Wynne Planning & Development PTY LTD
TOWN PLANNING SPECIALIST

Review of Environmental Features

This report is an assessment of the Environmental Sensitive Overlay affecting the following property:

Report Date:	**31/07/2024**
Assessment Date:	**12/07/2024**
Client:	**Pacific National**
Street Address:	**Lot 50 Braeside Road,**
Locality:	**Nebo**
Real Property Description:	**Lot 50 SP239857**
Zone Description:	**Rural**
Lot Size:	**126.5868 ha**
Local Authority:	**Isaac Regional Council**
Development Description:	**Workers Accommodation**
BCA Building Class:	**1A**
Building Works Description:	**Workers Accommodation Camp**

This report has been prepared to support a Development Application for proposed

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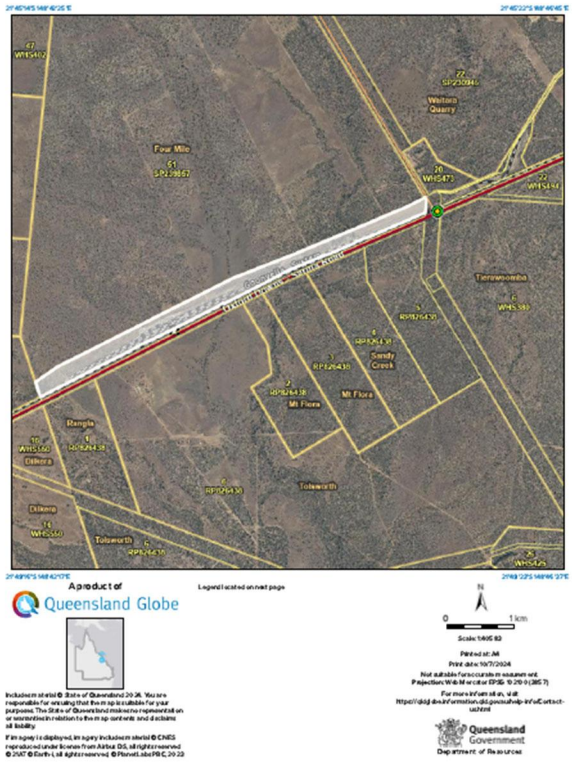
1. Introduction

1.1 Background

1.1.1 Location

The property (the site) is described as Lot 50 SP239857, Lot 50 Braeside Road which is on the Northern side of Braeside Road in the locality of Nebo. The subject site is within the Isaac Regional Council (IRC) area. The location of the site is shown on Figure 1. The current lot size is 126.5868ha.

Figure 1 Site Location



1.1.2 Report Purpose

This report was prepared to provide the results of an on-ground assessment of the vegetation and landscape features on and adjacent to the Site to address State Referral and any overlay mapping 'triggered' in the Isaac Regional Council (IRC) Planning Scheme (2017). As the IRC planning scheme is reliant on Queensland Government map layers it is important to determine if the State mapping is accurate as a starting point. The on-ground observations will be used, in particular, to assess the environmental features and ecological values associated with the Site. The observations will be used to determine if the regional ecosystem mapping is accurate as well as recommend mitigation measures.

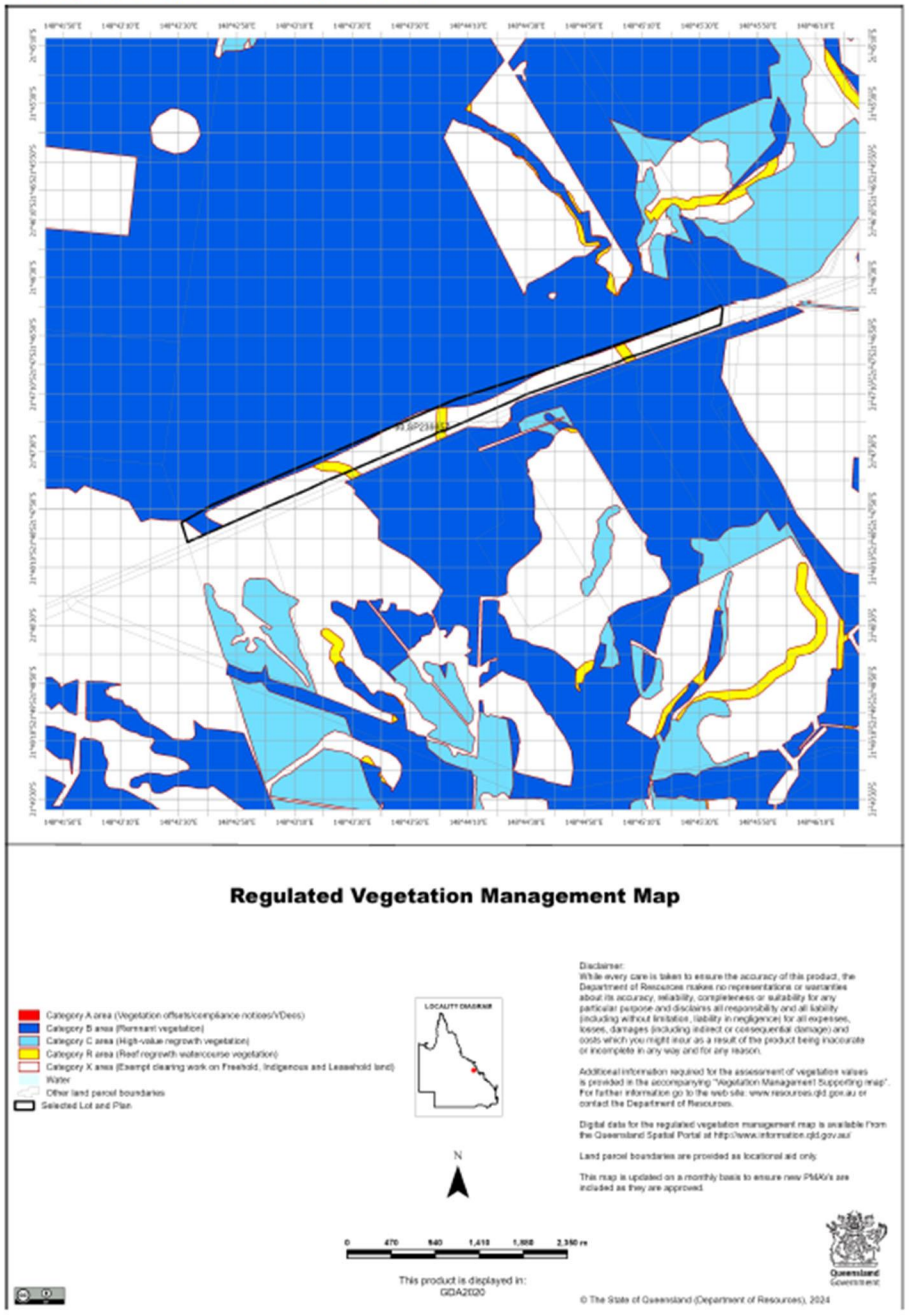
1.2 Regulated Vegetation

1.2.1 Regulated Vegetation and regional ecosystems

The Regulated vegetation management map was generated and downloaded from the Department of Resources (DOR) website on 10/07/24 as part of a Vegetation management report. The vegetation management report shows the regulated vegetation mapping of the Site [see Figure 2] with:

Figure 2: Regulated Vegetation Mapping

4.1 Regulated vegetation management map



21.67 ha of Category B [dark blue], 7.32 ha of Category R [yellow] and 97.6 ha of Category X [non-remnant]. Current regional ecosystem (RE) mapping shows that the site is covered by remnant vegetation on the southern side and that there is some regrowth on the northern side.

According to the regional mapping, the site is mostly covered by non-remnant vegetation but contains some patches of:

- Of concern: RE's 11.3.21, 11.3.25, 11.4.13,
- Least of concern: RE 11.5.3

Table 1 Regional Ecosystem Descriptions

RE ID	RE Description	Vegetation Management Act Status
11.3.21	Dichanthium sericeum and/or Astrebla spp. (A. lappacea, A. elymoides and A. squarrosa) tussock grassland. Frequently occurring species include the grasses Aristida leptopoda, A. latifolia, Bothriochloa bladhii subsp. bladhii, Brachyachne convergens, Heteropogon contortus, Panicum decompositum, Eriochloa spp., Sporobolus mitchellii and Thellungia advena and the forbs Abelmoschus ficulneus, Corchorus trilocularis, Commelina ensifolia, Euphorbia coghlanii, Ipomoea lonchophylla, Neptunia gracilis, Phyllanthus maderaspatensis, Sida trichopoda and Trichodesma zeylanicum var. latisepaleum. Scattered emergent trees and shrubs may occur, including Eucalyptus coolabah, E. populnea, E. tereticornis and Acacia spp. Occurs on Cainozoic alluvial plains on flats associated with rivers and creeks, including back-plains, terraces, low levees and back-swamps. Associated soils are usually heavy cracking clays. Not a Wetland. (BVG1M: 30a).	Of Concern
11.3.25	Eucalyptus tereticornis or E. camaldulensis woodland to open forest. Other tree species, including Casuarina cunninghamiana, E. coolabah, Melaleuca bracteata, Melaleuca viminalis, Livistona spp. (in north), Melaleuca spp. and Angophora floribunda, may occur. An tall shrub layer may occur, including Acacia salicina, A. stenophylla and Lysiphyllum carronii. Low shrubs are present, but rarely form a conspicuous layer. The ground layer is open to sparse and dominated by perennial grasses, sedges or forbs. Occurs on fringing levees and banks of major rivers and drainage lines of alluvial plains throughout the region. Soils are very deep, alluvial, grey and brown cracking clays with or without some texture contrast. These are usually moderately deep to deep, soft or firm, acid, neutral or alkaline brown sands, loams or black cracking or non-cracking clays, and may be sodic at depth (Burgess 2003). Riverine. (BVG1M: 16a).	Of concern
11.4.13	Eucalyptus orgadophila open woodland. Other canopy species include Corymbia dallachiana and C. erythrophloia. Scattered shrubs and low trees may occur, including Alectryon diversifolius, Vachellia bidwillii, Cassia brewsteri and Atalaya hemiglauca. The ground layer is	Of concern

	dominated by tussock grasses, including Dichanthium sericeum, Bothriochloa ewartiana, Heteropogon contortus, Panicum queenslandicum and Themeda triandra. Occurs on Cainozoic clay plains. The soils associated with this regional ecosystem are often derived from weathered basalt. Not a Wetland. (BVG1M: 11a).	
11.5.3	Eucalyptus populnea +/- E. melanophloia +/- Corymbia clarksoniana +/- C. dallachiana and occasionally E. cambageana or E. brownii woodland. Localised areas may be dominated by E. melanophloia, occasionally E. crebra and other canopy species. There is typically a secondary tree layer, including Eremophila mitchellii, Geijera parviflora, Archidendropsis basaltica, Erythroxylum australe, Cassia brewsteri, Ventilago viminalis, Allocasuarina luehmannii and Callitris glaucophylla. A low shrub layer of Carissa ovata, Erythroxylum australe, Capparis lasiantha commonly occurs. Occurs on flat to gently undulating plains formed from Cainozoic sediments. Associated soils are generally deep texture contrast with thick sandy surface horizons with some deep red earths. Not a Wetland. (BVG1M: 17a).	Least of concern

The table below indicate corresponding Broad Vegetation Group:

BVG (1 million)	Description	Area (Ha)	% of AOI	Corresponding RE
None	None	105.39	83.26	Cat X
11a	Moist to dry open forests to woodlands dominated by Eucalyptus orgadophila (mountain coolibah). Some areas dominated by E. tereticornis (blue gum), E. melliodora (yellow box), E. albens (white box), E. crebra (narrow-leaved red ironbark) or E. melanophloia (silver-leaved ironbark).	4.62	3.65	11.4.13
16a	Open forest and woodlands dominated by Eucalyptus camaldulensis (river red gum) (or E. tereticornis (blue gum)) and/or E. coolabah (coolabah) (or E. microtheca (coolabah)) fringing drainage lines. Associated species may include Melaleuca spp., Corymbia tessellaris (carbeen), Angophora spp., Casuarina cunninghamiana (riveroak). Does not include alluvial areas dominated by herb and grasslands or alluvial plains that are not flooded.	0.15	0.12	11.3.25
17a	Woodlands dominated by Eucalyptus populnea (poplar box) (or E. brownii (Reid River box)) on alluvium, sand plains and footslopes of hills and ranges.	13.16	10.40	11.5.3
30a	Tussock grasslands dominated by Astrebla spp. (mitchell grass) or Dichanthium spp. (bluegrass) often with Eulalia aurea (silky browntop) on alluvia.	3.26	2.58	11.3.21

A technical description is available for Regional Ecosystem 11.3.25, 11.4.13, and 11.5.3 and is available in Appendix A.

1.2.2 Essential Habitat

The Vegetation management report does not indicate potential essential habitat on the sites.

The sighting data provided by the QLD State government identifies several sightings in the surrounding areas, but not on the proposed development site.

https://apps.des.qld.gov.au/species-search/details/?id=891

The Wildnet search indicated that the following species are recorded within a one-kilometre buffer from the site:

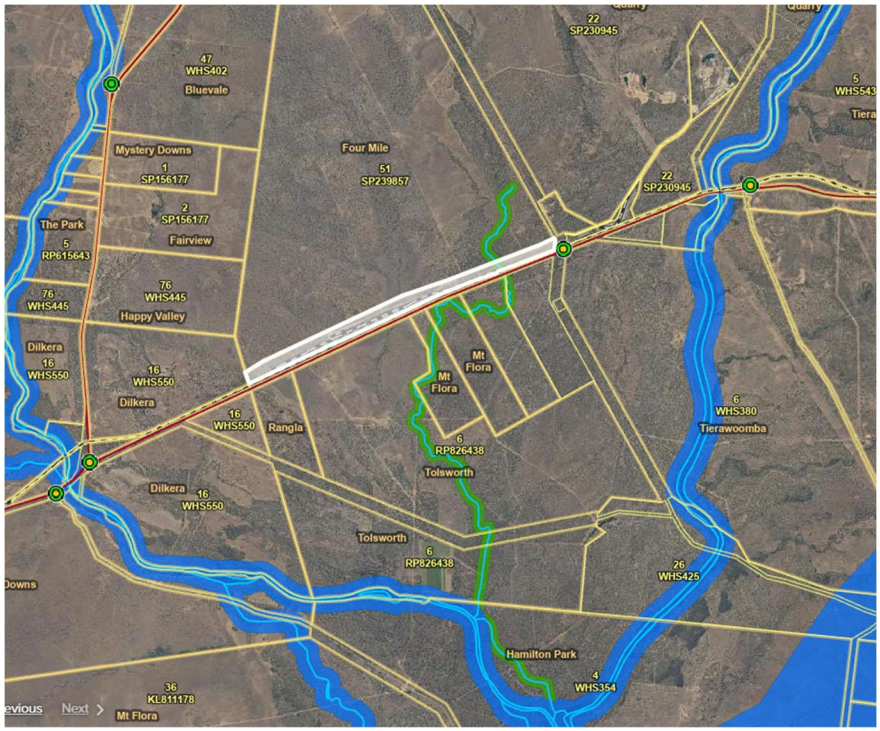
Table 2. Conservation significant species recorded within the area of interest and its one kilometre buffer

Taxon Id	Kingdom	Class	Family	Scientific Name	Common Name	NCA	EPBC	Specimens	Records	Last record
860	Animalia	Mammalia	Phascolarctidae	*Phascolarctos cinereus*	koala	E	E	0	4	23/07/2016

Taxon Id: Unique identifier of the taxon from the WildNet database.
NCA: Queensland conservation status of the taxon under the *Nature Conservation Act 1992* (Least Concern (C), Critically Endangered
(CR), Endangered (E), Extinct (EX), Near Threatened (NT), Extinct in the Wild (PE), Special Least Concern (SL), and Vulnerable (V)).
EPBC: Australian conservation status of the taxon under the *Environment Protection and Biodiversity Conservation Act 1999* (Conservation
Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Vulnerable (V), and Extinct in the Wild (XW)).
Specimens: The number of specimen-backed records of the taxon.
Records: The total number of records of the taxon.
Last record: Date of latest record of the taxon.

1.2.3 Ecological Corridors

The site is outside the State corridor mapping:



The State corridor is mapped in dark blue. The site is outside the State Corridor. However, part of the site is within the Regional corridor (Green).

No works are proposed within the regional corridor.

1.2.3 Matters of State Environmental Significance

A matter of state environmental significance (MSES) report was downloaded from the Queensland Government's [https://www.qld.gov.au/environment/pollution/management/environmental-reports-online] environmental reports website for Lot 50 SP239857. The report identified a number of features embedded in Queensland Government mapping from various departments that corresponded to MSES in the State Planning Policy (SPP):

- Threatened (endangered or vulnerable) wildlife (10.45 ha/ 8.3 %)
- Regulated Vegetation - Endangered/Of concern in Category B (remnant) (3.26ha/ 2.6%)
- Regulated Vegetation – Category R (7.32ha / 5.8%)
- Regulated Vegetation – Essential Habitat (2.76 ha/ 2.2%)
- Regulated Vegetation -intersecting a watercourse (0.8 km)

No other MSES have been recorded.

The MSES map is available in Figure 2.

The accuracy of the Queensland Government mapping cannot be taken as given, as indicated in the MSES report "General Information" section [p.2]. The General Information includes the following statements: "The information presented in this report should be considered as a guide only and field survey may be required to validate values on the ground.", and the following disclaimer;

Disclaimer

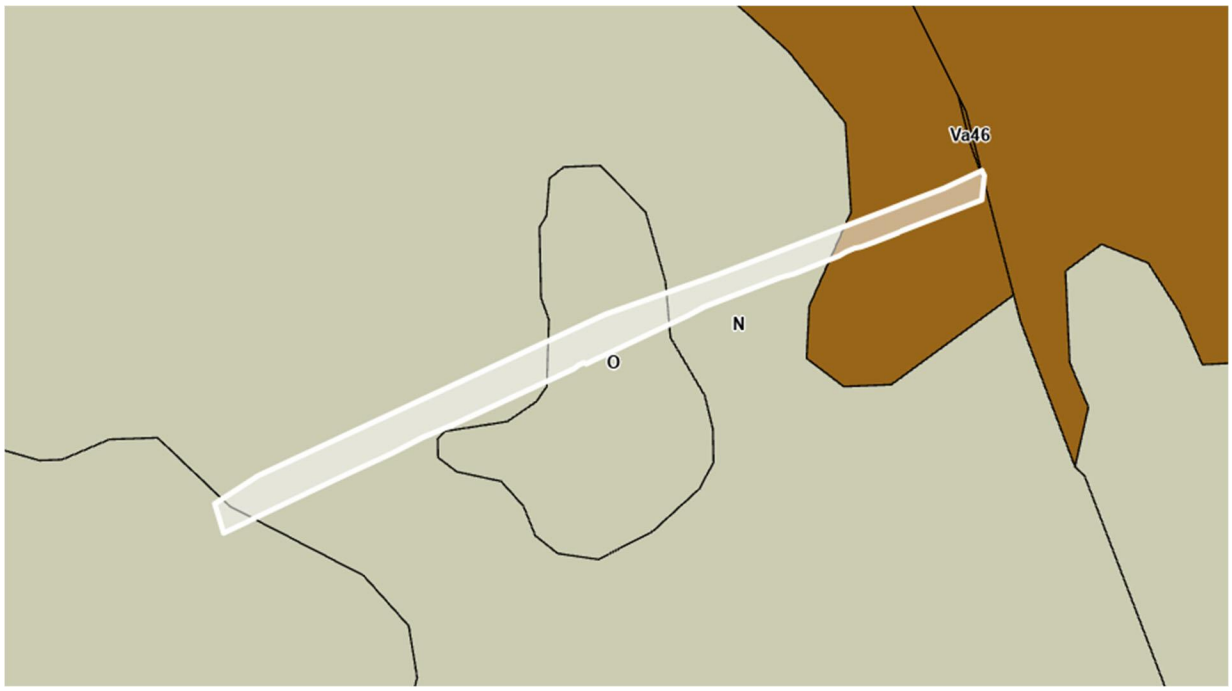
Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness, or suitability, for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.

1.2.4 Geology

The below map illustrates the soil type for the site area. The information was taken from the Australian soil classification layer from QGLOBE.

The site contains sodosol and other soils.

Figure 3 Site Geology (Queensland Globe)



1.2.5 Isaac Planning Scheme

IRC has updated the planning scheme mapping and these maps are now available online. The Isaac Regional Council (IRC) planning scheme (2017) Overlay map – Environmental Significance which is illustrated below:

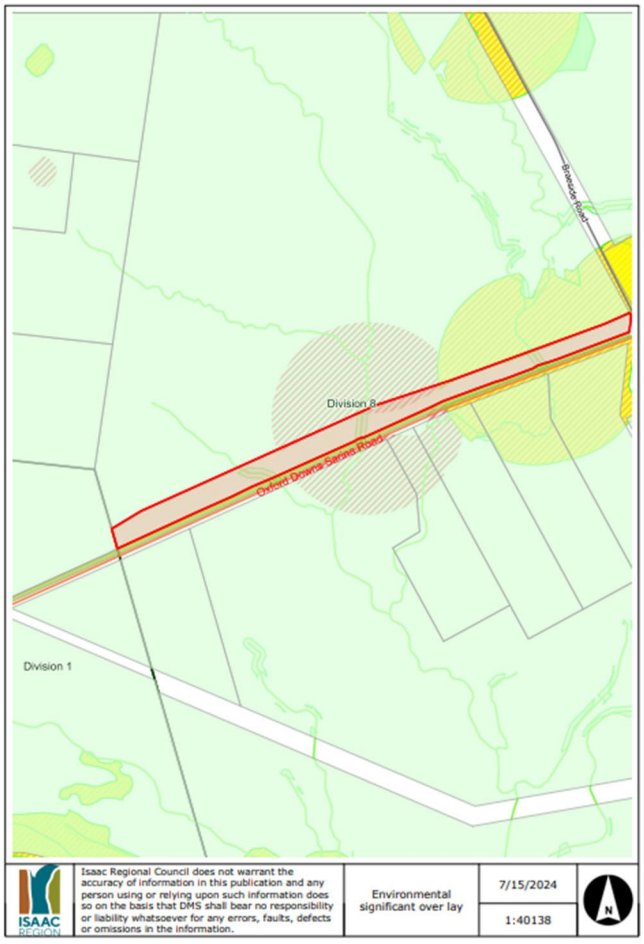


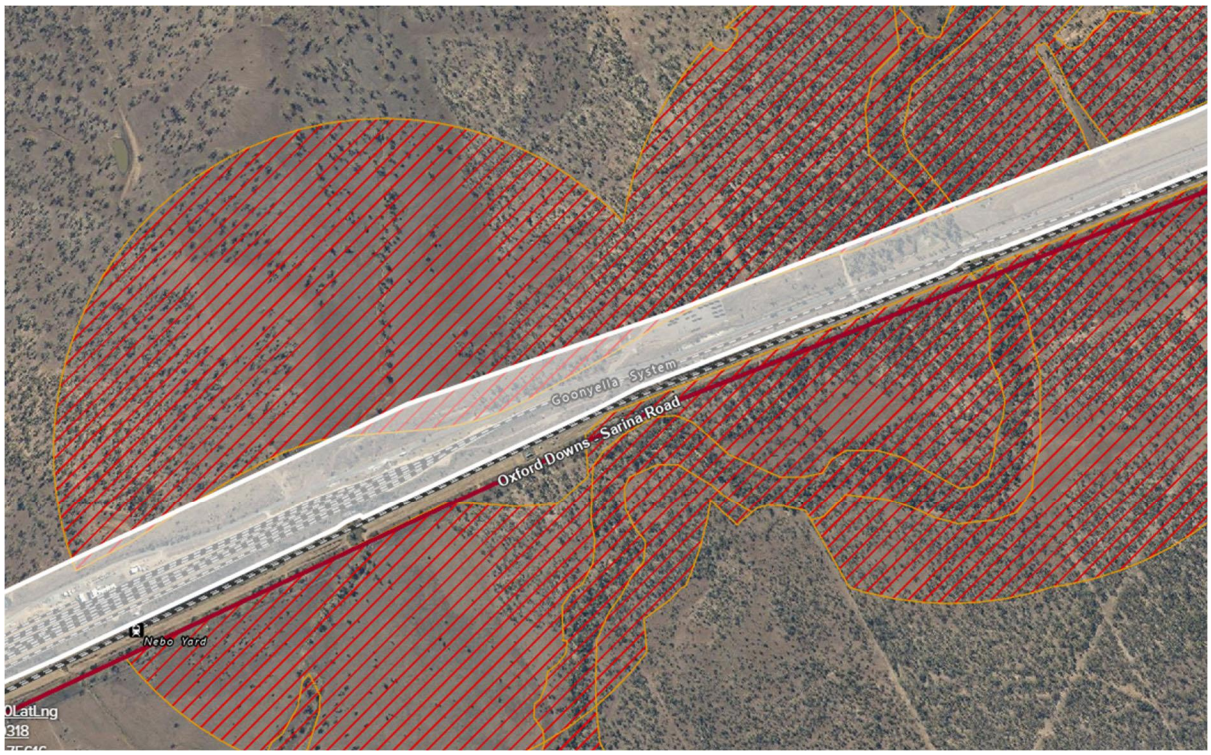
Figure 4 IRC Environmental Significance Overlay

"Regulated vegetation" and "Wildlife habitat" are 'translated' across to the Environmental Significant Overlay (ESO) from the Queensland Government's Regulated Vegetation Management Map (RVMM) and the associated Vegetation Management Supporting Map (VMSM). In the case of the ESO "Regulated vegetation" consists of 'Endangered" and 'Of concern' regional ecosystems that

are remnant vegetation [category B] along with Reef watercourse regrowth vegetation [category R], as shown on the VMSM.

It is noted that the site is partly included in the "Wildlife Habitat" overlay on Council mapping but that MSES – Wildlife habitat are identified on State mapping as per below:

Figure 5: source QLD Globe - Wildlife habitat (endangered or vulnerable)



The wildlife habitat would refer to mainly to koala habitat.

1.3 Clearing History

The below provides some background history in regards to the clearing history.

1.3.2 Aerial Photography