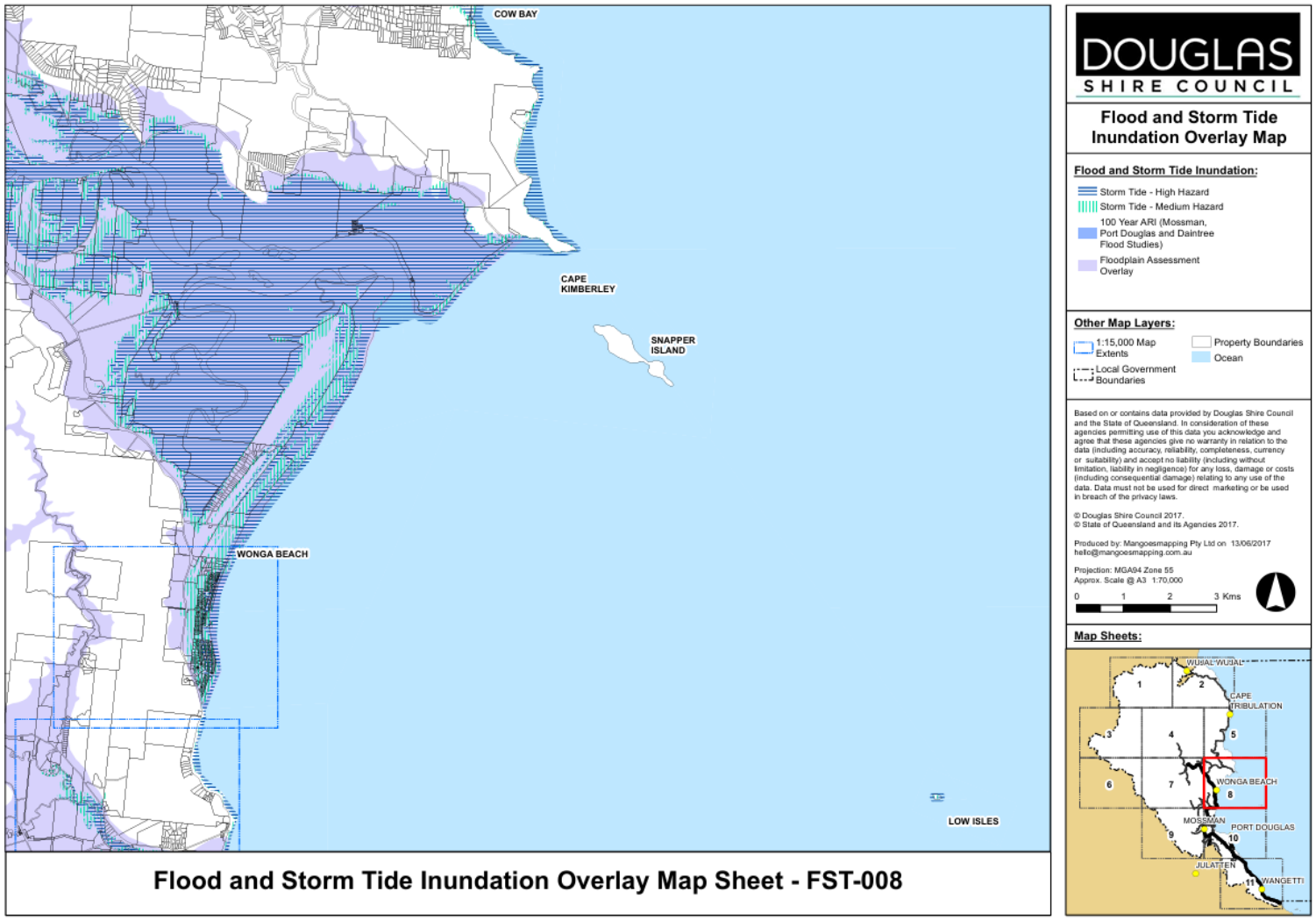
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Appendix 2 – Land Elevation Map



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Appendix 3 – Flood and Storm Tide Inundation Overlay Map Sheet – FST-008



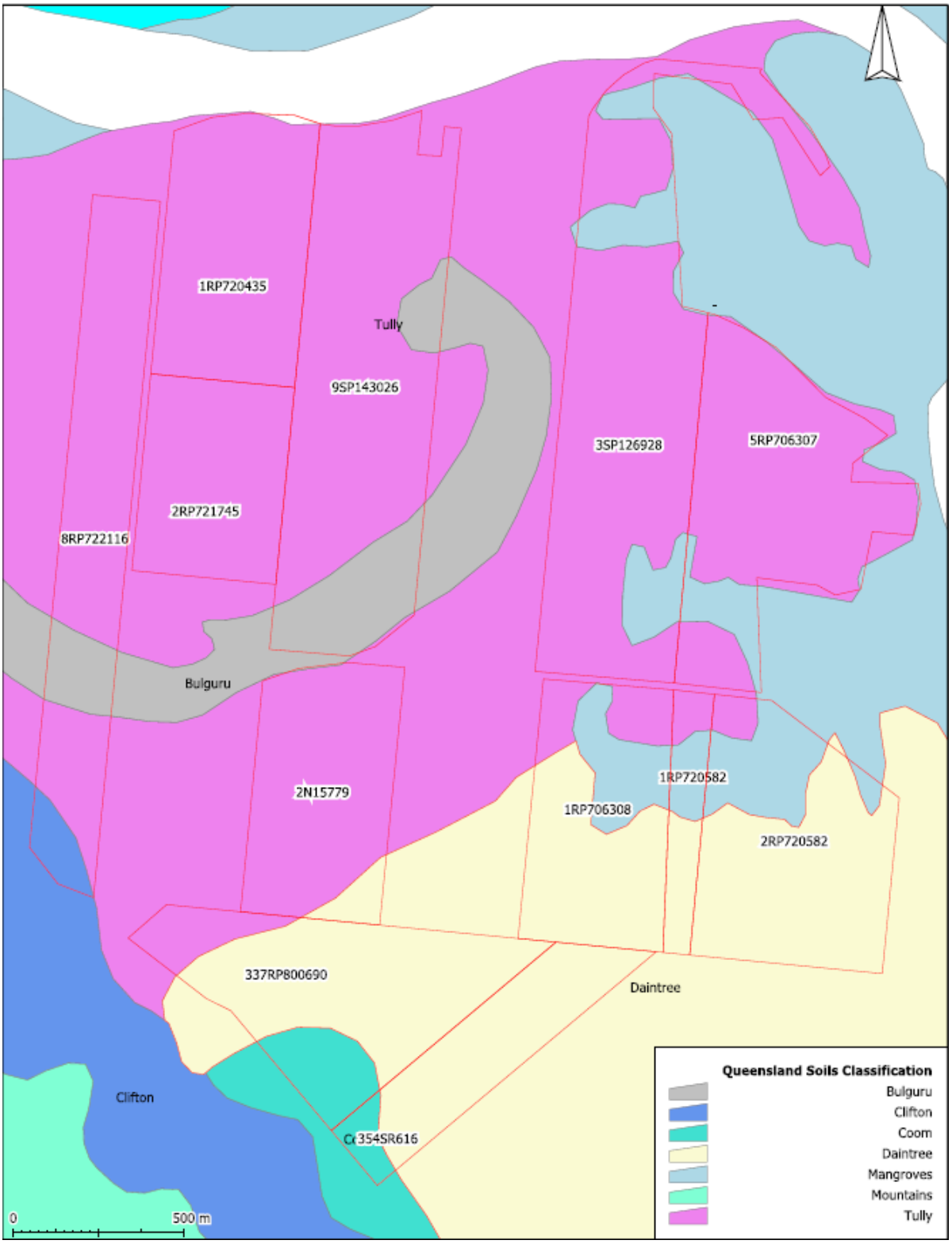
Source: Douglas Shire Council (2025)

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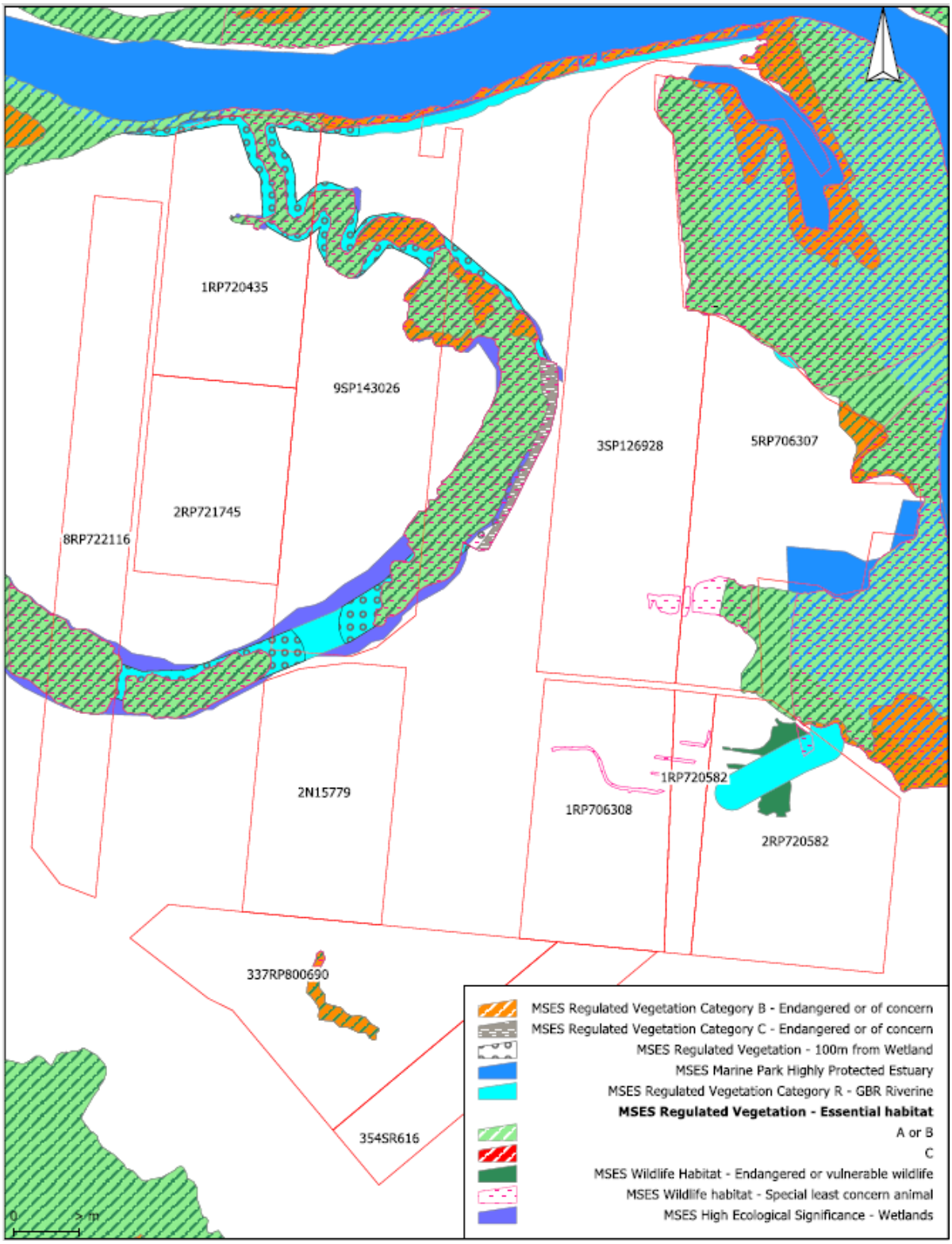
Appendix 4 – Dominant Soil Types



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Appendix 5 – Matters of State Environmental Significance



SCHEDULE 9

CODE COMPLIANCE

SCHEDULE 9

PLAN

6.2.10 Rural zone code

6.2.10.1 Application

(1) This code applies to assessing development in the Industry zone.

(2) When using this code, reference should be made to Part 5.

6.2.10.2 Purpose

(1) The purpose of the Rural zone code is to provide for:

(a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;

(b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;

(c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

(2) The local government purpose of the code is to:

(a) implement the policy direction set in the Strategic Framework, in particular:

(i) Theme 2 : Environment and landscape values, Element 3.5.5 – Scenic amenity.

(ii) Theme 3 : Natural resource management, Element 3.6.2 – Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries, Element 3.6.4 – Resource extraction.

(iii) Theme 5 Economy, Element 3.8.2 – Economic growth and diversification, Element 3.8.4 – Primary production.

(iv) Theme 6 : Infrastructure and transport, Element 3.9.4 – Transport.

(b) recognise the primacy of rural production, in particular sugar cultivation, and other farming practices in rural areas;

(c) provide protection to areas of ecological significance and scenic amenity significance where present.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Areas for use for primary production are conserved and fragmentation is avoided.

(b) Development embraces sustainable land management practices and contributes to the amenity and landscape of the area.

(c) Adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management.

(d) Areas of remnant and riparian vegetation are retained or rehabilitated.

Criteria for assessment

Table 6.2.10.3.a – Rural zone code assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	**AO1.1** Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. **AO1.2** Rural farm sheds and other rural structures are not more than 10 metres in height.	**R1.1 Not Applicable** Dwelling House development is not proposed. **R1.2 Not Applicable** No new rural farm sheds or rural structures are proposed.
Setbacks		
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	**AO2** Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	**R2 Not applicable.** No new structures are proposed; restoration activities do not involve built form.
PO3 Buildings/structures are designed to maintain the rural character of the area.	**AO3** White and shining metallic finishes are avoided on external surfaces of buildings.	**R3 Not applicable.** No new structures are proposed; restoration activities do not involve built form.
For assessable development		

Performance outcomes	Acceptable outcomes	Applicant response
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	**AO4** Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	**R4 complies with Rural Zone Code Purpose and Overall Outcomes.** The proposed Permanent Plantation is consistent with the purpose and overall outcomes of the Rural Zone Code, particularly the objective to protect and manage natural resources and processes that support long-term rural productivity. Although the land is considered not viable for traditional farming due to flooding, poor soil conditions, and the closure of the Mossman Mill (refer **Schedule 8),** it continues to play an important role in the health of the surrounding environment. The site supports ecological and water systems that benefit the broader Daintree catchment. Restoring native vegetation will help stabilise soils, improve water quality, and repair riparian areas. These improvements strengthen the natural processes that support rural land use. **Rural Zone Code Purpose** Permanent Plantation development is a 'Rural Activity' as defined in the Planning Regulation 2017 that in this circumstance protects and enhances a significant environmental feature, being the McDowell Swamp Oxbow, a wetland of Local, State and National Ecological Significance. Therefore, the proposed development is consistent with section 6.2.10.2 (1) of the Planning Scheme, being the Purpose of the Rural Zone Code (**refer section 5.6.1** of the **Planning Report** for further discussion). **Local Government Purpose** A detailed assessment of the proposal against the Strategic Framework is provided in **Section 5.5.1** of the **Planning Report**, confirming consistency with key themes including environmental values, natural resource management, and economic resilience (in response to section 6.2.10.2 (2)(a) of the of the Planning Scheme). Section 6.2.10.2 (2)(b) of the Local Government Purpose requires recognition of the primacy of rural production, in particular sugar cane

Performance outcomes	Acceptable outcomes	Applicant response
		production. However, whilst the site has been historically used for sugar cane, the industry has dramatically shifted since the drafting of the Douglas Shire Planning Scheme released in 2018 (refer Schedule 8 for discussion), such that owners of the site consider that the proposed development represents the highest and best use of the site in the context of the current and foreseeable rural future of the site. Moreover, the environmental and physical attributes of the site render sugar cane production both unviable and inconsistent with the Local, State and National ecological significance of the McDowell Swamp Oxbow. The McDowell Swamp Oxbow lends to an emphasis on Section 6.2.10.2 (2)(c) of the Local Government Purpose, id est – the emphasis of the Local Government Purpose is on the protection of ecological significance in the context of this site, and recognition of the ecosystem services values created by the Permanent Plantation which will serve to improve the hydrological function, climate change resilience and extreme weather event resilience of the site and surrounding land / rural activities. **Conservation of Land for Primary Production – Overall Outcome (3)(a)** The development conserves land for rural use by shifting degraded farmland toward ecological restoration. The site has been assessed as unsuitable for intensive agriculture due to flooding, poor soil quality, and limited infrastructure. Rather than fragmenting the land or introducing incompatible uses, the proposal maintains its integrity and supports long-term productivity through environmental repair. **Sustainable Land Management and Landscape Contribution – Overall Outcome (3)(a)** The proposal adopts sustainable land management practices by restoring native vegetation using locally sourced species. Restoration is guided by pre-clearing ecosystem mapping and carried out in a staged manner. These efforts improve soil health, water quality, and

Performance outcomes	Acceptable outcomes	Applicant response
		biodiversity, while also enhancing the natural character and visual appeal of the Daintree floodplain. **Avoidance and Management of Adverse Impacts – Overall Outcome (3)(a)** The development avoids adverse impacts on the site and neighbouring properties. It does not involve new buildings, infrastructure expansion, or vegetation clearing. Restoration activities are low-impact and managed with ecological oversight. Any necessary works, such as weed removal or site access, are planned to minimise disturbance and maintain the amenity of the surrounding area. **Retention and Rehabilitation of Vegetation – Overall Outcome (3)(a)** The proposal retains and rehabilitates remnant and riparian vegetation across the site. Restoration efforts will strengthen existing ecological corridors, including the nationally significant McDowell Swamp Oxbow. Planting is focused on previously cleared areas and designed to improve habitat connectivity, water quality, and the overall health of the landscape.

Performance outcomes	Acceptable outcomes	Applicant response
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	**AO5** No acceptable outcomes are prescribed.	**R5 Complies with Performance outcome.** The proposed development involves the establishment of a Permanent Plantation for the purpose of ecological restoration. While the Douglas Shire Planning Scheme 2018 does not list this use as consistent, it is important to note that under the Planning Regulation 2017, a Permanent Plantation is clearly defined as a 'Rural Activity'. This definition is relevant, as Section 16(3) of the Planning Act 2016 provides that where a local planning instrument is inconsistent with the Regulation, the Regulation prevails. Therefore, it is relevant that the *Planning Regulation 2017* identifies Permanent Plantation as a Rural Activity, which is inconsistent with identifying Permanent Plantation as an inconsistent use in the Rural Zone. The development is consistent with the intent of PO5 in the following ways: • **Promotion of rural and land management activities**: The project supports sustainable land management through the re-establishment of native vegetation, soil rehabilitation, and water quality improvement. These are core rural land functions, particularly in areas where traditional agriculture is no longer viable. • **Compatibility with rural character and activities**: The restoration works are non-invasive, involve no built form, and maintain the open, natural character of the landscape. The activity is passive in nature and does not generate noise, traffic, or other impacts that would conflict with surrounding rural uses. • **Support for eco-tourism and education**: The project has the potential to support low-impact eco-tourism and environmental education initiatives. As the site

Performance outcomes	Acceptable outcomes	Applicant response
		regenerates, it may offer opportunities for guided tours, citizen science, and cultural interpretation in partnership with Traditional Owners. These activities align with the rural zone's intent to support tourism that is based on the appreciation of natural and cultural landscapes. • **Response to agricultural decline**: The Agricultural Land Evaluation (**refer Schedule 8**) concluded that the subject site, while currently mapped as Agricultural Land Class A and B, is no longer suitable for intensive agriculture. All lots were identified as Class C or D, with limited or no agricultural potential. In this context, the proposed use represents a logical and beneficial transition from unviable farming to land uses that restore ecological function and landscape resilience. In summary, the proposed Permanent Plantation is a 'Rural Activity' under the *Planning Regulation 2017* and is consistent with the intent of PO5. It promotes sustainable land management, is compatible with rural character, and supports potential eco-tourism and educational outcomes. The development aligns with the broader strategic goals of the Rural Zone and represents a forward-looking response to the changing viability of rural land in the Douglas Shire.
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	**AO6** No acceptable outcomes are prescribed.	**R6 Complies** The proposed development does not involve any vegetation clearing. All existing native vegetation, including riparian corridors and remnant ecosystems, will be retained. The land will be restored using locally sourced native species. Restoration activities are confined to previously cleared areas, ensuring full compliance with PO6.
PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or	**AO7** No acceptable outcomes are prescribed.	**R7 Not Applicable** No new lots are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
(b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (a) (ii) Utility installation.		

Table 6.2.10.3.b - Inconsistent uses within the Rural zone.

Inconsistent uses		
• Adult store • Bar • Brothel • Car wash • Child care centre • Club • Community care centre • Community residence • Detention facility, • Dual occupancy • Dwelling unit • Food and drink outlet • Hardware and trade supplies • Health care services • High impact industry	• Hotel • Indoor sport and recreation • Low impact industry • Medium impact industry • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Parking station • Permanent plantation • Port services • Relocatable home park • Renewable energy facility, being a wind farm	• Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Sales office • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Warehouse

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.

9.3.17 Rural activities code

9.3.17.1 Application

(1) This code applies to assessing development for Rural activities if:
- (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment; or
- (b) impact assessable development.

(2) When using this code, reference should be made to Part 5.

Note – 'Rural activities' is a defined activity group listed in Table 1 SC1.1.1.2 in Schedule 1 that applies to uses in the Rural zone. When the term rural activities is used within this code it means any of the above uses to which this code is applicable.

Note – For both code and impact assessable development, Planning Guidelines – Separating Agricultural and Residential Land Uses 1997, published by the Department of Natural Resources, provides guidance to meet the performance outcomes in this code. The document provides guidance for operating self-assessable rural activities.

Editor's note—For a proposal to be self-assessable, it must meet all the self-assessable outcomes of this code and any other applicable code. Where it does not meet all self-assessable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcome that the proposal fails to meet needs to be assessed against the corresponding assessable acceptable outcome or performance outcome. Other self-assessable outcomes that are met are not assessed as part of the development application.

9.3.17.2 Purpose

(1) The purpose of the Rural activities code is to assess the suitability of development to which this code applies.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development does not prejudice the on-going operation of farming in rural areas, in particular sugar cultivation;
- (b) development does not result in unreasonable impacts on the environment, landscape values or the amenity of surrounding areas;
- (c) setbacks to buildings and structures do not impact on the amenity of adjoining properties or the open character of the rural area;
- (d) the display and sale of goods for sale does not impact on the amenity, character or safety of rural areas, or the safety and efficiency of roads;
- (e) rural industries support rural production in their immediate vicinity;
- (f) rural land, with existing watercourse(s) and areas of environmental integrity is progressively revegetated and rehabilitated in association with the rural activity on the land.

9.3.17.3 Criteria for assessment

Table 9.3.17.3.a – Rural activities code – assessable development

Performance outcomes	Acceptable outcomes	Compliance

For self-assessable and assessable development		
PO1 Development must not result in unreasonable impacts on the environment, landscape values or the amenity of surrounding areas.	**AO1.1** Rural Activities are conducted on premises 1 hectare or greater. **AO1.2** Development is restricted to: (a) animal husbandry, including the keeping and breeding of livestock and bees, where the livestock and bees are housed a minimum of 15 metres from any residential building on the site and 100 metres from any residential building on an adjoining premises; (b) horticulture (including Cropping and Intensive horticulture, Wholesale nursery); (c) storing produce resulting from horticulture carried out on the site; (d) existing areas of cleared land; any minor ancillary activity that supports the primary rural activity land use.	**R1.1 – Complies.** All lots exceed 1 hectare in size. **R1.2 – Complies with Performance Outcome/ Overall Outcomes** The proposed development involves the establishment of a Permanent Plantation for ecological restoration purposes. While *Permanent Plantation* is separately defined under the Planning Regulation 2017, the activity involves the propagation and planting of native species, which shares characteristics with horticultural practices. The planting is undertaken on existing cleared land and supported by propagation from Rainforest Rescue's Cow Bay Nursery. The development does not involve animal husbandry, produce storage, or built infrastructure, and is confined to land previously used for cropping. It supports the primary rural activity of land rehabilitation and is consistent with the intent of rural land use in the zone.

Performance outcomes	Acceptable outcomes	Compliance
PO2 The siting of horticultural buildings and structures must not impact on the amenity of adjoining properties or the open character of the area.	**AO2** Any horticultural structure, including all greenhouses and other roofed structures used for cultivating crops, is setback a minimum of 6 metres from any property boundary.	**Not applicable.** These uses are not proposed.
PO3 Roof water from any horticultural structures must not cause any increase in flooding or drainage problems.	**AO3** Development ensures that the total roofed area, which includes all impervious roofing materials such as glass or plastic sheeting of horticultural buildings and structures, does not exceed 2000m^2.	**Not applicable.** These uses are not proposed.
Additional requirements for Function facility		
PO4 The Function facility does not introduce guest volumes that would be incompatible with or interfere with rural amenity or rural activities. Note: Non-compliance with AO4 results in a Function facility that is no longer considered to be small scale.	**AO4** The Function facility (small scale) caters for no more than 30 guests, at any one occasion.	**Not applicable.** These uses are not proposed.
PO5 The Function facility does not operate excessively during the year. Note – Non-compliance with AO5 results in a Function facility that is no longer considered to be small scale.	**AO5.1** The Function facility (small scale) operates on no more than 6 occasions per calendar year. **AO5.2** Hours of operation for function events are confined to 12 midday to 8.00pm. Note: Hours of operation do not include activities such as setting up the function (i.e. erecting a marquees, etc.)	**Not applicable.** These uses are not proposed.
PO6 The Function facility is able to be fully accommodated on site without nuisance to adjoining properties.	**AO6** The minimum lot size is no less than 4 hectares.	**Not applicable.** These uses are not proposed.

PO7 The Function facility creates no dust nuisances to adjoining premises generated by vehicles access the site.	**AO7** Road access to the Function facility (small scale) is via a sealed bitumen road.	**Not applicable.** These uses are not proposed.
PO8 The Function facility (small scale) is not purpose-built and involves no accommodation separate to the main dwelling on the premises.	**AO8.1** The Function facility (small scale) requires no purpose-built buildings required for the use. Any accommodation is contained within the existing on-site dwelling.	**Not applicable.** These uses are not proposed.

Performance outcomes	Acceptable outcomes	Compliance
	AO8.2 Accommodation for guests contained within the existing on-site dwelling is limited to 3 rooms. Note: Premises used for a Function facility (small scale) are required to have any relevant license needed to operate under applicable Local Laws.	**Not applicable.** These uses are not proposed.
Additional requirements for a Roadside stall		
PO9 The scale intensity and operating characteristics of the roadside stall does not impact on the amenity and character of the surrounding area.	**AO9.1** There is only one roadside stall per site. **AO9.2** The roadside stall: (a) does not exceed 25m^2 in floor area. (b) is associated with produce grown and harvested on the site or sourced from nearby farms; (c) is not located within the road reserve; (d) is confined to the display and sale of primary produce; (e) has no more than two signs with each sign: (i) not more than 1.5m^2 in area; (ii) not more than 2.5 metres in height. (f) operates in daylight hours only.	**Not applicable.** These uses are not proposed.

PO10 The site is accessed via a road that is of a standard adequate to cater for: (a) the proposed use; (b) allows customers and operators to park safely off site; (c) maintains adequate sight lines; (d) minimises mud/dust nuisances.	**AO10.1** Car parking does not occur on a road reserve. **AO10.2** Access to the roadside stall is via the primary property access point. **AO10.3** Car parking allows vehicles to enter and exit the site in forward gear. **AO10.4** Car parking, access and manoeuvring areas are sealed and/or otherwise surfaced with suitably draining gravel to minimise nuisances associated with dust or mud.	**Not applicable.** These uses are not proposed.
PO11 Waste causes no visual or amenity nuisance.	**AO11** Waste management areas are: (a) screened from view from the street (b) located and designed to avoid adverse impacts on adjoining premises.	**Not applicable.** These uses are not proposed.
Additional requirements for Tourist attraction (small scale)		
PO12 The Tourist attraction is based on an appreciation of rural activities carried out in association with an operating and productive rural activity. Note - Non-compliance with AO12.1 and AO12.2 results in a Tourist attraction that is no longer considered to be small scale.	**AO12.1** The Tourist attraction (small scale) occurs on land that is actively being used for rural purposes. **AO12.2** The Tourist attraction (small scale) is directly associated with the rural use of the land and does not involve any activities do not have a bona-fide association with the rural use of the land.	**Not applicable.** These uses are not proposed.

Performance outcomes	Acceptable outcomes	Compliance
	Note - Activities such as a children's adventure playground is not an activity which could be considered to have a bona-fide association with the rural use of the land.	
PO13 The Tourist attraction (small scale) is able to be fully accommodated on site without nuisance to adjoining properties.	**AO13** The minimum lot size is no less than 10 hectares.	**Not applicable.** These uses are not proposed.
PO14 The Tourist attraction operates during day-light hours only and requires no special buildings to operate that are not ordinarily used in the operation of a rural activity conducted on-site.	**AO14.1** The Tourist attraction (small scale) requires no purpose-built buildings required for the use and does not involve overnight accommodation. **AO14.2** The Tourist attraction (small scale) operates between the hours of 8.00am and 6.00pm.	**Not applicable.** These uses are not proposed.
PO15 The volume of visitors to the tourist attraction is low-scale and intended to operate as an ancillary use to the main activity of rural production on the premises. The Tourist attraction (small scale does not unduly interfere with rural activities on nearby premises.	**AO15** The Tourist attraction (small scale) caters for no more than an average of 10 site visitations per day. Note - An individual site visitation may include a mini-bus tour. A Tourist attraction catering for coaches results in the Tourist attraction no longer considered to be small scale.	**Not applicable.** These uses are not proposed.
PO16 The site is accessed via a road that is of a standard adequate to cater for: (a) the proposed use; (b) allows visitors to park safely off site; (c) maintains adequate sight lines; (d) minimises mud/dust nuisances.	**AO16.1** Car parking does not occur on a road reserve. **AO16.2** Car parking allows vehicles to enter and exit the site in forward gear. **AO16.3** Car parking, access and manoeuvring areas are sealed to minimise nuisances associated with dust or mud.	**Not applicable.** These uses are not proposed.
Additional requirements for Tourist park (small scale)		

PO17 The Tourist park is based on an appreciation of rural activities carried out in association with staying on an active / productive rural property. Note: Non-compliance with AO17.1 results in a Tourist park that is no longer considered to be small scale.	**AO17.1** The Tourist park (small scale) occurs on land that is actively being used for rural purposes.	**Not applicable.** These uses are not proposed.
PO18 The Tourist Park is intended to: (a) operate as a small scale alternative to parking on roads and reserves; (b) supplement productive farming activity on the premises; (c) accommodate self-contained recreational vehicles only. Note: Non-compliance with AO18.1 and AO18.2 results in a Tourist park that is no longer considered to be small scale.	**AO18.1** The Tourist park (small scale) caters for a maximum of 3 self-contained recreational vans at any one time only. **AO18.2** The Tourist Park (small scale) does not cater for camping, accommodation within the main dwelling on the premises, or any other form of accommodation other than self-contained recreational vans.	**Not applicable.** These uses are not proposed.
PO19 The Tourist park (small scale) is able to be fully accommodated on site without nuisance to	**AO19** The minimum lot size is no less than 10 hectares.	**Not applicable.** These uses are not proposed.

Performance outcomes	Acceptable outcomes	Compliance
adjoining properties.		
PO20 Recreational vehicles are adequately separated from site boundaries so as not to be a visual intrusion on surrounding roads or adjoining premises, and are located close to the main dwelling on the premises, in a flood free location.	**AO20** Recreational vehicles are: (a) accommodated on a dedicated level parking area setback a minimum of 100 metres from road frontages and 50 metres from side boundaries; (b) screened from view from adjoining roads; (c) accommodated no more than 100 metres from the main dwelling on the site; (d) located in a flood-free part of the land.	**Not applicable.** These uses are not proposed.
PO21 A Tourist park (small scale) is not intended to accommodate extended visitor stays or to compete with larger scale Tourist parks established elsewhere within the Shire. Note: Non-compliance with AO21.1 and AO21.2 results in a Tourist park that is no longer considered to be small scale.	**AO21.1** The maximum stay for each individual recreational van is a maximum of 7 nights in succession. **AO21.2** No purpose-built structures are required for the use (including ablution blocks).	**Not applicable.** These uses are not proposed.
PO22 The site is accessed via a road that is of a standard adequate to cater for: (a) the proposed use; (b) allows visitors to park safely off site; (c) maintains adequate sight lines; (d) minimises mud/dust nuisances.	**AO22.1** Car parking does not occur on a road reserve. **AO22.2** Car parking allows vehicles to enter and exit the site in forward gear. **AO22.3** Car parking, access and manoeuvring areas are sealed to minimise nuisances associated with dust or mud.	**Not applicable.** These uses are not proposed.
For assessable development		
Additional requirements for aquaculture, intensive animal industry or intensive horticulture		

PO23 The use is located outside mapped areas of Matters of State Environmental Significance. Note – Refer to the relevant Natural areas overlay mapping in schedule 2.	**AO23** No acceptable outcomes are prescribed.	**Not applicable.** These uses are not proposed.
PO24 The use is located so as not to detract, or diminish the scenic amenity of the surrounding area, scenic routes, landmarks, lookouts and vistas.	**AO24** No acceptable outcomes are prescribed.	**Not applicable.** These uses are not proposed.
PO25 The development does not cause environmental nuisance or environmental harm as a result of odour emissions.	**AO25** No acceptable outcomes are prescribed.	**Not applicable.** These uses are not proposed.
PO26 The establishment of aquaculture or intensive animal industry does not interfere with coastal processes.	**AO26.1** The area of the site containing the aquaculture facility is not located below highest astronomical tide. **AO26.2** The establishment of the aquaculture or intensive	**Not applicable.** These uses are not proposed.

Performance outcomes	Acceptable outcomes	Compliance
	animal husbandry facility does not involve the removal of littoral, riparian or other remanent endemic vegetation.	
PO27 The topography of the site is suitable for the intended use.	**AO27.1** The area of the site containing the aquaculture or intensive animal industry facility has a slope of less than 10%. **AO27.2** The area of the site containing the aquaculture or intensive animal industry facility is located above 1% AEP inundation level, including storm tide inundation levels.	**Not applicable.** These uses are not proposed.
PO28 Buildings, pens, other structures, ponds and waste disposal areas are sited, constructed and managed so that the maximum number of animals intended to be kept on site can be accommodated without having any significant adverse environmental impacts outside the site.	**AO28.1** Barriers are provided and maintained to prevent the escape of animals. **AO28.2** Waste disposal areas are situated only where minimal risk of contaminating any groundwater supply or surface water resource, and are of an adequate size to provide for the amount of waste generated on the site.	**Not applicable.** These uses are not proposed.
PO29 Buildings/structures, ponds and waste disposal areas are designed and sited so that the aquaculture or intensive animal industry facility does not impact on the amenity of the area and does not have significant environmental impacts outside the site.	**AO29** Buildings, pens and other structures, ponds and waste disposal areas are sited clear of any watercourse or any environmentally sensitive area.	**Not applicable.** These uses are not proposed.

PO30 The collection, treatment and disposal of waste and waste water ensures: (a) no on-site or off-site soil contamination; (b) no detrimental impacts on the quality of receiving waters; (c) no odour impacts on nearby uses.	**AO30** The collection, treatment and disposal of waste and waste water ensures: (a) no on-site or off-site soil contamination; (b) no detrimental impacts on the quality of receiving waters; (c) no odour impacts on nearby uses	**Not applicable.** These uses are not proposed.
Additional requirements for a Rural industry		
PO31 Development is established only where associated with rural production in the immediate vicinity.	**AO31** Development ensues that rural industry involves the storage, processing or packing of products produced on land within 10 kilometres of the site.	**Not applicable.** These uses are not proposed.

9.4.5 Infrastructure works code

9.4.5.1 Application

(1) This code applies to assessing:

(a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;

(b) a material change of use or reconfiguring a lot if:

(i) assessable development where this code is identified in the assessment criteria column of the table of assessment;

(ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation. (2) When using this code, reference should be made to Part 5.

9.4.5.2 Purpose

(1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;

(b) development maintains high environmental standards;

(c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;

(d) the integrity of existing infrastructure is maintained;

(e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table 9.4.5.3.a – Infrastructure works code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	**AO1.1** Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual. **AO1.2** Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 – FNQROC Regional Development Manual. **AO1.3** New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section. **AO1.4** Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections;	**R1.1-1.5 – Complies.** The proposal is for a Permanent Plantation. No new infrastructure is proposed or required as part of this development.

Performance outcomes	Acceptable outcomes	Applicant response
	(c) new sections are matched to existing in terms of dimension and reinforcement. Note – Figure 9.4.5.3.a provides guidance on meeting the outcomes. **AO1.5** Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	**AO2.1** Accessibility structures are not located within the road reserve. **AO2.2** Accessibility structures are designed in accordance with AS1428.3. **AO2.3** When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	**R2.1-2.3 - Complies.** The proposal is for a Permanent Plantation. No new infrastructure is proposed or required as part of this development.
Water supply		
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	**AO3.1** The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or	**R3.2 Complies.** The proposal is for a Permanent Plantation. No new infrastructure is proposed or required as part of this development. On site storage tanks are not required as there is no built form proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	**AO4.1** The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or **AO4.2** Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the *Environmental Protection Policy (Water) 1997* and the proposed on site effluent disposal system is designed in accordance with the *Plumbing and Drainage Act (2002)*.	**R4.2 – Complies.** No built form is proposed, as such an on-site effluent system is not deemed necessary for this type of development.

Performance outcomes	Acceptable outcomes	Applicant response
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology.	**AO5.1** A connection is provided from the premises to Council's drainage system; or **AO5.2** An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. **AO5.3** A stormwater quality management plan is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 9.4.5.3.b and Table 9.4.5.3.c, reflecting land use constraints, such as: (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. **AO5.4** Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.	**R5.2-5.5 – Complies.** The proposed development involves ecological restoration only, with no built form, earthworks, or infrastructure. As such, it avoids adverse impacts on stormwater quality. Restoration of native vegetation will improve filtration, stabilise soils, and enhance natural hydrology. These outcomes support stormwater quality objectives, protect water environmental values, and maintain waterway hydrology across the site and surrounding catchments.

Performance outcomes	Acceptable outcomes	Applicant response
	AO5.5 Development incorporates stormwater flow control measures to achieve the design objectives set out in Table 9.4.5.3.b and Table 9.4.5.3.c, including management of frequent flows, peak flows, and construction phase hydrological impacts. Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the *Environmental Protection Act 1994*. Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	
Non-tidal artificial waterways		
PO6 Development involving non-tidal artificial waterways is planned, designed, constructed and operated to: (a) protect water environmental values; (b) be compatible with the land use constraints for the site for protecting water environmental values; (c) be compatible with existing tidal and non-tidal waterways; (d) perform a function in addition to stormwater management; (e) achieve water quality objectives.	**AO6.1** Development involving non-tidal artificial waterways ensures: (a) environmental values in downstream waterways are protected; (b) any ground water recharge areas are not affected; (c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway; (d) existing areas of ponded water are included. **AO6.2** Non-tidal artificial waterways are located: (a) outside natural wetlands and any associated buffer areas; (b) to minimise disturbing soils or sediments; (c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	**AO6.1 – AO6.7 - Not applicable.** Artificial waterways are not proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.3 Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures: (a) there is sufficient flushing or a tidal range of >0.3 m; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or (c) there is no introduction of salt water into freshwater environments. **AO6.4** Non-tidal artificial waterways are designed and managed for any of the following end-use purposes: (a) amenity (including aesthetics), landscaping or recreation; or (b) flood management, in accordance with a drainage catchment management plan; or (c) stormwater harvesting plan as part of an integrated water cycle management plan; or (d) aquatic habitat. **AO6.5** The end-use purpose of the non-tidal artificial waterway is designed and operated in a way that protects water environmental values. **AO6.6** Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway. **AO6.7** Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	

Performance outcomes	Acceptable outcomes	Applicant response
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to: (i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	**AO7.1** A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best practice environmental management. **AO7.2** The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	**AO7.1- AO7.2 - Not applicable.** No built form is proposed as part of this application and therefore no onsite wastewater treatment is provided. Accordingly a wastewater management plan is not deemed necessary.
	AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms. **AO7.4** Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and: (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present;	**AO7.3 – AO7.4 Not applicable.** No built form is proposed as part of this application and therefore no onsite wastewater treatment is provided. Accordingly a wastewater management plan is not deemed necessary.

Performance outcomes	Acceptable outcomes	Applicant response
	(b) manages wastewater so that: (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site are removed and disposed of through trade waste or another lawful method.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	**AO8.1** A connection is provided from the premises to the electricity distribution network; or **AO8.2** The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	**R8.1 – Complies.** The site is currently benefitted by existing electricity infrastructure and the Permanent Plantation does not require an electricity connection. No new buildings or infrastructure are proposed as part of the development.

Performance outcomes	Acceptable outcomes	Applicant response
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact on amenity.	**AO9.1** Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance. **AO9.2** Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	
Telecommunication		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	**AO10** The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	**R10- Complies.** The site is currently connected to telecommunications infrastructure. No new telecommunications services are required as part of the proposed development, and existing connections are understood to comply with the standards of the relevant regulatory authority.
PO11 Provision is made for future telecommunications services (e.g. fibre optic cable).	**AO11** Conduits are provided in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	**R11 – Not Applicable** Conduits are not required in association with the Permanent Plantation development.
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site;	**AO12.1** The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for	**Not applicable.** No new roads are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
(b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	the particular class of road, as identified in the road hierarchy.	

Performance outcomes	Acceptable outcomes	Applicant response
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site. **AO12.3** Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	**Not applicable.** No new roads are proposed.
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	**AO13** Development is designed to allow for efficient connection to existing infrastructure networks.	**Not applicable.** No alterations or repairs to public utilities is proposed.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	**AO14.1** Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or **AO14.2** Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	**Not applicable.** No alterations or repairs to public utilities is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	**AO15** Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	**R15 – Complies.** The proposed development involves ecological restoration and does not include new built form. However, during restoration works, the following measures will be implemented: • Protective fencing will be installed around retained vegetation to prevent disturbance; • Advisory signage will be erected to guide contractors and visitors; • No earthworks or storage of materials will occur beneath the canopy of retained vegetation; • All declared noxious weeds will be identified and removed from the site in accordance with relevant environmental guidelines.
PO16 Existing infrastructure is not damaged by construction activities.	**AO16** Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.	**Not applicable.** Construction, alterations and any repairs to infrastructure is not proposed.
For assessable development		
High speed telecommunication infrastructure		

Performance outcomes	Acceptable outcomes	Applicant response
PO17 Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.	**AO17** No acceptable outcomes are prescribed.	**Not applicable.** The subject site is in a rural area and does not have access to high speed telecommunications.
Performance outcomes	**Acceptable outcomes**	**Applicant response**
Trade waste		
PO18 Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.	**AO18** No acceptable outcomes are prescribed.	**R18 – Complies with performance Outcome.** The proposed development does not involve any activities that generate trade waste. As the site is used exclusively for ecological restoration, there is no need for storage, treatment, or disposal of trade waste. Accordingly: • No off-site release of contaminants will occur; • The health and safety of people and the environment are not at risk; • The performance of any wastewater systems is unaffected.
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO19.1** Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. **AO19.2** Commercial and industrial streets and access ways within a common private title serving commercial	**R19.1-R19.2 - Not applicable.** The development is not accessed by common private title.

Performance outcomes	Acceptable outcomes	Applicant response
	properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection. Above ground fire hydrants have dual-valved outlets.	
Performance outcomes	**Acceptable outcomes**	**Applicant response**
PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	**AO20** No acceptable outcomes are prescribed.	**R20 - Not applicable.** The development is not accessed by common private title

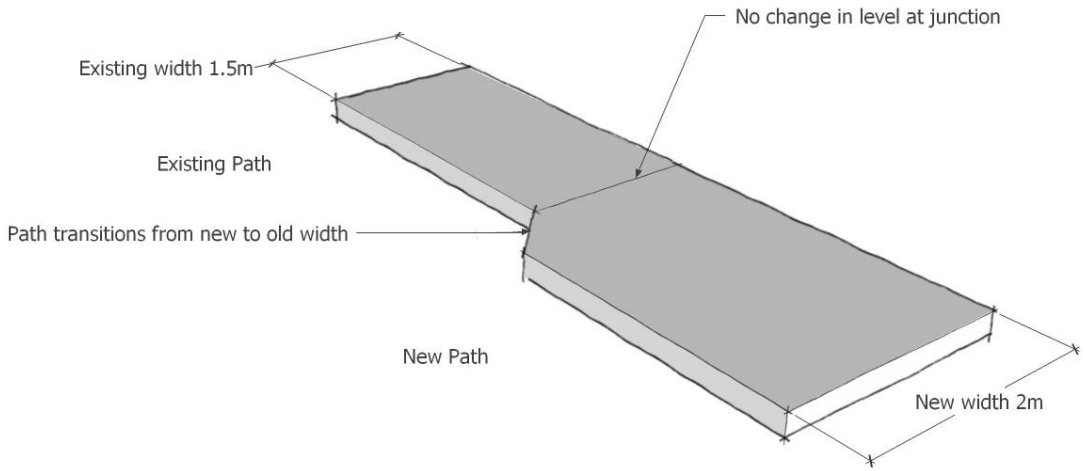
Table 9.4.5.3.b – Stormwater management design objectives (Construction phase).

Issue	Design objectives
Drainage control (Temporary drainage works)	(a) Design life and design storm for temporary drainage works: (i) Disturbed open area for <12 months – 1 in 2 year ARI event; (ii) Disturbed open area for 12-24 months – 1 in 5 year ARI event; (iii) Disturbed open area for >24 months – 1 in 10 year ARI event. (b) Design capacity excludes minimum 150mm freeboard. (c) Temporary culvert crossing – minimum of 1 in 1-year ARI hydraulic capacity.
Erosion control (Erosion control measures)	(a) Minimise exposure of disturbed soils at any time. (b) Divert water run-off from undisturbed areas around disturbed areas. (c) Determine erosion risk rating using local rainfall erosivity, rainfall depth, soil loss rate or other acceptable methods. (d) Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control measures (sediment control measures, design storm for sediment control basins, Sediment basin dewatering)	(a) Determine appropriate sediment control measures using: (i) potential soil loss rate; or (ii) monthly erosivity; or (iii) average monthly rainfall. (b) Collect and drain stormwater from disturbed soils to sediment basin for design storm event: (c) design storm for sediment basin sizing is 80th% five-day event or similar. (d) Site discharge during sediment basin dewatering: (i) TSS < 50mg/L TSS; (ii) Turbidity not > 10% receiving water's turbidity; (iii) pH 6.5-8.5.
Water quality (Litter and other waste, hydrocarbons and other contaminants)	(a) Avoid wind-blown litter; remove grass pollutants. (b) Ensure there is no visible oil or grease sheen on released waters. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management (Changes to the natural hydraulics and hydrology)	(a) For peak flow for the 100% AEP event and 1% AEP event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.4.5.3.c – Stormwater management design objectives (post-construction phase)

Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	40	90	Development for urban purposes Excludes development that is less than 25% pervious. In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets of 1.5% of contributing catchment area.
Water stability management (b) Limit peak 100% AEP event discharge within the receiving waterway to the pre-development peak 100% AEP event discharge.				Catchments contributing to un-lined receiving waterway. Degraded waterways may seek alternative discharge management objectives to achieve waterway stability. For peak flow for the 100% AEP event, use co-located storages to attenuate site discharge rate of stormwater.

Figure 9.4.5.3.a – New footpath sections



9.4.4 Filling and excavation code

9.4.4.1 Application

(1) This code applies to assessing:

(a) operational work for filling or excavation which is self-assessable or code assessable development if this code is an applicable code identified in the assessment criteria column of a table of assessment; or

(b) a material change of use or reconfiguring a lot if:

(i) assessable development where this code is identified as a prescribed secondary code in the assessment criteria column of a table of assessment; or

(ii) impact assessable development, to the extent relevant.

Note—This code does not apply to building work that is regulated under the Building Code of Australia. (2) When using this code, reference should be made to Part 5.

9.4.4.2 Purpose

(1) The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) filling or excavation does not impact on the character or amenity of the site and surrounding areas;

(b) filling and excavation does not adversely impact on the environment;

(c) filling and excavation does not impact on water quality or drainage of upstream, downstream or adjoining properties;

(d) filling and excavation is designed to be fit for purpose and does not create land stability issues;

(e) filling and excavation works do not involve complex engineering solutions.

9.4.4.3 Criteria for assessment

Table 9.4.4.3.a –Filling and excavation code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Filling and excavation - General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	**AO1.1** The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting. **AO1.2** Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation. **AO1.3** Cuts are screened from view by the siting of the building/structure, wherever possible. **AO1.4** Topsoil from the site is retained from cuttings and reused on benches/terraces. **AO1.5** No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.	**R1.1-1.6 – Complies.** No excavation works are proposed as part of this development.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.	
Visual Impact and Site Stability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	**AO2.1** The extent of filling and excavation does not exceed 40% of the site area, or 500m^2 whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more. **AO2.2** Filling and excavation does not occur within 2 metres of the site boundary.	**R2.1 - Complies.** No excavation works are proposed as part of this development.
Flooding and drainage		
PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	**AO3.1** Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves. **AO3.2** Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves. **AO3.3** Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	**R3.1-3.4 - Complies.** No excavation works are proposed as part of this development.

Performance outcomes	Acceptable outcomes	Applicant response
	AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	
Water quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	**AO4** Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	**R4 - Complies.** No excavation works are proposed as part of this development.
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	**AO5** Excavation and filling is clear of the zone of influence of public utilities.	**R5 - Complies.** No excavation works are proposed as part of this development.

9.4 Other development codes

9.4.1 Access, parking and servicing code

9.4.1.1 Application

(1) This code applies to:

(a) operational work which requires a compliance assessment as a condition of a development permit; or

(b) a material change of use or reconfiguring a lot if:

(i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;

(ii) impact assessable development, to the extent relevant.

(2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

(1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;

(b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;

(c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;

(d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;

(e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;

(f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.

9.4.1.3 Criteria for assessment

Table 9.4.1.3.a – Access, parking and servicing code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area; (f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building (g) whether or not the use involves a heritage building or place of local significance; (h) whether or not the proposed use involves the retention of significant vegetation.	**AO1.1** The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number. **AO1.2** Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased. **AO1.3** Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking. **AO1.4** For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	**R1.1 -1.4 – Complies.** The proposed development involves a material change of use for a Permanent Plantation, which is a passive, non-commercial land use focused on ecological restoration. Under the Douglas Shire Planning Scheme 2018, no specific car parking rate is prescribed for Permanent Plantation in Table 9.4.1.3.b. As such, AO1.1 is not directly applicable. However, the development will utilise existing informal access tracks and cleared areas for any necessary vehicle movement. These areas are sufficient to accommodate the limited and infrequent vehicle traffic expected, which will primarily consist of land management staff, contractors, and occasional visitors for monitoring or maintenance purposes. • No new formal parking areas are proposed, and none are required given the nature and scale of the use. • Existing cleared areas will remain available for vehicle access and informal parking, ensuring that vehicles can be accommodated without impacting amenity or functionality. • These areas will not be used for external storage, product display, or

Performance outcomes	Acceptable outcomes	Applicant response
		sub-leasing, satisfying the intent of AO1.2. • Motorcycle and recreational vehicle parking provisions (AO1.3 and AO1.4) are not applicable due to the small scale and passive nature of the development. The proposal aligns with the intent of AO1, which seeks to ensure that sufficient parking is provided relative to the type and scale of the use, without compromising the character or function of the area. In this case, the absence of prescribed parking rates and the low-intensity nature of the use justify the reliance on existing informal arrangements.

Performance outcomes	Acceptable outcomes	Applicant response
PO3 Access points are designed and constructed: (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; (h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	**AO3.1** Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with: (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. **AO3.2** Access, including driveways or access crossovers: (a) are not placed over an existing: (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance requirements in accordance with AS2980.1. **AO3.3** Driveways are: (a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a	**R3.1-3.4 Complies.** The subject sites will retain their existing access arrangements.

Performance outcomes	Acceptable outcomes	Applicant response
	grade of no more than 1 in in 6 (16.6%) prior to this area, for a distance of at least 5 metres; (c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes; (d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve; (e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system. **AO3.4** Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	
PO4 Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.	**AO4** The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.	**R4 Not Applicable** It is understood that the PWD ratio is 1 space for every 50 car parking spaces in AS2890 Parking Facilities and therefore is not required for the proposed development.
PO5 Access for people with disabilities is provided to the building from the parking area and from the street.	**AO5** Access for people with disabilities is provided in accordance with the relevant Australian Standard.	**R5 Not Applicable** It is understood there is no access requirements for a permanent plantation use under the Australian Standard.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	**AO6** The number of on-site bicycle parking spaces complies with the rates specified in Table 9.4.1.3.b.	**R6 Not Applicable** Table 9.4.1.3.b. does not identify a bicycle parking space requirement for subject land use as a maximum of 10 full time students are expected.

Performance outcomes Performance outcomes	Acceptable outcomes Acceptable outcomes	Applicant response Applicant response
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	**AO7.1** Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers); **AO7.2** Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. **AO7.3** Development provides visitor bicycle parking which does not impede pedestrian movement.	**R7.1 Not Applicable** Table 9.4.1.3.b. does not identify a bicycle parking space requirement for subject land use **R7.2 Not Applicable** Refer R7.1 response. **R7.3 Not Applicable** Refer R7.1 response.
PO8 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety.	**AO8** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	**R8 Not Applicable** The site does not adjoin any public transport routes or existing cycle and/or walking routes.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: (a) in accordance with relevant standards; (b) so that they do not interfere with the amenity of the surrounding area; (c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.	**AO9.1** Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2. **AO9.2** Service and loading areas are contained fully within the site.	**R9.1 Complies.** The existing access driveways will be retained as part of this application. **R9.2 Complies** The subject site is large enough to ensure all service and loading vehicles are fully contained within the site.

Performance outcomes	Acceptable outcomes	Applicant response
	AO9.3 The movement of service vehicles and service operations are designed so they: (a) do not impede access to parking spaces; (b) do not impede vehicle or pedestrian traffic movement.	**R9.3 Complies** The subject site is large enough to ensure all service and loading vehicles are fully contained within the site.
PO10 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.	**AO10.1** Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses: (a) car wash; (b) child care centre; (c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station. **AO10.2** Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	**R10.1 Complies** Existing cleared areas are sufficient for any occasional set-down or pick-up needs **R10.2 Complies** These areas are informal but functional and consistent with the rural character of the site.

9.4.3 Environmental performance code

9.4.3.1 Application

(1) This code applies to assessing:

(a) building work for outdoor lighting;

(b) a material change of use or reconfiguring a lot if:

(i) assessable development where the code is identified in the assessment criteria column of a table of assessment; or

(ii) impact assessable development, to the extent relevant.

Note – Where for the purpose of lighting a tennis court in a Residential zone, a compliance statement prepared by a suitably qualified person must be submitted to Council with the development application for building work.

(2) When using this code, reference should be made to Part 5.

9.4.3.2 Purpose

(1) The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) activities that have potential to cause an adverse impact on amenity of adjacent and surrounding land, or environmental harm is avoided through location, design and operation of the development;

(b) sensitive land uses are protected from amenity related impacts of lighting, odour, airborne particles and noise, through design and operation of the development;

(c) stormwater flowing over, captured or discharged from development sites is of a quality adequate to enter receiving waters and downstream environments;

(d) development contributes to the removal and ongoing management of weed species.

9.4.3.3 Criteria for assessment

Table 9.4.3.a – Environmental performance code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	**AO1.1** Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting. **AO1.2** Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally. **AO1.3** Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	**R1.1-1.3 – Complies.** No lighting is proposed as part of the development. The Applicant is open to reasonable and relevant development conditions should Council deem it necessary.
Noise		
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	**AO2.1** Development does not involve activities that would cause noise related environmental harm or nuisance; or **AO2.2** Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.	**R2.1-2.3 – Complies.** The development does not propose undue noise activity which would exceed the relevant EPA thresholds. The Applicant is open to reasonable and relevant development conditions should Council deem it necessary.

Performance outcomes	Acceptable outcomes	Applicant response

Performance outcomes	Acceptable outcomes	Applicant response
	AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. Editor's note - The *Environmental Protection (Noise) Policy 2008*, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.	
Airborne particles and other emissions		
PO3 Potential airborne particles and emissions generated from the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	**AO3.1** Development does not involve activities that will result in airborne particles or emissions being generated; or **AO3.2** The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance. Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities.	**R3.1 Complies** Development does not involve activities that will result in airborne particles or emissions being generated. **R3.2 Not Applicable** Refer to response to AO3.1 above.

Performance outcomes	Acceptable outcomes	Applicant response
	Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion. The *Environmental Protection (Air) Policy 2008*, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.	
Odours		
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	**AO4.1** The development does not involve activities that create odorous emissions; or **AO4.2** The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	**R4.1 Complies** The development does not involve activities that create odorous emissions. **R4.2 Not Applicable** Refer to response to AO3.1 above.
Waste and recyclable material storage		
PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	**AO5.1** The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals. **AO5.2** Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated;	**R5.1-5.2 Complies** The proposed development involves the establishment of a Permanent Plantation for ecological restoration purposes. As such, the nature and volume of waste generated will be minimal and primarily limited to biodegradable materials such as plant matter, packaging from nursery supplies, and incidental refuse from land management activities. Waste management will be appropriately handled on-site in a manner that prevents environmental harm or nuisance. All putrescent waste, if any, will be stored in sealed containers and disposed of at regular intervals to prevent odour, pest attraction, or visual impact. Recyclable materials will be separated and stored in designated

Performance outcomes	Acceptable outcomes	Applicant response
	(b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. Editor's note - the *Environmental Protection (Waste Management) Policy 2008* provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.	receptacles for collection or reuse, consistent with sustainable land management practices. Given the passive and restorative nature of the plantation, the site will not generate hazardous or industrial waste. The waste management approach aligns with the principles of the Environmental Protection (Waste Management) Policy 2008 and supports the broader objectives of the Planning Scheme to avoid environmental harm and protect amenity. The Applicant is open to reasonable and relevant conditions should council deem it necessary.

Performance outcomes	Acceptable outcomes	Applicant response
Sensitive land use activities		
PO6 Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.	**AO6.1** Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; or **AO6.2** Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	**R6 Complies** The development is not a sensitive land use. The proposed Permanent Plantation is located away from incompatible uses and will not be adversely impacted by surrounding land uses.
Stormwater quality		

Performance outcomes	Acceptable outcomes	Applicant response
PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures.	**AO7.1** Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge. **AO7.2** Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities. **AO7.3** Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters. Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the *Environmental Protection Act 1994*. During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	**R7.1 -7.3 – Complies.** The proposed Permanent Plantation will not involve significant earthworks, impervious surfaces, or polluting activities. However, appropriate stormwater management measures will be implemented to ensure compliance with AO7 and to protect downstream environments. • **AO7.1**: Stormwater will be directed to lawful points of discharge, following existing natural drainage patterns. The site's topography and vegetation will assist in slowing runoff and promoting infiltration. • **AO7.2**: The development does not involve any potentially polluting activities. There are no chemicals, machinery, or infrastructure that could compromise water quality. • **AO7.3**: During any minor site preparation or planting activities, erosion and sediment control measures will be employed. These may include silt fencing, straw bales, and temporary ground covers. Given the low-intensity nature of the activity, ground disturbance will be minimal, and natural vegetation will be retained or enhanced to stabilise soils. The restoration of native vegetation will further improve stormwater quality by filtering runoff, reducing sediment loads, and enhancing infiltration. These outcomes align with the Environmental Protection Act 1994

Performance outcomes	Acceptable outcomes	Applicant response
		and the FNQROC Regional Development Manual.
Pest plants (for material change of use on vacant land over 1,000m^2)		
PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the *Land Protection (Pest and Stock Route Management) Act 2002*.	**AO8.1** The land is free of declared pest plants before development establishes new buildings, structures and practices; or **AO8.2** Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks. Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	**R8 Complies.** While a formal weed management plan has not yet been prepared, Rainforest Rescue is committed to implementing appropriate and effective weed control measures as part of its ecological restoration strategy. Prior to planting, the site will be inspected for the presence of declared pest plants, including both locally and state-declared species under the Land Protection (Pest and Stock Route Management) Act 2002. Identified pest plants will be removed using suitable methods, which may include manual removal, mechanical clearing, or targeted herbicide application where necessary and environmentally appropriate. These actions will be undertaken in accordance with best-practice land management principles and with consideration for the ecological sensitivity of the site. Ongoing weed control will be embedded into the site's maintenance regime. Restoration planting will prioritise competitive native species that promote canopy closure and dense understory growth, naturally suppressing weed regrowth and reducing the need for chemical intervention. Regular monitoring will be conducted to identify and respond to any reinfestation, ensuring long-term ecological integrity. This approach satisfies the intent of AO8.2 by

Performance outcomes	Acceptable outcomes	Applicant response
		ensuring pest plants are appropriately managed prior to and during the establishment of the Permanent Plantation, even in the absence of a formal plan. It also aligns with the broader environmental objectives of the Douglas Shire Planning Scheme and supports the long-term success of the restoration effort.

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:

(a) Land at or below the 5m AHD sub-category;

(b) Land above the 5m AHD and below the 20m AHD sub-category.

(3) When using this code, reference should be made to Part 5.

8.2.1.2 Purpose

(1) The purpose of the acid sulfate soils overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.

(ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

(2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;

(b) Development ensures that disturbed acid sulfate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

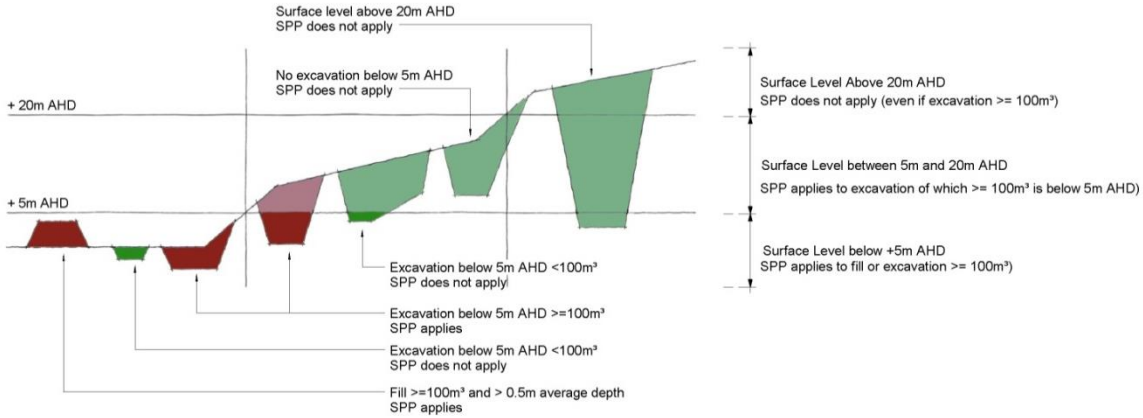
Criteria for assessment

Table 8.2.1.3.a – Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	**AO1.1** No excavation or filling occurs on the site. or **AO1.2** An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	**R1.1 – Complies.** No filling or excavation is proposed on site. Therefore no disturbance of acid sulfate soils will occur.
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	**AO2.1** The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (i) actual acid sulfate soils being moved below the water table; (ii) previously saturated acid sulfate soils being aerated. or	**R2.1 - Complies.** No filling or excavation is proposed on site. Therefore no disturbance of acid sulfate soils will occur.

Performance outcomes	Acceptable outcomes	Applicant response
	AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.	**R2.2 - Complies.** No filling or excavation is proposed on site. Therefore no disturbance of acid sulfate soils will occur.
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	**AO3** No acceptable outcomes are prescribed.	**R3.1 - Complies.** No filling or excavation is proposed on site. Therefore no disturbance of acid sulfate soils will occur.

Figure 8.2.1.3.a – Acid sulfate soils (SPP triggers)



8.2.2 Bushfire hazard overlay code

Note - Land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the high and medium hazard areas as well as the buffer area category on the overlay map.

8.2.2.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational works or building work in the Bushfire hazard overlay, if:

(a) self-assessable or assessable where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Bushfire hazard overlay is identified on the Bushfire hazard overlay map in Schedule 2 and includes the following sub-categories:

(a) Medium bushfire risk sub-category;

(b) High bushfire risk sub-category;

(c) Very high bushfire risk sub-category;

(d) Potential impact buffer sub-category.

(3) When using this code, reference should be made to Part 5.

8.2.2.2 Purpose

(1) The purpose of the Bushfire overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;

(ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.

(b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development avoids the establishment or intensification of vulnerable activities within or near areas that are subject to bushfire hazard;

(b) development is designed and located to minimise risks to people and property from bushfires;

(c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment and ecological processes;

(d) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a bushfire event;

(e) development contributes to effective and efficient disaster management response and recovery capabilities.

Note - A site based assessment may ground-truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). Such assessments should be undertaken using the methodology set out in Planning scheme policy SC6.9 - Natural Hazards.

Criteria for assessment

Table 8.2.2.3.a – Bushfire hazard overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Compatible development		
PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances. Note - See the end of this code for examples of vulnerable uses.	**AO1** Vulnerable uses are not established or expanded. Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan. Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	**R1.1 - Complies.** The proposed development is for a Permanent Plantation. A Permanent Plantation is not considered a sensitive land use.
PO2	**AO2**	**R2 - Complies.**

Performance outcomes	Acceptable outcomes	Applicant response
Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	The proposed development is for a Permanent Plantation.
PO3 Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	**AO3** The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	**R3 - Complies.** The proposed development is for a Permanent Plantation and does not include the storage or manufacture of hazardous materials
Development design and separation from bushfire hazard – reconfiguration of lots		
PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m^2 at the edge of the proposed lot(s). Note - "Urban purposes" and "urban area" are defined in the *Sustainable Planning Regulations 2009*. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m^2 and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m2 or less. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009. **PO4.2** Where reconfiguration is undertaken for other purposes, a building envelope of reasonable	**AO4.1** No new lots are created within a bushfire hazard sub-category. or **AO4.2** Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m^2 at all boundaries; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other	**Not applicable.** The proposed development is for a Permanent Plantation, not reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Applicant response
dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m^2 at any point.	provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	
PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both fire fighting and maintenance/defensive works.	**AO5.1** Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. **AO5.2** Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity. Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot code and works codes in this planning scheme.	**Not applicable.** The proposed development is for a Permanent Plantation, not reconfiguring a lot.
PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the	**AO6** Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m;	**Not applicable.** The proposed development is for a Permanent Plantation, not reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Applicant response
hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both fire fighting and maintenance/hazard reduction works.	(b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.	**AO7** Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;	**Not applicable.** The proposed development is for a Permanent Plantation, not reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Applicant response
However, a fire trail will not be required where it would not serve a practical fire management purpose.	(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	**AO8** The lot layout: (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.	**Not applicable.** The proposed development is for a Permanent Plantation, not reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Applicant response
	Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	
PO9 Critical infrastructure does not increase the potential bushfire hazard.	**AO9** Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	**Not applicable.** The proposed development is for a Permanent Plantation, not reconfiguring a lot.

Performance outcomes	Acceptable outcomes	Applicant response
Development design and separation from bushfire hazard – material change of use		
PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (a) 10kW/m^2 where involving a vulnerable use; or (b) 29kW/m^2 otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	**AO10** Buildings or building envelopes are separated from hazardous vegetation by a distance that: (a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m^2 for a vulnerable use or 29kW/m^2 otherwise; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	**R10 – Not applicable.** No buildings are proposed as part of this development.
PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.	**AO11** Development sites are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;	**R11 - Complies.** The proposed development is for a Permanent Plantation and does not include the construction of new buildings. All lots subject to the proposed development have existing access to a formed road, with a maximum grade of less than 12.5%.

Performance outcomes	Acceptable outcomes	Applicant response
However, a fire trail will not be required where it would not serve a practical fire management purpose. Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha	(c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	No earthworks are proposed as part of this application.
All development		
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	**AO12** Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire	**R12 - Complies.** The proposed development is for a Permanent Plantation and does not include the construction of new buildings. All lots subject to the proposed development have existing access to a formed road.

Performance outcomes	Acceptable outcomes	Applicant response
	and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings.	

Performance outcomes	Acceptable outcomes	Applicant response
PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	**AO13** A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or of non-flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,000l for residential buildings Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams. (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage.	**R13 - Complies.** The proposed development is for a Permanent Plantation and does not include the construction of new buildings. No water tanks are considered to be required for this development.
PO14 Landscaping does not increase the potential bushfire risk.	**AO14** Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads within separation areas.	**R14 - Complies.** The proposed Permanent Plantation vegetation communities are consistent with the pre-clearing ecosystems and no separation areas are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	**AO15** Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	**R15 - Complies.** The proposed development is for a Permanent Plantation and does not include the construction of new buildings. The development seeks to reinstate and rehabilitate the natural environment and landscape character.

Note – 'Vulnerable activities' are those involving:

(1) the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or

(2) the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.

8.2.3 Coastal environment overlay code

8.2.3.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Coastal environment overlay, if:

(a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Coastal hazard overlay is identified on the Coastal environment overlay map in Schedule 2 and includes the following sub-categories:

(a) Coastal management district sub-category;

(b) Erosion prone area sub-category.

(3) When using this code, reference should be made to Part 5.

8.2.3.2 Purpose

(1) The purpose of the Coastal environment overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;

(ii) Theme 2 Environment and landscape values: Element 3.5.4 Coastal zones;

(iii) Theme 3 Natural resource management: Element 3.6.2 Land and catchment management.

(b) enable an assessment of whether development is suitable on land within the Coastal processes sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) facilitate the protection of both coastal processes and coastal resources;

(b) facilitating coastal dependent development on the foreshore over other development;

(c) public access to the foreshore protects public safety;

(d) maintain the erosion prone area as a development free buffer zone (other than for coastal dependent, temporary or relocatable development);

(e) require redevelopment of existing permanent buildings or structures in an erosion prone area to avoid coastal erosion risks, manage coastal erosion risks through a strategy of planned retreat or mitigate coastal erosion risks;

(f) require development to maintain or enhance natural processes and the protective function of landforms and vegetation that can mitigate risks associated with coastal erosion;

(g) locate and design community infrastructure to maintain the required level of functionality during and immediately after a coastal hazard event.

Criteria for assessment

Table 8.2.3.3.a – Coastal environment overlay code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 No works other than coastal protection works extend seaward of the coastal building line.	**AO1.1** Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line. Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection. **AO1.2** Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned. **AO1.3** Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable. **AO1.4** Coastal protection work mitigates any increase in the coastal hazard.	**R1.1-1.4 – Complies.** The proposed development is a for a Permanent Plantation and is land-based. No structures or buildings are proposed a spart of this development application.

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO2 Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.	**AO2** Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.	**R2 - Complies.** The proposed development is for a Permanent Plantation and is land-based. No structures or buildings are proposed as part of this development application.
For assessable development		
Erosion prone areas		
PO3 Development identifies erosion prone areas (coastal hazards).	**AO3** No acceptable outcomes are prescribed.	**R3 - Complies.** The subject site is identified within an erosion prone area (refer to **Schedule 2**). Importantly, the proposed development seeks to rehabilitate land through vegetation planting which will reduce the impact of erosion on the site.
PO4 Erosion prone areas are free from development to allow for natural coastal processes.	**AO4.1** Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for: (a) community infrastructure where no suitable alternative location or site exists for this infrastructure; or (b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site)	**R4.1 - Complies.** The subject site is identified within an erosion prone area (refer to **Schedule 2**). Importantly, the proposed development seeks to rehabilitate land through vegetation planting which will reduce the impact of erosion cross the site.

Performance outcomes	Acceptable outcomes	Applicant response
	AO4.2 Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by: (a) adding additional buildings or structures; or (b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.	**R4.2 – Complies.** The proposed development does not include any built form or additional structures.
Coastal management districts		
PO5 Natural processes and protective functions of landforms and vegetation are maintained.	**PO5.1** Development within the coastal management district: (a) maintains vegetation on coastal land forms where its removal or damage may: (i) destabilise the area and increase the potential for coastal erosion, or (ii) interrupt the natural sediment trapping processes or dune or land building processes; (b) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design and construction and operating standards; (c) minimises the need for erosion control structures or riverine hardening through location, design and construction standards; (d) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast; (e) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the	**R5.1 - Complies.** The subject site is identified within a Coastal Management District (refer to **Schedule 2**). Importantly, the proposed development seeks to rehabilitate land through vegetation planting which will reduce the impact of erosion across the site.

Performance outcomes	Acceptable outcomes	Applicant response
	maximum extent feasible in the case of erosion control structures.	

Performance outcomes	Acceptable outcomes	Applicant response
	PO5.2 Where development proposes the construction of an erosion control structure: (a) it is demonstrated that it is the only feasible option for protecting permanent structures from coastal erosion; and (b) those permanent structures cannot be abandoned or relocated in the event of coastal erosion occurring **PO5.3** Development involving reclamation: (a) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability; (b) is located outside active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state; (c) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion.	**R5.2 – Complies.** The proposed development does include the construction of an erosion control structure. **R5.3 – Complies.** The proposed development does not include reclamation. Importantly, the proposed development does not include tidal works and therefore does not trigger assessment under Part 17 of the Planning Regulation. While the site is located within a Coastal Management District and includes areas mapped as an erosion prone area, the proposal does not involve removing or interfering with coastal dunes, nor does it include activities such as interfering with quarry material, disposing of dredge spoil, or constructing artificial waterways.
PO6 Development avoids or minimises adverse impacts on coastal resources and their values to the maximum extent reasonable.	**AO6.1** Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the location that do not interfere with the long-term use of the locality, or natural values within or neighbouring the proposed placement site. And	**R6.1 – Complies.** The proposed development does not involve beach nourishment or engineered coastal protection works. Instead, it focuses on ecological restoration through the establishment of a Permanent Plantation. The restoration strategy enhances natural coastal resilience by re-establishing native vegetation communities, particularly in erosion-prone

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.2 Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure; and **AO6.3** Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the Environmental Protection (Water) Policy 2009. and **AO6.4** Development avoids the disturbance of acid sulfate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulfate soils is carefully managed to minimise and mitigate the adverse effects of disturbance on coastal resources. and **AO6.5** Design and siting of development protects and retains identified ecological values and underlying ecosystem processes within the development site to the greatest extent practicable.	and storm tide-affected areas. These vegetation types—such as mangrove forests and Melaleuca woodlands—are naturally suited to stabilising soils, filtering runoff, and buffering tidal impacts. The development avoids interference with long-term use of the locality and actively restores natural values within and adjacent to the site, consistent with the intent of AO6.1. **R6.2 - Complies.** The development is land-based and does not involve marine infrastructure. As such, AO6.2 is not directly applicable. However, the proposal does align with the principle of minimising new infrastructure by avoiding built form entirely. The restoration works are confined to previously cleared agricultural land and do not require expansion into undisturbed coastal or marine areas. This approach supports the broader planning intent to avoid unnecessary infrastructure proliferation and maintain the integrity of coastal environments. **R6.3 – Complies.** The proposed Permanent Plantation incorporates multiple measures to maintain and enhance water quality, consistent with the Environmental Protection (Water) Policy 2009. These include:

Performance outcomes	Acceptable outcomes	Applicant response
		• Restoration of riparian buffers and wetland vegetation to trap sediment and filter nutrients. • Passive regeneration and targeted planting to reduce erosion and runoff. • Avoidance of synthetic inputs and earthworks that could degrade water quality. • Rehabilitation of the McDowell Swamp Oxbow, a nationally significant wetland, to restore hydrological function and improve downstream water quality. These measures directly support the environmental values and water quality objectives outlined in the policy and demonstrate strong compliance with AO6.3. **R6.4 – Complies.** The site includes areas mapped under the Acid Sulfate Soils Overlay, particularly land below 5m AHD. The development avoids excavation, filling, or any disturbance of acid sulfate soils. Restoration activities are limited to surface-level planting and weed removal, which do not trigger acid sulfate soil disturbance. As such, no acid sulfate soils investigation or management plan is required, and the proposal complies with AO6.4 by avoiding disturbance altogether. **R6.5 – Complies.** The design and siting of the Permanent Plantation prioritise the protection and

Performance outcomes	Acceptable outcomes	Applicant response
		restoration of ecological values. Key strategies include: • Alignment with pre-clearing Regional Ecosystem mapping to guide species selection and planting locations. • Avoidance of remnant vegetation and passive regeneration in sensitive areas. • Restoration of habitat corridors for threatened species such as the Southern Cassowary and Estuarine Crocodile. • Enhancement of wetland and riparian systems, including the McDowell Swamp Oxbow. • Staged implementation to allow for adaptive management and ecological responsiveness. These measures ensure that ecological values and underlying ecosystem processes are protected and enhanced to the greatest extent practicable, in full alignment with AO6.5.
PO7 Development is to maintain access to and along the foreshore for general public access.	**AO7.1** Development provides for regular access points for pedestrians including approved walking tracks, boardwalks and viewing platforms. and **AO7.2** Development provides for regular access points for vehicles including approved roads and tracks. or	**R7 – Complies with Performance Outcome.** The proposed development for a Permanent Plantation does not impede public access to or along the foreshore. The site includes frontage to the Daintree River via Lot 9 and Lot 3, but no built form, fencing, or infrastructure is proposed that would restrict movement or access along these areas. Importantly, the development is designed to enhance the ecological integrity of the

Performance outcomes	Acceptable outcomes	Applicant response
	AO7.3 Development demonstrates an alternative solution to achieve an equivalent standard of performance.	foreshore through restoration of native vegetation and riparian buffers. These activities are passive in nature and do not involve the construction of barriers or exclusion zones. Restoration works will be staged and managed to avoid interference with existing informal access routes, and no formal public access infrastructure (e.g., boardwalks or viewing platforms) is proposed, in order to protect sensitive ecosystems. Where access exists or is desirable for community engagement or environmental monitoring, it will be maintained via existing tracks and managed in consultation with landowners and relevant authorities. This ensures that the development supports the intent of maintaining public access while prioritising environmental protection and long-term resilience of the foreshore.
PO8 Public access to the coast is appropriately located, designed and operated.	**AO8.1** Development maintains or enhances public access to the coast. or **AO8.2** Development is located adjacent to state coastal land or tidal water and minimises and offsets any loss of access to and along the foreshore within 500 metres. or **AO8.3**	**R8.1-8.3 – Complies** The subject site does not include land along the coast, only the Daintree River.

Performance outcomes	Acceptable outcomes	Applicant response
	Development adjacent to state coastal land or tidal water demonstrates an alternative solution to achieve an equivalent standard and quality of access	
PO9 Development adjacent to state coastal land or tidal water is located, designed and operated to: (a) maintain existing access to and along the foreshore; (b) minimise any loss of access to and along the foreshore, or (c) offset any loss of access to and along the foreshore by providing for enhanced alternative access in the general location.	**AO9.1** Development adjacent to state coastal land or tidal water: (a) demonstrates that restrictions to public access are necessary for: (i) the safe and secure operation of development; (ii) the maintenance of coastal landforms and coastal habitat; or (b) maintains public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for: (i) pedestrians via access points including approved walking tracks, boardwalks and viewing platforms; (ii) vehicles via access points including approved roads or tracks. **AO9.2** Development adjacent to state coastal land or tidal water: (a) is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, for example through the provision of esplanades or easement corridors to preserve future access;	**R9.1– Complies.** The proposed development does not restrict public access to or along state coastal land or tidal water. The site includes frontage to the Daintree River via Lot 9 and Lot 3, but no fencing, built form, or infrastructure is proposed that would impede access. The development is for ecological restoration only and does not involve any commercial or exclusive-use activities. **R9.2 – Complies.** The development does not involve the construction of built infrastructure on, over, or along the foreshore. Therefore, there is no obstruction to public movement or emergency access. Nonetheless, the site is accessible via existing public roads (Cape Tribulation Road, Mossman Daintree Road, and Prins Road), and internal access tracks will be maintained for operational and emergency purposes. These tracks are sufficient to allow emergency vehicle access to areas near the foreshore, satisfying AO9.2(a)(ii). Furthermore, the development avoids any loss of existing access points and does not introduce any structures that would require

Performance outcomes	Acceptable outcomes	Applicant response
	(ii) ensure emergency vehicles can access the area near the development. or (b) minimises and offsets any loss of access to and along the foreshore within 500m of existing access points and development is located and designed to: (i) allow safe unimpeded access to, over, under or around built infrastructure located on, over or along the foreshore, and (ii) ensure emergency vehicles can access the area near the development.	offsetting under AO9.2(b). The restoration works are passive and non-intrusive, ensuring that access to and along the foreshore remains safe, unimpeded, and environmentally appropriate.
AO10 Development that involves reconfiguring a lot for urban purposes adjacent to the coast is designed to ensure public access to the coast in consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat.	**AO10.1** Development complies if consideration of public access demand from a whole-of-community basis and the maintenance of coastal landforms and coastal habitat is undertaken. or **AO10.2** Development demonstrates an alternative solution to achieve an equivalent standard and quality of access.	**R10 – Not applicable.** This application does not include reconfiguring a lot.
PO11 Development maintains public access to State coastal land by avoiding private marine development attaching to, or extending across, non-tidal State coastal land.	**AO11** Private marine access structures and other structures such as decks or boardwalks for private use do not attach to or extend across State coastal land that is situated above high water mark	**R11 – Not applicable.** The proposed development does not include these land uses.
PO12	**AO12**	**R12 – Not applicable.**

Performance outcomes	Acceptable outcomes	Applicant response
Development in connection with an artificial waterway enhances public access to coastal waters.	The artificial waterway avoids intersecting with or connection to inundated land or leased land where the passage, use or movement of vessels in water on the land could be restricted or prohibited by the registered proprietor of the inundated land or leased land.	The proposed development does not include artificial waterways.
Coastal landscapes, views and vistas		
PO13 Development maintains and / or enhances natural coastal landscapes, views and vistas.	**AO13** No acceptable outcomes are prescribed.	**R13 - Complies.** The proposed development maintains and enhances the natural coastal landscape through ecological restoration of previously cleared agricultural land. The site includes areas mapped for scenic route buffers and medium landscape values, and the restoration of native vegetation will significantly improve the visual quality of the area. Key points: • No built form or infrastructure is proposed, ensuring no visual intrusion. • Restoration activities will re-establish native vegetation communities consistent with pre-clearing regional ecosystems, enhancing the natural character of the Daintree floodplain. • The development improves views from public roads and lookouts by replacing weed-infested and degraded areas with biodiverse native plantings.

Performance outcomes	Acceptable outcomes	Applicant response
		The proposal therefore aligns with PO13 by protecting and enhancing the scenic and ecological integrity of the coastal landscape.
PO14 Coastal settlements are consolidated through the concentration of development within the existing urban areas through infill and conserving the natural state of the coastal area outside existing urban areas.	**AO14** No acceptable outcomes are prescribed.	**R14 – Not applicable.** The development is located outside of existing urban areas and does not involve residential, commercial, or urban intensification.
Private marine development		
PO15 Private marine development is to avoid attaching to, or extending across, non-tidal State coastal land.	**AO15** Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across, State coastal land that is situated above high water mark. Note – For occupation permits or allocations of State land, refer to the *Land Act 1994*.	**R15 - Not applicable.** The proposed development does not include these land uses.
PO16 The location and design of private marine development does not adversely affect the safety of members of the public access to the foreshore.	**AO16** Private marine development does not involve the erection or placement of any physical barrier preventing existing access, along a public access way to the foreshores.	**R16 - Not applicable.** The proposed development does not include these land uses.
PO17 Private marine development is of a height and scale and size compatible with the character and amenity of the location.	**AO17** Private marine development has regard to: (a) the height, scale and size of the natural features of the immediate surroundings and locality; (b) the height, scale and size of existing buildings or other structures in the immediate surroundings and the locality;	**R17 - Not applicable.** The proposed development does not include these land uses.

Performance outcomes	Acceptable outcomes	Applicant response
	(c) if the relevant planning scheme states that desired height, scale or size of buildings or other structures in the immediate surroundings or locality – the stated desired height, scale or size. Note – The prescribed tidal works code in the *Coastal Protection and Management Regulation 2003* outlines design and construction requirements that must be complied with.	
PO18 Private marine development avoids adverse impacts on coastal landforms and coastal processes.	**AO18** Private marine development does not require the construction of coastal protection works, shoreline or riverbank hardening or dredging for marine access.	**R18 - Not applicable.** The proposed development does not include these land uses.
For dry land marinas and artificial waterways		
PO19 Dry land marinas and artificial waterways: (a) avoid impacts on coastal resources; (b) do not contribute to the degradation of water quality; (c) do not increase the risk of flooding; (d) do not result in the degradation or loss of MSES; (e) do not result in an adverse change to the tidal prism of the natural waterway to which development is connected. (f) does not involve reclamation of tidal land other than for the purpose of: (i) coastal dependent development, public marine development; or (i) community infrastructure, where there is no feasible alternative; or	**AO19** No acceptable solutions are prescribed.	**R19 - Not applicable.** The proposed development does not include these land uses.

Performance outcomes	Acceptable outcomes	Applicant response
(iii) strategic ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan; or (iv) coastal protection works or works necessary to protect coastal resources and processes.		

8.2.4 Flood and storm tide hazard overlay code

8.2.4.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Flood and storm tide hazard overlay, if:

(a) self assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Flood and storm tide hazard overlay is identified on the Flood and storm tide hazard overlay map in Schedule 2 and includes the:

(a) Storm tide – high hazard sub-category;

(b) Storm tide – medium hazard sub-category;

(c) Flood plain assessment sub-category;

(d) 100 ARI Mossman, Port Douglas and Daintree Township Flood Studies sub-category.

(3) When using this code, reference should be made to Part 5.

Note - The Flood and storm tide hazards overlay maps contained in Schedule 2 identify areas (Flood and storm tide inundation areas) where flood and storm tide inundation modelling has been undertaken by the Council. Other areas not identified by the Flood and inundation hazards overlay maps contained in Schedule 2 may also be subject to the defined flood event or defined storm tide event.

8.2.4.2 Purpose

(1) The purpose of the Flood and storm tide hazard overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;

(ii) Theme 6 Infrastructure and transport: Element 3.9.2 Energy.

(b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development siting, layout and access responds to the risk of the natural hazard and minimises risk to personal safety;

(b) development achieves an acceptable or tolerable risk level, based on a fit for purpose risk assessment;

(c) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;

(d) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;

(e) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on site or to other properties;

(f) the development avoids the release of hazardous materials as a result of a natural hazard event;

(g) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas;

(h) community infrastructure is located and designed to maintain the required level of functionality during and immediately after a hazard event.

Criteria for assessment

Table 8.2.4.3.a – Flood and storm tide hazards overlay code –assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Development is located and designed to: a) ensure the safety of all persons; b) minimise damage to the development and contents of buildings; c) provide suitable amenity; d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	**AO1.1** Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses, **AO1.2** Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within plus a freeboard of 300mm.	**R1.1 Performance Solution (Complies)** The proposed Permanent Plantation is consistent with **Performance Outcome PO1** as follows: **a) Ensuring the safety of all persons** The site includes areas mapped as high and medium storm tide hazard zones and floodplain assessment areas under the Douglas Shire Planning Scheme. The proposal avoids introducing vulnerable uses, built form, or infrastructure intensification in these hazard-prone areas. Restoration activities are passive and land-based, carried out by trained personnel under controlled conditions, ensuring public and worker safety. **b) Minimising damage to development and contents of buildings** No buildings or permanent infrastructure are proposed. The absence of built form eliminates the risk of structural damage during flood or storm tide events. Restoration works focus on re-establishing native vegetation, which is

Performance outcomes	Acceptable outcomes	Applicant response
		inherently resilient to inundation and contributes to hazard mitigation. **c) Providing suitable amenity** The restoration of native floodplain vegetation enhances the ecological and visual amenity of the site. By replacing degraded agricultural land with biodiverse plantings, the development improves landscape character and supports natural floodplain function, benefiting both the site and surrounding areas. **d) Minimising disruption, recovery time, and rebuilding or restoration costs after inundation events** The project restores natural buffers such as wetlands, riparian zones, and coastal vegetation, which play a critical role in absorbing floodwaters, slowing runoff, and reducing erosion. These nature-based solutions reduce the severity of inundation impacts and support faster ecological recovery. Because the development does not rely on engineered infrastructure, there are no rebuilding costs or delays following flood or storm tide events. **R1.2 Not Applicable** Development for a Dwelling House is not proposed.
	AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.	**R1.3 Complies** No new buildings are proposed. **R1.4 Complies** The proposed development does not include buildings or infrastructure and is entirely

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	focused on ecological restoration. As such, the 50-metre setback from natural riparian corridors is inherently achieved and maintained, preserving their natural function in reducing floodwater velocity and supporting hydrological integrity.
For assessable development		
PO2 The development is compatible with the level of risk associated with the natural hazard.	**AO2** The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	**R2 Complies** Development for a use listed in AO2 is not proposed.
PO3 Development siting and layout responds to flooding potential and maintains personal safety	For Material change of use **AO3.1** New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. or **AO3.2** The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a	**R3.1 Complies** Refer response to AO1.3. **R3.2 Not Applicable** The development complies with AO3.1.

Performance outcomes	Acceptable outcomes	Applicant response
	relatively short time until flash flooding subsides or people can be evacuated. or **AO3.3** Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m^2 gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings. For Reconfiguring a lot **AO3.4** Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site. Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots). Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the *Building Act 1975*. **AO3.5** Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path:	**R3.3 Not Applicable** The development complies with AO3.1. **R3.4 Not Applicable** Reconfiguring a Lot development is not proposed. **R3.5 Not Applicable** Reconfiguring a Lot development is not proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	(a) by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways. **AO3.6** Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves. **AO3.7** There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide.	**R3.6 Not Applicable** Reconfiguring a Lot development is not proposed. **R3.7 Not Applicable** Reconfiguring a Lot development is not proposed.
	For Material change of use (Residential uses) **AO3.8** The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non-habitable uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	**R3.8 Not Applicable** The development is for a Permanent Plantation and is not a 'Residential use'.
PO4	For Material change of use (Non-residential uses)	

Performance outcomes	Acceptable outcomes	Applicant response
Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	**AO4.2** Non residential buildings and structures allow for the flow through of flood waters on the ground floor. Note - Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note - The relevant building assessment provisions under the *Building Act 1975* apply to all building work within the Hazard Area and need to take into account the flood potential within the area. **AO4.3** Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	**R4.2 Complies** No new buildings or structures are proposed a spart of this development. **AO4.3 Not Applicable** The proposed development does not involve the storage of materials on-site. All activities are ecological in nature, with no permanent infrastructure or stockpiling. Should temporary materials be used during restoration (e.g., tools or planting supplies), they will be lightweight and readily movable, or appropriately secured to prevent displacement during flood events.
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood	For Operational works **AO5.1** Works in urban areas associated with the proposed development do not involve:	**R5 Not Applicable** Operational work is not proposed.

Performance outcomes	Acceptable outcomes	Applicant response
level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	(a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds). **AO5.2** Works (including buildings and earthworks) in non urban areas either: (a) do not involve a net increase in filling greater than $50m^3$; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain.	
	For Material change of use **AO5.3** Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of	**R5.3 Not Applicable** The proposed development does not include built form or infrastructure and is limited to ecological restoration through native planting. While the site is mapped within flood and storm tide hazard overlays, no hydraulic or hydrology report has been provided. However, the development maintains existing flood storage capacity by avoiding earthworks, filling, or changes to site levels. Restoration activities are designed to

Performance outcomes	Acceptable outcomes	Applicant response
	stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site. For Material change of use and Reconfiguring a lot **AO5.4** In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters. Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	enhance natural drainage and vegetation buffers, ensuring no increase in flow velocity, ponding, or adverse impacts upstream, downstream, or within the vicinity of the site. **R5.4 Complies** The proposed development does not involve any buildings or infrastructure. All restoration activities are land-based and focused on revegetation. As such, the 50-metre setback from natural riparian corridors is inherently maintained, ensuring the continued function of these corridors in reducing floodwater velocity and supporting natural hydrological processes.
PO6 Development avoids the release of hazardous materials into floodwaters.	For Material change of use **AO6.1** Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or **AO6.2** If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.	**R6.1 Not Applicable** No hazardous or noxious materials are associated with the proposed development. **R6.2 Not Applicable** Refer response to AO6.1 above.

Performance outcomes	Acceptable outcomes	Applicant response
	AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE. **AO6.4** If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. Note – Refer to *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous materials.	**R6.3 Not Applicable** Development involving the potential release of hazardous materials into floodwaters is not proposed. **R6.4 Not Applicable** Development involving the potential release of hazardous materials into floodwaters is not proposed.
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	**AO7** Development does not: (a) increase the number of people calculated to be at risk of flooding; (b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	**R7 Complies** The proposed development does not involve residential, commercial, or public infrastructure and will not result in increased population or occupancy on-site. As a passive ecological restoration project, it: • Does not increase the number of people at risk of flooding • Does not require evacuation or shorten flood warning times • Does not impact traffic or evacuation routes, as no additional vehicle movements or access changes are proposed The nature of the development ensures that flood risk to people and evacuation logistics remain unchanged.

Performance outcomes	Acceptable outcomes	Applicant response
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	**AO8.1** The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). or **AO8.2** The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and care Services National law (Queensland) is operated or child care service under the *Child Care Act 2002* is conducted, (b) community centres; (c) meeting halls; (d) galleries; (e) libraries. The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant	**R8.1 Complies** Land uses referenced in AO8.1 are not proposed. **R8.2 Complies** Land uses referenced in AO8.2 are not proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. and/or **AO8.3** The following uses have direct access to low hazard evacuation routes as defined in **Error! Reference source not found.**: (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and (f) utility installations involving water and sewerage treatment plants. **AO8.4** Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration. **AO8.5**	**AO8.3 Not Applicable** Development for a use listed in AO8.3 is not proposed. **AO8.4 Complies** Critical infrastructure is not proposed. **AO8.5 Complies** No built infrastructure is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

8.2.6 Landscape values overlay code

8.2.6.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Landscape values overlay, if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Landscape values overlay is identified on the Landscape values overlay map in Schedule 2 and includes in following sub-categories:

(a) High landscape value sub-category;

(b) Medium landscape value sub-category;

(c) Scenic route buffer / view corridor area sub-category;

(d) Coastal scenery area sub-category.

(3) When using this code, reference should be made to Part 5.

8.2.6.2 Purpose

(1) The purpose of the Landscape values overlay code is to:

(a) implement the policy direction of the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;

(ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.

(b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) areas of High landscape value are protected, retained and enhanced;

(b) areas of Medium landscape value are managed to integrate and limit the visual impact of development;

(c) the landscape values of the Coastal scenery area are managed to integrate and limit the visual impact of development;

(d) development maintains and enhances the significant landscape elements and features which contribute to the distinctive character and identity of Douglas Shire;

(e) ridges and vegetated hillslopes are not developed in a way that adversely impacts on landscape values;

(f) watercourses, forested mountains and coastal landscape character types remain predominantly natural in appearance in order to maintain the region's diverse character and distinctive tropical image, in particular:

(i) areas in the coastal landscape character type which are predominantly natural and undeveloped in appearance retain this natural landscape character;

(ii) watercourses which are predominantly natural and undeveloped in appearance retain this natural landscape character;

(iii) the rural character of cane fields and lowlands landscape character types which are predominantly rural or natural in appearance are maintained;

(iv) landscape values are maintained when viewed from lookouts, scenic routes, gateways and public places.

(g) views towards High landscape value areas and the Coral Sea are not diminished;

(h) development is consistent with the prevailing landscape character of its setting, and is neither visually dominant nor visually intrusive;

(i) advertising devices do not detract from the landscape values, character types or amenity of an area.

Criteria for assessment

Table 8.2.6.3.z – Landscape values overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
Development in a High landscape value area		
PO1 Development within High landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 3 years of construction;	**AO1.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of roof height. **AO1.2** Buildings and structures are setback not less than 50 metres from ridgelines or peaks. **AO1.3** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer.	**R1.1-1.3 – Complies.** No buildings or structures are proposed. Restoration is land-based and passive.

Performance outcomes	Acceptable outcomes	Applicant response
(c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design, extent and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure; (f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO1.4** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; buildings are split level or suspended floor construction, or a combination of the two; lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. **AO1.5** The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow. **AO1.6** No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.5%). **AO1.7** Where for accommodation activities or reconfiguration of a lot in a High landscape value area, development demonstrates that the height, design, scale, positioning on-site, proposed construction materials and external finishes are compatible with the landscape values. Note - A visual impact assessment undertaken in accordance with Planning scheme policy SC6.6 – Landscape values may be required.	**R1.4-1.8 – Complies.** No buildings or structures are proposed.

Performance outcomes	Acceptable outcomes	Applicant response
	AO1.8 Advertising devices do not occur.	
Development within the Medium landscape value area		
PO2 Development within Medium landscape value areas identified on the Landscape values overlay maps contained in Schedule 2: (a) avoids detrimental impacts on the landscape values of forested skylines, visible hillslopes, ridgelines, the coastal foreshore or the shoreline of other water bodies through the loss of vegetation; (b) is effectively screened from view from a road, lookout or other public place by an existing natural landform or native vegetation, or will be effectively screened by native vegetation within 5 years of construction; (c) retains existing vegetation and incorporates new landscaping to enhance existing vegetation and visually soften built form elements; (d) incorporates development of a scale, design, height, position on site, construction materials and external finishes that are compatible with the landscape values of the locality; (e) avoids detrimental impacts on landscape values and excessive changes to the natural landform as a result of the location, position on site, scale, design and alignment of earthworks, roads, driveways, retaining walls and other on-ground or in-ground infrastructure;	**AO2.1** Buildings and structures are not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height. **AO2.2** Development is screened from view from roads or other public places by an existing natural landform or an existing native vegetation buffer. **AO2.3** Where development on land steeper than 1 in 6 (16.6%) cannot be avoided: (a) development follows the natural; contours of the site; (b) buildings are split level or suspended floor construction, or a combination of the two; (c) lightweight materials are used to areas with suspended floors. Note - Examples of suitable lightweight materials include timber or fibre cement boards or sheeting for walls and factory treated metal sheeting for walls and roofs. **AO2.4** The external features, walls and roofs of buildings and structures have a subdued and non-reflective palette. Note - Examples of suitable colours include shades of green, olive green, blue green, grey green, green blue, indigo, brown, blue grey, and green yellow.	**R2.1-2.6 – Complies.** The proposed development involves the establishment of a Permanent Plantation for ecological restoration purposes. It does not include any built form, infrastructure, or land use intensification. The project is designed to enhance the natural landscape values of the site, which is consistent with the intent of AO2 provisions.

Performance outcomes	Acceptable outcomes	Applicant response
(f) avoids detrimental impacts on landscape values and views as a result of the location, position on site, scale, design and alignment of telecommunications facilities, electricity towers, poles and lines and other tall infrastructure; (g) extractive industry operations are avoided, or where they cannot be avoided, are screened from view. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO2.5** No clearing of native vegetation occurs on land with a slope greater than 1 in 6 (16.6%). **AO2.6** Advertising devices do not occur.	
Development within a Scenic route buffer / view corridor area		
PO3 Development within a Scenic route buffer / view corridor area as identified on the Landscape values overlay maps contained in Schedule 2: (a) retains visual access to views of the surrounding landscape, the sea and other water bodies; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements whilst not impeding distant views or view corridors; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; (d) minimises visual impacts on the setting and views in terms of: (e) the scale, height and setback of buildings; (f) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways;	**AO3.1** Where within a Scenic route buffer / view corridor area, the height of buildings and structures is not more than identified within the acceptable outcomes of the applicable zone code. **AO3.2** No clearing of native vegetation is undertaken within a Scenic route buffer area. **AO3.3** Where within a Scenic route buffer / view corridor area development is set back and screened from view from a scenic route by existing native vegetation with a width of at least 10 metres and landscaped in accordance with the requirements of the landscaping code. **AO3.4** Development does not result in the replacement of, or creation of new, additional, or enlarged advertising devices.	**R3.1-3.4 – Complies.** The proposed development involves ecological restoration through the establishment of a Permanent Plantation, with no built form, infrastructure, or intensification of land use. The project is designed to enhance the natural landscape and visual amenity of the Daintree region, aligning with the intent of AO3 provisions.

Performance outcomes	Acceptable outcomes	Applicant response
(g) the scale, extent and visual prominence of advertising devices. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.		
Development within the Coastal scenery area		
PO4 The landscape values of the Coastal scenery zone as identified on the Landscape values overlay maps contained in Schedule 2 are managed to integrated and limit the visual impact of development. Note - A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in order to satisfy performance outcomes.	**AO4.1** The dominance of the natural character of the coast is maintained or enhanced when viewed from the foreshore. **AO4.2** Where located adjacent to the foreshore buildings and structures are setback: (a) Where no adjoining development, a minimum of 50 metres from the coastal high water mark and the setback area is landscaped with a native vegetation buffer that has a minimum width of 25 metres; or (b) Where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures, but not less than 10 metres from the coastal high water mark. The setback area is landscaped in accordance with the requirements of the Landscaping code. **AO4.3** Where separated from the foreshore by land contained within public ownership (e.g. unallocated State land, esplanade or other public open space), buildings and structures area setback:	**AO4.1-AO4.3 - Not applicable.** The subject site is not within a coastal scenery area.

Performance outcomes	Acceptable outcomes	Applicant response
	(a) where no adjoining development, a minimum of 6 metres from the coastward property boundary. The setback area is landscaped in accordance with the requirements of the Landscaping code; or (b) where there is adjoining development, setbacks will be consistent with that of adjoining buildings and structures. The setback area is landscaped in accordance with the requirements of the Landscaping code.	
PO5 Development is to maximise opportunities to maintain and/or enhance natural landscape values through the maintenance and restoration of vegetated buffers between development and coastal waters, where practical. Note – A visual impact assessment is undertaken in accordance with Planning scheme policy SC6.6 – Landscape values in satisfaction of a performance outcome.	**AO5** No clearing of native vegetation is undertaken within a Coastal scenery area zone, except for exempt vegetation damage undertaken in accordance with the Vegetation management code	**R5 - Not applicable.** The subject site is not within a coastal scenery area.

8.2.7 Natural areas overlay code

8.2.7.1 Application

(1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Natural areas overlay, if:

(a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;

(b) impact assessable development.

(2) Land in the Natural areas overlay is identified on the Natural areas overlay map in Schedule 2 and includes the following sub-categories:

(a) MSES – Protected area;

(b) MSES – Marine park;

(c) MSES – Wildlife habitat;

(d) MSES – Regulated vegetation;

(e) MSES – Regulated vegetation (intersecting a Watercourse);

(f) MSES – High ecological significance wetlands;

(g) MSES – High ecological value waters (wetlands);

(h) MSES – High ecological value waters (watercourse);

(i) MSES – Legally secured off set area.

Note – MSES = Matters of State Environmental Significance.

(3) When using this code, reference should be made to Part 5.

8.2.7.2 Purpose

(1) The purpose of the Natural areas overlay code is to:

(a) implement the policy direction in the Strategic Framework, in particular:

(i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;

(ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.

(b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development is avoided within:

(i) areas containing matters of state environmental significance (MSES);

(ii) other natural areas;

(iii) wetlands and wetland buffers;

(iv) waterways and waterway corridors.

(b) where development cannot be avoided, development:

(i) protects and enhances areas containing matters of state environmental significance;

(ii) provides appropriate buffers;

(iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;

(iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;

(v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;

(vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;

(vii) enhances connectivity across barriers for aquatic species and habitats;

(viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;

(ix) protects areas of environmental significance from weeds, pests and invasive species.

(c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

Criteria for assessment

Table 8.2.7.3.a - Natural areas overlay code – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	**AO1.1** Development avoids significant impact on the relevant environmental values. or **AO1.2** A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or **AO1.3** Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	**R1.1 – Complies.** The proposed development avoids any significant impact on environmental values. No vegetation clearing is proposed. All mapped Matters of State Environmental Significance (MSES)—including regulated vegetation, wildlife habitat, and high ecological significance wetlands—will be retained and protected. Restoration activities will be confined to previously cleared areas and will enhance ecological values through the re-establishment of native vegetation across approximately 405 hectares.

Performance outcomes	Acceptable outcomes	Applicant response
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	**AO2** The design and layout of development minimises adverse impacts on ecologically important areas by: (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	**R2 – Complies.** In compliance with AO2 the following is noted: • Development is confined to previously cleared areas. • No vegetation clearing is proposed. • Restoration design maintains natural landforms and hydrology. • Habitat connectivity is enhanced, and fauna movement is supported through native vegetation corridors. • No new property boundaries are proposed.
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	**AO3.1** A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or **AO3.2** A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	**R3.2 – Complies.** While no formal buffer is required, the development directly supports the protection and enhancement of the McDowell Swamp Oxbow—a mapped Wetland Protection Area and nationally listed wetland. Restoration works will improve the environmental integrity of the wetland by: • Rehabilitating degraded floodplain areas with endemic native vegetation; • Enhancing hydrological function and sediment filtration; • Suppressing invasive species through canopy closure and targeted weed management;

Performance outcomes	Acceptable outcomes	Applicant response
		• Re-establishing ecological connectivity and habitat structure consistent with pre-clearing regional ecosystems. Importantly, the proposed activities do not constitute high impact earthworks under the *Planning Regulation 2017*. The works are limited to surface-level planting, weed removal, and passive regeneration, and are specifically intended to restore and conserve ecological processes and hydrological functions—which are exempt from triggering assessment under the Regulation. The restoration approach aligns with the intent of AO3.2 by improving the condition, function, and resilience of the wetland system.
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	**AO4.1** Native vegetation within wetlands and wetland buffer areas is retained. **AO4.2** Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	**R4.1 and 4.2 – Complies.** In compliance with AO4.1-AO4.2 the following is noted: • All native vegetation within wetlands and buffers is retained. • Degraded areas are being revegetated using endemic species consistent with pre-clearing regional ecosystems (e.g., RE 7.3.23, RE 7.3.35). • Restoration follows Queensland Herbarium guidance and site-specific ecological assessments.

Performance outcomes	Acceptable outcomes	Applicant response
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	**AO5.1** Development avoids the introduction of non-native pest species. **AO5.2** The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	**R5.2 and 5.2 – Complies.** While a formal pest management plan is not currently in place, the proposed restoration works will include the systematic removal of invasive pest species, including aggressive aquatic weeds such as Hymenachne and Para Grass, which are known to degrade wetland function and biodiversity. These actions will be implemented as part of the site's ecological rehabilitation strategy. The project's long-term objective is to restore native vegetation cover, which will naturally suppress weed regrowth through canopy closure and competitive native understory establishment. Although not formalised in a standalone plan, pest control is an integral component of the restoration methodology and will be monitored and managed throughout the project lifecycle to support ecological integrity.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	**AO6.1** Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and **AO6.2** Development within an ecological corridor rehabilitates native vegetation. and **AO6.3**	**R6.1-6.3 – Complies.** The proposed development will restore approximately 405 hectares of previously cleared or degraded land using endemic native vegetation. This will significantly enhance ecological connectivity across the site, particularly between fragmented patches of remnant vegetation and mapped Matters of State Environmental Significance (MSES), including wildlife habitat and regulated vegetation.

Performance outcomes	Acceptable outcomes	Applicant response
	Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	The site lies adjacent to the Wet Tropics World Heritage Area and the McDowell Swamp Oxbow, a nationally significant wetland. Restoration will re-establish habitat corridors for native fauna, including threatened species such as the Southern Cassowary and Spectacled Flying Fox. The project will also mitigate edge effects and improve habitat structure and function, consistent with the intent of PO6.
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	**AO7.1** Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and **AO7.2** Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	**R7.1 and 7.2 – Complies.** The development does not involve any built form or vegetation clearing. All restoration activities are land-based and occur outside of mapped riparian vegetation and watercourses. No encroachment will occur within 10 metres of riparian zones, and no shading or physical disturbance of native vegetation is proposed. The project will instead enhance the condition of ecological corridors by removing invasive species and replanting with native vegetation, thereby improving the resilience and ecological function of these areas.
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes;	**AO8.1** Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or	**R8.1 - Not applicable.** The site is not in an urban area.

Performance outcomes	Acceptable outcomes	Applicant response
(d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration	**AO8.2** Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	**AO9** Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	**R9 – Complies.** The development does not involve any built form or vegetation clearing. The project will enhance the condition of ecological corridors by removing invasive species and replanting with native vegetation, thereby improving the resilience and ecological function of these areas.

Table 8.2.7.3.b — Widths of waterway corridors for waterways

Waterways classification	Waterway corridor width
Waterways in Urban areas	10 metres measured perpendicular from the top of the high bank.
Waterways in Other areas	For a dwelling house, 10 metres measured perpendicular from the top of the high bank. For all other development, 20 metres measured perpendicular from the top of the high bank.

SCHEDULE 10

DA FORM 1



DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008.* For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Rainforest Rescue A.C.N. 086 885 154
Contact name *(only applicable for companies)*	C/- wildPLAN Pty Ltd
Postal address *(P.O. Box or street address)*	PO BOX 8028
Suburb	CARNS
State	QLD
Postcode	4870
Country	Australia
Contact number	0487 967 533
Email address *(non-mandatory)*	dominic@wildplan.com.au
Mobile number *(non-mandatory)*	0487 967 533
Fax number *(non-mandatory)*	N/A
Applicant's reference number(s) *(if applicable)*	WP25 029 RAI
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		110	Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	2	N15779	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	9	SP143026	Douglas Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
			Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	3	SP126928	Douglas Shire Council

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☒ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☐ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☒ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:	Daintree River

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:	
Name of port authority for tidal area *(if applicable)*	
☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Permanent Plantation (ecological restoration of nationally significant wetland and surrounds)

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Permanent Plantation	Permanent plantation – Premises used for growing plants not intended to be harvested.	N/A	N/A

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☒ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*

$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

☐ Clearing native vegetation
☐ Contaminated land *(unexploded ordnance)*
☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
☐ Ports – Brisbane core port land – hazardous chemical facility
☐ Ports – Brisbane core port land – taking or interfering with water
☐ Ports – Brisbane core port land – referable dams
☐ Ports – Brisbane core port land – fisheries
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

☐ SEQ northern inter-urban break – community activity
☐ SEQ northern inter-urban break – indoor recreation
☐ SEQ northern inter-urban break – urban activity
☐ SEQ northern inter-urban break – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**

☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*
☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**

☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**

☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**

☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**

☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**

☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or*
- *Part 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

***Note**: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au for further information.*

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

***Note**: See guidance materials at www.resources.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

***Note**: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21)*	☐ Yes ☒ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.3) Additional premises

☒ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

d)	Unit No.	Street No.	Street Name and Type	Suburb
		-	Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	8	RP722116	Douglas Shire Council
e)	Unit No.	Street No.	Street Name and Type	Suburb
		-	Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	1	RP706308	Douglas Shire Council
f)	Unit No.	Street No.	Street Name and Type	Suburb
		-	Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	1	RP720435	Douglas Shire Council
g)	Unit No.	Street No.	Street Name and Type	Suburb
		-	Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	1	RP720582	Douglas Shire Council
h)	Unit No.	Street No.	Street Name and Type	Suburb
		-	Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	2	RP720582	Douglas Shire Council
i)	Unit No.	Street No.	Street Name and Type	Suburb
		-	Cape Tribulation Road	Lower Daintree

	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	2	RP721745	Douglas Shire Council
j)	Unit No.	Street No.	Street Name and Type	Suburb
		-	Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	5	RP706307	Douglas Shire Council
k)	Unit No.	Street No.	Street Name and Type	Suburb
		-	Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	337	RP800690	Douglas Shire Council
l)	Unit No.	Street No.	Street Name and Type	Suburb
		-	Cape Tribulation Road	Lower Daintree
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4873	354	SR616	Douglas Shire Council

SCHEDULE 11

OWNER'S CONSENT

SCHEDULE 11

PLAN

Company owner's consent to the making of a development application under the *Planning Act 2016*

I. JAMES GREGG WATSON

Director/Secretary of the company mentioned below.

And I, DONALD ANDREW WATSON

Director of the company mentioned below.

Of

DC Watson Pty Ltd

the company being the owner of the premises identified as follows:

CAPE TRIBULATION ROAD, LOWER DAINTREE QLD 4873

Lot 1 on RP720435
Lot 2 on RP721745
Lot 337 on RP800690
Lot 354 on SR616
Lot 1 on RP706308
Lot 1 on RP720582
Lot 2 on RP720582
Lot 5 on RP706307

consent to the making of a development application under the *Planning Act 2016* by:

Rainforest Rescue C/O wildPLAN Pty Ltd

on the premises described above for:

Material Change of Use (Permanent Plantation)

Company seal *[if used]*

Company Name and ACN: DC Watson Pty Ltd A.C.N. 009 802 242 ..... Signature of Sole Director/Secretary ..... Date

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: DC Watson Pty Ltd A.C.N. 009 802 242	
 ..... Signature of Director 28/5/25 ..... Date	 ..... Signature of Director/Secretary 28/5/25 ..... Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, JAMES GREGG WATSON

Director/Secretary of the company mentioned below.

And I, DONALD ANDREW WATSON

Director of the company mentioned below.

Of
G Muntz Pty Ltd

the company being the owner of the premises identified as follows:

CAPE TRIBULATION ROAD, LOWER DAINTREE QLD 4873

Lot 1 on RP720435
Lot 2 on RP721745
Lot 337 on RP800690
Lot 354 on SR616
Lot 1 on RP706308
Lot 1 on RP720582
Lot 2 on RP720582
Lot 5 on RP706307

consent to the making of a development application under the *Planning Act 2016* by:

Rainforest Rescue C/O wildPLAN Pty Ltd

on the premises described above for:

Material Change of Use (Permanent Plantation)

Company seal *[if used]*

Company Name and ACN: G Muntz Pty Ltd A.C.N. 009 802 313 ..... Signature of Sole Director/Secretary ..... Date

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: G Muntz Pty Ltd A.C.N. 009 802 313	
..... Signature of Director 28/5/25 ..... Date	..... Signature of Director/Secretary 28/5/25 ..... Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, JAMES GREGG WATSON

Director/Secretary of the company mentioned below.

And I, DONALD HADRELL WATSON

Director of the company mentioned below.

Of

Hugh Crawford Pty Ltd

the company being the owner of the premises identified as follows:

CAPE TRIBULATION ROAD, LOWER DAINTREE QLD 4873

Lot 1 on RP720435
Lot 2 on RP721745
Lot 337 on RP800690
Lot 354 on SR616
Lot 1 on RP706308
Lot 1 on RP720582
Lot 2 on RP720582
Lot 5 on RP706307

consent to the making of a development application under the *Planning Act 2016* by:

Rainforest Rescue C/O wildPLAN Pty Ltd

on the premises described above for:

Material Change of Use (Permanent Plantation)

Company seal *[if used]*

Company Name and ACN: Hugh Crawford Pty Ltd A.C.N. 009 802 457 ..... Signature of Sole Director/Secretary ..... Date

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: Hugh Crawford Pty Ltd A.C.N. 009 802 457	
..... Signature of Director 28/5/25 ..... Date	..... Signature of Director/Secretary 28/5/25 ..... Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Kasady A. Quaid

Of
DAINTREE FARMS PTY LTD A.C.N. 017 028 530
UNDER INSTRUMENT 715402772

the company being the owner of the premises identified as follows:

CAPE TRIBULATION ROAD, LOWER DAINTREE QLD 4873

LOT 9 SP143026 and LOT 3 SP126928

consent to the making of a development application under the *Planning Act 2016* by:

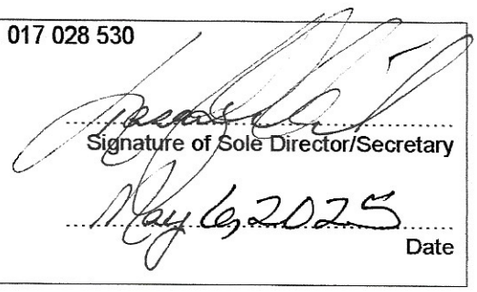
Rainforest Rescue C/O wildPLAN Pty Ltd

on the premises described above for:

Material Change of Use (Permanent Plantation)

Company seal *[if used]*

Company Name and ACN: DAINTREE FARMS PTY LTD A.C.N. 017 028 530



.....
Signature of Sole Director/Secretary

May 6, 2025
Date

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Branden Barber

Director of the company mentioned below.

And I, Tate Brammer

Secretary of the company mentioned below.

Of

RAINFOREST RESCUE A.C.N. 086 885 154

the company being the owner of the premises identified as follows:

110 CAPE TRIBULATION ROAD, LOWER DAINTREE QLD 4873

LOT 2 CROWN PLAN N15779

consent to the making of a development application under the *Planning Act 2016* by:

Rainforest Rescue C/O wildPLAN Pty Ltd

on the premises described above for:

Material Change of Use (Permanent Plantation)

Company seal *[if used]*

Company Name and ACN: DAINTREE FARMS PTY LTD A.C.N. 071 028 530	
 …… Signature of Director 03/06/2025 …… Date	 …… Signature of Secretary 03/06/2025 …… Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]

Individual owner's consent for making a development application under the *Planning Act 2016*

I,

JOHN EDWARD MACKAY
KYLIE ANN MACKAY
KIRSTY JANE MACKAY
SHANE EDWARD MACKAY

as owner of the premises identified as follows:

MOSSMAN DAINTREE ROAD, LOWER DAINTREE
(Lot 8 on RP722116)

consent to the making of a development application under the *Planning Act 2016* by:

Rainforest Rescue C/O wildPLAN Pty Ltd

on the premises described above for:

Material Change of Use (Permanent Plantation)

JOHN EDWARD MACKAY

J Mackay

[signature of owner and date signed]

11-6-25

KYLIE ANN MACKAY

K Mackay

[signature of owner and date signed]

11-6-2025

KIRSTY JANE MACKAY

K J Mackay

[signature of owner and date signed]

17/6/25

SHANE EDWARD MACKAY

Shane Mackay

[signature of owner and date signed]

12-6-25

GARY JOHN MACKAY

[signature of owner and date signed]

12-6-25

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, James Gregg Watson

Sole Director/Secretary of the company mentioned below.

And I, Donald Andrew Watson

Director of the company mentioned below.

Of

Brie Brie Estate Pty Ltd

the company being the owner of the premises identified as follows:

CAPE TRIBULATION ROAD, LOWER DAINTREE QLD 4873

Lot 1 on RP720435
Lot 2 on RP721745
Lot 337 on RP800690
Lot 354 on SR616
Lot 1 on RP706308
Lot 1 on RP720582
Lot 2 on RP720582
Lot 5 on RP706307

consent to the making of a development application under the *Planning Act 2016* by:

Rainforest Rescue C/O wildPLAN Pty Ltd

on the premises described above for:

Material Change of Use (Permanent Plantation)

Company seal *[if used]*

Company Name and ACN: Brie Brie Estate Pty Ltd A.C.N. 009 802 251 ..... Signature of Sole Director/Secretary ..... Date

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: Brie Brie Estate Pty Ltd A.C.N. 009 802 251	
..... Signature of Director 1/8/25 Date	..... Signature of Director/Secretary 1/8/25 Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]