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**From:** [REDACTED]@zoneplanning.com.au>  
**Sent:** Friday, 3 March 2017 8:52 AM  
**To:** SEQ Regional Plan  
**Subject:** Submission to the Draft SEQRP  
**Attachments:** SEQRP Submission\_290 Colman Rd.pdf

**Importance:** High

Good morning

Please find attached submission to the draft SEQ Regional Plan in relation to land at 290 Colman Road, East Coomera.

Kind regards

[REDACTED]  
Town Planner



[REDACTED]@zoneplanning.com.au | [www.zoneplanning.com.au](http://www.zoneplanning.com.au)

**Gold Coast** 1638 Tweed Street, Burleigh Heads | PO Box 3805, Burleigh Town, QLD 4220 | Ph 07 5562 2303.  
**Gladstone** 31 Langdon St, Tannum Sands, QLD 4680 | [REDACTED]

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Our Ref: Z16395  
Your Ref:



2 March 2017

Draft SEQ Regional Plan Review Feedback  
Department of Infrastructure Local Government & Planning  
PO Box 15009  
CITY EAST QLD 4000

GOLD COAST | GLADSTONE

p. 07 5562 2303

info@zoneplanning.com.au  
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ABN 36 607 362 238

Via Email: SEQRegionalPlan@dilgp.qld.gov.au

Dear Sir/Madam,

**SUBMISSION TO THE DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN REVIEW  
REGARDING LAND AT 290 COLMAN ROAD, EAST COOMERA**

We write on behalf of our client [REDACTED] regarding land at 290 Colman Road, East Coomera the effect of the draft South East Queensland Regional Plan (SEQRP) and request the inclusion of the land within the SEQRP Urban Footprint.

This submission should be received by the Department as a 'properly made' submission, being in the approved form and made prior to the close of the advertised public consultation period, being midnight on 3 March 2017.

In support of this submission, please find attached the following documents:

- Attachment 1 – Preliminary Ecological Planning Review prepared by Habitat Environment Management

**1.0 Site & Context**

Address:	290 Colman Road, East Coomera
Real Property Description:	Lots 30 RP200827
Site Area:	18ha
Current use:	Dwelling house and outbuildings
Local Government Area (LGA):	City of Gold Coast





Figure 1: Aerial image of subject site (source: QLD Globe)

## 2.0 Current Planning Context

Statutory Requirement	Relevant / Comment
State Planning Regulatory Provisions:	SPRP (SEQ Regional Plan), SPRP (adopted charges), SPRP SEQ Koala
State Planning Policy Mapping	Coastal Management District (part) – Coastal Hazard Area (Medium & High Storm Time Inundation Area & Erosion Prone Area)
SEQRP Designation (Current)	Regional Landscape & Rural Production Area (RLRPA)
SEQRP Designation (Draft)	Regional Landscape & Rural Production Area (RLRPA) Priority Living Area (PLA)
Other State Environmental Overlays	Koala Assessable Development Area Category A & B Regulated Vegetation Tidal Waterways Water Resource Planning Area Boundary Coastal Zone Fish Habitat Management Area B
<b>Local Planning Instrument</b>	
City Plan Zone:	Rural Zone (Rural Landscape & Environment Precinct)

**Overlay Mapping / Codes:**

- Acid Sulfate Soils
- Bushfire Hazard
- Dwelling House
- Environmental Significance (biodiversity, priority species and Wetlands and waterways)
- Flood
- Landslide Hazard



Figure 2: Extract of SEQRP mapping showing subject site surrounded by the Urban Footprint

### 3.0 Existing Development Potential

The whole landholding is privately owned and is currently situated within the Rural Zone (Rural Landscape and Environmental Protection Precinct) under the Gold Coast City Plan 2016.

Within this Zone and Precinct, Dwelling Houses are exempt development and a Dwelling House (involving a secondary dwelling with a GFA not exceeding 80m<sup>2</sup>) is a Self-Assessable use. A range of other ancillary structures such as sheds are also able to be established. This is largely reflective of the existing development on the site.

At present, the SEQRP State Planning Regulatory Provisions (SPRP) prohibit the further subdivision of the subject land, and provides no incentive for the dedication to either Council or the State, of environmentally significant land to add to the existing portfolio of neighbouring environmental reserves. This is also reflected in the draft SEQRP SPRP.



#### 4.0 Environmental Considerations:

The site adjoins the ecologically important McCoy's Creek and Coomera River delta area, and forms part of a peninsula sitting between the Coomera River and McCoy's Creek.

It is acknowledged that the site triggers numerous environmental overlays both at a local and state level. A site assessment has been undertaken by Habitat Environment Management to ground truth these overlays and establish a first-hand concept of the environmental values present over the site.

As outlined in the letter provided by Habitat Environment Management accompanying this submission, there is little difference in environmental impact if the site is either within the RLRPA or Urban Footprint. The existing development on the site has been recognised as having some impact on the environmental values on the site. The assessment determined that if the site were included within the Urban Footprint, the constraints associated with Federal, State and Local Government environmental requirements would still sufficiently protect the environmental values over the site (refer to **Attachment 1**).

The environmentally significant parts to the site have no prospect of being dedicated to Council or the State under the current SEQRP designation; however, there are some prospects of this occurring if the site were to be placed within the Urban Footprint.

#### 5.0 Implications of the Draft SEQRP

##### 5.1 Draft SEQRP Urban Footprint Criteria

Chapter 3 of the draft SEQRP provides seven (7) Urban Footprint Principles that are used to define the Urban Footprint. Principle 7 provides criteria for the review of land for potential inclusion within the Urban Footprint. The following provides a high-level assessment of the subject landholding against the 'Urban Footprint criteria':

**(a) Are physically suitable**

The response to the following 'criteria' demonstrate the site's suitability for urban development and the logical inclusion of the site within the SEQRP Urban Footprint.

**(b) Are either a logical expansion of an urban area or of sufficient size to provide social and economic infrastructure efficiently**

When considered as a stand-alone lot, the subject site is somewhat removed from the Urban Footprint; however, our client is aware that a submission regarding the surrounding land along Colman Road has been made to the State Government regarding its inclusion within the Urban Footprint. Should that submission receive favorable consideration, it is considered appropriate to also include the subject land and the remainder of the peninsula within the Urban Footprint. The site is of a fairly large area (18ha) of which a significant portion of relatively constraint free and could facilitate further development in an environmentally sensitive manner.

**(c) Have ready access to services and employment**

Commercial and retail services are available within the Coomera Waters development (approx. 1.5km from the site) and at Pimpama Junction (approx. 5.2km north-west of the site) while higher order services are located at Upper Coomera and Helensvale. The site benefits from its proximity to both the Pacific Motorway and Coomera Train Station, both of which provide transport links to the central and southern Gold Coast, Logan and Brisbane, thus enhancing the access to employment hubs. Additionally, higher order services are planned to be provided in and around



the Coomera Town Centre approx. 8km west of the site once this development commences. It is noted that the Westfield project is currently under construction.

**(d) Maximise the use of committed and planned urban infrastructure**

The subject site is currently connected to the reticulated water network and on-site effluent treatment and disposal systems are in place due to a lack of connection to the sewer network. It is noted that trunk sewer and water infrastructure is available to the west of the site (servicing the Coomera Waters development) and same could be relatively easily extended along Colman Road to assist any future urban development on the site.

**(e) Are separated appropriately from incompatible land uses**

It is likely that the subject land would be developed for urban residential use, similar to that of the Coomera Waters development but of a smaller scale. Therefore, the land and its inclusion in the Urban Footprint would not result in any land use conflicts. We have not prepared a development concept for the site due to the lack of certainty regarding this Urban Footprint issue.

**(f) Maintain the integrity of inter-urban breaks**

The site is not mapped as being within an inter-urban break under either the current or draft SEQ Regional Plan and therefore does not impact on same.

**(g) Exclude area with an unacceptable risk from natural hazards, including predicted climate change impacts**

It is acknowledged that part of the landholding is mapped as being potentially impacted by natural hazards including flood, landslide and bushfire. It is worth noting that a majority of the land is flood free and flood free access is available. Similarly, landslide and bushfire hazards over the site area able to be managed through any future development and associated development application.

The inclusion of the site in the Urban Footprint does not negate the need to resolve these issues as part of a development application and the development assessment process.

At a state level, the land is partly within the Coastal Management district and is partly affected by the erosion prone area overlay. Nevertheless, this mapping only affects parts of the land and does not preclude development from occurring on the unaffected majority of the site.

**(h) Exclude areas containing predominantly matters of national environmental significance or the regional biodiversity network**

It is acknowledged that the landholding is identified under several environmental overlays at both a State and Local Government level. While these environmental values remain identified over the site regardless of its designation within the RLRPA or Urban Footprint, the ability to manage and regulate the environmental conditions on site is somewhat less under the current RLRPA designation. Whilst the inclusion of the land within the Urban Footprint does not automatically lead to an urban designation under the relevant Local Government Planning Scheme (City Plan 2016), the inclusion of the land within the Urban Footprint would provide greater opportunities for Council and the State to ensure appropriate environmental management practices are implemented as part of the development assessment process for any future development of the land. Therefore, allowing for a more sustainable environmental outcome to be achieved.



**(i) Achieve an appropriate balance of urban development in the SEQ region and associated sub-regions**

It is acknowledged that City of Gold Coast has undertaken a greenfield land supply analysis to determine the amount of greenfield land available for development within the City. While the study identified that there is sufficient land to meet greenfield development targets under the City Plan 2016 and draft SEQRP, the study does not give sufficient weight to the developability of the identified greenfield land (ie. in terms of constraints). Once the constraints over this land are identified and taken into consideration, we contend that the 'real' developable land will significantly decrease. Based on this, the inclusion of the subject land within the Urban Footprint will contribute to achieving the greenfield land targets. The close proximity of the subject land to the growing Coomera Town Centre will contribute to achieving an appropriate balance of urban, peri-urban and rural development across the southern sub-region and will have little impact on the wider SEQ Region.

**(j) Maintain a well-planned region of urban areas, towns and villages**

As mentioned, the inclusion of the landholding within the Urban Footprint represents the logical progression of the urban area on the Gold Coast. Similarly, the expansion will allow for the remainder of the land on Colman Road to be developed in an environmentally sensitive manner, allowing for the orderly and efficient development of the Coomera area in support of the Coomera Town Centre.

**(k) Minimise impacts on natural resources**

The draft SEQRP identifies natural resources as being agricultural areas, planned and existing extractive resource operations, native and plantation forests, and estuarine and freshwater habitats. In this instance, the subject landholding is not suitable for any intensive agricultural use and is not identified as an extractive resources area. Similarly, the land is not utilised or planned to be used for native or plantation foresting. However, the land adjoins the Coomera River delta. Whilst the waterway is not mapped as being a fish habitat management area, it is recognized as a significant waterway for the area. Should the land be included in the Urban Footprint, a future development application over the site would provide the ability to for Council to include enforce stormwater and environmental management requirements to prevent any negative impacts on the marine and terrestrial environment and also provide a mechanism to preserve environmentally sensitive parts of the site. Currently, there is little reason for the landowner to implement such measures.

**(l) Avoid irrevocable impacts to important, sensitive natural environments in and outside the area**

As outlined in the letter provided by Habitat Environment Management accompanying this submission, whilst the subject site is identified at a Federal, State and Local Government level as containing matters of environmental significance, the inclusion of the land within the Urban Footprint would not negate the need to assess any future development against the applicable regulatory requirements under a future development application. The assessment also determined that the conservation benefits that could be derived from the sites' designation within the Urban Footprint and future development would provide sufficient merit to support this proposal (refer to **Attachment 1**).

**(m) Provide physical and social infrastructure efficiently, including public transport.**

Public transport infrastructure, in the form of a bus service, currently runs along Colman Road, terminating just west of the subject land. This service provides connections through to the Coomera train station from where patrons can access other bus services and the Gold Coast train



and Airtrain services. The development of the landholding for residential development would provide the opportunity to extend the catchment for the existing bus service along Colman Road to provide access to the additional residential catchment.

As mentioned, water and sewer infrastructure is available in close proximity to the subject site and any upgrade works required to Colman Road to facilitate development on the subject land would allow for the extension of these infrastructure networks.

The existing social infrastructure within the Coomera area is anticipated to be sufficient to support the development of the land.

The preceding assessment provides support for the inclusion of the subject land within the Urban Footprint under the draft SEQRP. The site's close proximity to the growing Coomera Town Centre, existing urban development associated with Coomera Waters, and the proximity to existing infrastructure indicates the inclusion of the site within the Urban Footprint is a logical expansion. While there are environmental matters mapped and identified over the site, there are greater opportunities for these to be managed and enhanced if the site is included in the Urban Footprint.

Given that the Urban Footprint is cadastral based, it is requested that the whole site be incorporated within the Urban Footprint. As the Urban Footprint criteria seek to prevent the inclusion of individual parcels of land that are detached from existing the Urban Footprint, it is likely that the expansion of the footprint boundary would capture all of the land along the peninsula (see Figure 3). The development assessment process associated with any future development on the land would provide the mechanism under which any matters of environmental significance and natural hazards could be assessed, managed and mitigated. It is also worth noting that the DA process would likely result in the identification of section of the site that are not suitable for urban development, similar to that identified in the material supporting this submission.

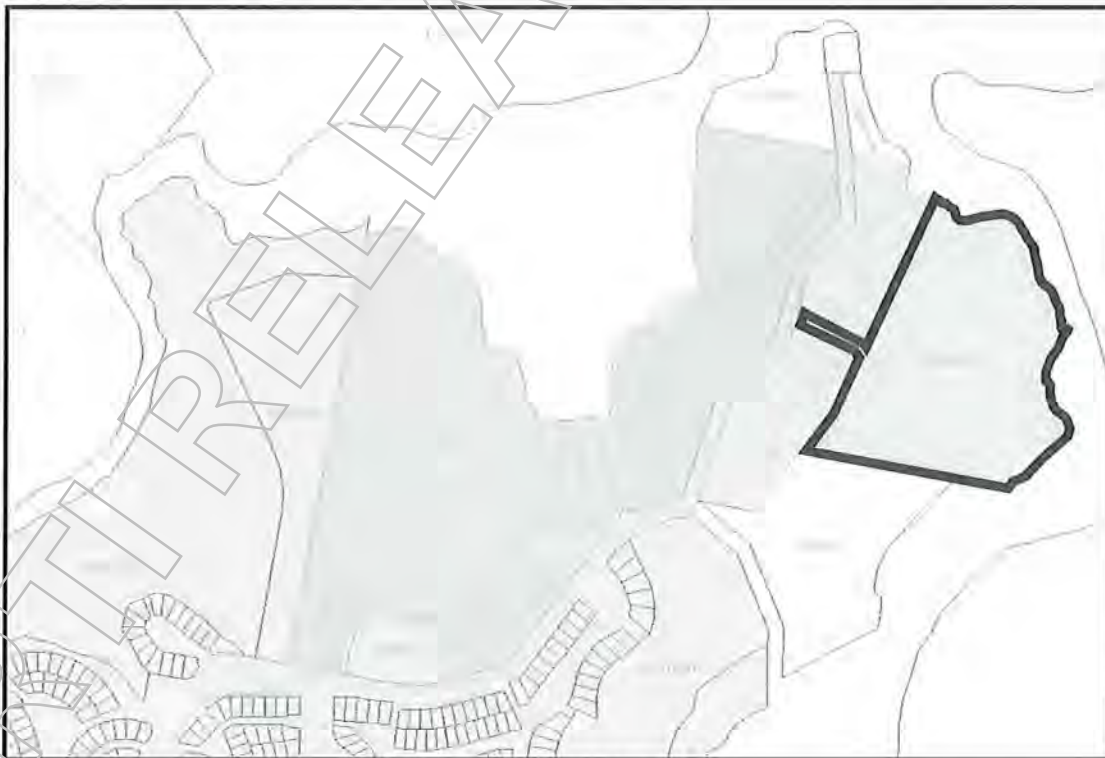


Figure 3: Possible Urban Footprint expansion



## 6.0 Conclusion

This submission has provided a detailed investigation and justification for the inclusion of the subject land at 290 Colman Road, East Coomera within the Urban Footprint under the draft SEQ Regional Plan.

In summary, this submission has outlined:

- The subject landholding is held in single ownership and has an area of approximately 18ha.
- The land consists of one (1) existing freehold title and which comprises a dwelling house and numerous outbuildings;
- The land is situated outside the SEQRP Urban Footprint; however, is on the periphery of the current and proposed Urban Footprint boundary;
- Existing approved urban residential development is located just west of the site;
- The land forms part of a peninsular of land between the ecologically significant McCoy's Creek and the Coomera River;
- The land has access to the Coomera Town Centre, Coomera railway station and the Pacific Motorway (M1) and has easy access to water and sewer infrastructure;
- The current and proposed SEQRP designation provides no incentive to the landowner to achieve an improved environmental outcome on the land; and
- The landowner has undertaken detailed environmental investigations on the land which have generally identified that the designation of the land within the Urban Footprint would provide greater opportunities for the environmental values on the site to be managed and enhanced.

Based on the assessment and details provided in this submission it is contended that the subject land holding is worthy of inclusion within the Urban Footprint under the draft SEQ Regional Plan and this submission should be given appropriate consideration by the Department.

Thank you for your consideration of this submission. Should you have any queries concerning the above please contact [REDACTED] or the undersigned by telephone (07) 5562 2303 or email [admin@zoneplanning.com.au](mailto:admin@zoneplanning.com.au).

Yours Sincerely,

[REDACTED]

ZONE PLANNING GROUP



**Attachment 1 – Preliminary  
Ecological Planning Review  
zone**  
Planning Group



28 February 2017

Zone Planning Group Pty Ltd  
PO Box 3805  
BURLEIGH TOWN QLD 4220

Attention: [REDACTED]

Dear David,

**RE: PRELIMINARY ECOLOGICAL PLANNING REVIEW  
LOT 30 ON RP200827 - 290 COLMAN ROAD, COOMERA, QUEENSLAND**

Habitat Environment Management (Trading) Pty Ltd has been engaged by [REDACTED] ('the client') to undertake a preliminary review to consider ecological planning matters across Lot 30 on RP200827, 290 Colman Road, Coomera ('the site'). It is understood that the objective of this investigation is to provide information relevant to a planning submission to the Department of Infrastructure, Local Government and Planning (DILGP) regarding the South-east Queensland Regional Plan. The site is currently identified within the Regional Landscape and Rural Production Area, therefore the submission is requesting for the site to be included within the Urban Footprint.

The site is approximately 18ha in size and forms a significant portion of land along Colman Road. The Colman Road precinct is best physically described as a broad peninsula. This peninsula commences east of the existing Coomera Waters residential estate and is formed by a confluence of the Coomera River north branch, McCoys Creek and the Pimpama River.

A desktop assessment has been undertaken utilising all available database searches at Federal, State and Local Government levels. Results of this database assessment have determined that numerous legislative overlays are applicable to the site. cursory field investigations have been undertaken to assess the relevance and possible implications of these statutory overlays. Conclusions of this assessment have determined that whilst the extent of some of the environmental constraints overlays could be disregarded, the majority are reflective of on-site conditions, and therefore potentially enforceable pursuant to any development application. It is acknowledged that further detailed investigations will be required across the site. Despite this, the number of environmental planning overlays relevant to the site will ensure the protection of ecological values of the site, even within the Urban Footprint.

Habitat Environment Management Trading Pty Ltd ABN 46 147 085 005

Correspondence: PO Box 47, Burleigh Heads Qld 4220  
Ph: 07 5535 0999 F:07 5535 0888 E: info@habitat.net.au  
www.habitat.net.au



A comparison between constraints relevant to the site under both the Regional Landscape and Rural Production Area and the Urban Footprint designations has determined no significant difference in implications to development. It is noted that the site is currently a private property and therefore subject to extensive anthropogenic impacts associated with rural residential living. If the site was included within the Urban Footprint, the development potential of the site would still be restricted to environmentally sustainable and low impact style development.

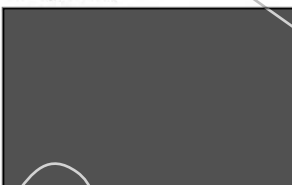
As previously noted, the site is located within a broadly defined peninsula. Generally speaking, the majority of this peninsula is subject to similar ecological planning overlays as the site. The entire Colman Road peninsula is presently outside the Urban Footprint and subject to the same ongoing risks associated with permissible activity within a Rural designation. As such, in the event of this peninsula being designated within the Urban Footprint, the opportunity exists to set a strategic framework for conservation management. An opportunity which does not exist under the peninsula's present Rural designation. Due to its size, the site is likely to provide a very valuable contribution toward achieving such a strategic conservation framework objective for the whole peninsula.

To summarise, if the site was to be included within the Urban Footprint, constraints associated with current legislation and planning instruments would still sufficiently protect the environmental values of the site. Furthermore, it is considered that the inclusion of the site within the Urban Footprint will result in an overall greater conservation outcome for the area due to habitat improvements such as rehabilitation. It is anticipated that the site could only be developed for low impact uses. Even within the Urban Footprint, any such development may require extensive setbacks, sensitive development techniques, offsets, rehabilitation and long term preservation of significant areas (i.e. via Environmental Covenants). As such, permitting the site to undergo any low impact development would be of greater conservation value due to the implementation of long term protection and increasing the floristic and habitat values of the site via rehabilitation of protected conservation areas.

In conclusion, having taken consideration of the relative merits and risks associated with the site being included in the Urban Footprint, I am of the strong opinion that the potential conservation benefits derived as a consequence of inclusion within the Urban Footprint are of sufficient merit to support a proposal of same.

If you have any questions please do not hesitate to contact me.

Regards,



MANAGING DIRECTOR

Habitat

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**From:** [REDACTED]<[REDACTED]@zoneplanning.com.au>  
**Sent:** Friday, 3 March 2017 9:37 PM  
**To:** SEQ Regional Plan  
**Subject:** Submission to the Draft SEQRP - Colman Rd, East Coomera  
**Attachments:** SEQRP Submission\_Colman Rd.pdf

**Importance:** High

Good evening

Please find attached submission to the Draft SEQRP in relation to land at 167-310 Colman Rd, East Coomera.

Kind regards



Town Planner



[REDACTED]@zoneplanning.com.au | [w zoneplanning.com.au](http://www.zoneplanning.com.au)

**Gold Coast** 1638 Tweed Street, Burleigh Heads | PO Box 3805, Burleigh Town, QLD 4220 | Ph 07 5562 2303.  
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Our Ref: Z16127  
Your Ref:



3 March 2017

Draft SEQ Regional Plan Review Feedback  
Department of Infrastructure Local Government & Planning  
PO Box 15009  
CITY EAST QLD 4000

GOLD COAST | GLADSTONE

p 07 5562 2303

info@zoneplanning.com.au  
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ABN 36 607 362 238

Via Email: SEQRegionalPlan@dilgp.qld.gov.au

Dear Sir/Madam,

**SUBMISSION TO THE DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN REVIEW  
REGARDING LAND AT 167-310 COLMAN ROAD, EAST COOMERA**

We write on behalf of our clients, BPQ Pty Ltd and their entities Merle Norman Cosmetics Pty Ltd and T E Morris & Associates Pty Ltd, regarding land owned at 167-310 Colman Road, East Coomera in relation to the effect of the draft South East Queensland Regional Plan (SEQRP) and request the inclusion of the land within the SEQRP Urban Footprint.

This submission should be received by the Department as a 'properly made' submission, being in the approved form and made prior to the close of the advertised public consultation period, being midnight on 3 March 2017.

In support of this submission, please find attached the following documents:

- Attachment 1 – Existing Development Potential Plan prepared by BDA Architects
- Attachment 2 – Ecological Constraints Report prepared by Element Ecology
- Attachment 3 – Potential Open Space Network Map prepared by Element Ecology
- Attachment 4 – Conceptual Land Use Map prepared by Element Ecology

It is worth mentioning that BPQ Pty Ltd have engaged in preliminary discussions with City of Gold Coast in regards to this submission. This has included a meeting held on 17 January 2017 with the Director of Planning and Environment, Manager City Planning and other senior staff from City of Gold Coast to discuss the merits of the inclusion of the site within the Urban Footprint under the draft SEQRP.

**1.0 Site & Context**

Address:	167-310 Colman Road, East Coomera
Real Property Description:	Lots 3, 4 & 32 RP200830 Lots 5, 6, 7 & 8 RP200829 Lots 9, 10, 11, 12, 13, 14, 15 & 29 RP200828 Lots 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27 RP200826
Site Area:	57.2443ha
Current use:	Vacant Land
Local Government Area (LGA):	City of Gold Coast



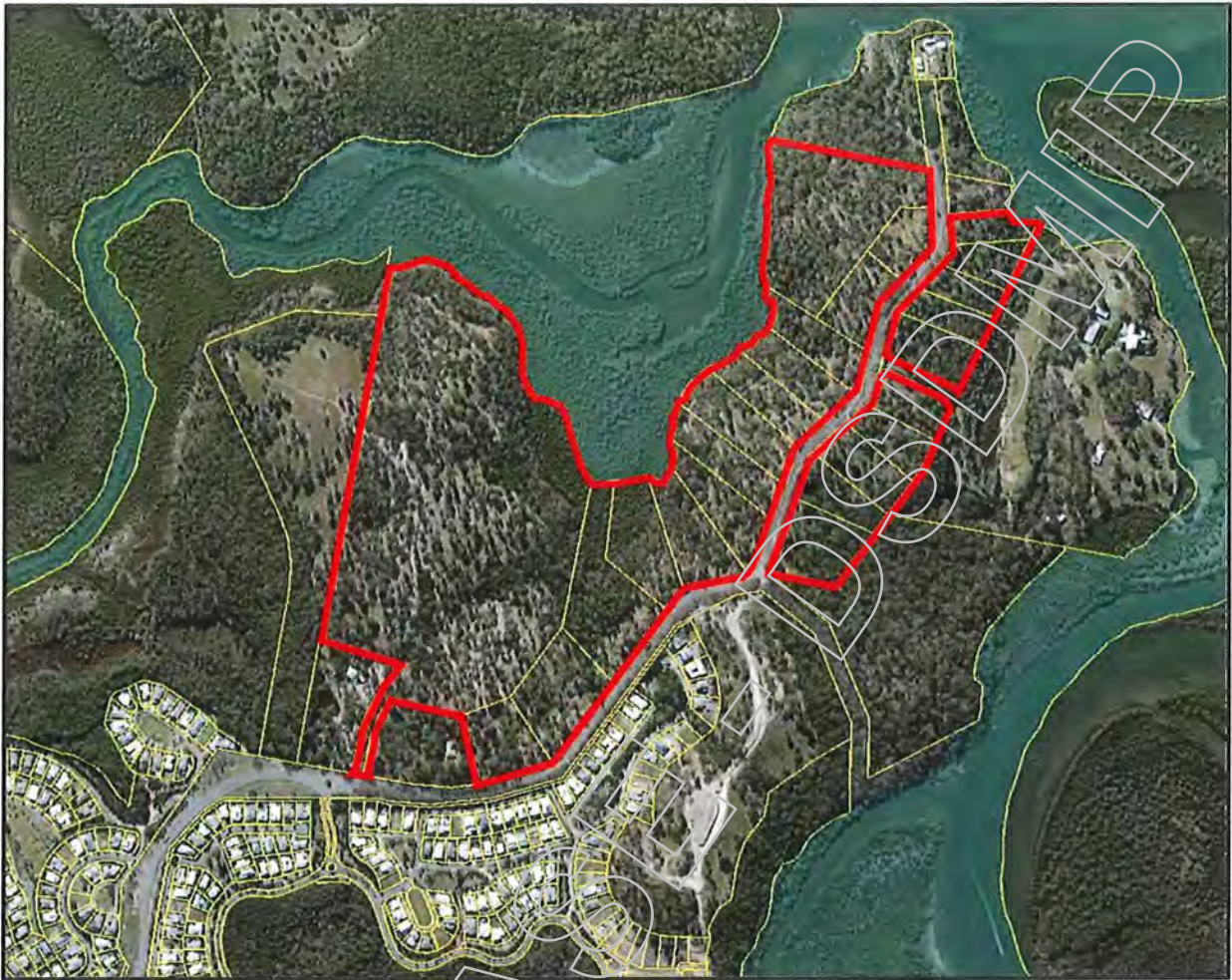


Figure 1: Aerial image of subject site (source: QLD Globe)

## 2.0 Current Planning Context

Statutory Requirement	Relevant / Comment
State Planning Regulatory Provisions:	SPRP (SEQ Regional Plan), SPRP (adopted charges), SPRP SEQ Koala
State Planning Policy Mapping	Coastal Management District (part) – Coastal Hazard Area (Medium & High Storm Time Inundation Area & Erosion Prone Area)
SEQRP Designation (Current)	Regional Landscape & Rural Production Area (RLRPA)
SEQRP Designation (Draft)	Regional Landscape & Rural Production Area (RLRPA)
Other State Environmental Overlays	Koala Assessable Development Area Category A & B Regulated Vegetation Tidal Waterways Water Resource Planning Area Boundary Coastal Zone Fish Habitat Management Area B
<b>Local Planning Instrument</b>	
City Plan Zone:	Rural Zone (Rural Landscape & Environment Precinct)



<b>Overlay Mapping / Codes:</b>	<ul style="list-style-type: none"> <li>• Acid Sulfate Soils</li> <li>• Bushfire Hazard</li> <li>• Dwelling House</li> <li>• Environmental Significance (biodiversity, priority species and Wetlands and waterways)</li> <li>• Flood</li> <li>• Landslide Hazard</li> </ul>
<b>Strategic Framework – applicable sections:</b>	<p><u>Directly Applicable:</u>  Living with Nature Theme – including:</p> <ul style="list-style-type: none"> <li>• Natural landscape element</li> <li>• Green space network element</li> <li>• Nature conservation element</li> <li>• Coastal, wetland and watercourse areas element</li> </ul> <p><u>Other Relevant Sections:</u>  Creating Liveable Places Theme; Improving Transport Outcomes Theme; and A Safe, Well Designed City Theme.</p>
<b>Strategic Framework Maps:</b>	<p>SFM1 – Designated Urban Area (identified as non-urban area)  SFM2 – Settlement Pattern (identified as natural landscape area)  SFM4 – Greenspace Network (Coastal wetlands and islands core habitat)</p>
<b>Priority Infrastructure Plan (Local Government Infrastructure Plan)</b>	<p>Map IM1-3 identifies the anticipated growth for the area and identifies the site as containing Detached Dwellings and being within the Priority Infrastructure Area.</p>

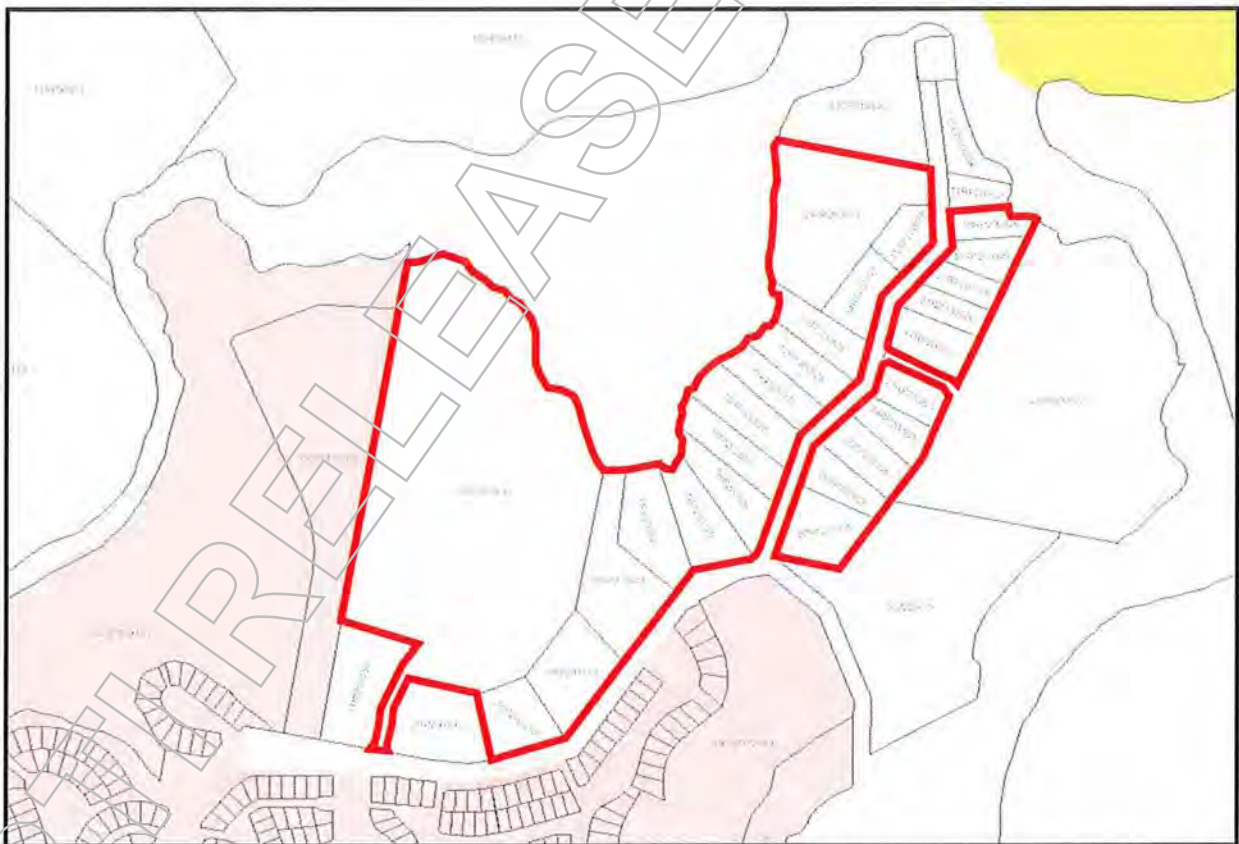


Figure 2: Extract of SEQRP mapping showing subject site surrounded by the Urban Footprint

it is worth noting that the site is bordered by approved residential developments to the west and south that are yet to be commenced. These form part of the Coomera Waters development and are illustrated



on Figure 3 below. Of note, the relevant period for the adjoining development to the west has recently been extended until October 2020.



Figure 3: Site context and surrounding approvals

In addition to the surrounding urban development there is also an extensive network of environmental conservation/public open space areas that run along the southern bank of McCoys Creek and conservation area to the north of the creek (see Figure 4).



Figure 4: Surrounding greenspace network



### 3.0 Existing Development Potential

The whole landholding is privately owned and is currently situated within the Rural Zone (Rural Landscape and Environmental Protection Precinct) under the Gold Coast City Plan 2016.

Within this Zone and Precinct, Dwelling Houses are exempt development and a Dwelling House (involving a secondary dwelling with a GFA not exceeding 80m<sup>2</sup>) is a Self-Assessable use. These exempt and Self Assessable development options remain to be undertaken on all 25 vacant allotments.

At present, the SEQRP State Planning Regulatory Provisions (SPRP) prohibit the further subdivision of the subject land, and provides no incentive for the dedication to either Council or the State, of environmentally significant land to add to the existing portfolio of neighbouring environmental reserves.

The owner of the land had assembled the landholdings prior to the introduction of the 2005 iteration of the SEQRP with the intention of undertaking an urban development forming the eastern flank of the Coomera town centre area. This option is no longer possible under either the current/draft SEQRP or the Gold Coast City Plan 2016.

As such the landowner is currently considering the individual sale of the subject properties, which will be inevitably developed for the abovementioned exempt and self assessable land uses. Given the desirable setting of the individual sites, dwelling construction will no doubt be accompanied by a range of private recreational activities on each site. Figure 5 below provides an indicative portrayal of a possible self assessable development outcome over all 25 allotments (refer to Figure 5 and **Attachment 1**).



Figure 5: Existing development rights



This scenario provides no obligation for the individual property owners to dedicate land to Council or the State for environmental purposes, and the fragmentation of the ownership of the land will make it very difficult to expand environmental reserves in the future, either through dedication or compulsory acquisition.

As such, the landowner sees the current situation as an opportunity for a mutually beneficial development outcome to be negotiated to produce a sensible urban development outcome, and a significant dedication of environmental land to facilitate its permanent protection.

This submission does not include any detailed plans depicting the anticipated residential development to occur on the site should it be included in the Urban Footprint as our client does not want to incur significant costs associated with such work without the certainty of resolving the land use designation of the site under the draft SEQRP.

#### 4.0 Environmental Considerations:

The site adjoins the ecologically important McCoys Creek area, and forms part of a peninsula sitting between the Coomera River and McCoys Creek.

It is acknowledged that the site triggers numerous environmental overlays both at a local and state level. A site assessment has been undertaken by Element Ecology Pty Ltd to ground truth these overlays and establish a first-hand concept of the environmental values present over the site. Some observations are:

- Koala usage of the site has been confirmed; however, findings indicate that activity levels are relatively low with patches of moderate use throughout the south-western section of the site and high use in the northern-most section of the site.
- Three glossy black cockatoo feed trees were recorded over the entire site.
- A majority of vegetation is non-remnant with maintenance regimes resulting in an absent understorey throughout most of the site and moderate levels of weed infestation.
- Two waterways are mapped over the site; however, only one conforms to the definition of 'watercourse' under the *Water Act 2000* with the other being more appropriately characterised as a drainage feature.
- A number of threatening processes were noted to occur on the site, including:
  - Formal and informal tracks which appear to be used for recreational four-wheel driving
  - Unleashed dogs roaming the site
  - Unauthorised rubbish dumping in various locations
  - Minor evidence of horse activity

The findings of the ecological site assessment and relevant overlay mapping are illustrated in the Ecological Constraints Report in **Attachment 2**.

In recognising that the site holds matters of environmental significance, a development layout that retains much of these significant matters and achieves a high level of connectivity with the existing open space/conservation network along McCoys Creek has been drafted (see **Attachment 3**). This concept represents a net benefit for Council and the State, with approximately 31ha (54% of the subject site) being marked for potential open space dedication and rehabilitation. The remainder of the land is intended to be developed for urban residential purposes (see **Attachment 4**).



It is worth noting that the layout provides an opportunity for Council and the State to secure the 'missing link' along the McCoys Creek corridor to preserve the environmental significance of the area. This would not be achievable if the allotments comprising the subject site in their current form were held in individual ownership, other than via compulsory acquisition.

Further detailed discussion of the environmental constraints and opportunities relevant to the land holding are provided in the Ecological Constraints Report in **Attachment 2**.

## **5.0 Implications of the Draft SEQRP**

The draft SEQRP locates the subject landholding in the southern sub-region, an area anticipated to experience considerable growth over the next 25 years. Similar to much of SEQ, the draft Regional Plan seeks to ensure a majority of residential development over this time occurs as infill development, with little greenfield development (21%) occurring. This is reinforced through the lack of any changes to the Urban Footprint boundaries to accommodate new greenfield land within the sub-region. However, we note that the decision to expand the greenfield land supply under the SEQRP is significantly influenced by the relevant local government. It is clear that some Councils have sought to expand the supply of greenfield land and that some Councils have not. While City of Gold Coast have generally not sought to expand the Urban Footprint within their local government area (LGA), they have identified a number of investigation areas in the City Plan 2016. We believe that the subject locale is well suited for further urban investigation and intend to further liaise with City of Gold Coast in due course.

### **5.1 Draft SEQRP Urban Footprint Criteria**

Chapter 3 of the draft SEQRP provides seven (7) Urban Footprint Principles that are used to define the Urban Footprint. Principle 7 provides criteria for the review of land for potential inclusion within the Urban Footprint. The following provides a high-level assessment of the subject landholding against the 'Urban Footprint criteria':

**(a) Are physically suitable**

The response to the following 'criteria' demonstrate the site's suitability for urban development and the logical inclusion of the site within the SEQRP Urban Footprint. In considering the topographical characteristics of the site, there are large tracks of land that are relatively supportive of urban residential development.

**(b) Are either a logical expansion of an urban area or of sufficient size to provide social and economic infrastructure efficiently**

As illustrated through the mapping included in this letter and the accompanying plans, the subject land is bordered by land within the Urban Footprint that has been, or is in the process of being, developed for residential uses. The subject land was originally intended to form part of the Coomera Waters development (adjoining to the west); however, due to unfortunate timing of the adoption of the 2005 iteration of the SEQ Regional Plan (the first to hold any legal standing and be accompanied by regulatory provisions) the development applications lodged for urban development over the site were withdrawn from assessment and subsequently, the site has remained largely unchanged. Since that time, due to the significant holding costs, the time has come for the landholder to either decide to sell the 25 allotments or to negotiate a mutually beneficial arrangement with Council and the State.

Given the site context and proximity to the developing Coomera Town Centre, the inclusion of the land within the Urban Footprint represents a logical step.



**(c) Have ready access to services and employment**

Commercial and retail services are available within the Coomera Waters development (approx. 1.5km from the site) and at Pimpama Junction (approx. 5.2km north-west of the site) while higher order services are located at Upper Coomera and Helensvale. The site benefits from its proximity to both the Pacific Motorway and Coomera Train Station, both of which provide transport links to the central and southern Gold Coast, Logan and Brisbane, thus enhancing the access to employment hubs. Additionally, higher order services are planned to be provided in and around the Coomera Town Centre approx. 8km west of the site once this development commences. It is noted that the Westfield project is currently under construction.

**(d) Maximise the use of committed and planned urban infrastructure**

The site is currently within the reticulated potable water network service area and benefits from the existing Coomera Waters development that adjoins the landholding. Other infrastructure is available just west of the site and could be relatively easily extended along Colman Road to facilitate future development when required.

**(e) Are separated appropriately from incompatible land uses**

It is likely that the subject land would be developed for urban residential use, similar to that of the Coomera Waters development. Therefore, the land and its inclusion in the Urban Footprint would not result in any land use conflicts. Concept plans illustrating a potential development layout have not been prepared for the purposes of this submission given the uncertainty regarding this Urban Footprint issue. A conceptual land use map has been prepared using the results of the ecological assessment of the site and depicts potential development areas and open space dedication areas over the landholding (refer to Attachment 4).

**(f) Maintain the integrity of inter-urban breaks**

The site is not mapped as being within an inter-urban break under either the current or draft SEQ Regional Plan and therefore does not impact on same.

**(g) Exclude area with an unacceptable risk from natural hazards, including predicted climate change impacts**

It is acknowledged that part of the landholding is mapped as being potentially impacted by natural hazards including flood, landslide and bushfire. It is worth noting that a majority of the land is flood free and flood free access is available. Similarly, landslide and bushfire hazards over the site are able to be managed through any future development and associated development application or alternatively would not be relevant in those parts of the site that are dedicated to either Council or the State as public open space/conservation area.

At a state level, the land is partly within the Coastal Management district and is partly affected by the erosion prone area overlay. Nevertheless, this mapping only affects parts of the land and does not preclude development from occurring on the unaffected majority of the site.

**(h) Exclude areas containing predominantly matters of national environmental significance or the regional biodiversity network**

The subject site is not identified in the draft SEQRP mapping as being within a regional biodiversity corridor. It is acknowledged that the landholding is identified under several environmental overlays at both a State and Local Government level. Additionally, the site borders McCoy's Creek which is part of the Moreton Bay Marine National Park and the designated RAMSAR wetland area of Moreton Bay. As identified through the ecological assessment prepared



in support of this submission, the use of the subject land for urban activities would not negate the need to conserve the areas of environmental value on the site. This includes preserving the interface between the site and McCoys Creek, which would allow for the continuation (and completion) of the open space/conservation corridor already in place along the southern bank of the creek. The landowner is committed to achieving an environmentally sustainable development outcome and recognises the need to maintain and enhance the environmental value of the site.

The above outcome should be considered to be an attractive alternative to the sale of the 25 allotments which will enable the establishment of self assessable land uses (and associated 'as or right' clearing) on each lot.

**(i) Achieve an appropriate balance of urban development in the SEQ region and associated sub-regions**

The inclusion of the subject land within the Urban footprint would not result in any significant impacts on the balance of urban development within SEQ or the southern sub-region. It is acknowledged that City of Gold Coast has undertaken a greenfield land supply analysis to determine the amount of greenfield land available for development within the City. While the study identified that there is insufficient land to meet greenfield development targets under the Gold Coast City Plan 2016 without utilising land outside of the Urban Footprint, the greenfield targets under the draft SEQRP (which are lower than City Plan) could be met based on the study. However, this study did not appear to give any significant weight to the developability of the identified greenfield land (ie. in terms of constraints). Once constraints over this land are identified and taken into consideration, we contend that the 'real' developable area of greenfield land within the Gold Coast region will significantly decrease.

The subject landholding provides a feasible and developable parcel of land adjoining an existing urban area within the major growth area of Coomera. As discussed in this submission, whilst there are constraints applicable to the site, they are all manageable and a balanced development outcome can be achieved over the site. Further, the inclusion of the landholding within the Urban Footprint would not result in an imbalance of urban versus rural land within SEQ or the southern sub-region.

**(j) Maintain a well-planned region of urban areas, towns and villages**

As mentioned, the inclusion of the landholding within the Urban Footprint represents the logical progression of the urban area on the Gold Coast. Similarly, the expansion will allow for the remainder of the land on Colman Road to be developed in an environmentally sensitive manner, allowing for the orderly and efficient development of the Coomera area in support of the Coomera Town Centre.

**(k) Minimise impacts on natural resources**

The draft SEQRP identifies natural resources as being agricultural areas, planned and existing extractive resource operations, native and plantation forests, and estuarine and freshwater habitats. In this instance, the subject landholding is not suitable for any intensive agricultural use and is not identified as an extractive resources area. Similarly, the land is not utilised or planned to be used for native or plantation foresting. However, the land does adjoin McCoys Creek to the north which is identified as a fish habitat management area. In its current state, future self assessable activities on the site will do little in terms of maintaining water quality and minimising erosion and sediment run-off into McCoys Creek. As discussed throughout this submission, the



inclusion of the land within the Urban Footprint will allow for future development to be planned and designed to include measures that enhance the interface between the site and McCoys Creek (eg. improved bank stability, enhanced vegetation etc). and stormwater management processes that mitigate any potential impacts on the waterway and marine ecosystem.

At present, there is no incentive for the property owner to have any interest in improved environmental outcomes.

**(l) Avoid irrevocable impacts to important, sensitive natural environments in and outside the area**

As mentioned in section 3.0 of this submission, the current development rights applicable to the land allow for the development of a Dwelling House and Dwelling House (Secondary Dwelling) and associated outbuildings on each of the 25 titles. This includes the 'as of right' vegetation clearing rights associated with such development. As illustrated in **Attachment 1** these use rights would result in the degradation of the land and significant impacts on the natural environment.

The inclusion of the land within the Urban Footprint would allow for the lodgement of a development application for urban uses over the site (ie. residential development). The development assessment process would provide the mechanism under which Council (and the State) could acquire higher value sections of the land for environmental conservation purposes through the dedication of the area as public open space (or similar). As per the preliminary conceptual land use map prepared by Element Ecology as a result of the environmental field work and assessment undertaken to date, it is likely that the area for dedication would represent approximately half (54%) of the total land holding (see **Attachment 4**). This would also allow Council to acquire the final length of environmentally significant land along McCoys Creek to complete the public open space and conservation corridor already in place further west of the site. Such an opportunity would not be available if the allotments were to remain in their current form and be sold to separate entities.

**(m) Provide physical and social infrastructure efficiently, including public transport.**

Public transport infrastructure, in the form of a bus service, currently runs along Colman Road, terminating just west of the subject land. This service provides connections through to the Coomera train station from where patrons can access other bus services and the Gold Coast train and Airtrain services. The development of the landholding for residential development would provide the opportunity to extend the catchment for the existing bus service along Colman Road to provide access to the additional residential catchment.

As mentioned, water and sewer infrastructure is available in close proximity to the subject site and any upgrade works required to Colman Road to facilitate development on the subject land would allow for the extension of these infrastructure networks.

The existing social infrastructure within the Coomera area is anticipated to be sufficient to support the development of the land.

Based on the preceding assessment against the Urban Footprint criteria it is contended that the subject landholding is suitable to be incorporated within the SEQRP Urban Footprint. The preliminary ecological assessment and associated field work has identified that whilst many of the environmental overlays applicable to the site are relevant, there is the ability to facilitate ecologically sustainable development over the land that results in the preservation and public dedication of the environmentally significant areas of the site. This same outcome could not be achieved under the current arrangement or if all 25 titles were sold individually and developed for self assessable purposes.



Given that the Urban Footprint is cadastral based, it is requested that the whole site be incorporated within the Urban Footprint. The development assessment process associated with any future development on the land would provide the mechanism under which any matters of environmental significance and natural hazards could be assessed, managed and mitigated. It is also worth noting that the DA process would likely result in the identification of sections of the site that are not suitable for urban development, similar to that identified in the material supporting this submission. Additionally, the expansion of the Urban Footprint to encompass the subject land would also sensibly include applying the designation to the other landholdings and road reserve along the peninsula (see Figure 4).

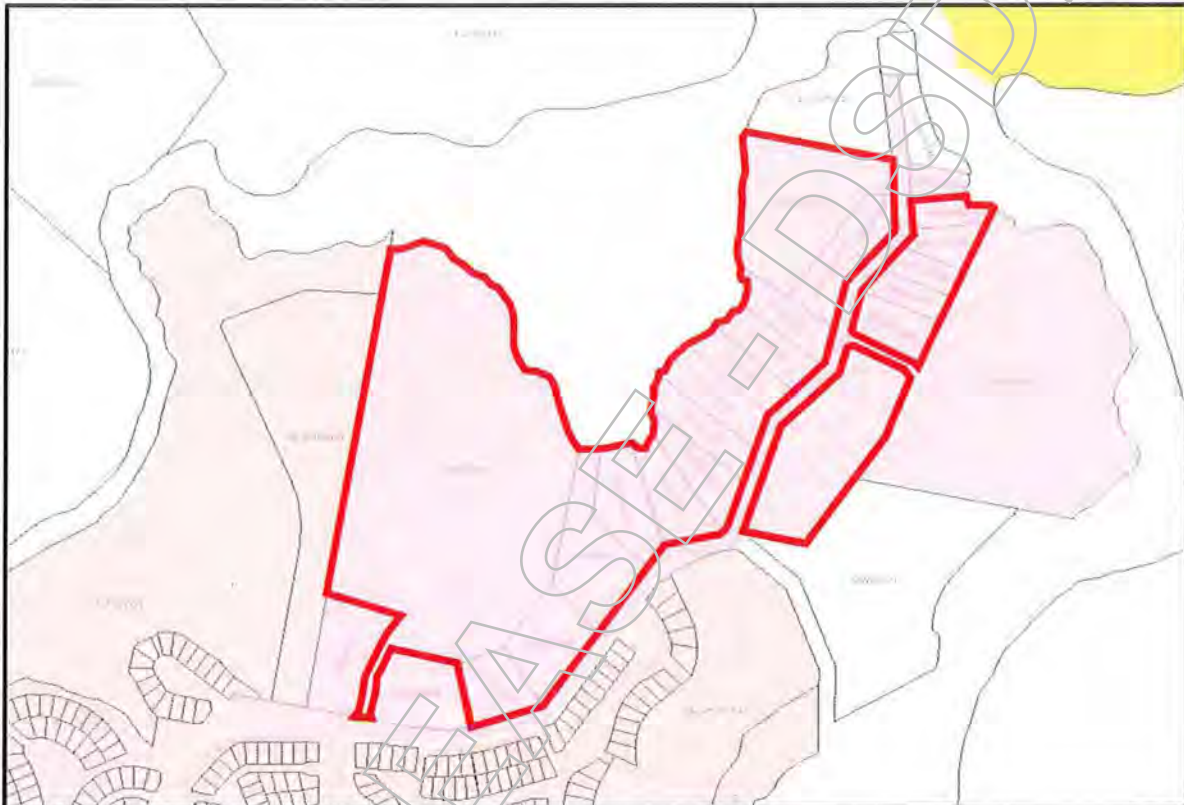


Figure 6: Possible Urban Footprint expansion

## 6.0 Conclusion

This submission has provided a detailed investigation and justification for the inclusion of the subject land holdings on Colman Road, East Coomera within the Urban Footprint under the draft SEQ Regional Plan.

In summary, the submission has outlined:

- The subject landholding is held in single ownership and has an area of approximately 57ha.
- The land consists of 25 existing freehold lots, all of which are vacant but are capable of being developed for exempt and self assessable land uses.
- The 25 vacant lots have been incurring holding costs for a significant period of time and the time has come for the owner to either sell the properties or reach a mutually beneficial arrangement with the State and Council.
- The land is situated outside the SEQRP Urban Footprint, and the western and southern boundary of the site is the urban footprint boundary.
- Existing approved urban residential development adjoins the site to the west and south.



- The land forms part of a peninsular of land between the ecologically significant McCoys Creek and the Coomera River.
- The land has access via a flood free road, to the Coomera Town Centre, Coomera railway station and the Pacific Motorway (M1). The site has easy access to water and sewer infrastructure.
- The SEQRP designation provides no incentive to the landowner to achieve an improved environmental outcome on the land. The highest and best use of the land at present is to sell each of the 25 titles individually, which will result in the construction of 25 dwellings and associated domestic facilities on the land. This will no doubt lead to the environmental degradation of the land.
- The landowner has undertaken detailed environmental investigations on the land which have generally identified that 25ha of the land is capable of urban development, while 31ha could be rehabilitated and dedicated to Council/ State as environmental reserve.
- The current situation represents a 'one off' opportunity for Council/ State to secure a large addition to their environmental land portfolio in this sensitive environmental area, other than through compulsory acquisition. The environmental land in question would be rehabilitated and dedicated free of charge, in return for the ability to undertake urban development on the remainder of the site.

Based on the assessment and details provided in this submission it is contended that the subject land holding is worthy of inclusion within the Urban Footprint under the draft SEQ Regional Plan and this submission should be strongly considered by the Department.

We look forward to further discussing this matter with the State and Council in due course.

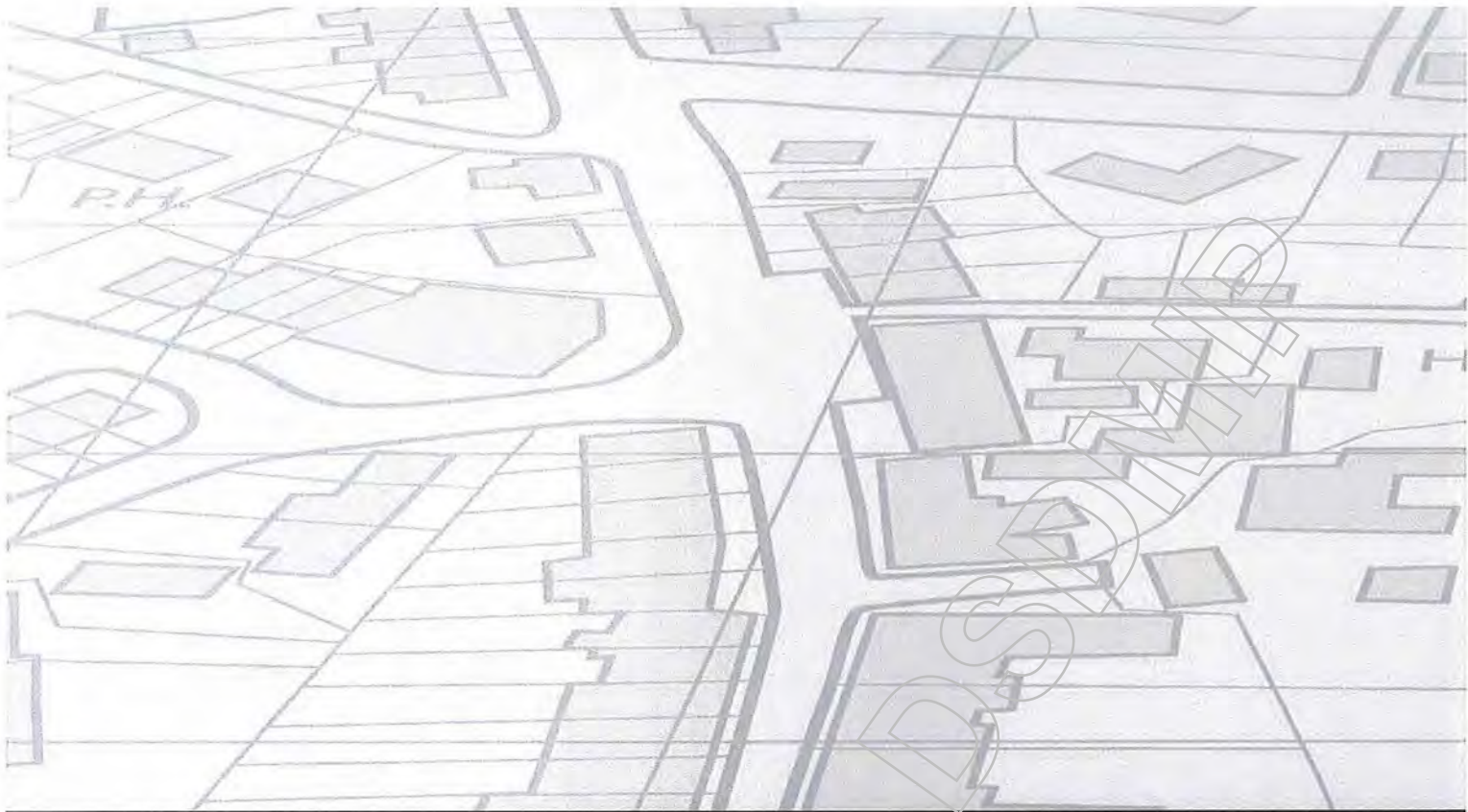
Thank you for your consideration of this submission. Should you have any queries concerning the above please contact [REDACTED] or the undersigned by telephone (07) 5562 2303 or email [admin@zoneplanning.com.au](mailto:admin@zoneplanning.com.au).

Yours Sincerely,

[REDACTED]

**ZONE PLANNING GROUP**





# Attachment 1

## Existing Development Potential





DMIP

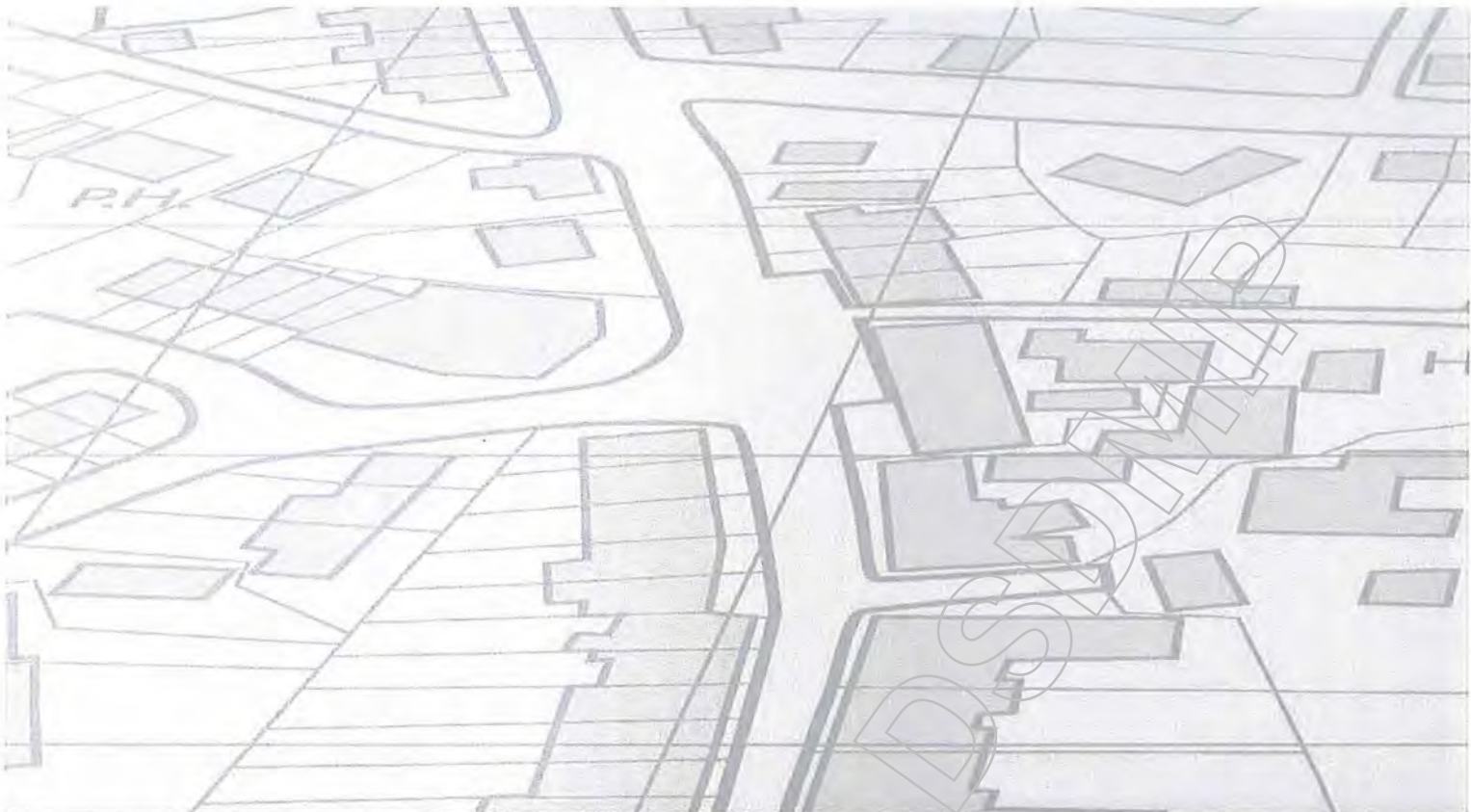


- 9.6ha - Vegetation clearing around homes to establish pad for home, bushfire management and to allow establishment of gardens and other embellishments.
- 13.4ha - Areas of low ground where vegetation may be maintained due to waterline.
- 34.2ha - Manage vegetation especially under storey for aesthetic, setbacks, bushfire and safety.
- Exempt clearing along fence lines.
- Approximate location of bushfire trail at bottom of slope.
- Agricultural improvement including yards, planting, gardens, etc.
- Primary Dwelling
- Secondary Dwelling (60m)
- Shed

RTIP1718-039







# Attachment 2

## Ecological Constraints Report





## SUMMARY ECOLOGICAL CONSTRAINTS ASSESSMENT

167, 191-284 & 294-316 COLMAN ROAD, COOMERA

Client: BPQ Group

Project Number: 16043-1

Date: March 2017

## DOCUMENT CONTROL SHEET

**REPORT TITLE**                      **Summary Ecological Constraints Assessment**

**PROJECT**                              **167, 191-284 & 294-316 Colman Road, Coomera**

**FILE REFERENCE**                      **16043-1**

**DATE**                                      **March 2017**

### REVISION HISTORY

Revision	Date	Description	Author	Reviewer
0	03.03.17	Report for submission.	SW, LG	SW, LG

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## EXECUTIVE SUMMARY

This report presents an Ecological Constraints Assessment for a property holding located at 167, 191-284 & 294-316 Colman Road, Coomera (Lots 3, 4 & 32 on RP200830, Lots 5-7 on RP200829, Lots 8-15 & 29 on RP200828, Lots 18-27 RP200826) (the 'site'). It outlines the findings of a high-level assessment of ecological values and constraints associated with the site, which have been used to inform a proposed development design that would achieve a coordinated planning and conservation outcome across the consolidated landholding.

It is intended that this report form supporting documentation for an application to have the site incorporated into the Urban Footprint as part of the Draft SEQ Regional Plan review process. Currently, the Urban Footprint is located immediately to the south, west and to the east of the site. To the north of the site is McCoys Creek, with land to the north-east being contained within the Regional Landscape and Rural Production Area.

Ecological values have been a primary consideration in preparing the proposed development design. Accordingly, the application for the site's inclusion into the Urban Footprint seeks to:

- Achieve a logical extension of the Urban Footprint along Colman Road; and
- Provide for the delivery of a development outcome for the site that results in an overall net gain of biodiversity and ecological values and function within the site.

In undertaking this assessment, a desktop review of all relevant environmental legislation and ecological databases and maps – at a Federal, State and Local Government levels – was conducted. A preliminary field assessment was also undertaken over five (5) days to broadly ground-truth desktop findings and identify any areas of major ecological risk.

The preliminary field assessment identified three (3) broad vegetation associations, 115 flora species, and 53 fauna species. The site contains confirmed and potential habitat for several Matters of National, State and Local Environmental Significance. However, overall ecological values and functions are significantly compromised by historical disturbances. These have resulted in a highly-modified vegetation and habitat structure throughout the site, which is subject to edge effects and various threatening processes. These factors significantly limit the potential contribution the site could provide to local and regional biodiversity values.

The proposed development design provides for the protection of more than half of the site in perpetuity through dedication of public open space to be managed for conservation purposes. These areas of the site will be subject to significant ecological restoration works to remove existing threats and enhance biodiversity values and ecological function. The overall conservation outcomes to be achieved with the development of the site would result in the delivery of a functional, ecological corridor over 30 ha in size that re-establishes habitat linkages and connections within the local conservation network, as well as expanding the existing Regional Biodiversity Network. The development would result in the protection of, and significant enhancement to Matters of National, State and Local Environmental Significance.

An assessment of the site's suitability for inclusion within the Urban Footprint has been made based on the existing ecological values within the site, and the proposed development layout. The proposed development footprint has also been evaluated within the context of potentially applicable Federal, State and Local Government Statutory provisions. These assessments have concluded that:

- The inclusion of the site within the Urban Footprint is entirely consistent with the applicable ecological and biodiversity principles, elements and strategies of the Draft SEQ Regional Plan
- The proposed development layout complies with either the overall intent or applicable planning requirements associated with Matters of National, State and Local Environmental Significance.

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# 1 Introduction

Element Ecology has been engaged by BPQ Group to prepare an Ecological Constraints Assessment for a property holding located at This report presents an Ecological Constraints Assessment for a property holding located at 167, 191-284 & 294-316 Colman Road, Coomera (Lots 3, 4 & 32 on RP200830, Lots 5-7 on RP200829, Lots 8-15 & 29 on RP200828, Lots 18-27 RP200826), hereafter referred to as the 'site').

This report has been prepared to inform a request to the Department of Infrastructure, Local Government and Planning (DILGP) to have the site included within the Urban Footprint under the updated South East Queensland Regional Plan (currently in the draft community consultation phase). The report provides an overview of desktop and ground-truthed ecological values at a preliminary level, for the purposes of identifying potential ecological constraints and opportunities associated with the rezoning of the land. It is intended that subject to inclusion within the Urban Footprint, further detailed ecological assessments would be required for the site to further inform future development layout and design.

## 1.1 Site Description

The site consists of a consolidated landholding of 25 parcels of land ranging in size from 0.65 ha to 23.87 ha, with a combined area of 57.2 ha (Figure 1.1). It is located approximately 4 km north-east of the Coomera Town Centre in the Rural zone (Rural landscape and environment precinct) under the Gold Coast City Plan.

Under the South East Queensland Regional Plan, the site is situated outside of the Urban Footprint in the Regional Landscape and Rural Production Area. Currently, the Urban Footprint is located immediately to the south, west and to the east of the site. To the north of the site is McCoys Creek, with land to the north-east being contained within the Regional Landscape and Rural Production Area.

All individual allotments that make up the consolidated landholding are vacant and unimproved. Site character across all properties is relatively similar – being primarily characterised by sparse canopy trees over a maintained understorey. Patches of more intact native vegetation occur throughout the site – typically towards the rear of allotments and in association with waterways. Access to all allotments within the site is obtained from Colman Road.

The site forms part of the Pimpama River catchment, McCoys Creek and South Moreton Bay sub-catchment, with the surrounding landform being primarily defined by rolling low hills. Site topography is characterised by moderately inclined slopes with a varying aspects. The site has low relief, with elevation ranging from approximately 39 m AHD in the centre of the site near Colman Road, to approximately 0 m AHD at the edge of the site along the banks of the Pimpama River.

The site is bisected by Colman Road, and is immediately bound to the north by McCoys Creek, to the south by low density residential development associated with the Coomera Waters residential community, to the east by freehold land and Colman Road Waterfront Reserve, and to the west by a freehold allotment with an existing development approval. The surrounding area is predominantly characterised by a combination of low density residential development, undeveloped rural land, and large areas of public open space managed for environmental purposes. Further to the north and east, is the mouth of the Pimpama River, where it enters the Southern Moreton Bay Marine Park.



## 1.2 Report Objectives and Scope

The purpose of this Ecological Constraints Assessment is to inform an application to the Department of Infrastructure, Local Government and Planning (DILGP) to have the site included within the Urban Footprint under the Draft South East Queensland Regional Plan. Within this context, the objectives of this report are to:

- Identify the mapped ecological values and constraints associated with the site;
- Undertake a preliminary site assessment to broadly ground-truth ecological mapping and assess for the presence and/or potential presence of significant ecological values and functions on site;
- Identify any mapped or ground-truthed ecological values or constraints that are likely to impact the suitability of the site for inclusion in the Urban Footprint and/or the future development potential of the site.
- Identify threatening processes to biodiversity values and ecological functions associated with current and potential future land uses; and
- Inform a potential development layout that can:
  - Provide a significant contribution and enhancement to ecological values and corridor functionality within the site and broader local area;
  - Achieve a net gain for Matters of National, State and Local Environmental Significance;
  - Comply with potentially applicable Federal, State and Local Government statutory planning provisions; and
  - Demonstrate the site's suitability for inclusion within the Urban Footprint as part of the Draft SEQ Regional Plan review process.





Figure Title Figure 1.1 Site Location		
Project Name 167, 191-284 & 294-316 Colman Road, Coomera		
Project No. 16043-1	Client BPQ Group	Survey Survey of Boundary Features 2018 Cadastral Boundary Overlay 2017
Date March 2017	Revision 0	Approved SW

All information has been checked to ensure, with a reasonable degree of care, that it is correct and complete. Element Ecology Pty Ltd does not provide a guarantee of the information. It is the responsibility of the user to verify the accuracy of all information on this map.

ELEMENT ECOLOGY

**Legend**

- Site boundary
- Lots
- Cadastral boundary





## 2 Proposed Future Land Use

The proposed future land use for the site will depend on the outcomes of an application to have the entire site rezoned to be included within the Urban Footprint as part of a submission to DILGP in response to the community consultation phase for the draft South East Queensland Regional Plan (DILGP, 2016).

If the site is included within the Urban Footprint, it is intended that areas of lower inherent or strategic ecological value will be developed for low to medium density residential development, with areas of higher ecological values to be dedicated to the Council of the City of Gold Coast ("Council") as public open space for environmental purposes to ensure the protection and management of important ecological values in perpetuity.

Figure 2.1 depicts a proposed future land use for the site, that includes a combination of residential development and environmental open space. Under this potential development scenario, residential land uses have been proposed in areas of the site that are adjacent to current and future disturbance interfaces i.e. along Colman Road and aligned with the residential development footprint that has been approved on the freehold allotment to the west of Lot 32 on RP200830.

Areas designated on Figure 2.1 for open space dedication will facilitate the protection of significant ecological values, including:

- Confirmed habitat for threatened species, including *Phascolarctos cinereus* (koala) and *Calyptorhynchus lathami* (glossy black cockatoo).
- Buffers to wetland and waterway values on and external to the site.
- Hollow-bearing trees providing potential breeding habitat for birds and arboreal mammals.
- Woodland habitat for a range of native flora and fauna.

Additionally, protection and rehabilitation of this area will result in:

- Consolidation and enhancement of a significant and strategically located local ecological corridor that:
  - Connects along McCoys Creek into the Southern Moreton Bay Marine Park.
  - Provides terrestrial connectivity between McCoys Creek and the northern branch of the Coomera River.
- Expansion of the Regional Biodiversity Network, which does not encompass the site, but is located immediately to the north.
- Expansion of the conservation estate within the local area, which will assist in achieving local and regional objectives in relation to conservation outcomes – particularly in relation to the protection of sufficient habitat to ensure the retention of a viable *Phascolarctos cinereus* (koala) population within East Coomera.
- Removal of a number of existing threatening processes that are known to occur on site, including:
  - Unauthorised recreational 4 wheel driving, motorbike riding and to a lesser extent horse riding that has resulted in the creation of formal and informal tracks on site (including tracks that extend to the edge of wetland values).
  - Unleashed dogs roaming the site.
  - Unmitigated rubbish dumping.
- A scenario that supersedes existing rural land use rights within the individual 25 allotments which, if following a piecemeal lot by lot development sequence, would allow landowners to clear large areas of vegetation for a dwelling and associated residential land uses (e.g. sheds, swimming pools, tennis courts etc), bushfire management and ongoing property maintenance. Owing to the rural zoning, extensive disturbance could also occur to vegetation through typical lawful rural activities such as horse riding/agistment, cattle grazing, motorbike riding/4WD/ATV etc.

Consequently, through the protection and enhancement of significant ecological values, and the removal of numerous existing or potential threatening processes associated with current land uses, the development proposal is expected to result in an overall net environmental benefit for the site and the local area.

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**PROJECT TITLE**  
 167, 191-284 & 294-316 Colman Road,  
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**CLIENT**  
 BPQ Group

**DRAWING TITLE**  
 Figure 2.1 Proposed Future Land Use

**LEGEND**

- Development area (25.8ha)
- Potential open space dedication (31.4ha)
- Site boundary
- Cadastral boundary

**DRAWING No:** 16043-1\_SECA\_001  
**REVISION:** 0  
**DATE:** March 2017  
**DESIGNER:** SW  
**SCALE:** 1:4000 @ A3

N

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## 3 Methodology

In preparing the Ecological Constraints Assessment, a desktop assessment and subsequent field survey were undertaken to broadly identify ecological values that occur, or have the potential to occur, on site.

### 3.1 Desktop Assessment

In order to identify the ecological values potentially present on site, all relevant and potentially applicable Federal, State and Local Government databases and maps were reviewed.

The desktop assessment included a review of the following:

#### Federal Government Sources – Matters of National Environmental Significance (MNES)

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters Search – 3 km search radius (DoEE, 2017a).

#### State Government Sources – Matters of State Environmental Significance (MSES)

- Department of Environment and Heritage Protection (DEHP) Wildlife Online database – 3 km search radius (DEHP, 2017c);
- Department of Natural Resources and Mines (DNRM) Regulated Vegetation Management Map (DNRM, 2017);
- DEHP Map of Referable Wetlands (DEHP, 2017b);
- DEHP Koala Conservation in South East Queensland State Planning Regulatory Provisions (SPRP) map (DEHP, 2017a);
- DEHP Protected Plants Flora Survey Trigger Map (DEHP, 2017d);
- Department of Infrastructure, Local Government and Planning (DILGP) Development Assessment Map (DILGP, 2017); and
- Environmental Protection Agency (EPA) Map 1 – Moreton Bay Marine Park Zoning (EPA, 2009).

#### Local Government Sources – Matters of Local Environmental Significance (MLES)

- Gold Coast Planning Scheme Overlay Maps (City of Gold Coast Council, 2016).

#### Additional Information Sources

- Aerial photography.

### 3.2 Field Assessment

Preliminary field investigations have been undertaken throughout the site by two (2) suitably qualified and experienced ecologists over five (5) days: 15-16, and 29-31 July 2016.

The field assessment involved traverses throughout the site, whilst employing the following recognised industry standard survey techniques:

- Vegetation community assessments.
- Diurnal bird surveys.
- Amphibian aural surveys.
- Koala Spot Assessment Technique (KSAT) surveys.
- Targeted fauna habitat assessments.
- Opportunistic observations and targeted searches for threatened fauna species.



Although the preliminary field assessment was designed to provide a high-level overview of ecological values that either occur, or are likely to occur on site, a number of targeted survey methods were implemented to ensure that the preliminary survey results are representative of actual site values. Field assessment survey effort is depicted on Figure 3.1.

***Please note: A detailed description of the methodology, survey techniques, voucher specimen protocol, and survey limitations can be provided on request.***

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## 4 Desktop Assessment - Results

An overview of the findings of the desktop review are outlined below. These findings identify the Matters of National, State and Local Significance that may potentially occur on site, as well as define the statutory environmental planning instruments that would be applicable to any future assessable development on the site. The database searches and mapping Matters of National, State and Local Environmental Significance are provided in Appendices 1-3 respectively.

**Please note: A detailed summary of our desktop findings can be provided on request.**

### Federal Government Sources – Matters of National Environmental Significance (MNES)

- Two (2) Threatened Ecological Communities, 63 threatened species, 71 migratory species, and one (1) Wetland of International Importance.

### State Government Sources – Matters of State Environmental Significance (MSES)

- Least Concern Category B Regulation Vegetation and Essential Habitat.
- Koala SPRP Areas Suitable for Rehabilitation and Bushland Habitat
- Four (4) threatened fauna species and 18 Special Least Concern fauna species (no threatened flora species).
- Fish Habitat Areas and Marine Plants.
- State Marine Parks.

### Local Government Sources – Matters of Local Environmental Significance (MLES)

- Gold Coast Planning Scheme Overlay Maps
  - Biodiversity Areas.
  - Priority Species.
  - Vegetation Management.
  - Wetlands and Watercourses.

The proposed development scenario will result in targeted and managed impacts being concentrated within a heavily disturbed and modified area of the site. This development scenario provides for the protection of over half of the site, which contains areas which contain the most significant biodiversity values identified in the desktop review. These areas will also be subject to significant rehabilitation works, which will enhance existing values and functions, promote ecological connectivity within the site and broader area, and provided an overall net benefit to Matters of National, State and Local Environmental Significance.

A preliminary assessment of the proposed development scenario has been undertaken against the relevant and potentially applicable Federal, State and Local Government statutory environmental planning provisions. This assessment has confirmed that the development outcomes sought for the site meet the overall intent and environmental planning requirements for these matters.

## 5 Field Assessment - Results

Key summary findings of the field assessment are discussed in the following sections.

**Please note: A detailed summary of our field results can be provided on request.**

### 5.1 Vegetation Communities

Overall, the vegetation community assessment found that vegetation throughout the site is generally consistent with the existing State Government Regulated Vegetation Map. The following vegetation community types were recorded on site:

- Dry sclerophyll open woodland to open forest.
  - Development has been concentrated within the most disturbed areas of this community.
  - Additionally, the proposed development will achieve an overall net gain in remnant vegetation within this community as a result of ecological restoration.
- Swamp sclerophyll open forest.
  - Encroachment into this vegetation will be entirely avoided, with the community to be protected through the rehabilitation of significant ecological buffers.
- Mangrove wetlands.
  - Encroachment into this vegetation will be entirely avoided, with the community to be protected through the rehabilitation of significant ecological buffers.

Representative images of the vegetation communities are provided in Figures 5.1-5.4.

### 5.2 Flora

A total of 115 flora species were recorded during the survey, consisting of 83 native and 32 non-native species. Key summary findings in relation to this ecological matter include:

- No species that are significant under Commonwealth Legislation were detected.
- No species that are significant under State Legislation were detected.
- One (1) species that is locally significant was detected.
  - Importantly, the proposed development scenario ensures that representative habitat for this species will be protected to maintain a viable population on site.

### 5.3 Fauna

A total of 53 fauna species were recorded during the field survey, including four (4) reptiles, 42 birds and seven (7) mammals. Fifty of these species are native and three (3) are non-native. Two (2) threatened fauna species were identified on site:

- *Calyptorhynchus lathami* (glossy black cockatoo) – listed as Vulnerable under the Queensland Nature Conservation (Wildlife) Regulation 2006 (NC Reg).
- *Phascolarctos cinereus* (koala) – listed as Vulnerable under the NC Reg and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The results of KSAT assessments and confirmed *Calyptorhynchus lathami* (glossy black cockatoo) feed trees are depicted in Figure 5.5.





Notes: Image shows existing non-remnant area of the dry sclerophyll community, and contains very little native understorey or habitat complexity for native fauna. This area is proposed to form part of the overall development footprint within the site.

**Figure 5.1 Dry Sclerophyll Community – Proposed Development Footprint**



Notes: Dense vegetation in the background is the swamp sclerophyll community, and the sparse vegetation in the foreground is the dry sclerophyll community (non-remnant). This area would be rehabilitated to provide a buffer between future development and the swamp sclerophyll vegetation.

**Figure 5.3 Swamp Sclerophyll Open Forest – to be Protected and Enhanced**



Notes: Image shows existing remnant area of the dry sclerophyll community. This area is proposed to form part of the future public open space dedication and will be subject to extensive rehabilitation to restore the vegetation structure to be reflective of an undisturbed community.

**Figure 5.2 Dry Sclerophyll Community – to be Protected and Enhanced**



Notes: Image shows mangrove wetland community fringing McCoy's Creek to the north of the site. This community would be protected from development impacts through the rehabilitation of ecological buffers with widths ranging from 60 m to greater than 150 m.

**Figure 5.4 Mangrove Wetland – to be Protected and Excluded from Development Impacts**

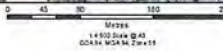


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Figure Title <b>Figure 5.5 Significant Fauna</b>		
Project Name <b>167, 191-284 &amp; 294-316 Colman Road, Coomera</b>		
Project No <b>16043-1</b>	Client <b>BPQ Group</b>	Scale <b>As per photography November 2016</b>
Date <b>March 2017</b>	Revision <b>0</b>	Approved <b>SIV</b>

Scale  
As per photography November 2016  
Contract number: OLS/2016/000004320  
Customer:  
All information on this plan is taken to the best of our knowledge and belief, and is provided for your information only. It is not intended to be a guarantee of the information or the accuracy of the information provided.



	KSAT central point
	Glossy black cockatoo feed tree
	Site boundary
	Cadastral boundary



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Potential habitat for other threatened or otherwise significant species was also identified on site (i.e. *Pteropus poliocephalus* [grey-headed flying fox], *Petauroides volans* [greater glider], *Xeromys myoides* [water mouse], migratory birds). However no evidence of these species was recorded.

The proposed development outcome has been designed to respond to habitat values for significant fauna species by ensuring the protection of areas of key and confirmed habitat. These areas will be enhanced with ecological restoration and protected in perpetuity for conservation purposes in public open space. The removal of existing threats, and the rehabilitation of heavily disturbed areas will further improve future biodiversity outcomes on the site by achieving an overall net increase in both the quantity and quality of available habitat for significant species on site.

## 5.4 Ecological Function

Key ecological functions associated with the site includes:

- Ecological connectivity – the site makes an important contribution to:
  - A regionally significant corridor of retained vegetation associated with coastal wetlands and significant local waterways including McCoys Creek, Pimpama River and the northern branch of the Coomera River.
  - A potential environmental open space connection between McCoys Creek Wetlands, Colman Road Reserve and Colman Road Waterfront Reserve.
  - Connectivity values at the outer edge of a Regional Biodiversity Corridor under the Draft SEQ Regional Plan.
- Wetlands and watercourses – although disturbed and degraded in many areas, values on site include:
  - Wetland environments that connect to McCoys Creek, an area designated as Fisheries Habitat Management Area B, the Southern Moreton Bay Marine Park and the Moreton Bay Ramsar Internationally Important Wetland.
  - Watercourses that discharge into the wetland environments identified above.

The proposed development provides an opportunity to improve ecological corridor function on site and protect sensitive wetland and watercourses values. The delivery of substantial rehabilitated buffers to these areas will increase overall ecological function and viability associated with values on and adjacent to the site. Protection and enhancement of large tracts of vegetation on site will not only facilitate regional-scale terrestrial connectivity, it will also serve to significantly improve buffers to tidal waters and ecological values associated with McCoys Creek and the broader Southern Moreton Bay Marine Park and the Moreton Bay Ramsar Internationally Important Wetland.

## 5.5 Site Observations – Existing Condition and Threats

The field assessment identified a number of threats to biodiversity values and ecological function based on the existing site conditions. Unauthorised entry to the site by members of the general public, and associated disturbances generated by their activities were observed across the site during the survey.

These unauthorised activities and disturbances causing significant threats to biodiversity values, ecological function, and native fauna species within the site. Key threats and disturbances observed during the field assessment include, but are not limited to:

- Unauthorised four-wheel driving and trail bike riders were observed and have created an extensive track network.
  - Ground disturbance, compaction, scour and erosion associated with regular use of the existing tracks is limiting the natural recovery of vegetation and impacting on the health and viability of existing mature vegetation.

- Numerous dogs were observed on site throughout the duration of the survey. The site appears to be frequented as an informal 'off leash' exercise area by members of the general public.
  - The presence of dogs – especially unrestrained – represents a potential threat for native fauna that might be utilising the site. In particular, dog attack is a key threatening process to koalas.
- Unauthorised and unlawful dumping of rubbish, debris and garden waste.
  - These actions appear to have introduced environmental weed infestations to the site, with a number of dense infestations were observed consisting of common garden escapees that are likely to have been dumped on site.
- Evidence of unauthorised and informal recreational archery, which introduces a potential for accidental (or deliberate) harm to native fauna.
- A number of cars have been dumped and burned.
  - Arson associated with the dumping of these vehicles has damaged native vegetation.
- Historically clearing has resulted in a highly-modified vegetation structure and composition throughout the site. Consequently, potential habitat values for native fauna have significantly impacted, degraded and are subject to extensive edge effects throughout the site.

Based on the existing site conditions and threatening processes, the potential biodiversity values, habitat features and ecological functions have been significantly degraded. Consequently, overall the site only provides habitat values largely for common, disturbance tolerant species. The site is unlikely to provide significant habitat or corridor functionality for forest dependant species which might occur in less disturbed habitats in the surrounding area.

A representative collection of images that depict the existing site conditions and disturbances is provided in Figures 5.6-5.21.





Notes: Images shows exposed hill side with evidence of scour and erosion caused by unauthorised 4WDs and trail bikes. These impacts have compacted the native soil profile, preventing the re-establishment of native species and impacting on the root zones of mature native trees.

**Figure 5.6 4WD and Trail Bike Tracks Created by Unauthorised Recreational Use**



Notes: Images shows tracks and damage to ground surface caused by unauthorised 4WDs and trail bikes. These impacts have compacted the native soil profile, preventing the re-establishment of native species and impacting on the root zones of mature native trees.

**Figure 5.8 4WD and Trail Bike Tracks Created by Unauthorised Recreational Use**



Notes: Images shows tracks and damage to ground surface caused by unauthorised 4WDs and trail bikes. These impacts have compacted the native soil profile, preventing the re-establishment of native species and impacting on the root zones of mature native trees.

**Figure 5.7 4WD and Trail Bike Tracks Created by Unauthorised Recreational Use**



Notes: Images shows tracks and damage to ground surface caused by unauthorised 4WDs and trail bikes. These impacts have compacted the native soil profile, preventing the re-establishment of native species and impacting on the root zones of mature native trees.

**Figure 5.9 4WD and Trail Bike Tracks Created by Unauthorised Recreational Use**





Notes: Image shows dumped and burnt out car body in areas mapped as remnant vegetation. Under the proposed development scenario this area would be subject to rehabilitation to restore the native vegetation community structure and habitat values.

Figure 5.10 Dumped and Burnt Out Car Body



Notes: Image shows dumped and burnt out car body in areas mapped as remnant vegetation. Surrounding vegetation has been damaged from the fire (see scorched trees on the left and in foreground). Area will be subject to rehabilitation under the proposed development scenario.

Figure 5.12 Dumped and Burnt Out Car Body in Area of Remnant Vegetation



Notes: Image shows rubbish and debris that has been unlawfully dumped on the site without permission. Under the proposed development scenario this area will be subject to rehabilitation to restore native community structure and habitat values.

Figure 5.11 Unauthorised Dumping in Area of Remnant Vegetation



Notes: Image shows scattered beer bottles (some broken) and other rubbish that has been dumped in the vegetation interface between the dry sclerophyll community and the mangrove wetland.

Figure 5.13 Unauthorised Dumping in Vegetation Adjacent to Mangrove Wetland





Notes: Images shows rubbish and debris that has been unauthorised dumped on the site without authorisation. Under the proposed development scenario this area will be subject to rehabilitation to restore native community structure and habitat values.

Figure 5.14 Unauthorised Dumping in Area of Remnant Vegetation



Notes: Image shows garden waste that have been unauthorised dumped on site without authorisation. These debris have the potential to introduce weed propagules to the site, intensify the severity of existing weed infestations and cause new areas of weeds invasion.

Figure 5.16 Unauthorised Dumping of Garden Waste



Notes: Images shows rubbish and debris that has been unauthorised dumped on the site without authorisation. Under the proposed development scenario this area will be subject to rehabilitation to restore native community structure and habitat values.

Figure 5.15 Unauthorised Dumping in Area of Remnant Vegetation



Notes: Image shows garden waste that have been unauthorised dumped on site without authorisation. These debris have the potential to introduce weed propagules to the site, intensify the severity of existing weed infestations and cause new areas of weeds invasion.

Figure 5.17 Unauthorised Dumping of Garden Waste





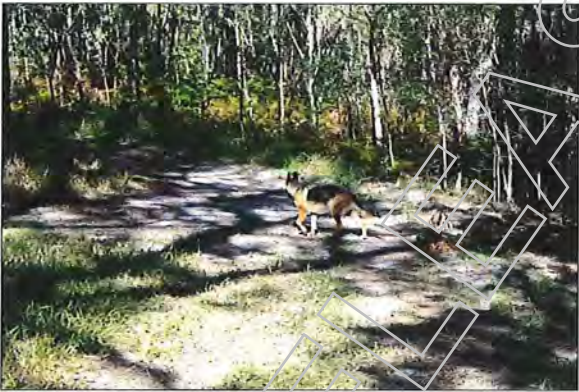
Notes: Image shows dense infestation of *Sphagneticola trilobata* (Singapore daisy), which is a Class 3 Declared Pest. Under the proposed development scenario existing weed infestations will be controlled as part of rehabilitation works within the proposed public open space.

Figure 5.18 Existing Weed Infestation In Dry Sclerophyll Community



Notes: Image shows discarded arrow found in area of rainforest vegetation. Unauthorised and unlawful archery on the site has the potential to cause unintentional or deliberate injury to native fauna.

Figure 5.20 Indicator of Unauthorised Recreational Archery On Site



Notes: Image shows dog unaccompanied and unrestrained. A number of dogs were observed being walked on site (both restrained and unrestrained) during the survey. The presence of dogs is a key threatening process to koalas.

Figure 5.19 Unrestrained Dog Moving Through Site (Threat to Koalas)



Notes: A deceased koala was observed in the northern extent of Lot 32 on RP200830 during the 15 July 2016 survey event.

Figure 5.21 Deceased and Decomposing Juvenile Koala



## 6 Field Validated Matters of Environmental Significance

The field survey has confirmed the presence of the following Matters of Environmental Significance on, or adjacent to the site:

### Federal Government Sources – Matters of National Environmental Significance (MNES)

- One threatened fauna species – *Phascolarctos cinereus* (koala).
  - The proposed development avoids areas of the site which provide the greatest habitat values for this species.
  - The proposed development will provide an overall net gain in koala habitat trees and overall habitat quality.

### State Government Sources – Matters of State Environmental Significance (MSES)

- Least Concern Category B Regulation Vegetation and Essential Habitat.
  - The proposed development largely avoids impacts on Category B vegetation and Essential Habitat.
  - The proposed development will involve significant ecological restoration to deliver a net gain in the quantity and quality of these values within the site.
- Habitat for two (2) threatened species – *Phascolarctos cinereus* (koala) and *Calyptorhynchus lathami* (glossy black-cockatoo).
  - The proposed development avoids areas of the site which provide the greatest habitat values for these species.
  - The proposed development will provide an overall net gain in habitat trees and overall habitat quality.

### Local Government Sources – Matters of Local Environmental Significance (MLES)

- Gold Coast Planning Scheme Overlay values:
  - Biodiversity Areas.
  - Priority Species.
  - Vegetation Management.
  - Wetlands and Watercourses
    - The proposed development scenario will deliver an environmental outcome that results in significant improvement and enhancements to MLES within the site.

Overall, it has been concluded that although the proposed development would have some impacts on a small number of MES, these will be targeted and managed to restrict the overall extent and severity of impacts. Furthermore, the rehabilitation and dedication of over 50% of the site as a public conservation, and the removal of threatening processes from the site will far outweigh the potential impacts of the development. Consequently, the proposed development scenario will result in an overall net benefit for MES and ecological values both site and within the broader local area.

The development design will result in only targeted and controlled impacts, whilst delivering significant biodiversity and ecological benefits. An assessment of the impacts and benefits of the development has found that the proposed development would meet (and in several instances exceed) the overall intent and planning requirements of potentially applicable Federal, State and Local Government statutory planning provisions.



## 7 Land Use Scenarios – Threats and Opportunities

In assessing the merits and value of incorporating the site into the Urban Footprint, we have undertaken an analysis of threats and opportunities for biodiversity values within the context of two land use scenarios for the site:

- **Scenario 1 – The site remains in the Regional Landscape and Rural Production Area**

This scenario considers the potential and likely development pattern of the site based on the consolidated landholding being sold off in a piecemeal offering that markets individual allotments separately.

- **Scenario 2 – If the site is included within the Urban Footprint**

This scenario considers the proposed development pattern and biodiversity outcomes that will be delivered for the site if it is included within the Urban Footprint.

These scenarios are discussed in further detail in the following sections.

### 7.1 Scenario 1 – The Site Remains in the Regional Landscape and Rural Production Area

If the site remains in the Regional Landscape and Rural Production Area, BPQ Group have determined that ongoing holding and management costs are prohibitive to retaining the property under their ownership. Consequently, the 25 properties within the site will be sold individually. Under this scenario, the opportunity for coordinated planning, development and conservation management of the consolidated land holding will be lost and potential future land uses associated with the landholding will be limited to rural residential development.

A review has been undertaken in relation Local, State and Federal Government planning provisions that would potentially be applicable to future rural residential development within the individual allotments that make up the consolidated land holding. The review has identified that the following land uses/environmental impacts could, and would be likely to occur under exempt or self-assessable development rights:

- Dwellings houses (including associated ancillary structures, such as sheds, private recreational areas).
- Bushfire clearing associated with dwelling houses and associated ancillary structures.
- Boundary line clearing exemptions.
- Maintenance and management of understorey vegetation for aesthetic/recreational/agricultural/bushfire management purposes.

In addition to the above, there are no guarantees that there would be any statutory triggers, requirements or opportunities to promote ecological restoration or enhancements on any of the individual allotments that make up the consolidated landholding.

An indicative development layout for the site under this scenario has been prepared by BDA (Figure 7.1). This layout illustrates a conceptual development pattern for the consolidated landholding based on a piecemeal, lot by lot sequence of development. The layout considers natural site topography, aspects and features, is based on exempt and self-assessable land use and development rights, and is considered to reasonably and accurately represent a likely future land use scenario.



Based on this conceptual site design, the following extents of vegetation clearing can be expected:

- Vegetation clearing for dwellings and ancillary structures – 9.6 ha.
- Additional exempt vegetation clearing for fence lines – 2.8 ha.

This would result in over 12.4 ha of vegetation clearing to facilitate likely and lawful rural residential land uses on the 25 allotments.

In addition to this, it can be expected that landowners will be seeking to maintain the existing character of the balance of each property, which consists of canopy trees over a maintained understorey. This would result in an additional 31.4 ha of the site in which canopy trees are retained, but the understorey continues to be mown/slashed, preventing any opportunities for natural regeneration. This outcome would not result in the reduction of edge effects, or the improvement of ecological functions and corridors within the site.

Under this development scenario, approximately 13.4 ha of intact vegetation will be retained at the rear of allotments in low lying and difficult to access areas. Despite being retained in their existing condition, some of these areas contain existing disturbance (e.g. vehicle tracks) and there will be no requirement to rehabilitate degraded values.

Based on the assessment above, it can be seen that the individual sale of each allotment would likely result in an outcome in which 22% of vegetation on site is cleared, 55% of the site is maintained in its currently highly-modified state by mowing/slashing, and 23% of vegetation on site is left in its current condition with no improvement or maintenance.

In addition to vegetation clearing and maintenance associated with typical rural residential development, this land use often brings a range of threatening processes that do not generally occur in an urban residential environment:

- Horses and cattle.
- Trail bikes/ATVs/4WDs.
- Multiple outdoor domestic pets.

Owing to the size of allotments, livestock and pets are often allowed to roam entire allotments, which can create trampling, soil compaction, erosion, spread of weed propagules, and in the case of domestic pets, predation upon native fauna (e.g. koalas, possums, native birds etc). In addition to these impacts, motorised vehicles can also result in the creation of tracks that can further disturb/damage/fragment vegetation.

Consequently, any future rural residential land uses would be likely to intensify the existing threats that are already present on site through unauthorised use by members of the general public. Of particular concern, increasing the number of individual property owners in this context will increase the likelihood that one or more of these landowners will undertake building/land management activities either within, or in close proximity to wetland areas and/or adjacent to the site. This has the potential to adversely impact upon highly significant ecological values associated with Locally Significant Wetlands, the Southern Moreton Bay Marine Park and the Moreton Bay Ramsar Wetland. Therefore, of the two (2) development scenarios for the site, this scenario is considered to represent the highest potential for detrimental impacts on ecological values on both individual sites and the broader local area.



Figure 7.1 Conceptual Future Land Use (if Lots Developed Individually)



## 7.2 Scenario 2 – If the Site is Included Within the Urban Footprint

A scenario in which the site is included within the Urban Footprint provides significant opportunities for ecological enhancement and gain. The potential development outcome provided in Figure 2.1 shows that over 50% of the site would be protected and maintained in perpetuity for conservation purposes. The development footprint has been designed to follow the existing approved development footprint on the (yet to be developed) allotment immediately to the west, and to respond to key ecological constraints on site.

Although this scenario would result in more direct vegetation clearing than Scenario 1, this scenario will result in a significantly lower overall disturbance footprint. This is because it does not include any of the extensive understorey maintenance that would be applicable under the alternative development scenario (i.e. total disturbance of 25.8 ha for Scenario 2 versus total clearing of 12.4 ha plus 31.4 ha of understorey maintenance for Scenario 1, resulting in a total disturbance area of 43.8 ha).

In addition to a lower overall disturbance footprint, Scenario 2 offers the opportunity for significant rehabilitation within areas that are currently characterised by canopy trees over a maintained understorey, and subject to edge effects and threatening processes. Rehabilitation within the proposed environmental open space will not only protect existing values, but it will also improve ecological values by creating functional and structurally heterogeneous vegetation communities and by enhancing habitat values on site – particularly for threatened species including *Phascolarctos cinereus* (koala) and *Calyptorhynchus lathami* (glossy black cockatoo).

Areas proposed for rehabilitation are also currently subject to disturbances (e.g. vehicle tracks, rubbish dumping) and threatening processes (e.g. dogs, vehicles etc). These will be either removed or significantly mitigated under the proposed development scenario, which will not only improve the quality of the habitat, but will also assist to improve overall ecosystem function.

This development scenario has been designed to ensure that the minimum setback to McCoys Creek is 160 m, with setbacks typically in excess of 200 m occurring throughout the development extent (Figure 7.2). The rehabilitation of setback areas on site, and the dedication of these areas as public open space will not only result in significant enhancements to wetland and riparian areas (that are significant at a Local, State and Federal Government level), but will also facilitate an important functional ecological corridor through the site.

Figure 7.3 shows the position of this proposed ecological corridor within the local landscape. This figure demonstrates the strategic importance of this corridor at a landscape scale. Not only does it provide direct connectivity with immediately adjacent conservation reserves (i.e. McCoys Creek Wetlands, Colman Road Reserve and Colman Road Waterfront Reserve), but it also facilitates connectivity at a broader scale, making an important contribution to regional east-west connectivity from the Southern Moreton Bay islands, extending west through Coomera, into Wongawallan and eventually the city's hinterland spine. This corridor is highly significant based on the current potential connectivity it could provide, and also for the potential future connectivity it will enable under a climate change scenario. Therefore, the site's ability to contribute to this corridor is considered highly strategically important.

Under this scenario, although concentrating urban uses within strategically selected areas of the site will result in some impacts to existing disturbed values (e.g. vegetation clearing), it is considered that on balance the conservation gains that will be achieved through the protection in perpetuity and rehabilitation of ecological values over significant extents of the site will represent a far superior environmental outcome in comparison to selling the 25 allotments to individual landowners (Scenario 1).



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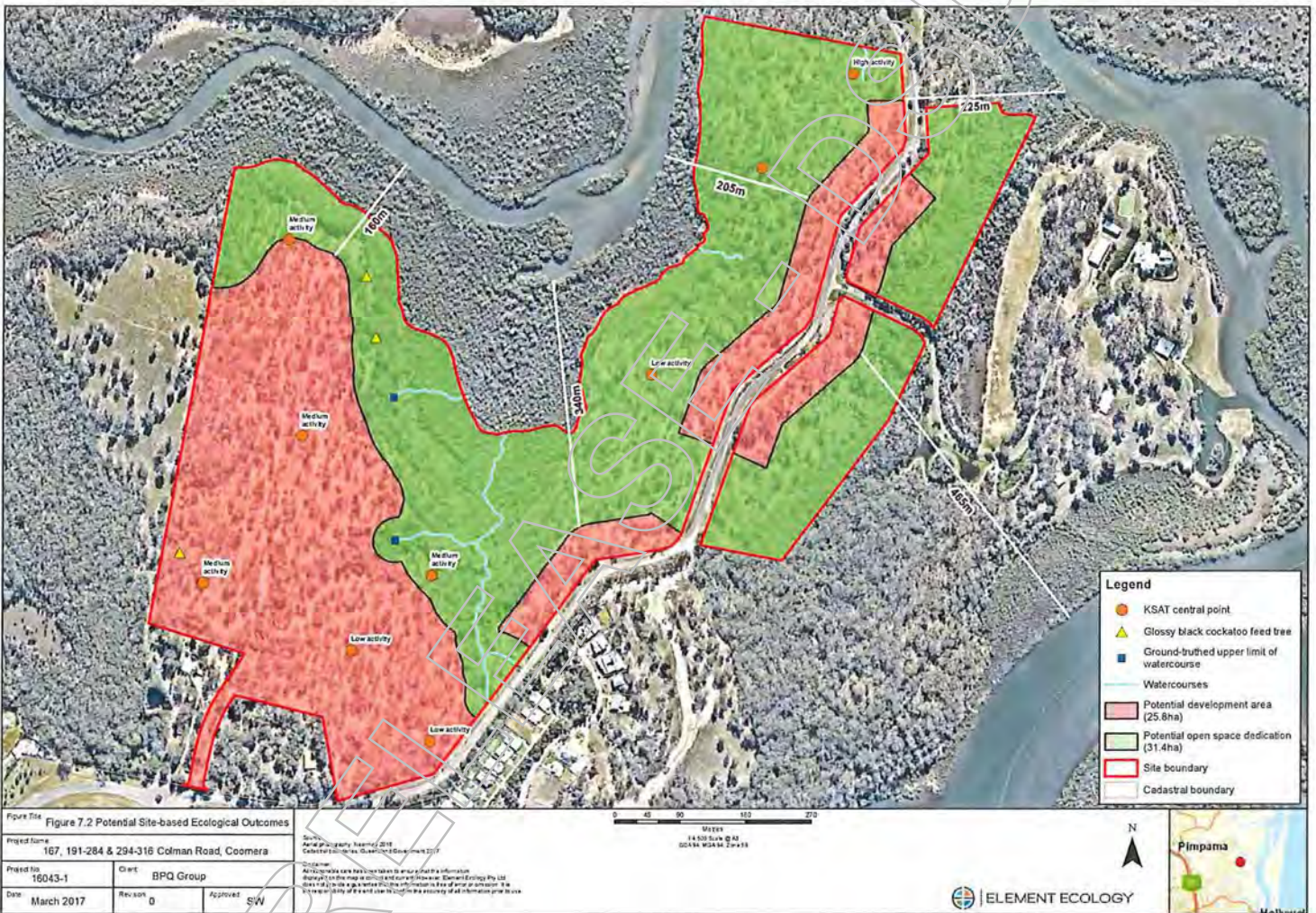


Figure Title: Figure 7.2 Potential Site-based Ecological Outcomes  
 Project Name: 167, 191-284 & 294-316 Colman Road, Coomera  
 Project No: 16043-1  
 Date: March 2017

Client: BPQ Group  
 Revision: 0  
 Approved: SW

Scale: 1:4,000 Scale @ A3  
 Date: 14/03/2017  
 Author: [Name]  
 Checked: [Name]  
 Approved: [Name]

Legend

- KSAT central point
- Glossy black cockatoo feed tree
- Ground-buried upper limit of watercourse
- Watercourses
- Potential development area (25.8ha)
- Potential open space dedication (31.4ha)
- Site boundary
- Cadastral boundary

ELEMENT ECOLOGY

RTI 1718-039







## 8 Ecological Matters – Draft SEQ Regional Plan

Chapter 3 the Draft SEQ Regional Plan outlines criteria for the land within the Urban Footprint. It identifies two ecological constraints and values which might make a site unsuitable for inclusion into the Urban Footprint:

- Regional Biodiversity Networks; and
- Matters of National Environmental Significance (MNES).

These are discussed in further detail in the following sections.

### 8.1 Regional Biodiversity Networks

A review of the Draft SEQ Regional Plan has confirmed that the site is not located within a Regional Biodiversity Corridor, and does not form part of a Regional Biodiversity Network. A copy of the Draft SEQ Regional Plan Sustain Map 4a - Regional biodiversity network is provided in Appendix D.

Importantly, whilst the site is not located within a Regional Biodiversity Network, it is located immediately to the south of a Regional Biodiversity Corridor. The proposed development scenario will result in the dedication of over 30 ha of the site, predominantly along its northern extent, as public open space to be managed for conservation purposes.

Given the location of the site in relation to the Regional Biodiversity Corridor, the future development of the site would represent a valuable opportunity to consolidate and expand the existing Regional Biodiversity Network. This outcome is considered to meet and exceed the intent of the Draft SEQ Regional Plan and Urban Footprint in relation to biodiversity matters.

Element 2 (Biodiversity) and associated Strategies that are envisaged to be achieved by the Draft SEQ Regional Plan are provided below. Additional comment is also provided further below in relation to how the proposed inclusion of the site into the Urban Footprint will meet the intended outcomes and Strategies of Element 2.

Element 2: Biodiversity	Strategies
The regional biodiversity network is protected and enhanced to support the natural environment and contribute to a sustainable region.	<ol style="list-style-type: none"> <li>1 Protect regional biodiversity values (including koala habitat), and ecological processes that support them, from inappropriate development (Map 4a and Table 12).</li> <li>2 Focus coordinated planning, management and investment, including offset delivery, in regional biodiversity corridors.</li> <li>3 Avoid fragmentation of regional biodiversity corridors.</li> <li>4 Maintain and enhance the value of biodiversity corridors to optimise biodiversity conservation outcomes.</li> </ol>

Source: Draft SEQ Regional Plan (p 68).

#### • Strategy 1 – Complies

Inclusion of the site into the Urban Footprint will not compromise the protection of any regional biodiversity values or the ecological processes that support them. Additionally, through the expansion of the regional conservation network to include areas within the site, koala habitat and ecological processes will be protected in perpetuity within public tenure.

#### • Strategy 2 – Complies

The dedication of a conservation area to Council that is greater than 30 ha in size will allow for this area of the site subject to coordinated planning, management and investment for as part of



the city's conservation estate. It is envisaged that rehabilitation throughout this part of the site, undertaken as part of the proposed development, will meet and exceed any offset requirements generated by future development. This will ensure that the expanded regional biodiversity corridor will accommodate offset delivery as intended by this strategy.

- **Strategy 3 – Complies**

The site is not located within a Regional Biodiversity Corridor and therefore will not fragment any corridors. Conversely, the site is located immediately adjacent to a Regional Biodiversity Corridor and will facilitate the expansion of this corridor to incorporate areas that will be subject to significant rehabilitation and enhancement of biodiversity values.

- **Strategy 4 – Complies**

Inclusion of the site within the Urban Footprint will result in the dedication of a conservation area to Council that is greater than 30 ha in size. This corridor will be rehabilitated to enhance biodiversity values within the site, as well as ecological function within the site and broader local area. This outcome will not only maintain and enhance existing the existing Regional Biodiversity Corridors, but also expand the existing corridor to connect with the existing Gold Coast conservation network.

It has been concluded that, when considered within the context of Regional Biodiversity Networks, the site does not contain any ecological constraints that would make it unsuitable for inclusion within the Urban Footprint. Furthermore, based on the site's position within the landscape, the findings of the field assessment, and the proposed development layout, inclusion of the site within the Urban Footprint is entirely consistent with, and exceeds the overall biodiversity outcomes envisaged by Goal 4 (Sustain), Element 2 (Biodiversity) of the Draft SEQ Regional Plan.

## 8.2 Matters of National Environmental Significance (MNES)

Based on the findings of the field survey, it has been confirmed that contains three (3) MNES:

- Potential habitat for *Phascolarctos cinereus* (koala).
- Potential habitat for Migratory Species.
- Moreton Bay Ramsar Wetland of International Importance.

Section 6 describes MNES that have been confirmed to occur on and adjacent to the site. As identified in this section, *Phascolarctos cinereus* (koala) and the periphery of the Moreton Bay Ramsar Wetland have been confirmed on site, with the site also considered to provide temporary/transient habitat for migratory species.

The development proposal is considered unlikely to have a significant impact on MNES for the following reasons:

- There will be some impacts to habitat for *Phascolarctos cinereus* (koala) and to a lesser extent non-breeding/roosting habitat for migratory species (although the majority of core migratory species habitat will be retained in association with wetland habitats on site). However, over 50% of the site will be retained, rehabilitated and protected in public open space in perpetuity, thereby ensuring a reduction in existing threatening processes and an overall net gain in ecological and koala habitat values for the site.
- All areas of the Moreton Bay Ramsar Wetland will be retained and protected on site. Furthermore, existing areas on site characterised by canopy trees over a maintained understorey and detrimental threatening processes will be rehabilitated to create functional ecological buffers designed to protect and enhance wetland values and ecological function both on and external to the site.

Based on a preliminary review of the potential impacts to MNES and the corresponding benefits associated with the development proposal (i.e. removal of threatening processes, protection of over 50% of the site as public open space for conservation purposes, protection and enhancement of local and regional ecological corridor networks), it is expected that the proposed development will not significantly impact on MNES.

Consequently, based on the limited ecological impacts on MNES associated with the development proposal, and the overall net gain in ecological values for ecological values protected under the EPBC Act, it is considered that the site does not contain any ecological constraints at a Federal Government level that would make it unsuitable for inclusion within the Urban Footprint.



## 9 Conclusions

This report presents an Ecological Constraints Assessment for a consolidated landholding located at 167, 191-284 & 294-316 Colman Road, Coomera. The findings presented in the report are based a desktop review, as well as a preliminary field assessment undertaken over five (5) days.

The field-validated ecological values and constraints associated with the site have been used to inform a proposed development design that would achieve a coordinated planning and conservation outcome across the consolidated landholding.

The field assessment identified that the site contains confirmed and potential habitat values for several Matters of National, State and Local Environmental Significance. However, ecological values and functions within the site have been significantly compromised by historical disturbances. These have resulted in a highly-modified vegetation and habitat structure throughout the site, which is subject to edge effects and various threatening processes.

A number of significant values are known and expected to occur in the broader local area in association with larger, intact patches of bushland habitat. However, based on the site's existing condition, it is expected to provide habitat only for a variety of disturbance-tolerant fauna species (including koalas) that are able to persist within the context of the threatening processes that are present on site.

From a practical, 'on ground' perspective, the development of the site represents a valuable opportunity to remove existing threatening processes, and restore significant areas of native vegetation and fauna habitat. Under the proposed development scenario, the following outcomes will be achieved:

- Protection and enhancement of over 30 ha of public open space that will be managed in perpetuity for conservation purposes.
- Expansion of a Regional Biodiversity Corridor.
  - Extension of local ecological corridors through the site to create new viable and functional habitat linkages and ecological corridors that:
    - Connect to surrounding areas of intact bushland within the local conservation network and estate.
    - Connect to the Draft SEQ Regional Plan Regional Biodiversity Corridor and Regional Biodiversity Network to the north of the site.
    - Restore significant areas of habitat for, and facilitate the movement of a variety of forest-dependant fauna species that would not otherwise utilise the site owing to its existing disturbed condition.
    - Significant restoration to deliver an overall net gain in the extent and condition of Category B (remnant) vegetation within the site.
    - A reduction in threats, an overall net gain in habitat trees, and an improvement in habitat quality and movement opportunities for koalas.
- The protection of, and significant enhancement to Matters of National, State and Local Environmental Significance.

Importantly, the coordinated conservation outcome and significant environmental benefits to be provided by the proposed development can only be achieved through the inclusion of the site within the Urban Footprint as part of the Draft SEQ Regional Plan review.

The holding costs associated with the consolidated landholding are significant, and the expense associated with addressing, minimising and managing threatening processes on site is cost-prohibitive. Consequently, in the event that the site is not included within the Urban Footprint, it is understood that the consolidated land holding will be sold. Under this scenario, it is highly likely that the overall land use and development sequence of the site will be on a piecemeal, lot by lot basis. This will result in the loss

of the current opportunity to mitigate existing threatening processes, as well as any potential to achieve a net gain in ecological values and function within the site.

An assessment of the site's suitability for inclusion within the Urban Footprint has been made based on the existing ecological values within the site, and the proposed development scenario. The proposed development footprint has also been evaluated within the context of potentially applicable Federal, State and Local Government Statutory provisions. These assessments have concluded that:

- The inclusion of the site within the Urban Footprint is entirely consistent with the applicable ecological and biodiversity principles, elements and strategies of the Draft SEQ Regional Plan.
- The proposed development layout complies with either the overall intent or applicable planning requirements associated with Matters of National, State and Local Environmental Significance.



## 10References

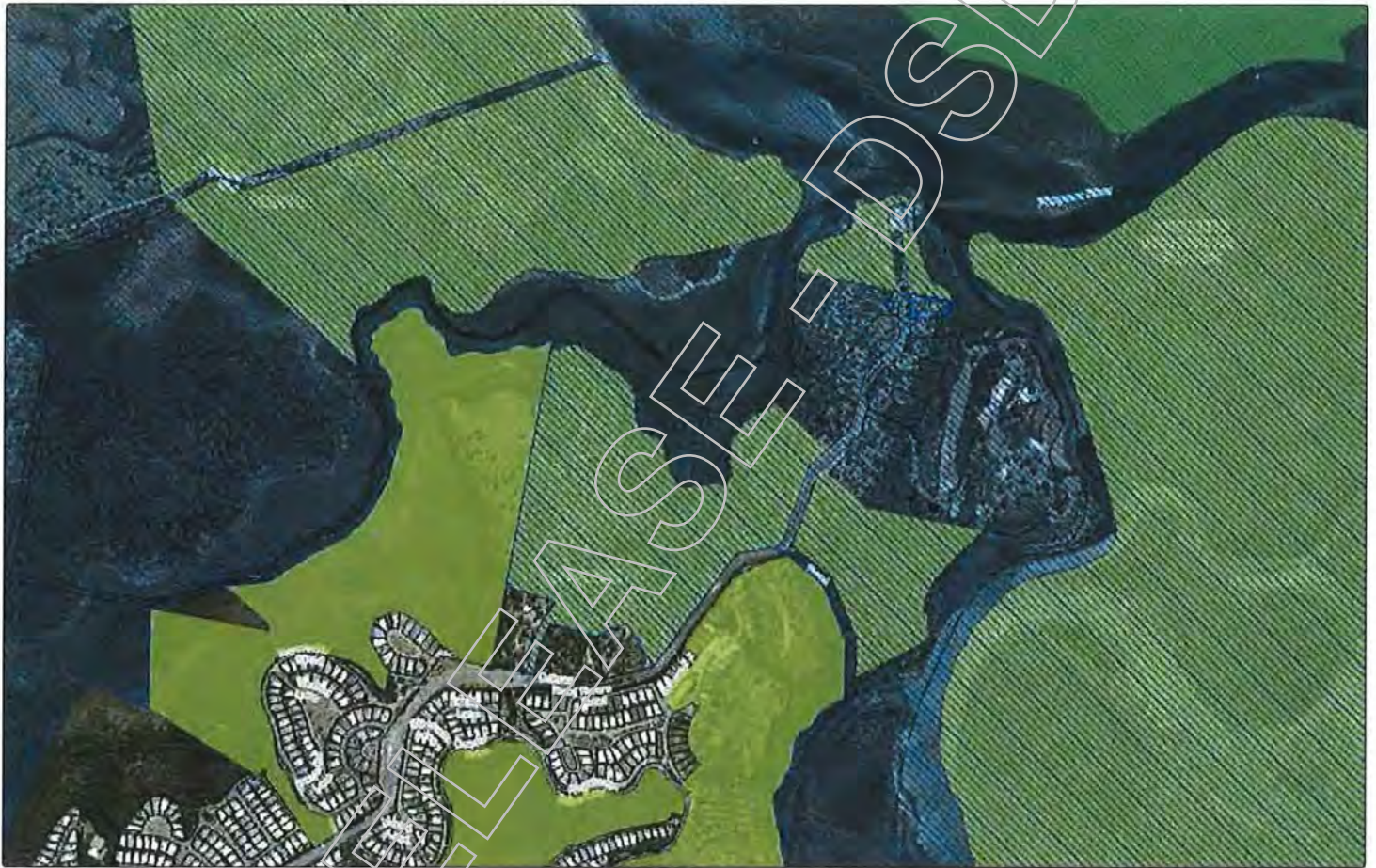
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## APPENDIX A

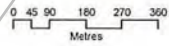
### MLES DESKTOP SEARCHES

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**GOLD COAST**



City Plan

Date: 19/02/2017



**Legend**

- GCCC Boundary
- Surrounding Councils Labels
- Adjacent Councils**
- <all other values>
- Brisbane; Ipswich; Logan; Redland; Soenic Rim
- NSW; Tweed
- Protected areas
- Biodiversity areas**
- Coastal wetlands and islands core habitat system
- Hinterland core habitat system
- Substantial remnants
- Hinterland to coast critical corridors
- GCCC Boundary
- Suburb Boundary Lines
- NSW Tweed
- Suburbs Labels
- Minor Roads
- Waterway Labels
- ADJACENT\_LGA**
- Brisbane City Council; Ipswich City Council; Logan City Council; Redland City Council; Soenic Rim Regional Council
- Tweed Shire Council
- Ocean Labels
- + Railway (Brisbane - Robina Line)
- Latest property boundaries

**GOLDCOAST.**

City Plan

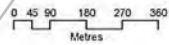
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**GOLD COAST**




City Plan

Date: 19/02/2017




**Legend**


 GCCC Boundary  
Surrounding Councils Labels

Adjacent Councils  
<all other values>


Brisbane; Ipswich; Logan; Redland; Scenic Rim


NSW; Tweed

 State significant species

 Koala habitat areas

 Local significant species

 GCCC Boundary

 Suburb Boundary Lines

NSW Tweed

Suburbs Labels

Minor Roads


Waterway Labels

ADJACENT\_LGA

Brisbane City Council; Ipswich City Council; Logan City Council; Redland City Council; Scenic Rim Regional Council

Tweed Shire Council

Ocean Labels

 Railway (Brisbane - Robina Line)

Latest property boundaries

**GOLD COAST**

City Plan

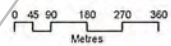
Date: 19/02/2017







**GOLD COAST**





City Plan

Date: 19/02/2017



**Legend**

 GCCC Boundary  
 Surrounding Councils Labels

**Adjacent Councils**  
<all other values>

- Brisbane, Ipswich, Logan, Redland, Scenic Rim
- NSW, Tweed
- Regulated vegetation
- Vegetation protection order

**Vegetation management**

- Medium priority vegetation
- General priority vegetation
- High priority vegetation

-  GCCC Boundary
-  Suburb Boundary Lines
- NSW Tweed
- Suburbs Labels
- Minor Roads
- Waterway Labels

**ADJACENT\_LGA**

- Brisbane City Council, Ipswich City Council, Logan City Council, Redland City Council, Scenic Rim Regional Council
- Tweed Shire Council
- Ocean Labels
- + Railway (Brisbane - Robina Line)
- Latest property boundaries

**GOLDCOAST.**

City Plan

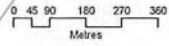
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**GOLD COAST**


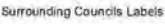
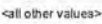
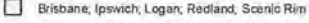


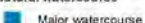
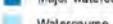
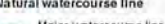
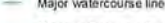




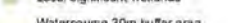

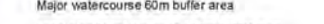
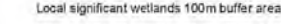
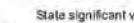
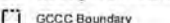

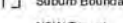
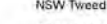
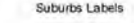

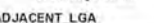
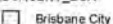

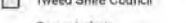


City Plan

Date: 19/02/2017



**Legend**

-  GCCC Boundary
-  Surrounding Councils Labels
- Adjacent Councils**
-  <all other values>
-  Brisbane, Ipswich, Logan, Redland, Scenic Rim
-  NSW, Tweed
- State significant wetlands and aquatic systems**
-  State significant wetlands
-  State significant aquatic systems
- Natural watercourse**
-  Major watercourse
-  Watercourse
- Natural watercourse line**
-  Major watercourse line
-  Minor watercourse line
-  Canal
-  Lake
-  Local significant wetlands
-  Watercourse 30m buffer area
-  Major watercourse 60m buffer area
-  Local significant wetlands 100m buffer area
-  State significant aquatic systems 100m buffer area
-  State significant wetlands 100m buffer area
-  GCCC Boundary
-  Suburb Boundary Lines
-  NSW Tweed
-  Suburbs Labels
-  Minor Roads
-  Waterway Labels
- ADJACENT\_LGA**
-  Brisbane City Council, Ipswich City Council, Logan City Council, Redland City Council, Scenic Rim Regional Council
-  Tweed Shire Council
-  Ocean Labels
-  Railway (Brisbane - Robina Line)
-  Latest property boundaries

**GOLDCOAST.**

City Plan

Date: 19/02/2017



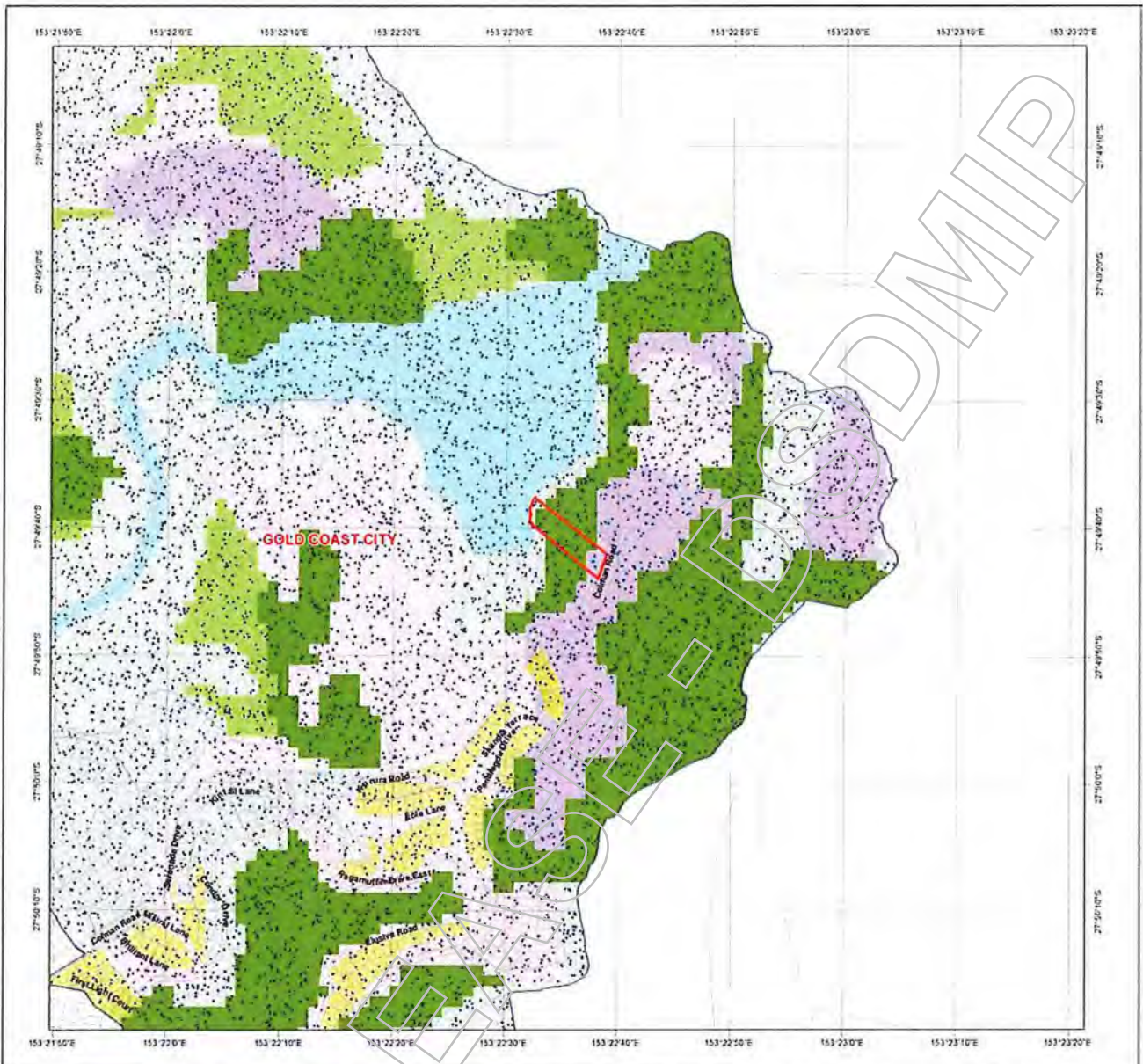


## APPENDIX B

### MSES DESKTOP SEARCHES

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### Koala Conservation in South East Queensland State Planning Regulatory Provisions

- Lot and Plan
- Priority Koala Assessable Development Areas
- Koala Assessable Development Areas
- Outside SPRP Koala Assessable Development Areas
- Koala SPRP - Identified Broad-Hectare Areas**
- Koala SPRP - Identified Broad-Hectare Areas
- Koala SPRP - Habitat Values**
- Bushland Habitat**
- High Value Bushland
- Medium Value Bushland
- Low Value Bushland
- Suitable for Rehabilitation**
- High Value Rehabilitation
- Medium Value Rehabilitation
- Low Value Rehabilitation
- Other Areas of Value**
- High Value Other
- Medium Value Other
- Low Value Other
- Generally not suitable
- Water
- Cadastral Boundaries
- Local Government Boundaries



This product is projected into GDA 1994 MGA Zone 56

While every care is taken to ensure the accuracy of this data, the State of Queensland makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Due to varying sources of data, spatial locations may not coincide when overlaid.

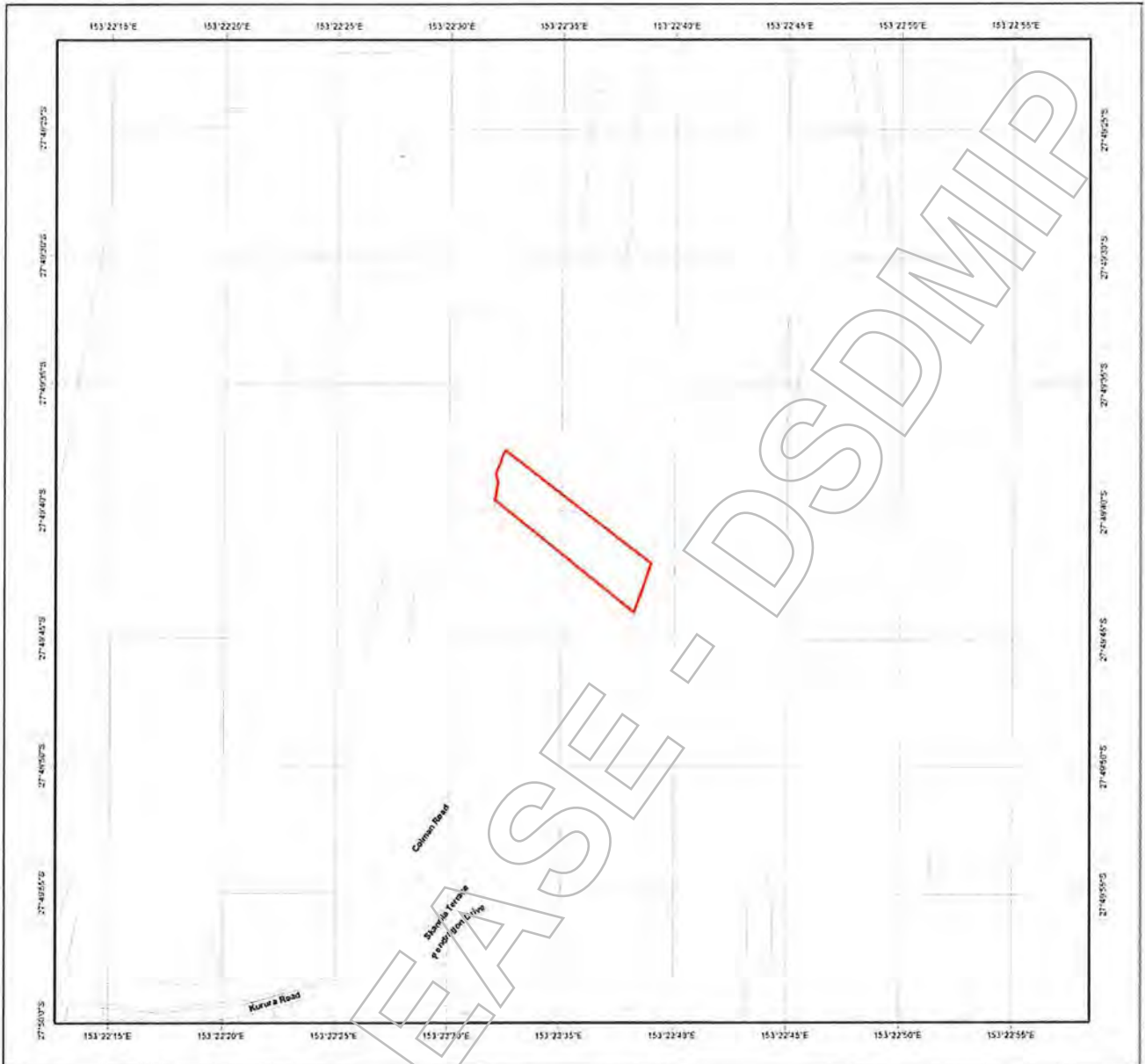
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Based on or contains data provided by the State of Queensland 2010.

Note - These maps are not regulatory. Regulatory maps and requirements can be downloaded from the EHP website. Further information in relation to regulatory requirements for development and planning activities should be sought from the relevant Local Government Authority or the Department of Environment and Heritage Protection.

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### Map of Referable Wetlands Wetland Protection Areas

- Lot and Plan
- Cadastral Boundary
- Wetland
- Trigger Area



**Note:**  
This map shows the location of wetland protection areas which are defined under the Environmental Protection Regulation 2008. Within wetland protection areas, certain types of development involving high impact earthworks are made assessable under Schedule 3 of the Sustainable Planning Regulation 2009.

The Department of State Development Infrastructure and Planning is the State Assessment Referral Agency (SARA) under Schedule 7 of the Sustainable Planning Regulation 2009 for assessable development involving high impact earthworks within wetland protection areas. The Department of Environment and Heritage Protection is a technical agency.

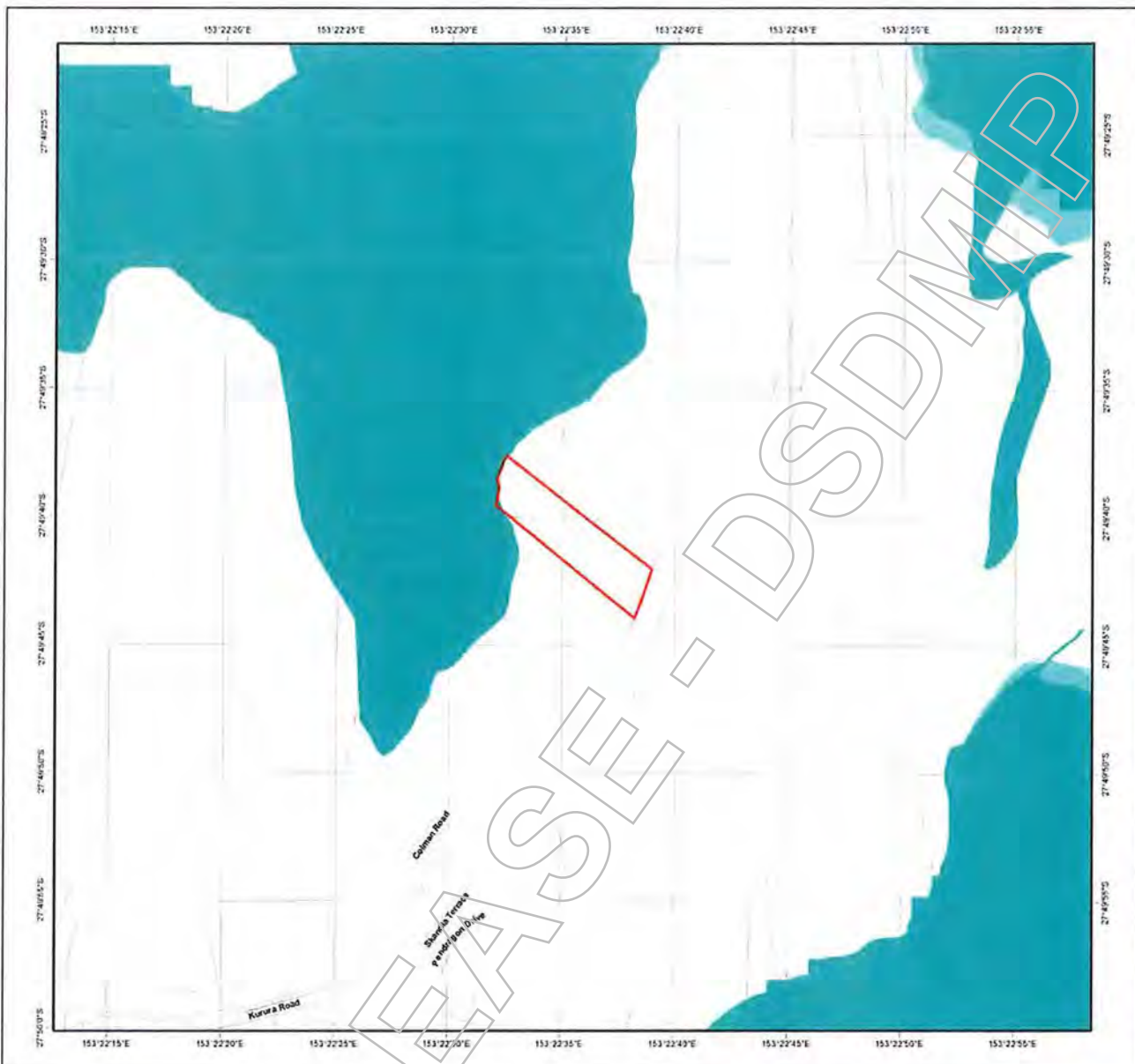
The policy outcome and assessment criteria for assessing these applications are described in the State Development Assessment Provisions (SDAP) *Module 11: Wetlands and Wild rivers*.

This map is produced at a scale relevant to the size of the lot on plan identified and should be printed at A4 size in portrait orientation. Consideration of the effects of mapped scale is necessary when interpreting data at a large scale.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Heritage Protection at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) or email [planning.support@ehp.qld.gov.au](mailto:planning.support@ehp.qld.gov.au).

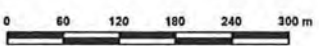
This product is projected into GDA 1994 MGA Zone 56

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### Map of Referable Wetlands for the Environmental Protection Act 1994

-  Lot and Plan
-  Cadastral Boundary
-  HES Wetland
-  GES Wetland



**Note:**  
This map shows the location of wetlands on the Map of Referable Wetlands which are defined under the Environmental Protection Regulation 2008.

Wetlands are assessed for ecological significance using the environmental values for wetlands in section 81A of the Environmental Protection Regulation 2008. Wetlands are considered either High Ecological Significance (HES) or of General Ecological Significance (GES) for the purposes of the environmental values.

This map is produced at a scale relevant to the size of the lot on plan identified and should be printed at A4 size in portrait orientation. Consideration of the effects of mapped scale is necessary when interpreting data at a large scale.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Heritage Protection at <www.ehp.qld.gov.au> or email <planning.support@ehp.qld.gov.au>

This product is projected into GDA 1994 MGA Zone 56

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**Queensland  
Government**

#### Wildlife Online Extract

Search Criteria: Species List for a Specified Point

Species: All

Type: All

Status: All

Records: All

Date: All

Latitude: -27.8286

Longitude: 153.3765

Distance: 3

Email: element.desktop@yandex.com

Date submitted: Monday 20 Feb 2017 00:19:07

Date extracted: Monday 20 Feb 2017 04:00:03

The number of records retrieved = 248

#### Disclaimer

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Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Bufo	<i>Rhinella marina</i>	cane toad	Y			10
animals	amphibians	Hylidae	<i>Litoria nasuta</i>	striped rocketfrog		C		2
animals	amphibians	Hylidae	<i>Litoria tyleri</i>	southern laughing treefrog		C		1
animals	amphibians	Hylidae	<i>Litoria dentata</i>	bleating treefrog		C		2
animals	amphibians	Hylidae	<i>Litoria rubella</i>	ruddy treefrog		C		1
animals	amphibians	Hylidae	<i>Litoria caerulea</i>	common green treefrog		C		6
animals	amphibians	Hylidae	<i>Litoria gracilentia</i>	graceful treefrog		C		3
animals	amphibians	Hylidae	<i>Litoria sp.</i>					1
animals	amphibians	Hylidae	<i>Litoria fallax</i>	eastern sedgefrog		C		2
animals	amphibians	Limnodynastidae	<i>Limnodynastes peronii</i>	striped marshfrog		C		3
animals	amphibians	Limnodynastidae	<i>Platyplectrum ornatum</i>	ornate burrowing frog		C		1
animals	amphibians	Limnodynastidae	<i>Limnodynastes tasmaniensis</i>	spotted grassfrog		C		1
animals	amphibians	Limnodynastidae	<i>Limnodynastes terraereginae</i>	scarlet sided pobblebonk		C		1
animals	amphibians	Myobatrachidae	<i>Crinia signifera</i>	clicking froglet		C		3
animals	amphibians	Myobatrachidae	<i>Pseudophryne major</i>	great brown broodfrog		C		1
animals	amphibians	Myobatrachidae	<i>Uperoleia laevigata</i>	eastern gungan		C		1
animals	amphibians	Myobatrachidae	<i>Crinia parinsignifera</i>	beeping froglet		C		2
animals	birds	Acanthizidae	<i>Acanthiza pusilla</i>	brown thornbill		C		12
animals	birds	Acanthizidae	<i>Sericornis magnirostra</i>	large-billed scrubwren		C		2
animals	birds	Acanthizidae	<i>Acanthiza nana</i>	yellow thornbill		C		4
animals	birds	Acanthizidae	<i>Sericornis brevirostris</i>	weebill		C		3
animals	birds	Acanthizidae	<i>Sericornis frontalis</i>	white-browed scrubwren		C		13
animals	birds	Acanthizidae	<i>Gerygone levigaster</i>	mangrove gerygone		C		16
animals	birds	Acanthizidae	<i>Gerygone olivacea</i>	white-throated gerygone		C		10
animals	birds	Accipitridae	<i>Accipiter cirrocephalus</i>	collared sparrowhawk		C		2
animals	birds	Accipitridae	<i>Hieraaetus morphnoides</i>	little eagle		C		9
animals	birds	Accipitridae	<i>Circus assimilis</i>	spotted harrier		C		2
animals	birds	Accipitridae	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle		C		16
animals	birds	Accipitridae	<i>Haliastur sphenurus</i>	whistling kite		C		36
animals	birds	Accipitridae	<i>Aviceda subcristata</i>	Pacific baza		C		5
animals	birds	Accipitridae	<i>Accipiter fasciatus</i>	brown goshawk		C		7
animals	birds	Accipitridae	<i>Lophoictinia isura</i>	square-tailed kite		C		1
animals	birds	Accipitridae	<i>Circus approximans</i>	swamp harrier		C		3
animals	birds	Accipitridae	<i>Pandion cristatus</i>	eastern osprey	SL			11
animals	birds	Accipitridae	<i>Elanus axillaris</i>	black-shouldered kite		C		1
animals	birds	Accipitridae	<i>Aquila audax</i>	wedge-tailed eagle		C		7
animals	birds	Accipitridae	<i>Haliastur indus</i>	brahminy kite		C		27
animals	birds	Aegothelidae	<i>Aegotheles cristatus</i>	Australian owl-nightjar		C		8
animals	birds	Alcedinidae	<i>Ceyx azureus</i>	azure kingfisher		C		3
animals	birds	Anatidae	<i>Dendrocygna eytoni</i>	plumed whistling-duck		C		1
animals	birds	Anatidae	<i>Chenonetta jubata</i>	Australian wood duck		C		23
animals	birds	Anatidae	<i>Anas superciliosa</i>	Pacific black duck		C		35
animals	birds	Anatidae	<i>Aythya australis</i>	hardhead		C		4
animals	birds	Anatidae	<i>Cygnus atratus</i>	black swan		C		13
animals	birds	Anatidae	<i>Anas castanea</i>	chestnut teal		C		5
animals	birds	Anatidae	<i>Anas gracilis</i>	grey teal		C		1



Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Anhingidae	<i>Anhinga novaehollandiae</i>	Australasian darter		C		7
animals	birds	Anseranatidae	<i>Anseranas semipalmata</i>	maggie goose		C		4
animals	birds	Apodidae	<i>Hirundapus caudacutus</i>	white-throated needletail		SL		6
animals	birds	Ardeidae	<i>Ardea alba modesta</i>	eastern great egret		C		7
animals	birds	Ardeidae	<i>Bubulcus ibis</i>	cattle egret		C		20
animals	birds	Ardeidae	<i>Egretta sacra</i>	eastern reef egret		C		1
animals	birds	Ardeidae	<i>Ardea pacifica</i>	white-necked heron		C		1
animals	birds	Ardeidae	<i>Ardea intermedia</i>	intermediate egret		C		5
animals	birds	Ardeidae	<i>Egretta garzetta</i>	little egret		C		6
animals	birds	Ardeidae	<i>Butorides striata</i>	striated heron		C		10
animals	birds	Ardeidae	<i>Egretta novaehollandiae</i>	white-faced heron		C		31
animals	birds	Ardeidae	<i>Nycticorax caledonicus</i>	nankeen night-heron		C		1
animals	birds	Artamidae	<i>Artamus leucorhynchus</i>	white-breasted woodswallow		C		16
animals	birds	Artamidae	<i>Cracticus nigrogularis</i>	pieb butcherbird		C		39
animals	birds	Artamidae	<i>Artamus superciliosus</i>	white-browed woodswallow		C		2
animals	birds	Artamidae	<i>Cracticus tibicen</i>	Australian magpie		C		51
animals	birds	Artamidae	<i>Artamus personatus</i>	masked woodswallow		C		1
animals	birds	Artamidae	<i>Strepera graculina</i>	pieb currawong		C		6
animals	birds	Artamidae	<i>Cracticus torquatus</i>	grey butcherbird		C		21
animals	birds	Burhinidae	<i>Burhinus grallarius</i>	bush stone-curlew		C		3
animals	birds	Cacatuidae	<i>Cacatua tenuirostris</i>	long-billed corella	Y	C		8
animals	birds	Cacatuidae	<i>Cacatua sanguinea</i>	little corella		C		5
animals	birds	Cacatuidae	<i>Eolophus roseicapilla</i>	galah		C		22
animals	birds	Cacatuidae	<i>Calyptorhynchus lathami lathami</i>	glossy black-cockatoo (eastern)		V		7
animals	birds	Cacatuidae	<i>Cacatua galerita</i>	sulphur-crested cockatoo		C		4
animals	birds	Campephagidae	<i>Coracina tenuirostris</i>	cicadabird		C		4
animals	birds	Campephagidae	<i>Lalage leucomela</i>	varied triller		C		8
animals	birds	Campephagidae	<i>Coracina novaehollandiae</i>	black-faced cuckoo-shrike		C		46
animals	birds	Charadriidae	<i>Vanellus miles novaehollandiae</i>	masked lapwing (southern subspecies)		C		23
animals	birds	Charadriidae	<i>Charadrius ruficapillus</i>	red-capped plover		C		2
animals	birds	Charadriidae	<i>Elseya melanops</i>	black-fronted dotterel		C		1
animals	birds	Charadriidae	<i>Vanellus miles</i>	masked lapwing		C		10
animals	birds	Cisticolidae	<i>Cisticola exilis</i>	golden-headed cisticola		C		5
animals	birds	Climacteridae	<i>Cormobates leucophaea</i>	white-throated treecreeper		C		3
animals	birds	Climacteridae	<i>Cormobates leucophaea metastasis</i>	white-throated treecreeper (southern)		C		7
animals	birds	Columbidae	<i>Streptopelia chinensis</i>	spotted dove	Y			6
animals	birds	Columbidae	<i>Macropygia amboinensis</i>	brown cuckoo-dove		C		1
animals	birds	Columbidae	<i>Geopelia humeralis</i>	bar-shouldered dove		C		26
animals	birds	Columbidae	<i>Ptilinopus regina</i>	rose-crowned fruit-dove		C		1
animals	birds	Columbidae	<i>Ocyphaps lophotis</i>	crested pigeon		C		41
animals	birds	Columbidae	<i>Geopelia striata</i>	peaceful dove		C		16
animals	birds	Coraciidae	<i>Eurystomus orientalis</i>	dollarbird		C		14
animals	birds	Corvidae	<i>Corvus coru</i>	Torresian crow		C		55
animals	birds	Cuculidae	<i>Chalcites basalis</i>	Horsfield's bronze-cuckoo		C		1
animals	birds	Cuculidae	<i>Chalcites lucidus</i>	shining bronze-cuckoo		C		7
animals	birds	Cuculidae	<i>Eudynamis orientalis</i>	eastern koel		C		4

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Cuculidae	<i>Cacomantis variolosus</i>	brush cuckoo		C		2
animals	birds	Cuculidae	<i>Cacomantis flabelliformis</i>	fan-tailed cuckoo		C		8
animals	birds	Cuculidae	<i>Centropus phasianinus</i>	pheasant colica		C		11
animals	birds	Dicruridae	<i>Dicrurus bracteatus</i>	spangled throngo		C		23
animals	birds	Estrildidae	<i>Neochmia modesta</i>	plum-headed finch		C		1
animals	birds	Estrildidae	<i>Taeniopygia bichenovii</i>	double-barred finch		C		7
animals	birds	Estrildidae	<i>Neochmia temporalis</i>	red-browed finch		C		19
animals	birds	Eurostopodidae	<i>Eurostopodus mystacalis</i>	white-throated nightjar		C		4
animals	birds	Falconidae	<i>Falco berigora</i>	brown falcon		C		4
animals	birds	Falconidae	<i>Falco longipennis</i>	Australian hobby		C		1
animals	birds	Falconidae	<i>Falco cenchroides</i>	nankeen kestrel		C		6
animals	birds	Falconidae	<i>Falco peregrinus</i>	peregrine falcon		C		1
animals	birds	Haematopodidae	<i>Haematopus longirostris</i>	Australian pied oystercatcher		C		2
animals	birds	Haematopodidae	<i>Haematopus fuliginosus</i>	sooty oystercatcher		C		1
animals	birds	Halcyonidae	<i>Todiramphus sordidus</i>	Torresian kingfisher		C		13
animals	birds	Halcyonidae	<i>Todiramphus macleayii</i>	forest kingfisher		C		2
animals	birds	Halcyonidae	<i>Dacelo novaeguineae</i>	laughing kookaburra		C		34
animals	birds	Halcyonidae	<i>Todiramphus sanctus</i>	sacred kingfisher		C		15
animals	birds	Hirundinidae	<i>Petrochelidon nigricans</i>	tree martin		C		8
animals	birds	Hirundinidae	<i>Petrochelidon ariel</i>	fairy martin		C		5
animals	birds	Hirundinidae	<i>Hirundo neoxena</i>	welcome swallow		C		45
animals	birds	Laridae	<i>Thalasseus bergii</i>	crested tern		SL		4
animals	birds	Laridae	<i>Hydroprogne caspia</i>	Caspian tern		SL		1
animals	birds	Laridae	<i>Chroicocephalus novaehollandiae</i>	silver gull		C		3
animals	birds	Laridae	<i>Gelochelidon nilotica</i>	gull-billed tern		SL		2
animals	birds	Laridae	<i>Sternula albibrons</i>	little tern		SL		3
animals	birds	Maluridae	<i>Malurus lamberti</i>	variegated fairy-wren		C		10
animals	birds	Maluridae	<i>Malurus cyaneus</i>	superb fairy-wren		C		17
animals	birds	Maluridae	<i>Malurus melanocephalus</i>	red-backed fairy-wren		C		17
animals	birds	Megaluridae	<i>Megalurus timoriensis</i>	tawny grassbird		C		8
animals	birds	Meliphagidae	<i>Phylidonyris niger</i>	white-cheeked honeyeater		C		11
animals	birds	Meliphagidae	<i>Lichmera indistincta</i>	brown honeyeater		C		28
animals	birds	Meliphagidae	<i>Philemon corniculatus</i>	noisy friarbird		C		38
animals	birds	Meliphagidae	<i>Manorina melanocephalo</i>	noisy miner		C		40
animals	birds	Meliphagidae	<i>Myzomela sanguinolenta</i>	scarlet honeyeater		C		19
animals	birds	Meliphagidae	<i>Philemon citreogularis</i>	little friarbird		C		2
animals	birds	Meliphagidae	<i>Anthochaera chrysoptera</i>	little wattlebird		C		20
animals	birds	Meliphagidae	<i>Gavicalis fasciocularis</i>	mangrove honeyeater		C		15
animals	birds	Meliphagidae	<i>Melithreptus albogularis</i>	white-throated honeyeater		C		17
animals	birds	Meliphagidae	<i>Plectorhynchus laticeolata</i>	striped honeyeater		C		12
animals	birds	Meliphagidae	<i>Acanthorhynchus tenuirostris</i>	eastern spinebill		C		5
animals	birds	Meliphagidae	<i>Entomyzon cyanotis</i>	blue-faced honeyeater		C		7
animals	birds	Meliphagidae	<i>Caligavis chrysops</i>	yellow-faced honeyeater		C		14
animals	birds	Meliphagidae	<i>Meliphaga lewinii</i>	Lewin's honeyeater		C		26
animals	birds	Meliphagidae	<i>Philotula fusca</i>	fuscous honeyeater		C		1
animals	birds	Meliphagidae	<i>Myzomela obscura</i>	dusky honeyeater		C		1



Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Meropidae	<i>Merops ornatus</i>	rainbow bee-eater		C		18
animals	birds	Monarchidae	<i>Monarcha melanopsis</i>	black-faced monarch		SL		1
animals	birds	Monarchidae	<i>Myiagra alecto</i>	shining flycatcher		C		2
animals	birds	Monarchidae	<i>Myiagra inquieta</i>	restless flycatcher		C		1
animals	birds	Monarchidae	<i>Myiagra rubecula</i>	leaden flycatcher		C		9
animals	birds	Monarchidae	<i>Myiagra cyanoleuca</i>	satin flycatcher		SL		1
animals	birds	Monarchidae	<i>Grallina cyanoleuca</i>	maggie-lark		C		31
animals	birds	Motacillidae	<i>Anthus novaeseelandiae</i>	Australasian pipit		C		15
animals	birds	Nectariniidae	<i>Dicaeum hirundinaceum</i>	mistletoebird		C		19
animals	birds	Neosittidae	<i>Daphoenositta chrysoptera</i>	varied sittella		C		6
animals	birds	Oriolidae	<i>Sphecotheres vieilloti</i>	Australasian figbird		C		12
animals	birds	Oriolidae	<i>Oriolus sagittatus</i>	olive-backed oriole		C		5
animals	birds	Pachycephalidae	<i>Colluricincla harmonica</i>	grey shrike-thrush		C		26
animals	birds	Pachycephalidae	<i>Colluricincla megarhyncha</i>	little shrike-thrush		C		3
animals	birds	Pachycephalidae	<i>Pachycephala rufiventris</i>	rufous whistler		C		25
animals	birds	Pachycephalidae	<i>Pachycephala pectoralis</i>	golden whistler		C		10
animals	birds	Pardalotidae	<i>Pardalotus striatus</i>	striated pardalote		C		33
animals	birds	Pardalotidae	<i>Pardalotus punctatus</i>	spotted pardalote		C		4
animals	birds	Passeridae	<i>Passer domesticus</i>	house sparrow	Y			3
animals	birds	Pelecanidae	<i>Pelecanus conspicillatus</i>	Australian pelican		C		21
animals	birds	Petroicidae	<i>Petroica rosea</i>	rose robin		C		4
animals	birds	Petroicidae	<i>Eopsaltria australis</i>	eastern yellow robin		C		19
animals	birds	Phalacrocoracidae	<i>Phalacrocorax carbo</i>	great cormorant		C		1
animals	birds	Phalacrocoracidae	<i>Phalacrocorax sulcirostris</i>	little black cormorant		C		10
animals	birds	Phalacrocoracidae	<i>Microcarbo melanoleucos</i>	little pied cormorant		C		13
animals	birds	Phalacrocoracidae	<i>Phalacrocorax varius</i>	pied cormorant		C		6
animals	birds	Phasianidae	<i>Excalfactoria chinensis</i>	king quail		C		1
animals	birds	Phasianidae	<i>Coturnix ypsilophora</i>	brown quail		C		3
animals	birds	Podargidae	<i>Podargus strigoides</i>	tawny frogmouth		C		5
animals	birds	Podicipedidae	<i>Tachybaptus novaehollandiae</i>	Australasian grebe		C		19
animals	birds	Pomatostomidae	<i>Pomatostomus temporalis</i>	grey-crowned babbler		C		1
animals	birds	Psittacidae	<i>Platycercus eximius</i>	eastern rosella		C		1
animals	birds	Psittacidae	<i>Parvipsitta pusilla</i>	little lorikeet		C		3
animals	birds	Psittacidae	<i>Platycercus adscitus</i>	pale-headed rosella		C		33
animals	birds	Psittacidae	<i>Alisterus scapularis</i>	Australian king-parrot		C		4
animals	birds	Psittacidae	<i>Trichoglossus haematodus moluccanus</i>	rainbow lorikeet		C		43
animals	birds	Psittacidae	<i>Platycercus adscitus palliceps</i>	pale-headed rosella (southern form)		C		2
animals	birds	Psittacidae	<i>Trichoglossus chlorolepidotus</i>	scaly-breasted lorikeet		C		30
animals	birds	Psophodidae	<i>Psophodes olivaceus</i>	eastern whipbird		C		8
animals	birds	Rallidae	<i>Porphyrio melanotus</i>	purple swamphen		C		14
animals	birds	Rallidae	<i>Callirallus philippensis</i>	buff-banded rail		C		2
animals	birds	Rallidae	<i>Gallinula tenetrosa</i>	dusky moorhen		C		16
animals	birds	Rallidae	<i>Fulica atra</i>	Eurasian coot		C		6
animals	birds	Recurvirostridae	<i>Himantopus himantopus</i>	black-winged stilt		C		9
animals	birds	Rhipiduridae	<i>Rhipidura leucophrys</i>	willie wagtail		C		47
animals	birds	Rhipiduridae	<i>Rhipidura albiscapa</i>	grey fantail		C		24

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	birds	Rhipiduridae	<i>Rhipidura rufifrons</i>	rufous fantail		SL		3
animals	birds	Scolopacidae	<i>Numenius madagascariensis</i>	eastern curlew		V	CE	15
animals	birds	Scolopacidae	<i>Limosa lapponica baueri</i>	Western Alaskan bar-tailed godwit		SL	V	10
animals	birds	Scolopacidae	<i>Gallinago hardwickii</i>	Latham's snipe		SL		1
animals	birds	Scolopacidae	<i>Tringa stagnatilis</i>	marsh sandpiper		SL		2
animals	birds	Scolopacidae	<i>Calidris acuminata</i>	sharp-tailed sandpiper		SL		2
animals	birds	Scolopacidae	<i>Numenius phaeopus</i>	whimbrel		SL		20
animals	birds	Scolopacidae	<i>Tringa nebularia</i>	common greenshank		SL		7
animals	birds	Scolopacidae	<i>Xenus cinereus</i>	terek sandpiper		SL		5
animals	birds	Scolopacidae	<i>Limosa limosa</i>	black-tailed godwit		SL		1
animals	birds	Scolopacidae	<i>Tringa brevipes</i>	grey-tailed tattler		SL		4
animals	birds	Strigidae	<i>Ninox boobook</i>	southern boobook		C		8
animals	birds	Sturnidae	<i>Sturnus vulgaris</i>	common starling	Y			1
animals	birds	Sturnidae	<i>Acridotheres tristis</i>	common myna	Y			12
animals	birds	Threskiornithidae	<i>Threskiornis spinicollis</i>	straw-necked ibis		C		25
animals	birds	Threskiornithidae	<i>Threskiornis molucca</i>	Australian white ibis		C		44
animals	birds	Threskiornithidae	<i>Platalea flavipes</i>	yellow-billed spoonbill		C		1
animals	birds	Threskiornithidae	<i>Platalea regia</i>	royal spoonbill		C		9
animals	birds	Timaliidae	<i>Zosterops lateralis</i>	silveryeye		C		18
animals	mammals	Canidae	<i>Vulpes vulpes</i>	red fox	Y			3
animals	mammals	Canidae	<i>Canis lupus familiaris</i>	dog	Y			1
animals	mammals	Emballonuridae	<i>Saccolaimus flaviventris</i>	yellow-bellied sheath-tail bat		C		3
animals	mammals	Felidae	<i>Felis catus</i>	cat	Y			1
animals	mammals	Leporidae	<i>Lepus europaeus</i>	European brown hare	Y			6
animals	mammals	Macropodidae	<i>Macropus agilis</i>	agile wallaby		C		4
animals	mammals	Macropodidae	<i>Macropus giganteus</i>	eastern grey kangaroo		C		10
animals	mammals	Macropodidae	<i>Macropus rufogriseus</i>	red-necked wallaby		C		10
animals	mammals	Macropodidae	<i>Wallabia bicolor</i>	swamp wallaby		C		3
animals	mammals	Molossidae	<i>Tadarida australis</i>	white-striped freetail bat		C		3
animals	mammals	Molossidae	<i>Mormopterus lumsdenae</i>	northern free-tailed bat		C		2
animals	mammals	Molossidae	<i>Mormopterus norfolkensis</i>	east coast freetail bat		C		3
animals	mammals	Muridae	<i>Rattus lutreolus</i>	swamp rat		C		3
animals	mammals	Muridae	<i>Xeromys myricides</i>	water mouse		V	V	55
animals	mammals	Muridae	<i>Rattus rattus</i>	black rat	Y			1
animals	mammals	Muridae	<i>Mus musculus</i>	house mouse	Y			6
animals	mammals	Peramelidae	<i>Isodon macrourus</i>	northern brown bandicoot		C		7
animals	mammals	Petauridae	<i>Petaurus norfolcensis</i>	squirrel glider		C		2
animals	mammals	Petauridae	<i>Petaurus breviceps</i>	sugar glider		C		3
animals	mammals	Phalangeridae	<i>Trichosurus vulpecula</i>	common brushtail possum		C		11
animals	mammals	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala		V	V	32
animals	mammals	Pteropodidae	<i>Pteropus sp.</i>					2
animals	mammals	Suidae	<i>Sus scrofa</i>	pig	Y			5
animals	mammals	Vespertilionidae	<i>Nyctophilus sp.</i>					1
animals	mammals	Vespertilionidae	<i>Chalinolobus nigrogriseus</i>	hoary wattled bat		C		1
animals	reptiles	Agamidae	<i>Pogona barbata</i>	bearded dragon		C		1
animals	reptiles	Agamidae	<i>Intellagama lesueurii</i>	eastern water dragon		C		1



Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	reptiles	Boidae	<i>Morelia spilota</i>	carpet python		C		1
animals	reptiles	Colubridae	<i>Dendrelaphis punctulatus</i>	green tree snake		C		1
animals	reptiles	Elapidae	<i>Pseudechis porphyriacus</i>	red-bellied black snake		C		3
animals	reptiles	Scincidae	<i>Concinnia tenuis</i>	bar-sided skink		C		1
animals	reptiles	Typhlopidae	<i>Anilius nigrescens</i>	blackish blind snake		C		1
animals	reptiles	Varanidae	<i>Varanus varius</i>	lace monitor		C		1
fungi	sac fungi	Ramalinaceae	<i>Ramalina inflata</i> subsp. <i>perpusilla</i>			C		1/1
fungi	sac fungi	Ramalinaceae	<i>Ramalina confirmata</i>			C		1/1
plants	higher dicots	Asteraceae	<i>Chrysanthemoides monilifera</i> subsp. <i>rotundata</i>	bitou bush	Y			1/1
plants	higher dicots	Rhizophoraceae	<i>Bruguiera gymnorhiza</i>	large-fruited orange mangrove		C		1
plants	liverworts	Metzgeriaceae	<i>Metzgeria</i>			C		1/1
plants	monocots	Cymodoceaceae	<i>Halodule uninervis</i>			C		2/2
plants	monocots	Hydrocharitaceae	<i>Halophila ovalis</i>			C		1/1
plants	monocots	Hydrocharitaceae	<i>Halophila spinulosa</i>			C		1/1
plants	monocots	Orchidaceae	<i>Geodorum densiflorum</i>	pink nodding orchid		C		1/1
plants	mosses	Bartramiaceae	<i>Philonotis tenuis</i>			C		1/1
plants	mosses	Meteoriaceae	<i>Papillaria leuconeura</i>			C		1/1
plants	uncertain	Indet.	Indet.			C		1

CODES

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

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*. The codes are Extinct in the Wild (PE), Endangered (E), Vulnerable (V), Near Threatened (NT), Least Concern (C) or Not Protected ( ).

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999*. The values of EPBC are Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Extinct in the Wild (XW) and Vulnerable (V).

Records - The first number indicates the total number of records of the taxon for the record option selected (i.e. All, Confirmed or Specimens).

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

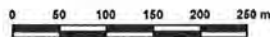
This number is output as 999 if it equals or exceeds this value.



### Protected Plants Flora Survey Trigger Map

#### Legend

- Lot and Plan
- High risk area
- Cadastral line  
Property boundaries shown are provided as a locational aid only
- Freeways / motorways / highways
- Secondary roads / streets



This product is projected into:  
 GDA 1994 Queensland Albers

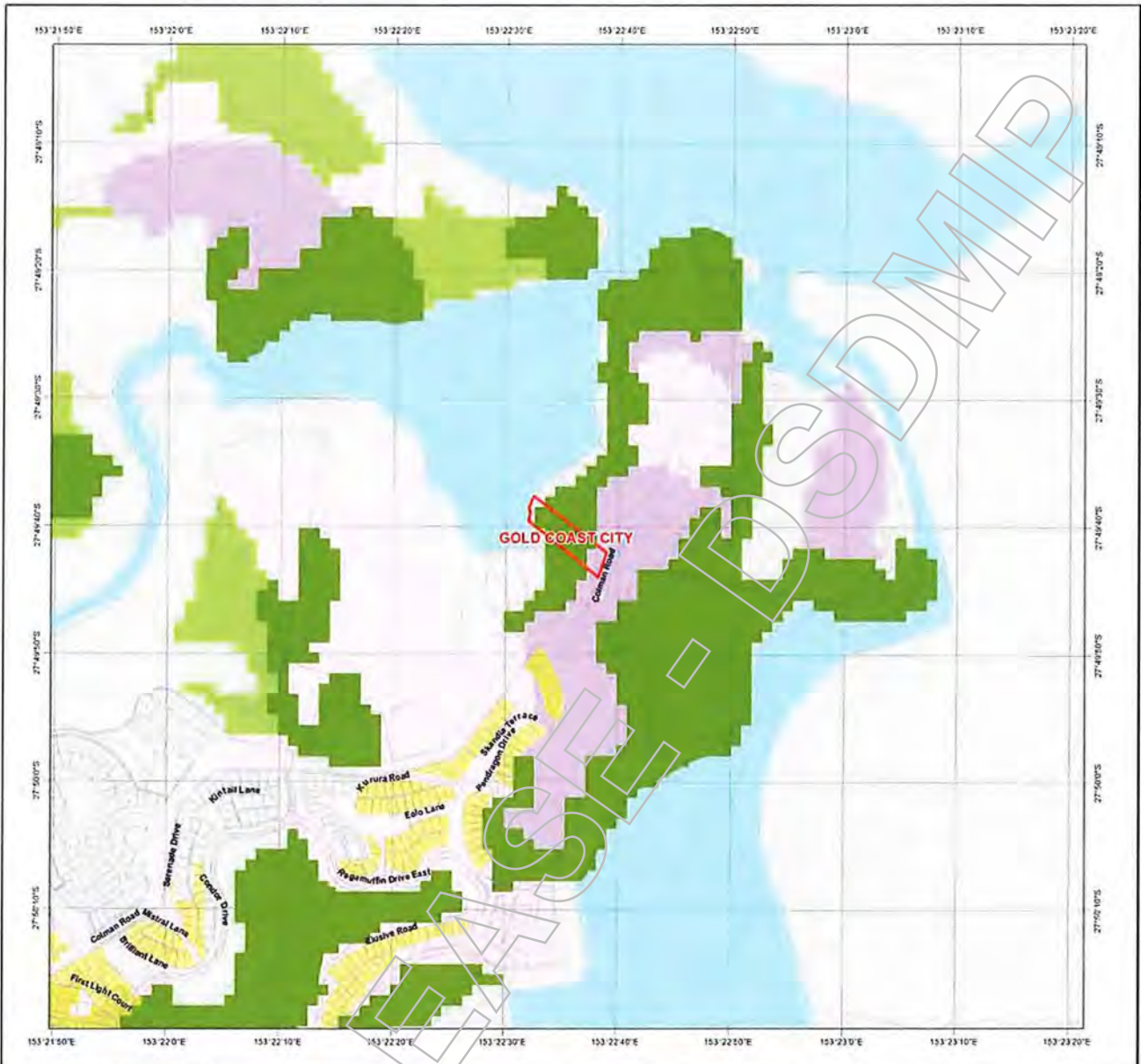
This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Heritage Protection at [palm@ehp.qld.gov.au](mailto:palm@ehp.qld.gov.au)

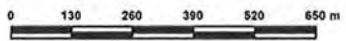
**Disclaimer:**  
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### Koala Habitat in South East Queensland

- Lot and Plan
- Koala SPP - Habitat Values**
- Bushland Habitat**
- High Value Bushland
- Medium Value Bushland
- Low Value Bushland
- Suitable for Rehabilitation**
- High Value Rehabilitation
- Medium Value Rehabilitation
- Low Value Rehabilitation
- Other Areas of Value**
- High Value Other
- Medium Value Other
- Low Value Other
- Generally not suitable
- Water
- South East Queensland Koala Habitat Values western SEQ**
- Bushland Habitat
- Suitable for rehabilitation
- Other areas of value
- Generally not suitable
- Water
- Cadastral Boundaries
- Local Government Boundaries



This product is projected into GDA 1994 MGA Zone 56

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Based on or contains data provided by the State of Queensland 2010.

Note - These maps are not regulatory. Regulatory maps and requirements can be downloaded from the EHP website. Further information in relation to regulatory requirements for development and planning activities should be sought from the relevant Local Government Authority or the Department of Environment and Heritage Protection.



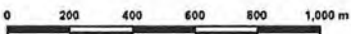




### Regulated Vegetation Management Map

**Legend**

- Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt on Freehold, Indigenous and Leasehold land)
- Water
- Area not categorised
- Cadastral line
- Property boundaries shown are provided as a locational aid only



This product is projected into:  
 GDA 1994 MGA Zone 56

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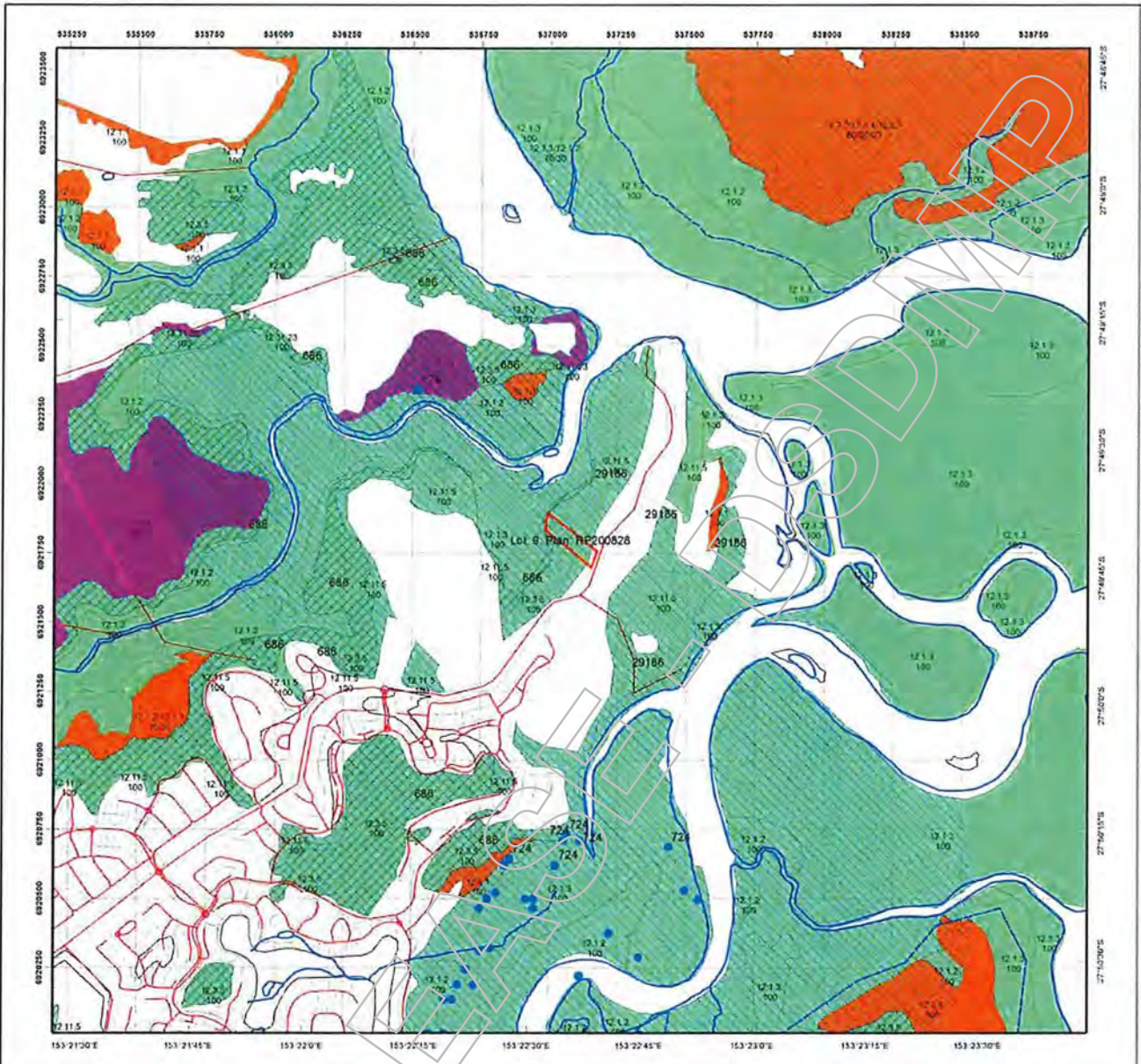
Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) or contact the Department of Natural Resources and Mines.

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

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







### Vegetation Management Supporting Map

**Legend**

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area containing remnant vegetation
- Category A or B area under Section 20AH  
These areas are edged in yellow and filled with the remnant RE Status
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem
- Category C area containing high value regrowth vegetation
- Category C area under Section 20A  
These areas are edged in purple and filled with the remnant RE Status
- Non Remnant
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourse on the vegetation management watercourse and drainage feature map  
(Stream order: shown as black number against stream where available)
- Roads
- National Parks, State Forest and other reserves
- Cadastral line
- Property boundaries shown are provided as a locational aid only



This product is projected into:  
 GDA 1994 MGA Zone 56

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

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

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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) or contact the Department of Natural Resources and Mines.

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





Vegetation Management Act 1999 - Extract from the essential habitat database

Essential habitat is required for assessment under the:

- State Development Assessment Provisions - Module 8: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the Sustainable Planning Act 2009, and
- Self-assessable vegetation clearing codes made under the Vegetation Management Act 1999

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s or on and within 2.2 km of an identified coordinate on the accompanying essential habitat map.

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

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

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

The Department of Natural Resources and Mines website (<http://www.dnrm.qld.gov.au>) has more information on how the layer is applied under the State Development Assessment Provisions - Module 8:

Native vegetation clearing and the Vegetation Management Act 1999.

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

Essential habitat, for protected wildlife, means a category A area, a category B area or category C area shown on the regulated vegetation management map-

- 1) (a) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or
- 2) (b) in which the protected wildlife, at any stage of its life cycle, is located.

Essential habitat identifies endangered or vulnerable native wildlife prescribed under the Nature Conservation Act 1994.

Essential habitat in Category A and B (Remnant vegetation species record) areas:1100m Species Information

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
724	<i>Xeromyia myoides</i>	Water Mouse/False Water-rat	V	Sedge/land (Araucaria, Eucalyptus, Cyperus, Eleocharis) salt meadow/saline grassland (Sporobolus virginicus) wet heathland (Boraginaceae, Galium spp.) and saltmarsh-chenopod grassland behind mangroves; and in open-wood mangrove scrub-forest (e.g. Avicennia marina subsp. australasica in SEQ, Ceriops tagal in Bouqiera spp. but forage in adjacent Avicennia and saltpan areas in COG). Melaleuca quinquenervia swamp forest or fresh-water mangrove, and supralittoral banks with Callitris and Casuarina.	Sea level to 100m.	no soil information	Coastal areas near mangroves/swamps.

Essential habitat in Category A and B (Remnant vegetation species record) areas:1100m Regional Ecosystems Information

Label	Regional Ecosystem (this is a mandatory essential habitat factor, unless otherwise stated)
724	7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.3, 7.2.4, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 8.1.1, 8.1.2, 11.1.1, 11.1.2, 11.1.3, 11.1.4, 11.2.2, 11.2.4, 11.2.5, 11.3.27, 12.1.1, 12.1.2, 12.1.3, 12.2.5, 12.2.7, 12.2.11, 12.2.12, 12.2.14, 12.2.15, 12.3.4, 12.3.5, 12.3.6, 12.3.8, 12.3.12, 12.3.13

Essential habitat in Category A and B (Remnant vegetation) areas:1100m Species Information

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
29186	<i>Phacelictis cinereus</i> (southeast Queensland bioregion)	Keala	V	Open eucalypt forest and woodland that has: a) multiple strata layers containing Eucalyptus, Corymbia, Angophora, Lophostemon or Melaleuca trees (but all 1.3 metres above the ground have a diameter both greater and less than 30 centimetres); and b) at least 1 of the following species: Eucalyptus leucomis, E. fibrosa, E. propinqua, E. umbra, E. grandis, E. microcoris, E. tindaliae, E. resinifera, E. populnea, E. robusta, E. nigra, E. racemosa, E. crebra, E. exserta, E. laevis, Lophostemon confertus, L. suaveolens, Melaleuca quinquenervia.	Sea level to 1000m.	no soil information	None
666	<i>Civina tinula</i>	Wallum Froglet	V	Vegetation community is a mandatory essential habitat factor for this species. Permanent to ephemeral acidic (pH 4.3 - 5.2), soft freshwater in Melaleuca (e.g. M. quinquenervia) swamps, sedge/land, wet and dry heathland (e.g. Banksia robur, Xanthorrhoea) and wallum (Banksia aemula shrubland/woodland) areas coastal lowlands on sand or sandstone, occasionally in adjacent open forest/woodland (e.g. Eucalyptus racemosa, Corymbia citriodora) with healthy understorey, known to persist in small remnants (<10ha), may be found well away from water.	Sea level to 200m.	Sandy and sandy-clayey substrates.	None

Essential habitat in Category A and B (Remnant vegetation) areas:1100m Regional Ecosystems Information

Label	Regional Ecosystem (this is a mandatory essential habitat factor, unless otherwise stated)
29186	12.3.3, 12.3.4, 12.3.6, 12.3.7, 12.3.10, 12.3.11, 12.5.2, 12.5.3, 12.8.14, 12.9-10.4, 12.9-10.7, 12.9-10.17, 12.11.5, 12.11.18, 12.12.12
666	12.2.5, 12.2.7, 12.2.9, 12.2.10, 12.2.12, 12.2.15, 12.3.4, 12.3.5, 12.3.6, 12.3.12, 12.3.14, 12.5.10. These regional ecosystems are not a mandatory essential habitat factor for this species.

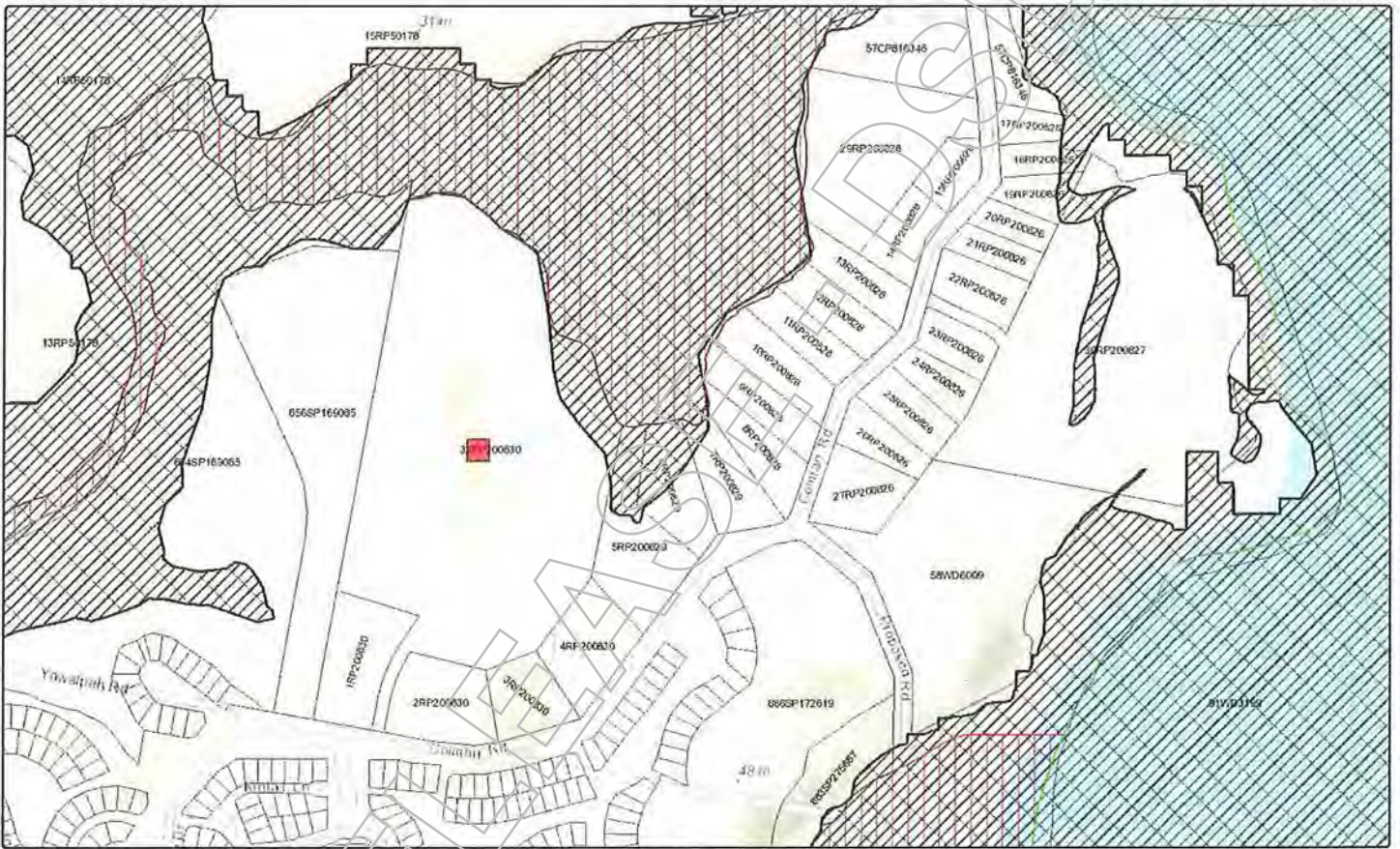
Essential habitat in Category C (High value regrowth vegetation) areas:1100m Species Information

(no results)

Essential habitat in Category C (High value regrowth vegetation) areas:1100m Regional Ecosystems Information

(no results)

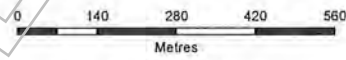




DA Mapping System – Print Screen



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Date: 28/02/2017





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### Legend

Cadastral (10k)

 Cadastral (10k)

Old waterways for waterway barrier works

-  1 - Low
-  2 - Moderate
-  3 - High
-  4 - Major


Fish habitat management area A

 FHAA

Fish habitat management area B

 FHAB

Tidal waterways

 Tidal waterways



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Date: 28/02/2017

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This zoning plan came into effect on 1 March 2009.

**IMPORTANT NOTE:**  
This map is not to be used for navigation.  
For navigation, refer to official nautical charts  
published by maritime agencies.



**Queensland Government**  
Environmental Protection Agency

### Map 1 - Moreton Bay Marine Park Zoning

**Zoning**

- General use zone
- Habitat protection zone
- Conservation park zone
- Marine national park zone

— Marine park boundary  
— Coastline  
— National Park

**DISCLAIMER**

The purpose of this map is to help interpret the Marine Parks (Moreton Bay) Zoning Plan 2008. Zone boundaries are indicative only. While every care has been taken to illustrate zone boundaries as accurately as possible, users must refer to Schedule 1 of the Marine Parks (Moreton Bay) Zoning Plan 2008 for precise boundaries descriptions.

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Produced by the Marine and Terrestrial Branch, Strategy and Policy Division, Queensland Environmental Protection Agency, 11 December 2008.  
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0 5 10 15 20  
Kilometres

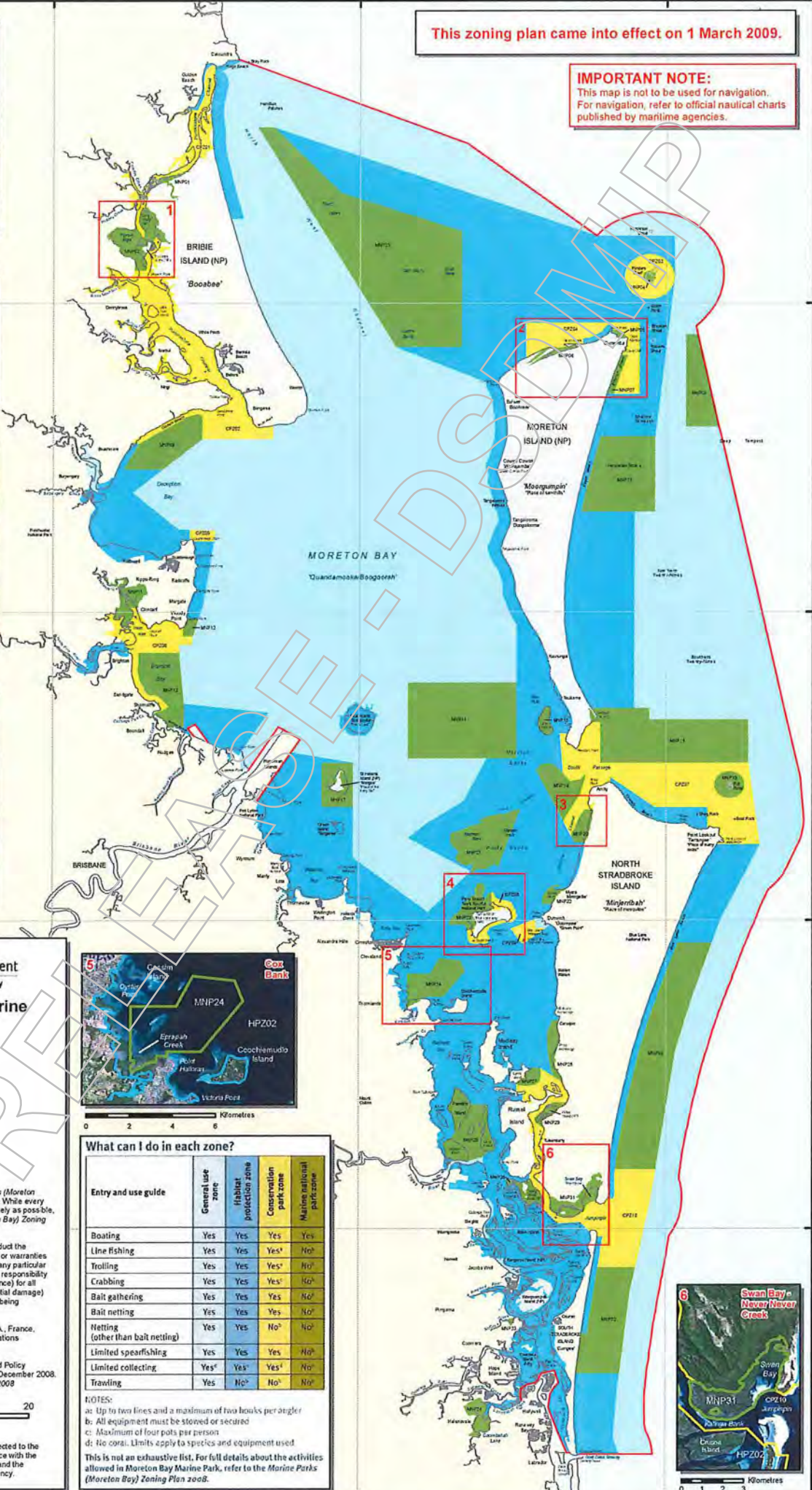
**GDA** All data integrated into this product has been projected to the Geocentric Datum of Australia (GDA) in accordance with the Geocentric Datum of Australia Technical Manual and the requirements of the Environmental Protection Agency.

**What can I do in each zone?**

Entry and use guide	General use zone	Habitat protection zone	Conservation park zone	Marine national park zone
Boating	Yes	Yes	Yes	Yes
Line fishing	Yes	Yes	Yes <sup>a</sup>	No <sup>b</sup>
Trotting	Yes	Yes	Yes <sup>a</sup>	No <sup>b</sup>
Crabbing	Yes	Yes	Yes <sup>a</sup>	No <sup>b</sup>
Bait gathering	Yes	Yes	Yes	No <sup>b</sup>
Bait netting	Yes	Yes	Yes	No <sup>b</sup>
Netting (other than bait netting)	Yes	Yes	No <sup>c</sup>	No <sup>b</sup>
Limited spearfishing	Yes	Yes	Yes	No <sup>b</sup>
Limited collecting	Yes <sup>d</sup>	Yes <sup>d</sup>	Yes <sup>d</sup>	No <sup>b</sup>
Trawling	No	No <sup>c</sup>	No <sup>c</sup>	No <sup>b</sup>

**NOTES:**  
a: Up to two lines and a maximum of two hours per angler  
b: All equipment must be stowed or secured  
c: Maximum of four pots per person  
d: No coral. Limits apply to species and equipment used

This is not an exhaustive list. For full details about the activities allowed in Moreton Bay Marine Park, refer to the Marine Parks (Moreton Bay) Zoning Plan 2008.



## APPENDIX C

### MNES DESKTOP SEARCHES

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## EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about [Environment Assessments](#) and the EPBC Act including significance guidelines, forms and application process details.

Report created: 20/02/17 01:19:00

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



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[Coordinates](#)

[Buffer: 3.0Km](#)



## Summary

### Matters of National Environmental 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](#).

<a href="#">World Heritage Properties:</a>	None
<a href="#">National Heritage Places:</a>	None
<a href="#">Wetlands of International Importance:</a>	1
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Commonwealth Marine Area:</a>	None
<a href="#">Listed Threatened Ecological Communities:</a>	2
<a href="#">Listed Threatened Species:</a>	63
<a href="#">Listed Migratory Species:</a>	71

### 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 <http://www.environment.gov.au/heritage>

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

<a href="#">Commonwealth Land:</a>	None
<a href="#">Commonwealth Heritage Places:</a>	None
<a href="#">Listed Marine Species:</a>	110
<a href="#">Whales and Other Cetaceans:</a>	14
<a href="#">Critical Habitats:</a>	None
<a href="#">Commonwealth Reserves Terrestrial:</a>	None
<a href="#">Commonwealth Reserves Marine:</a>	None

### Extra Information

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

<a href="#">State and Territory Reserves:</a>	2
<a href="#">Regional Forest Agreements:</a>	None
<a href="#">Invasive Species:</a>	34
<a href="#">Nationally Important Wetlands:</a>	1
<a href="#">Key Ecological Features (Marine)</a>	None



## Details

### Matters of National Environmental Significance

#### Wetlands of International Importance (Ramsar) [ Resource Information ]

Name	Proximity
<a href="#">Moreton bay</a>	Within Ramsar site

#### 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.

Name	Status	Type of Presence
<a href="#">Lowland Rainforest of Subtropical Australia</a>	Critically Endangered	Community may occur within area
<a href="#">Subtropical and Temperate Coastal Saltmarsh</a>	Vulnerable	Community likely to occur within area

#### Listed Threatened Species [ Resource Information ]

Name	Status	Type of Presence
<b>Birds</b>		
<a href="#">Anthochaera phrygia</a> Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Botaurus poiciloptilus</a> Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area
<a href="#">Calidris canutus</a> Red Knot, Knot [855]	Endangered	Roosting known to occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Calidris tenuirostris</a> Great Knot [862]	Critically Endangered	Roosting known to occur within area
<a href="#">Charadrius leschenaultii</a> Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Roosting known to occur within area
<a href="#">Charadrius mongolus</a> Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area
<a href="#">Dasyornis brachypterus</a> Eastern Bristlebird [533]	Endangered	Species or species habitat may occur within area
<a href="#">Diomedea antipodensis</a> Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area
<a href="#">Diomedea antipodensis gibsoni</a> Gibson's Albatross [82270]	Vulnerable	Species or species habitat may occur within area
<a href="#">Diomedea exulans</a> Wandering Albatross [89223]	Vulnerable	Species or species

Name	Status	Type of Presence
<a href="#">Erythrotriorchis radiatus</a> Red Goshawk [942]	Vulnerable	habitat may occur within area Species or species habitat likely to occur within area
<a href="#">Fregetta grallaria grallaria</a> White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Limosa lapponica baueri</a> Bar-tailed Godwit (baueri), Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Limosa lapponica menzbieri</a> Northern Siberian Bar-tailed Godwit, Bar-tailed Godwit (menzbieri) [86432]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Macronectes giganteus</a> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
<a href="#">Macronectes halli</a> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Pachyptila turtur subantarctica</a> Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Pterodroma neglecta neglecta</a> Kermadec Petrel (western) [64450]	Vulnerable	Foraging, feeding or related behaviour may occur within area
<a href="#">Rostratula australis</a> Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
<a href="#">Thalassarche cauta cauta</a> Shy Albatross, Tasmanian Shy Albatross [82345]	Vulnerable	Species or species habitat may occur within area
<a href="#">Thalassarche cauta steadi</a> White-capped Albatross [82344]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Thalassarche eremita</a> Chatham Albatross [64457]	Endangered	Species or species habitat may occur within area
<a href="#">Thalassarche impavida</a> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
<a href="#">Thalassarche melanophris</a> Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
<a href="#">Thalassarche salvini</a> Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area
<a href="#">Turnix melanogaster</a> Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur



Name	Status	Type of Presence within area
<b>Fish</b>		
<a href="#">Epinephelus daemeli</a> Black Rockcod, Black Cod, Saddled Rockcod [68449]	Vulnerable	Species or species habitat may occur within area
<b>Mammals</b>		
<a href="#">Balaenoptera musculus</a> Blue Whale [36]	Endangered	Species or species habitat may occur within area
<a href="#">Chalinolobus dwyeri</a> Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat may occur within area
<a href="#">Dasyurus maculatus maculatus (SE mainland population)</a> Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area
<a href="#">Eubalaena australis</a> Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area
<a href="#">Megaptera novaeangliae</a> Humpback Whale [38]	Vulnerable	Congregation or aggregation known to occur within area
<a href="#">Petauroides volans</a> Greater Glider [254]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</a> Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Potorous tridactylus tridactylus</a> Long-nosed Potoroo (SE mainland) [66645]	Vulnerable	Species or species habitat may occur within area
<a href="#">Pseudomys novaehollandiae</a> New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Pteropus poliocephalus</a> Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
<a href="#">Xeromys myoides</a> Water Mouse, False Water Rat, Yirrkoo [66]	Vulnerable	Species or species habitat known to occur within area
<b>Plants</b>		
<a href="#">Acacia attenuata</a> [10690]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Arthraxon hispidus</a> Hairy-joint Grass [9338]	Vulnerable	Species or species habitat may occur within area
<a href="#">Baloghia marmorata</a> Marbled Baloghia, Jointed Baloghia [8463]	Vulnerable	Species or species habitat may occur within area
<a href="#">Cryptocarya foetida</a> Stinking Cryptocarya, Stinking Laurel [11976]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Cryptostylis hunteriana</a> Leafless Tongue-orchid [19533]	Vulnerable	Species or species habitat may occur within area

Name	Status	Type of Presence
<a href="#">Macadamia integrifolia</a> Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat may occur within area
<a href="#">Macadamia tetraphylla</a> Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area
<a href="#">Phaius australis</a> Lesser Swamp-orchid [5872]	Endangered	Species or species habitat likely to occur within area
<a href="#">Samadera bidwillii</a> Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area
<a href="#">Thesium australe</a> Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area

#### Reptiles

<a href="#">Caretta caretta</a> Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area
<a href="#">Chelonia mydas</a> Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
<a href="#">Delma torquata</a> Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area
<a href="#">Dermochelys coriacea</a> Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area
<a href="#">Eretmochelys imbricata</a> Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Lepidochelys olivacea</a> Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Species or species habitat known to occur within area
<a href="#">Natator depressus</a> Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
<a href="#">Saiphos reticulatus</a> Three-toed Snake-tooth Skink [88328]	Vulnerable	Species or species habitat may occur within area

#### Sharks

<a href="#">Carcharias taurus (east coast population)</a> Grey Nurse Shark (east coast population) [68751]	Critically Endangered	Species or species habitat likely to occur within area
<a href="#">Carcharodon carcharias</a> White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Pristis zijsron</a> Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding may occur within area
<a href="#">Rhincodon typus</a> Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area

#### Listed Migratory Species

#### [ Resource Information ]

\* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name Threatened Type of Presence



Name	Threatened	Type of Presence
<b>Migratory Marine Birds</b>		
<a href="#">Anous stolidus</a> Common Noddy [825]		Species or species habitat likely to occur within area
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<a href="#">Diomedea exulans</a> Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area
<a href="#">Fregata ariel</a> Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area
<a href="#">Fregata minor</a> Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat likely to occur within area
<a href="#">Macronectes giganteus</a> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
<a href="#">Macronectes halli</a> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
<a href="#">Puffinus carneipes</a> Flesh-footed Shearwater, Fleishy-footed Shearwater [1043]		Foraging, feeding or related behaviour likely to occur within area
<a href="#">Sterna albifrons</a> Little Tern [813]		Species or species habitat may occur within area
<a href="#">Thalassarche cauta</a> Tasmanian Shy Albatross [89224]	Vulnerable*	Species or species habitat may occur within area
<a href="#">Thalassarche melanophris</a> Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
<b>Migratory Marine Species</b>		
<a href="#">Balaenoptera edeni</a> Bryde's Whale [35]		Species or species habitat may occur within area
<a href="#">Balaenoptera musculus</a> Blue Whale [36]	Endangered	Species or species habitat may occur within area
<a href="#">Carcharodon carcharias</a> White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Caretta caretta</a> Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known to occur within area
<a href="#">Chelonia mydas</a> Green Turtle [1765]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
<a href="#">Dermochelys coriacea</a> Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Foraging, feeding or related behaviour known to occur within area
<a href="#">Dugong dugon</a> Dugong [28]		Species or species habitat known to occur

Name	Threatened	Type of Presence within area
<a href="#">Eretmochelys imbricata</a> Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Eubalaena australis</a> Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area
<a href="#">Lagenorhynchus obscurus</a> Dusky Dolphin [43]		Species or species habitat may occur within area
<a href="#">Lamna nasus</a> Porbeagle, Mackerel Shark [83288]		Species or species habitat may occur within area
<a href="#">Lepidochelys olivacea</a> Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Species or species habitat known to occur within area
<a href="#">Manta alfredi</a> Reef Manta Ray, Coastal Manta Ray, Inshore Manta Ray, Prince Alfred's Ray, Resident Manta Ray [84994]		Species or species habitat known to occur within area
<a href="#">Manta birostris</a> Giant Manta Ray, Chevron Manta Ray, Pacific Manta Ray, Pelagic Manta Ray, Oceanic Manta Ray [84995]		Species or species habitat may occur within area
<a href="#">Megaptera novaeangliae</a> Humpback Whale [38]	Vulnerable	Congregation or aggregation known to occur within area
<a href="#">Natator depressus</a> Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
<a href="#">Orcaella brevirostris</a> Irrawaddy Dolphin [45]		Species or species habitat likely to occur within area
<a href="#">Orcinus orca</a> Killer Whale, Orca [46]		Species or species habitat may occur within area
<a href="#">Pristis zijsron</a> Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding may occur within area
<a href="#">Rhincodon typus</a> Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area
<a href="#">Sousa chinensis</a> Indo-Pacific Humpback Dolphin [50]		Breeding known to occur within area
<b>Migratory Terrestrial Species</b>		
<a href="#">Cuculus optatus</a> Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]		Species or species habitat known to occur within area
<a href="#">Monarcha melanopsis</a> Black-faced Monarch [609]		Species or species habitat known to occur within area
<a href="#">Monarcha trivirgatus</a> Spectacled Monarch [610]		Species or species habitat known to occur within area



Name	Threatened	Type of Presence
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species habitat known to occur within area
<b>Migratory Wetlands Species</b>		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Roosting known to occur within area
<a href="#">Arenaria interpres</a> Ruddy Turnstone [872]		Roosting known to occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Roosting known to occur within area
<a href="#">Calidris alba</a> Sanderling [875]		Roosting known to occur within area
<a href="#">Calidris canutus</a> Red Knot, Knot [855]	Endangered	Roosting known to occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Roosting known to occur within area
<a href="#">Calidris ruficollis</a> Red-necked Stint [860]		Roosting known to occur within area
<a href="#">Calidris tenuirostris</a> Great Knot [862]	Critically Endangered	Roosting known to occur within area
<a href="#">Charadrius bicinctus</a> Double-banded Plover [895]		Roosting known to occur within area
<a href="#">Charadrius leschenaultii</a> Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Roosting known to occur within area
<a href="#">Charadrius mongolus</a> Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area
<a href="#">Charadrius veredus</a> Oriental Plover, Oriental Dotterel [882]		Roosting known to occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Roosting known to occur within area
<a href="#">Gallinago megala</a> Swinhoe's Snipe [864]		Roosting likely to occur within area
<a href="#">Gallinago stenura</a> Pin-tailed Snipe [841]		Roosting likely to occur within area
<a href="#">Heteroscelus brevipes</a> Grey-tailed Tattler [59311]		Roosting known to occur within area
<a href="#">Heteroscelus incanus</a> Wandering Tattler [59547]		Roosting known to occur within area
<a href="#">Limicola falcinellus</a> Broad-billed Sandpiper [842]		Roosting known to occur within area
<a href="#">Limnodromus semipalmatus</a> Asian Dowitcher [843]		Roosting known to occur within area
<a href="#">Limosa lapponica</a> Bar-tailed Godwit [844]		Species or species

Name	Threatened	Type of Presence
<a href="#">Limosa limosa</a> Black-tailed Godwit [845]		habitat known to occur within area Roosting known to occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Numenius minutus</a> Little Curlew, Little Whimbrel [848]		Roosting known to occur within area
<a href="#">Numenius phaeopus</a> Whimbrel [849]		Roosting known to occur within area
<a href="#">Pandion haliaetus</a> Osprey [952]		Breeding known to occur within area
<a href="#">Philomachus pugnax</a> Ruff (Reeve) [850]		Roosting known to occur within area
<a href="#">Pluvialis fulva</a> Pacific Golden Plover [25545]		Roosting known to occur within area
<a href="#">Pluvialis squatarola</a> Grey Plover [865]		Roosting known to occur within area
<a href="#">Tringa glareola</a> Wood Sandpiper [829]		Roosting known to occur within area
<a href="#">Tringa nebularia</a> Common Greenshank, Greenshank [832]		Species or species habitat known to occur within area
<a href="#">Tringa stagnatilis</a> Marsh Sandpiper, Little Greenshank [833]		Roosting known to occur within area
<a href="#">Xenus cinereus</a> Terek Sandpiper [59300]		Roosting known to occur within area

#### Other Matters Protected by the EPBC Act

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

Name	Threatened	Type of Presence
* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.		
Birds		
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Roosting known to occur within area
<a href="#">Anous stolidus</a> Common Noddy [825]		Species or species habitat likely to occur within area
<a href="#">Anseranas semipalmata</a> Magpie Goose [978]		Species or species habitat may occur within area
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area
<a href="#">Ardea alba</a> Great Egret, White Egret [59541]		Species or species habitat known to occur within area



Name	Threatened	Type of Presence
<a href="#">Ardea ibis</a> Cattle Egret [59542]		Species or species habitat may occur within area
<a href="#">Arenaria interpres</a> Ruddy Turnstone [872]		Roosting known to occur within area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]		Roosting known to occur within area
<a href="#">Calidris alba</a> Sanderling [875]		Roosting known to occur within area
<a href="#">Calidris canutus</a> Red Knot, Knot [855]	Endangered	Roosting known to occur within area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Roosting known to occur within area
<a href="#">Calidris ruficollis</a> Red-necked Stint [860]		Roosting known to occur within area
<a href="#">Calidris tenuirostris</a> Great Knot [862]	Critically Endangered	Roosting known to occur within area
<a href="#">Charadrius bicinctus</a> Double-banded Plover [895]		Roosting known to occur within area
<a href="#">Charadrius leschenaultii</a> Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Roosting known to occur within area
<a href="#">Charadrius mongolus</a> Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area
<a href="#">Charadrius ruficapillus</a> Red-capped Plover [881]		Roosting known to occur within area
<a href="#">Charadrius veredus</a> Oriental Plover, Oriental Dotterel [882]		Roosting known to occur within area
<a href="#">Cuculus saturatus</a> Oriental Cuckoo, Himalayan Cuckoo [710]		Species or species habitat may occur within area
<a href="#">Diomedea antipodensis</a> Antipodean Albatross [64458]	Vulnerable	Species or species habitat may occur within area
<a href="#">Diomedea exulans</a> Wandering Albatross [89223]	Vulnerable	Species or species habitat may occur within area
<a href="#">Diomedea gibsoni</a> Gibson's Albatross [64466]	Vulnerable*	Species or species habitat may occur within area
<a href="#">Fregata ariel</a> Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat likely to occur within area
<a href="#">Fregata minor</a> Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat likely to occur within area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]		Roosting known to occur within area

Name	Threatened	Type of Presence
<a href="#">Gallinago megala</a> Swinhoe's Snipe [864]		Roosting likely to occur within area
<a href="#">Gallinago stenura</a> Pin-tailed Snipe [841]		Roosting likely to occur within area
<a href="#">Haliaeetus leucogaster</a> White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
<a href="#">Heteroscelus brevipes</a> Grey-tailed Tattler [59311]		Roosting known to occur within area
<a href="#">Heteroscelus incanus</a> Wandering Tattler [59547]		Roosting known to occur within area
<a href="#">Himantopus himantopus</a> Black-winged Stilt [870]		Roosting known to occur within area
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]		Species or species habitat known to occur within area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat may occur within area
<a href="#">Limicola falcinellus</a> Broad-billed Sandpiper [842]		Roosting known to occur within area
<a href="#">Limnodromus semipalmatus</a> Asian Dowitcher [843]		Roosting known to occur within area
<a href="#">Limosa lapponica</a> Bar-tailed Godwit [844]		Species or species habitat known to occur within area
<a href="#">Limosa limosa</a> Black-tailed Godwit [845]		Roosting known to occur within area
<a href="#">Macronectes giganteus</a> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area
<a href="#">Macronectes halli</a> Northern Giant Petrel [1061]	Vulnerable	Species or species habitat may occur within area
<a href="#">Merops ornatus</a> Rainbow Bee-eater [670]		Species or species habitat may occur within area
<a href="#">Monarcha melanopsis</a> Black-faced Monarch [609]		Species or species habitat known to occur within area
<a href="#">Monarcha trivirgatus</a> Spectacled Monarch [610]		Species or species habitat known to occur within area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area
<a href="#">Numenius minutus</a> Little Curlew, Little Whimbrel [848]		Roosting known to occur within area



Name	Threatened	Type of Presence
<a href="#">Numenius phaeopus</a> Whimbrel [849]		Roosting known to occur within area
<a href="#">Pachyptila turtur</a> Fairy Prion [1066]		Species or species habitat likely to occur within area
<a href="#">Pandion haliaetus</a> Osprey [952]		Breeding known to occur within area
<a href="#">Philomachus pugnax</a> Ruff (Reeve) [850]		Roosting known to occur within area
<a href="#">Pluvialis fulva</a> Pacific Golden Plover [25545]		Roosting known to occur within area
<a href="#">Pluvialis squatarola</a> Grey Plover [865]		Roosting known to occur within area
<a href="#">Puffinus carneipes</a> Flesh-footed Shearwater, Fleshy-footed Shearwater [1043]		Foraging, feeding or related behaviour likely to occur within area
<a href="#">Recurvirostra novaehollandiae</a> Red-necked Avocet [871]		Roosting known to occur within area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species habitat known to occur within area
<a href="#">Rostratula benghalensis (sensu lato)</a> Painted Snipe [889]	Endangered*	Species or species habitat likely to occur within area
<a href="#">Sterna albifrons</a> Little Tern [813]		Species or species habitat may occur within area
<a href="#">Thalassarche cauta</a> Tasmanian Shy Albatross [89224]	Vulnerable*	Species or species habitat may occur within area
<a href="#">Thalassarche eremita</a> Chatham Albatross [64457]	Endangered	Species or species habitat may occur within area
<a href="#">Thalassarche impavida</a> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area
<a href="#">Thalassarche melanophris</a> Black-browed Albatross [66472]	Vulnerable	Species or species habitat may occur within area
<a href="#">Thalassarche salvini</a> Salvin's Albatross [64463]	Vulnerable	Species or species habitat may occur within area
<a href="#">Thalassarche steadi</a> White-capped Albatross [64462]	Vulnerable*	Foraging, feeding or related behaviour likely to occur within area
<a href="#">Tringa glareola</a> Wood Sandpiper [829]		Roosting known to occur within area
<a href="#">Tringa nebularia</a> Common Greenshank, Greenshank [832]		Species or species habitat known to occur within area
<a href="#">Tringa stagnatilis</a> Marsh Sandpiper, Little Greenshank [833]		Roosting known to occur within area

Name	Threatened	Type of Presence
<a href="#">Xenus cinereus</a> Terek Sandpiper [59300]		Roosting known to occur within area
<b>Fish</b>		
<a href="#">Acenronura tentaculata</a> Shortpouch Pygmy Pipehorse [66187]		Species or species habitat may occur within area
<a href="#">Campichthys tryoni</a> Tryon's Pipefish [66193]		Species or species habitat may occur within area
<a href="#">Corythoichthys amplexus</a> Fijian Banded Pipefish, Brown-banded Pipefish [66199]		Species or species habitat may occur within area
<a href="#">Corythoichthys ocellatus</a> Orange-spotted Pipefish, Ocellated Pipefish [66203]		Species or species habitat may occur within area
<a href="#">Festucalex cinctus</a> Girdled Pipefish [66214]		Species or species habitat may occur within area
<a href="#">Filicampus tigris</a> Tiger Pipefish [66217]		Species or species habitat may occur within area
<a href="#">Halicampus grayi</a> Mud Pipefish, Gray's Pipefish [66221]		Species or species habitat may occur within area
<a href="#">Hippichthys cyanospilos</a> Blue-speckled Pipefish, Blue-spotted Pipefish [66228]		Species or species habitat may occur within area
<a href="#">Hippichthys heptagonus</a> Madura Pipefish, Reticulated Freshwater Pipefish [66229]		Species or species habitat may occur within area
<a href="#">Hippichthys penicillus</a> Beady Pipefish, Steep-nosed Pipefish [66231]		Species or species habitat may occur within area
<a href="#">Hippocampus kelloggi</a> Kellogg's Seahorse, Great Seahorse [66723]		Species or species habitat may occur within area
<a href="#">Hippocampus kuda</a> Spotted Seahorse, Yellow Seahorse [66237]		Species or species habitat may occur within area
<a href="#">Hippocampus planifrons</a> Flat-face Seahorse [66238]		Species or species habitat may occur within area
<a href="#">Hippocampus trimaculatus</a> Three-spot Seahorse, Low-crowned Seahorse, Flat-faced Seahorse [66720]		Species or species habitat may occur within area
<a href="#">Hippocampus whitei</a> White's Seahorse, Crowned Seahorse, Sydney Seahorse [66240]		Species or species habitat may occur within area
<a href="#">Lissocampus runa</a> Javelin Pipefish [66251]		Species or species habitat may occur within area
<a href="#">Maroubra perserrata</a> Sawtooth Pipefish [66252]		Species or species habitat may occur within area





Name	Threatened	Type of Presence
<a href="#">Micrognathus andersonii</a> Anderson's Pipefish, Shortnose Pipefish [66253]		Species or species habitat may occur within area
<a href="#">Micrognathus brevis</a> thorntail Pipefish, Thorn-tailed Pipefish [66254]		Species or species habitat may occur within area
<a href="#">Microphis manadensis</a> Manado Pipefish, Manado River Pipefish [66258]		Species or species habitat may occur within area
<a href="#">Solegnathus dunckeri</a> Duncker's Pipehorse [66271]		Species or species habitat may occur within area
<a href="#">Solegnathus hardwickii</a> Pallid Pipehorse, Hardwick's Pipehorse [66272]		Species or species habitat may occur within area
<a href="#">Solegnathus spinosissimus</a> Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area
<a href="#">Solenostomus cyanopterus</a> Robust Ghostpipefish, Blue-finned Ghost Pipefish, [66183]		Species or species habitat may occur within area
<a href="#">Solenostomus paegnius</a> Rough-snout Ghost Pipefish [68425]		Species or species habitat may occur within area
<a href="#">Solenostomus paradoxus</a> Ornate Ghostpipefish, Harlequin Ghost Pipefish, Ornate Ghost Pipefish [66184]		Species or species habitat may occur within area
<a href="#">Stigmatopora nigra</a> Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area
<a href="#">Syngnathoides biaculeatus</a> Double-end Pipehorse, Double-ended Pipehorse, Alligator Pipefish [66279]		Species or species habitat may occur within area
<a href="#">Trachyrhamphus bicoarctatus</a> Bentstick Pipefish, Bend Stick Pipefish, Short-tailed Pipefish [66280]		Species or species habitat may occur within area
<a href="#">Urocampus carinirostris</a> Hairy Pipefish [66282]		Species or species habitat may occur within area
<a href="#">Vanacampus margaritifer</a> Mother-of-pearl Pipefish [66283]		Species or species habitat may occur within area
<b>Mammals</b>		
<a href="#">Dugong dugon</a> Dugong [28]		Species or species habitat known to occur within area
<b>Reptiles</b>		
<a href="#">Aipysurus laevis</a> Olive Seasnake [1120]		Species or species habitat may occur within area
<a href="#">Astrotia stokesii</a> Stokes' Seasnake [1122]		Species or species habitat may occur within area
<a href="#">Caretta caretta</a> Loggerhead Turtle [1763]	Endangered	Foraging, feeding or related behaviour known

Name	Threatened	Type of Presence
<a href="#">Chelonia mydas</a> Green Turtle [1765]	Threatened	Type of Presence to occur within area
<a href="#">Dermochelys coriacea</a> Leatherback Turtle, Leathery Turtle, Luth [1768]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
<a href="#">Eretmochelys imbricata</a> Hawksbill Turtle [1766]	Endangered	Foraging, feeding or related behaviour known to occur within area
<a href="#">Hydrophis elegans</a> Elegant Seasnake [1104]	Vulnerable	Species or species habitat known to occur within area
<a href="#">Laticauda laticaudata</a> a sea krait [1093]		Species or species habitat may occur within area
<a href="#">Lepidochelys olivacea</a> Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Species or species habitat known to occur within area
<a href="#">Natator depressus</a> Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
<a href="#">Pelamis platurus</a> Yellow-bellied Seasnake [1091]		Species or species habitat may occur within area

## Whales and other Cetaceans

[ Resource Information ]

Name	Status	Type of Presence
<b>Mammals</b>		
<a href="#">Balaenoptera acutorostrata</a> Minke Whale [33]		Species or species habitat may occur within area
<a href="#">Balaenoptera edeni</a> Bryde's Whale [35]		Species or species habitat may occur within area
<a href="#">Balaenoptera musculus</a> Blue Whale [36]	Endangered	Species or species habitat may occur within area
<a href="#">Delphinus delphis</a> Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area
<a href="#">Eubalaena australis</a> Southern Right Whale [40]	Endangered	Species or species habitat likely to occur within area
<a href="#">Grampus griseus</a> Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area
<a href="#">Lagenorhynchus obscurus</a> Dusky Dolphin [43]		Species or species habitat may occur within area
<a href="#">Megaptera novaeangliae</a> Humpback Whale [38]	Vulnerable	Congregation or aggregation known to occur within area
<a href="#">Orcaella brevirostris</a> Irrawaddy Dolphin [45]		Species or species habitat likely to occur within area



Name	Status	Type of Presence
<u><a href="#">Orcinus orca</a></u> Killer Whale, Orca [46]		Species or species habitat may occur within area
<u><a href="#">Sousa chinensis</a></u> Indo-Pacific Humpback Dolphin [50]		Breeding known to occur within area
<u><a href="#">Stenella attenuata</a></u> Spotted Dolphin, Pantropical Spotted Dolphin [51]		Species or species habitat may occur within area
<u><a href="#">Tursiops aduncus</a></u> Indian Ocean Bottlenose Dolphin, Spotted Bottlenose Dolphin [68418]		Species or species habitat likely to occur within area
<u><a href="#">Tursiops truncatus s. str.</a></u> Bottlenose Dolphin [68417]		Species or species habitat may occur within area

## Extra Information

State and Territory Reserves	[ Resource Information ]
Name	State
Pimpama	QLD
Southern Moreton Bay Islands	QLD

Invasive Species	[ Resource Information ]
Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resources Audit, 2001.	

Name	Status	Type of Presence
<b>Birds</b>		
Acridotheres tristis Common Myna, Indian Myna [387]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Lonchura punctulata Nutmeg Mannikin [399]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
<i>Sturnus vulgaris</i> Common Starling [389]		Species or species habitat likely to occur within area
<b>Frogs</b>		
<i>Rhinella marina</i> Cane Toad [83218]		Species or species habitat likely to occur within area
<b>Mammals</b>		
<i>Bos taurus</i> Domestic Cattle [16]		Species or species habitat likely to occur within area
<i>Canis lupus familiaris</i> Domestic Dog [82654]		Species or species habitat likely to occur within area
<i>Felis catus</i> Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Feral deer Feral deer species in Australia [85733]		Species or species habitat likely to occur within area
<i>Lepus capensis</i> Brown Hare [127]		Species or species habitat likely to occur within area
<i>Mus musculus</i> House Mouse [120]		Species or species habitat likely to occur within area
<i>Oryctolagus cuniculus</i> Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
<i>Rattus norvegicus</i> Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
<i>Rattus rattus</i> Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
<i>Sus scrofa</i> Pig [6]		Species or species habitat likely to occur within area
<i>Vulpes vulpes</i> Red Fox, Fox [18]		Species or species habitat likely to occur within area
<b>Plants</b>		
<i>Alternanthera philoxeroides</i> Alligator Weed [11620]		Species or species habitat likely to occur within area
<i>Cabomba caroliniana</i> Cabomba, Fanwort, Carolina Watershield, Fish Grass, Washington Grass, Watershield, Carolina Fanwort, Common Cabomba [5171]		Species or species habitat likely to occur within area
<i>Chrysanthemoides monilifera</i> Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
<i>Chrysanthemoides monilifera</i> subsp. <i>rotundata</i> Bitou Bush [16332]		Species or species habitat likely to occur within area
<i>Cryptostegia grandiflora</i> Rubber Vine, Rubbervine, India Rubber Vine, India		Species or species



Name	Status	Type of Presence
Rubbervine, Palay Rubbervine, Purple Allamanda [18913] Hymenachne amplexicaulis		habitat likely to occur within area
Hymenachne, Olive Hymenachne, Water Stargrass, West Indian Grass, West Indian Marsh Grass [31754]		Species or species habitat likely to occur within area
Lantana camara Lantana, Common Lantana, Kamara Lantana, Large-leaf Lantana, Pink Flowered Lantana, Red Flowered Lantana, Red-Flowered Sage, White Sage, Wild Sage [10892] Opuntia spp. Prickly Pears [82753]		Species or species habitat likely to occur within area
Parthenium hysterophorus Parthenium Weed, Bitter Weed, Carrot Grass, False Ragweed [19566]		Species or species habitat likely to occur within area
Sagittaria platyphylla Delta Arrowhead, Arrowhead, Slender Arrowhead [68483]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Salvinia molesta Salvinia, Giant Salvinia, Aquarium Watermoss, Kariba Weed [13665]		Species or species habitat likely to occur within area
Senecio madagascariensis Fireweed, Madagascar Ragwort, Madagascar Groundsel [2624]		Species or species habitat likely to occur within area

#### Reptiles

Hemidactylus frenatus Asian House Gecko [1708]		Species or species habitat likely to occur within area
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#### Nationally Important Wetlands

Name	[ Resource Information ]
<a href="#">Moreton Bay</a>	State QLD

## Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

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.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for 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 reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

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

## Coordinates

-27.8286 153.37649



## 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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GPO Box 787  
Canberra ACT 2601 Australia  
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**APPENDIX D**

**DRAFT SEQRP SUSTAIN MAP 4A**

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RTI RELEASE - DSSMIP

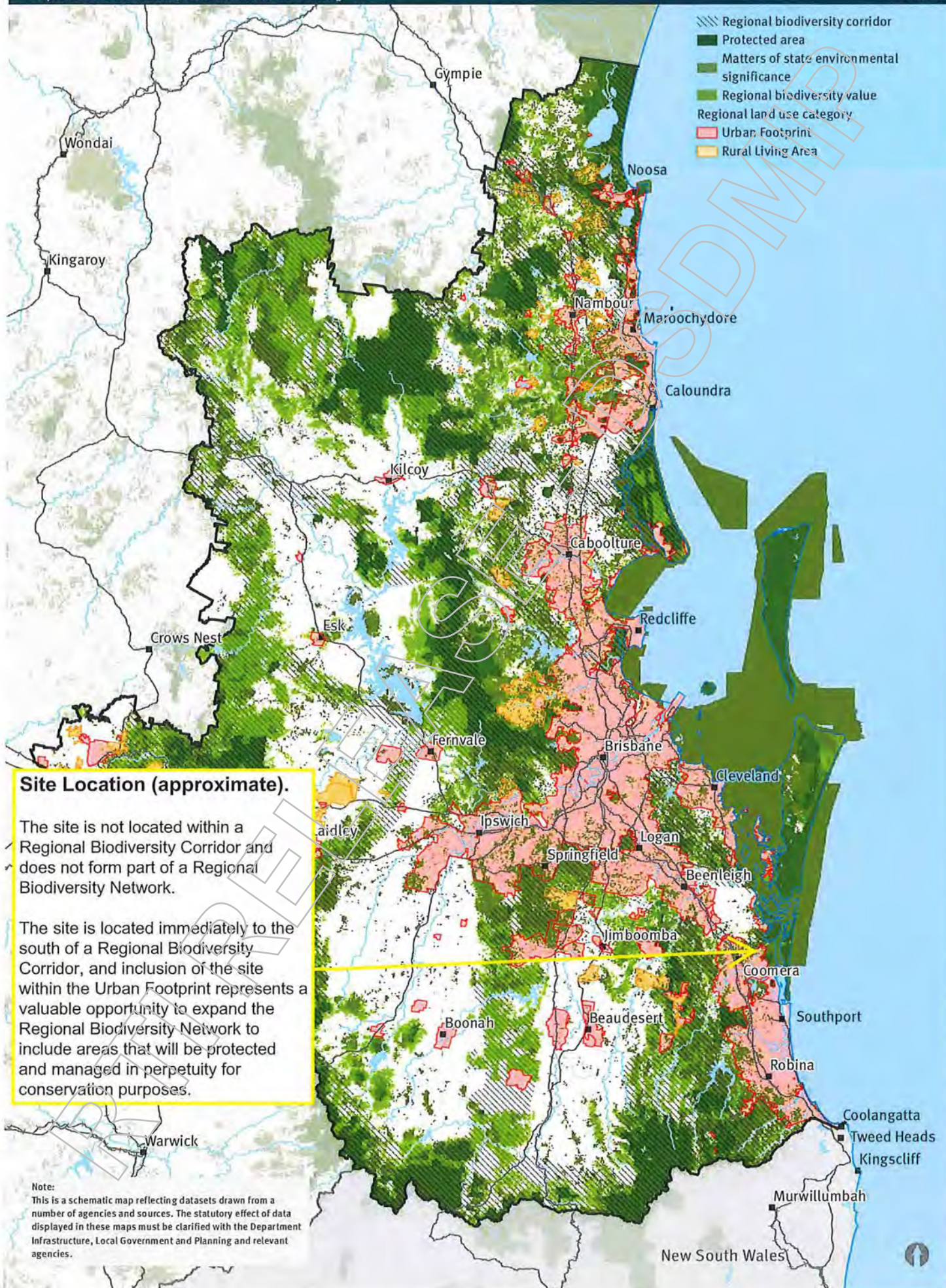




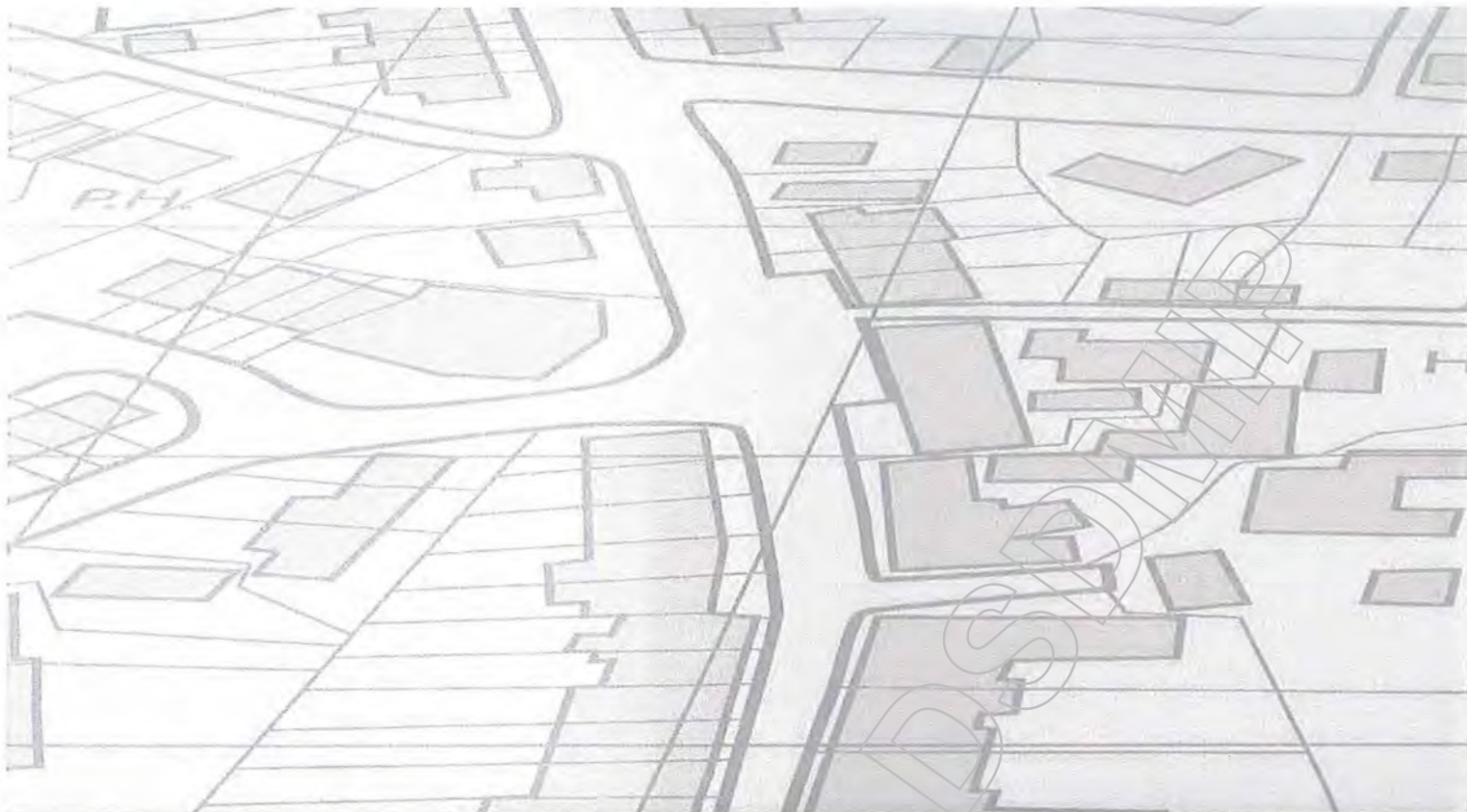
# Sustain Map 4a - Regional biodiversity network

draft South East Queensland Regional Plan 2016

Department of Infrastructure, Local Government and Planning







# Attachment 3

## Potential Open Space Network











**Attachment 4**  
**Conceptual Land Use Map**

  
zone  
Planning Group





**ELEMENT ECOLOGY**  
 Element Ecology Pty Ltd  
 111 St Johns Road, St Johns Park NSW 1503  
 Ph: 02 9539 1311 E: admin@elementecology.com.au  
 Fax: 02 9539 1304

**PROJECT TITLE**  
 167, 191-284 & 294-316 Colman Road,  
 Coomera

**CLIENT**  
 BPQ Group

**DRAWING TITLE**  
 Figure 2.1 Proposed Future Land Use

**LEGEND**

- Development area (25.6ha)
- Potential open space dedication (31.4ha)
- Site boundary
- Cadastral boundary

DRAWING No: 16043-1\_SECA\_001    N  
 REVISION: 0  
 DATE: March 2017  
 DESIGNER: SW

SCALE: 1:4000 @ A3

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**From:** [REDACTED]@habitat.net.au>  
**Sent:** Wednesday, 10 May 2017 3:00 PM  
**To:** Kerry Riethmuller  
**Cc:** Greg Vann; [REDACTED]  
**Subject:** Significant Ecological Considerations - Colman Rd, East Coomera SEQRP  
**Attachments:** 20170510\_Colman Rd Precinct\_SEQRP Ecological Matters.pdf

Hi Kerry,

Further to yesterday's communication received from Greg Vann, please refer the attached. As mentioned in the letter, [REDACTED] on leave for the next fortnight. However, given the importance of environmental matters outlined in the attached I'd welcome you or your officers to call me if you wish to discuss anything. My mobile number is [REDACTED]

I understand [REDACTED] of Zone Planning will also be making contact with you in respect to our Client's SEQRP submission for the Colman Rd precinct.

Regards

[REDACTED]  
Managing Director

# Habitat

Big B Arcade Unit 40/50 James Street, Burleigh Heads QLD 4220, PO Box 47  
P: (07) 5535 0999 | F: (07) 5535 0888 | E: [REDACTED]@habitat.net.au | W: [www.habitat.net.au](http://www.habitat.net.au)

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10 May 2017

Executive Director  
Regional and Spatial Planning  
Department of Infrastructure, Local Government and Planning (DILGP)  
PO Box 15009  
CITY EAST QLD 4002

Via: Email [[Kerry.Riethmuller@dilgp.qld.gov.au](mailto:Kerry.Riethmuller@dilgp.qld.gov.au)]

**Attention: Ms Kerry Riethmuller**

Dear Kerry,

**RE: SIGNIFICANT ECOLOGICAL CONSIDERATIONS  
"COLMAN ROAD PRECINCT"  
167-310 COLMAN ROAD, COOMERA, QUEENSLAND**

I write to provide a narrative as to why the above lots should be included within the proposed Urban Footprint. I trust you will appreciate that it is unusual for an Environmentalist of my standing to be advocating for Urban Development to be permitted in an area which is known for its medium to high conservation values. However, given the following considerations, I am sure you will soon understand my advocacy and why inclusion within the Urban Footprint is so important for the protection of the area's existing ecology.

Presently, three landowners hold 26 Lots in the Colman Rd precinct (see Attachment 1 for "the precinct" location and details). For all intents, the precinct is best described as a peninsula, surrounded on three sides by waterways and the fourth side having residential development. Due to the ongoing good environmental stewardship of the three landowners, the precinct supports significant and diverse populations of native flora and fauna. While these environmental values are noted, I also note that areas within the precinct are also well suited to potential urban development.

To explain why a new approach should be taken to design of the precinct (by way of inclusion within the urban footprint) we must first understand the current lawful rights each of these allotment hold. The present allotments are best described as large rural residential lots. By good fortune, these parcels are presently held by 3 landowners only. However, should they wish, these landowners could place all allotments on the market immediately and the control of the entire precinct is potentially divested to 26 different parties.

Habitat Environment Management Trading Pty Ltd ABN 46 147 085 005

Correspondence: PO Box 47, Burleigh Heads Qld 4220  
Ph: 07 5535 0999 F:07 5535 0888 E: [info@habitat.net.au](mailto:info@habitat.net.au)  
[www.habitat.net.au](http://www.habitat.net.au)

Further, should the existing rights be exercised, the development of these individual lots will create a significant and deleterious impact on the existing ecology within the precinct. Invariably, these individual lots will be fenced and their property boundaries will, in many instances, incur into areas of high conservation values. This fencing leads to significant wildlife corridor reduction and also creates ecological traps for native fauna. Domestic animals will have large roaming opportunities due to the size of the existing lot footprints and consequent native fauna mortality will be significant.

In addition, the entire ecology of the area will shrink in both population and diversity if the allotments are sold in their present form. As an example, the precinct has numerous hollow bearing trees which support both small arboreal mammals (gliders, possums etc) and also arboreal reptiles (lace monitors, carpet pythons etc.) While it's possible some of these trees would be retained, the fencing of allotments and likely presence of domestic animals will reduce the ability of the aforementioned native species to feed and reproduce. Aside from the direct impact such a result has for these species, the 'knock on effect' in this instance affects important species, such as the Powerful Owl. This Owl and other apex predators require populations of small arboreal mammals and reptiles as their primary food resource.

Aside from examples provided above, I draw your attention to the impact the existing lawful rights would have on Koalas and Macropods. The precinct supports a critically important koala population. Aside from resident populations, it's also likely a good number of Koalas are using the precinct as a refuge from areas cleared between Colman Rd and the M1. Similarly, healthy populations of Eastern Grey Kangaroos are utilising the precinct for grazing and refuge purposes. In the event that the existing allotments were fenced as part of future residences being constructed Koalas would suffer significantly due to fragmentation, restricted corridor movement, over-densification of animals per ha, increased disease rates, vehicle mortality and domestic animal predation. As 'dramatic' as this may all sound, it's also the truth. Equally, due to much of the same reasons, plus significantly reduced native grassland grazing areas, kangaroo populations in the precinct would suffer much the same fate as described for koalas.

I could provide a good number of other examples of the ecological impacts bought about if the present lawful rights were to be exercised in the precinct. However, I trust by now you've gotten my point. If in any doubt with regard to my comments above, I would welcome you to refer this letter to a Senior Wildlife Ecologist for their opinion. They will confirm all the above, and more.

With this said, I must now draw your attention to the positive opportunity presented by the precincts inclusion within the urban footprint. As mentioned above, there's no dispute areas within the precinct have significant ecological values. Parts of the precinct are covered by numerous Local, State and Federal environmental mapping overlays. Equally, there are also significant areas within the precinct which have low environmental constraints and are suited to urban development without creating the type of impacts described above.



With the precinct under the effective ownership of three parties, we have the opportunity to collaborate with delivering a win/win outcome for the environment and the economy. I again wish to acknowledge the sound environmental stewardship demonstrated by the three owners to this point and also note their willingness to work together to deliver an improved and integrated urban design outcome for the precinct. Their joint submission to the DILGP being an example of this intent.

In closing, I trust the above has illustrated the significant ecological impacts which will occur in the event that the existing allotments are sold off and developed in their current lawful form. If the precinct were to be included into the urban footprint, the opportunity is created to design a residential layout which protects, rehabilitates and preserves the precincts significant environmental values. Accordingly, if the precinct is presently not included within the draft footprint, I'd strongly encourage you to correct this as a matter of urgency.

[REDACTED] However, given the environmental importance of this matter I would welcome you or any of your colleagues to call me on my mobile during this period if you have any queries.

Regards,



MANAGING DIRECTOR

Attach.  
1 – Precinct Location and Lot details

cc.  
Mr Greg Vann  
Project Director – South East Queensland Regional Plan  
[Greg.Vann@dilgp.qld.gov.au](mailto:Greg.Vann@dilgp.qld.gov.au)



## Attachment 1: Precinct Location and Lot Details



Figure 1: Aerial image of subject site (source: QLD Globe)

<b>Address:</b>	167-310 Colman Road, Coomera
<b>Real Property Description:</b>	Lot 30 on RP200827 Lots 3, 4 & 32 on RP200830 Lots 5, 6, 7 & 8 on RP200829 Lots 9, 10, 11, 12, 13, 14, 15 & 29 on RP200828 Lots 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27 on RP200826
<b>Precinct Area:</b>	75.2443ha



---

**From:** Kerry Riethmuller  
**Sent:** Wednesday, 10 May 2017 4:06 PM  
**To:** [REDACTED]  
**Cc:** Greg Vann; [REDACTED]  
**Subject:** RE: Significant Ecological Considerations - Colman Rd, East Coomera SEQRP

Good afternoon [REDACTED]

Thank you for your email and yours yesterday, [REDACTED]

I have personally read your submission (as has my team) and am aware of the site. The submission comprehensively sets out your position and we are currently considering all requests to change regional land use categories that were received during the formal notification period.

As Greg mentioned in his email response yesterday, we are not meeting submitters during this phase of the project.

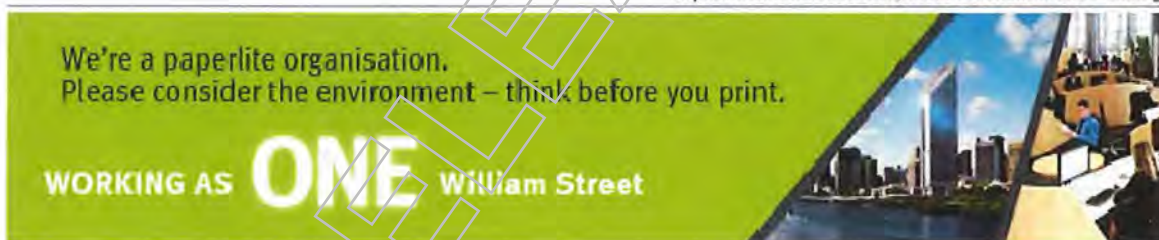
However, if it becomes evident during our consideration that further information or clarification is required, we will be in touch.

Regards  
Kerry

**Kerry Riethmuller**  
Executive Director  
Regional and Spatial Planning  
Department of Infrastructure, Local Government and Planning  
Level 13, 1 William St Brisbane QLD 4000  
p. 07 34527 602 | m [REDACTED] | e. [kerry.riethmuller@dilgp.qld.gov.au](mailto:kerry.riethmuller@dilgp.qld.gov.au)

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Department of Infrastructure, Local Government and Planning



---

**From:** [REDACTED]@habitat.net.au]  
**Sent:** Wednesday, 10 May 2017 3:00 PM  
**To:** Kerry Riethmuller  
**Cc:** Greg Vann; [REDACTED]  
**Subject:** Significant Ecological Considerations - Colman Rd, East Coomera SEQRP

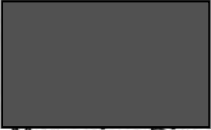
Hi Kerry,

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matters outlined in the attached I'd welcome you or your officers to call me if you wish to discuss anything. My mobile number is [REDACTED]

I understand [REDACTED] of Zone Planning will also be making contact with you in respect to our Client's SEQRP submission for the Colman Rd precinct.

Regards



Managing Director

# Habitat

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RTI RELEASES





**From:** [redacted]@zoneplanning.com.au>  
**Sent:** Wednesday, 10 May 2017 4:34 PM  
**To:** Kerry Riethmuller; [redacted]  
**Cc:** Greg Vann; [redacted]  
**Subject:** RE: Significant Ecological Considerations - Colman Rd, East Coomera SEQRP

Thanks for the feedback Kerry

Regards

[redacted] | Director



m [redacted] | e [redacted]@zoneplanning.com.au | w [zoneplanning.com.au](http://zoneplanning.com.au)

**Gold Coast** 1638 Tweed Street, Burleigh Heads QLD 4220 | PO Box 3805, Burleigh Town QLD 4220 | Ph 07 5562 2303.  
**Gladstone** 31 Langdon St, Tannum Sands, QLD 4680 | Ph [redacted]

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**From:** Kerry Riethmuller [mailto:Kerry.Riethmuller@dilgp.qld.gov.au]  
**Sent:** Wednesday, 10 May 2017 4:06 PM  
**To:** [redacted]@habitat.net.au>  
**Cc:** Greg Vann <Greg.Vann@dilgp.qld.gov.au>; [redacted]

**Subject:** RE: Significant Ecological Considerations - Colman Rd, East Coomera SEQRP

Good afternoon [redacted]

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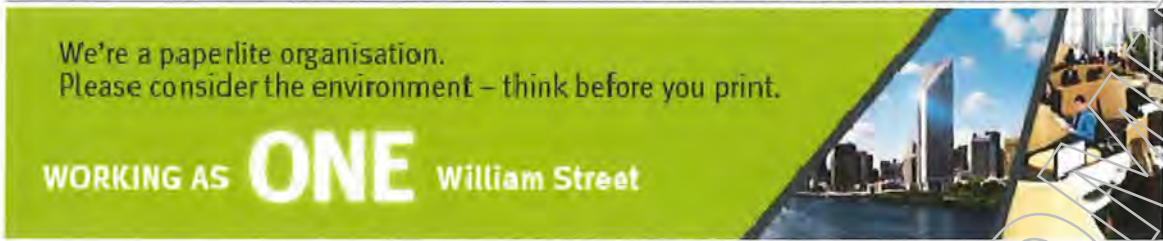
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Kerry

Kerry Riethmuller  
Executive Director  
Regional and Spatial Planning

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Department of Infrastructure, Local Government and Planning



SDMIP

**From:** [REDACTED] [\[REDACTED\]@habitat.net.au](mailto:[REDACTED]@habitat.net.au)  
**Sent:** Wednesday, 10 May 2017 3:00 PM  
**To:** Kerry Riethmuller  
**Cc:** Greg Vann; [REDACTED]  
**Subject:** Significant Ecological Considerations - Colman Rd, East Coomera SEQRP

Hi Kerry,

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Regards

[REDACTED]  
Managing Director

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RTI RELEASE - DSDMIR



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**From:** [REDACTED]@habitat.net.au>  
**Sent:** Thursday, 11 May 2017 12:00 PM  
**To:** Kerry Riethmuller  
**Cc:** Greg Vann; [REDACTED]  
**Subject:** RE: Significant Ecological Considerations - Colman Rd, East Coomera SEQRP

Hi Kerry,

Many thanks for your prompt reply yesterday afternoon. I know how busy you'd be at this point, our sincere appreciation for getting back to us so quickly. My offer to you and your staff to call me while on leave stands. I'd welcome any queries you may have.

Kind Regards

[REDACTED]  
Managing Director

# Habitat

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**From:** Kerry Riethmuller [mailto:Kerry.Riethmuller@dilgp.qld.gov.au]  
**Sent:** Wednesday, 10 May 2017 4:06 PM  
**To:** [REDACTED]  
**Cc:** Greg Vann; [REDACTED]  
**Subject:** RE: Significant Ecological Considerations - Colman Rd, East Coomera SEQRP

Good afternoon, [REDACTED]

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Department of Infrastructure, Local Government and Planning



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**From:** [REDACTED]@habitat.net.au]  
**Sent:** Wednesday, 10 May 2017 3:00 PM  
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**Cc:** Greg Vann; [REDACTED]  
**Subject:** Significant Ecological Considerations - Colman Rd, East Coomera SEQRP

Hi Kerry,

Further to yesterday's communication received from Greg Vann, please refer the attached. As mentioned in the letter, [REDACTED] However, given the importance of environmental matters outlined in the attached I'd welcome you or your officers to call me if you wish to discuss anything. My mobile number is [REDACTED]

I understand [REDACTED] of Zone Planning will also be making contact with you in respect to our Client's SEQRP submission for the Colman Rd precinct.

Regards

[REDACTED]  
**Managing Director**

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Our Ref: Z16127  
Your Ref:

23 March 2017

Hon. Jackie Trad  
Deputy Premier  
Minister for Transport & Minister for Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002



GOLD COAST | GLADSTONE

p 07 5562 2303

info@zoneplanning.com.au

zoneplanning.com.au

ABN 36 607 362 238

Dear Ms. Trad,

**REQUEST FOR MEETING AT GOLD COAST COMMUNITY CABINET REGARDING  
SUBMISSION TO THE DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN REVIEW  
REGARDING LAND AT 167-310 COLMAN ROAD, EAST COOMERA**

We write on behalf of our clients, BPQ Pty Ltd and [REDACTED] regarding land owned at 167-310 Colman Road, East Coomera in relation to the effect of the draft South East Queensland Regional Plan (SEQR) and submissions made to the Department of Infrastructure Local Government & Planning regarding the draft SEQR requesting the inclusion of the land within the SEQR Urban Footprint.

We would appreciate the opportunity to meet with you to discuss this submission during the Gold Coast Community Cabinet from 3-7 April 2017.

Attendees at the meeting will include:

- [REDACTED] (CEO BPQ Group)
- [REDACTED] (property owner)
- [REDACTED] (property owner)
- [REDACTED] (Director Zone Planning Group)

[REDACTED] we would appreciate the opportunity to meet with you on 3 April 2017; however, if this is unsuitable (understand that this is first day of Community Cabinet), we will make ourselves available at a time suitable for you.

The Town Planning submission lodged with DILGP in regards to the Draft SEQ Regional Plan is attached to this letter for your information. It is envisaged that our discussions will centre on the crux of this submission, which is to have the subject land designated within the Urban Footprint.

Thank you for your consideration of this request. We look forward to meeting with you in April.

Should you have any queries in relation to this matter please do not hesitate to contact the undersigned on [REDACTED] or via email [REDACTED]@zoneplanning.com.au.

Yours Sincerely,

[REDACTED]  
ZONE PLANNING GROUP

Our Ref: Z16127  
Your Ref:



3 March 2017

Draft SEQ Regional Plan Review Feedback  
Department of Infrastructure Local Government & Planning  
PO Box 15009  
CITY EAST QLD 4000

GOLD COAST | GLADSTONE

p 07 5562 2303

info@zoneplanning.com.au  
zoneplanning.com.au

ABN 36 607 362 238

Via Email: SEQRegionalPlan@dilgp.qld.gov.au

Dear Sir/Madam,

**SUBMISSION TO THE DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN REVIEW  
REGARDING LAND AT 167-310 COLMAN ROAD, EAST COOMERA**

We write on behalf of our clients, BPQ Pty Ltd and their entities Merle Norman Cosmetics Pty Ltd and T E Morris & Associates Pty Ltd, regarding land owned at 167-310 Colman Road, East Coomera in relation to the effect of the draft South East Queensland Regional Plan (SEQRP) and request the inclusion of the land within the SEQRP Urban Footprint.

This submission should be received by the Department as a 'properly made' submission, being in the approved form and made prior to the close of the advertised public consultation period, being midnight on 3 March 2017.

In support of this submission, please find attached the following documents:

- Attachment 1 – Existing Development Potential Plan prepared by BDA Architects
- Attachment 2 – Potential Open Space Network Map prepared by Element Ecology
- Attachment 3 – Conceptual Land Use Map prepared by Element Ecology

It is worth mentioning that BPQ Pty Ltd have engaged in preliminary discussions with City of Gold Coast in regards to this submission. This has included a meeting held on 17 January 2017 with the Director of Planning and Environment, Manager City Planning and other senior staff from City of Gold Coast to discuss the merits of the inclusion of the site within the Urban Footprint under the draft SEQRP.

**1.0 Site & Context**

<b>Address:</b>	167-310 Colman Road, East Coomera
<b>Real Property Description:</b>	Lots 3, 4 & 32 RP200830 Lots 5, 6, 7 & 8 RP200829 Lots 9, 10, 11, 12, 13, 14, 15 & 29 RP200828 Lots 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27 RP200826
<b>Site Area:</b>	57.2443ha
<b>Current use:</b>	Vacant Land
<b>Local Government Area (LGA):</b>	City of Gold Coast





Figure 1: Aerial image of subject site (source: QLD Globe)

## 2.0 Current Planning Context

Statutory Requirement	Relevant / Comment
State Planning Regulatory Provisions:	SPRP (SEQ Regional Plan), SPRP (adopted charges), SPRP SEQ Koala
State Planning Policy Mapping	Coastal Management District (part) – Coastal Hazard Area (Medium & High Storm Time Inundation Area & Erosion Prone Area)
SEQR Designation (Current)	Regional Landscape & Rural Production Area (RLRPA)
SEQR Designation (Draft)	Regional Landscape & Rural Production Area (RLRPA)
Other State Environmental Overlays	Koala Assessable Development Area Category A & B Regulated Vegetation Tidal Waterways Water Resource Planning Area Boundary Coastal Zone Fish Habitat Management Area B
<b>Local Planning Instrument</b>	
City Plan Zone:	Rural Zone (Rural Landscape & Environment Precinct)





<b>Overlay Mapping / Codes:</b>	<ul style="list-style-type: none"> <li>• Acid Sulfate Soils</li> <li>• Bushfire Hazard</li> <li>• Dwelling House</li> <li>• Environmental Significance (biodiversity, priority species and Wetlands and waterways)</li> <li>• Flood</li> <li>• Landslide Hazard</li> </ul>
<b>Strategic Framework – applicable sections:</b>	<p><u>Directly Applicable:</u> Living with Nature Theme – including:</p> <ul style="list-style-type: none"> <li>• Natural landscape element</li> <li>• Green space network element</li> <li>• Nature conservation element</li> <li>• Coastal, wetland and watercourse areas element</li> </ul> <p><u>Other Relevant Sections:</u> Creating Liveable Places Theme; Improving Transport Outcomes Theme; and A Safe, Well Designed City Theme.</p>
<b>Strategic Framework Maps:</b>	<p>SFM1 – Designated Urban Area (identified as non-urban area) SFM2 – Settlement Pattern (identified as natural landscape area) SFM4 – Greenspace Network (Coastal wetlands and islands core habitat)</p>
<b>Priority Infrastructure Plan (Local Government Infrastructure Plan)</b>	<p>Map IM1-3 identifies the anticipated growth for the area and identifies the site as containing Detached Dwellings and being within the Priority Infrastructure Area.</p>



Figure 2: Extract of SEQR mapping showing subject site surrounded by the Urban Footprint

It is worth noting that the site is bordered by approved residential developments to the west and south that are yet to be commenced. These developments form part of the Coomera Waters development and



are illustrated on Figure 3 below. Of note, the relevant period for the adjoining development to the west has recently been extended until October 2020.

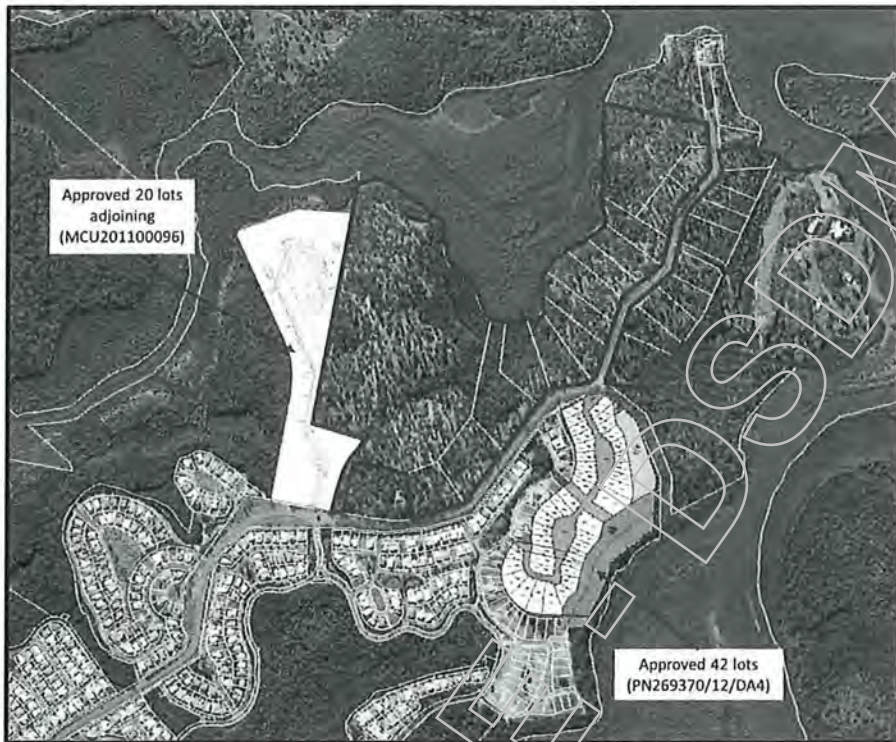


Figure 3: Site context and surrounding approvals

In addition to the surrounding urban development there is also an extensive network of environmental conservation/public open space areas that run along the southern bank of McCoys Creek and conservation area to the north of the creek (see Figure 4).



Figure 4: Surrounding greenspace network



### 3.0 Existing Development Potential

The whole landholding is privately owned and is currently situated within the Rural Zone (Rural Landscape and Environmental Protection Precinct) under the Gold Coast City Plan 2016.

Within this Zone and Precinct, Dwelling Houses are exempt development and a Dwelling House (involving a secondary dwelling with a GFA not exceeding 80m<sup>2</sup>) is a Self-Assessable use. These exempt and Self Assessable development options remain to be undertaken on all 25 vacant allotments.

At present, the SEQRP State Planning Regulatory Provisions (SPRP) prohibit the further subdivision of the subject land, and provides no incentive for the dedication to either Council or the State, of environmentally significant land to add to the existing portfolio of neighbouring environmental reserves.

The owner of the land had assembled the landholdings prior to the introduction of the 2005 iteration of the SEQRP with the intention of undertaking an urban development forming the eastern flank of the Coomera town centre area. This option is no longer possible under either the current/draft SEQRP or the Gold Coast City Plan 2016.

As such the landowner is currently considering the individual sale of the subject properties, which will be inevitably developed for the abovementioned exempt and self assessable land uses. Given the desirable setting of the individual sites, dwelling construction will no doubt be accompanied by a range of private recreational activities on each site. Figure 5 below provides an indicative portrayal of a possible self assessable development outcome over all 25 allotments (refer to Figure 5 and **Attachment 1**).



Figure 5: Existing development rights





This scenario provides no obligation for the individual property owners to dedicate land to Council or the State for environmental purposes, and the fragmentation of the ownership of the land will make it very difficult to expand environmental reserves in the future, either through dedication or compulsory acquisition.

As such, the landowner sees the current situation as an opportunity for a mutually beneficial development outcome to be negotiated to produce a sensible urban development outcome, and a significant dedication of environmental land to facilitate its permanent protection.

This submission does not include any detailed plans depicting the anticipated residential development to occur on the site should it be included in the Urban Footprint as our client does not want to incur significant costs associated with such work without the certainty of resolving the land use designation of the site under the draft SEQRP.

#### 4.0 Environmental Considerations:

The site adjoins the ecologically important McCoy's Creek area, and forms part of a peninsula sitting between the Coomera River and McCoy's Creek.

It is acknowledged that the site triggers numerous environmental overlays both at a local and state level. A site assessment has been undertaken by Element Ecology Pty Ltd to ground truth these overlays and establish a first-hand concept of the environmental values present over the site. Some observations are:

- Koala usage of the site has been confirmed; however, findings indicate that activity levels are relatively low with patches of moderate use throughout the south-western section of the site and high use in the northern-most section of the site.
- Three glossy black cockatoo feed trees were recorded over the entire site.
- A majority of vegetation is non-remnant with maintenance regimes resulting in an absent understorey throughout most of the site and moderate levels of weed infestation.
- Two waterways are mapped over the site; however, only one conforms to the definition of 'watercourse' under the *Water Act 2000* with the other being more appropriately characterised as a drainage feature.
- A number of threatening processes were noted to occur on the site, including:
  - Formal and informal tracks which appear to be used for recreational four-wheel driving
  - Unleased dogs roaming the site
  - Unauthorised rubbish dumping in various locations
  - Minor evidence of horse activity .

The findings of the ecological site assessment and relevant overlay mapping are illustrated in the Ecological Constraints Report.

In recognising that the site holds matters of environmental significance, a development layout that retains much of these significant matters and achieves a high level of connectivity with the existing open space/conservation network along McCoy's Creek has been drafted (see **Attachment 2**). This concept represents a net benefit for Council and the State, with approximately 31ha (54% of the subject site) being marked for potential open space dedication and rehabilitation. The remainder of the land is intended to be developed for urban residential purposes (see **Attachment 3**).



It is worth noting that the layout provides an opportunity for Council and the State to secure the 'missing link' along the McCoy's Creek corridor to preserve the environmental significance of the area. This would not be achievable if the allotments comprising the subject site in their current form were held in individual ownership, other than via compulsory acquisition.

Further detailed discussion of the environmental constraints and opportunities relevant to the land holding are provided in the Ecological Constraints Report.

## 5.0 Implications of the Draft SEQRP

The draft SEQRP locates the subject landholding in the southern sub-region, an area anticipated to experience considerable growth over the next 25 years. Similar to much of SEQ, the draft Regional Plan seeks to ensure a majority of residential development over this time occurs as infill development, with little greenfield development (21%) occurring. This is reinforced through the lack of any changes to the Urban Footprint boundaries to accommodate new greenfield land within the sub-region. However, we note that the decision to expand the greenfield land supply under the SEQRP is significantly influenced by the relevant local government. It is clear that some Councils have sought to expand the supply of greenfield land and that some Councils have not. While City of Gold Coast have generally not sought to expand the Urban Footprint within their local government area (LGA), they have identified a number of investigation areas in the City Plan 2016. We believe that the subject locale is well suited for further urban investigation and intend to further liaise with City of Gold Coast in due course.

### 5.1 Draft SEQRP Urban Footprint Criteria

Chapter 3 of the draft SEQRP provides seven (7) Urban Footprint Principles that are used to define the Urban Footprint. Principle 7 provides criteria for the review of land for potential inclusion within the Urban Footprint. The following provides a high-level assessment of the subject landholding against the 'Urban Footprint criteria':

**(a) Are physically suitable**

The response to the following 'criteria' demonstrate the site's suitability for urban development and the logical inclusion of the site within the SEQRP Urban Footprint. In considering the topographical characteristics of the site, there are large tracks of land that are relatively supportive of urban residential development.

**(b) Are either a logical expansion of an urban area or of sufficient size to provide social and economic infrastructure efficiently**

As illustrated through the mapping included in this letter and the accompanying plans, the subject land is bordered by land within the Urban Footprint that has been, or is in the process of being, developed for residential uses. The subject land was originally intended to form part of the Coomera Waters development (adjoining to the west); however, due to unfortunate timing of the adoption of the 2005 iteration of the SEQ Regional Plan (the first to hold any legal standing and be accompanied by regulatory provisions) the development applications lodged for urban development over the site were withdrawn from assessment and subsequently, the site has remained largely unchanged. Since that time, due to the significant holding costs, the time has come for the landholder to either decide to sell the 25 allotments or to negotiate a mutually beneficial arrangement with Council and the State.

Given the site context and proximity to the developing Coomera Town Centre, the inclusion of the land within the Urban Footprint represents a logical step.



**(c) Have ready access to services and employment**

Commercial and retail services are available within the Coomera Waters development (approx. 1.5km from the site) and at Pimpama Junction (approx. 5.2km north-west of the site) while higher order services are located at Upper Coomera and Helensvale. The site benefits from its proximity to both the Pacific Motorway and Coomera Train Station, both of which provide transport links to the central and southern Gold Coast, Logan and Brisbane, thus enhancing the access to employment hubs. Additionally, higher order services are planned to be provided in and around the Coomera Town Centre approx. 8km west of the site once this development commences. It is noted that the Westfield project is currently under construction.

**(d) Maximise the use of committed and planned urban infrastructure**

The site is currently within the reticulated potable water network service area and benefits from the existing Coomera Waters development that adjoins the landholding. Other infrastructure is available just west of the site and could be relatively easily extended along Colman Road to facilitate future development when required.

**(e) Are separated appropriately from incompatible land uses**

It is likely that the subject land would be developed for urban residential use, similar to that of the Coomera Waters development. Therefore, the land and its inclusion in the Urban Footprint would not result in any land use conflicts. Concept plans illustrating a potential development layout have not been prepared for the purposes of this submission given the uncertainty regarding this Urban Footprint issue. A conceptual land use map has been prepared using the results of the ecological assessment of the site and depicts potential development areas and open space dedication areas over the landholding (refer to **Attachment 3**).

**(f) Maintain the integrity of inter-urban breaks**

The site is not mapped as being within an inter-urban break under either the current or draft SEQ Regional Plan and therefore does not impact on same.

**(g) Exclude area with an unacceptable risk from natural hazards, including predicted climate change impacts**

It is acknowledged that part of the landholding is mapped as being potentially impacted by natural hazards including flood, landslide and bushfire. It is worth noting that a majority of the land is flood free and flood free access is available. Similarly, landslide and bushfire hazards over the site area able to be managed through any future development and associated development application or alternatively would not be relevant in those parts of the site that are dedicated to either Council or the State as public open space/conservation area.

At a state level, the land is partly within the Coastal Management district and is partly affected by the erosion prone area overlay. Nevertheless, this mapping only affects parts of the land and does not preclude development from occurring on the unaffected majority of the site.

**(h) Exclude areas containing predominantly matters of national environmental significance or the regional biodiversity network**

The subject site is not identified in the draft SEQRP mapping as being within a regional biodiversity corridor. It is acknowledged that the landholding is identified under several environmental overlays at both a State and Local Government level. Additionally, the site borders McCoy's Creek which is part of the Moreton Bay Marine National Park and the designated RAMSAR wetland area of Moreton Bay. As identified through the ecological assessment prepared



in support of this submission, the use of the subject land for urban activities would not negate the need to conserve the areas of environmental value on the site. This includes preserving the interface between the site and McCoys Creek, which would allow for the continuation (and completion) of the open space/conservation corridor already in place along the southern bank of the creek. The landowner is committed to achieving an environmentally sustainable development outcome and recognises the need to maintain and enhance the environmental value of the site.

The above outcome should be considered to be an attractive alternative to the sale of the 25 allotments which will enable the establishment of self assessable land uses (and associated 'as or right' clearing) on each lot.

**(i) Achieve an appropriate balance of urban development in the SEQ region and associated sub-regions**

The inclusion of the subject land within the Urban footprint would not result in any significant impacts on the balance of urban development within SEQ or the southern sub-region. It is acknowledged that City of Gold Coast has undertaken a greenfield land supply analysis to determine the amount of greenfield land available for development within the City. While the study identified that there is insufficient land to meet greenfield development targets under the Gold Coast City Plan 2016 without utilising land outside of the Urban Footprint, the greenfield targets under the draft SEQR (which are lower than City Plan) could be met based on the study. However, this study did not appear give any significant weight to the developability of the identified greenfield land (ie. in terms of constraints). Once constraints over this land are identified and taken into consideration, we contend that the 'real' developable area of greenfield land within the Gold Coast region will significantly decrease.

The subject landholding provides a feasible and developable parcel of land adjoining an existing urban area within the major growth area of Coomera. As discussed in this submission, whilst there are constraints applicable to the site, they are all manageable and a balanced development outcome can be achieved over the site. Further, the inclusion of the landholding within the Urban Footprint would not result in an imbalance of urban versus rural land within SEQ or the southern sub-region.

**(j) Maintain a well-planned region of urban areas, towns and villages**

As mentioned, the inclusion of the landholding within the Urban Footprint represents the logical progression of the urban area on the Gold Coast. Similarly, the expansion will allow for the remainder of the land on Colman Road to be developed in an environmentally sensitive manner, allowing for the orderly and efficient development of the Coomera area in support of the Coomera Town Centre.

**(k) Minimise impacts on natural resources**

The draft SEQR identifies natural resources as being agricultural areas, planned and existing extractive resource operations, native and plantation forests, and estuarine and freshwater habitats. In this instance, the subject landholding is not suitable for any intensive agricultural use and is not identified as an extractive resources area. Similarly, the land is not utilised or planned to be used for native or plantation foresting. However, the land does adjoin McCoys Creek to the north which is identified as a fish habitat management area. In its current state, future self assessable activities on the site will do little in terms of maintaining water quality and minimising erosion and sediment run-off into McCoys Creek. As discussed throughout this submission, the



inclusion of the land within the Urban Footprint will allow for future development to be planned and designed to include measures that enhance the interface between the site and McCoys Creek (eg. improved bank stability, enhanced vegetation etc). and stormwater management processes that mitigate any potential impacts on the waterway and marine ecosystem.

At present, there is no incentive for the property owner to have any interest in improve environmental outcomes.

**(l) Avoid irrevocable impacts to important, sensitive natural environments in and outside the area**

As mentioned in section 3.0 of this submission, the current development rights applicable to the land allow for the development of a Dwelling House and Dwelling House (Secondary Dwelling) and associated outbuildings on each of the 25 titles. This includes the 'as of right' vegetation clearing rights associated with such development. As illustrated in **Attachment 1** these use rights would result in the degradation of the land and significant impacts on the natural environment.

The inclusion of the land within the Urban Footprint would allow for the lodgement of a development application for urban uses over the site (ie. residential development). The development assessment process would provide the mechanism under which Council (and the State) could acquire higher value sections of the land for environmental conservation purposes through the dedication of the area as public open space (or similar). As per the preliminary conceptual land use map prepared by Element Ecology as a result of the environmental field work and assessment undertaken to date, it is likely that the area for dedication would represent approximately half (54%) of the total land holding (see **Attachment 3**). This would also allow Council to acquire the final length of environmentally significant land along McCoys Creek to complete the public open space and conservation corridor already in place further west of the site. Such an opportunity would not be available if the allotments were to remain in their current form and be sold to separate entities.

**(m) Provide physical and social infrastructure efficiently, including public transport.**

Public transport infrastructure, in the form of a bus service, currently runs along Colman Road, terminating just west of the subject land. This service provides connections through to the Coomera train station from where patrons can access other bus services and the Gold Coast train and Airtrain services. The development of the landholding for residential development would provide the opportunity to extend the catchment for the existing bus service along Colman Road to provide access to the additional residential catchment.

As mentioned, water and sewer infrastructure is available in close proximity to the subject site and any upgrade works required to Colman Road to facilitate development on the subject land would allow for the extension of these infrastructure networks.

The existing social infrastructure within the Coomera area is anticipated to be sufficient to support the development of the land.

Based on the preceding assessment against the Urban Footprint criteria it is contended that the subject landholding is suitable to be incorporated within the SEQRP Urban Footprint. The preliminary ecological assessment and associated field work has identified that whilst many of the environmental overlays applicable to the site are relevant, there is the ability to facilitate ecologically sustainable development over the land that results in the preservation and public dedication of the environmentally significant areas of the site. This same outcome could not be achieved under the current arrangement or if all 25 titles were sold individually and developed for self assessable purposes.





Given that the Urban Footprint is cadastral based, it is requested that the whole site be incorporated within the Urban Footprint. The development assessment process associated with any future development on the land would provide the mechanism under which any matters of environmental significance and natural hazards could be assessed, managed and mitigated. It is also worth noting that the DA process would likely result in the identification of sections of the site that are not suitable for urban development, similar to that identified in the material supporting this submission. Additionally, the expansion of the Urban Footprint to encompass the subject land would also sensibly include applying the designation to the other landholdings and road reserve along the peninsula (see Figure 4).

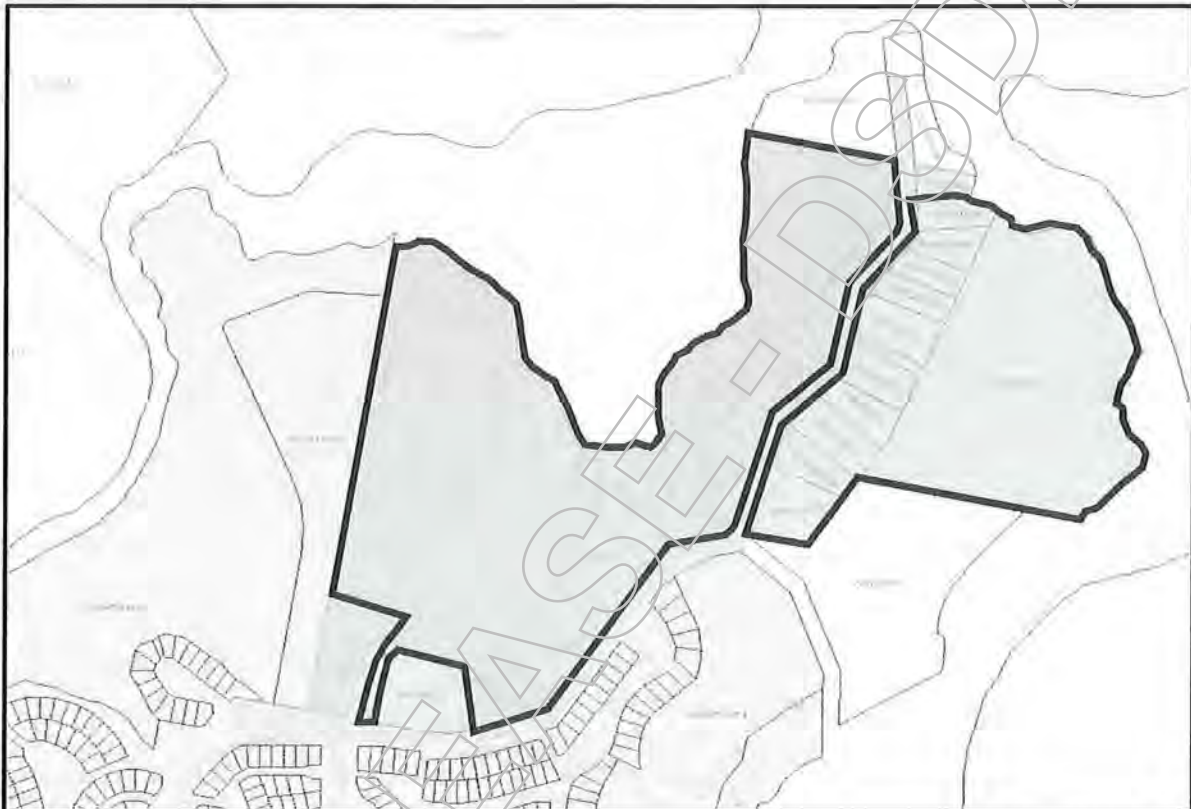


Figure 6: Possible Urban Footprint expansion

## 6.0 Conclusion

This submission has provided a detailed investigation and justification for the inclusion of the subject land holdings on Colman Road, East Coomera within the Urban Footprint under the draft SEQ Regional Plan.

In summary, the submission has outlined:

- The subject landholding is held in single ownership and has an area of approximately 57ha.
- The land consists of 25 existing freehold lots, all of which are vacant but are capable of being developed for exempt and self assessable land uses.
- The 25 vacant lots have been incurring holding costs for a significant period of time and the time has come for the owner to either sell the properties or reach a mutually beneficial arrangement with the State and Council.
- The land is situated outside the SEQRP Urban Footprint, and the western and southern boundary of the site is the urban footprint boundary.
- Existing approved urban residential development adjoins the site to the west and south.



- The land forms part of a peninsular of land between the ecologically significant McCoy's Creek and the Coomera River.
- The land has access via a flood free road, to the Coomera Town Centre, Coomera railway station and the Pacific Motorway (M1). The site has easy access to water and sewer infrastructure.
- The SEQRP designation provides no incentive to the landowner to achieve an improved environmental outcome on the land. The highest and best use of the land at present is to sell each of the 25 titles individually, which will result in the construction of 25 dwellings and associated domestic facilities on the land. This will no doubt lead to the environmental degradation of the land.
- The landowner has undertaken detailed environmental investigations on the land which have generally identified that 25ha of the land is capable of urban development, while 31ha could be rehabilitated and dedicated to Council/ State as environmental reserve.
- The current situation represents a 'one off' opportunity for Council/ State to secure a large addition to their environmental land portfolio in this sensitive environmental area, other than through compulsory acquisition. The environmental land in question would be rehabilitated and dedicated free of charge, in return for the ability to undertake urban development on the remainder of the site.

Based on the assessment and details provided in this submission it is contended that the subject land holding is worthy of inclusion within the Urban Footprint under the draft SEQ Regional Plan and this submission should be strongly considered by the Department.

We look forward to further discussing this matter with the State and Council in due course.

Thank you for your consideration of this submission. Should you have any queries concerning the above please contact [REDACTED] or the undersigned by telephone (07) 5562 2303 or email [admin@zoneplanning.com.au](mailto:admin@zoneplanning.com.au).

Yours Sincerely,

[REDACTED]

**ZONE PLANNING GROUP**





**Attachment 1**  
**Existing Development Potential**

**zone**  
Planning Group





-  9.6ha - Vegetation clearing around homes to establish pad for home, bushfire management and to allow establishment of gardens and other embellishments.
-  13.4ha - Areas of low ground where vegetation may be maintained due to waterline.
-  34.2ha - Manage vegetation especially under storey for aesthetic, setbacks, bushfire and safety.
-  Exempt clearing along fence lines.
-  Approximate location of bushfire trail at bottom of slope.
-  Agricultural improvement including yards, planting, gardens, etc.
-  Primary Dwelling
-  Secondary Dwelling (80m<sup>2</sup>)
-  Shed







**Attachment 2**  
**Potential Open Space Network**  
**zone**  
Planning Group



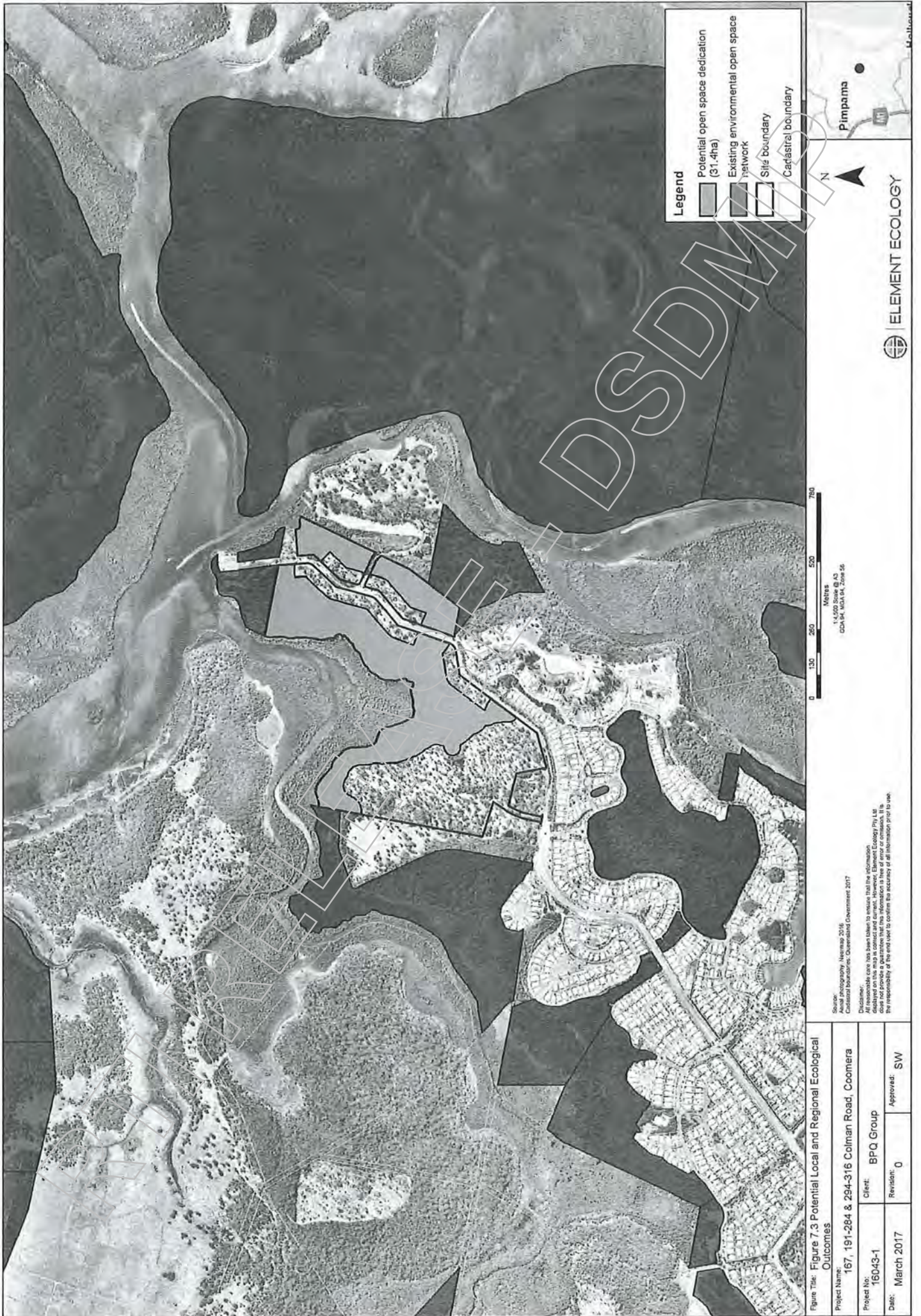


Figure Title: Figure 7.3 Potential Local and Regional Ecological Outcomes

Project Name:	167, 191-284 & 294-316 Colman Road, Coomera		
Project No:	16043-1	Client:	BPO Group
Date:	March 2017	Revision:	0
		Approver:	SW

Source: Aerial photography, November 2016  
 Cadastral boundaries: Queensland Government 2017  
 Disclaimer: All reasonable care has been taken to ensure that the information provided is accurate and up to date. Element Ecology Pty Ltd does not provide a guarantee or warranty of any kind, and the responsibility of the end user to confirm the accuracy of all information prior to use.

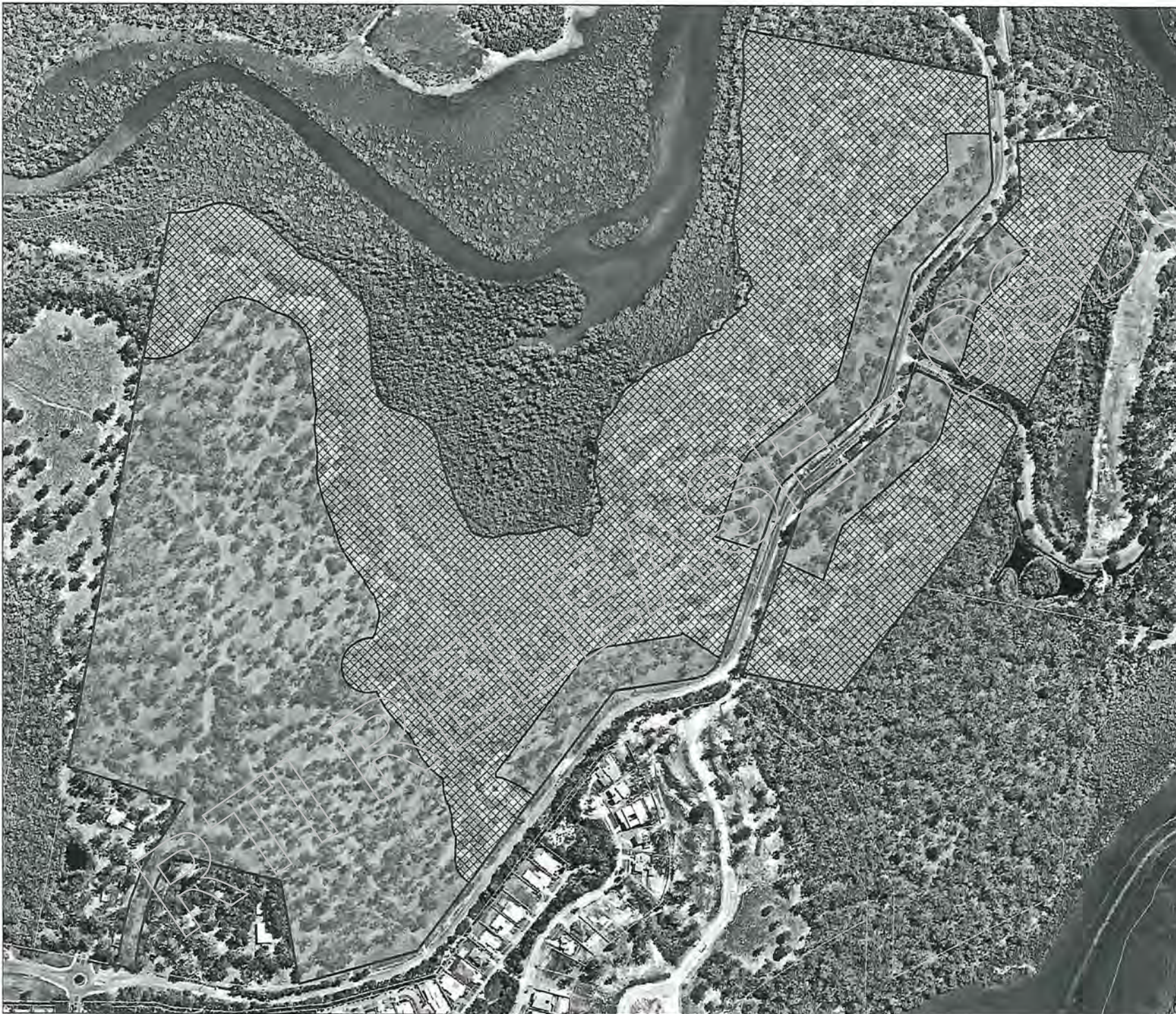




**Attachment 3**  
**Conceptual Land Use Map**

**zone**  
Planning Group





**ELEMENT ECOLOGY**  
 Element Ecology Pty Ltd  
 PO Box 3974 Cooma Creek NSW Centre 2513  
 T: 02 9425 3200 | F: 02 9425 3201 | E: info@elementecology.com.au  
 ABN: 34 166 074 014

**PROJECT TITLE**  
 167, 191-284 & 294-316 Colman Road,  
 Cooma

**CLIENT**  
 BPQ Group

**DRAWING TITLE**  
 Figure 2.1 Proposed Future Land Use

**LEGEND**

- Development area (25.8ha)
- Potential open space dedication (31.4ha)
- Site boundary
- Cadastral boundary

**DRAWING No:** 16043-1\_SECA\_001  
**REVISION:** 0  
**DATE:** March 2017  
**DESIGNER:** SW  
**SCALE:** 1:4000 @ A3

N

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## Karen Paraskevas

---

**From:** Alice Davis  
**Sent:** Thursday, 14 September 2017 11:18 AM  
**To:** [REDACTED]  
**Subject:** 20170914 DILGP to Customer - No further process at this point in time - Urban Area Gazettal Process Enquiry

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Duty Planner / Enquiry

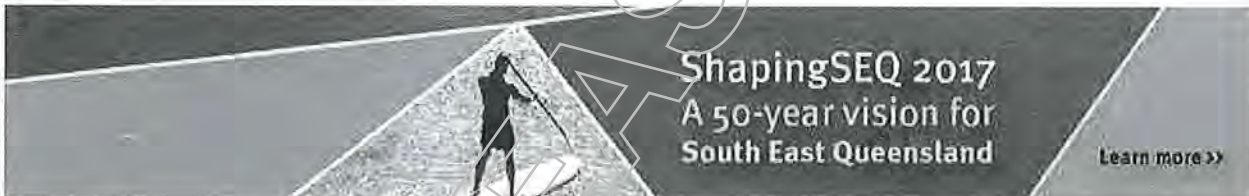
Hi [REDACTED]

I must apologise - I'm really struggling to get additional information on any other process apart from requesting council to alter their planning scheme zoning through the appropriate plan making processes.

I requested further information from the regional planning team but they were not aware of an additional process outside of the plan making scope.

Would you like me to keep hunting?

Alice Davis (Slark)  
Senior Planning Officer  
Planning and Development Services | SEQ South  
Department of Infrastructure, Local Government and Planning  
Level 1, 7 Short St, Southport QLD 4215  
p. 07 5644 3223 | e. [alice.slark@dilgp.qld.gov.au](mailto:alice.slark@dilgp.qld.gov.au)



**From:** [REDACTED]@zoneplanning.com.au]  
**Sent:** Thursday, 14 September 2017 8:37 AM  
**To:** Alice Davis <[Alice.Davis@dilgp.qld.gov.au](mailto:Alice.Davis@dilgp.qld.gov.au)>  
**Subject:** RE: Urban Area Gazettal Process Enquiry

Hi Alice

Just following up on this one. How are you going with your investigations in the gazettal process?

Thanks



| Town Planner



[redacted]@zoneplanning.com.au | w zoneplanning.com.au

**Gold Coast** 1638 Tweed Street, Burleigh Heads | PO Box 3805, Burleigh Town, QLD 4220 | Ph 07 5562 2303  
**Gladstone** 31 Langdon St, Tannum Sands, QLD 4680 | Ph [redacted]

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**From:** Alice Slark [mailto:Alice.Slark@dilgp.qld.gov.au]  
**Sent:** Friday, 18 August 2017 9:22 AM  
**To:** [redacted]@zoneplanning.com.au>  
**Subject:** RE: Urban Area Gazettal Process Enquiry

Morning [redacted]

Yes Thomas did pass this on and it was given to me but unfortunately I too was on leave - an oversight by our office, I must apologise. [redacted] I've just asked for some internal feedback from Kerry and Nathan on the discussion in your meeting before I can formally respond.

Now that ShapingSEQ has been released and is finalised, I am seeking some feedback on the options that would be available to your client.

Thanks for your understanding

**Alice Slark**  
**Senior Planning Officer**  
Planning and Development Services | SEQ South  
Department of Infrastructure, Local Government and Planning  
Level 1, 7 Short St, Southport QLD 4215  
p. 07 5644 3223 | e. [alice.slark@dilgp.qld.gov.au](mailto:alice.slark@dilgp.qld.gov.au)



**From:** [redacted]@zoneplanning.com.au]  
**Sent:** Friday, 18 August 2017 8:53 AM  
**To:** Alice Slark  
**Subject:** RE: Urban Area Gazettal Process Enquiry

Hi Alice

I believe that Tom handed this enquiry on to you to look into. Are you able to give me an update on where you are at with this?

Thanks  
[redacted]

Town Planner

# zone

Planning Group

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**Gold Coast** 1638 Tweed Street, Burleigh Heads | PO Box 3805, Burleigh Town, QLD 4220 | Ph 07 5562 2303.  
**Gladstone** 31 Langdon St, Tannum Sands, QLD 4680 | Ph [REDACTED]

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**From:** Thomas Holmes [<mailto:Thomas.Holmes@dilgp.qld.gov.au>]  
**Sent:** Wednesday, 16 August 2017 9:51 AM  
**To:** [REDACTED]@zoneplanning.com.au  
**Subject:** RE: Urban Area Gazettal Process Enquiry

Hi [REDACTED]

Thank you for your email and apologies for the delay in our response.

This was re-allocated to Alice Slark within our team before I left.

I have forwarded on your email for her to follow up on this matter.

**Thomas Holmes**  
**Senior Planning Officer**  
Planning and Development Services | SEQ South  
Department of Infrastructure, Local Government and Planning  
Level 1, 7 Short St, Southport QLD 4215  
p. 07 5644 3217 | e. [thomas.holmes@dilgp.qld.gov.au](mailto:thomas.holmes@dilgp.qld.gov.au)



**From:** [REDACTED]@zoneplanning.com.au  
**Sent:** Tuesday, 15 August 2017 1:36 PM  
**To:** Thomas Holmes  
**Subject:** RE: Urban Area Gazettal Process Enquiry

Hi Tom

Hope you had a pleasant break. Just following up to see whether you forwarded the enquiry below on to anyone else in your team to look at whilst you were on leave.

With the release of the new SEQRP last Friday (and no changes to the designation of our client's land), our client is keen to progress the investigations in re. the gazettal process to see if this opportunity still exists. This also follows on from a meeting we had at the start of August with Kerry Riethmuller and Nathan Rule.



Can you let me know who has been/is looking into this?

Thanks



| Town Planner



zoneplanning.com.au | w zoneplanning.com.au

**Gold Coast** 1638 Tweed Street, Burleigh Heads | PO Box 3805, Burleigh Town, QLD 4220 | Ph 07 5562 2303.

**Gladstone** 31 Langdon St, Tannum Sands, QLD 4680 | Ph [Redacted]

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**From:** [Redacted]

**Sent:** Friday, 14 July 2017 3:11 PM

**To:** 'Thomas Holmes' <Thomas.Holmes@dilgp.qld.gov.au>

**Subject:** Urban Area Gazettal Process Enquiry

Hi Tom

Thanks for your time on the phone just now. As mentioned, we have a client with a fairly sizeable landholding on Colman Road in East Coomera. The land is currently just outside of the SEQRP Urban Footprint and is in the Regional Landscape & Rural Production area under both the current and draft SEQRP.

We've been liaising with Council over the last 12 months regarding the possibility of having the land included within the Urban Footprint. We have also lodged a submission with the State as part of the public consultation process associated with the draft SEQRP.

At our last meeting with Council it was noted that there may be an alternative path to pursuing an urban designation for the land outside of the current regional plan process and reference was made to a gazettal process. We've been reviewing both SPA and PA to try and determine how the gazettal process may work; however, have not been able to find a reference to it under either Act.

Are you able to advise on whether this process still exists under PA, and if so what the process may entail?

Feel free to call if you want to discuss this.


Kind regards




| Town Planner



# zone Planning Group

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**Gold Coast** 1638 Tweed Street, Burleigh Heads | PO Box 3805, Burleigh Town, QLD 4220 | Ph 07 5562 2303.

**Gladstone** 31 Langdon St, Tannum Sands, QLD 4680 | Ph 

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---

**From:** Thomas Holmes  
**Sent:** Friday, 14 July 2017 3:26 PM  
**To:** GC SARA  
**Cc:** Ashleigh Slater; Fletcher Smith  
**Subject:** FW: Urban Area Gazettal Process Enquiry

**Categories:** Sandie

Hi Kelie/Sandie,

Could this please be processed as an enquiry and for appropriate allocation.

Regards,

Thomas Holmes  
Senior Planning Officer  
Planning and Development Services | SEQ South  
Department of Infrastructure, Local Government and Planning  
Level 1, 7 Short St, Southport QLD 4215  
p. 07 5644 3217 | e. [thomas.holmes@dilgp.qld.gov.au](mailto:thomas.holmes@dilgp.qld.gov.au)



---

**From:** [REDACTED]@zoneplanning.com.au]  
**Sent:** Friday, 14 July 2017 3:11 PM  
**To:** Thomas Holmes  
**Subject:** Urban Area Gazettal Process Enquiry

Hi Tom

Thanks for your time on the phone just now. As mentioned, we have a client with a fairly sizeable landholding on Colman Road in East Coomera. The land is currently just outside of the SEQRP Urban Footprint and is in the Regional Landscape & Rural Production area under both the current and draft SEQRP.

We've been liaising with Council over the last 12 months regarding the possibility of having the land included within the Urban Footprint. We have also lodged a submission with the State as part of the public consultation process associated with the draft SEQRP.

At our last meeting with Council it was noted that there may be an alternative path to pursuing an urban designation for the land outside of the current regional plan process and reference was made to a gazettal process. We've been reviewing both SPA and PA to try and determine how the gazettal process may work; however, have not been able to find a reference to it under either Act.

Are you able to advise on whether this process still exists under PA, and if so what the process may entail?

Feel free to call if you want to discuss this.

Kind regards

[REDACTED]

[REDACTED] | Town Planner



[REDACTED] [@zoneplanning.com.au](mailto:[REDACTED]@zoneplanning.com.au) | [w zoneplanning.com.au](http://www.zoneplanning.com.au)

**Gold Coast** 1638 Tweed Street, Burleigh Heads | PO Box 3805, Burleigh Town, QLD 4220 | Ph 07 5562 2303

**Gladstone** 31 Langdon St, Tannum Sands, QLD 4680 | Ph [REDACTED]

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RTI RELEASE - DSDMIP





---

**From:** Greg Vann  
**Sent:** Tuesday, 9 May 2017 4:27 PM  
**To:** [redacted]@habitat.net.au; [redacted]@zoneplanning.com.au  
**Cc:** Kerry Riethmuller  
**Subject:** FW: SEQRP Meeting Request - [redacted]  
**Attachments:** SEQRP Submission (combined)\_Colman Rd.pdf; ATT00001.htm

Greetings Matt

Thanks for your email, and to David for his phone message. I am replying via the DILGP email I use for the work I am doing for ShapingSEQ.

As you would appreciate, we have many people who would like to meet to discuss their submissions. The department has taken the approach of not meeting with submitters at this time due to time constraints and equity issues- i.e. hard to justify meeting with some and not others.

In any event, I am concentrating on the content of the final plan, and not involved in decisions about the Urban Footprint.

You can contact Kerry Riethmuller the DILGP Executive Director, Regional and Spatial Planning, who is copied into this email, in the future with any requests.

Cheers

Greg Vann

From: [redacted]@habitat.net.au>>  
To: "Greg Vann" [redacted]  
Cc: [redacted]  
[redacted]

Subject: SEQRP Meeting Request - [redacted]

Hi Greg,

I write on behalf of my Clients, [redacted]  
[redacted] These land holdings are presently under review for inclusion in the new Urban Footprint being formulated by the DILGP.

I've been instructed by my Clients to seek a brief meeting with you this week to discuss their submission. I've attached a background document relating to their submission for your reference. [redacted]

[redacted]

The three landholders have decided to make a uniform approach to Government with respect to the East Coomera holdings as there are matters that touch each of the 3 landholdings that are relevant for the future direction of the properties for the purposes of the SEQRP Review.

The following are proposed to be in attendance:

- o [redacted] Alterine Pty Ltd
- o [redacted] Merle Norman Cosmetics Pty Ltd & TE Morris & Associates Pty Ltd

o [redacted]  
o [redacted]

BPQ Pty Ltd

Zone Planning Pty Ltd

[redacted]

I've spoken to Luke Ciancio in your office and he's advised you may possibly be available for a meeting on Thursday prior to 1pm. However, he did stress that this was subject to you confirming your availability etc.

We'd be grateful if you could advise by return email whether a time on Thursday is suitable for our clients to meet with you at your office. I've left a message on your mobile and I expect [redacted] will be in touch also. Look forward to hearing from you.

Kind Regards,

[redacted]

Managing Director

[redacted]

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RTI RELEASE





Our Ref: Z16127  
Your Ref:



3 March 2017

Draft SEQ Regional Plan Review Feedback  
Department of Infrastructure Local Government & Planning  
PO Box 15009  
CITY EAST QLD 4000

GOLD COAST | GLADSTONE

p. 07 5562 2303

info@zoneplanning.com.au  
zoneplanning.com.au

ABN 36 607 362 238

Via Email: SEQRegionalPlan@dilgp.qld.gov.au

Dear Sir/Madam,

**SUBMISSION TO THE DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN REVIEW  
REGARDING LAND AT 167-310 COLMAN ROAD, EAST COOMERA**

We write on behalf of our clients, BPQ Pty Ltd and their entities Merle Norman Cosmetics Pty Ltd and T E Morris & Associates Pty Ltd, and [REDACTED] regarding land owned at 167-310 Colman Road, East Coomera in relation to the effect of the draft South East Queensland Regional Plan (SEQR) and request the inclusion of the land within the SEQR Urban Footprint.

Please note, two separate submissions (on behalf of BPQ Pty Ltd and [REDACTED] respectively) were lodged with the State Government. This letter presents a combined summary of both submissions in relation to the whole landholding.

In support of this submission, please find attached the following documents:

- Attachment 1 – Existing Development Potential Plan prepared by BDA Architects
- Attachment 2 – Potential Open Space Network Map prepared by Element Ecology
- Attachment 3 – Conceptual Land Use Map prepared by Element Ecology

Both parties have engaged specialist environmental consultants to prepare ecological assessment reports for the respective landholdings. Due to the detail contained in these reports, they have been excluded from this summary letter.

It is worth mentioning that BPQ Pty Ltd have engaged in preliminary discussions with City of Gold Coast in regards to this submission. This has included a meeting held on 17 January 2017 with the Director of Planning and Environment, Manager City Planning and other senior staff from City of Gold Coast to discuss the merits of the inclusion of the site within the Urban Footprint under the draft SEQR.

**1.0 Site & Context**

Address:	167-310 Colman Road, East Coomera
Real Property Description:	Lot 30 RP200827 Lots 3, 4 & 32 RP200830 Lots 5, 6, 7 & 8 RP200829 Lots 9, 10, 11, 12, 13, 14, 15 & 29 RP200828 Lots 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27 RP200826
Site Area:	75.2443ha



<b>Current use:</b>	Vacant Land and dwelling house and outbuildings (290 Colman Rd only)
<b>Local Government Area (LGA):</b>	City of Gold Coast



Figure 1: Aerial image of subject site (source: QLD Globe)

## 2.0 Current Planning Context

Statutory Requirement	Relevant / Comment
<b>State Planning Regulatory Provisions:</b>	SPRP (SEQ Regional Plan), SPRP (adopted charges), SPRP SEQ Koala
<b>State Planning Policy Mapping</b>	Coastal Management District (part) – Coastal Hazard Area (Medium & High Storm Time Inundation Area & Erosion Prone Area)
<b>SEQRP Designation (Current)</b>	Regional Landscape & Rural Production Area (RLRPA)
<b>SEQRP Designation (Draft)</b>	Regional Landscape & Rural Production Area (RLRPA)
<b>Other State Environmental Overlays</b>	Koala Assessable Development Area Category A & B Regulated Vegetation Tidal Waterways Water Resource Planning Area Boundary Coastal Zone Fish Habitat Management Area B



Local Planning Instrument	
<b>City Plan Zone:</b>	Rural Zone (Rural Landscape & Environment Precinct)
<b>Overlay Mapping / Codes:</b>	<ul style="list-style-type: none"> <li>• Acid Sulfate Soils</li> <li>• Bushfire Hazard</li> <li>• Dwelling House</li> <li>• Environmental Significance (biodiversity, priority species and Wetlands and waterways)</li> <li>• Flood</li> <li>• Landslide Hazard</li> </ul>
<b>Strategic Framework – applicable sections:</b>	<p><u>Directly Applicable:</u> Living with Nature Theme – including:</p> <ul style="list-style-type: none"> <li>• Natural landscape element</li> <li>• Green space network element</li> <li>• Nature conservation element</li> <li>• Coastal, wetland and watercourse areas element</li> </ul> <p><u>Other Relevant Sections:</u> Creating Liveable Places Theme; Improving Transport Outcomes Theme; and A Safe, Well Designed City Theme.</p>
<b>Strategic Framework Maps:</b>	<p>SFM1 – Designated Urban Area (identified as non-urban area) SFM2 – Settlement Pattern (identified as natural landscape area) SFM4 – Greenspace Network (Coastal wetlands and islands core habitat)</p>
<b>Priority Infrastructure Plan (Local Government Infrastructure Plan)</b>	Map IM1-3 identifies the anticipated growth for the area and identifies the site as containing Detached Dwellings and being within the Priority Infrastructure Area.

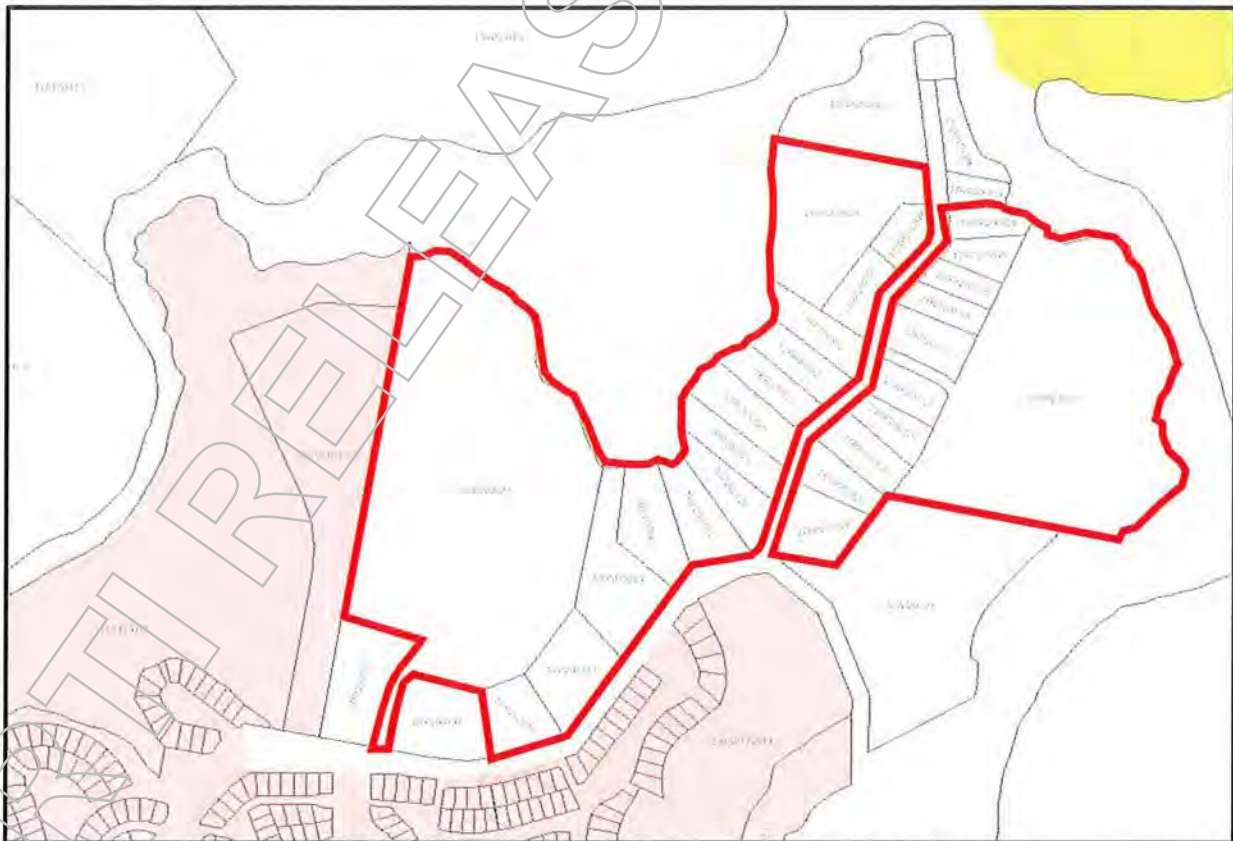


Figure 2: Extract of SEQRP mapping showing subject site surrounded by the Urban Footprint





It is worth noting that the site is bordered by approved residential developments to the west and south that are yet to be commenced. These developments form part of the Coomera Waters development and are illustrated on Figure 3 below. Of note, the relevant period for the adjoining development to the west has recently been extended until October 2020.

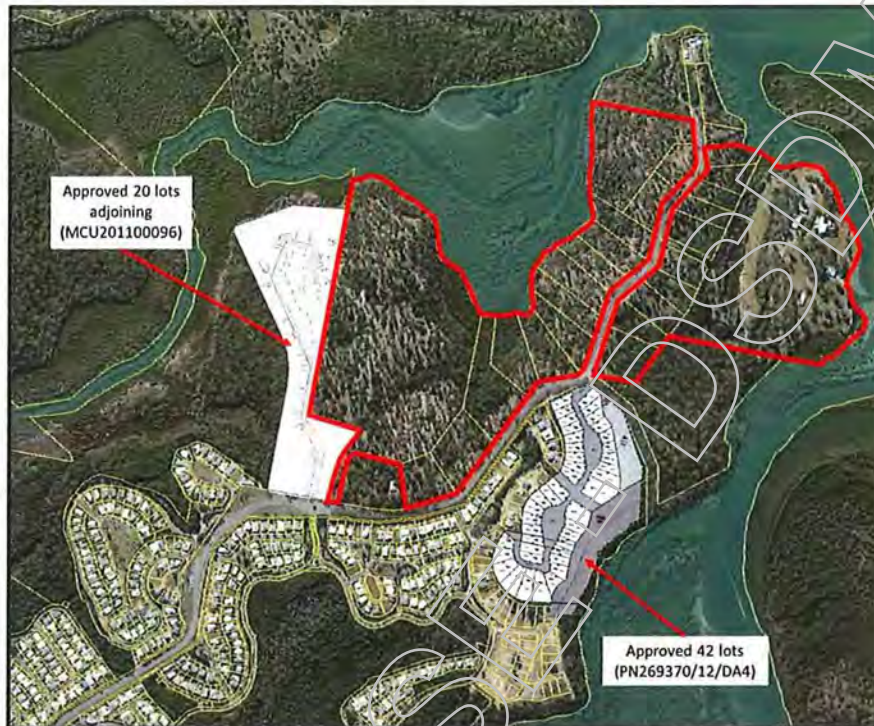


Figure 3: Site context and surrounding approvals

In addition to the surrounding urban development there is also an extensive network of environmental conservation/public open space areas that run along the southern bank of McCoys Creek and conservation area to the north of the creek (see Figure 4).



Figure 4: Surrounding greenspace network



### 3.0 Existing Development Potential

The whole landholding is privately owned and is currently situated within the Rural Zone (Rural Landscape and Environmental Protection Precinct) under the Gold Coast City Plan 2016.

Within this Zone and Precinct, Dwelling Houses are exempt development and a Dwelling House (involving a secondary dwelling with a GFA not exceeding 80m<sup>2</sup>) is a Self-Assessable use. These exempt and Self Assessable development options remain to be undertaken on all 25 vacant allotments. Note 290 Colman Rd has already been developed for Self Assessable uses; however, retains some developable area.

At present, the SEQRP State Planning Regulatory Provisions (SPRP) prohibit the further subdivision of the subject land, and provides no incentive for the dedication to either Council or the State, of environmentally significant land to add to the existing portfolio of neighbouring environmental reserves.

The owner of the land had assembled the landholdings prior to the introduction of the 2005 iteration of the SEQRP with the intention of undertaking an urban development forming the eastern flank of the Coomera town centre area. This option is no longer possible under either the current/draft SEQRP or the Gold Coast City Plan 2016.

As such the landowner is currently considering the individual sale of the subject properties, which will be inevitably developed for the abovementioned exempt and self assessable land uses. Given the desirable setting of the individual sites, dwelling construction will no doubt be accompanied by a range of private recreational activities on each site. Figure 5 below provides an indicative portrayal of a possible self assessable development outcome over all 25 vacant allotments (refer to Figure 5 and Attachment 1).



Figure 5: Existing development rights



This scenario provides no obligation for the individual property owners to dedicate land to Council or the State for environmental purposes, and the fragmentation of the ownership of the land will make it very difficult to expand environmental reserves in the future, either through dedication or compulsory acquisition.

As such, the landowner sees the current situation as an opportunity for a mutually beneficial development outcome to be negotiated to produce a sensible urban development outcome, and a significant dedication of environmental land to facilitate its permanent protection.

This submission does not include any detailed plans depicting the anticipated residential development to occur on the site should it be included in the Urban Footprint as our client does not want to incur significant costs associated with such work without the certainty of resolving the land use designation of the site under the draft SEQRP.

#### 4.0 Environmental Considerations:

The site adjoins the ecologically important McCoy's Creek area, and forms part of a peninsula sitting between the Coomera River and McCoy's Creek.

It is acknowledged that the site triggers numerous environmental overlays both at a local and state level. A site assessment has been undertaken by Element Ecology Pty Ltd to ground truth these overlays and establish a first-hand concept of the environmental values present over the site. Some observations are:

- Koala usage of the site has been confirmed; however, findings indicate that activity levels are relatively low with patches of moderate use throughout the south-western section of the site and high use in the northern-most section of the site.
- Three glossy black cockatoo feed trees were recorded over the entire site.
- A majority of vegetation is non-remnant with maintenance regimes resulting in an absent understorey throughout most of the site and moderate levels of weed infestation.
- Two waterways are mapped over the site; however, only one conforms to the definition of 'watercourse' under the *Water Act 2000* with the other being more appropriately characterised as a drainage feature.
- A number of threatening processes were noted to occur on the site, including:
  - Formal and informal tracks which appear to be used for recreational four-wheel driving
  - Unleashed dogs roaming the site
  - Unauthorised rubbish dumping in various locations
  - Minor evidence of horse activity

The findings of the ecological site assessment and relevant overlay mapping are illustrated in the Ecological Constraints Report.

In recognising that the site holds matters of environmental significance, a development layout that retains much of these significant matters and achieves a high level of connectivity with the existing open space/conservation network along McCoy's Creek has been drafted (see **Attachment 2**). This concept represents a net benefit for Council and the State, with approximately 31ha (54% of the subject site) being marked for potential open space dedication and rehabilitation. The remainder of the land is intended to be developed for urban residential purposes (see **Attachment 3**).



It is worth noting that the layout provides an opportunity for Council and the State to secure the 'missing link' along the McCoy's Creek corridor to preserve the environmental significance of the area. This would not be achievable if the allotments comprising the subject site in their current form were held in individual ownership, other than via compulsory acquisition.

Further detailed discussion of the environmental constraints and opportunities relevant to the land holding are provided in the Ecological Constraints Report.

## 5.0 Implications of the Draft SEQRP

The draft SEQRP locates the subject landholding in the southern sub-region, an area anticipated to experience considerable growth over the next 25 years. Similar to much of SEQ, the draft Regional Plan seeks to ensure a majority of residential development over this time occurs as infill development, with little greenfield development (21%) occurring. This is reinforced through the lack of any changes to the Urban Footprint boundaries to accommodate new greenfield land within the sub-region. However, we note that the decision to expand the greenfield land supply under the SEQRP is significantly influenced by the relevant local government. It is clear that some Councils have sought to expand the supply of greenfield land and that some Councils have not. While City of Gold Coast have generally not sought to expand the Urban Footprint within their local government area (LGA), they have identified a number of investigation areas in the City Plan 2016. We believe that the subject locale is well suited for further urban investigation and intend to further liaise with City of Gold Coast in due course.

### 5.1 Draft SEQRP Urban Footprint Criteria

Chapter 3 of the draft SEQRP provides seven (7) Urban Footprint Principles that are used to define the Urban Footprint. Principle 7 provides criteria for the review of land for potential inclusion within the Urban Footprint. The following provides a high-level assessment of the subject landholding against the 'Urban Footprint criteria':

**(a) Are physically suitable**

The response to the following 'criteria' demonstrate the site's suitability for urban development and the logical inclusion of the site within the SEQRP Urban Footprint. In considering the topographical characteristics of the site, there are large tracks of land that are relatively supportive of urban residential development.

**(b) Are either a logical expansion of an urban area or of sufficient size to provide social and economic infrastructure efficiently**

As illustrated through the mapping included in this letter and the accompanying plans, the subject land is bordered by land within the Urban Footprint that has been, or is in the process of being, developed for residential uses. The subject land was originally intended to form part of the Coomera Waters development (adjoining to the west); however, due to unfortunate timing of the adoption of the 2005 iteration of the SEQ Regional Plan (the first to hold any legal standing and be accompanied by regulatory provisions) the development applications lodged for urban development over the site were withdrawn from assessment and subsequently, the site has remained largely unchanged. Since that time, due to the significant holding costs, the time has come for the landholder to either decide to sell the 26 allotments or to negotiate a mutually beneficial arrangement with Council and the State.

Given the site context and proximity to the developing Coomera Town Centre, the inclusion of the land within the Urban Footprint represents a logical step.



**(c) Have ready access to services and employment**

Commercial and retail services are available within the Coomera Waters development (approx. 1.5km from the site) and at Pimpama Junction (approx. 5.2km north-west of the site) while higher order services are located at Upper Coomera and Helensvale. The site benefits from its proximity to both the Pacific Motorway and Coomera Train Station, both of which provide transport links to the central and southern Gold Coast, Logan and Brisbane, thus enhancing the access to employment hubs. Additionally, higher order services are planned to be provided in and around the Coomera Town Centre approx. 8km west of the site once this development commences. It is noted that the Westfield project is currently under construction.

**(d) Maximise the use of committed and planned urban infrastructure**

The site is currently within the reticulated potable water network service area and benefits from the existing Coomera Waters development that adjoins the landholding. Other infrastructure is available just west of the site and could be relatively easily extended along Colman Road to facilitate future development when required.

**(e) Are separated appropriately from incompatible land uses**

It is likely that the subject land would be developed for urban residential use, similar to that of the Coomera Waters development. Therefore, the land and its inclusion in the Urban Footprint would not result in any land use conflicts. Concept plans illustrating a potential development layout have not been prepared for the purposes of this submission given the uncertainty regarding this Urban Footprint issue. A conceptual land use map has been prepared using the results of the ecological assessment of the site and depicts potential development areas and open space dedication areas over the landholding (refer to **Attachment 3**).

**(f) Maintain the integrity of inter-urban breaks**

The site is not mapped as being within an inter-urban break under either the current or draft SEQ Regional Plan and therefore does not impact on same.

**(g) Exclude area with an unacceptable risk from natural hazards, including predicted climate change impacts**

It is acknowledged that part of the landholding is mapped as being potentially impacted by natural hazards including flood, landslide and bushfire. It is worth noting that a majority of the land is flood free and flood free access is available. Similarly, landslide and bushfire hazards over the site area able to be managed through any future development and associated development application or alternatively would not be relevant in those parts of the site that are dedicated to either Council or the State as public open space/conservation area.

At a state level, the land is partly within the Coastal Management district and is partly affected by the erosion prone area overlay. Nevertheless, this mapping only affects parts of the land and does not preclude development from occurring on the unaffected majority of the site.

**(h) Exclude areas containing predominantly matters of national environmental significance or the regional biodiversity network**

The subject site is not identified in the draft SEQRP mapping as being within a regional biodiversity corridor. It is acknowledged that the landholding is identified under several environmental overlays at both a State and Local Government level. Additionally, the site borders McCoy's Creek which is part of the Moreton Bay Marine National Park and the designated RAMSAR wetland area of Moreton Bay. As identified through the ecological assessment prepared



in support of this submission, the use of the subject land for urban activities would not negate the need to conserve the areas of environmental value on the site. This includes preserving the interface between the site and McCoys Creek, which would allow for the continuation (and completion) of the open space/conservation corridor already in place along the southern bank of the creek. The landowner is committed to achieving an environmentally sustainable development outcome and recognises the need to maintain and enhance the environmental value of the site.

The above outcome should be considered to be an attractive alternative to the sale of the 26 allotments which will enable the establishment of self assessable land uses (and associated 'as or right' clearing) on each lot.

**(i) *Achieve an appropriate balance of urban development in the SEQ region and associated sub-regions***

The inclusion of the subject land within the Urban footprint would not result in any significant impacts on the balance of urban development within SEQ or the southern sub-region. It is acknowledged that City of Gold Coast has undertaken a greenfield land supply analysis to determine the amount of greenfield land available for development within the City. While the study identified that there is insufficient land to meet greenfield development targets under the Gold Coast City Plan 2016 without utilising land outside of the Urban Footprint, the greenfield targets under the draft SEQRP (which are lower than City Plan) could be met based on the study. However, this study did not appear give any significant weight to the developability of the identified greenfield land (ie. in terms of constraints). Once constraints over this land are identified and taken into consideration, we contend that the 'real' developable area of greenfield land within the Gold Coast region will significantly decrease.

The subject landholding provides a feasible and developable parcel of land adjoining an existing urban area within the major growth area of Coomera. As discussed in this submission, whilst there are constraints applicable to the site, they are all manageable and a balanced development outcome can be achieved over the site. Further, the inclusion of the landholding within the Urban Footprint would not result in an imbalance of urban versus rural land within SEQ or the southern sub-region.

**(j) *Maintain a well-planned region of urban areas, towns and villages***

As mentioned, the inclusion of the landholding within the Urban Footprint represents the logical progression of the urban area on the Gold Coast. Similarly, the expansion will allow for the remainder of the land on Colman Road to be developed in an environmentally sensitive manner, allowing for the orderly and efficient development of the Coomera area in support of the Coomera Town Centre.

**(k) *Minimise impacts on natural resources***

The draft SEQRP identifies natural resources as being agricultural areas, planned and existing extractive resource operations, native and plantation forests, and estuarine and freshwater habitats. In this instance, the subject landholding is not suitable for any intensive agricultural use and is not identified as an extractive resources area. Similarly, the land is not utilised or planned to be used for native or plantation foresting. However, the land does adjoin McCoys Creek to the north which is identified as a fish habitat management area. In its current state, future self assessable activities on the site will do little in terms of maintaining water quality and minimising erosion and sediment run-off into McCoys Creek. As discussed throughout this submission, the



inclusion of the land within the Urban Footprint will allow for future development to be planned and designed to include measures that enhance the interface between the site and McCoys Creek (eg. improved bank stability, enhanced vegetation etc). and stormwater management processes that mitigate any potential impacts on the waterway and marine ecosystem.

At present, there is no incentive for the property owner to have any interest in improve environmental outcomes.

**(l) Avoid irrevocable impacts to important, sensitive natural environments in and outside the area**

As mentioned in section 3.0 of this submission, the current development rights applicable to the land allow for the development of a Dwelling House and Dwelling House (Secondary Dwelling) and associated outbuildings on each of the 26 titles. This includes the 'as of right' vegetation clearing rights associated with such development. As illustrated in **Attachment 1** these use rights would result in the degradation of the land and significant impacts on the natural environment.

The inclusion of the land within the Urban Footprint would allow for the lodgement of a development application for urban uses over the site (ie. residential development). The development assessment process would provide the mechanism under which Council (and the State) could acquire higher value sections of the land for environmental conservation purposes through the dedication of the area as public open space (or similar). As per the preliminary conceptual land use map prepared by Element Ecology as a result of the environmental field work and assessment undertaken to date, it is likely that the area for dedication would represent approximately half (54%) of the total land holding (see **Attachment 3**). This would also allow Council to acquire the final length of environmentally significant land along McCoys Creek to complete the public open space and conservation corridor already in place further west of the site. Such an opportunity would not be available if the allotments were to remain in their current form and be sold to separate entities.

**(m) Provide physical and social infrastructure efficiently, including public transport.**

Public transport infrastructure, in the form of a bus service, currently runs along Colman Road, terminating just west of the subject land. This service provides connections through to the Coomera train station from where patrons can access other bus services and the Gold Coast train and Airtrain services. The development of the landholding for residential development would provide the opportunity to extend the catchment for the existing bus service along Colman Road to provide access to the additional residential catchment.

As mentioned, water and sewer infrastructure is available in close proximity to the subject site and any upgrade works required to Colman Road to facilitate development on the subject land would allow for the extension of these infrastructure networks.

The existing social infrastructure within the Coomera area is anticipated to be sufficient to support the development of the land.

Based on the preceding assessment against the Urban Footprint criteria it is contended that the subject landholding is suitable to be incorporated within the SEQRP Urban Footprint. The preliminary ecological assessment and associated field work has identified that whilst many of the environmental overlays applicable to the site are relevant, there is the ability to facilitate ecologically sustainable development over the land that results in the preservation and public dedication of the environmentally significant areas of the site. This same outcome could not be achieved under the current arrangement or if all 26 titles were sold individually and developed for self assessable purposes.



Given that the Urban Footprint is cadastral based, it is requested that the whole site be incorporated within the Urban Footprint. The development assessment process associated with any future development on the land would provide the mechanism under which any matters of environmental significance and natural hazards could be assessed, managed and mitigated. It is also worth noting that the DA process would likely result in the identification of sections of the site that are not suitable for urban development, similar to that identified in the material supporting this submission. Additionally, the expansion of the Urban Footprint to encompass the subject land would also sensibly include applying the designation to the other landholdings and road reserve along the peninsula (see Figure 4).

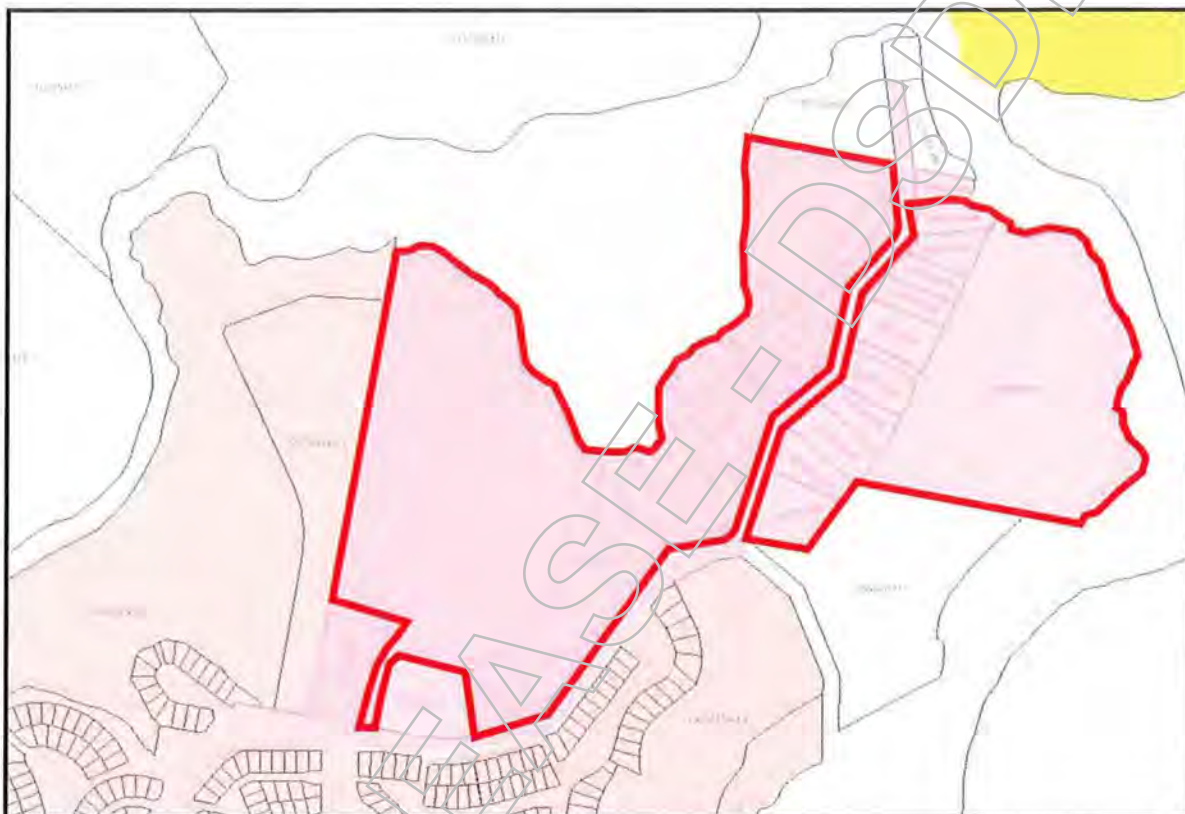


Figure 6: Possible Urban Footprint expansion

## 6.0 Conclusion

This submission has provided a detailed investigation and justification for the inclusion of the subject land holdings on Colman Road, East Coomera within the Urban Footprint under the draft SEQ Regional Plan.

In summary, the submission has outlined:

- The subject landholding is held in single ownership and has an area of approximately 57ha.
- The land consists of 26 existing freehold lots, 25 of which are vacant but are capable of being developed for exempt and self assessable land uses, and one (1) which retains some developable land.
- The 25 vacant lots have been incurring holding costs for a significant period of time and the time has come for the owner to either sell the properties or reach a mutually beneficial arrangement with the State and Council.
- The land is situated outside the SEQRP Urban Footprint, and the western and southern boundary of the site is the urban footprint boundary.

- Existing approved urban residential development adjoins the site to the west and south.
- The land forms part of a peninsular of land between the ecologically significant McCoy's Creek and the Coomera River.
- The land has access via a flood free road, to the Coomera Town Centre, Coomera railway station and the Pacific Motorway (M1). The site has easy access to water and sewer infrastructure.
- The SEQRP designation provides no incentive to the landowner to achieve an improved environmental outcome on the land. The highest and best use of the land at present is to sell each of the vacant 25 titles individually, which will result in the construction of 25 dwellings and associated domestic facilities on the land. This will no doubt lead to the environmental degradation of the land.
- The landowner has undertaken detailed environmental investigations on the land which have generally identified that 25ha of the land is capable of urban development, while 31ha could be rehabilitated and dedicated to Council/ State as environmental reserve.
- The current situation represents a 'one off' opportunity for Council/ State to secure a large addition to their environmental land portfolio in this sensitive environmental area, other than through compulsory acquisition. The environmental land in question would be rehabilitated and dedicated free of charge, in return for the ability to undertake urban development on the remainder of the site.

Based on the assessment and details provided in this submission it is contended that the subject land holding is worthy of inclusion within the Urban Footprint under the draft SEQ Regional Plan and this submission should be strongly considered by the Department.

We look forward to further discussing this matter with the State and Council in due course.

Thank you for your consideration of this submission. Should you have any queries concerning the above please contact [REDACTED] or the undersigned by telephone (07) 5562 2303 or email [admin@zoneplanning.com.au](mailto:admin@zoneplanning.com.au).

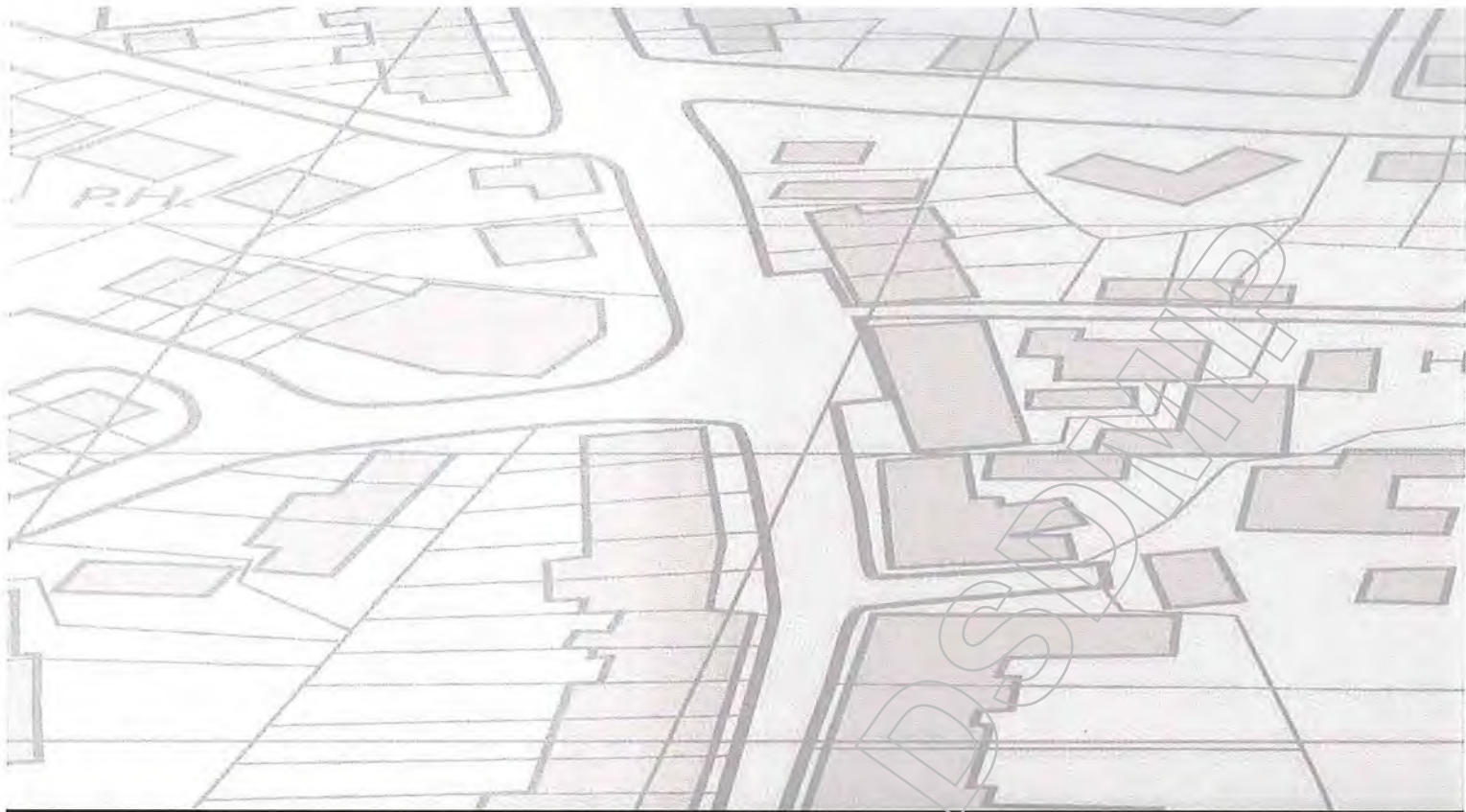
Yours Sincerely,

[REDACTED]

**ZONE PLANNING GROUP**







# Attachment 1

## Existing Development Potential





DMIP



- 9.6ha - Vegetation clearing around homes to establish pad for home, bushfire management and to allow establishment of gardens and other embellishments.
- 13.4ha - Areas of low ground where vegetation may be maintained due to waterline.
- 34.2ha - Manage vegetation especially under storey for aesthetic, setbacks, bushfire and safety.
- Exempt clearing along fence lines.
- Approximate location of bushfire trail at bottom of slope.
- Agricultural improvement including yards, planting, gardens, etc.
- Primary Dwelling
- Secondary Dwelling (60m<sup>2</sup>)
- Shed

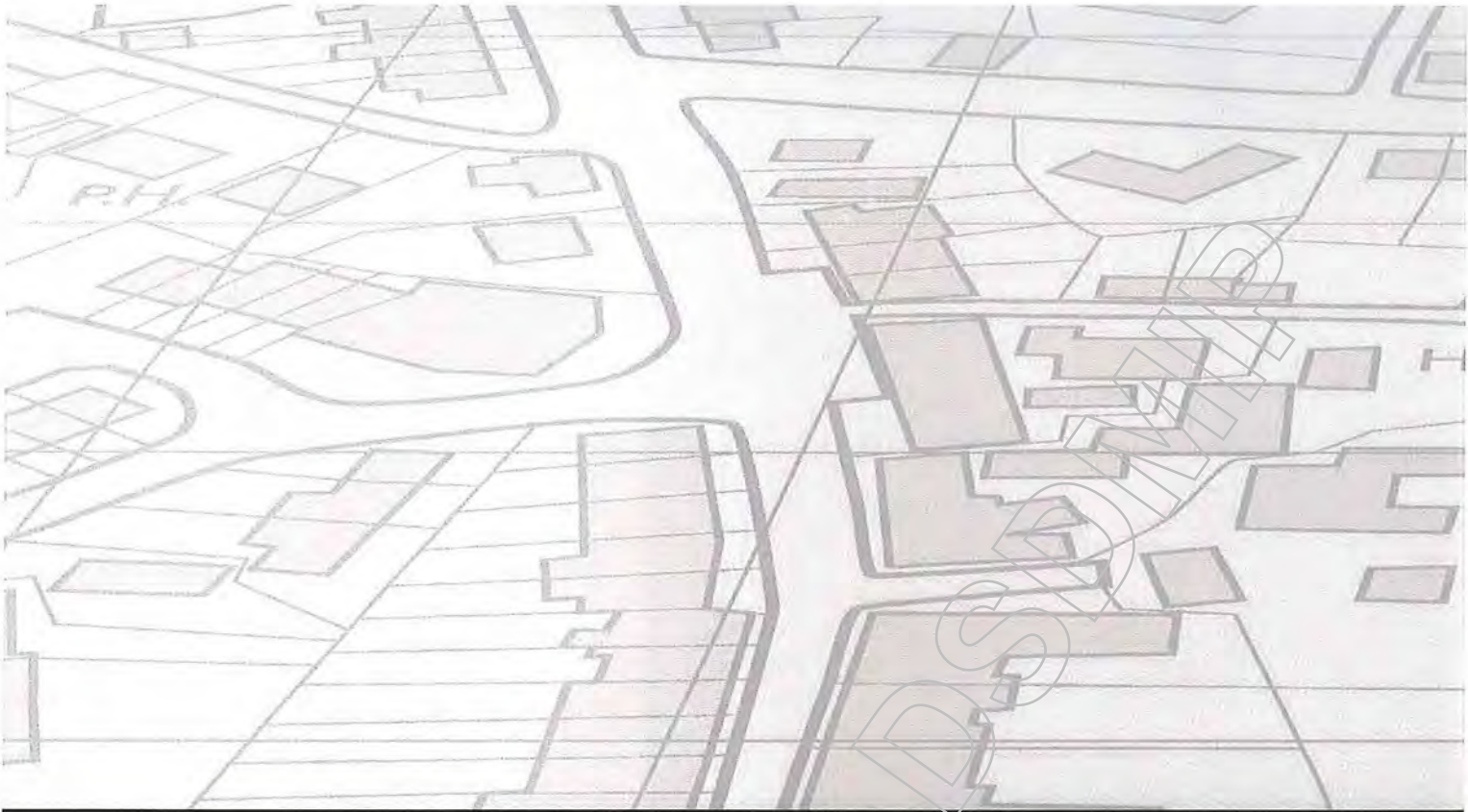
405600 | COLMAN ROAD, COOMERA | BOP PTY LTD | 03 MARCH 2017 SCALE: 1:2000 @ A1 & 1:4000 @ A3

SK 01 | INDICATIVE DEVELOPMENT OF EXISTING LOTS | ISSUE B **bda**

RTI R







# Attachment 2

## Potential Open Space Network





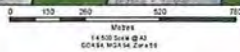


Figure 7.3 Potential Local and Regional Ecological Outcomes

Project Name 167, 191-284 & 294-316 Colman Road, Coomera			Scale Aerial Photography: February 2016 Cadastral boundaries: Queensland Government 2016		
Project No. 16043-1	Client BPQ Group		Disclaimer This information has been prepared by Element Ecology Pty Ltd. It is not intended to be used for any other purpose. The accuracy of the information is not guaranteed. The user of this information is responsible for its use.		
Date March 2017	Revision 0	Approved SV			

Scale  
Aerial Photography: February 2016  
Cadastral boundaries: Queensland Government 2016

Disclaimer  
This information has been prepared by Element Ecology Pty Ltd. It is not intended to be used for any other purpose. The accuracy of the information is not guaranteed. The user of this information is responsible for its use.



Legend	
<span style="color: green;">■</span>	Potential open space dedication (31.4ha)
<span style="color: lightgreen;">■</span>	Existing environmental open space network
<span style="color: red;">■</span>	Site boundary
<span style="border: 1px solid black;">■</span>	Cadastral boundary



ELEMENT ECOLOGY





**Attachment 3**  
**Conceptual Land Use Map**

 **zone**  
Planning Group







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**From:** Greg Vann [REDACTED]  
**Sent:** Tuesday, 9 May 2017 8:10 AM  
**To:** Greg Vann  
**Subject:** Fwd: SEQRP Meeting Request - [REDACTED]  
**Attachments:** SEQRP Submission (combined)\_Colman Rd.pdf; ATT00001.htm

For referral to Anna/Kerry

Sent from my iPad

Begin forwarded message:

From: [REDACTED]@habitat.net.au>>  
To: "Greg Vann" [REDACTED]  
Cc: [REDACTED]  
[REDACTED]

Subject: SEQRP Meeting Request - [REDACTED]

Hi Greg,

I write on behalf of my Clients, [REDACTED]. These land holdings are presently under review for inclusion in the new Urban Footprint being formulated by the DILGP.

I've been instructed by my Clients to seek a brief meeting with you this week to discuss their submission. I've attached a background document relating to their submission for your reference. [REDACTED]

The three landholders have decided to make a uniform approach to Government with respect to the East Coomera holdings as there are matters that touch each of the 3 landholdings that are relevant for the future direction of the properties for the purposes of the SEQRP Review.

The following are proposed to be in attendance:

- o [REDACTED] Alterine Pty Ltd
- o [REDACTED] Merle Norman Cosmetics Pty Ltd & TE Morris & Associates Pty Ltd
- o [REDACTED] BPQ Pty Ltd
- o [REDACTED] Zone Planning Pty Ltd

[REDACTED]

I've spoken to Luke Ciancio in your office and he's advised you may possibly be available for a meeting on Thursday prior to 1pm. However, he did stress that this was subject to you confirming your availability etc.



We'd be grateful if you could advise by return email whether a time on Thursday is suitable for our clients to meet with you at your office. I've left a message on your mobile and I expect [REDACTED] will be in touch also. Look forward to hearing from you.

Kind Regards,



Managing Director

[REDACTED]

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RTI RELEASE - D2015 MIP





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**From:** Kerry Riethmuller  
**Sent:** Tuesday, 9 May 2017 3:28 PM  
**To:** Greg Vann  
**Subject:** RE: SEQRP Meeting Request - [REDACTED]

Hi Greg

Thanks for your email.

Happy for you to advise [REDACTED] and the group that the department is not meeting with submitters at this time due to time constraints and equity issues- i.e. hard to justify meeting with some and not others.

You can advise them to contact me in the future with any requests.

Cheers  
Kerry

-----Original Message-----

From: Greg Vann  
Sent: Tuesday, 9 May 2017 12:57 PM  
To: Kerry Riethmuller  
Subject: FW: SEQRP Meeting Request - [REDACTED]

Hello Kerry

In the last day or so, I have received phone messages from [REDACTED] and [REDACTED]. Only [REDACTED] said via voicemail what it was about, but [REDACTED] followed up by email as below. I called [REDACTED] back but got voicemail, so not certain he was calling about this but consider it likely.

It seems to be about their submission to ShapingSEQ about including significant land holdings at East Coomera in the Urban Footprint. I expect this would be the areas referred to as Green Ridge, which BV has previously done some assessment of for CoGC maybe 2+ years ago.

[REDACTED] in his voice message said they had been trying to see the DP about their submission, but had been advised to contact me!

As you know, Mal and I have generally stood out of decisions about the UF arising from submissions. In this particular case I consider I have a direct conflict that would preclude my having any involvement.

I wanted to get this detail down for you, and seek your guidance on what happens next. Obviously happy to discuss!

Cheers  
Greg

From: [REDACTED]  
To: "Greg Vann"  
Cc: [REDACTED]

Subject: SEQRP Meeting Request - [REDACTED]

Hi Greg,

I write on behalf of my Clients, [REDACTED]

[REDACTED] These land holdings are presently under review for inclusion in the new Urban Footprint being formulated by the DILGP.

I've been instructed by my Clients to seek a brief meeting with you this week to discuss their submission. I've attached a background document relating to their submission for your reference. [REDACTED]

The three landholders have decided to make a uniform approach to Government with respect to the East Coomera holdings as there are matters that touch each of the 3 landholdings that are relevant for the future direction of the properties for the purposes of the SEQRP Review.

The following are proposed to be in attendance:

- o [REDACTED] Alterine Pty Ltd
- o [REDACTED] Merle Norman Cosmetics Pty Ltd & TE Morris & Associates Pty Ltd
- o [REDACTED] BPQ Pty Ltd
- o [REDACTED] Zone Planning Pty Ltd

[REDACTED]

I've spoken to Luke Ciancio in your office and he's advised you may possibly be available for a meeting on Thursday prior to 1pm. However, he did stress that this was subject to you confirming your availability etc.

We'd be grateful if you could advise by return email whether a time on Thursday is suitable for our clients to meet with you at your office. I've left a message on your mobile and I expect [REDACTED] will be in touch also. Look forward to hearing from you.

Kind Regards,

[REDACTED]  
Managing Director

[REDACTED]

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**From:** [REDACTED]@zoneplanning.com.au>  
**Sent:** Tuesday, 9 May 2017 5:47 PM  
**To:** Greg Vann  
**Subject:** FW: SEQRP Meeting Request - [REDACTED]  
[REDACTED]  
**Attachments:** SEQRP Submission (combined)\_Colman Rd.pdf; ATT00001.htm

Hi Greg,

Thanks for your response.

I understand that the Department would have received many submissions in response to the recent public advertising of the SEQRP, but while I've got your attention I might take the opportunity to briefly present our case.

You probably get everyone telling you that their circumstances are unique, but in this case I can genuinely say that is the case.

If Kerry and yourself get the opportunity to read the attached submission, you will note the following:

- 1) The land is outside the urban footprint on the eastern periphery of Coomera, in an area with flood free access and access to the full range of urban services.
- 2) The area in question has 25 existing vacant forested allotments owned by two related entities.
- 3) The owner has resisted the urge to sell each lot for individual development of dwellings, sheds etc as 'self assessable' development pending the SEQRP review, because such an outcome is not the best environmental outcome for the land.
- 4) As an alternative, the landowners have proposed a scenario where approximately half of the 75 Ha of land described in the submission, occupying the least environmentally sensitive land, is allowed to be developed for urban purposes, while the remainder, containing the highest quality environmental land, is rehabilitated and preserved and added to the adjoining open space area adjoining McCoys Creek and the Coomera River.
- 5) A superior environmental outcome cannot occur whilst the land sits outside the SEQRP urban footprint.

Essentially what makes this situation different is that the owner may sell the existing allotments for development at any time, but will refrain from doing so if a sensible balance between environmental and development outcomes can be achieved on the land.

The placement of the site outside the urban footprint provides no incentive for the dedication and rehabilitation of important environmental land.

We would welcome the opportunity to meet to discuss this proposal further.

Regards

[REDACTED]

[REDACTED]@zoneplanning.com.au | w zoneplanning.com.au

Gold Coast  
1638 Tweed Street, Burleigh Heads QLD 4220 | PO Box 3805, Burleigh Town QLD 4220 | Ph 07 5562 2303.

Gladstone  
31 Langdon St, Tannum Sands, QLD 4680 | Ph [REDACTED]

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-----Original Message-----

From: Greg Vann [mailto:Greg.Vann@dilgp.qld.gov.au]

Sent: Tuesday, 9 May 2017 4:27 PM

To: [redacted]@habitat.net.au; [redacted]@zoneplanning.com.au

Cc: Kerry Riethmuller <Kerry.Riethmuller@dilgp.qld.gov.au>

Subject: FW: SEQRP Meeting Request - [redacted]

Greetings [redacted]

Thanks for your email, and to [redacted] for his phone message. I am replying via the DILGP email I use for the work I am doing for ShapingSEQ.

As you would appreciate, we have many people who would like to meet to discuss their submissions. The department has taken the approach of not meeting with submitters at this time due to time constraints and equity issues- i.e. hard to justify meeting with some and not others.

In any event, I am concentrating on the content of the final plan, and not involved in decisions about the Urban Footprint.

You can contact Kerry Riethmuller the DILGP Executive Director, Regional and Spatial Planning, who is copied into this email, in the future with any requests.

Cheers

Greg Vann

From: [redacted]@habitat.net.au>>

To: "Greg Vann"

Cc: [redacted]

Subject: SEQRP Meeting Request - [redacted]

Hi Greg,

I write on behalf of my Clients, [redacted]

[redacted] These land holdings are presently under review for inclusion in the new Urban Footprint being formulated by the DILGP.

I've been instructed by my Clients to seek a brief meeting with you this week to discuss their submission. I've attached a background document relating to their submission for your reference. [redacted]

The three landholders have decided to make a uniform approach to Government with respect to the East Coomera holdings as there are matters that touch each of the 3 landholdings that are relevant for the future direction of the properties for the purposes of the SEQRP Review.

The following are proposed to be in attendance:

- o [redacted] Alterine Pty Ltd
- o [redacted] Merle Norman Cosmetics Pty Ltd & TE Morris & Associates Pty Ltd
- o [redacted] BPQ Pty Ltd
- o [redacted] Zone Planning Pty Ltd



[REDACTED]

I've spoken to Luke Ciancio in your office and he's advised you may possibly be available for a meeting on Thursday prior to 1pm. However, he did stress that this was subject to you confirming your availability etc.

We'd be grateful if you could advise by return email whether a time on Thursday is suitable for our clients to meet with you at your office. I've left a message on your mobile and I expect [REDACTED] will be in touch also. Look forward to hearing from you.

Kind Regards,

[REDACTED]

Managing Director

[REDACTED]

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**From:** HARRIS Grant <GRHARRIS@goldcoast.qld.gov.au>  
**Sent:** Thursday, 2 March 2017 4:36 PM  
**To:** SEQ Regional Plan  
**Subject:** City of Gold Coast Council Submission - "ShapingSEQ" Draft SEQ Regional Plan  
**Attachments:** TRACKS-#60775566-v1-  
COUNCIL\_ENDORSED\_SEQRP\_SUBMISSION\_-\_SIGNED\_BY\_DIRECTOR\_PE.PDF

Hi,

Please find attached an electronic version of the City of Gold Coast Council's submission to "ShapingSEQ". An original copy has been posted to DILGP today.

If you have any queries please do not hesitate to contact me on 5582 8731.

Regards

**Grant Harris**  
Coordinator Regional Planning  
City Planning  
City of Gold Coast

**T:** 5582 8731 **M:** Sch. 4(4)(6) - Disclosing personal information  
PO Box 5042 Gold Coast Mail Centre Qld 9729  
[cityofgoldcoast.com.au](http://cityofgoldcoast.com.au)

**CITY OF  
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Are you ready for storm season?

We know from years of experience that there are easy steps we can take to keep ourselves, our families and pets safe this storm season. For information visit [cityofgoldcoast.com.au/getready](http://cityofgoldcoast.com.au/getready)

And remember, in a flood situation there's no such thing as taking a calculated risk as conditions can change very quickly. So if it's flooded, forget it.

#### **Council of the City of Gold Coast - confidential communication**

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Date: 2 March 2017  
Contact: Amanda Tzannes  
Location: City Planning  
Telephone: (07) 5582 8835  
Your reference:  
Our reference: PD113/1008/37(P1)

CITY OF  
**GOLDCOAST.**

Draft South East Queensland Regional Plan Feedback  
Department of Infrastructure, Local Government and  
Planning  
PO Box 15009  
CITY EAST QLD 4000

Dear Sir/Madam

**SHAPING SEQ - DRAFT SOUTH EAST QUEENSLAND REGIONAL PLAN -  
FEEDBACK**

Thank you for the opportunity to provide comments on the draft South East Queensland Regional Plan (ShapingSEQ).

The City of Gold Coast supports ShapingSEQ as a planning mechanism which advances the State's interests by providing a spatial context, defining key outcomes and establishing planning strategies and directions to achieve these outcomes at a SEQ regional scale.

Please find attached a copy of City of Gold Coast's submission to ShapingSEQ. The submission points were endorsed by Council on 21 February 2017.

The prepared comments reflect positive improvements to the proposed ShapingSEQ, namely seeking amendments to provisions to improve the readability and/or provide clarification. Council recommends that the State addresses these tabled submissions prior to finalising ShapingSEQ.

Council looks forward to working further with the State to help deliver an effective ShapingSEQ draft South East Queensland Regional Plan.

Should you have any questions or would like to discuss issues raised in our submission, do not hesitate to contact myself or Amanda Tzannes on 07 5582 8835.

Yours faithfully

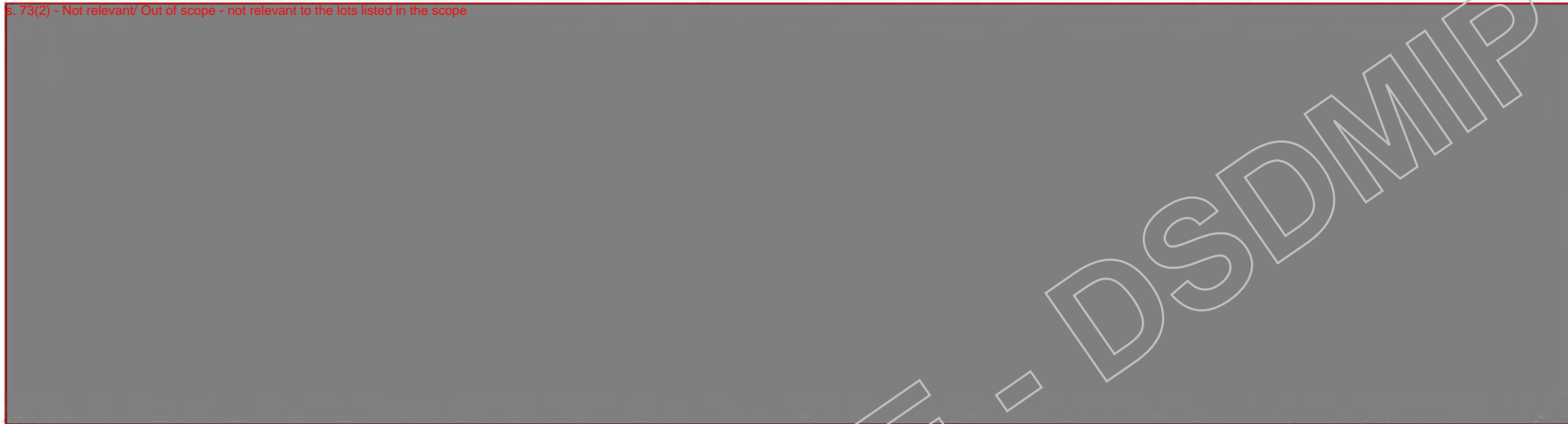


**Dyan Currie FPIA HonRTPI FDIA**  
**Director Planning & Environment**  
*For the Chief Executive Officer*  
Council of the City of Gold Coast

Enc: City of Gold Coast Submission to ShapingSEQ Draft South East Queensland Regional Plan.

# City of Gold Coast Council Submission - "ShapingSEQ" Draft South East Queensland Regional Plan 2016

s. 73(2) - Not relevant/ Out of scope - not relevant to the lots listed in the scope



<p>Southern sub-region Figure 16</p>	<p>P115</p>	<p>A number of issues have been identified within the map contained in Figure 16 – Southern sub region. These include:</p> <ul style="list-style-type: none"> <li>The on-line high-resolution version of Figure 16 shows the hatched 'biodiversity corridor' going through Coomera Town Centre. This should be located as shown on the map in the hard-copy document (through the interurban break).</li> <li>The green shaded area that covers most of the City's biodiversity areas is not included in the legend.</li> <li>Whilst the grey text box note clarifying the representative nature of the map is acknowledged, it is requested that a number of changes be made to reflect the biodiversity areas identified in City of Gold Coast City Plan. Specifically:             <ul style="list-style-type: none"> <li>The hatched 'biodiversity corridor' be extended across the Coombabah Lakelands Conservation Park and all of the Southern Moreton Bay islands (including Coomera, Woogoopah, Kangaroo and South Stradbroke Islands).</li> <li>The hatched 'biodiversity corridor' be extended through the Urban Footprint to reflect the following City of Gold Coast hinterland to coast critical corridors:                 <ul style="list-style-type: none"> <li>Burleigh Heads to Springbrook.</li> <li>Currumbin to Currumbin Valley and Currumbin to Cobaki Broadwater (Tweed Shire).</li> </ul> </li> </ul> </li> </ul>	<p>It is recommended that Figure 16 Southern sub-region be amended as follows:</p> <ul style="list-style-type: none"> <li>The on-line high resolution version be amended to ensure it reflects the hard-copy version (in particular, to relocate the biodiversity corridor hatching from the Coomera Town Centre to the Inter-urban break)</li> <li>Include the green shaded area in the legend</li> <li>The hatched 'biodiversity corridor' be extended across the Coombabah Lakelands Reserve and all of the Southern Moreton Bay islands (including Coomera, Woogoopah, Kangaroo and South Stradbroke Islands).</li> <li>The hatched 'biodiversity corridor' be extended through the Urban Footprint to reflect the following City of Gold Coast hinterland to coast critical corridors:             <ul style="list-style-type: none"> <li>Burleigh Heads to Springbrook.</li> <li>Currumbin to Currumbin Valley and Currumbin to Cobaki Broadwater (Tweed Shire).</li> </ul> </li> </ul>
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s. 73(2) - Not relevant/ Out of scope - not relevant to the lots listed in the scope





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**From:** Colin Wade  
**Sent:** Monday, 20 March 2017 5:25 PM  
**To:** Geoff Anstey  
**Subject:** FW: Urban Footprint Review Phase 2  
**Attachments:** TRACKS-#60944144-v1-CONFIDENTIAL\_ADOPTED\_COUNCIL\_RESOLUTION\_URBAN\_FOOTPR...pdf;  
TRACKS-#60944099-v1-CONFIDENTIAL\_URBAN\_FOOTPRINT\_REVIEW\_PHASE\_2\_REPORT\_....pdf

FYI – re dwelling supply benchmarks and land supply

Col

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**From:** Colin Wade  
**Sent:** Monday, 20 March 2017 2:03 PM  
**To:** Anna McGrath; Tess Pickering  
**Subject:** FW: Urban Footprint Review Phase 2

FYI

Col

---

**From:** Malcolm Griffin  
**Sent:** Friday, 17 March 2017 5:00 PM  
**To:** Colin Wade; Sean Collingwood  
**Subject:** FW: Urban Footprint Review Phase 2

Hi all,

Can this be considered as input in terms of CoGC Urban footprint (in particular) PFGA's.

Regards

Mal

---

**From:** Kerry Riethmuller  
**Sent:** Friday, 17 March 2017 1:37 PM  
**To:** Sean Collingwood; Malcolm Griffin  
**Subject:** FW: Urban Footprint Review Phase 2

Please see Amanda's email below.

---

**From:** TZANNES Amanda [<mailto:ATZANNES@goldcoast.qld.gov.au>]  
**Sent:** Thursday, 16 March 2017 5:09 PM  
**To:** Kerry Riethmuller  
**Cc:** DAVIDSON Althena  
**Subject:** Urban Footprint Review Phase 2

Hi Kerry,

I have spoken to our legal team and they are happy for me to provide you with a copy of this report on a confidential basis.

I am on leave after tomorrow, however, Althena will be acting while I am away should you need anything.

Cheers

Amanda

**Amanda Tzannes**  
A/Director  
Planning and Environment  
City of Gold Coast

T: 5582 8835 M Sch. 4(4)(b) - Disclosing personal information  
PO Box 5042 Gold Coast Mail Centre Qld 9729  
[cityofgoldcoast.com.au](http://cityofgoldcoast.com.au)

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And remember, in a flood situation there's no such thing as taking a calculated risk as conditions can change very quickly. So if it's flooded, forget it.

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