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Site

MARIST COLLEGE ASHGROVE



Proposal

Ministerial Infrastructure Designation Proposal

Approvals

Item 6: Education facilities



ENVIRONMENTAL ASSESSMENT & CONSULTANTION REPORT

September 2021

Document Control

Issue	Revision	Issued to	Date	Reviewed by
1	Initial Draft	KT	20/08/2021	Urbicus
2	Draft	MK	26/08/2021	Urbicus
3	Final	MK	07/09/2021	Urbicus

Urbicus Project Delivery System

Document Information

Created: 20 August 2021
Last saved: 7 September 2021
Project Manager: Mark Kierpal
Client: Trustees of the Marist Brothers Trading as Marist College Ashgrove
Project Reference: URB20-039

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1 INTRODUCTION

1.1 Proposal Outline

On behalf of the Trustees of the Marist Brothers Trading as Marist College Ashgrove, we submit herewith a Ministerial Infrastructure Designation proposal in accordance with Section 36.3 of the Planning Act 2016. The application applies to land at the following addresses-

- 182 Frasers Road, Ashgrove
- 82 Moola Road, Ashgrove

In accordance with Chapter 2, Part 5 of the Planning Act 2016 ('PA'), the College seeks to designate the land 'subject land' for Educational Facilities (Schedule 5, Section 13, Part 2, Item 6 of the Planning Regulation 2017 ['PR']).

This Environmental Assessment and Consultation ('EAC') has been prepared in accordance with Chapter 7 of the Minister's Guidelines and Rules ('MGR').

This EAC is accompanied by the following plans and specialist reports.

Document/Plan/Report	Consultant	Location
College Master Plan	Phorm Architects	Appendix A
College Core Phases Plan	Phorm Architects	Appendix B
DSDILGP Pre-lodgement minutes	DSDILGP	Appendix C
Traffic Engineering Assessment Report	BMC Consulting	Appendix D
Bushfire Assessment	S5 Consulting	Appendix E
Ecological Assessment	S5 Consulting	Appendix F
Survey Data	Phorm	Appendix G
VRP – Vegetation Retention Plans	S5 Consulting	Appendix H
Services and Engineering Letter	Bligh Tanner	Appendix I
Stakeholder Contact Information and Engagement	Urbicus	Appendix K
Stakeholder Information Pamphlet	Urbicus	Appendix L

Table 1-1 Consultants Supporting Information

In accordance with Chapter 7 of the MGR this EAC will be updated and finalised following consultation and notice from the Minister.

Section 6 of this report sets out matters that the Infrastructure Proposal must be considered in the context of Chapter 8 of the MGR. The MGR states that the plans and descriptions of proposed uses, their locations on the site and broad impacts can be general in nature and do not need to include significant technical detail. Similar to that of a master plan for the College.

2 THE SITE AND COLLEGE CONTEXT

2.1 Site Overview

In the broader context the site is located in the suburb of Ashgrove, to the north of Enoggera Creek and to the west of Dorrington Park in the western suburbs of Brisbane. The subject site lies on at the western end of Frasers Road. Given the CF5 Community facilities (Education purpose) zoning of the subject site, it is characterised by educational activities. This area of Ashgrove is characterised by a mixture of activities. The majority of land is dedicated to residential uses, primarily low density residential, with Public Park and sporting fields. The Enoggera Army Barracks adjoins the subject site to the north.

The land is comprised of a number of separate holdings located at the following addresses, herein referred to as the subject sites.

Site Details

Address:	182 Frasers Road, Ashgrove and 82 Moola Road, Ashgrove
Lot Description:	Lot 364 on SP272699
Classification:	CF5 Community facilities (Education purpose)
Local Area Plan:	Ashgrove-Grange district neighbourhood plan Enoggera district neighbourhood plan
Site Area:	396,004m ²
Registered Landowner:	Trustees Of The Marist Brothers C/- Marist College Ashgrove

Location Context Table

Distance to Brisbane City	8.1 km (approx.)
Nearby Roads and Arterial Routes	O'Connell Place – North to the site Moola Road – East to the site Glenlyon Drive – West to the site
Nearby Services	Ashgrove State School Newmarket State School St Andrew's War Memorial Hospital Royal Brisbane and Women's Hospital Exhibition Train Station
Parks / Open Space	Fehlberg Park Hyde Road Park

Table 2-1 Location Context Table



Figure 2-1 Site Location
Source: Google Maps



Figure 2-2 Aerial Photograph

Source: BCC eBiMap

2.2 Site and College History

The land has housed educational facilities / the College Campus for approximately 80 years. The college has expanded and grown over that period with bulk of the buildings associated with the learning areas located in the western portion of the site.

Based on the College’s Strategic Plan Phorm Architects and Urbicus Planners are assisting the College with the Master Planning of the Campus to facilitate the following within the next 6 – 15 year period. Essentially the first 4 forms provides the ability to increase the Primary School numbers by 180 students with the total student numbers on campus to be approximately 1900. The proposal will also see the Carrick Wing (Senior Classrooms) to be refurbished to 21st Century standards and the introduction of new Library. This is spelt out below.

Site Description Table

Existing Use:	Marist College Ashgrove
Area:	396,004m ²
Site Frontage:	15m to Moola Road & 50m to Frasers Road
Access / Cross Over:	Yes
Road Hierarchy:	Moola Road – Neighbourhood Road Frasers Road – District Road
Footpath:	Yes – concrete
Street Trees	Nil
Easements:	Yes
Flooding:	Yes
Other issue:	N/A

Table 2-2 Site Description Table



Figure 2-3 Aerial Photo
Source: QLD Globe



Figure 2-4 2017 Aerial Extract
Source: BCC Interactive Mapping

2.3 Urban Services and Infrastructure

The subject allotment is connected to all urban utilities. **Figure 2-5** shows that all essential services are currently accessed or have the ability to be provided to the site.

Urban Services	
Water Supply	Water is available in Moola Road. Currently a water meter exists in Moola Road and will be maintained.
Sewerage Reticulation	Sewerage reticulation is located on Moola Road
Stormwater Discharge	Stormwater runoff is discharged to Enoggera Creek
Road Hierarchy	Moola Road is identified as a Neighbourhood Road. Frasers Road is identified as a District Road.
Other Services	All other services e.g. Telstra, Gas, Electricity, Pay TV are readily available.

Table 2-3 Urban Services Assessment



Figure 2-5 Existing Services Infrastructure

The site appears to be well serviced with key utilities including water supply, sewer and stormwater Network capacity assessments will need to be undertaken in due course, however it is unlikely that the modest increase in demands on those networks would trigger the need for any external upgrades.

2.4 Infrastructure Charges

The subject is within the Priority Infrastructure Area under Council's Adopted Infrastructure Charges Resolution. However, as this proposal is access under the MID process it is understood the proposal will not be subject to Infrastructure charges for the additional gross floor area.

2.5 Site History & Previous Approvals

Application	Activity	Level	Permit	Decision	Date
A001622270	Op Works	Code	Operational Works	Granted	18/06/2004
A001622271	Op Works	Code	Operational Works	Granted	18/06/2004
A001622272	Op Works	Code	Operational Works	Granted	04/05/2005
A001622269	Education Purposes	Impact	Material Change of Use	Granted	28/05/2007
A002696024	Education Purposes	Code	Building Works	Granted	13/01/2010
A002780343	Education Purposes	Code	Building Works	Granted	12/05/2010
A002842953	Heritage Place - Extension	Code	Building Works	Granted	07/07/2010
A003613382	Heritage Place - Adjoining	Code	Building Works	Granted	27/05/2013
A003998013	Extension, Educational Establishment	Code	Material Change of Use	Granted	31/03/2015
A004455061	Filling and/or Excavation	Code	Operational Works	Not Processed	29/06/2017
	Educational Establishment	Code	Material Change of Use		
A004769219	Heritage Place (LHP), Educational Establishment, Demolition	Impact	Building Works	Granted	09/01/2018
	Educational Establishment, Heritage Place (LHP)	Code			
	Local heritage place	Referral Response			

2.6 Pre-lodgement Meetings

Department of State Development, Infrastructure, Local Government and Planning - DSDILGP Pre-lodgement meeting

Meeting date: 26 February 2021

Attendees:

- Caitlin Pozzi and Paul Beutel (the department)
- Mark Kierpal (Urbicus)
- Paul Hotston (Phorm Architecture)

Refer to Appendix C DSDILGP Pre-lodgement minutes which outlines the support for the proposal via the MID process and application requirements for proceeding.

Brisbane City Council

Seeking preliminary feedback from the relevant local government – BCC (20th May 2021)

A Pre-lodgement request and meeting was conducted with Brisbane City Council on the 20th May 2021. The material supplied is included in Appendix D – BCC Request for Pre-lodgment. The meeting was conducted via teams and was attended by :

- James Heading - Senior Urban Planner - BCC
- Saskia Richardson – Urban Planner - BCC
- 2 x Council Traffic Engineers
- Paul Hotston – Architect – Phorm Architects
- Mark Kierpal - Urban Planner – Urbicus

The proposal was explained to the Council officers and generally understood. Council's items raised (key issues) revolved around the following:

- Traffic and car parking
- Vegetation and Waterway / Biodiversity Considerations
- Other minor / amenity matters

The matters outlined in the prelodgement meeting have address in this application.

2.7 Easements

The subject allotment is encumbered by an easement. Refer to the Smart Map below **Figure 2-6**.

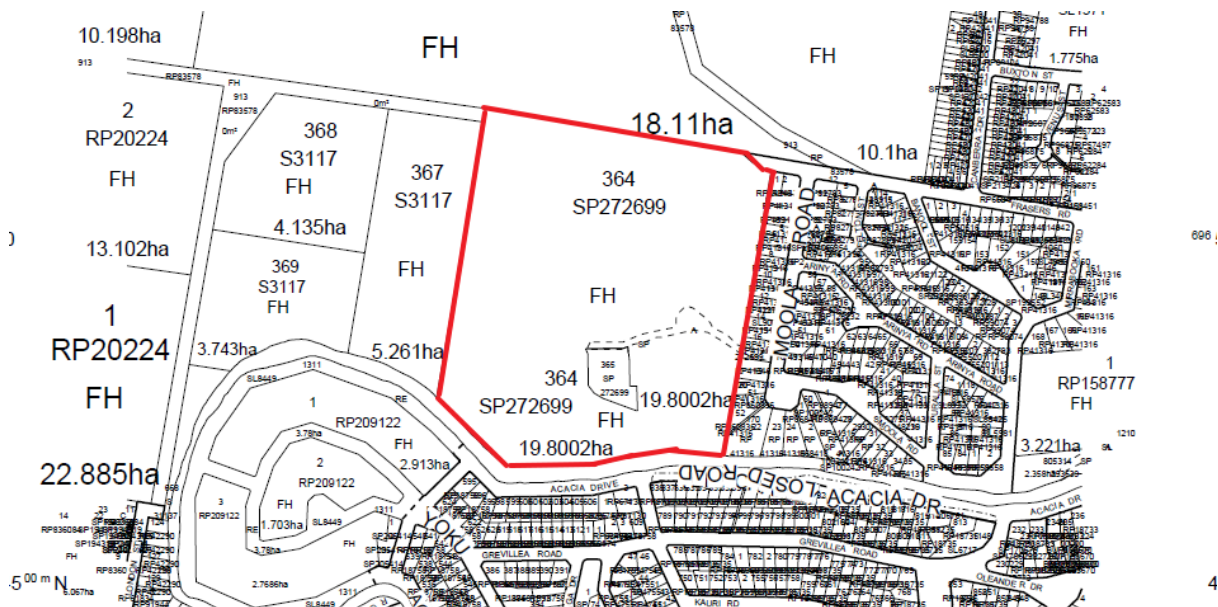


Figure 2-6 Land Parcel Map (Smart Map)

Source: DNRM Smart Map

2.8 Flooding

The BCC Floodwise Property Report indicates that the land is subject to flooding being the Creek/waterway flood planning area and the Overland flow flood planning area.



Figure 2-7 FloodWise Property Report Extract
Source: BCC Flood Awareness Mapping

3 THE PROPOSAL

Urbicus acts for the Trustees of the Marist Brothers Trading as Marist College Ashgrove in seeking a designation of the subject site for an Education Establishment in accordance with a masterplan.

It must be outlined that in concert with the College, Phorm Architects and Urbicus have undertaken a comprehensive assessment of the College's strategic requirements and have view the proposal as a full Master plan proposal, not merely introducing buildings for classrooms. As a collective we have looked towards fostering a great learning environment in line with the College's Learning Framework. New buildings and built form must be considered outcomes and well-designed learning environments along with the existing campus

This includes creative, unique, inspiring, motivational, and effective community learning environments. A Master Plan should facilitate collaborative interchanges in planning, design and implementation of school designs intended to empower students, youth, parents, teachers, and surrounding community.

Working alongside with the College's Core Leadership Team (CLT) we considered the following:

- Insights into commercially viable, cost effective and environmentally conscience design measures for potential new works and density planning.
- Focus upon the creation of consolidated and well-designed sequence of interstitial Public spaces and improved inter-connectivity for the Campus.
- Precinct Planning and Design Quality Principles.
- Urban Planning requirements
- Review of Planning matters and overlay considerations

The proposal is also clarified in the Architectural Statement below.

Design Quality Principles:

The CLT understood it was important to promote and champion good design processes and outcomes for the College. The proposal has developing outcomes to support the delivery of excellent learning environments.

These Principles are underpinned by the following Design Qualities:

- Context, built form and landscape
- Sustainable, efficient, and durable
- Accessible and inclusive
- Health and safety
- Amenity and Aesthetics
- Flexible and adaptive
- Cost effectiveness

This proposal provides that outcome and is more detailed below.

Architectural Statement – as prepared by Phorm Architects

Marist College Ashgrove have engaged Phorm architecture + design and Urbicus Urban Planners to design and secure a Masterplan for the Campus to reflect the College’s Strategic Plan and continuing role as an exemplary provider of Catholic Education for young men for over 80 years.

The Masterplan documents provide both a mid-term and long-term strategic framework of reference to consolidate and strengthen the Identity of the College through a co-ordinated approach to its Built Form, Public Space and Facilities Planning.

Two Masterplans have been established as benchmarks, coinciding with significant upcoming years within the history of College, firstly for 2030+ (Tower Building Centenary) and secondly for 2040+ (College Foundation Centenary).

The Masterplans identifies a number of precincts, building upon existing facilities, operating across the Campus and presents them as colour coded territories. The Masterplan makes a clear distinction between the Upper Campus (Teaching, Administration, Assembly) and Lower Campus (Boarding Services, Ancillary Facilities, Reception Centre and Sports Fields).

All Proposed Works in the 2030+ Masterplan and current M.I.D Submission are exclusively contained within the College’s Upper Campus and distanced from all boundaries and neighbouring residents.

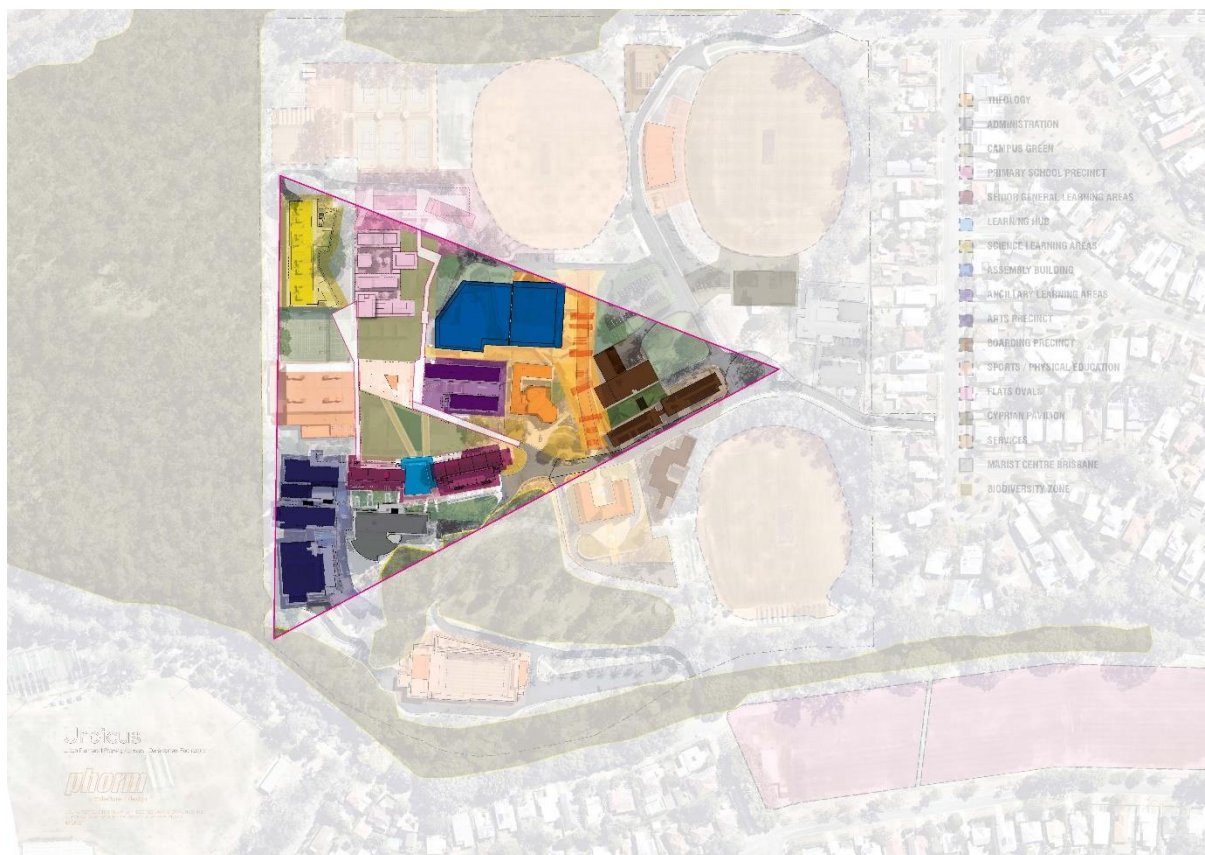


Figure 3-1 Upper Campus Plan extract

The Masterplan focusses on strategic retention and refurbishment of existing building stock in a 'Care and Repair' approach to ensure minimal expansion of the existing built footprint and limit potential impact on the available green space.

The first intended Phase of Works of the 'College Core' will see significant investment by the College directed towards creating more healthy, sustainable, and inclusive teaching environments across the primary, middle and senior learning. Introduction of a new co-located Learning Hub elevated to link existing GLA blocks within the Campus. The inclusion of a new Primary School Building integrates an incremental increase to the College student body of 10 percent, received principally within the Primary cohorts of years 5 and 6.

The second Phase of Works will introduce a substantial multi-functional College Assembly Building Infrastructure to the Site. This Building will afford 'whole of School' internal gatherings and performance space as well as dividing into separable sporting spaces and examination halls. Built over the existing footprint of former site accommodations, the College Assembly Building will allow for future expansion and flexible adaptive programming over time.

With each individual new building or refurbishment, the architecture and planning will seek to address concurrent issues of improving public space, accessibility, and wayfinding. Each progressive project utilised to improve people movements and connectivity throughout the whole of the Campus order.

**Paul Hotston,
Phorm Architects**

3.1 Type of Infrastructure

The ministerial designation is proposed to facilitate the efficient allocation of resources and enable the timely supply of the community infrastructure. It is proposed to designate the subject land for the following types of infrastructure as per Schedule 5, Section 13, Part 2 of the PR:

- *Item 6: Education facilities*

It is proposed that the subject land will be used to provide:

- *an education for students from primary to secondary and including providing before and after school care (that being, the ordinary operation of the School).*

The local categorising instrument (the Brisbane City Council planning scheme 'City Plan') identifies an appropriate zoning for use, being the Community facilities (Education purposes).

3.2 Nature, Scale and Intensity of Infrastructure and Each Use Proposed

The proposal seeks to upgrade and extend the existing educational infrastructure on the site.

Based on the College's Strategic Plan 2020 – 2030 the College is improving and enhancing its Learning and Teaching Facilities with the Master Planning of the Campus to facilitate the following within the next 6 - 15 Year period. The Master Plan is set to increase the colleges education Primary School Precinct and provide the ability to increase student numbers by 10% in the coming years.

The proposal will also see the improvement of facilities, recycling and upgrading existing Classrooms to be refurbished to 21st Century standards and other ancillary structures. In short, the proposal facilitates:

- Increase in student numbers (10%)
- Focus on upgrading Learning and Teaching Facilities
- College Core Precinct / Upper Campus
 - New Primary School Building
 - Upgrading existing Senior Learning Classrooms
 - New Learning Hub
 - Campus Green and passive recreational spaces
- New College Assembly Building
- Ancillary Buildings
- Review and improvements of traffic movements and access to the College
- Other modest improvements and upgrades

As outlined in the plans, the bulk of the alternations and new builds are strategically located in the western portion of the. The campus green precinct and surrounds. The new primary building flanks the existing campus in the northwest portion of the site, interfacing with the Enoggera Army barracks and as such much of the proposal does not interface with existing residential housing stock. Combine this with the modest increase in students it is considered that the extensions to the College minimises interfaces with residential zoned land.

Furthermore, we make the following observations of the proposal, in support of the MID:

- Low Risk Proposal in terms of Campus Fundamentals – e.g. existing campus, locality and contextual aspects.
- Low / Medium Risk site in terms of Community Consultation, Bushfire / Vegetation matters, Access and Traffic considerations. Detailed assessments are included in the appendices.
- Increase in student numbers is modest and manageable. 180 additional students or 10% increase.
- Budgets represented qualifies for the infrastructure program. Potentially \$40 – \$60 million. An extract of the Construction Breakdown is outlined below in **Figure 3-2**.
- On balance, a clear candidate application to qualify for endorsement for the MID process.

A visual breakdown of the various components is demonstrated in the plan extracts below and Appendices A & B. A breakdown of the plan number and type are outlined below.

Figures 3-3 and 3-4 illustrate the existing and proposed Campus Site plan.

Figures 3-5 and 3-11 illustrate the potential chronological outcome of the proposed building program over the next 5 -10 years.

Plan number	Plan Type
000	SITE PLAN & COVER SHEET
010	EXISTING SITE PLAN
015	EXISTING ACCESS PLAN
016	PROPOSED ACCESS PLAN
020	SITE DEMOLITION PLAN
050	PROPOSED DEVELOPMENT SITE PLAN
055	PROPOSED SITE REFERENCE PLAN 1
060	PROPOSED BUILDING HEIGHT REFERENCE
100	UPPER CAMPUS PRECINCT PLAN
120	PROP. PRIMARY SCHOOL BUILDING
130	CARRICK WING ALT. + ADDITION
130	PROP. LEARNING HUB BUILDING
140	CHAMPAGNAT CENTRE ADDITION
150	SCIENCE BUILDING GLA ADDITION
200	ART WALK PRECINCT PLAN
210	MUSIC ROOM ALT. + ADDITION
220	PROP. MUSIC ANNEXE BUILDING PLAN
300	TOWER WALK PRECINCT PLAN
310	DINING COMPLEX ALT. + ADDITION
320	PROPOSED CAR PARK
500	OVAL 01 PRECINCT PLAN
510	PROP. BR CYPRIAN PAVILION
600	COLLEGE ASSEMBLY PRECINCT
610	ASSEMBLY COMPLEX

BUILDING BREAKDOWN

PHASE 1 2022 - 2024										
Campus Green Precinct										
Building	New Build	Addition / Alteration	Associated Demolition	Existing / Proposed Footprint - m ²	Existing GFA - m ²	New / Additional GFA - m ²	Total GFA	Storeys	Brief Description	Estimated Construction Cost (EXCL GST)
Primary School Stage 1	✓		Minor Demolition	1100	-	3200	3200	4	12 GLA's - New Primary School, 2/3 Storey Construction Over Podium	\$ 9,890,000.00
Carrick Wing (East)		✓	Minor Demolition	650 / 850	1950	600	2550	3	Additional covered walkway and alteration to learning area (15 GLA's)	\$ 8,610,000.00
Proposed Learning Hub	✓		Demo of ext. covered outdoor area & tuckshop	450	-	1800	1800	4	New Library + Collaborative study space (3 Storey Over Podium)	\$ 7,670,000.00
Carrick Wing (West)		✓	Minor Demolition	450 / 520	1350	210	1560	3	Alteration to Existing learning area (2 GLA's)	\$ 2,520,000.00
Campus Green (Phase 1)		✓		6500	5000	NIL	-	0		\$ 4,810,000.00
Tuckshop Facilities	✓			135	135	15	150	1	Relocation of existing Tuckshop facility	\$ 640,000.00
College Assembly Precinct										
The Tower Walk Precinct										
Building	New Build	Addition / Alteration	Associated Demolition	Existing / Proposed Footprint - m ²	Existing GFA - m ²	New / Additional GFA - m ²	Total	Storeys	Brief Description	Estimated Construction Cost (EXCL GST)
Car Park	✓			1050			1050	0	26 Car Parking Space for Staff & Visitors	\$ 1,820,000.00
Primary Drop off zone	✓			100			100	0	Primary Drop off zone	
Art Walk Precinct										
Building	New Build	Addition / Alteration	Associated Demolition	Existing / Proposed Footprint - m ²	Existing GFA - m ²	New / Additional GFA - m ²	Total	Storeys	Brief Description	Estimated Construction Cost (EXCL GST)
La Rosey Music & Art Centre		✓		560	1500	190	1690	3	Music Room additions	\$ 450,000.00
Oval 1 Precinct										
TOTAL										\$ 36,410,000.00
PHASE 2 2025 - 2027										
Campus Green Precinct										
Building	New Build	Addition / Alteration	Associated Demolition	Existing / Proposed Footprint - m ²	Existing GFA - m ²	New / Additional GFA - m ²	Total	Storeys	Brief Description	Estimated Construction Cost (EXCL GST)
Campus Green (Phase 1)		✓		6500	5000	NIL	-	0		\$ 4,830,000.00
College Assembly Precinct										
Building	New Build	Addition / Alteration	Associated Demolition	Existing / Proposed Footprint - m ²	Existing GFA - m ²	New / Additional GFA - m ²	Total	Storeys	Brief Description	Estimated Construction Cost (EXCL GST)
College Assembly Complex	✓		Demolish existing Br. Andrews Villa & Trade Training Centre	3300	0	4300	4300	2	2000+ Person Assembly Hall	\$ 18,420,000.00
	✓			900 / 1200	1200	2400	2400	1	Replacement of existing Trade Training Centre	
	✓			700	0	1400	1400	2	Examination Centre / STEM Building (Staged)	\$ 17,780,000.00
	✓			1300	0	1300	1300	1	Car Park / Gymnasium (Staged)	
The Tower Walk Precinct										
Building	New Build	Addition / Alteration	Associated Demolition	Existing / Proposed Footprint - m ²	Existing GFA - m ²	New / Additional GFA - m ²	Total	Storeys	Brief Description	Estimated Construction Cost (EXCL GST)
Dining Complex		✓		1300	2000	1000	3000	2	Alteration and addition to Dining Complex/Boarding	\$ 5,770,000.00
Tower Walk	✓		Partial Demolition of existing BR. Andrews Villa						Paved Outdoor Walk Way	\$ 2,270,000.00
Art Walk Precinct										
Oval 1 Precinct										
TOTAL										\$ 48,870,000.00
PHASE 3 2028 - 2030										
Campus Green Precinct										
Building	New Build	Addition / Alteration	Associated Demolition	Existing / Proposed Footprint - m ²	Existing GFA - m ²	New / Additional GFA - m ²	Total	Storeys	Brief Description	Estimated Construction Cost (EXCL GST)
Primary School Stage 2 - GLA	✓		Demolition of existing Primary School	470		1410	1410	4	6 GLA's - New Primary School, 2/3 Storey Construction Over Podium	\$ 8,940,000.00
Primary School Stage 2 - Admin Library	✓			430		650	650	2	New Primary School Library and Admin	\$ 2,670,000.00
Gym (Championship Centre)		✓		1900	1900	660	2560	1 + Mez	Additional Covered Outdoor Space	\$ 1,393,000.00
Science		✓	Minor Demolition	1700	3400	NIL	3400	2	Convert GLA - Science Laboratories	\$ 5,240,000.00
Campus Green (Phase 3)		✓		6500	5000	-	-	0		\$ 5,240,000.00
College Assembly Precinct										
The Tower Walk Precinct										
Art Walk Precinct										
Building	Addition / Alteration			Existing / Proposed Footprint - m ²	Existing GFA - m ²	New / Additional GFA - m ²	Total	Storeys	Brief Description	Estimated Construction Cost (EXCL GST)
Music Annex Building	✓			430	0	1300	1300	3	New Build 3 Storey Construction	\$ 7,150,000.00
Oval 1 Precinct										
Building	Addition / Alteration			Existing / Proposed Footprint - m ²	Existing GFA - m ²	New / Additional GFA - m ²	Total	Storeys	Brief Description	Estimated Construction Cost (EXCL GST)
BR Cyprian Pavilion		✓		560	1250	1250	2500	2	Additional Multi Purpose Space	\$ 14,350,000.00
TOTAL										\$ 39,743,000.00

AUTHOR
Urbicus phorm STEELE WROBEL

Figure 3-2 Marist Construction Breakdown



Figure 3-3 Existing Site Plan



Figure 3-4 Proposed Development site plan

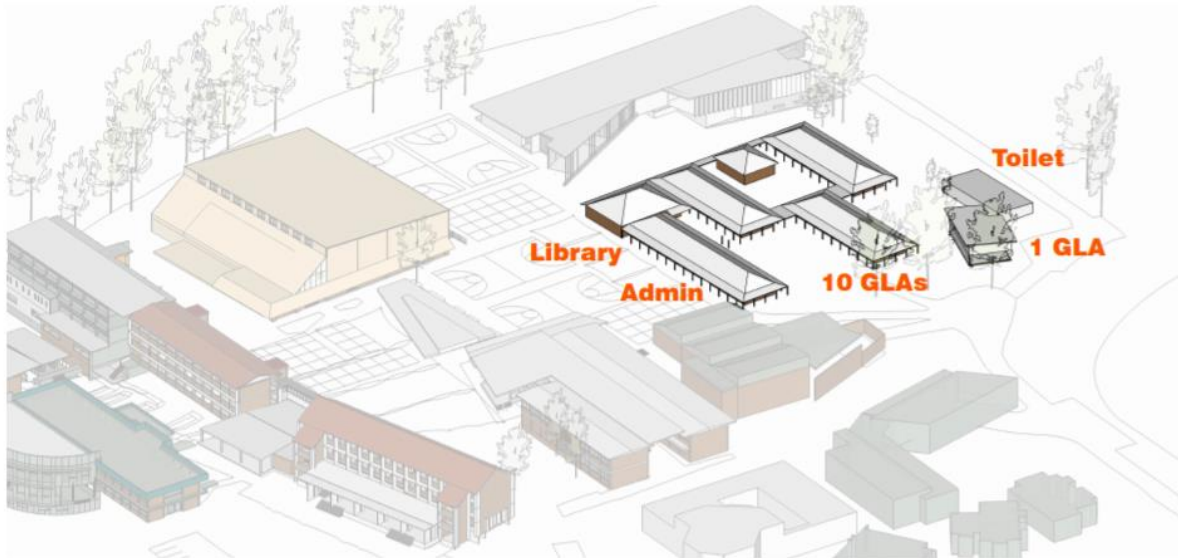
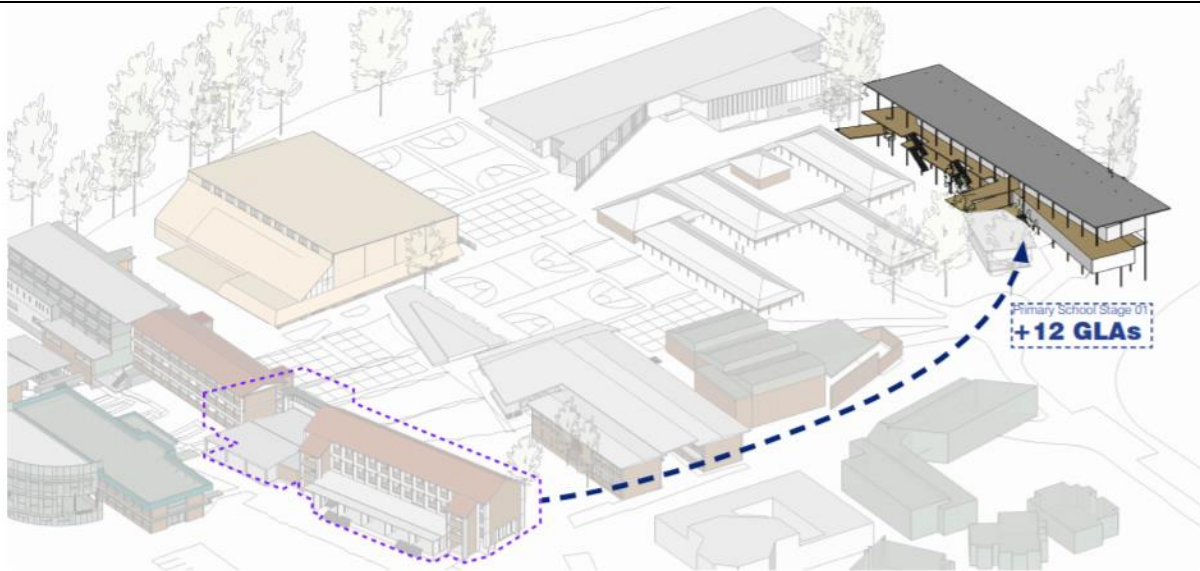


Figure 3-5 Existing Primary School



Figure 3-6 Phase 1 New Primary School



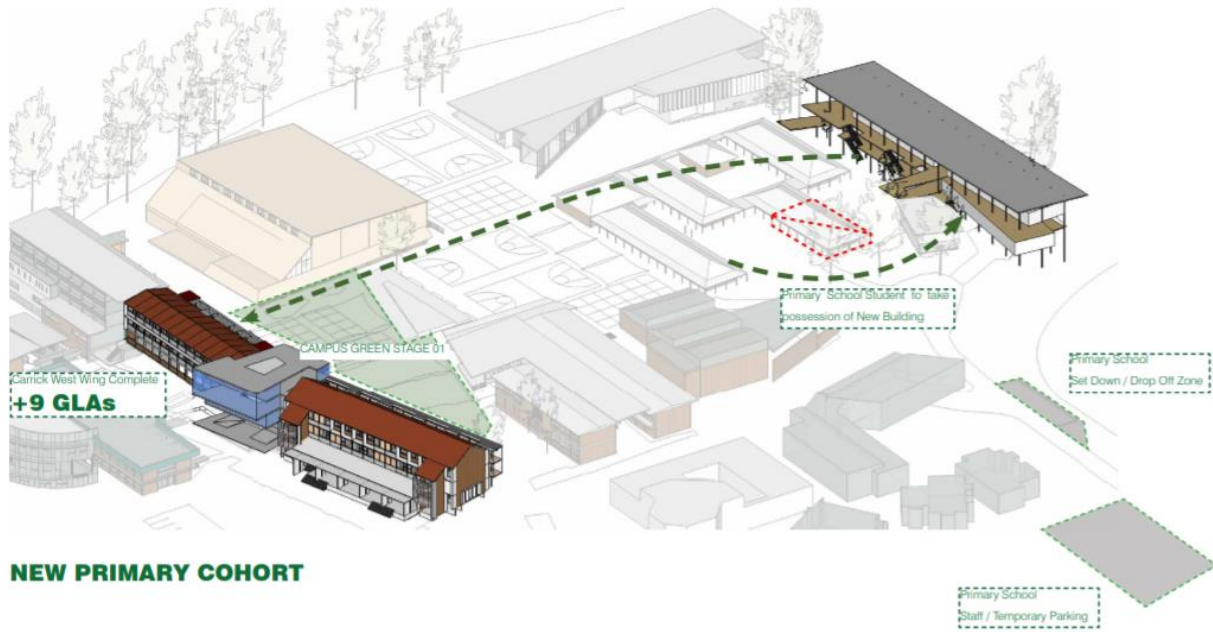
CARRICK WING EAST / LEARNING HUB

Work to Carrick Wing East Wing
Learning Hub
+13 GLAs

Figure 3-7 Carrick Wing Upgrade

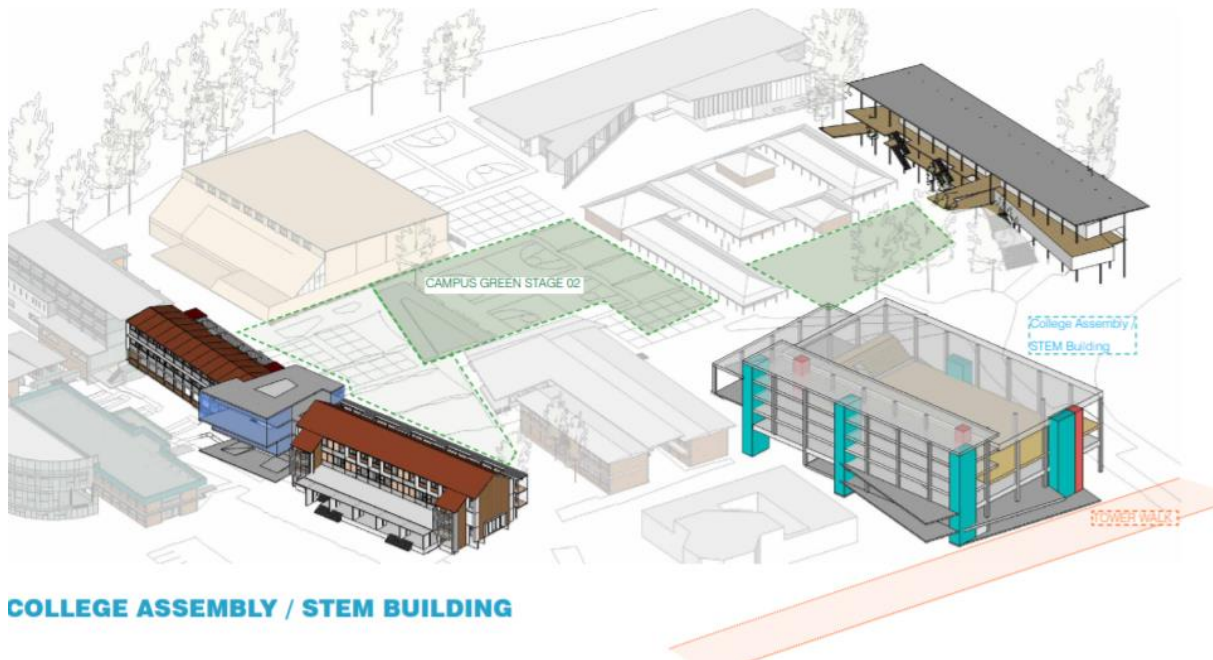


Figure 3-8 Carrick Wing Upgrade



NEW PRIMARY COHORT

Figure 3-9 New Primary Cohort



COLLEGE ASSEMBLY / STEM BUILDING

Figure 3-10 College Assembly/Stem Building

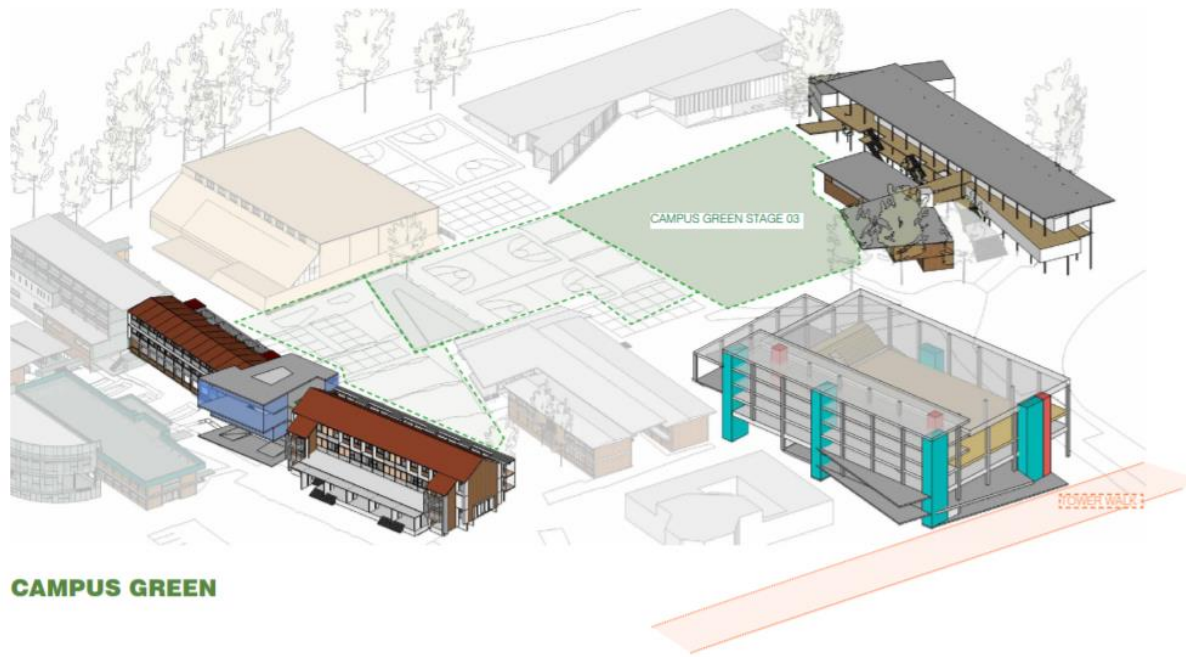


Figure 3-11 Campus Green

4 REQUIREMENTS OF THE PLANNING ACT 2016

Part 5 of Chapter 2 of the Planning Act 2016 (the Act) outlines the process and requirements for the designation of infrastructure. Section 35 of the Act states that the Minister or a local government may identify premises for infrastructure prescribed by the Planning Regulation 2017 (the Regulation). Schedule 5 of the Regulation prescribes the types of infrastructure which may be designated. Educational facilities are listed as a type of infrastructure under the schedule.

4.1 Section 36 of The Planning Act 2016

Section 36 of the Act includes criteria for the designation of premises for the development of infrastructure. The following table provides comments specific to the proposed Ministerial designation against the 'criteria for making or amending designations'.

Table 1 – Assessment of Criteria under Section 36 of the Act

CRITERIA	RESPONSE
(1) To make a designation, a designator must be satisfied that— (a) the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or (b) there is or will be a need for the efficient and timely supply of the infrastructure.	Satisfied - Refer to section 5 of this report
(2) To make or amend a designation, if the designator is the Minister, the Minister must also be satisfied that adequate environmental assessment, including adequate consultation, has been carried out in relation to the development that is the subject of the designation or amendment.	Satisfied – This EAC has been prepared to provide an assessment of the proposed designation and is available during consultation. Consultation will be carried out for 20 business days as required by the Department of State Development, Infrastructure, Local Government and Planning - DSDILGP and the EAC will be finalised following consultation and notice from the Minister.
(3) The Minister may, in guidelines prescribed by regulation, set out the process for the environmental assessment and consultation.	Satisfied - This EAC and consultation is prepared/carried out in accordance with the Chapter 7 of the MGR.
(4) The Minister is taken to be satisfied of the matters in subsection (2) if the process in the guidelines is followed.	Satisfied - Refer to above comments.
(5) However, the Minister may be satisfied of the matters in another way.	No comment required.
(6) Sections 10 and 11 apply to the making or amendment of the guidelines as if the guidelines were a State planning policy.	No comment required.
(7) To make or amend a designation, a designator must have regard to—	
(a) all planning instruments that relate to the premises; and	Satisfied - Planning instruments relevant to the subject land are discussed within the sections of this report.
(b) any assessment benchmarks, other than in planning instruments, that relate to the development that is the subject of the designation or amendment; and	Satisfied - There are no known other assessment benchmarks.
(c) if the premises are in a State development area under the State Development Act—any approved development scheme for the premises under that Act	Satisfied - There are no known other assessment benchmarks.
(ca) if the premises are in a priority development area under the Economic Development Act 2012 —any development scheme for the priority development area under that Act; and	Satisfied - The subject site is not located in a Priority Development Area.
(d) any properly made submissions made as part of the consultation carried out under section 37; and	Satisfied - Properly made submissions will be considered as part of the final EAC.
(e) the written submissions of any local government.	Satisfied - Submissions from the local government will be considered as part of the final EAC.

4.2 Effect of The Designation

Section 44 of the Act defines categories of development. With relevance to the designation of land for infrastructure, section 44 of the Act states:

(b)development in relation to infrastructure under a designation is—

- (i) to the extent the development is building work under the Building Act—the category of development stated for the building work under a regulation; or
 - (ii) otherwise—accepted development’.
- Accordingly, if designated, development on the subject land under the designation is accepted development, and no further development approvals are required under the PA.

4.3 Streamlined MID Process

On 24 February 2020, correspondence from the Development Assessment Division, Planning Group advised that the proposal for the school is endorsed for the streamlined MID process. Figure 4-1 illustrates the streamlined MID process.

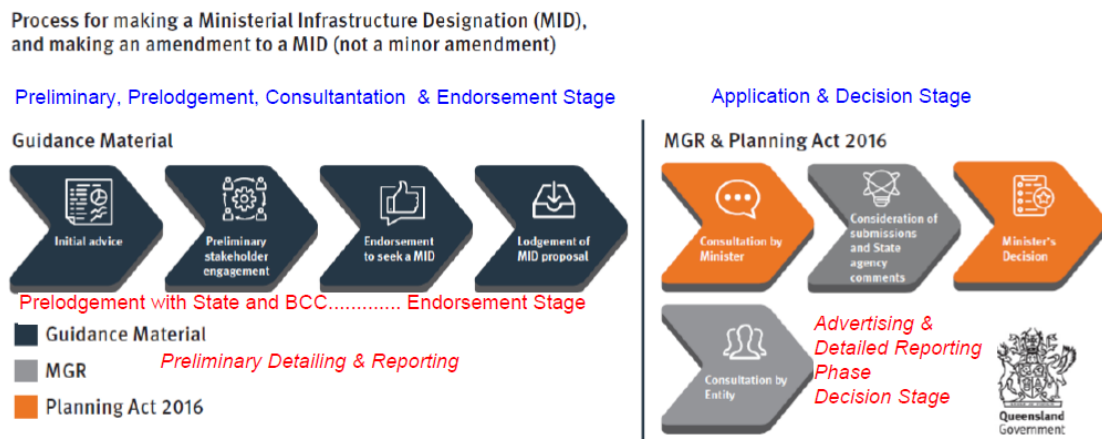


Figure 4-1 MID Process Diagram (DSDMIP)

5 TOWN PLANNING CONTEXT

This section of the EAC outlines the Local and State Planning Instruments that may be applicable to future development on the site. Relevance, or the extent of, will be dependent on the form of development that occurs. As many of the matters of state and local interest are repeated throughout the various planning instruments, a consolidated response to each matter is provided in below.

5.1 State Context

Table 2 is a summary of the State planning context relevant to the site and/or use of the site for education purposes.

Table 2 – State Context Overview

STATE INSTRUMENT	COMMENT
Planning Act 2016	As identified in section 4 above, the application is made in accordance with Section 36 of the Planning Act.
Planning Regulation 2017	The education facility and place of worship seeks designation in accordance with Schedule 5 of the Planning Regulation.
Ministers guidelines	This application has been prepared in accordance with the Ministers Guidelines which is a statutory instrument made pursuant to Section 17 of the Planning Act.
State Planning Policy	In order to make a designation, pursuant to Section 36(7) of the Planning Act, regard must be made to any assessment benchmarks that relate to the subject site. With respect to this, the SPP is the relevant instrument that must be considered. Any relevant State interest matters relevant to the site, will be assessed against SPP assessment benchmark and outlined below.
South-East Queensland Regional Plan	The site is within the Urban Footprint.
State Assessment Referral Agency Mapping	SEQ Regional Plan land use categories <ul style="list-style-type: none"> - Urban Footprint Water resource planning area boundaries <ul style="list-style-type: none"> - Water resource planning area boundaries Regulated vegetation management map (Category A and B extract) <ul style="list-style-type: none"> - Category B on the regulated vegetation management map Core koala habitat area <ul style="list-style-type: none"> - Core koala habitat area

5.1.1 State Context

The State Planning Policy ('SPP') identifies the State's interests in land use planning and development. The SPP sits above regional plans and local government planning schemes in the hierarchy of Queensland's planning instruments, as set out in section 8(4)(a) of the Act.

The SPP expresses the State's interests in land use planning, with an intent for local government planning schemes to reflect these interests. In cases where the interests of the State are not appropriately reflected in a planning scheme, the SPP provides assessment benchmarks. The following table identifies State interests and their applicability to the proposed Ministerial designation of the subject land:

SPP MATTER	APPLICABILITY
Planning for Liveable Communities and Housing	
Housing supply and diversity	N/A – The proposal does not involve housing
Liveable Communities	N/A – The proposal does not involve a large scale residential development or master planned community
Planning for economic growth	
Agriculture	N/A – The land does not contain agricultural values
Development and construction	N/A – This matter relates to broader land use strategy
Mining and extractive resources	N/A – The proposal does not relate to mining
Tourism	N/A – The proposal does not involve tourism activities
Planning for the environment and heritage	
Biodiversity	<ul style="list-style-type: none"> - MSES - Wildlife habitat (endangered or vulnerable) - MSES - Wildlife habitat (special least concern animal) - MSES - Wildlife habitat (koala habitat areas - core) - MSES - Regulated vegetation (category B) - MSES - Regulated vegetation (essential habitat) <p>A small section of the site is mapped as containing significant vegetation, this mapping is also reflected in the SARA DA mapping. This matter is addressed in a consolidated biodiversity heading below.</p>
Coastal environment	N/A – The subject land is not in proximity to a coastal environment.
Cultural heritage	The subject land does not contain State heritage places. Local indigenous groups have been notified and provided with an opportunity to identify any matters of cultural heritage present on the land.
Water quality	<p>Water Quality</p> <p>Existing stormwater management arrangements for the subject land will remain unchanged. A Stormwater Management Plan (both quality and quantity) can be conditioned as a condition should the state deem it warranted, as the proposal will not impact on receiving waters.</p>
Planning for safety and resilience to hazards	
Emissions and hazardous activities	N/A – The proposal does not involve activities that emit emissions or are hazardous.
Natural hazards, risk and resilience	<ul style="list-style-type: none"> - Flood hazard area - Local Government flood mapping area* - Bushfire prone area <p>Please refer to the heading below which provides a detailed response.</p>
Planning for infrastructure	
Energy and water supply	N/A – This interest relates to the deliverance of large scale energy and water supply infrastructure.
Infrastructure integration	N/A – This interest relates to the broader delivery of infrastructure. The proposal will utilise existing infrastructure in an urbanised environment.
Transport infrastructure	N/A – The college will continue to utilise the external access arrangement whilst improving the internal access arrangement which will be reflected on the external road network. Please refer to Appendix D -Traffic Engineering Assessment Report which provides a detailed assessment.
Strategic airports and aviation facilities	N/A – The site is not in proximity to strategic airports or aviation facilities which may affect their function.
Strategic ports	N/A – The site is not in proximity to a strategic port.

5.1.2 State Development Assessment Provisions

A review of the State Government's Development Assessment (DA) Mapping System has been undertaken and the results reflect in Table 2 above.

The mapping search is undertaken to establish what aspects of the proposed development may trigger referral (under Schedule 10 of the Planning Regulation 2017 [PR]) to the State Assessment and Referral Agency ('SARA') (as a concurrence or advice agency) for their assessment against the relevant State Development Assessment Provisions ('SDAP').

Schedule 10 of the PR states referral agencies and their jurisdictions and includes triggers that relate to certain thresholds. A review of Schedule 10 of the PR has been undertaken, the following table identifies the triggers and their applicability to the proposal.

Table 4 – Assessment against Schedule 10 of the Planning Regulation						
PART	MATTER	ASSESSABLE DEVELOPMENT			REFERRAL	
		DESCRIPTION	CATEGORY OF ASSESSMENT	ASSESSMENT BENCHMARKS	REFERRAL AGENCY	MATTERS FOR ASSESSMENT BY REFERRAL
1	Airport Land	N/A	N/A	N/A	N/A	N/A
2	Brothels	N/A	N/A			N/A
3	Clearing Native Vegetation	Clearing category B vegetation that is of concern and of least concern regional ecosystem	Exempt, as development is for an urban purpose in an urban area	N/A	N/A	N/A
4	Contaminated Land	N/A	N/A	N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A	N/A	N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A	N/A	N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	Development on a local heritage place N/A	Code	N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and	N/A	N/A	N/A	N/A	N/A

	future state-controlled transport tunnels					
10	Koala Habitat in SEQ	Exempted development if less than 500sqm cleared	Code assessment if greater than 500sqm	State code 25	SARA	State code 25
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A	N/A	N/A	N/A
12	Operational Work for Reconfiguring a Lot	N/A	N/A	N/A	N/A	N/A
13	Ports: - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land	N/A	N/A	N/A	N/A	N/A
14	Reconfiguring a Lot under the Land Title Act	N/A	N/A	N/A	N/A	N/A
15	SEQ Development Area	N/A	N/A	N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Community Activity - Indoor Recreation - Residential Development - Urban Activity	N/A	N/A	N/A	N/A	N/A
17	Tidal Works or Work in a Coastal Management District	N/A	N/A	N/A	N/A	N/A
18	Urban Design					
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A	N/A	N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A	N/A			N/A

5.2 Local Context

Assessment Trigger	Table	Level of Assessment
Zone		
CF5 Community facilities (Education purpose)	5.5.19	Code
Neighbourhood Plan		
Ashgrove – Grange district neighbourhood plan	5.9.4.A	No change
Enoggera district neighbourhood plan	5.9.23.A	No change
All Aspects of Development		
Airport environs overlay	5.10.2	Accepted
Bicycle network overlay	5.10.3	Code
Biodiversity areas overlay	5.10.4	Code
Bushfire overlay	5.10.5	Code
Community purposes network overlay	5.10.7A	Code
Critical infrastructure and movement network overlay	5.10.8	Accepted
Flood overlay	5.10.11	Code
Heritage overlay	5.10.12	Code
Potential and actual acid sulfate soils overlay	5.10.15	Accepted
Road hierarchy overlay	5.10.18	Code
Streetscape hierarchy overlay	5.10.20	Code
Waterway Corridors overlay	5.10.25	Code

Table 5-1 Level of Assessment Table

5.3 Summary of State and Local Matters

Biodiversity

Figures 5-1 and 5-2 below illustrate matters of local and state significance relating to biodiversity. As shown, there is a large cluster of vegetation in the south of the site which is mapped by Local and State governments. A Detailed Ecological Assessment Report is attached in Appendix F it considers the ecological value of all vegetation (mapped and non-mapped) which may be impacted by future development.

The report identified that the site contains a moderate level of ecological value throughout.

S5 Consulting state...

The intent of this report is to provide an informed assessment of the ecological values that are present and/or likely to be present on the site, particularly within the areas of proposed works so as to inform master planning, design, and the approval process. This report also provides an assessment of the site's habitat and biodiversity values and ecological functionality. The new proposed infrastructure is located in many different areas of the school grounds. In the preparation of this assessment the following steps were undertaken:

1. *Desktop Assessment;*
2. *Legislation and Planning Review;*
3. *Field Surveying;*
4. *Impact Assessment and Development Analysis; and*
5. *Conclusions and Recommendations.*

Planning Regulation 2017

In February 2020, the State Government implemented new Koala Habitat Mapping consisting of Core Koala Habitat Areas (KHA), Locally Refined Koala Habitat Areas (LRKHA) and Koala Habitat Restoration Areas (KHRA). In addition, the State has recognised Koala Priority Areas (KPA) which are large connected areas throughout SEQ which are identified as the most strategic locations for Prioritising Koala Conservation. With the exception of a limited number of exemptions (outlined, in Schedule 24 - Dictionary, under Exempted Development), development within KPAs mapped as KHA or LRKHA is considered Prohibited Development.

The Assessment Benchmarks for other development inside KPA or Identified Broad-Hectare areas are outlined in Schedule 11 of the Planning Regulation 2017, with State Code 25 of the State Development and Assessment Provisions, providing the Performance Outcomes for any development within KHA or LRKHA, but outside of the KPA (as outlined in Schedule 10, Part 10 Section 16B).

A search by Lot and Plan through DES concluded that the subject site:

- is outside Koala Priority Area;*
- is outside Identified Koala Broad-Hectare Area; and*
- contains Koala Habitat Area (core) mapping throughout the northern extent of the site and along the western boundary.*
- contains Koala Habitat Area (locally refined) to the south of the site.*

All proposed works are to be undertaken outside the mapped Koala Habitat Areas, as seen in Figure 5.

City Plan 2014

While the proposed development will not be assessed by BCC under the City Plan 2014, it is understood the proponent is required by the State under a MID to address and have consideration for the intent of the relevant overlays.

Under City Plan 2014, the site is zoned as Community Facilities Education Purposes (CF5). The purpose of the CF Zone Code is to provide for community related activities and facilities whether under public or private ownership. These may include:

BCC Overlay mapping relating to ecological matters under the current plan include:

- Biodiversity Areas Overlay; and*
- Waterway Corridor Overlay.*

Natural Assets Local Law 2003

Natural Assets Local Law 2003 (NALL) defines four categories of protected vegetation. These categories identify the type of vegetation protected and the location of the vegetation:

- Council Vegetation;*
- Waterway and Wetland Vegetation;*
- Significant Native Vegetation; and*
- Significant Urban Vegetation.*

Significant Native Vegetation (SNV)

BCC defines the SNV category under the NALL as:

- Vegetation that has ecological value and provides important habitat or is a food source for wildlife;*
- Species of native plants that are unique to the region and state, species such as Hoop Pines (Araucaria cunninghamii);*
- Trees, shrubs, groundcovers and vines, located in particular areas, including dead vegetative material that provide important habitat for wildlife; and*

- *Native vegetation communities such as Melaleuca wetlands and rainforests that provide unique and valuable habitat for fauna species.*

Accordingly, all native vegetation on the site is protected under the SNV category. This includes native trees, shrubs, vines, groundcovers and grasses, as well as dead vegetation material such as logs which may provide habitat to native wildlife. As native vegetation is proposed to be removed, an 'Application to Carry out Works (including interfering with) on Protected Vegetation' (NALL Permit) will be required prior to any clearing works.

Significant Urban Vegetation (SUV)

BCC defines the SUV category under the NALL as significant vegetation that is generally mature native or exotic vegetation including individual trees or groups of trees that:

- *Are protected by an existing Council issued Vegetation Protection Order Individual Tree (VPO-IT) or Vegetation Protection Order Group of Trees (VPO-GT); or*
- *are listed or mapped in the SLT Overlay code of the Planning Scheme, the SLT Overlay map in the Planning Scheme; or*
- *are a specific species and size (listed in Schedule 2 of the Natural Assets Local Law 2003) and located in the Emerging Community (EC) Zone of the Planning Scheme.*

Accordingly, all SUV category vegetation on site is protected. As SUV mapped vegetation is proposed to be removed throughout the site, an 'Application to Carry out Works (including interfering with) on Protected Vegetation' (NALL Permit) will be required prior to any clearing works.

Waterways and Wetland Vegetation (WWV)

BCC defines the WWV category under the NALL as all vegetation in mapped wetlands and waterways, other than pest vegetation as defined by the NALL. Waterways and Wetlands associated with WWV do not have to contain water and can be natural or man-made. The site is mapped as containing patches of WWV, therefore if vegetation is to be pruned or removed within the mapped WWV, you may need to apply for an 'Application to Carry out Works (including interfering with) on Protected Vegetation' (NALL Permit).

Natural Assets Local Law

The requirements of the Natural Assets Local Law are applicable to the proposed development. These requirements can be fulfilled through submitting an Application to Carry Out Works on Protected Vegetation (NALL Permit) prior to undertaking clearing on the site.

Conclusions

The detailed Ecological Assessment prepared by S5 Consulting concluded the following:

The report investigated the ecological values, features and functionality of the site and applicable ecological and legislative constraints.

*The proposed works are largely located in **highly modified environments** that were predominantly devoid of naturally occurring vegetation and comprised of manicured lawns, historically cleared areas, existing buildings and sparsely planted trees and shrubs. The greatest areas of ecological value were observed in Areas A, F, H and I, where large koala habitat trees are present in the vicinity of the proposed buildings. 16 trees are proposed to be removed. It is recommended the building layout is tailored to retain these large canopy species.*

*The proposed works **will not** have a significant impact on MNES and are unconstrained at the Federal Level. No proposed works encroach into areas of MSES Biodiversity. However, it is understood a MID application is required to also assess impacts to MSES outside mapped areas under the SPP. The*

proposed development will involve the removal of 16 Non-juvenile Koala Habitat Trees. A corridor of vegetation currently exists along the northern boundary of the site, which connects to the broader vegetation that exists west of the school. It is recommended that **compensatory planting** for the removal of Koala Habitat Trees be undertaken along this northern boundary.

At the local level, the site is mapped under the Brisbane City Council’s City Plan 2014 as containing areas of Biodiversity Overlays mapping and Waterway Corridors mapping. It is S5 Environmental’s understanding that the proposal does not require assessment against the City Plan 2014 but should give consideration to the intent of planning overlays. Regardless, it is S5 Environmental’s understanding that no works are proposed within the HES, HESS mapped areas in the Biodiversity Areas Overlay, nor within a Waterway Corridor in the Waterway Corridors Overlay.

With the incorporation and implementation of recommendations identified in **Section 6 and Section 7**, S5 Environmental believe the ecological impacts by the proposed Masterplan will be minor and can be adequately mitigated.



Figure 5-1 Biodiversity Overlay Extract
 Source: BCC Interactive Mapping



Figure 5-2 Biodiversity Overlay Extract
Source: Phorm Plans



Figure 5-3 Photo of Area where the proposed Primary School is being located

Source:

Urbicus Site Photos



Figure 5-4 Photo of Area where the proposed Primary School is being located
Source: Urbicus Site Photos

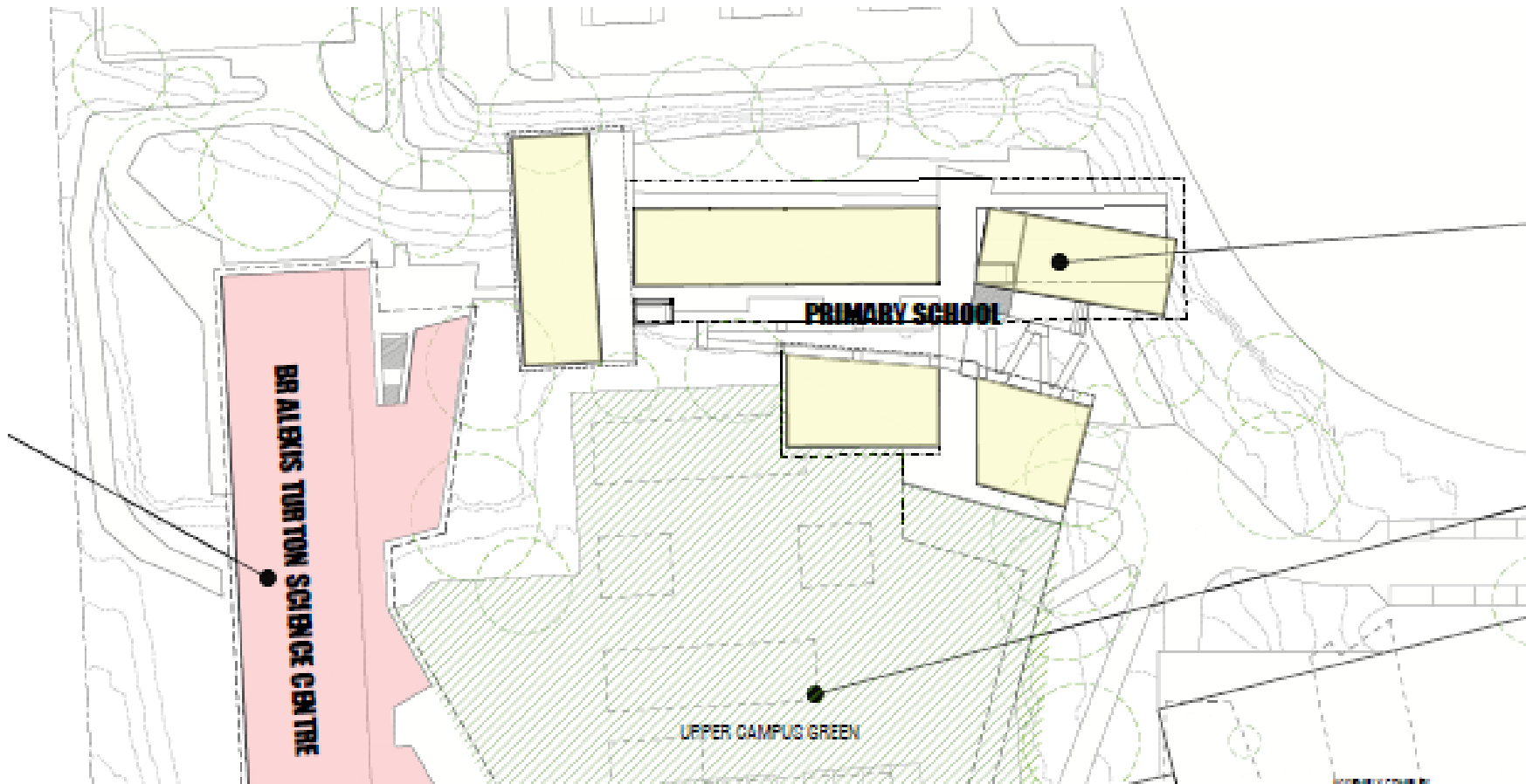


Figure 5-5 Extract from Site Pan where proposed Primary School location is being proposed
 Source: *Phorm Plans*



Figure 5-6 Extract from Aerial where proposed Primary School location is being proposed

Source:

Qld Globe



Figure 5-7 Photo of Area where the proposed Assembly precinct is being located

Source:

Urbicus Site Photos

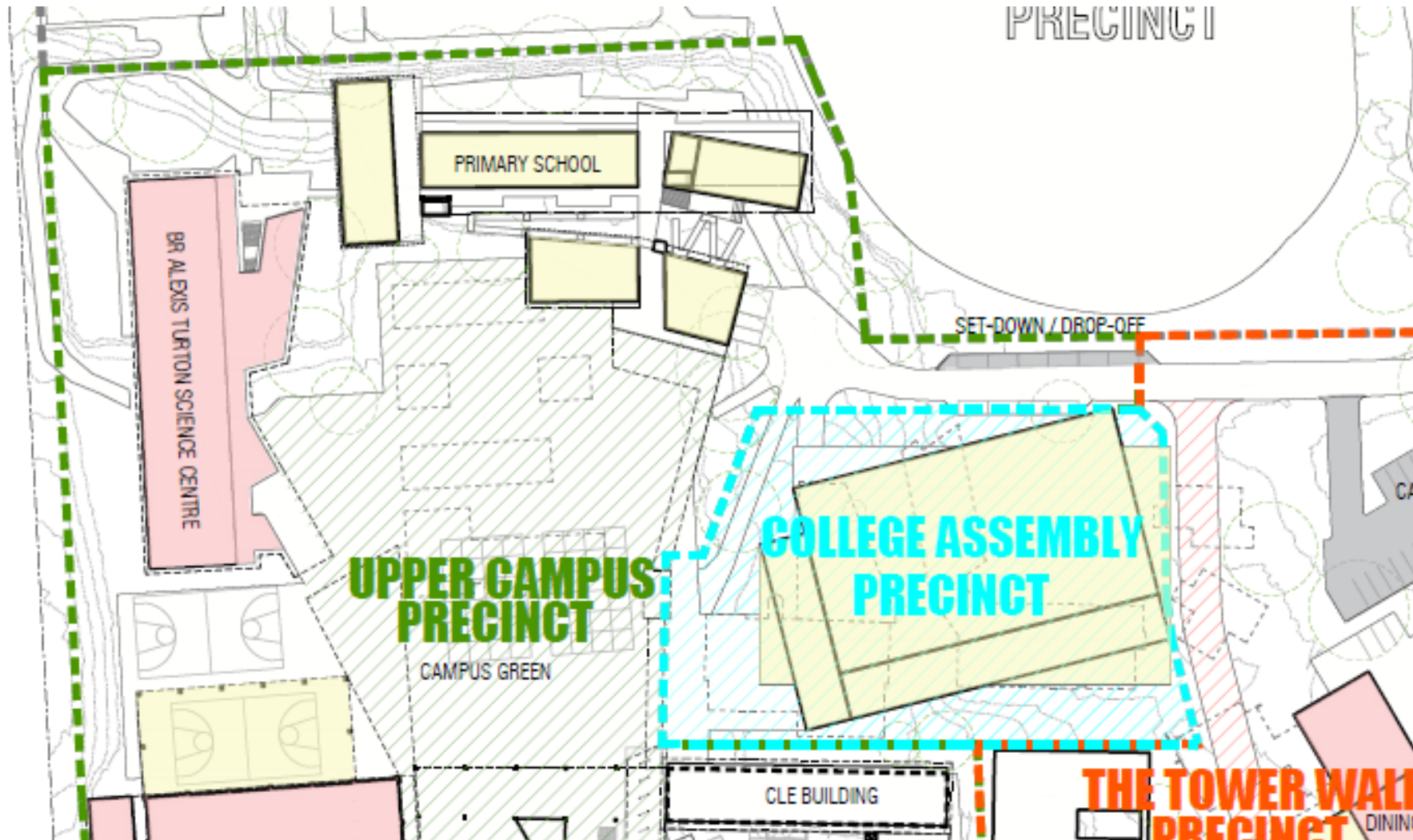


Figure 5-8 Extract from Site Plan where proposed Primary School and College Assembly precincts are being proposed
 Source: *Phorm Plans*

Bushfire

As shown in the figure below, the site is partially affected by various levels of bushfire hazard and impact buffers. A Bushfire Hazard Assessment attached in Appendix E provides an assessment of the hazard presented by the vegetation present on the site. The assessment finds that the entire site has a low / medium potential bushfire intensity in the post development scenario.

S5 Consulting state...

Whilst it is acknowledged that the Local Authority Planning Scheme does not apply to the MID process, it is important to recognise and acknowledge Local Government Planning overlays and intent. As such, it is acknowledged that the Brisbane City Council City Plan 2014 implements the Bushfire Hazard Overlay Code which acts as a development constraint within the BCC locality. However, the Bushfire Hazard Overlay maps for BBC differ slightly from the SPP overlays, refer to Figure 4. Both overlays show bushfire mapping within 100 m of the proposed buildings, and consequently a further investigation of the site-specific bushfire hazard characteristics has been undertaken to determine the actual hazard of the site, in accordance with the SPP.

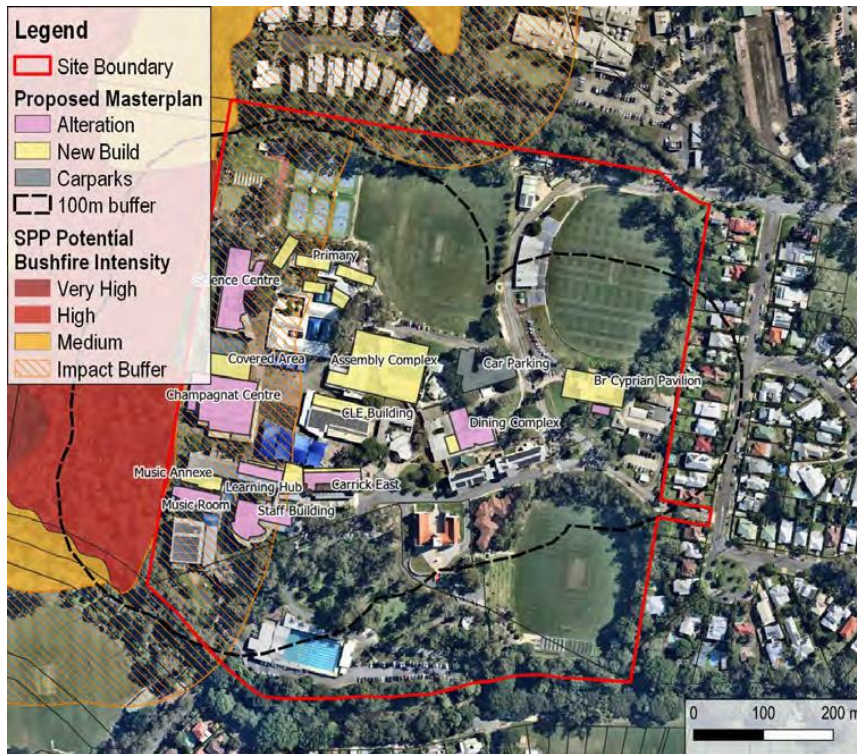


Figure 3. Extract of the SPP Bushfire Prone Areas Mapping

The proposed development includes the renovation of several school buildings, extensions to existing buildings including dining complex, Champagnat Centre, General Learning Areas (GLA), BR Cyprian Pavilion, and additional carparking. Additional learning spaces will include an extension to the Carrick Wing, Music Room annex, Science Building, and CLE Building, with Covered Area extending from the Champagnat Centre. New buildings include the Primary School, Assembly Complex, Learning Hub between the Carrick Wings, and a new Music Annex building. Accordingly, it is considered that this development includes the construction of one class of building type only - teaching spaces/library, refer to Table 3.

Given that these are non-habitable structures and are not a Class 1-3 or 10A Buildings or structures, there is no requirement to comply with the construction requirements described in AS3959-2018, under the Building Code of Australia. Accordingly, a Bushfire Attack Level Assessment is not required for the proposed Master Plan works.

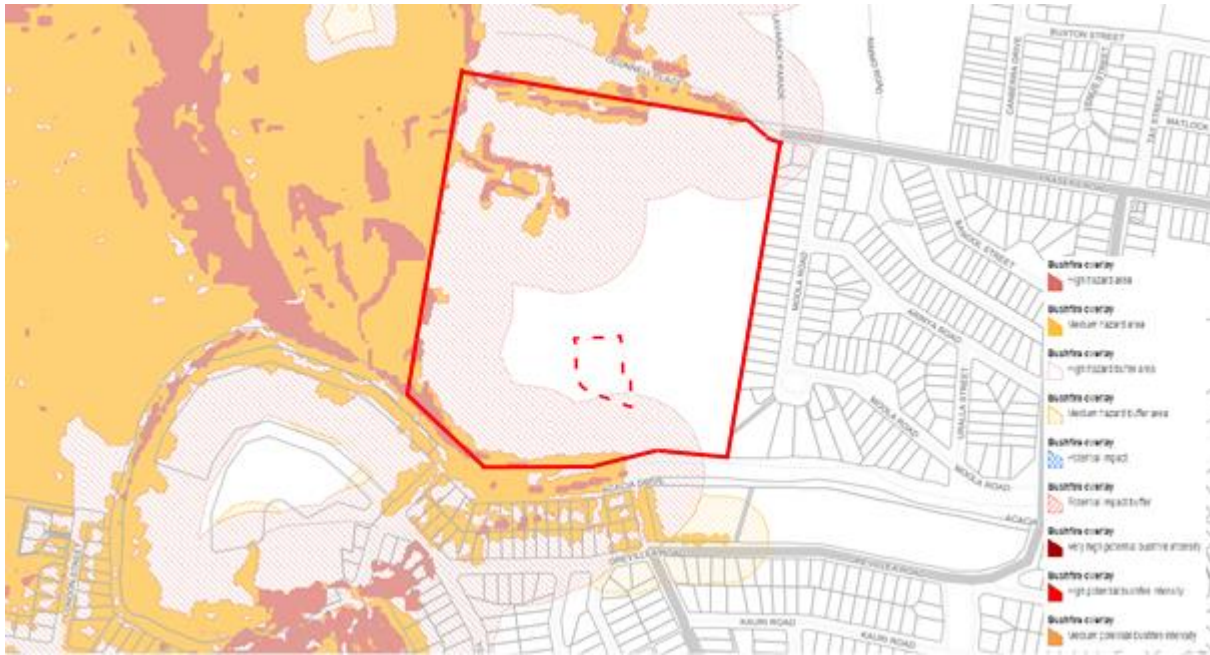


Figure 5-9 Bushfire Overlay Extract
 Source: BCC Interactive Mapping

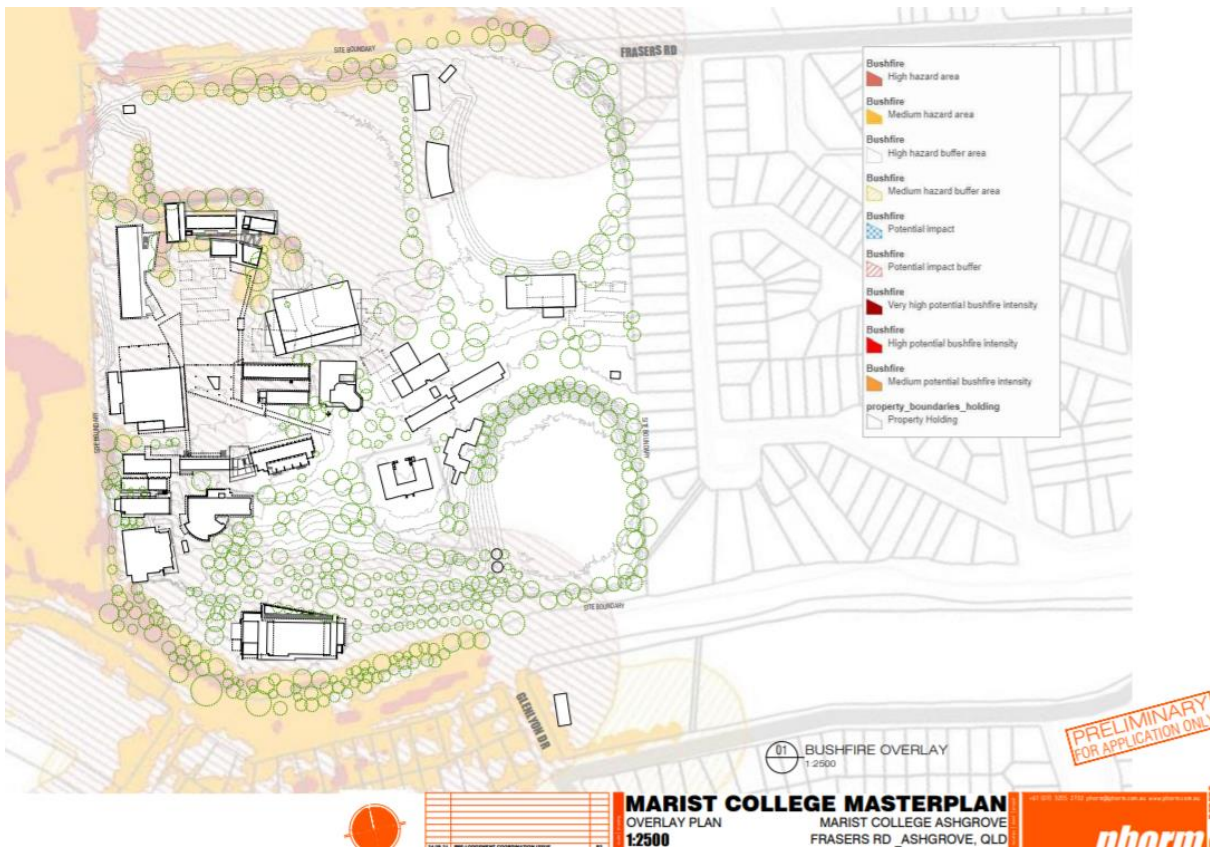


Figure 5-10 Bushfire Overlay Extract
 Source: Phorm Plans

Observations

The Bushfire Hazard Assessment concluded that the proposed new buildings under the Master Plan for the Marist College, Ashgrove are located within 100 m of Hazardous Vegetation and that bushfire risk is present to varying degrees across the school grounds. While the majority of the school is located within Low Hazard area, there is Very High, High and Medium Hazard PFLI within 100m of the proposed master planned works.

Hazardous vegetation is located within the Gallipoli Army Barracks. As a result of this setback, the majority of the proposed buildings have been determined to be potentially exposed to a radiant heat flux of 10kW/m² or lower. The Covered Area will be exposed to a radiant heat flux of 29kW/m², lower than the adjoining building to the south, and the Music Annex, 40kW/m². This exposure is considered acceptable as the works are proposed within the existing footprint of the school, and not expected to increase the school's bushfire risk. However, it is highly recommended that arrangements are be made with the property managers of the Gallipoli Army Barracks to plan an Asset Protection Zone. This should consist of a cleared 20m setback from the shared boundary with Marist College, and be continually maintained.

Due to the hazard rating determined by the hazard assessment, a site-specific Bushfire Management Plan was developed. The Bushfire Management Plan recommends key mitigation measures which should be implemented to ensure the risk to people and property is acceptable and minimised. These measures are summarised as:

- *Asset Protection Zone placed over the recommended 20m wide Army Barracks setback, to be regularly slashed;*
- *Asset Protection Zone implemented along the western boundary between existing and proposed buildings;*
- *Undertake vegetation management in the school Asset Protection Zone to maintain in a very low fuel state;*
- *Build fire-resistant buildings in accordance with the BCA and AS3959-2018 (where applicable), in particular constructing the Accommodation Buildings in accordance to BAL 12.5 construction standards;*
- *Including early warning systems and fire-fighting infrastructure such as: smoke alarms, fire extinguishers, and fire hydrants, in the design of buildings and layout of the subdivision;*
- *Ensure up-to-date evacuation and emergency procedure plans are prepared; and*
- *Implement low-flammability landscaping within 100 m of bushland areas.*

A Bushfire Risk Assessment, conducted in accordance with AS/NZS ISO 3100-2018 determined that with the implementation of the above recommended mitigation measures, the risk of a bushfire igniting, spreading and causing damage to the proposed development along the western boundary and people within is considered High.

Enoggera Army Barracks Communications

Marist College and the Enoggera Army Barracks as neighbours have had a long and ongoing relationship. Recently the barracks were contacted about the opportunities to establish a bushfire buffer along the western boundary to minimise bushfire risk. These negotiations are on going and this point the barracks have expressed a "thinning out" program as part for barracks maintenance program will be undertaken in the future. It is considered that an opportunity in the future to define a more structured fire break is likely to occur, however this could take sometime to facilitate.

In consideration of the above advice was received from S5 Environmental which demonstrated that the introduction of a formalised fire break would be **exempt** under the state and local government legislation. This is outlined below.

Bushfire Clearing exemption advice.

Summary of Clearing exemptions for Bushfire Buffer Setback as supplied by S5 Environmental.

State Legislation

- Category B Least Concern Vegetation and Koala Habitat Area (core) can be cleared by Defence under the *Planning Regulation 2017* [refer table 1] to establish a track, road, fence, fire break or fire management line.
- Exemptions to clearing for these purposes are primarily through the definition of ‘exempted development’ and ‘essential management’. The Schedules and Parts of the Planning Regulation where these exemptions are sourced are outlined below.
- A summary of clearing widths for a lot greater than 5ha as follows under State Legislation (Planning Regulation 2017)
 - Necessary Fence, road or vehicle track – 10m (Exempted development)
 - Fire management line (Exempted development (Essential management))) – 10m
 - Fire Break to protect infrastructure (Exempted development (Essential management))) – Min. 20m from existing infrastructure. Based on average heights of canopy in the mapped Regional Ecosystem (RE12.11.3) it could be a clearing of up to 37.8m (25.2m x 1.5) from existing infrastructure for example (would need ground-truthing). (NB: does not specify the existing infrastructure should be on the lots where the clearing is being undertaken)

NB: The clearing for firebreaks can only be applied as a buffer to existing infrastructure. Outside of these buffers, the clearing would need to be reduced to 10m wide. Clarification could be sought from the State on whether these clearing widths can be added together. For example 10m width for a track plus 10m for fire management line.

- Protected Plants under the Nature Conservation (Plants) Regulation 2020
It appears the only exemption to undertaking a Protected Plants Survey is for the following:
Firebreaks or fire management lines Section 50
1. An exemption applies to a person who takes a protected plant in an area if the person takes the plant by clearing for—
(a) establishing or maintaining a necessary firebreak to protect infrastructure, other than a fence, road or vehicular track, if the maximum width of the firebreak is equal to the wider of the following—
i. 1.5 times the height of the tallest vegetation next to the infrastructure;
ii. 20m; or
(b) establishing a necessary fire management line, if the maximum width of the clearing for the fire management line is 10m.
2. In this section—
infrastructure includes a building, or other structure, built or used for any purpose.

And for maintaining existing infrastructure (doesn't say that it can't be a fence) but does not give a width

Brisbane City Council

- As the clearing would be Operational Work not involving filling etc, Material Change of Use or, RoL, we understand it would be Accepted Development under the Brisbane City Council (BCC) Planning Scheme (ie no Development Application Required)
- Vegetation protected under BCC Natural Assets Local Law will require a permit. No exemptions to ‘Clear a firebreak’ unless the clearing is in accordance with a written (or oral, in emergency circumstances) direction to clear a firebreak given by a Fire Warden, the Queensland Fire and Emergency Services.

Table 1 - Planning Regulation 2017

Schedule 10, Part 10, Division 3, Subdivision 1 Assessable development	
16B Assessable development—development interfering with koala habitat in koala habitat areas outside koala priority areas	(f) Development is assessable development to the extent the development involves interfering with koala habitat in an area that— (a) is a koala habitat area; but (b) is not a koala priority area. (2) However, subsection (f) does not apply to the extent the development— (a) is exempted development ;
Schedule 21 - Exempt Clearing	
Part 2 Clearing for particular land for freehold land, clearing vegetation	(c) that is necessary for essential management
Schedule 24 - Dictionary	

<p>Exempted Development means</p>	<p>(n) development that is or involves operational work that is the clearing of native vegetation in a koala habitat area if the clearing—</p>	<p>(vii) is necessary for essential management and is qualifying clearing; or</p>
	<p>(o) development on a lot that is or involves operational work that is the clearing of native vegetation in a koala habitat area if—</p>	<p>(i) the clearing is necessary to establish a necessary fence, road or vehicular track on an existing lot; and</p> <p>(ii) the clearing is qualifying clearing; and</p> <p>(iii) the vegetation is regulated regrowth vegetation or a least concern regional ecosystem in a category B area; and</p> <p>(iv) the maximum width of the clearing for the fence, road or track is— (A) for a lot that is 5ha or less—5m; or (B) for a lot that is more than 5ha—10m; or</p>
<p>Essential Management means clearing native vegetation—</p>	<p>(a) for establishing or maintaining a necessary firebreak to protect infrastructure, other than a fence, road or vehicular track, if the maximum width of the firebreak is equal to 1.5 times the height of the tallest vegetation next to the infrastructure, or 20m, whichever is the wider; or</p>	
	<p>(b) for establishing a necessary fire management line, if the maximum width of the clearing for the fire management line is 10m; or</p>	

Table 5-2 Extract from Planning Regulation 2017

Source: *Planning Regulations*

Conclusion

The bushfire / vegetation representations above support the location of the proposed Primary Building, Assembly Building Precincts / footprints and any other improvements. In concert with negotiations with Enoggera Army Barracks in the future, any formalised fire break will reduce risk associated with any bushfire threats. Regardless the College maintains separation from the common boundary to west to minimise bushfire threats. See Figures 5-9 – 5-13 and this the new Primary School will address this matter during construction. It is noted that the College has never been threatened by a bushfire and despite the potential risk it is manageable as per the recommendations of the bushfire report.



Figure 5-11 Interface with Western Boundary of the College (Army Barracks)
Source: Urbicus site photos



Figure 5-12 Interface with Western Boundary of the College (Army Barracks)
Source: Urbicus site photos



Figure 5-13 **Interface with Western Boundary of the College (Army Barracks)**
Source: *Urbicus site photos*



Figure 5-14 Interface with Western Boundary of the College (Army Barracks)
Source: Urbicus site photos



Figure 5-15 Interface with Western Boundary of the College (Army Barracks)
Source: Urbicus site photos

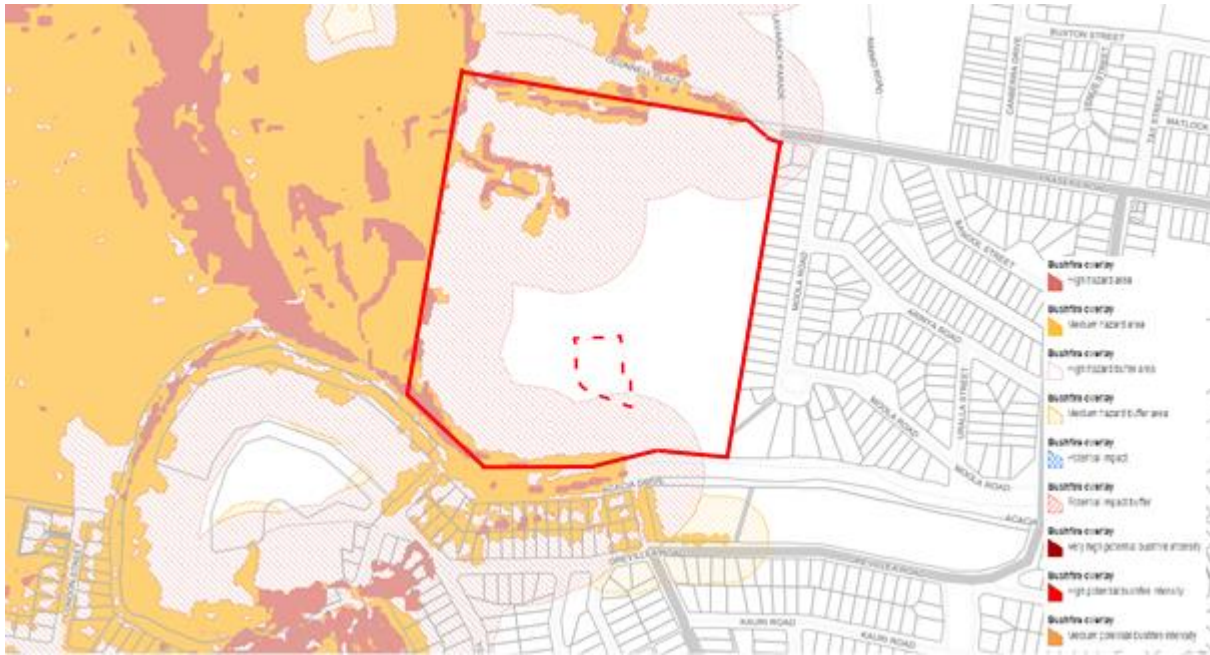


Figure 5-16 Bushfire Overlay Extract
 Source: BCC Interactive Mapping

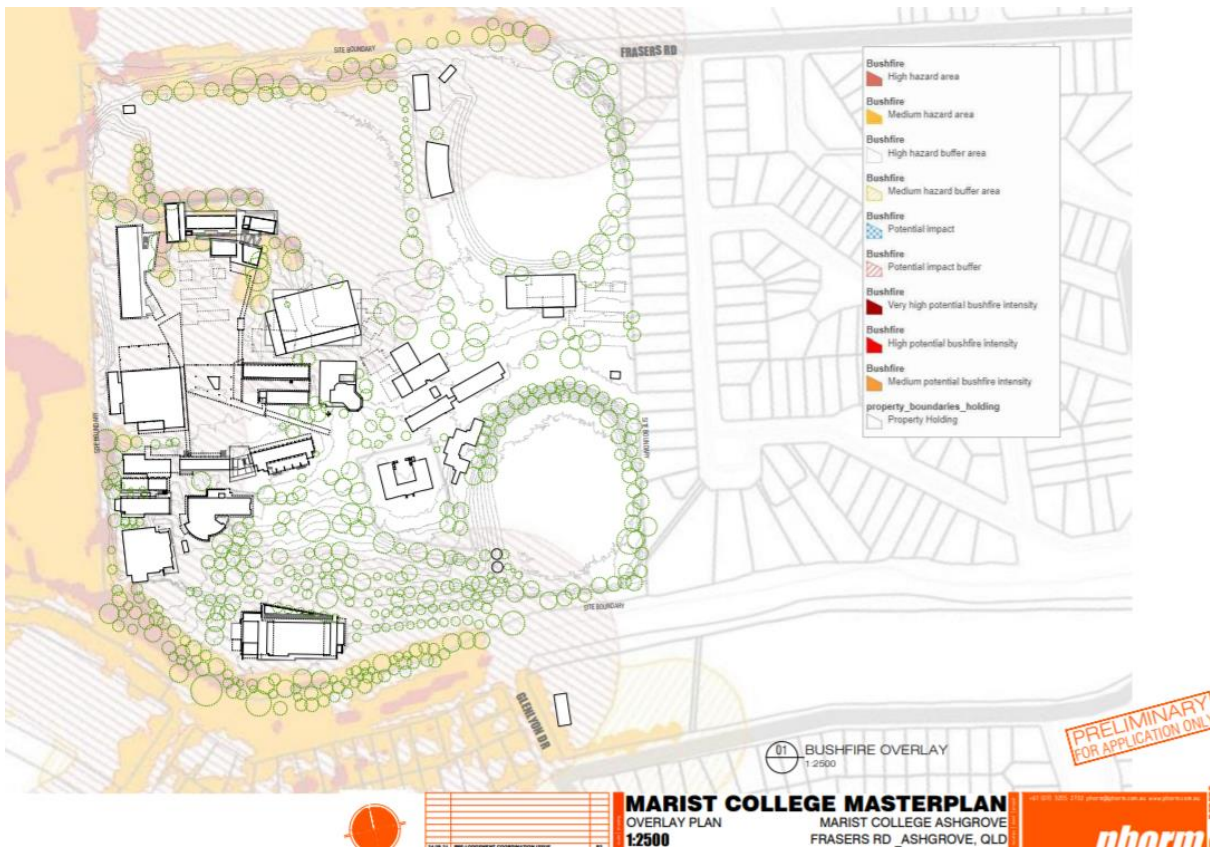


Figure 5-17 Bushfire Overlay Extract
 Source: Phorm Plans

Flood & Stormwater

Bligh Tanner, Engineers make the following observations in relation to Flooding and Stormwater considerations. Refer to Appendix I – Services and Engineering Letter.

The southern boundary of the site is affected by creek flooding associated with Enoggera Creek (refer Figure 1). All new building works will need to comply with relevant flood planning levels. While the proposed masterplan does not show any works within the flood extent, should any works occur within the mapped flood extents, a flood impact assessment may need to be undertaken.

The Glenlyon Drive access appears to be impeded by floodwaters under major events, however alternative access is available via Moola RD and O’Connell Drive.

The site is unlikely to need flood detention given there is only a modest change in impervious surfaces. The key stormwater management issue is therefore stormwater quality, as the new works will need to comply with best practice stormwater management targets as specified in the State Planning Policy.

An ideal stormwater management strategy would be one which:

- *Can be implemented in a staged manner as the masterplan is progressively implemented, rather than relying on a single end-of-pipe treatment system that would need to be delivered with the first stage of development.*
- *Is incorporated into site landscaping and uses raingardens and other green infrastructure, so that the strategy adds to the amenity of the school while having low ongoing maintenance costs.*
- *Provides opportunities for additional learning benefits, such as helping teach students about the natural watercycle.*

Conclusion

Put simply, the proposed works for the college are not in conflict with any flooding matters on-site and stormwater management can be addressed at Building Approval phase.



Figure 5-18 Flood Overlay Extract – Creek/waterway flood planning area
 Source: BCC Interactive Mapping



Figure 5-19 Flood Overlay Extract – Overland flow flood planning area
 Source: BCC Interactive Mapping

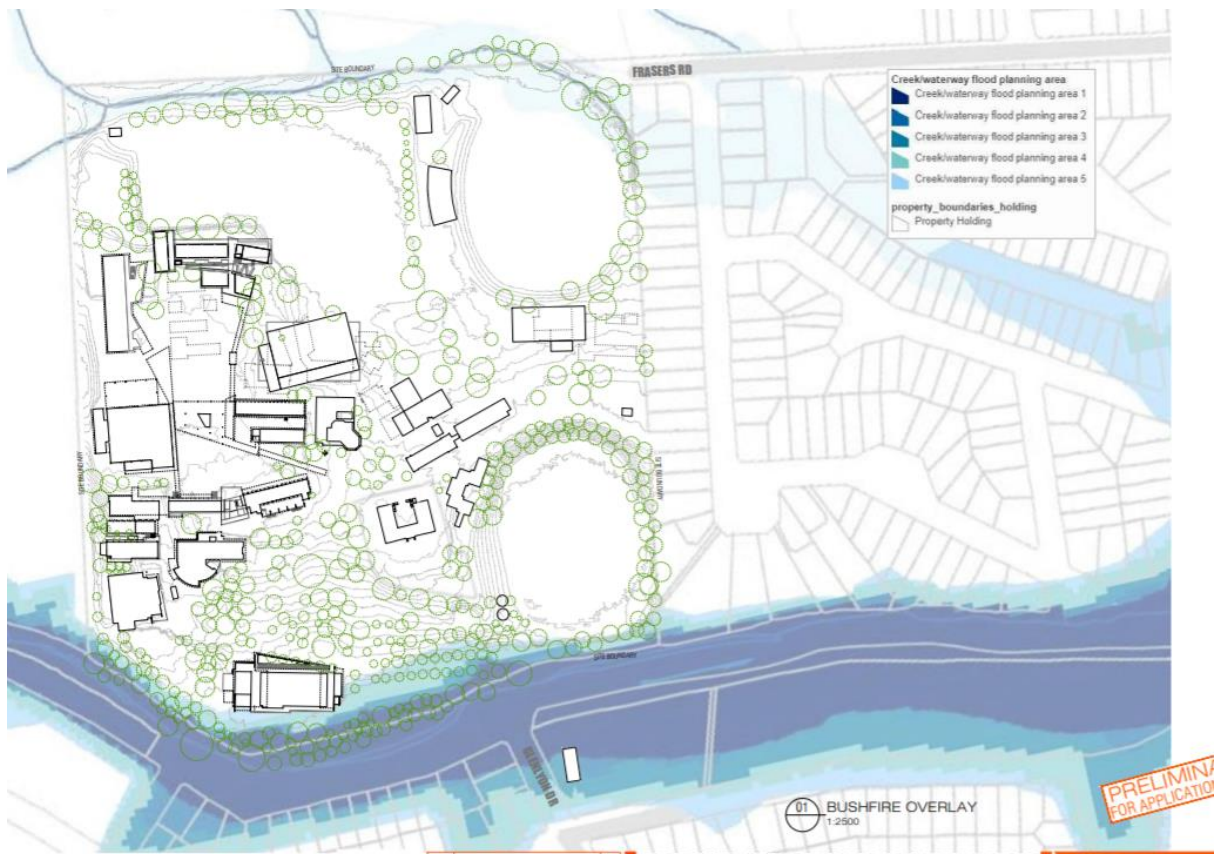


Figure 5-20 Flooding Overlay Extract
 Source: Phorm Plans

Heritage

The Tower Block has a local Heritage Overlay. Refer to Appendix J Tower Block and Memorial Gates Heritage Citation. The Tower Block building is the spiritual building of the College and is centrally located on the campus. The proposed building works as part of the Master Plan do not impact on any view lines or the built form of the works. The Master plan does take into consideration the importance of the building contextually and introduces the “tower walk” as part of the latter building works program. The tower walk precinct. Refer to Figures 5-22 and 5-23 and proposal plans.



Figure 5-21 Marist Tower Block
 Source: *Marist College*



Figure 5-22 Marist Tower Block
 Source: *Marist College*



Figure 5-23 Marist Tower Block
 Source: Marist College

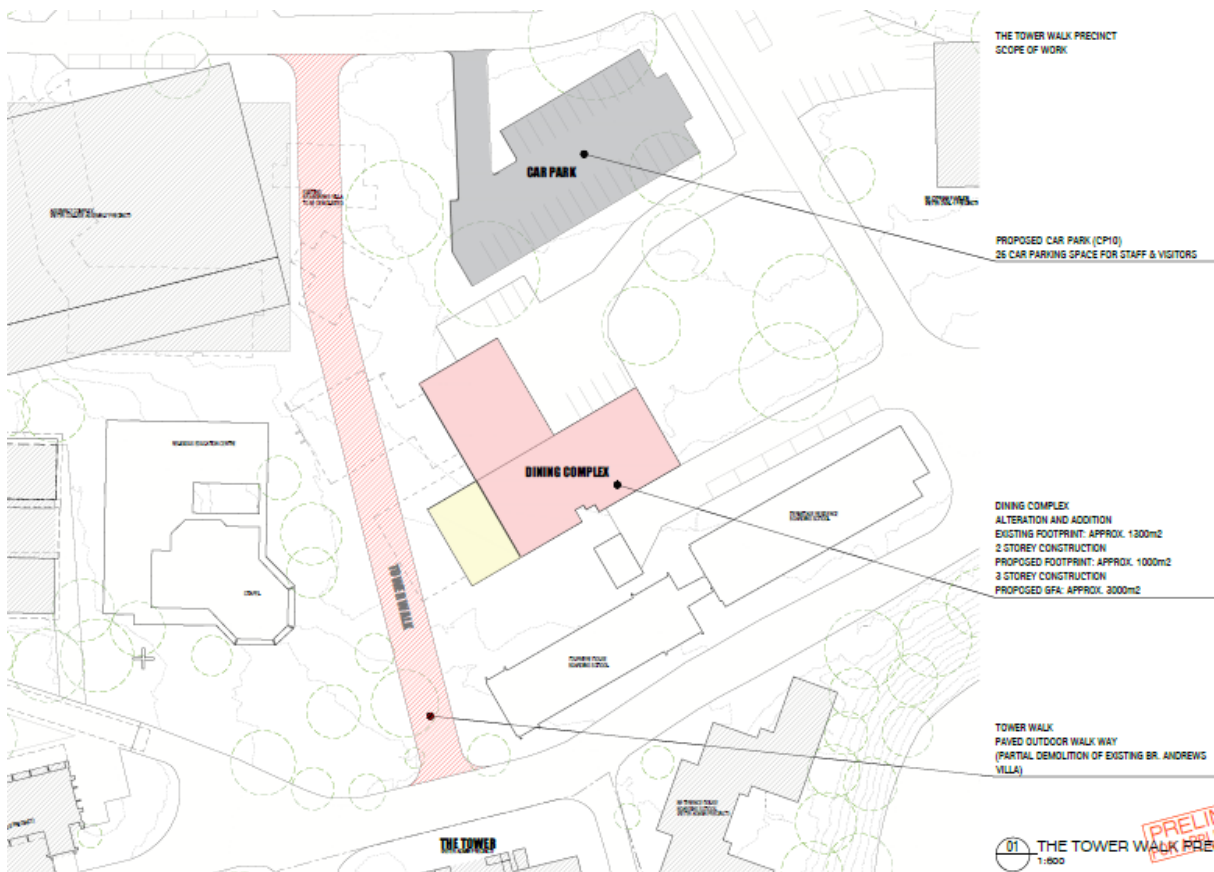


Figure 5-24 Marist Tower Block
 Source: Phorm Plans

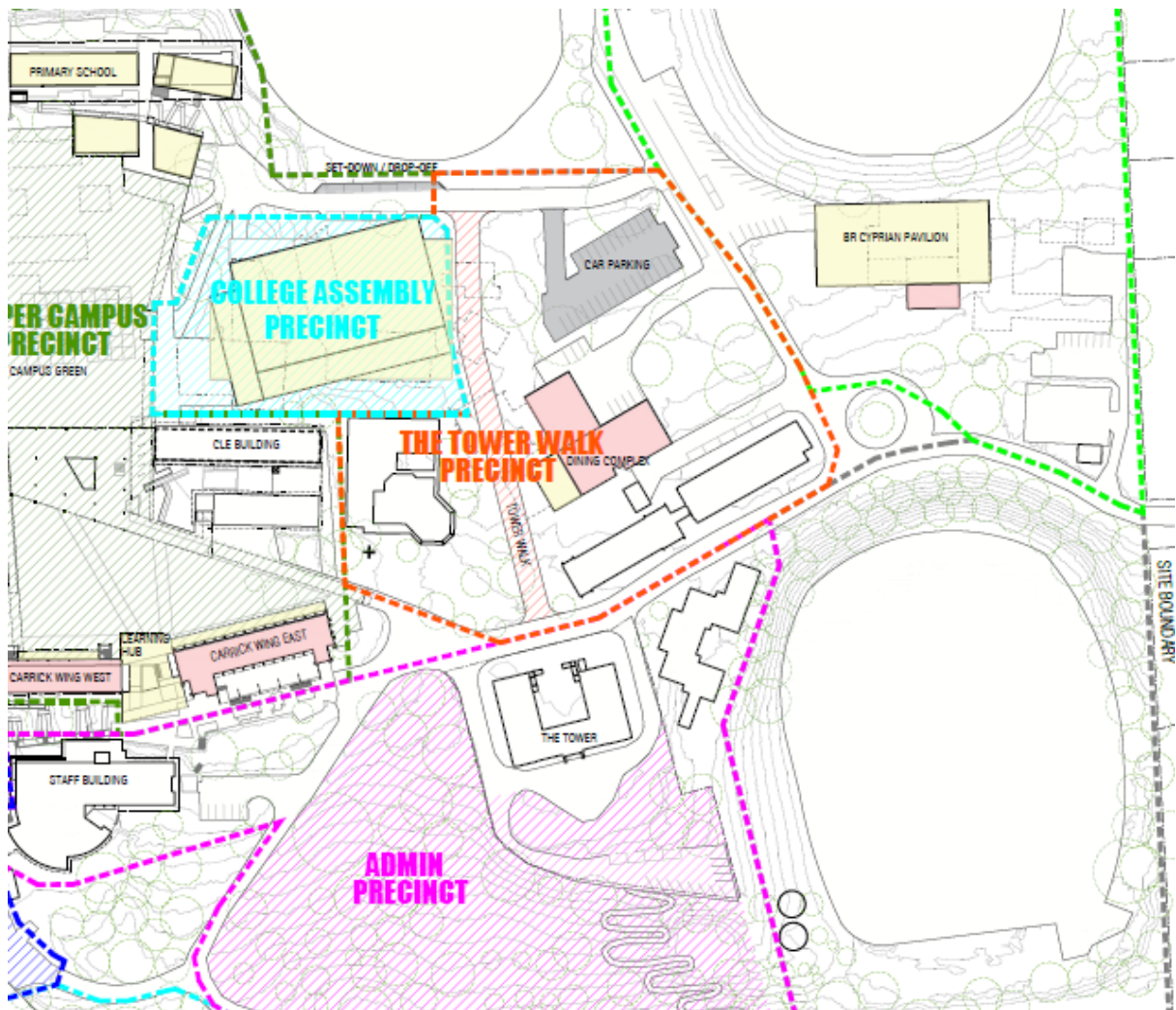


Figure 5-25 Marist Tower Block
Source: Phorm Plans



Figure 5-26 Heritage Overlay Extract
Source: BCC Interactive Mapping

6 INFRASTRUCTURE PROPOSAL MATTERS

Table 6 includes responses to the matters that must be considered in accordance with section 2.2 of Chapter 8 of the MGR for an Infrastructure Proposal.

a) The site description including the location of the premises proposed to be designated	
Real Property Description	Lot 364 on SP272699
Property Address	182 Frasers Road, Ashgrove and 82 Moola Road, Ashgrove
Registered Owner	Trustees Of The Marist Brothers C/- Marist College Ashgrove
Tenure	Freehold
Site Area	396,004m ²
Land subject to ID proposal	Refer to Appendix A – Aerial of the Subject sites.
b) Any existing uses on the premises proposed to be designated	
The subject site currently used as an educational establishment. The subject land has access to services including reticulated water, stormwater and sewer. Refer to Appendix I – Services and Engineering Letter.	
c) Existing uses on adjoining sites	
The Infrastructure Designation site is located in the Community facilities (Education) zone and adjoins land zoned for residential uses and Commonwealth Uses (Enoggera Army Barracks). The locality is an established suburb comprised of standard lot detached housing.	
d) The type of infrastructure and the anticipated size and scale of the infrastructure	
Refer to Sections 2 & 7 of report - Refer to Appendix I – Services and Engineering Letter	
e) Information about the nature, scale and intensity of each use proposed for the infrastructure	
Refer to Sections 2 & 7 of report - Refer to Appendix I – Services and Engineering Letter	
f) the intended outcomes of the proposed uses on the site	
Refer to Sections 2 & 7 of report - Refer to Appendix I – Services and Engineering Letter	
g) any anticipated impacts on the surrounding infrastructure network	
Refer to Sections 2 & 7 of report - Refer to Appendix I – Services and Engineering Letter	
h) Statement about relevant planning instruments and how they are relevant to the infrastructure proposal	
<p>This report outlines the relevant planning instruments applicable to the assessment of the MID. Under each instrument the applicable local and state planning interests and associated mapping are summarised.</p> <p>The relevant planning instruments include the State Planning Policy (SPP) 2017, Regional Plan and Local Government Planning Scheme. The Planning Regulation 2017 and associated SARA DA Mapping and State agency referral requirements are not relevant to the designation process rules under Schedule 10, however these matters have been considered as part of the designation and are addressed in this report.</p>	
i) Sufficient information of consultation required with the state and community about the infrastructure proposal	
Refer to Sections 2 & 7 of report - Refer to Appendix I – Services and Engineering Letter	
j) Any other matter the infrastructure entity considers relevant to the request	
Refer to Sections 2 & 7 of report - Refer to Appendix I – Services and Engineering Letter	

Table 6-1 Assessment of Matters A) to J)

7 ENVIRONMENTAL ASSESSMENT

This section of the EAC provides an assessment of the identified anticipated impacts on the surrounding infrastructure network and environmental, social and economic impacts (positive and negative) and how potential negative impacts will be mitigated.

7.1 Anticipated Impacts on Surrounding Infrastructure Network



Figure 7-1 Key Utilities
 Source: BCC eBiMap/Bligh Tanner Services & Engineering Letter

Water

The proposal will continue to utilise existing water connections.

Sewer

The proposed Ministerial designation will continue to utilise the existing connections. As such, no further actions are required.

Stormwater

For the purpose of stormwater assessment, the site has been divided into a western catchment (oval) and eastern catchment (main campus). Both catchments ultimately drain to the waterway to the north or to Enoggera Creek. As such, no stormwater quantity control is necessary.

It is noted that future building will invest in water harvesting and tanks to minimise mains water consumption.

Conclusion

The site appears to be well serviced with key utilities including water supply, sewer and stormwater Network capacity assessments will need to be undertaken in due course, however it is unlikely that the modest increase in demands on those networks would trigger the need for any external upgrades.

Put simply, the proposed works for the college are not in conflict with any stormwater matters on-site and stormwater management can be addressed at Building Approval phase.

Refer to Appendix I – Services and Engineering Letter

Electricity

The proposed Ministerial designation will continue to utilise the existing connections.

It is noted that the college has invested heavily in solar panels to minimise fossil fuels and reduce energy costs. 5 buildings currently have solar panels and this reduces energy bills by approx. 50%.

No further actions are required.

Telecommunications

The proposed Ministerial designation will continue to utilise the existing connections. No further actions are required.

Site Access and Traffic

Below is a breakdown of the traffic and access considerations associated with the College. Refer to Appendix D – Traffic Engineering Assessment Report prepare by BMC.

Background and Site Context

Approval is sought for expansion of the existing Marist College located at 142 Frasers Road, Ashgrove. The campus location is shown on Figure 1.1.

The current site operations, Year 2021, include the following components:

- *Primary School (Yr 5 & 6): Approval for 280 students (270 enrolled).*
- *Secondary School: Approval for 1,420 students (1,382 enrolled).*
- *School staff: 239 staff.*

The school currently primarily gains vehicle access to Moola Road, O'Connell Place and Glenlyon Drive, with access including:

- *Moola Road: Left-in only (Figure 1.2).*
- *O'Connell Place: Full movements (Figure 1.3).*
- *Glenlyon Road: Entry/Exit over single lane bridge, gated access past pool (Figure 1.4).*

The formal pick-up/set-down operations for the school are undertaken on the southern side of the internal road, between Moola Road and the first internal roundabout (Figure 1.2).

There is an external vehicle pick-up/set-down zone in Grevillia Road, adjacent to the park.

Key roads adjoining and providing access to the site are described below.

Moola Road is classified in Council's road hierarchy as a Neighbourhood Road (Minor Road). It is configured with a two-way, two-lane undivided carriageway, with pedestrian paths on both sides.

Queuing currently occurs on Moola Road, with this queue extending from within the school grounds. This creates issues for through traffic, as there are no turn lanes on Moola Road.

Parking is permitted on both sides of the roadway, with no time restriction. There is a central median in Moola Road at the school access, which physically restricts movements to left-in. There is also a 'No U-Turn' sign on this median.

O'Connell Place is unclassified in Council's road hierarchy, providing connection to a private estate and the school only. There is a pedestrian path on the southern side of the roadway, connecting to the school.

Glenlyon Drive, north of Grevillia Road, is a Neighbourhood Road (Minor Road), with pedestrian paths on both sides of the roadway. This changes to a Suburban Road (Major Road) south of Grevillia Road.

Grevillia Drive, east of Glenlyon Road, is a Suburban Road (Major Road).

Acacia Drive connects to Glenlyon Drive at the school's bridge entry. There are no formal pedestrian facilities in Acacia Drive, with the road space being a Bicycle Awareness Zone as part of the Principal Bicycle Network.

Summary

To summarise the above in relation to car parking, 11 car parking spaces for staff and their visitors are required under the TAPS Policy under the Master Plan.

As the new Primary School collection area is proposed for the whole of the Primary School operations, this is recommended to be designed to accommodate six (6) vehicles loading.

The following design principles have been included in the design of the Master Plan:

1. Provision of a new Primary School pick-up/set-down area.
2. Reducing demand for the existing pick-up/set-down area, allocating to the Secondary School only.
3. Provision of new car parking (CP10 and CP11), near the Primary School.
4. Additional bicycle parking (BP01 and BP02).

The removal of 270 students from the existing Moola Road pick-up/set-down facility will reduce the queuing currently experienced at this location.

Due to the nature of current planning, this review has been provided at a conceptual level only. Detailed review of design elements will be undertaken prior to construction of each element.

To manage traffic flows around the school and minimise queuing, it is proposed that:

- The Primary School pick-up/set-down will be accessed from the north (O'Connell Place).
- The Secondary School pick-up/set-down will be accessed from Moola Road.

The access to the pick-up/set-down facilities will be somewhat intuitive, given the queuing currently experienced at Moola Road. Education of parents/carers regarding the access arrangement can, however, also be advised through school communication channels.

Mitigating Traffic Works

The Master Plan incorporates the mitigating works to offset the impacts of the additional capacity of enrolments:

- Relocate Primary School pick-up/set-down: Reduce queuing on Moola Road.
- Provide additional bicycle parking: Encourage active travel.

The proposal will introduce a demand for right turn movements from the internal road to the new pick-up/set-down area. If congestion occurs around this right turn, it would be possible to create a right turn lane by removing bollards to the east of the roadway. This is not included in the initial works package and should continue to be monitored.

Refer to Figures 7-2 - 7-4 below.

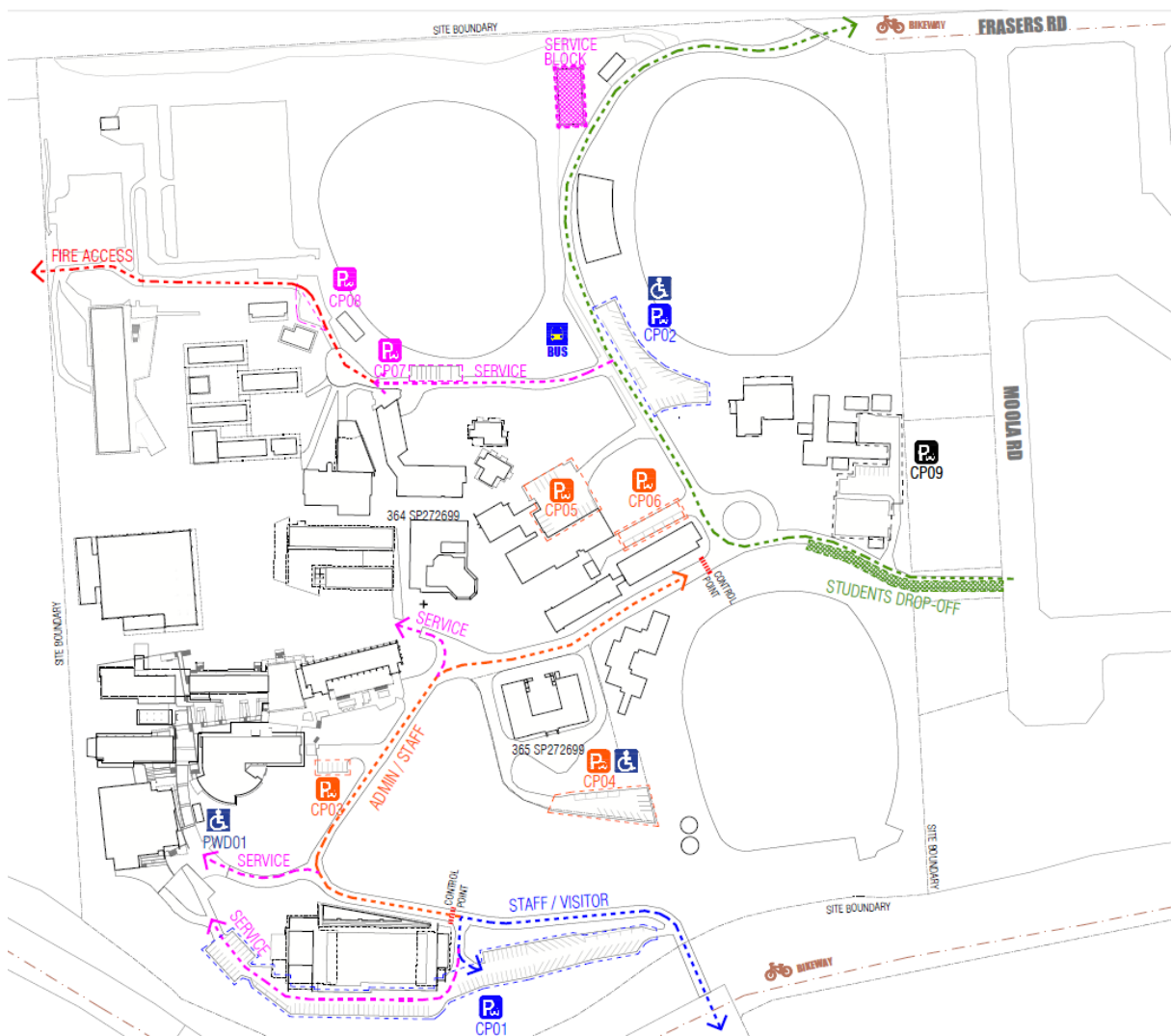


Figure 7-2 Existing Vehicular Routes and Car parking within the College.

Source: Phorm Plans

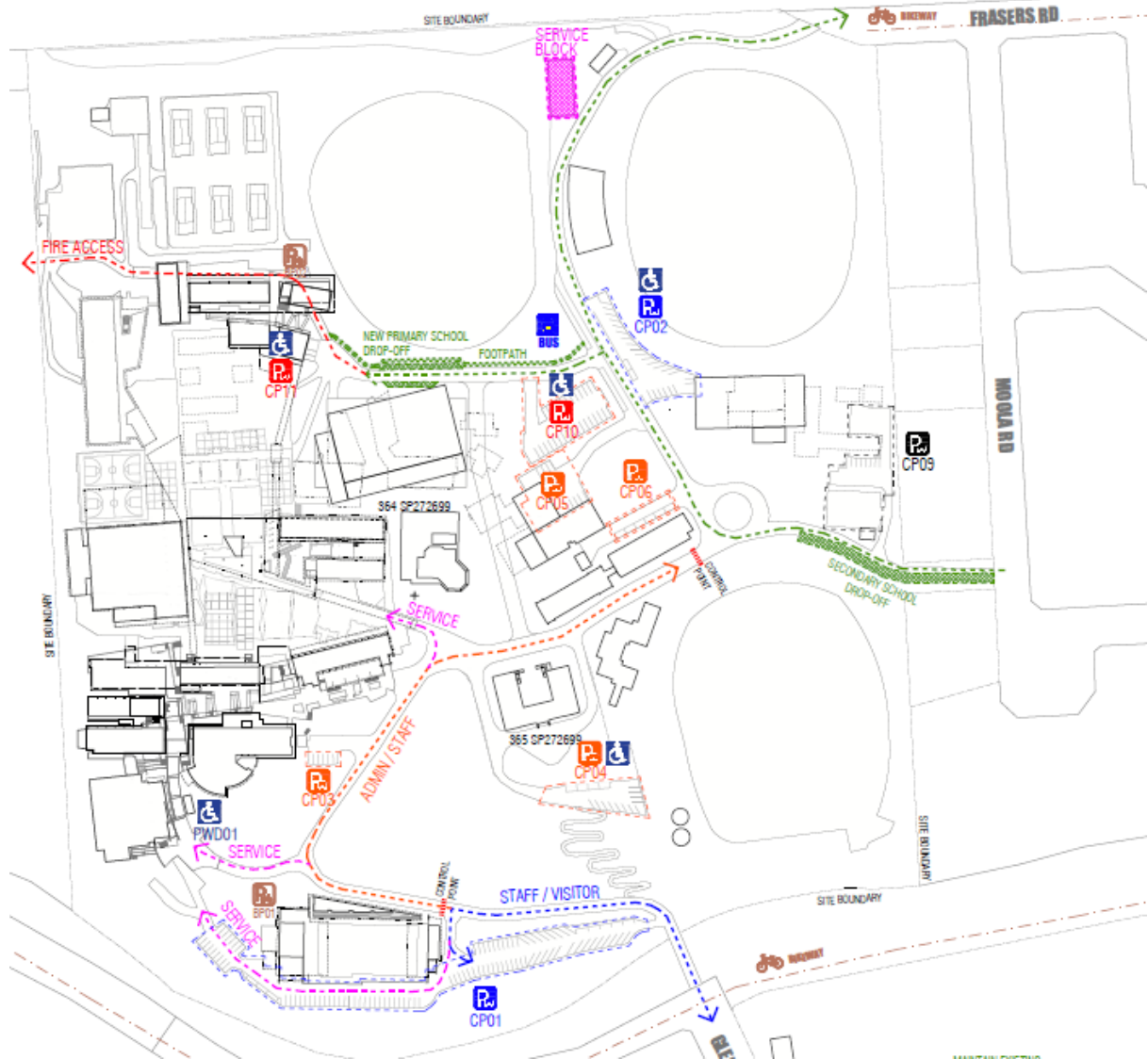


Figure 7-3 Proposed Vehicular Routes and Car parking within the College.
 Source: Phorm Plans

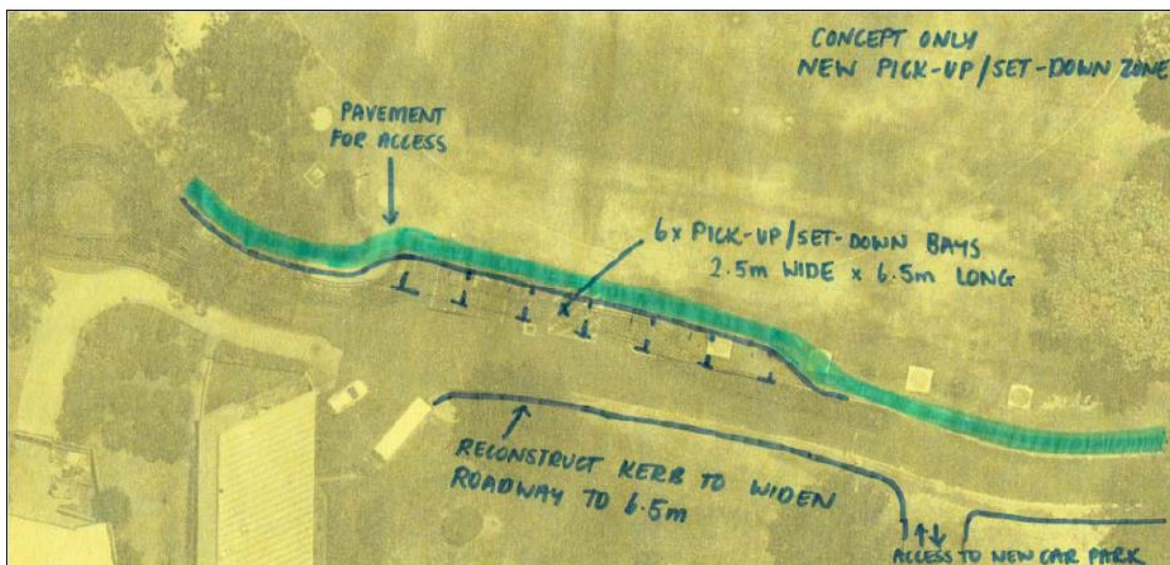


Figure 7-4 Proposed Pick-Up/Set-Down Design for Primary School
 Source: BMC report extract

The BMC Traffic Engineering Assessment made the following observations and recommendations...

In relation to **car parking**, the following are provided as part of the Master Plan:

- 6 new pick-up/set-down car parking spaces at the Primary School. (Refer to Figure 7-4.)
- 11 new staff car parking spaces (CP10).
- 15 car parking spaces over and above the requirement of Council's TAPS Policy (CP10 and CP11).
- 3 new PWD parking spaces (CP10 and CP11).

As part of the detailed design of all new car parking, this will be constructed to meet the requirements of the Australian Standard for Off Street Car Parking (AS/NZS2890.1-2004).

To continue to support cycling and active transport, an **additional 35 bicycle parking spaces** are proposed.

The overall development is expected to **generate the following additional traffic**, at completion and full take-up of the Master Planned development.

In short...

- There will be a redistribution of traffic associated with the relocation of all Primary School pick-up/drop-off.
- The Master Plan includes the following **key infrastructure works** to off-set the impacts of the development:
- Providing a new pick-up / set-down facility for the Primary School.
- Reducing the demand, and associated off-site queuing, in Moola Road, by relocating Primary School pick-up / set-down.
- Additional parking for 35 bicycles.
- Adding to the internal path network.

Conclusion

The Traffic Engineering Assessment Report prepared by BMC demonstrates the current and proposed traffic, access and car parking considerations for the College. The recommendations associated with proposed Master plan improvements address the considerations raised by Council and the local residents at a stakeholder and engagement phase.

7.2 Assessment of All Environmental, Social and Economic Impacts

Table 7 – Assessment of Environmental, Social and Economic Impacts

EXISTING AND PROPOSED CONTEXT	ACTIONS
Erosion and Sediment Risk	
Construction will be carried out in accordance with an Erosion and Sediment Control Plan for all stages and appropriate measures will be implemented to minimise the nature of any adverse impacts. Post construction the designation will not result in the land without some form of treatment and or landscape coverage	Prior to work commencing on the subject land an Erosion Management Plan will be prepared by a suitably qualified consultant in accordance with relevant requirements and will be implemented and kept onsite throughout construction of each stage.
Contaminated Land	
The subject land is not known to be listed on the Contaminated Land Register or the Environmental Management Register. The subject land is currently and has historically been used for sensitive uses. The proposed Ministerial designation does not involve notifiable activities.	N/A - No further actions are required.
Natural Resources	
The subject land is not included on the State government's State Planning Policy Interactive Mapping System ('SPP Interactive Mapping System') as: <ul style="list-style-type: none"> • Agriculture (Important agricultural areas, Agricultural land classification) • Mining and Extractive Resources (Key Resource area – resource /processing area, separation area, transport route, transport route separation area). Accordingly, the proposed Ministerial Designation will not result in adverse impacts on natural resources associated	N/A - No further actions are required.
Natural Hazards	
Bushfire Please refer to section 5 of this report. Coastal Hazard Please refer to section 5 of this report. Flood Please refer to section 5 of this report.	Please refer to section 5 of this report.
Protected and Vulnerable Areas	
Waterways. Please refer to section 5 of this report which demonstrates the proposed development avoids Enoggera Creek and the waterway corridor the north.	No further actions are required.
Cultural Heritage and Native Title	
The subject land is freehold and within an urban area. As such the land is not subject to native title requirements. Notwithstanding, the relevant native title claim group for the locality has been made aware of the development. At this stage, no feedback has been received. The group will continue to be consulted throughout the application. The site contains a building on the local heritage register, please refer to section 5 of this report which addresses this.	No further actions are required.
Health, Safety, Amenity and Social Impacts	
Socio economic outcomes The College has been operating in the area for 80 years. The College community promotes and underpins socio-economic benefits and will continue to do so under the proposed Ministerial designation and master planning. The College will provide: <ul style="list-style-type: none"> • ongoing long term educational and associated employment opportunities (employment opportunities during both construction and operation); • modern, up to date facilities to enable Australian Curriculum to be delivered whilst also meeting school strategic direction and needs; and 	No further actions are required.

<ul style="list-style-type: none"> significant investment and associated benefits to the economy. 	
<p>Construction Management</p> <p>Construction activities will be undertaken in accordance with a Construction Management Plan that will address (where applicable):</p> <ul style="list-style-type: none"> Public safety, amenity and site security. Construction hours and Management in accordance with the Environmental Protection Act 1994 ('EP Act') Dust management / control will be implemented in accordance with relevant Australian Standards and Workplace Health and Safety Act 2011 and regulations; Stormwater and sediment control (ESC). Works will be carried out in accordance with a site-specific erosion and sediment control plan; Lighting. External lighting will be provided in accordance with the relevant Australian Standards; Waste management. Waste generated from development works will be handled and disposed of in accordance with the requirements of the EP Act; and Traffic management (including details of construction access and parking). 	<p>Prior to work commencing on the subject land a Construction Management Plan will be prepared by a suitably qualified consultant in accordance with relevant requirements and will be implemented and kept onsite throughout construction</p>
<p>Operational Impacts</p> <p>The development will generally improve operation of the site whilst minimising impact on the natural and built environment. Potential impacts relating to traffic, biodiversity and stormwater have been addressed in previous sections of this report and the subsequent specialist reports.</p>	<p>Please refer to the various specialist reports which provide recommendations to minimise impacts of the operation of the development.</p>
<p>Emissions</p>	
<p>The proposed Ministerial designation, consistent with the existing operation on the subject land, is not expected to generate emissions, gasses, or negative air quality impacts.</p>	<p>No further actions are required.</p>
<p>Safety and Security</p>	
<p>Existing safety and security measures are employed at the subject land. Being a Boarding College, the grounds are constantly occupied by staff, students, teachers and parents.</p>	<p>No further actions are required.</p>
<p>Residential Amenity</p>	
<p>As outlined in the plans, the bulk of the alternations and new builds are strategically located in the western portion of the. The campus green precinct and surrounds. The new primary building flanks the existing campus in the northwest portion of the site, interfacing with the Enoggera Army barracks and as such much of the proposal does not interface with existing residential housing stock. Combine this with the modest increase in students it is considered that the extensions to the College minimises interfaces with residential zoned land. Refer to Figures 7-5 and 7-6.</p>	<p>Actions as per recommendation of specialist reports.</p>
<p>Visual Amenity</p>	
<p>As outlined in the plans, the bulk of the alternations and new builds are strategically located in the western portion of the. The campus green precinct and surrounds. The new primary building flanks the existing campus in the northwest portion of the site, interfacing with the Enoggera Army barracks and as such much of the proposal does not interface with existing residential housing stock. As demonstrated in the plans and aerials The visual amenity of the existing school, grounds, buildings are only no worsened by this proposal. It is considered that the scale of the proposal is consistent with the Master Plan. Refer to Figures 7-4 and 7-5.</p> <p>Parking and accesses are also well landscaped and designed so as to not be visually obtrusive in the surrounding setting.</p>	<p>No further actions are required.</p>

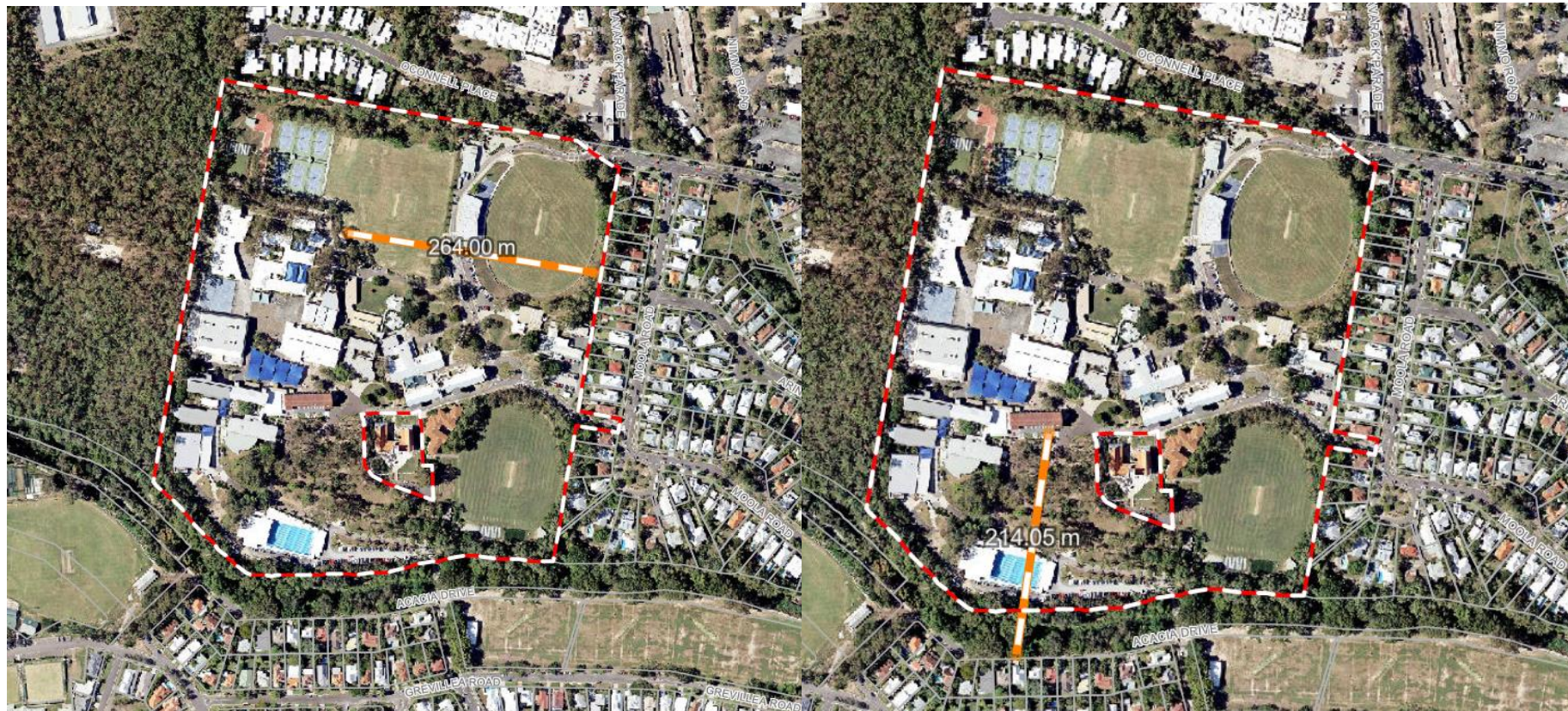


Figure 7-5 Separation distances from Proposed new Primary building and Carrick wings.

Source: *Phorm Plans*

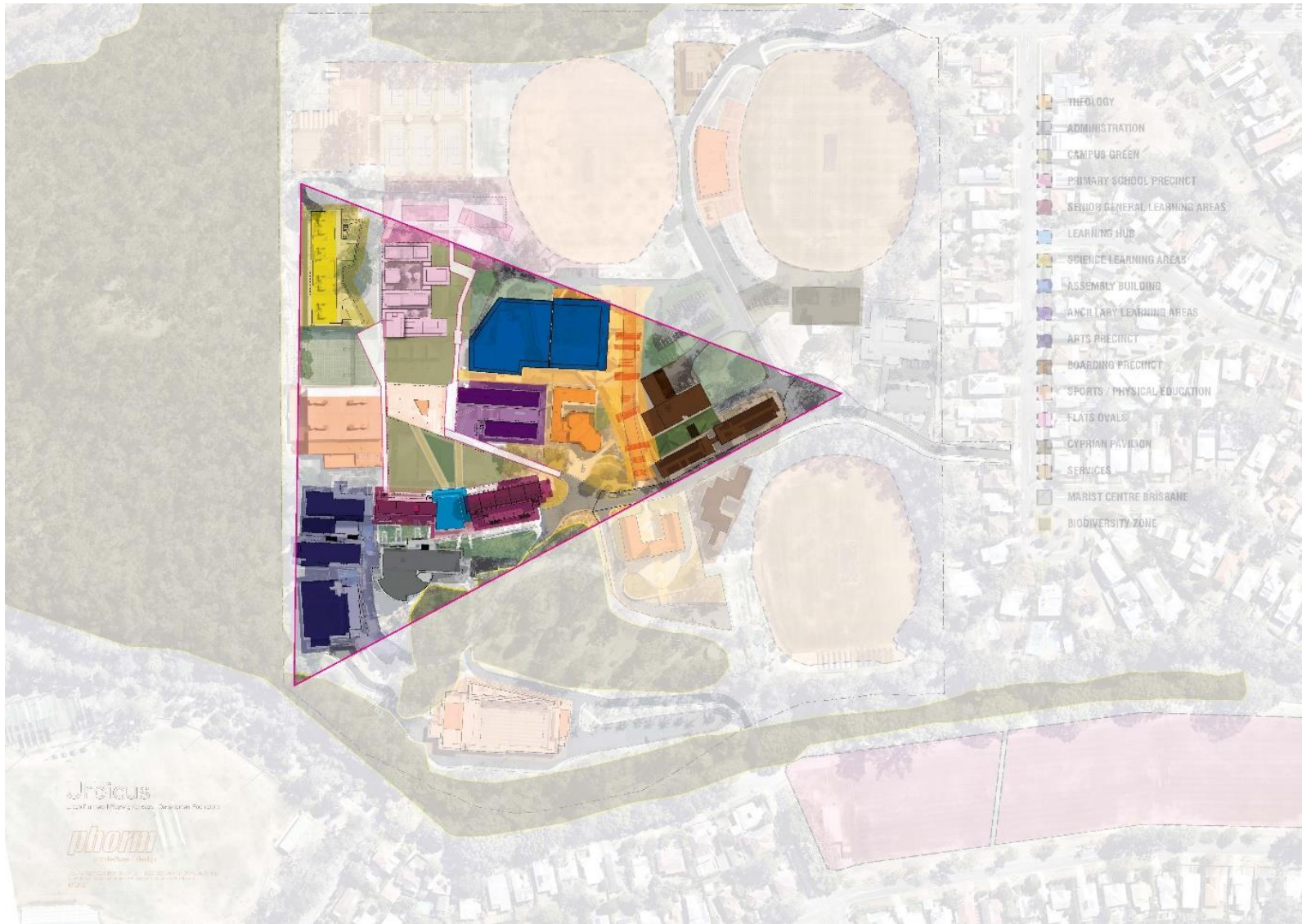


Figure 7-6 Upper Campus Plan extract
 Source: *Phorm Plans*

8 AFFECTED PARTIES AND STAKEHOLDERS

8.1 Affected Parties and Stakeholders

Affected parties and stakeholders with a potential interest in the proposed designation.

8.2 Pre-Engagement Consultation

The following table identifies the pre consultation activities carried out as part of the pre-engagement process for the proposed Ministerial designation.

Refer to the Appendices below.

- Appendix K – Stakeholder Contact Information and Engagement
- Appendix L – Stakeholder Information Pamphlet

Table 8 – Pre-Engagement Consultation Process

ACTIVITY	DESCRIPTION	AFFECTED PARTIES/STAKEHOLDERS
Pre-lodgement meeting	Meeting held with the Department of State Development, Manufacturing Infrastructure and Planning (DSDMIP) on 26 February 2021.	DSDMIP
Consult with Council	A Pre-lodgement request and meeting was conducted with Brisbane City Council on the 20 th May 2021. The proposal was explained to the Council officers and generally understood. Council's items raised (key issues) revolved around the following: <ul style="list-style-type: none"> - Traffic and car parking - Vegetation and Waterway / Biodiversity Considerations - Other minor / amenity matters 	Brisbane City Council
Consult with elected representatives	A letter was sent to all elected representatives providing an overview of the development proposal and the intention to undertake the designation process.	Elected representatives
Pamphlet to adjoining land owners	Noticed outlined: <ul style="list-style-type: none"> - proposed Ministerial designation - land to which the proposed designation applies - type of infrastructure for which the land is proposed to be designated contact details for representatives of the School 	Affected parties (i.e. directly affected landowners)
School Webpage	The College has a Masterplan Webpage in concert with the College Website. The link is below. This webpage will be updated during the various stages of the process. https://www.marash.qld.edu.au/about-mca/master-plan/ It is also noted that the College has a dedicated Community and Stakeholder Engagement officer to liaise with any residents or stakeholders. -	All School community Broader community
Letter box drop	Letter box drop flyer to surrounding landowners / residents (beyond adjoining land owners) outline: <ul style="list-style-type: none"> • 58 notices were delivered to residents on Monday 06/07/2021 • 5 residents attended the information session on Tuesday 13/07/2021 • Questions from the residents focused on parking and traffic. • Both the college and architect team committed to continuing to review this matter <ul style="list-style-type: none"> - proposed Ministerial designation - land to which the proposed designation applies - type of infrastructure for which the land is proposed to be designated 	Affected parties (i.e. surrounding landowners)

Consult with traditional owners	A letter was sent to the traditional owners providing an overview of the development proposal and the intention to undertake the designation process.	Traditional owners
---------------------------------	---	--------------------

8.3 Consultation Strategy

The following table identifies the continued consultation strategy for the Ministerial Infrastructure Designation.

Table 9 – Consultation Strategy

ACTIVITY	DESCRIPTION	AFFECTED PARTIES/STAKEHOLDERS
Notices	<p>Issue notice to launch the consultation period. As per requirements of Schedule 4, Section 7 of Minister's Guidelines and Rules</p> <p>Notice will outline:</p> <ul style="list-style-type: none"> - proposed Ministerial designation - land to which the proposed designation applies - type of infrastructure for which the land is proposed to be designated contact details for representatives of the School - -how the EAC can be viewed or accessed - how to make a submission to the Minister within the 20 business day consultation period - the day by when submissions may be made to the Minister - contact details for representatives of the College 	Minister Affected parties (Brisbane City Council)
School Webpage	<p>Webpage will outline:</p> <ul style="list-style-type: none"> - proposed Ministerial designation - land to which the proposed designation applies - type of infrastructure for which the land is proposed to be designated 	All School community Broader community
Publish Public Notice	<p>Publish public notice in the local paper</p> <p>Publish public notification signs on road frontages of the subject land.</p> <p>Public notice will address requirements of Schedule 4, Section 7 of Minister's Guidelines and Rules, outlining:</p> <ul style="list-style-type: none"> - proposed Ministerial designation - land to which the proposed designation applies - type of infrastructure for which the land is proposed to be designated contact details for representatives of the School - how the EAC can be viewed or accessed - how to make a submission to the Minister within the 20 business day consultation period - the day by when submissions may be made to the Minister - 	All Broader community

9 CONCLUSION

This EAC has been prepared by Urbicus Pty Ltd in accordance with Chapter 7 of the MGR, on behalf of Trustees of the Marist Brothers Trading as Marist College Ashgrove in accordance with Chapter 2, Part 5 of the Planning Act 2016 to facilitate a Ministerial Infrastructure Designation for Educational facilities (Schedule 5, Section 13, Part 2, Item 6 of the Planning Regulation 2017 [‘PR’]).

This request seeks the designation of infrastructure in accordance with Schedule 5 of the Planning Regulation 2017 (Planning Regulation). The following types of infrastructure are sought as part of this designation:

- Educational Facilities (Item 6).

This report provides an overview of the proposed infrastructure, along with an assessment of matters a designator must be satisfied with pursuant to Section 36 of the Planning Act and Chapter 7 of the MGR.

This report and associated appendices have provided a comprehensive assessment of the proposed development and the relevant assessment benchmarks prescribed in the applicable Local and State planning instruments.

The report has demonstrated that the application complies with the relevant assessment benchmarks. Where non-compliance is applicable, appropriate performance solutions / outcomes have been demonstrated.

10 APPENDICES

- 10.1 Appendix A – College Master Plans as prepared by Phorm Architects
- 10.2 Appendix B – College Core Phases Plan as prepared by Phorm Architects
- 10.3 Appendix C – DSDILGP Pre-lodgement minutes – Marist College Ashgrove
- 10.4 Appendix D – Traffic Engineering Assessment Report as prepared by BMC Consulting
- 10.5 Appendix E – Bushfire Assessment as prepared by S5 Consulting
- 10.6 Appendix F – Ecological Assessment Report as prepared by S5 Consulting
- 10.7 Appendix G – Survey Data as prepared by Phorm
- 10.8 Appendix H – Vegetation Retention Plans as prepared by S5 Consulting
- 10.9 Appendix I – Services & Engineering Letter as prepared by Bligh Tanner
- 10.10 Appendix J – Tower Block and Memorial Gates Heritage Citation
- 10.11 Appendix K – Stakeholder Contact Info and Engagement
- 10.12 Appendix L – Stakeholder Information Pamphlet



APPENDICES

phorm

architecture+design

planning@urbicus.com.au
urbicus.com.au
ABN 16 408 042 084

Urbicus Pty Ltd ATF Urbicus Unit Trust
110 Kennedy Terrace, Paddington 4064
Ph 07 3367 1582

Urban Planners | Property Advisors | Development Facilitators

Marist College Ashgrove

ph>20.07

Ministerial Infrastructure Designation - MASTERPLAN

Lot 364 on SP272699 Ward of ENOGGERA Site Area : 198002m²
 Brisbane City Council

ARCHITECTURAL

MID000	SITE PLAN	1:3000
MID010	EXISTING SITE PLAN	1:2500
MID015	EXISTING SITE ACCESS PLAN	1:2500
MID016	PROPOSED SITE ACCESS PLAN	1:2500
MID020	SITE DEMOLITION PLAN	1:2500
MID050	PROPOSED DEV. SITE PLAN	1:2500
MID055	PROPOSED SITE REF. PLAN	1:2500
MID060	PROPOSED BLDG HEIGHT REF. PLAN	1:2500
MID100	UPPER CAMPUS PRECINCT PLAN	1:1000
MID120	PROP. PRIMARY SCHOOL BUILDING	1:500/1:250
MID130	CARRICK WING ALT. + ADDITION PROP. LEARNING HUB BUILDING	1:500/1:250
MID140	CHAMPAGNAT CENTRE ADDITION	1:500/1:250
MID150	SCIENCE BUILDING GLA ADDITION	1:500/1:250
MID200	ART WALK PRECINCT PLAN	1:600
MID210	MUSIC ROOM ALT. + ADDITION	1:500/1:250
MID220	PROP. MUSIC ANNEXE BUILDING	1:500/1:250
MID300	TOWER WALK PRECINCT PLAN	1:600
MID310	DINING COMPLEX ALT. + ADDITION	1:500/1:250
MID320	PROPOSED CAR PARK	1:500
MID500	OVAL 01 PRECINCT PLAN	1:1000
MID510	PROP. BR CYPRIAN PAVILION	1:500/1:250
MID600	COLLEGE ASSEMBLY PRECINCT PLAN	1:600
MID610	ASSEMBLY COMPLEX	1:500



**PRELIMINARY
FOR APPLICATION ONLY**

01 SITE PLAN
1:5000



01.09.21	APPLICATION ISSUE	A
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MARIST COLLEGE MASTERPLAN

SITE PLAN 1:5000

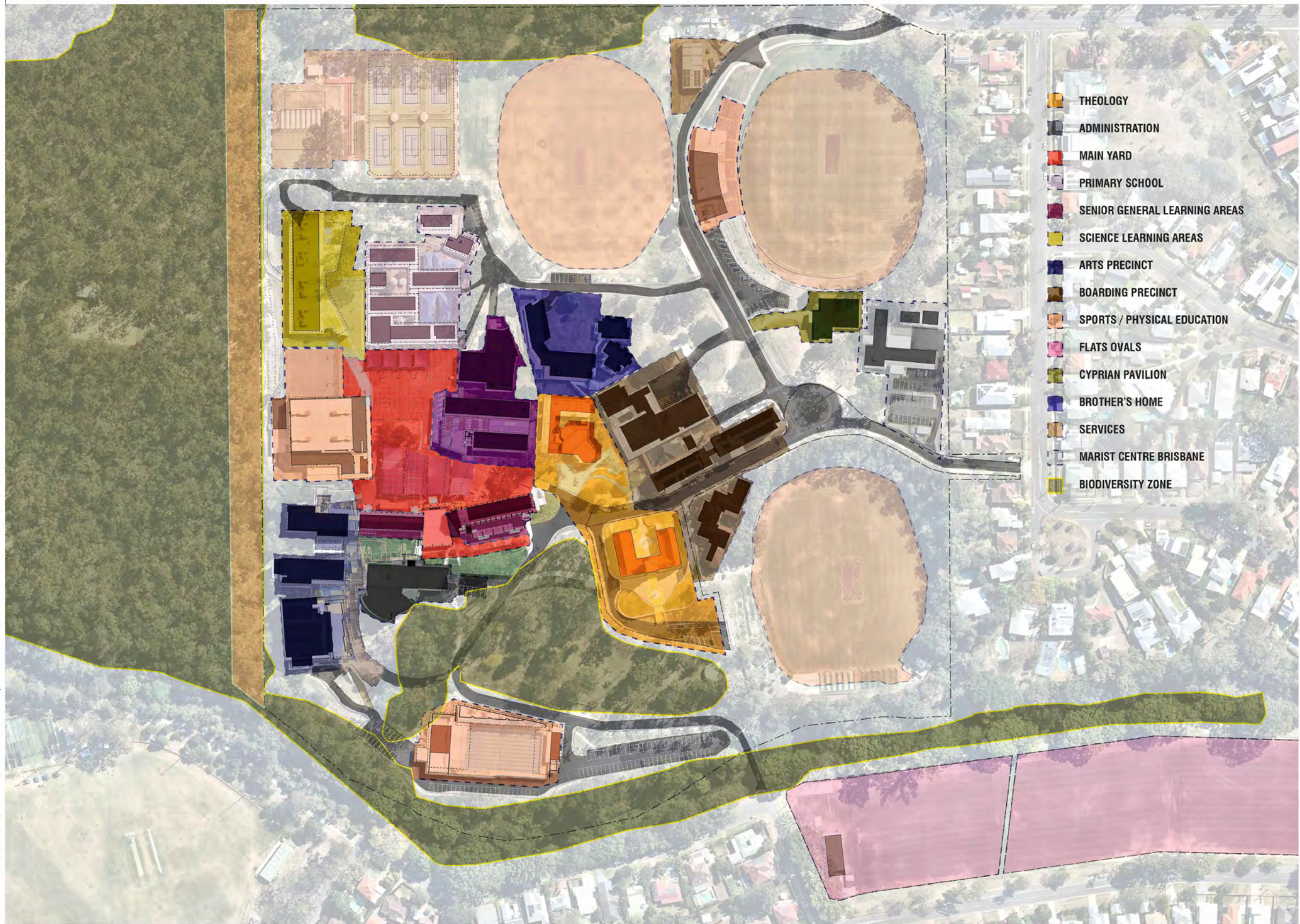
MARIST COLLEGE ASHGROVE
FRASERS RD _ASHGROVE, QLD

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MID_000



- THEOLOGY
- ADMINISTRATION
- MAIN YARD
- PRIMARY SCHOOL
- SENIOR GENERAL LEARNING AREAS
- SCIENCE LEARNING AREAS
- ARTS PRECINCT
- BOARDING PRECINCT
- SPORTS / PHYSICAL EDUCATION
- FLATS OVALS
- CYPRIAN PAVILION
- BROTHER'S HOME
- SERVICES
- MARIST CENTRE BRISBANE
- BIODIVERSITY ZONE

01 EXISTING SITE PLAN
1:2500

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MARIST COLLEGE MASTERPLAN
EXISTING SITE PLAN
1:2500

MARIST COLLEGE ASHGROVE
FRASERS RD _ASHGROVE, QLD

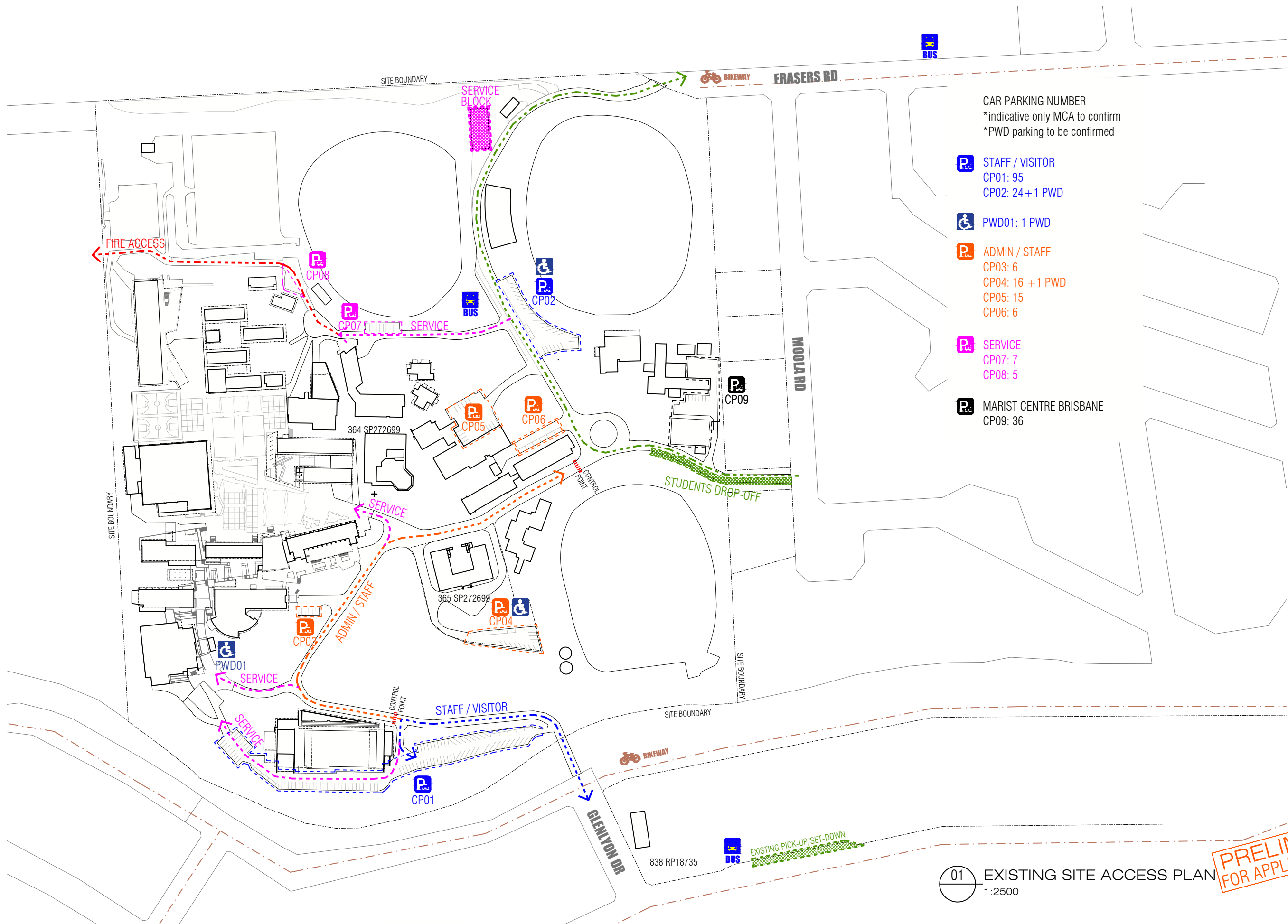
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MID_010



CAR PARKING NUMBER
 *indicative only MCA to confirm
 *PWD parking to be confirmed

P STAFF / VISITOR
 CP01: 95
 CP02: 24+1 PWD

P PWD01: 1 PWD

P ADMIN / STAFF
 CP03: 6
 CP04: 16 +1 PWD
 CP05: 15
 CP06: 6

P SERVICE
 CP07: 7
 CP08: 5

P MARIST CENTRE BRISBANE
 CP09: 36

01 EXISTING SITE ACCESS PLAN
 1:2500

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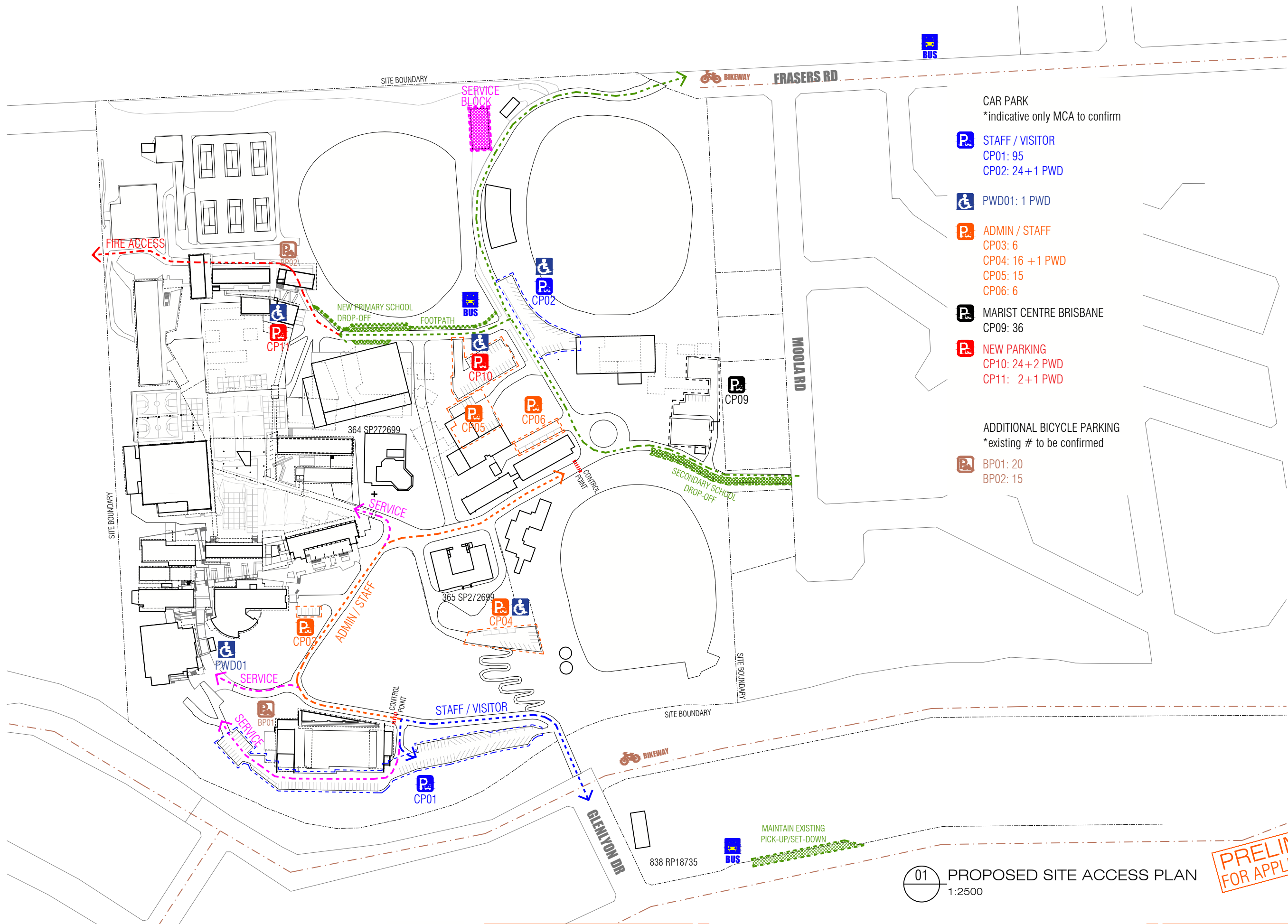
MARIST COLLEGE MASTERPLAN
 EXISTING SITE ACCESS PLAN MARIST COLLEGE ASHGROVE
 1:2500
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MID_015



- CAR PARK
*indicative only MCA to confirm
- STAFF / VISITOR
CP01: 95
CP02: 24+1 PWD
 - PWD01: 1 PWD
 - ADMIN / STAFF
CP03: 6
CP04: 16 +1 PWD
CP05: 15
CP06: 6
 - MARIST CENTRE BRISBANE
CP09: 36
 - NEW PARKING
CP10: 24+2 PWD
CP11: 2+1 PWD
- ADDITIONAL BICYCLE PARKING
*existing # to be confirmed
- BP01: 20
 - BP02: 15

01 PROPOSED SITE ACCESS PLAN
1:2500

**PRELIMINARY
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PROP. SITE ACCESS PLAN
1:2500

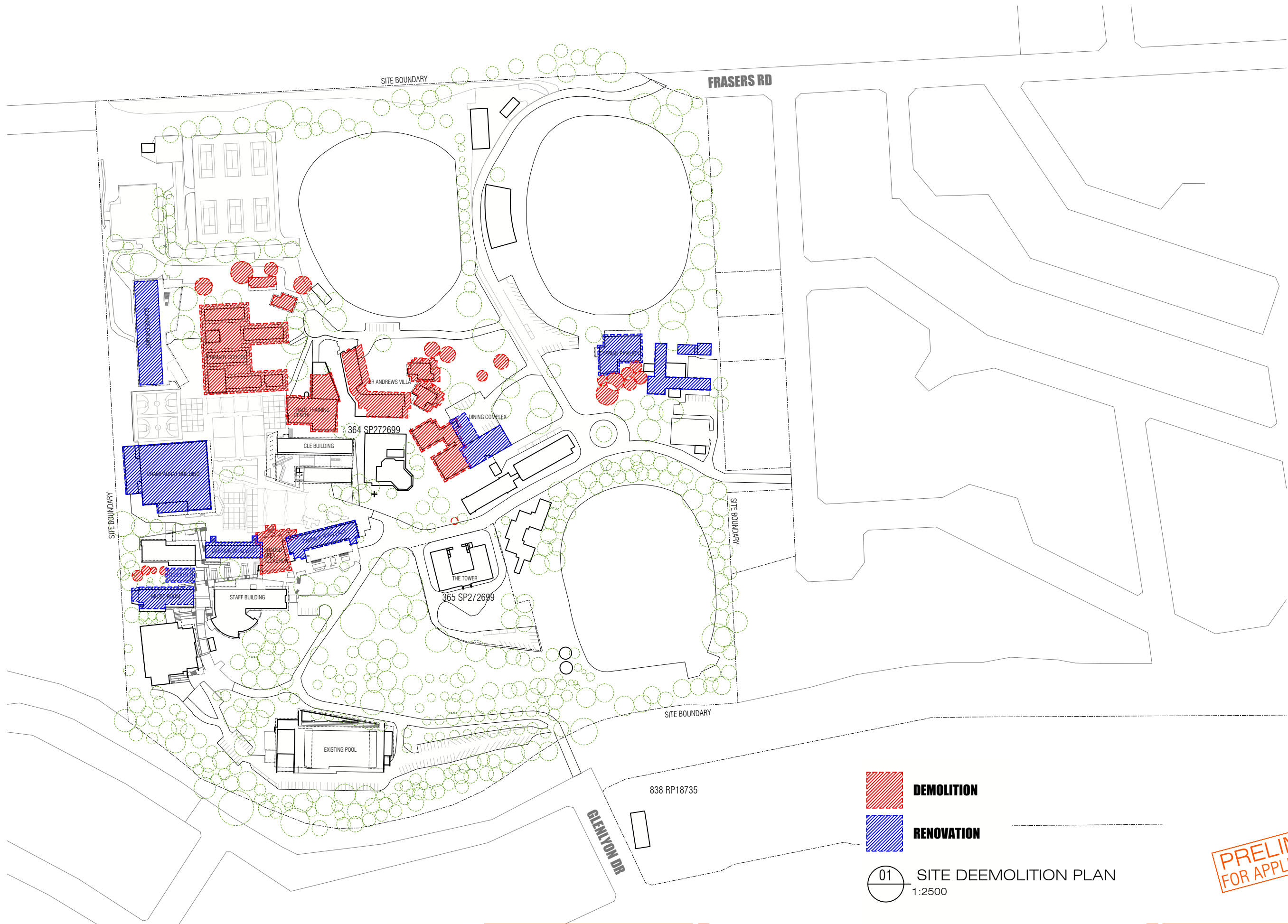
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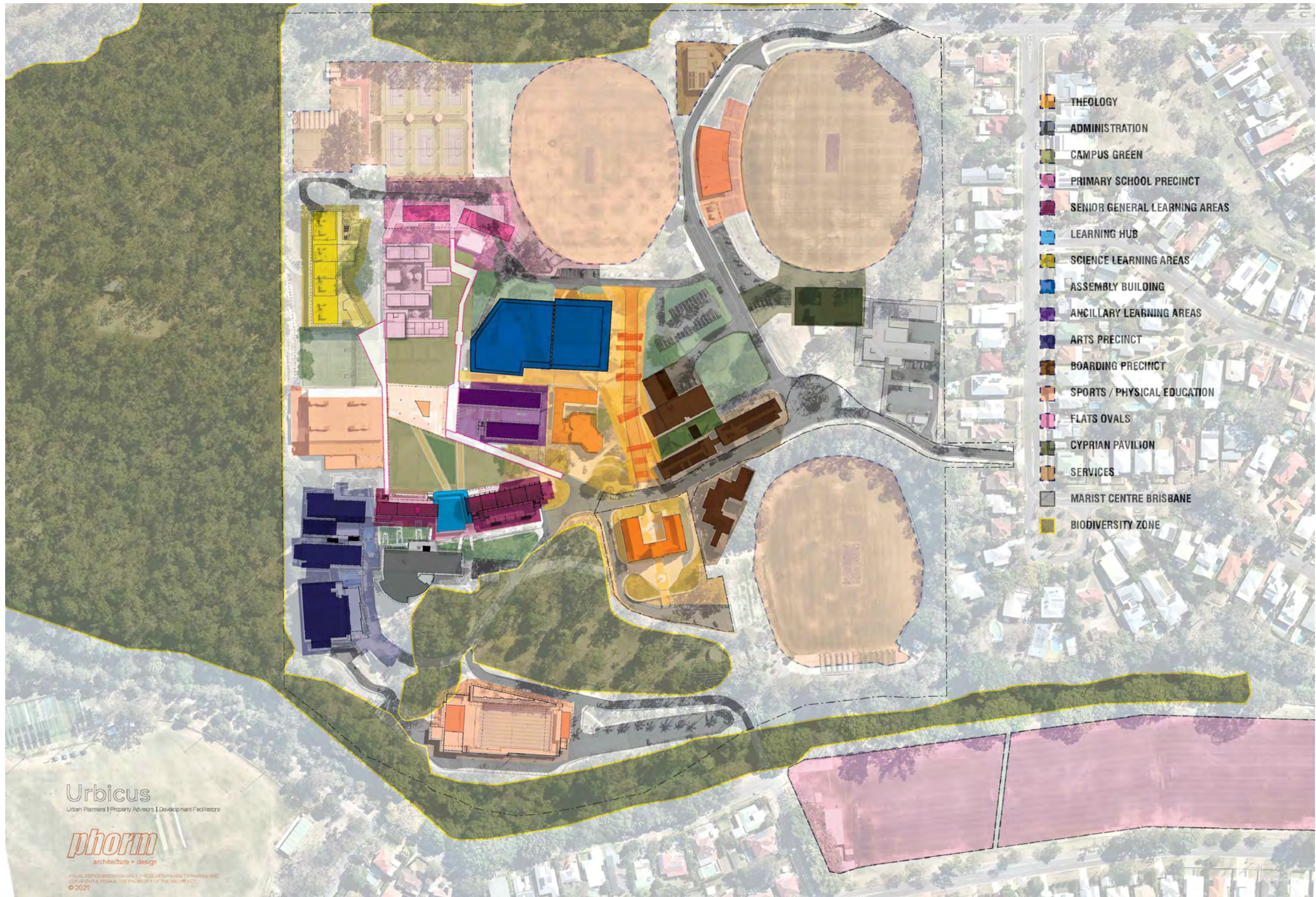
MARIST COLLEGE MASTERPLAN
SITE DEMOLITION PLAN
NTS
 MARIST COLLEGE ASHGROVE
 FRASERS RD _ASHGROVE, QLD

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MID_020



Urbicus
Urban Planners | Property Advisors | Development Facilitators

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- THEOLOGY
- ADMINISTRATION
- CAMPUS GREEN
- PRIMARY SCHOOL PRECINCT
- SENIOR GENERAL LEARNING AREAS
- LEARNING HUB
- SCIENCE LEARNING AREAS
- ASSEMBLY BUILDING
- ANCILLARY LEARNING AREAS
- ARTS PRECINCT
- BOARDING PRECINCT
- SPORTS / PHYSICAL EDUCATION
- FLATS OVALS
- CYPRIAN PAVILION
- SERVICES
- MARIST CENTRE BRISBANE
- BIODIVERSITY ZONE

01 PROPOSED DEVELOPMENT SITE PLAN
1:2500

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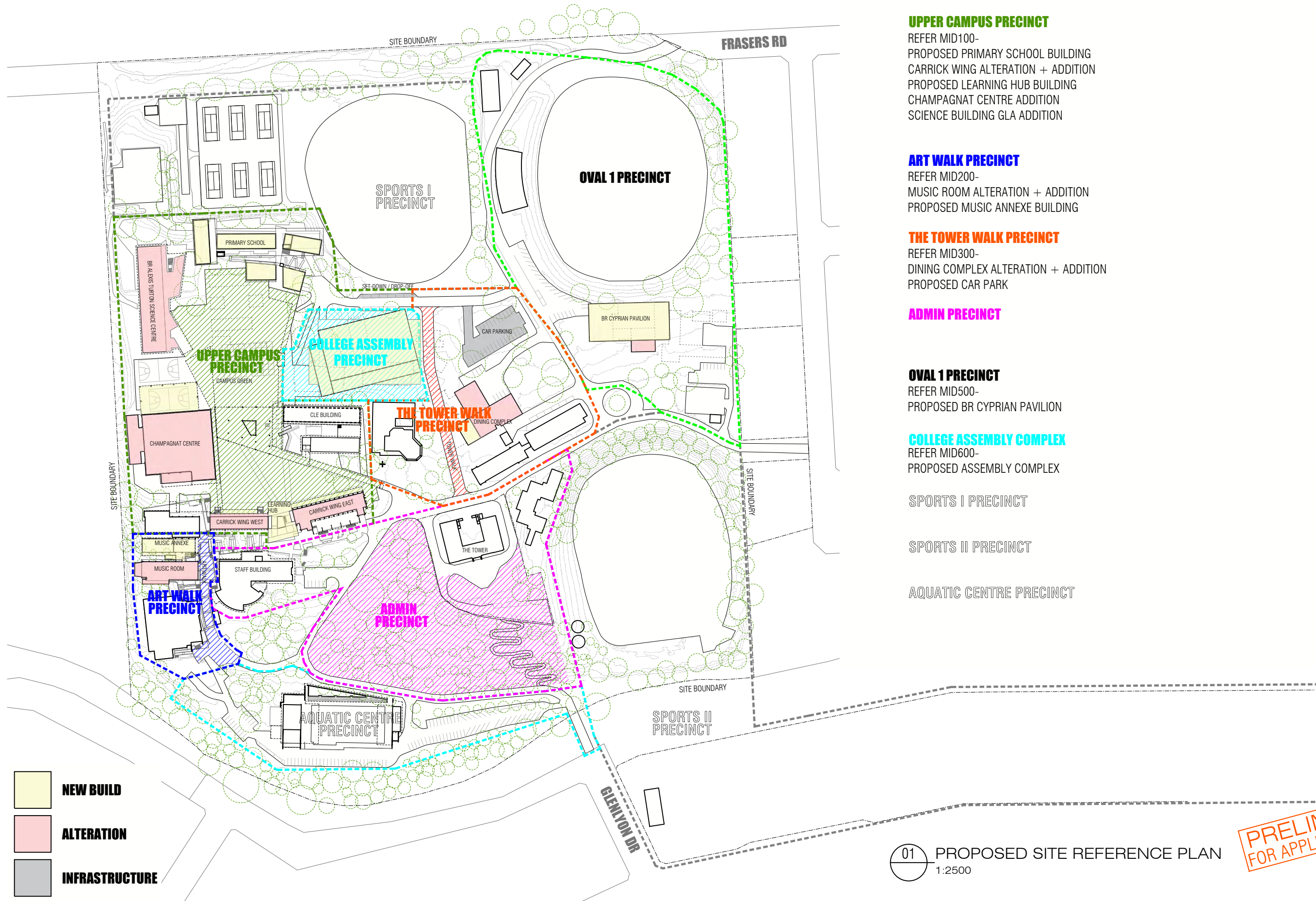
MARIST COLLEGE MASTERPLAN
 PROPOSED DEV. SITE PLAN MARIST COLLEGE ASHGROVE
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MID_050



UPPER CAMPUS PRECINCT

REFER MID100-
 PROPOSED PRIMARY SCHOOL BUILDING
 CARRICK WING ALTERATION + ADDITION
 PROPOSED LEARNING HUB BUILDING
 CHAMPAGNAT CENTRE ADDITION
 SCIENCE BUILDING GLA ADDITION

ART WALK PRECINCT

REFER MID200-
 MUSIC ROOM ALTERATION + ADDITION
 PROPOSED MUSIC ANNEXE BUILDING

THE TOWER WALK PRECINCT

REFER MID300-
 DINING COMPLEX ALTERATION + ADDITION
 PROPOSED CAR PARK

ADMIN PRECINCT

OVAL 1 PRECINCT

REFER MID500-
 PROPOSED BR CYPRIAN PAVILION

COLLEGE ASSEMBLY COMPLEX

REFER MID600-
 PROPOSED ASSEMBLY COMPLEX

SPORTS I PRECINCT

SPORTS II PRECINCT

AQUATIC CENTRE PRECINCT

- NEW BUILD**
- ALTERATION**
- INFRASTRUCTURE**

01 PROPOSED SITE REFERENCE PLAN
 1:2500

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 PROPOSED SITE REF. PLAN MARIST COLLEGE ASHGROVE
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990 MID_055



UPPER CAMPUS PRECINCT

PROPOSED PRIMARY SCHOOL BUILDING
 CARRICK WING ALTERATION + ADDITION
 PROPOSED LEARNING HUB BUILDING
 CHAMPAGNAT CENTRE ADDITION
 SCIENCE BUILDING GLA ADDITION

ART WALK PRECINCT

MUSIC ROOM ALTERATION + ADDITION
 PROPOSED MUSIC ANNEXE BUILDING

THE TOWER WALK PRECINCT

DINING COMPLEX ALTERATION + ADDITION
 PROPOSED CAR PARK

ADMIN PRECINCT

OVAL 1 PRECINCT

PROPOSED BR CYPRIAN PAVILION

COLLEGE ASSEMBLY COMPLEX

PROPOSED ASSEMBLY COMPLEX

SPORTS I PRECINCT

SPORTS II PRECINCT

AQUATIC CENTRE PRECINCT

01 PROPOSED BUILDING HEIGHT
 1:2500

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MARIST COLLEGE MASTERPLAN
 BUILDING HEIGHT REF.
1:2500

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MID_060

UPPER CAMPUS PRECINCT
SCOPE OF WORK

SCIENCE BUILDING GLA
ADDITION OF GLA (GENERAL LEARNING AREA)
EXISTING FOOTPRINT: 1700m² (2 STOREY)
ADDITIONAL GLA SPACE: APPROX 350m²

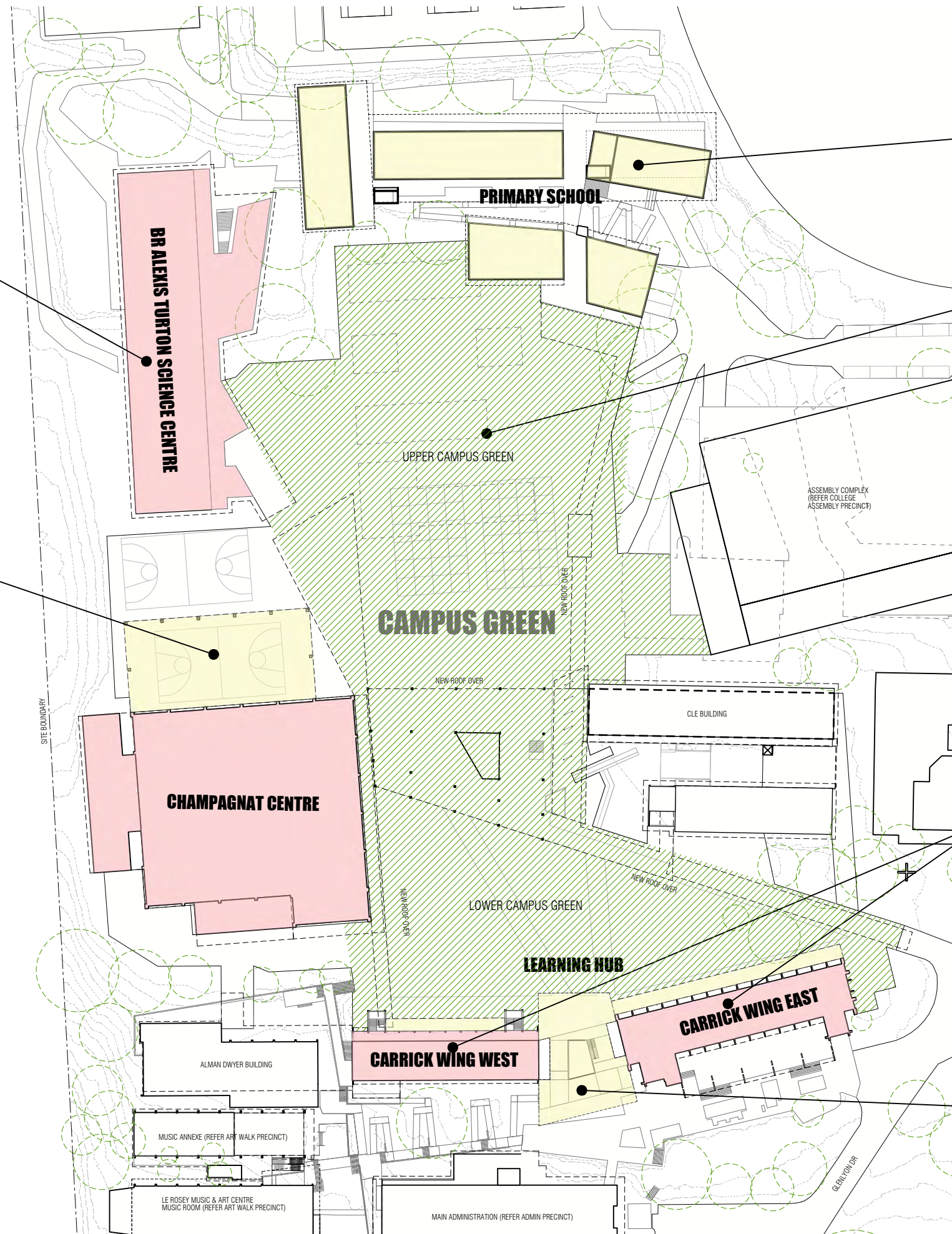
CHAMPAGNAT CENTRE
ALTERATION + ADDITION
EXISTING FOOTPRINT: APPROX 1900m² (1 STOREY+MEZZANINE)
ADDITIONAL COVERED OUTDOOR SPACE: 660m²

PROPOSED PRIMARY SCHOOL BUILDING
FOOTPRINT: APPROX. 1500m²
3 STOREY CONSTRUCTION OVER PODIUM (GLA WING
+ 2 STOREY LIBRARY ADMIN WING
PROPOSED GFA: APPROX. 4500m²

CAMPUS GREEN
ALTERATION + ADDITION TO EXISTING OUTDOOR
LEARNING AREA
TOTAL FLOOR AREA: APPROX. 13000m².
INCLUDING COVERED WALKWAY: 2500m²
+ ADDITIONAL COVERED LEARNING AREA

CARRICK WING (EAST & WEST WING)
ALTERATION + ADDITION TO EXISTING
EXISTING FOOT PRINT: APPROX. 650m² (EAST) +
450m² (WEST)
EXISTING GFA: APPROX 3300m²
ADDITIONAL COVERED WALKWAY + LEARNING
AREA:1200m²

PROPOSED LEARNING HUB BUILDING
(DEMOLITION OF EXISTING COVERED OUTDOOR AREA
+ TUCKSHOP)
FOOTPRINT: APPROX. 450m²
4 STOREY CONSTRUCTION
PROPOSED GFA: 1800m²



01 UPPER CAMPUS PRECINCT
1:1000

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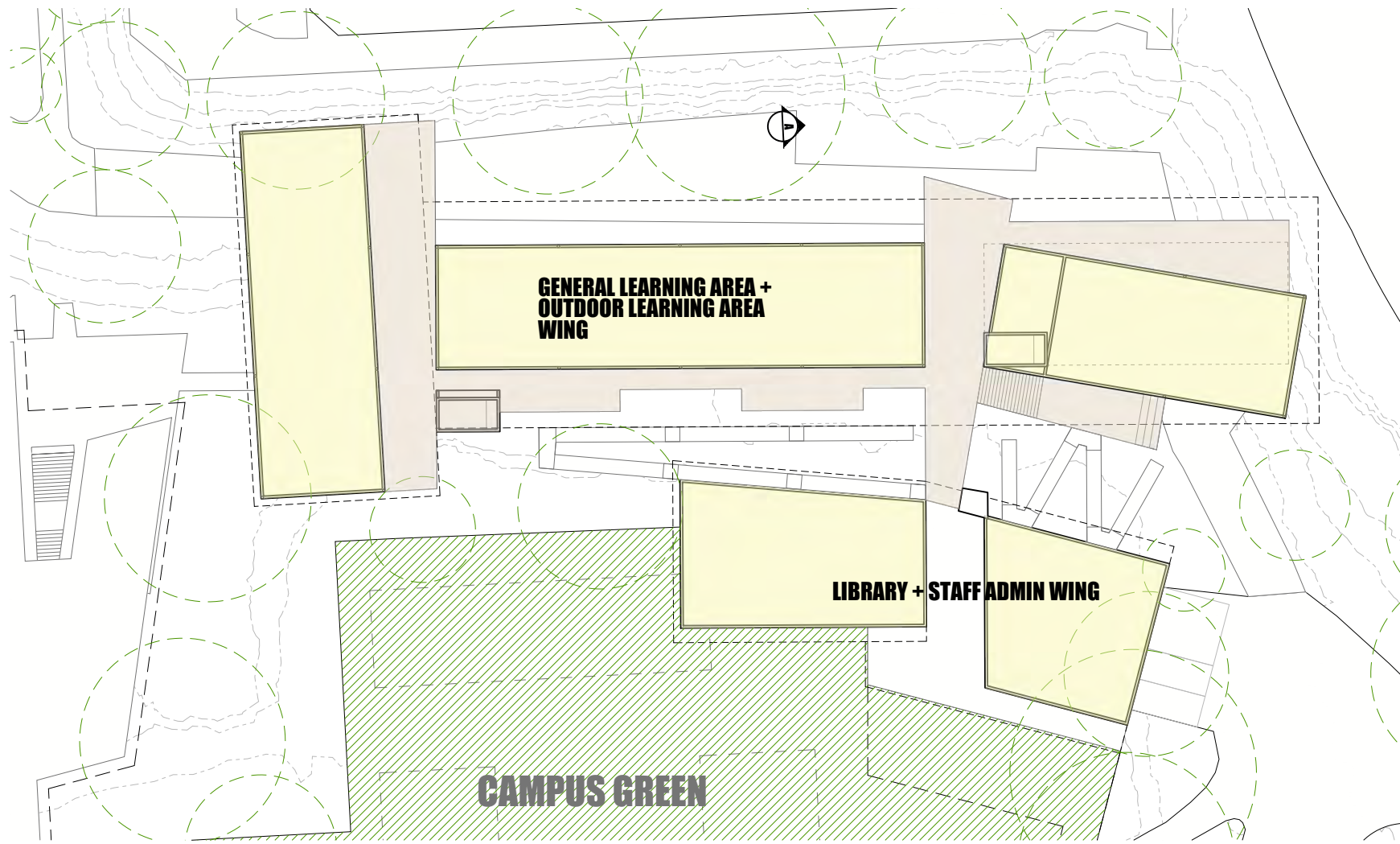
MARIST COLLEGE MASTERPLAN
UPPER CAMPUS PRECINCT MARIST COLLEGE ASHGROVE
1:1000 FRASERS RD _ASHGROVE, QLD

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MID_100

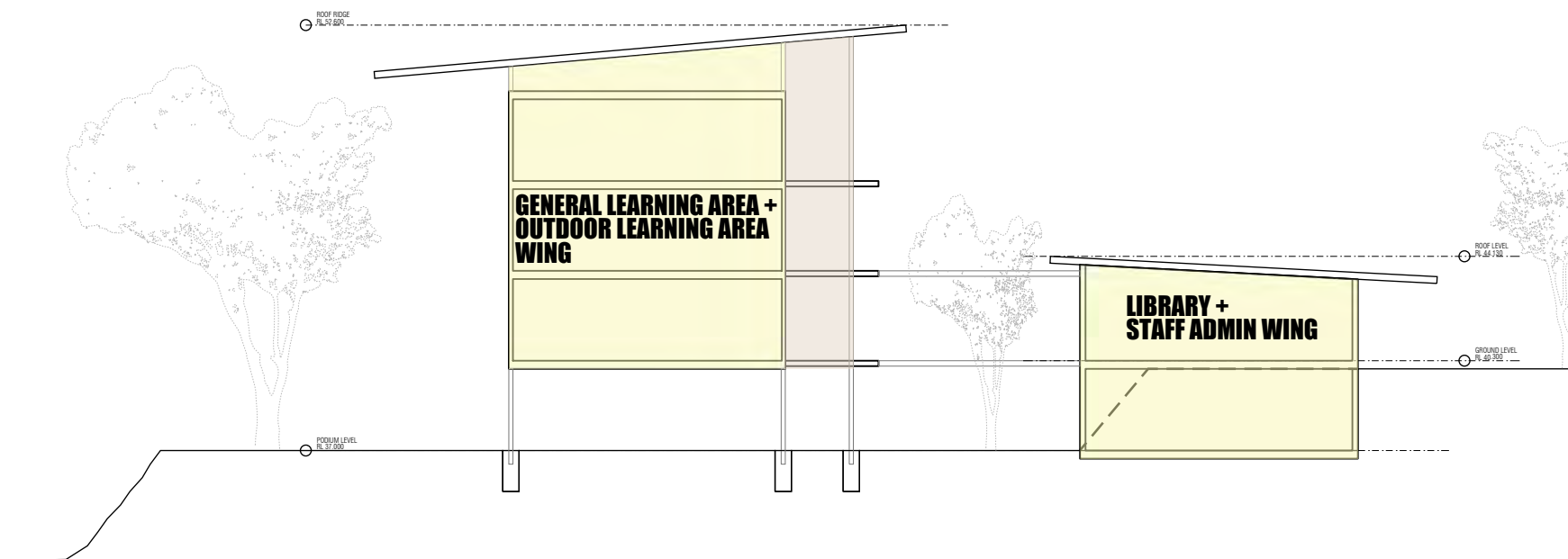
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PROPOSED PRIMARY SCHOOL BUILDING
 FOOTPRINT: APPROX. 2100m²
 3 STOREY CONSTRUCTION OVER PODIUM (GLA) + 2
 STOREY (LIBRARY + ADMIN WING)
 PROPOSED GFA: APPROX. 4500m²

GENERAL LEARNING AREA + OUTDOOR SPACE WING
 FOOTPRINT: APPROX. 1400m²
 3 STOREY OVER PODIUM
 GFA: APPROX. 3700m²
 LIBRARY + STAFF ADMIN WING
 FOOTPRINT: APPROX. 415m²
 2 STOREY
 GFA: APPROX. 800m²

01 GROUND LEVEL PLAN
 1:500



02 SECTION
 1:250

PRELIMINARY
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MARIST COLLEGE MASTERPLAN
 PRIMARY SCHOOL
 1:500 / 1:250

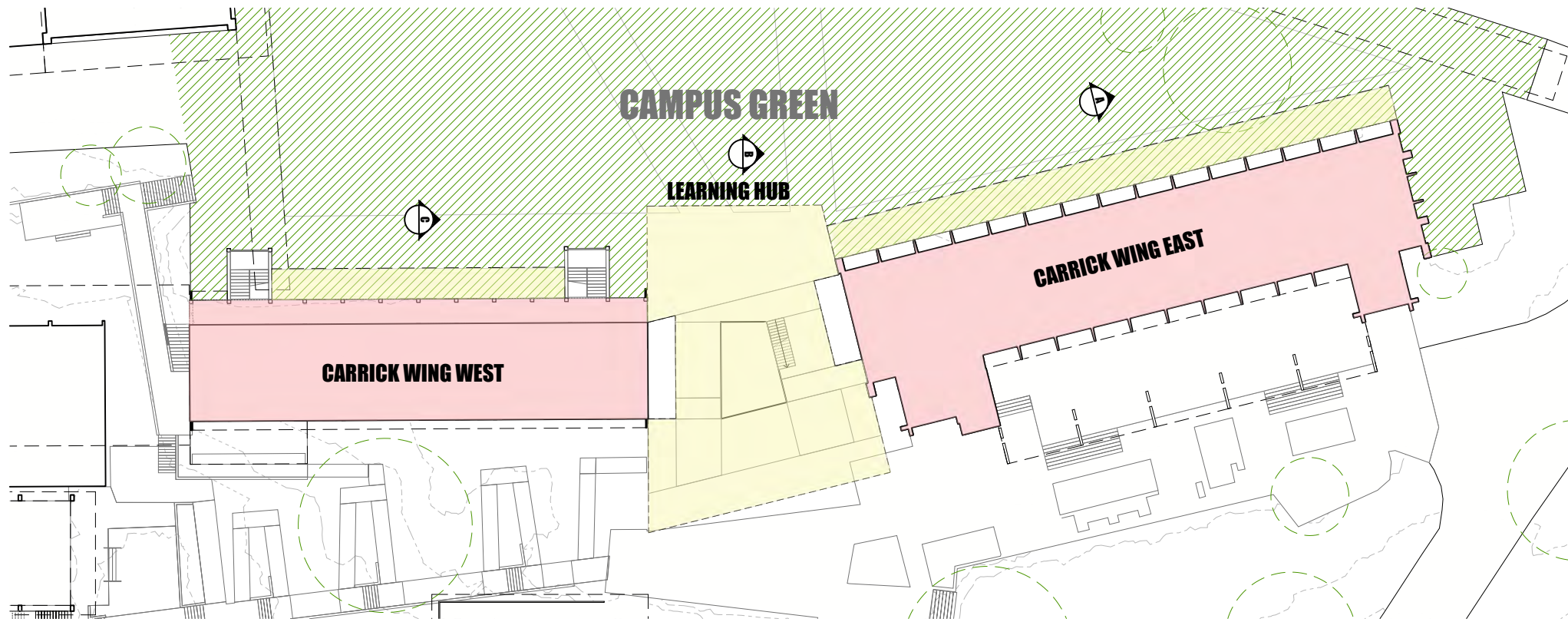
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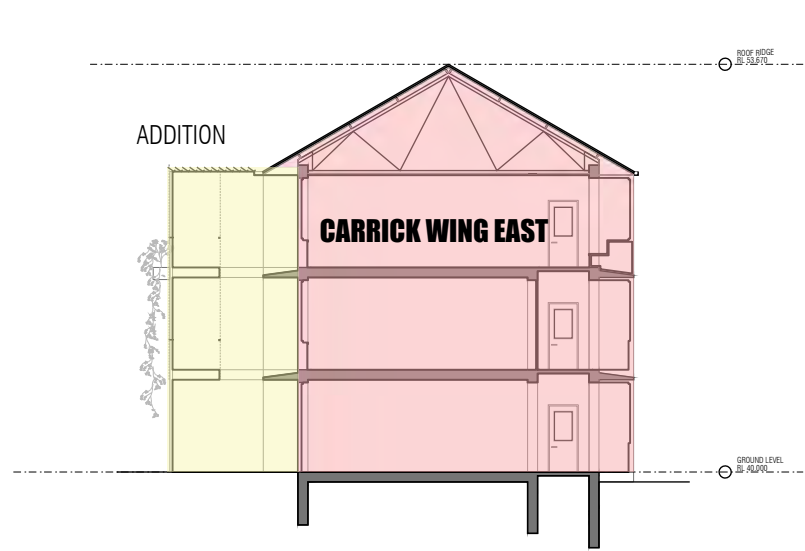
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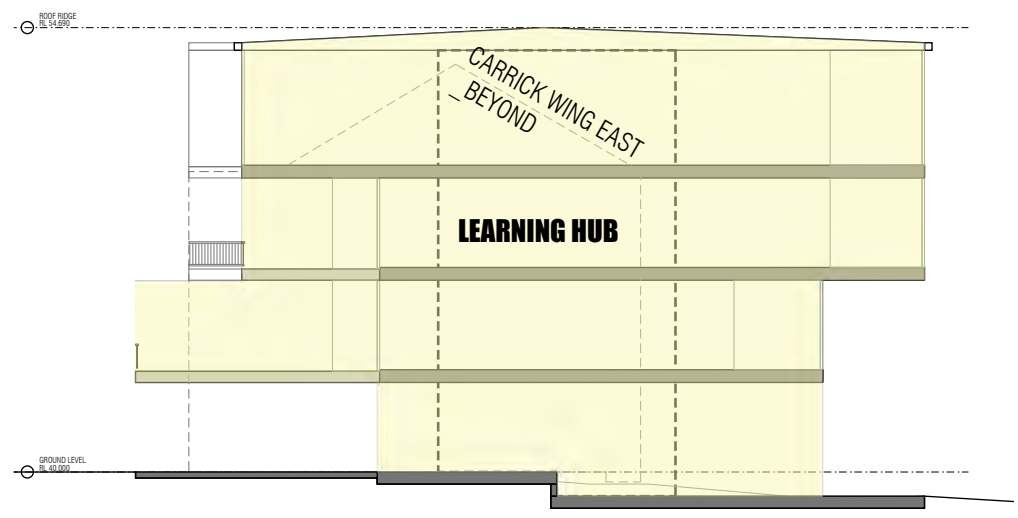
CARRICK WING (EAST & WEST WING)
 ALTERATION + ADDITION TO EXISTING
 EXISTING FOOT PRINT: APPROX. 650m² (EAST) +
 450m² (WEST)
 EXISTING GFA: APPROX 3300m²
 ADDITIONAL COVERED WALKWAY + LEARNING
 AREA: 1200m²

PROPOSED LEARNING HUB BUILDING
 (DEMOLITION OF EXISTING COVERED OUTDOOR AREA
 + TUCKSHOP)
 FOOTPRINT: APPROX. 450m²
 4 STOREY CONSTRUCTION
 PROPOSED GFA: 1800m²

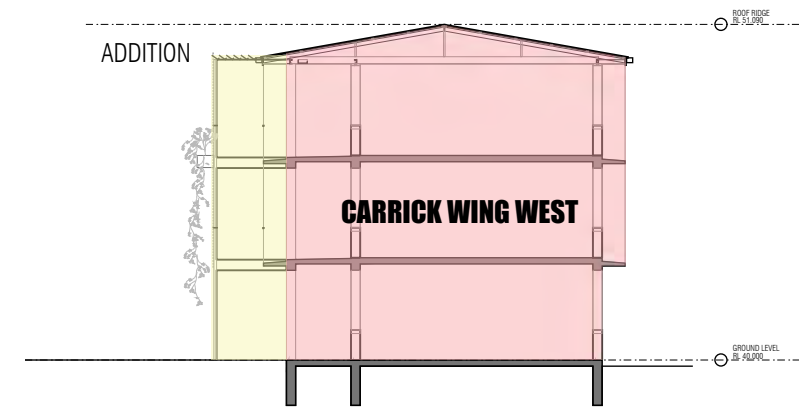
01 GROUND LEVEL PLAN
 1:500



02 SECTION A
 1:250



03 SECTION B
 1:250



04 SECTION C
 1:250

**PRELIMINARY
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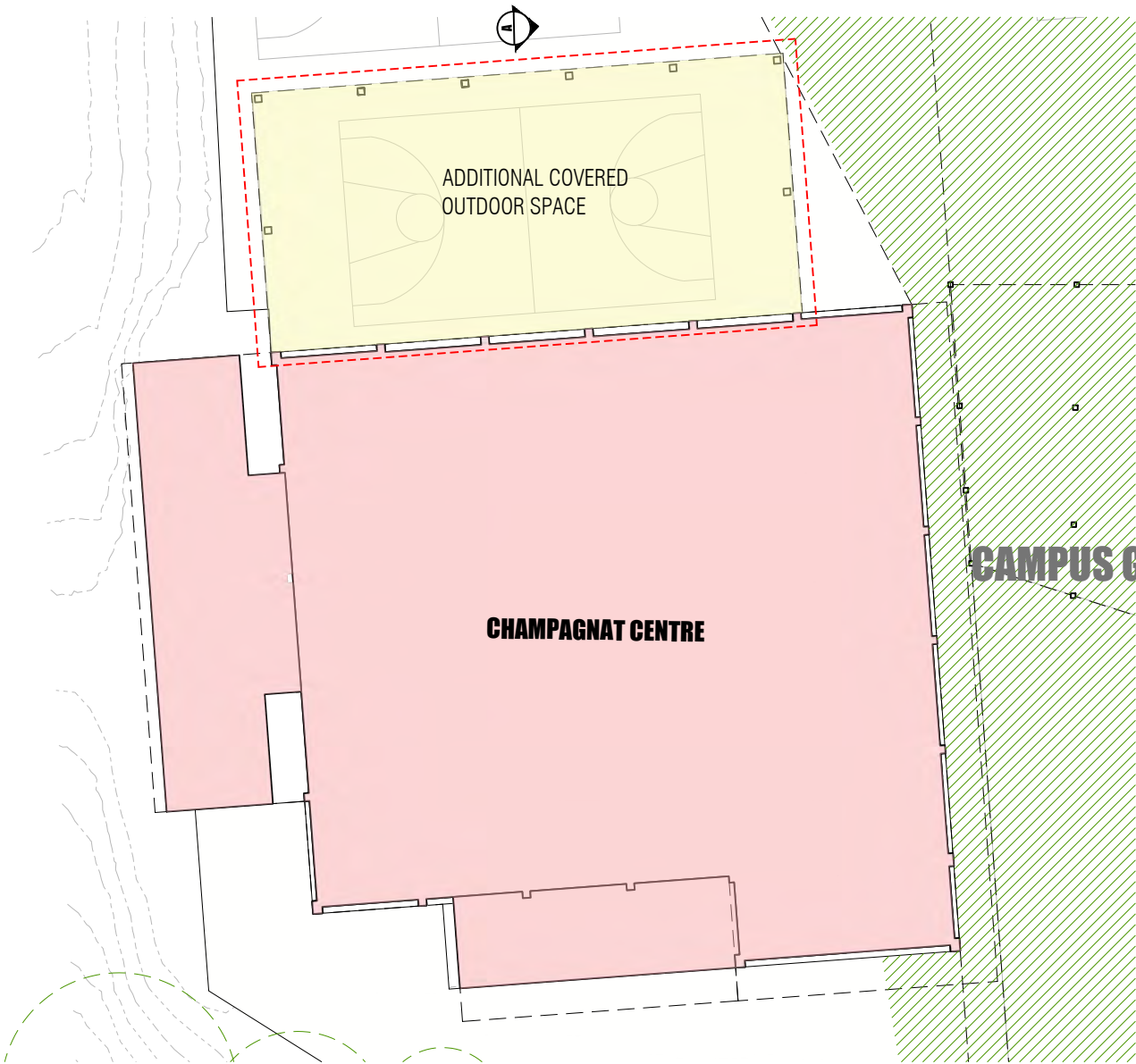
MARIST COLLEGE MASTERPLAN
 CARRICK + LEARNING HUB MARIST COLLEGE ASHGROVE
 1:500 / 1:250 FRASERS RD _ASHGROVE, QLD

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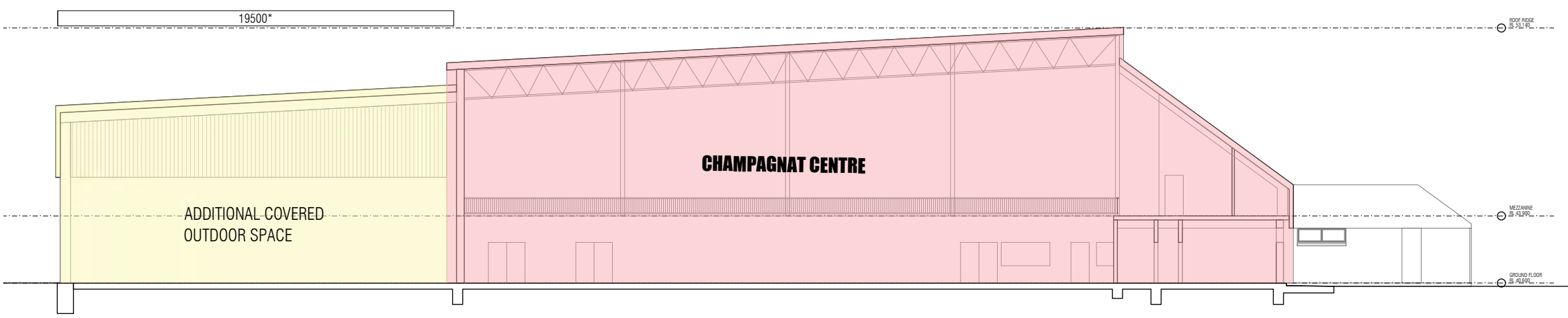
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MID_130



CHAMPAGNAT CENTRE
 ALTERATION + ADDITION
 EXISTING FOOTPRINT: APPROX 1900m²
 (1 STOREY + MEZZANINE)
 ADDITIONAL COVERED OUTDOOR SPACE: 660m²

01 GROUND LEVEL PLAN
 1:500



02 SECTION
 1:250

**PRELIMINARY
 FOR APPLICATION ONLY**



01.09.21	APPLICATION ISSUE	A
Date:	Details:	Rev:

MARIST COLLEGE MASTERPLAN
 CHAMPAGNAT CENTRE
 1:500 / 1:250

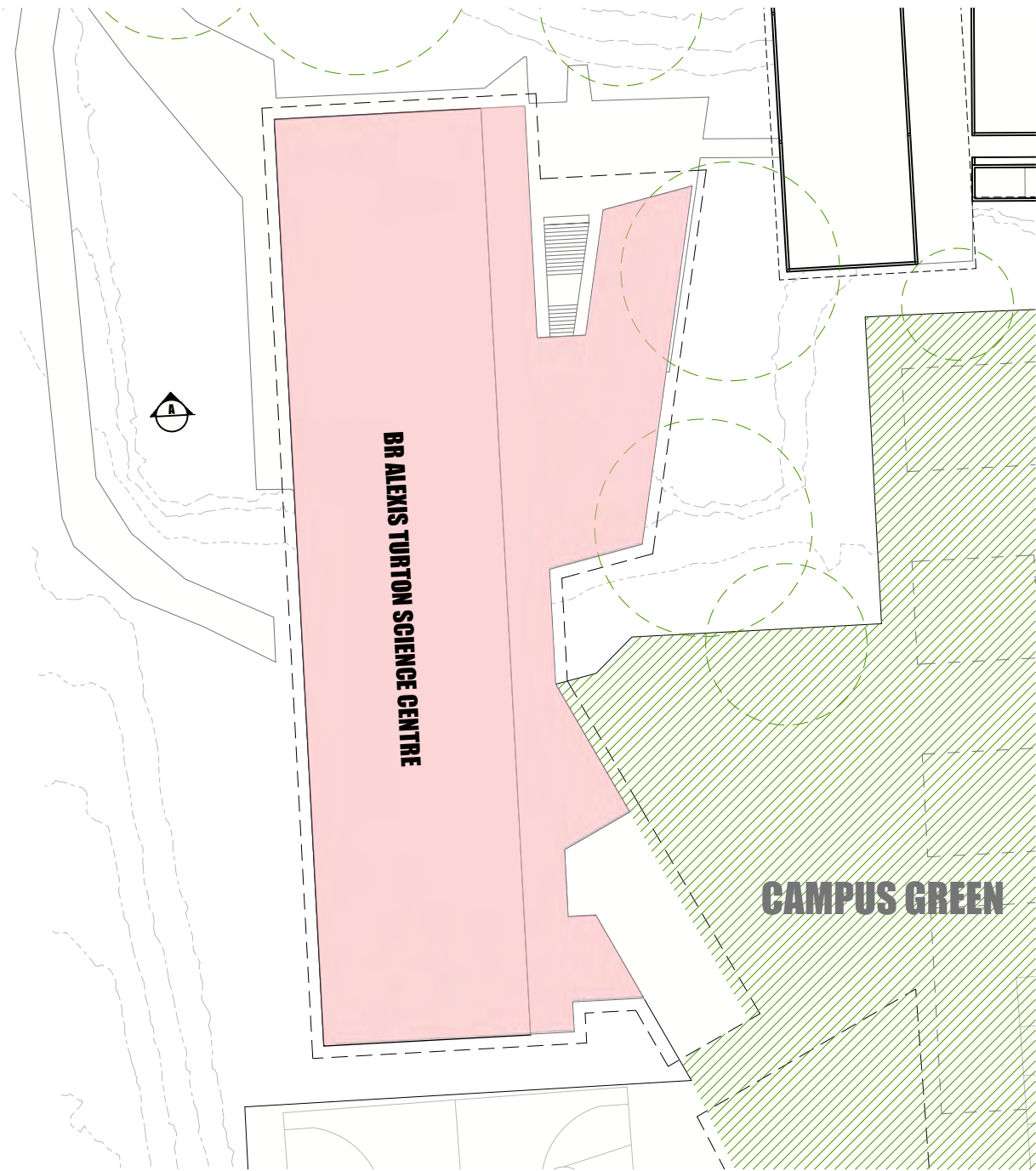
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MID_140

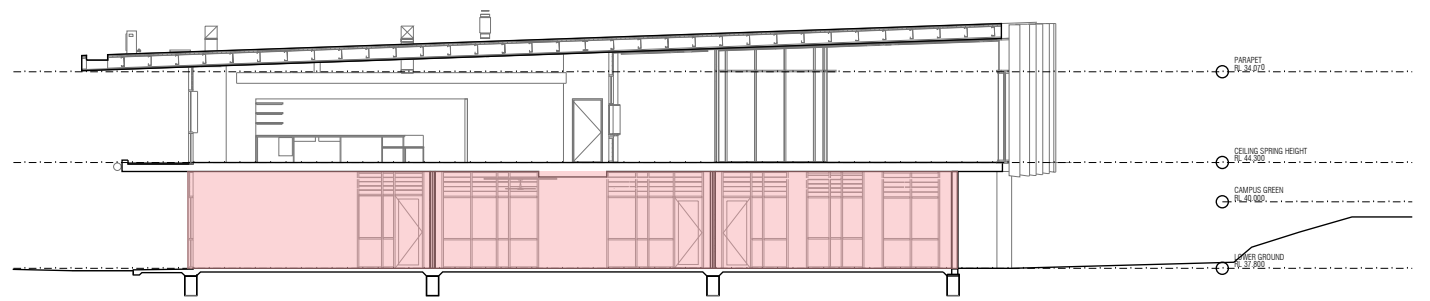


BR ALEXIS TURTON SCIENCE CENTRE

CAMPUS GREEN

SCIENCE BUILDING GLA
 ADDITION OF GLA (GENERAL LEARNING AREA)
 EXSITNG FOOTPRINT: 1700m2 (2 STOREY)
 ADDITIONAL GLA SPACE: APPROX 350m2

01 GROUND LEVEL PLAN
 1:500



02 SECTION
 1:250

PRELIMINARY
 FOR APPLICATION ONLY



01.09.21	APPLICATION ISSUE	A
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MARIST COLLEGE MASTERPLAN
 SCIENCE CENTRE
 1:500

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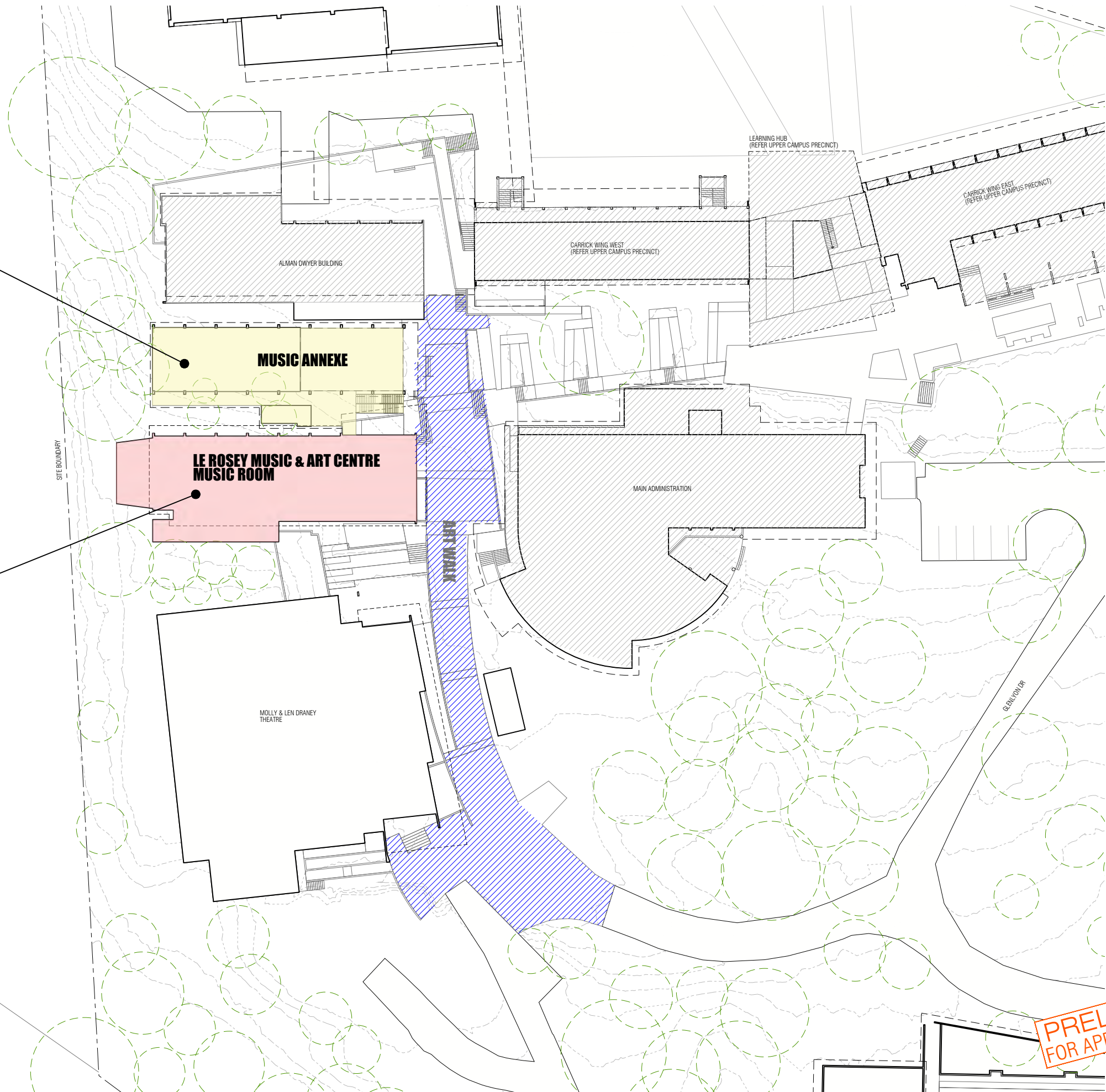
MID_150

ART WALK PRECINCT
SCOPE OF WORK

PROPOSED MUSIC ANNEXE BUILDING
FOOTPRINT: APPROX. 430m²
3 STOREY CONSTRUCTION
GFA: APPROX. 1300m²

LE ROSEY MUSIC & ART CENTRE
MUSIC ROOM ADDITION + ALTERATION
EXISTING FOOTPRINT: APPROX 560m²
3 STOREY CONSTRUCTION
EXISTING GFA: APPROX 1500m²
PROPOSED ADDITION: APPROX. 190m²

01 ART WALK PRECINCT
1:600



**PRELIMINARY
FOR APPLICATION ONLY**



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Date:	Details:	Rev:

MARIST COLLEGE MASTERPLAN
ART WALK PRECINCT
1:600

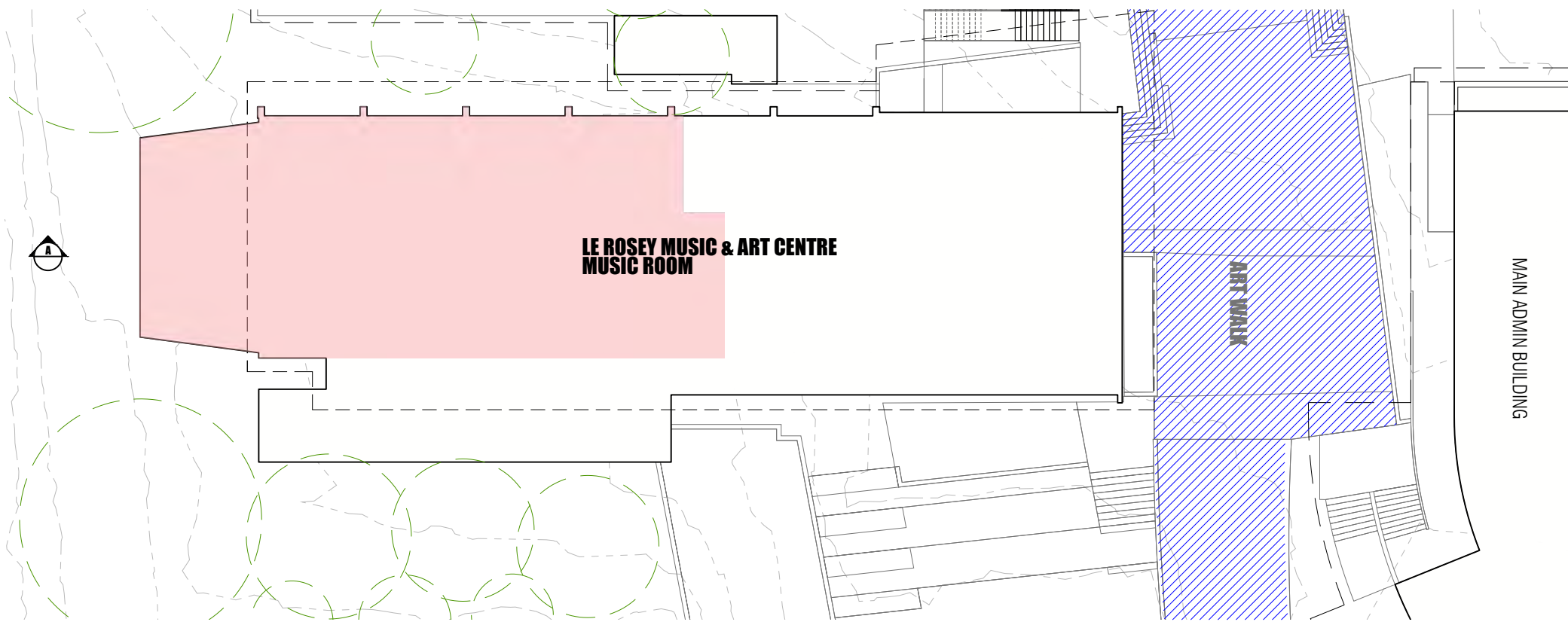
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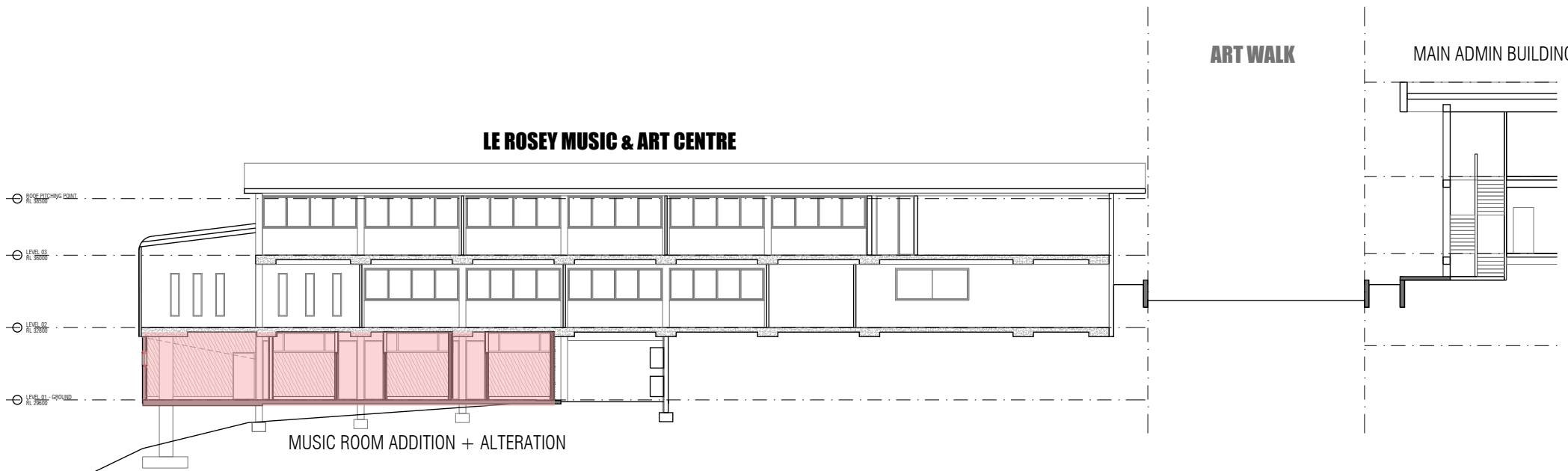
MID_200

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LE ROSEY MUSIC & ART CENTRE
 MUSIC ROOM ADDITION + ALTERATION
 EXISTING FOOTPRINT: APPROX 560m²
 3 STOREY CONSTRUCTION
 EXISTING GFA: APPROX 1500m²
 PROPOSED ADDITION: APPROX.190m²

01 GROUND LEVEL PLAN
 1:250



02 SECTION
 1:250

PRELIMINARY
 FOR APPLICATION ONLY



01.09.21	APPLICATION ISSUE	A
Date:	Details:	Rev:

MARIST COLLEGE MASTERPLAN
 MUSIC & ART CENTRE
 1:250

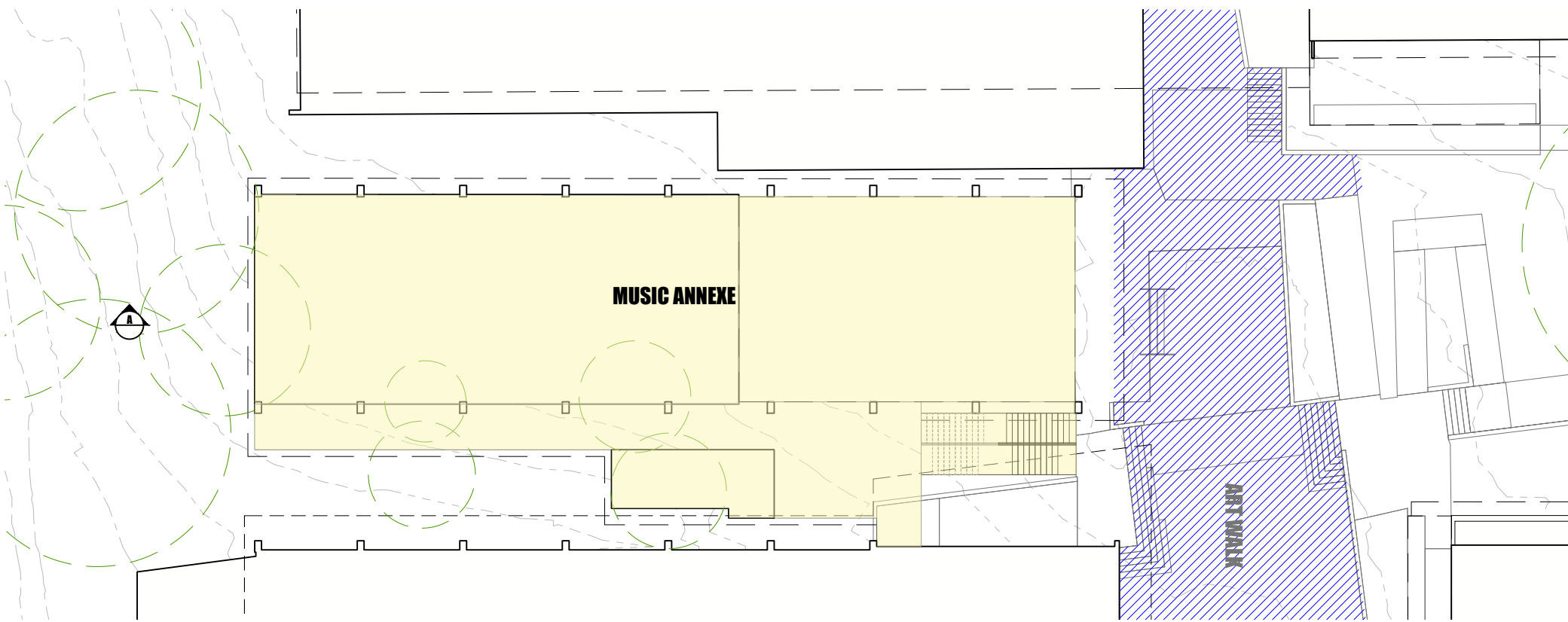
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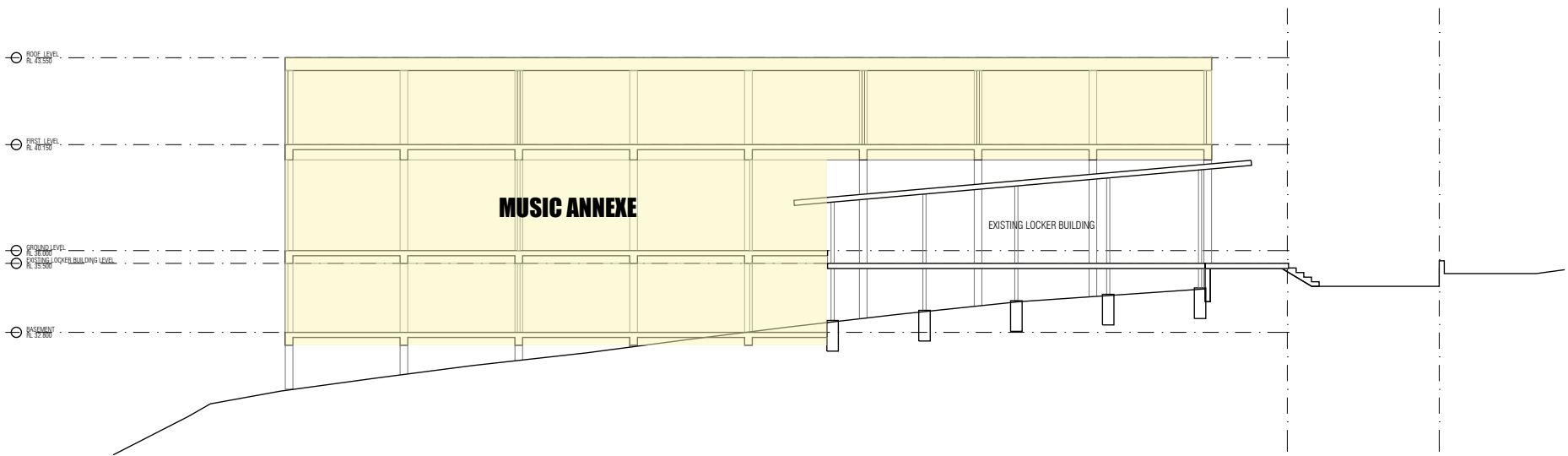
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MID_210



PROPOSED MUSIC ANNEXE BUILDING
 FOOTPRINT: APPROX. 430m²
 3 STOREY CONSTRUCTION
 GFA: APPROX. 1300m²

01 GROUND LEVEL PLAN
 1:250



02 SECTION
 1:250

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01.09.21	APPLICATION ISSUE	A
Date:	Details:	Rev:

MARIST COLLEGE MASTERPLAN
 MUSIC ANNEXE
 1:250

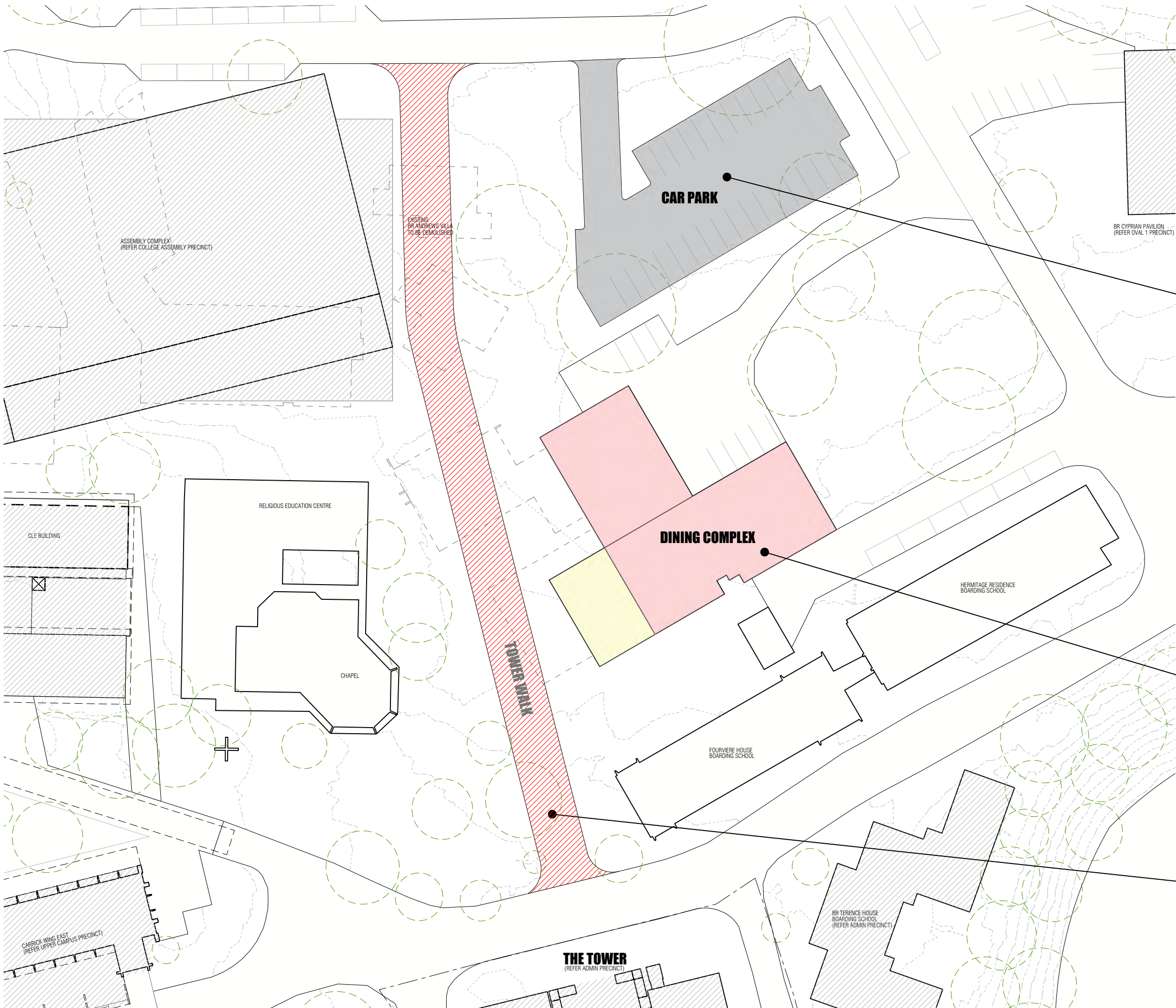
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MID_220



THE TOWER WALK PRECINCT
SCOPE OF WORK

PROPOSED CAR PARK (CP10)
26 CAR PARKING SPACE FOR STAFF & VISITORS

DINING COMPLEX
ALTERATION AND ADDITION
EXISTING FOOTPRINT: APPROX. 1300m²
2 STOREY CONSTRUCTION
PROPOSED FOOTPRINT: APPROX. 1000m²
3 STOREY CONSTRUCTION
PROPOSED GFA: APPROX. 3000m²

TOWER WALK
PAVED OUTDOOR WALK WAY
(PARTIAL DEMOLITION OF EXISTING BR. ANDREWS VILLA)

01 THE TOWER WALK PRECINCT
1:600

PRELIMINARY
FOR APPLICATION ONLY



01.09.21	APPLICATION ISSUE	A
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MARIST COLLEGE MASTERPLAN
TOWER WALK PRECINCT
1:600

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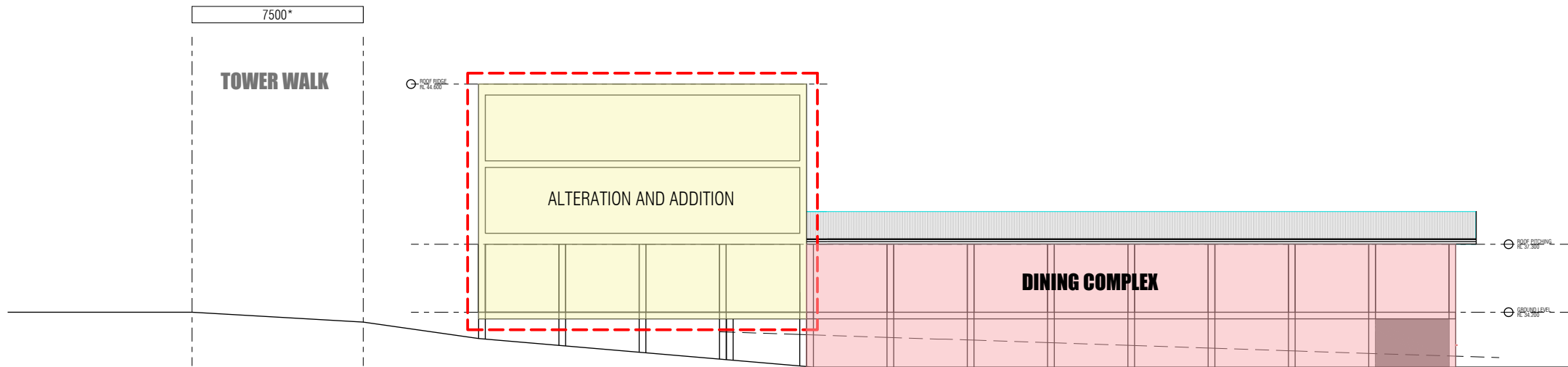
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MID_300



DINING COMPLEX
 ALTERATION AND ADDITION
 EXISTING FOOTPRINT: APPROX. 1300m²
 2 STOREY CONSTRUCTION
 PROPOSED FOOTPRINT: APPROX.
 1000m²
 3 STOREY CONSTRUCTION
 PROPOSED GFA: APPROX. 3000m²

01 GROUND LEVEL PLAN
 1:500



01 SECTION
 1:250

PRELIMINARY
 FOR APPLICATION ONLY



Date	Details	Rev:
01.09.21	APPLICATION ISSUE	A

MARIST COLLEGE MASTERPLAN
 DINING COMPLEX
 1:500 / 1:250

MARIST COLLEGE ASHGROVE
 FRASERS RD _ASHGROVE, QLD

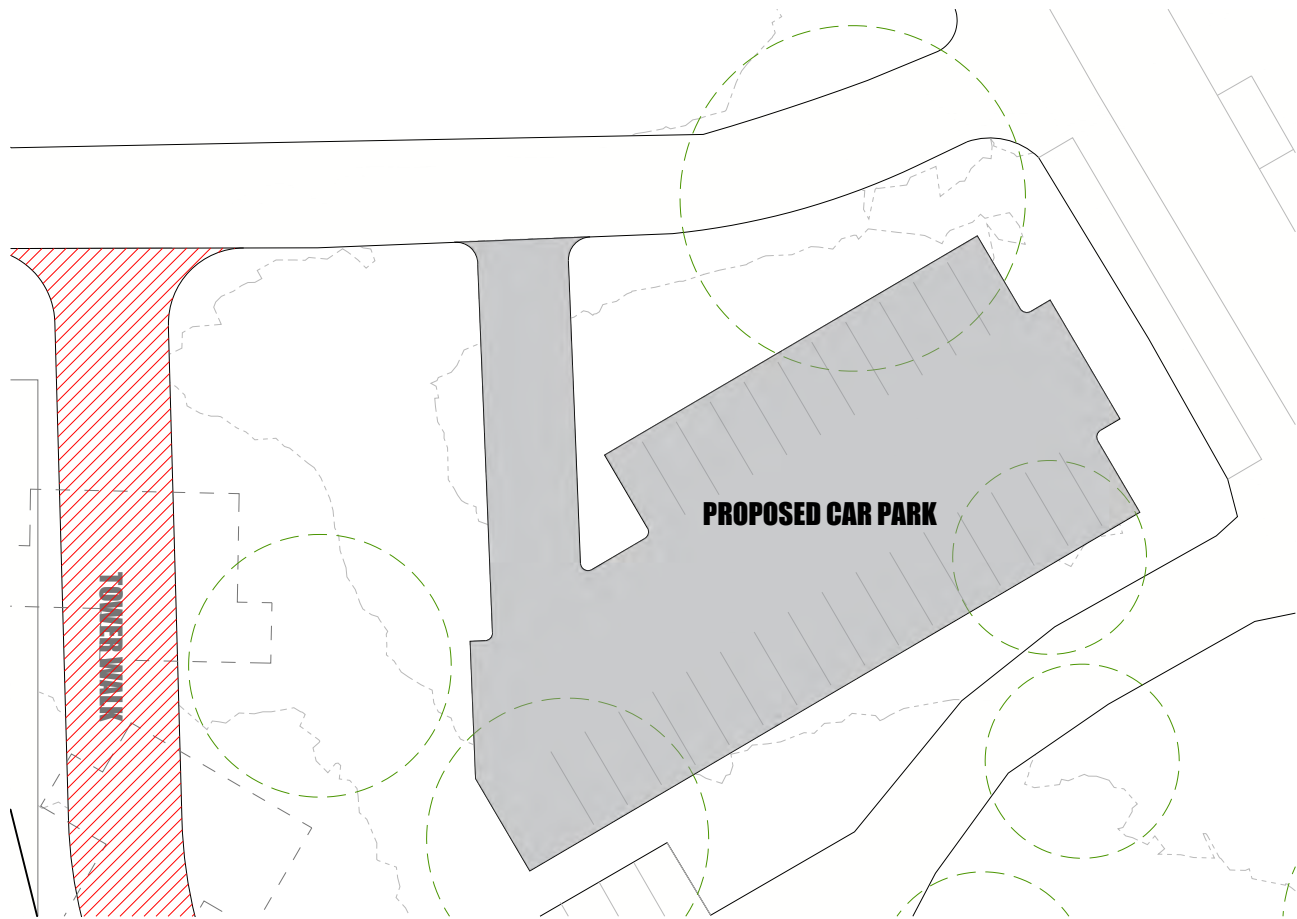
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MID_310

PROPOSED CAR PARK
 26 CAR PARKING SPACE FOR NEW
 PRIMARY SCHOOL STAFF & TEMPORARY
 PURPOSE
 APPROX 1000m²



01 GROUND LEVEL PLAN
 1:500

PRELIMINARY
 FOR APPLICATION ONLY



01.09.21	APPLICATION ISSUE	A
Date:	Details:	Rev:

MARIST COLLEGE MASTERPLAN
 TOWER WALK: CAR PARK
 1:500

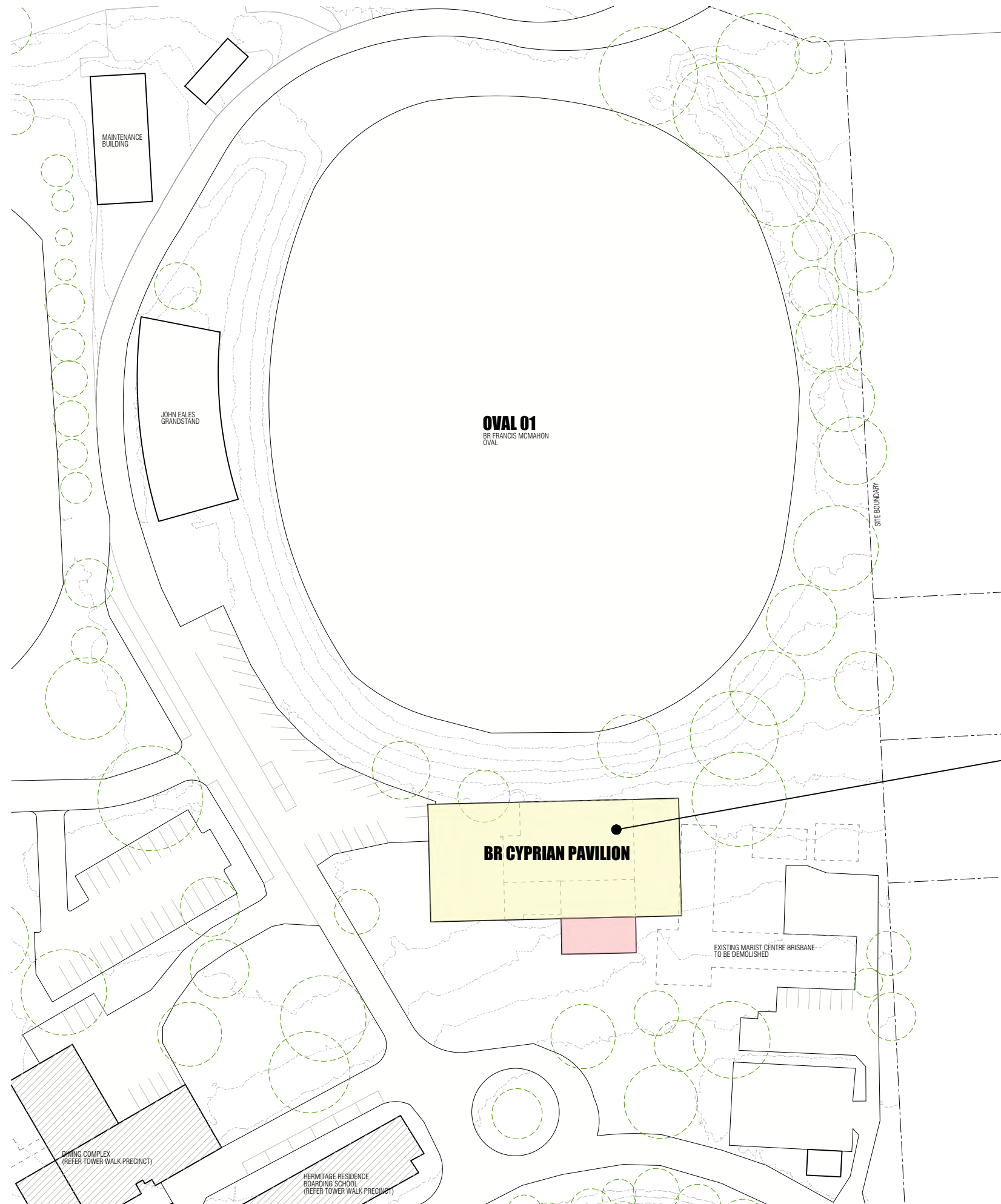
MARIST COLLEGE ASHGROVE
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MID_320



OVAL 1 PRECINCT
SCOPE OF WORK

OVAL 01
BR FRANCIS MCMAHON
OVAL

BR CYPRIAN PAVILION
ALTERATION & ADDITION
EXISTING FOOTPRINT: APPROX. 560m² (SINGLE STOREY)
PROPOSED FOOTPRINT: APPROX 1250m²
2 STOREY CONSTRUCTION
PROPOSED GFA: 2500m²

BR CYPRIAN PAVILION

EXISTING MARIST CENTRE BRISBANE
TO BE DEMOLISHED

DINING COMPLEX
(REFER TOWER WALK PRECINCT)

HERMITAGE RESIDENCE
BOARDING SCHOOL
(REFER TOWER WALK PRECINCT)

01 OVAL 1 PRECINCT
1:1000

PRELIMINARY
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MARIST COLLEGE MASTERPLAN
OVAL 1 PRECINCT
1:1000

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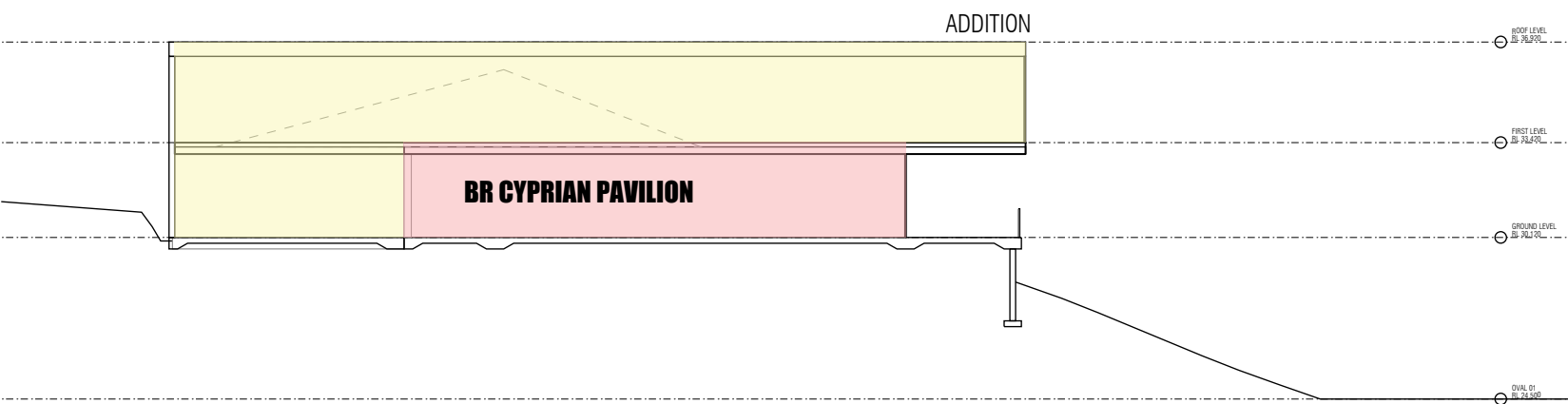
MID_500

OVAL 01
BR FRANCIS MCMAHON
OVAL

BR CYPRIAN PAVILION
ALTERATION & ADDITION
EXISTING FOOTPRINT: APPROX. 560m2 (SINGLE STOREY)
PROPOSED FOOTPRINT: APPROX 1250m2
2 STOREY CONSTRUCTION
PROPOSED GFA: 2500m2



01 GROUND LEVEL PLAN
1:500



02 SECTION
1:250

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01.09.21	APPLICATION ISSUE	A
Date:	Details:	Rev:

MARIST COLLEGE MASTERPLAN
CYPRIAN PAVILION
1:500

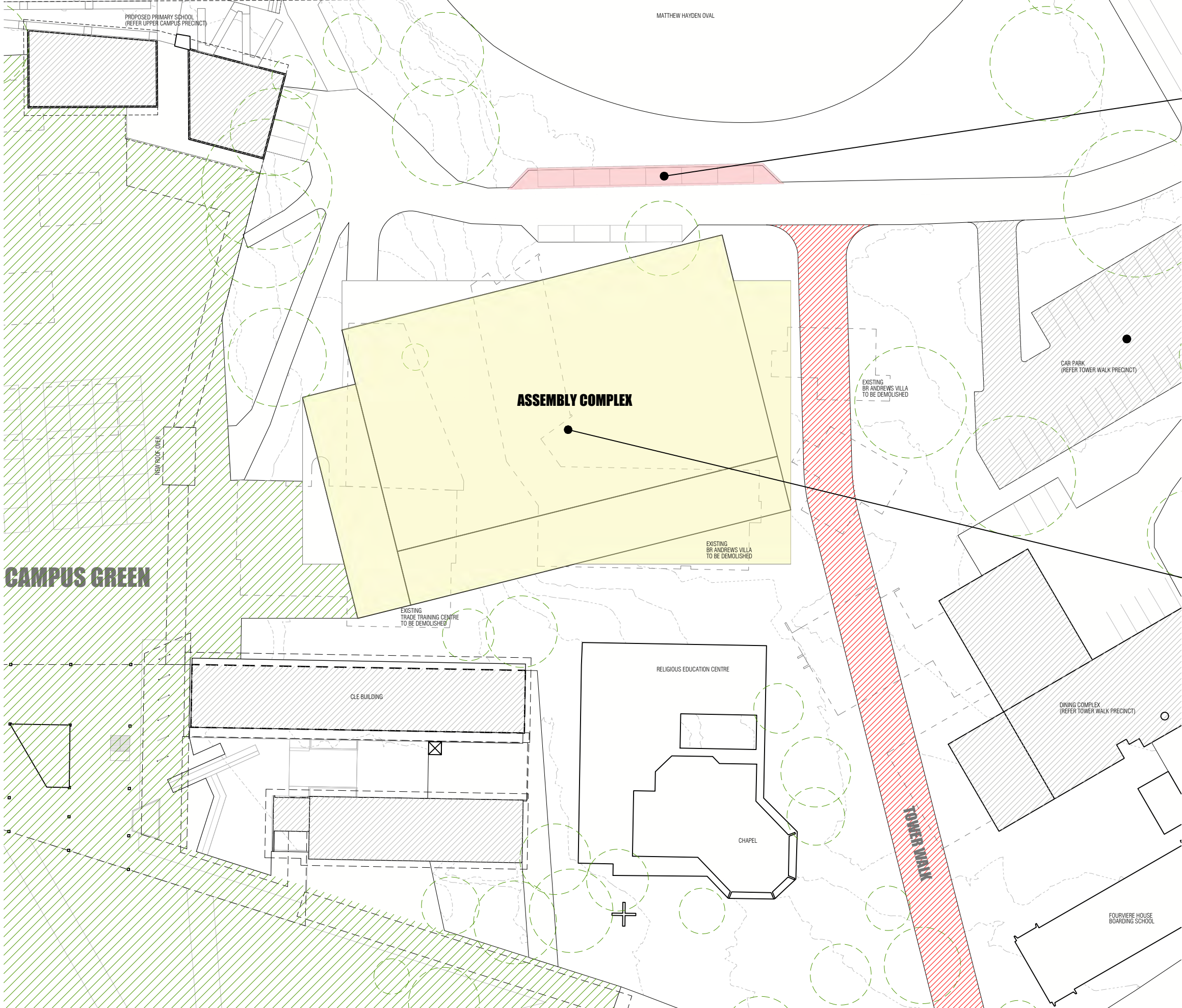
MARIST COLLEGE ASHGROVE
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MID_510

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PROPOSED PRIMARY SCHOOL
SET-DOWN / PICK-UP ZONE
6 BAYS OF PICK-UP AREA

PROPOSED ASSEMBLY COMPLEX
FOOTPRINT: APPROX. 3300m²
6 STOREY CONSTRUCTION
ASSEMBLY HALL / TRADE TRAINING CENTRE /
EXAMINATION ROOM / BASEMENT
PROPOSED GFA: APPROX. 9100m²

CAMPUS GREEN

01 COLLEGE ASSEMBLY PRECINCT
1:600

**PRELIMINARY
APPLICATION ONLY**



01.09.21	APPLICATION ISSUE	A
Date:	Details:	Rev:

MARIST COLLEGE MASTERPLAN
C. ASSEMBLY PRECINCT
1:600

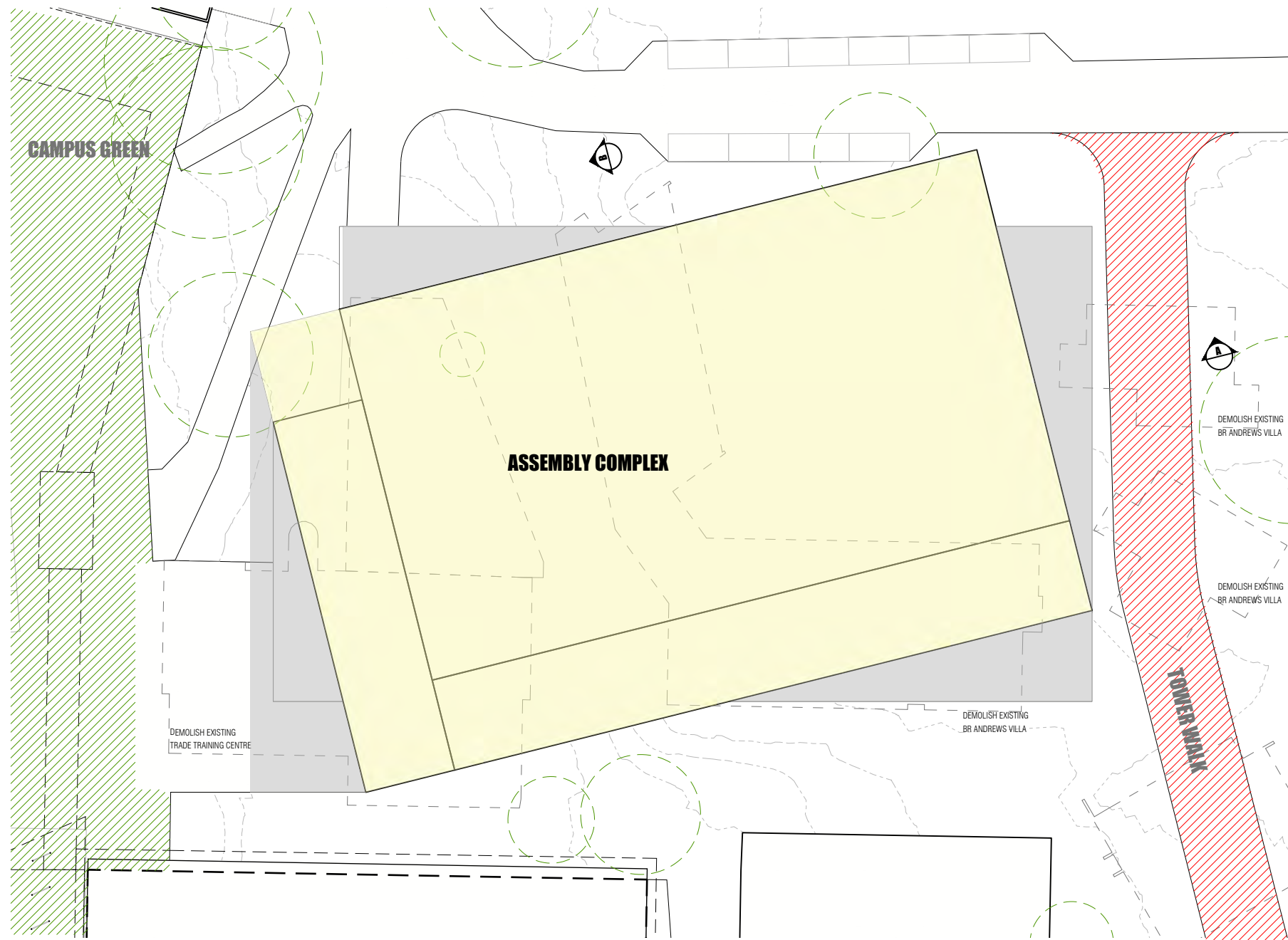
MARIST COLLEGE ASHGROVE
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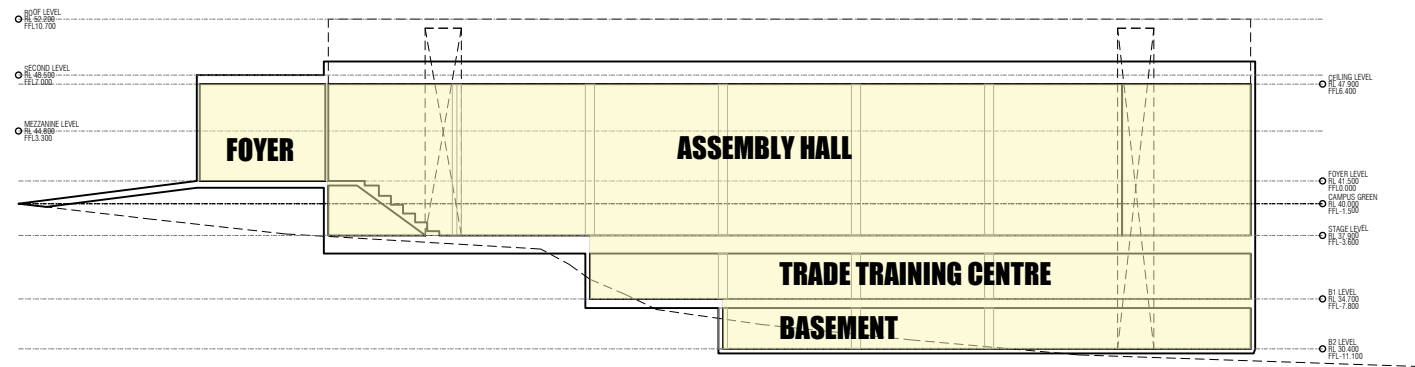
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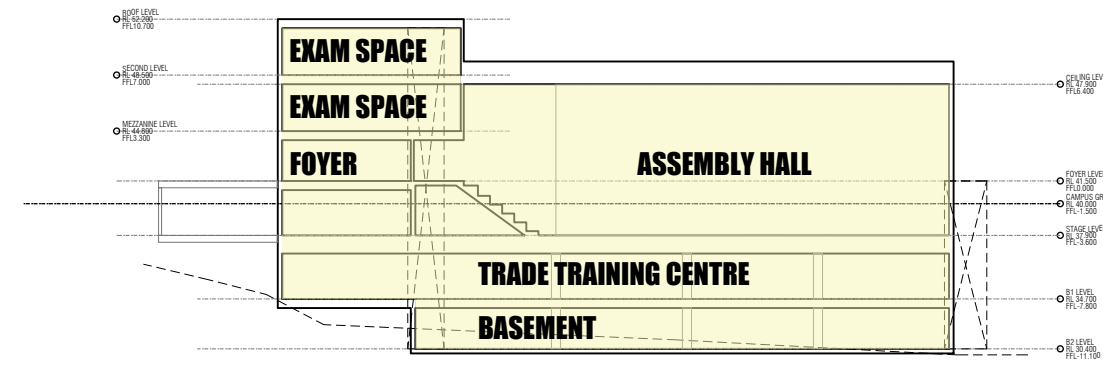


PROPOSED ASSEMBLY COMPLEX
 FOOTPRINT: APPROX. 3300m²
 6 STOREY CONSTRUCTION
 ASSEMBLY HALL / TRADE TRAINING
 CENTRE / EXAMINATION ROOM /
 BASEMENT
 PROPOSED GFA: APPROX. 9100m²

01 GROUND LEVEL PLAN
 1:500



02 SECTION A
 1:500



03 SECTION B
 1:500

**PRELIMINARY
 FOR APPLICATION ONLY**



Date	Details	Rev
01.09.21	APPLICATION ISSUE	A

MARIST COLLEGE MASTERPLAN
 ASSEMBLY COMPLEX
 1:500 / 1:500

MARIST COLLEGE ASHGROVE
 FRASERS RD _ASHGROVE, QLD

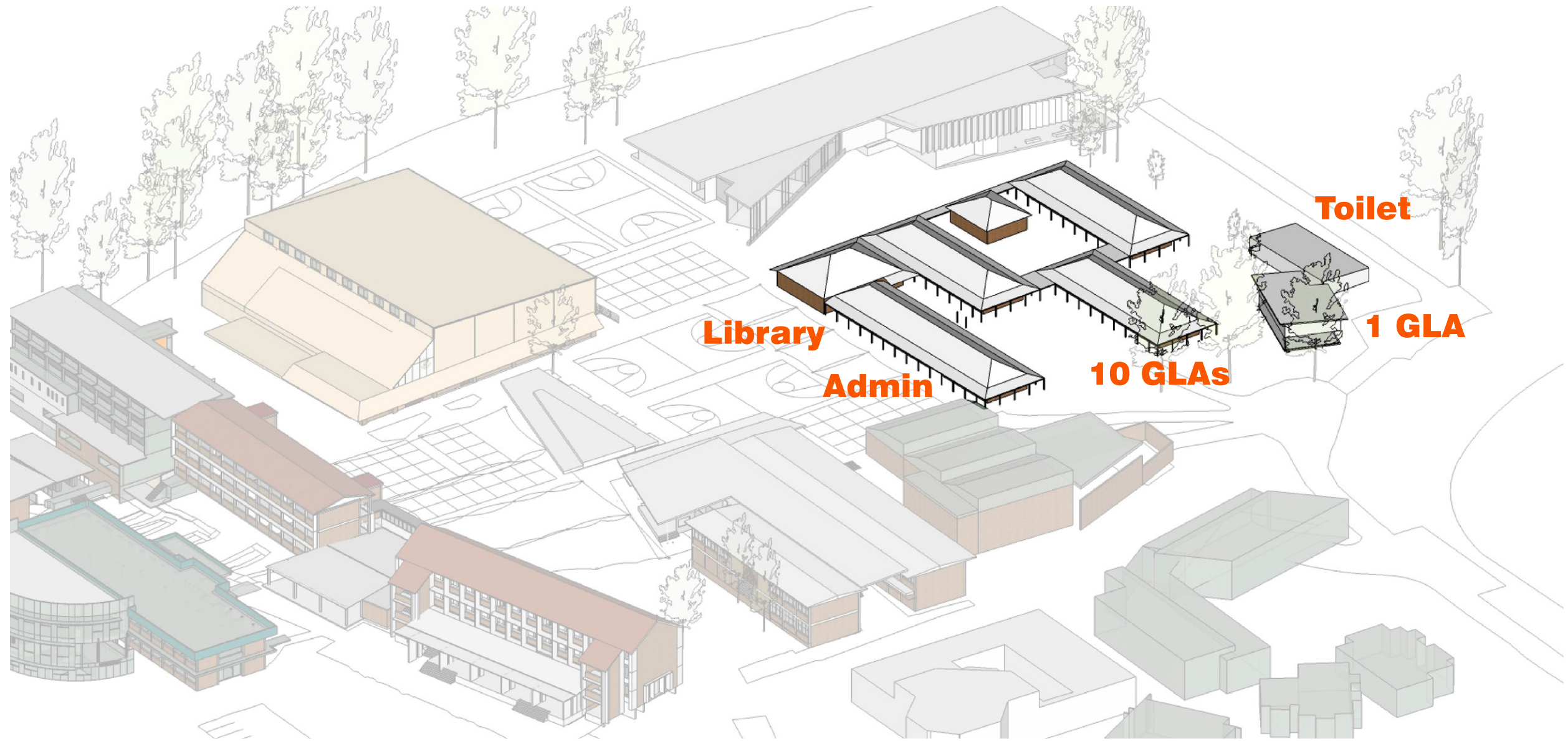
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COLLEGE CORE
INDICATIVE STAGING STRATEGY



CURRENT / EXISTING

Ministerial Designation

Design Documentation

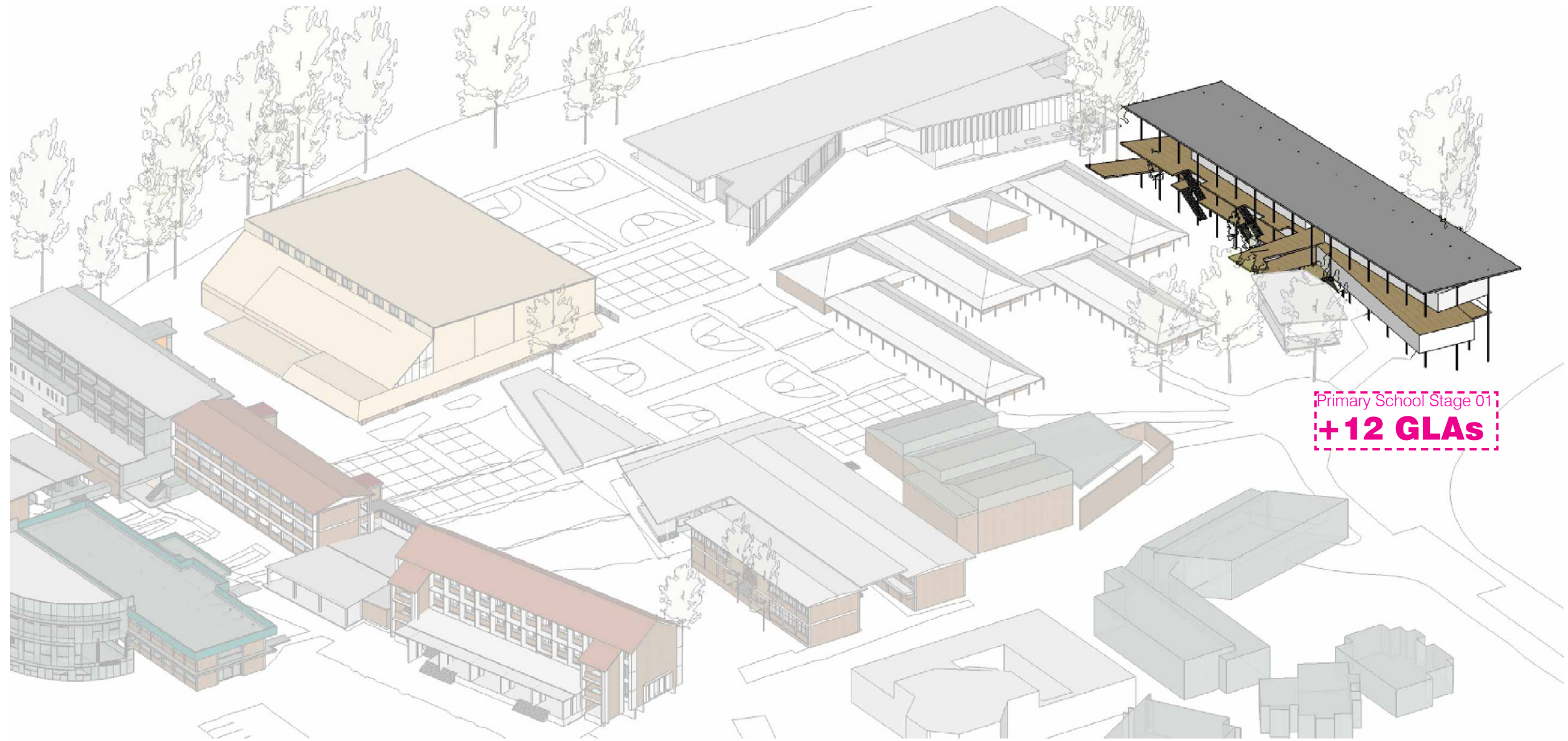
Funding Application

COLLEGE CORE PHASES

06.09.21 - APPLICATION ISSUE - A

2

phorm



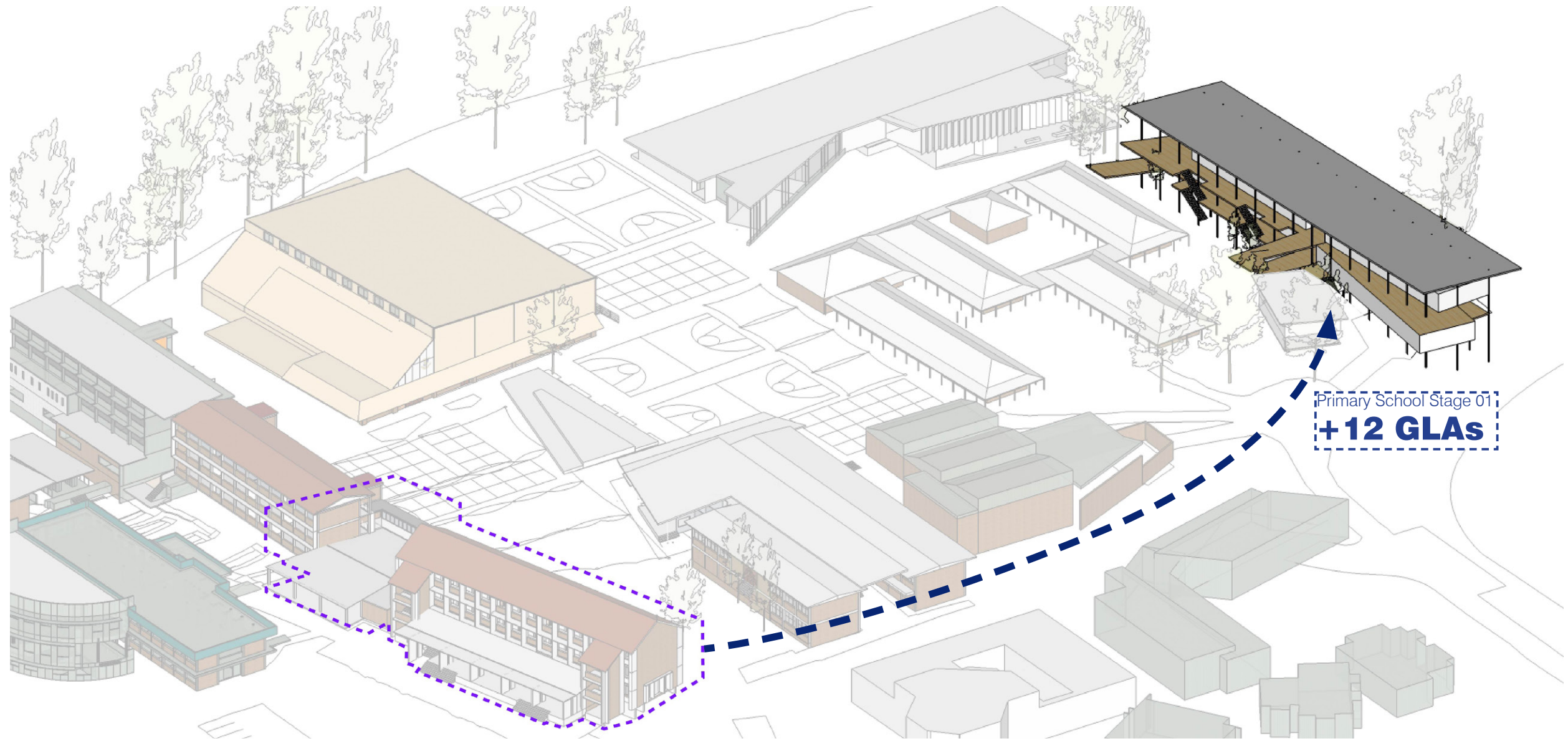
NEW PRIMARY SCHOOL

PHASE 1 STAGE 1

Primary School Stage 01

COLLEGE CORE PHASES

06.09.21 - APPLICATION ISSUE - A



**CARRICK WING EAST /
LEARNING HUB**

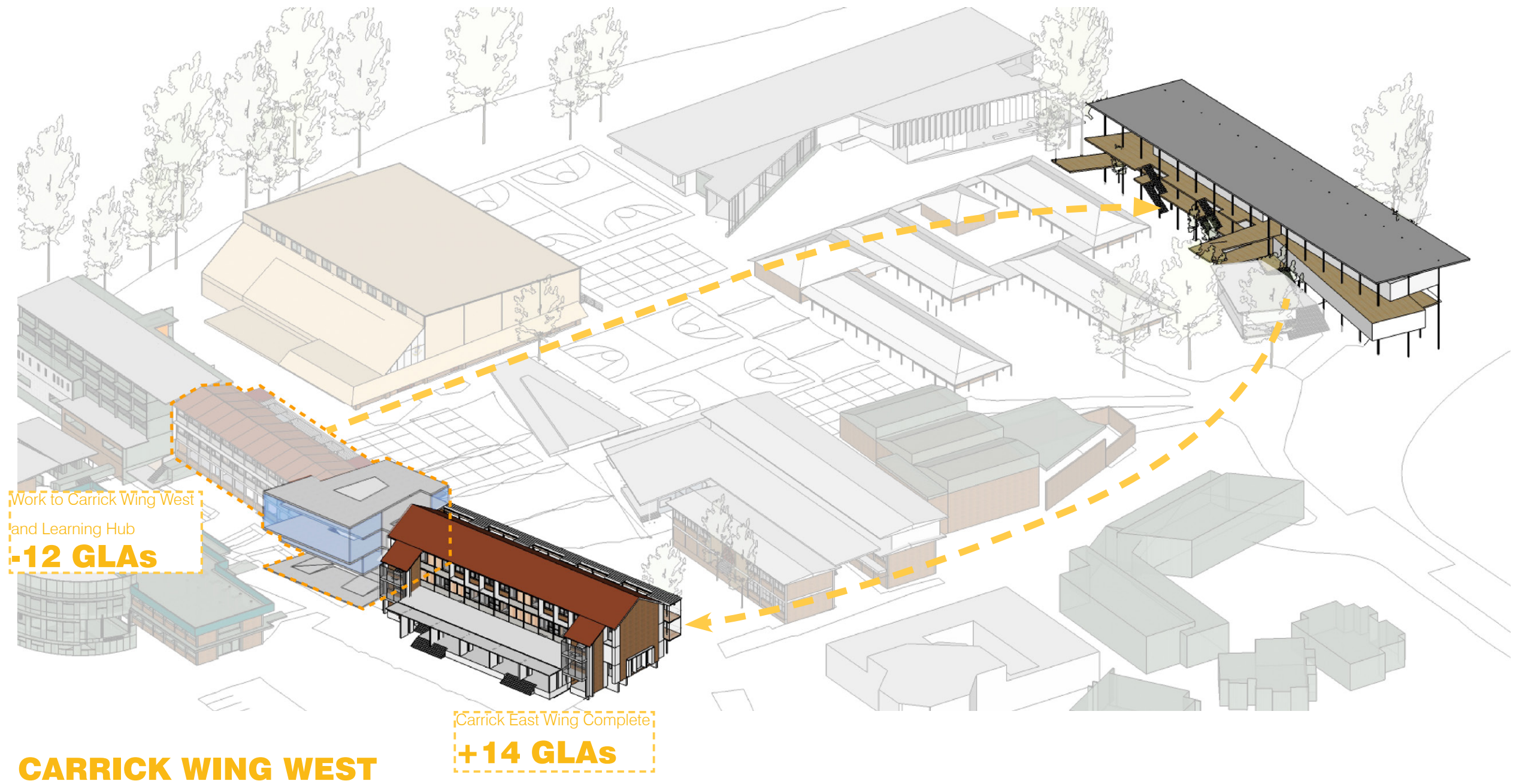
Work to Carrick Wing East Wing
+ Learning Hub
-13 GLAs

**PHASE 1
STAGE 2**

Carrick Wing East
+ Learning Hub Construction

COLLEGE CORE PHASES

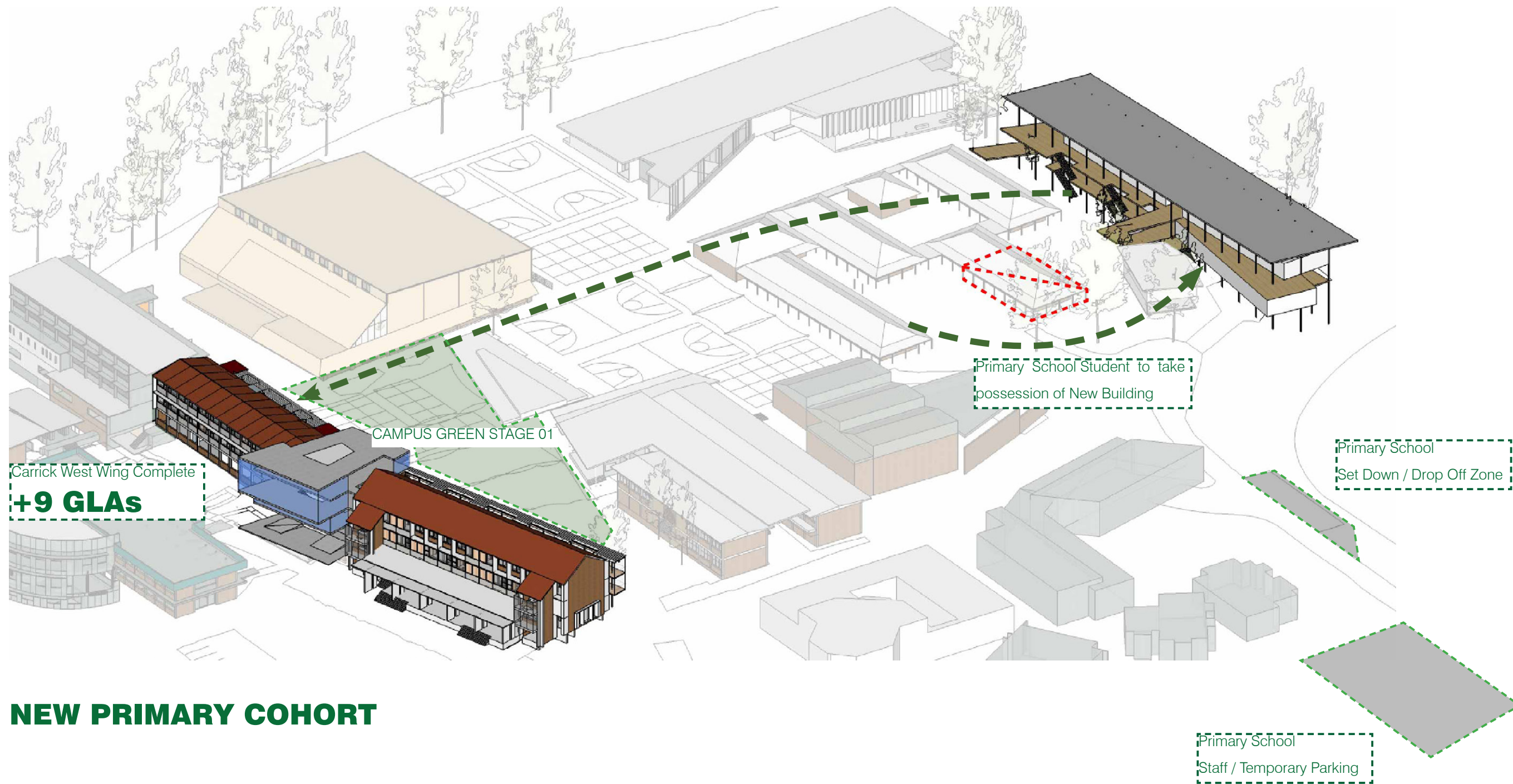
06.09.21 - APPLICATION ISSUE - A



**PHASE 1
STAGE 3**
Carrick Wing East Complete
Work to Carrick Wing West
and Learning Hub

COLLEGE CORE PHASES

06.09.21 - APPLICATION ISSUE - A



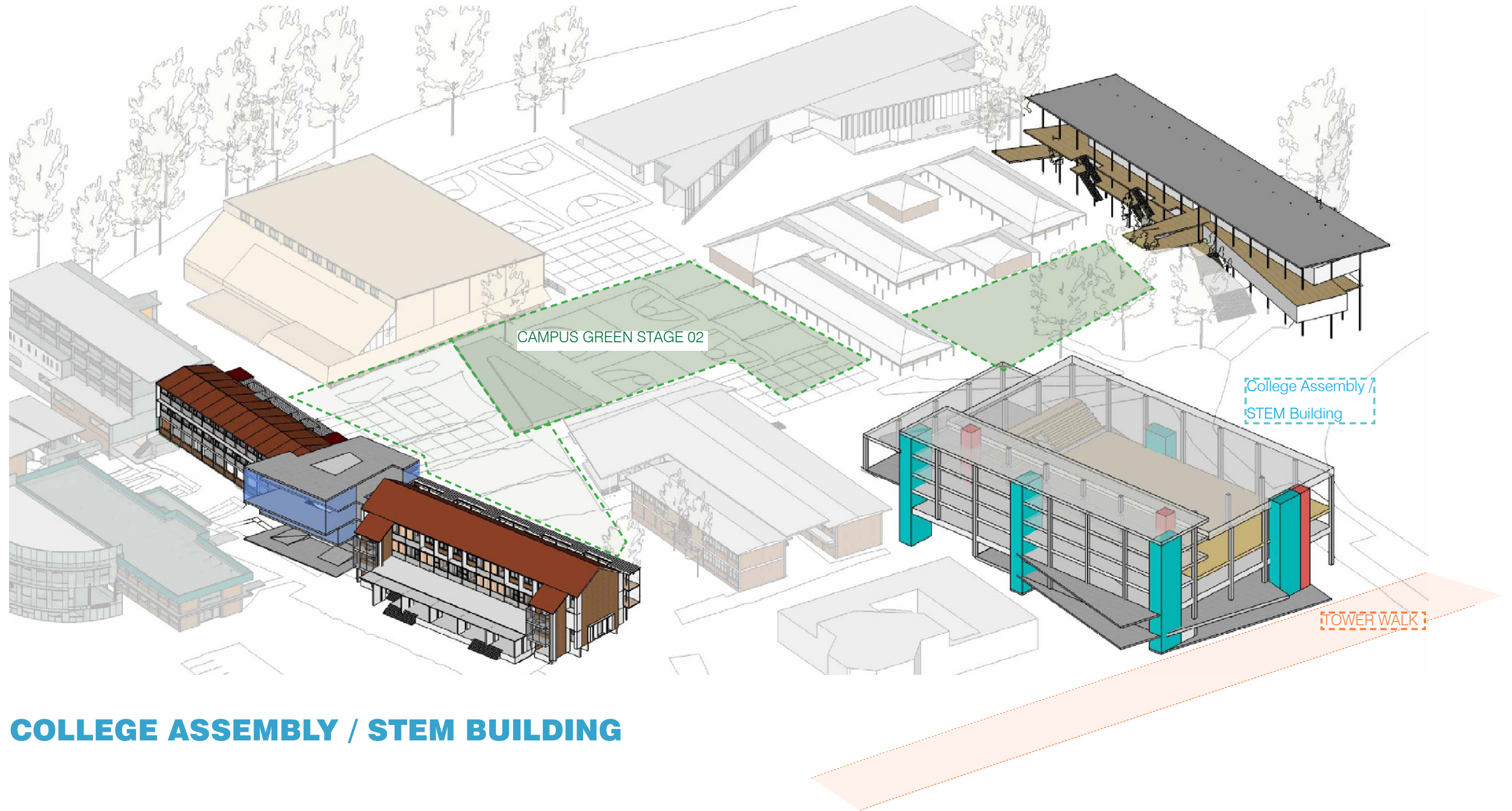
NEW PRIMARY COHORT

PHASE 1 STAGE 4

- Carrick Wing West
- + Learning Hub Complete
- Primary School Students take possession of New Building
- Campus Green Stage 01

COLLEGE CORE PHASES

06.09.21 - APPLICATION ISSUE - A



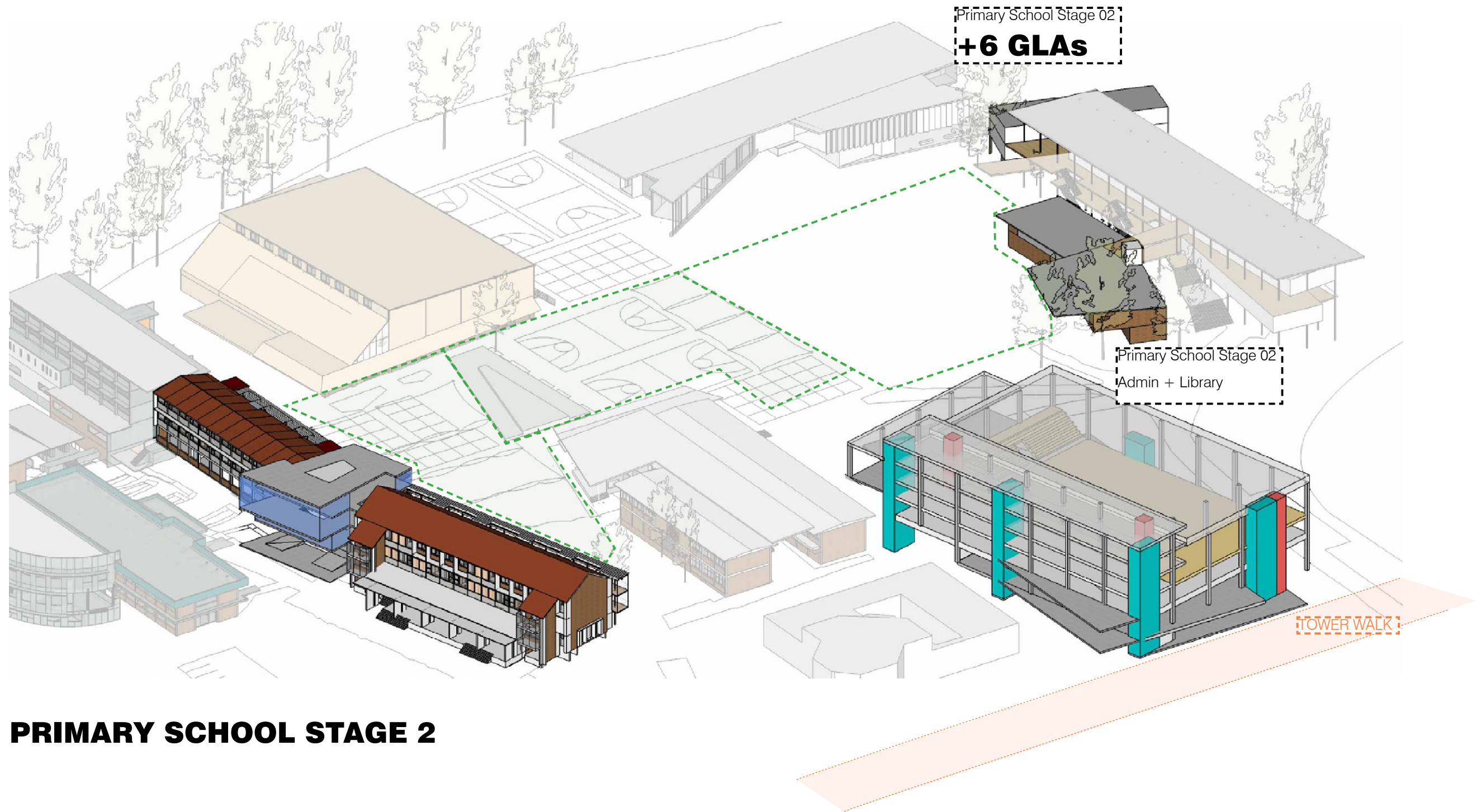
COLLEGE ASSEMBLY / STEM BUILDING

**PHASE 2
STAGE 1**

College Assembly/STEM Building
Campus Green STAGE 02

COLLEGE CORE PHASES

06.09.21 - APPLICATION ISSUE - A



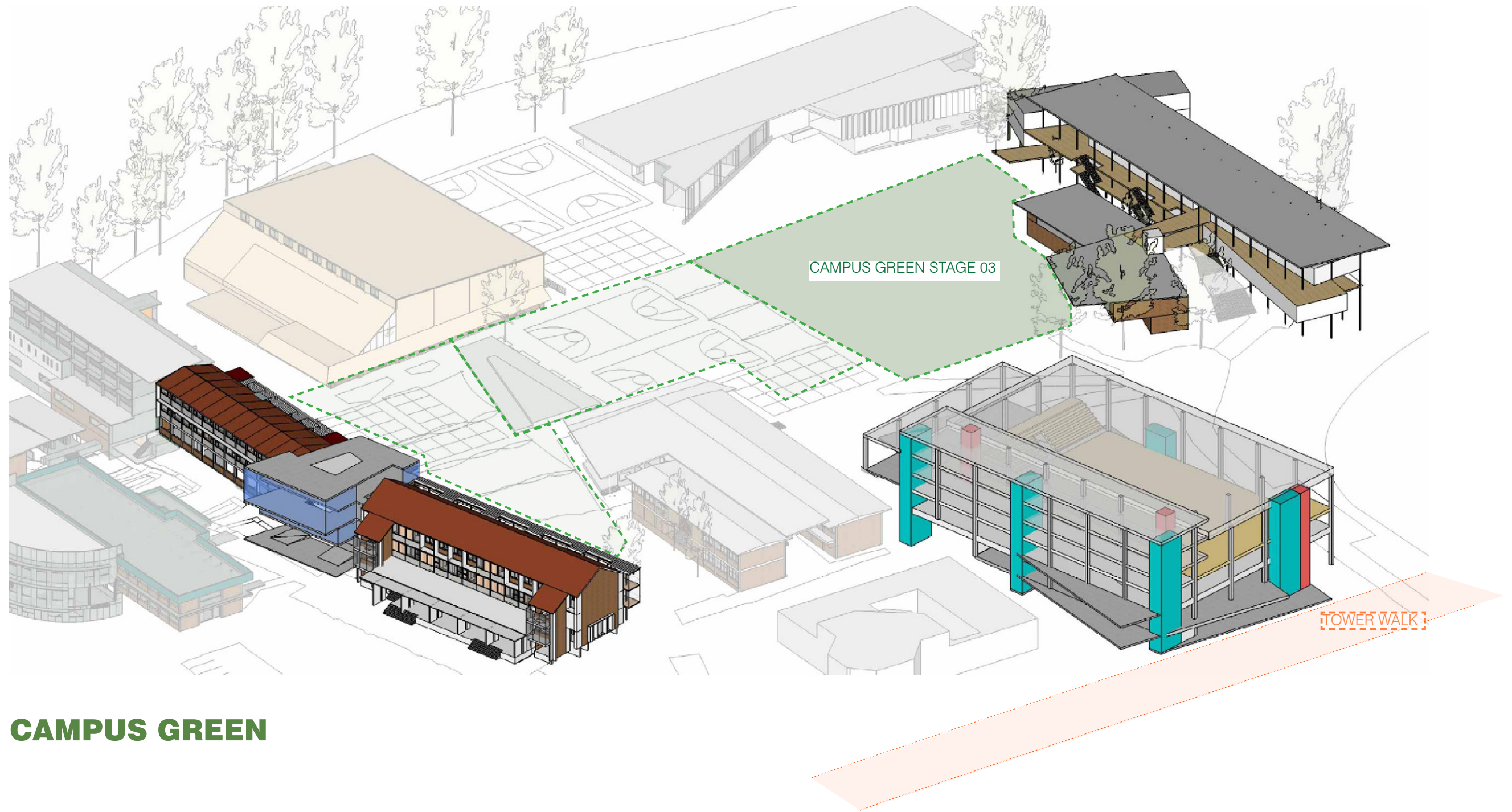
PRIMARY SCHOOL STAGE 2

**PHASE 2
STAGE 2**

Primary School STAGE 02
Administration + Library

COLLEGE CORE PHASES

06.09.21 - APPLICATION ISSUE - A



CAMPUS GREEN

PHASE 2
STAGE 3
Campus Green STAGE 03

COLLEGE CORE PHASES

06.09.21 - APPLICATION ISSUE - A

Our reference: MPL-0221-0206



3 March 2021

Marist College Ashgrove
C/- Urbicus
110 Kennedy Terrace
PADDINGTON QLD 4064

Department of
State Development, Infrastructure,
Local Government and Planning

Sent by email: mark.k@urbicus.com.au

Dear Mr Kierpal

Pre-lodgement meeting record – proposed designation – Marist College Ashgrove

This pre-lodgement record provides a summary of relevant matters discussed at the pre-lodgement meeting facilitated by the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP). This record is provided in good faith and provides initial advice regarding likely issues relevant to the proposed request to designate premises for the development of infrastructure (designation).

If the proposal is changed from that which was provided in the supporting information, you may wish to seek further or amended pre-lodgment advice from DSDILGP.

Meeting details

Meeting date:	26 February 2021
Attendees:	<ul style="list-style-type: none">• Caitlin Pozzi and Paul Beutel (the department)• Mark Kierpal (Urbicus)• Paul Hotston (Phorm Architecture)

Site details

Street address:	142 Frasers Road, Ashgrove QLD 4060
Real property description:	Lot 364 on SP272699
Local government area:	Brisbane City Council (the council)
Existing use:	Marist College Ashgrove
Relevant site history:	No known outstanding obligations exist under approvals

Proposed infrastructure details

Type of infrastructure:	Item 6: educational facilities
Infrastructure description:	Marist College Ashgrove
State interests relevant to the assessment:	<ul style="list-style-type: none"> • Biodiversity – MSES – Wildlife habitat (endangered or vulnerable, special least concern animal, koala habitat areas – core and koala habitat areas – locally refined) – MSES – Regulated vegetation – category B and essential habitat) • Water Quality – Climatic regions - stormwater management design objectives • Natural hazards – Flood hazard area – Local Government flood mapping area and Bushfire prone area. • Strategic Airports and Aviation facilities – Obstacle limitation surface area and obstacle limitation surface contours

Supporting information

Plan / Report title	Author	Ref no.	Version / date
Pre-lodgement Meeting Request 182 Frasers Road, Ashgrove (Marist College Ashgrove)	Urbicus	URB20-039	18 February 2021

Pre-lodgement advice

Item	Advice
Infrastructure entity overview of proposal	
1.	<p>The MID proposal will see the demolition of the existing primary school, tuckshop and other buildings on site, the refurbishment of the Carrick Wing (Senior Classrooms), music room, staff building, Champagnat Centre, Dining Complex and Bralexis Turton Science Centre and construction of a new Library, primary school buildings, sporting pavilion and extensions to existing buildings onsite.</p> <p>The MID will result in a 10% increase in the primary school student numbers by 180 students. Existing vehicular entry/ exits from Frasers Road, Moola Road and Glenlyon Drive will be maintained by the proposal.</p> <p>Bushfire clearing will be undertaken by the Department of Defence on the adjoining Enoggera Barracks land.</p>
Infrastructure type	
2.	<p>The proposed works would be consistent with infrastructure Item 6: educational facilities (Schedule 5 – Planning Regulation). Any proposal for the college on the site under a MID would be subject to obtaining endorsement to lodge a MID proposal, assessment of the proposal by DSDILGP, and a decision by the Planning Minister to make a MID.</p>

Servicing	
3.	<p>The MID proposal should demonstrate that the site has adequate service connections to support the proposed development.</p> <p>The MID proposal should be supported by an Engineering services report that confirms the adequacy of existing infrastructure and any upgrades or new services that may be required to be connected to support the proposed development.</p>
Amenity	
4.	<p>The land adjoining the part of the site where the BR Cyprian sporting pavilion is located is zoned as Low Density Residential.</p> <p>The MID proposal should be supported by an acoustic assessment (including identified hours of operation) for the BR Cyprian sporting pavilion that demonstrates that the amenity impacts of the proposal on adjoining properties can be adequately mitigated.</p>
Stormwater management	
5.	<p>The MID proposal should be supported by a stormwater management plan that demonstrates a lawful point of discharge, no net worsening to adjoining and downstream properties and compliance with the SPP water quality benchmarks.</p>
Biodiversity	
6.	<p>Part of the site is mapped as containing Matters of State Environmental Significance (MSES) - Wildlife habitat (endangered or vulnerable, special least concern animal, koala habitat areas – core and koala habitat areas – locally refined) – MSES – Regulated vegetation – category B and essential habitat).</p> <p>If impacts to the MSES are proposed, including clearing resulting from bushfire mitigation measures, the MID proposal should be supported by an Ecological Assessment that assesses the impacts to MSES and provides recommendations to minimise and mitigate the impacts.</p>
Flooding	
7.	<p>The site is shown on state interest mapping for Natural hazards, risk and resilience as:</p> <ul style="list-style-type: none"> • <i>Flood hazard area – Local government flood mapping area</i> <p>Brisbane City Council mapping shows that part of the site is impacted by flooding. Given the location of works and proximity to flooding onsite, a flood assessment is not required. Flooding should be addressed in the MID proposal and include details of how flood free access is obtained onsite. In addition, the MID proposal should demonstrate that the proposed development will not result in worsening of flood impacts upstream of the school site.</p>
Bushfire	
8.	<p>The site is mapped as containing Bushfire prone area - Potential Impact Buffer. A bushfire management plan should be prepared that includes a bushfire hazard assessment, an analysis of site constraints and environmental values, specific risk factors associated with the development and recommended bushfire protection and mitigation measures.</p>

Traffic	
9.	The proposal involves additional traffic on the local road network. The MID proposal should be supported by a Traffic Impact Assessment (TIA) that demonstrates any traffic impacts to the local road network resulting from the proposal are adequately mitigated including identifying any traffic management measures and road upgrades that may be required. The TIA should factor the ultimate planned student population on site.
Recommended technical reporting	
10.	It is recommended that the entity consider the following matters when preparing the infrastructure designation request: <ul style="list-style-type: none"> • Architectural plans including proposed elevations • Engineering services report • Ecological assessment (if necessary) • Acoustic assessment • Bushfire hazard assessment • Stormwater management plan • Traffic impact assessment.

General information

Preliminary stakeholder engagement requirements

Preliminary stakeholder engagement should include, but not be limited to, consultation with the council, Native Title and/or traditional owners for the area, letters to local, state and federal members and a letter box drop to the adjoining and surrounding properties identified on the preliminary stakeholder engagement plan below (as a minimum). Any preliminary stakeholder engagement material should describe and illustrate the proposal and provide 10 business days for comment. Please provide draft material to DSDILGP for review prior to commencing preliminary stakeholder engagement activities.

Endorsement to lodge a MID proposal

Endorsement to lodge a MID proposal can be sought following completion of preliminary stakeholder engagement activities. When seeking endorsement please provide the information contained within Attachment 3.1 of the [MID Operational Guidance](#).

MID proposal

Should the proposal be endorsed, to apply for the designation, submit a MID proposal via the [online portal](#) that includes/addresses:

- the required material for making a MID specified in Schedule 3 of the [Minister's Guidelines and Rules](#)
- the matters raised in these pre-lodgement minutes.

Formal consultation stage

Formal consultation will include a 20 business day public consultation period which is to include as a minimum: sign/s on the land, a notice in the paper and letters to surrounding landowners, elected representatives and Native Title and/or Aboriginal or Torres Strait Islander party/parties for the area. Requirements for the formal consultation stage will be determined following endorsement to lodge a MID proposal.

If you require any further information, please contact Caitlin Pozzi, Senior Planner on 3452 6806 or caitlin.pozzi@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Beutel', is written over a light grey rectangular background.

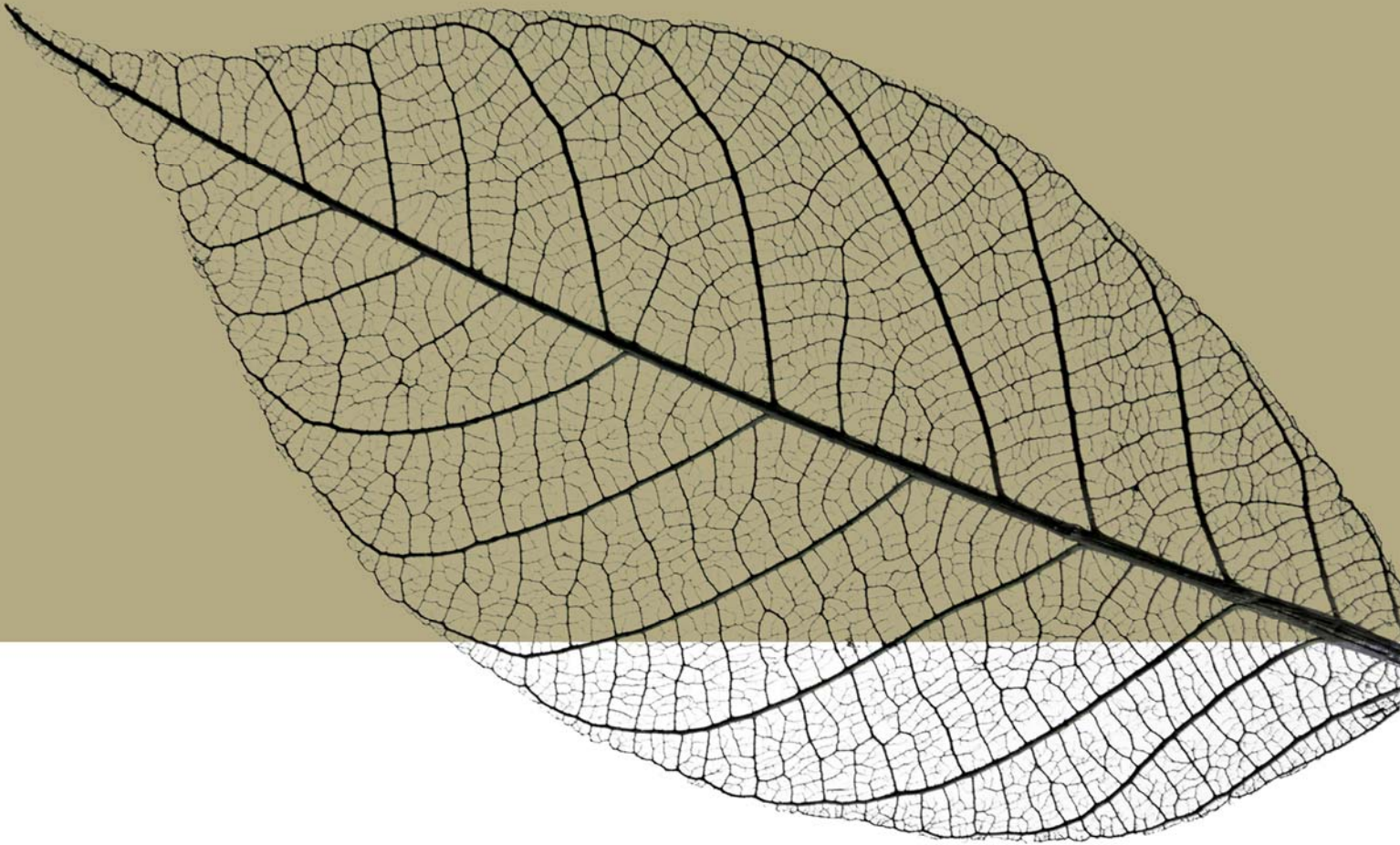
Paul Beutel
MANAGER

Preliminary stakeholder engagement plan



 Properties to consult

 Site



TRAFFIC ENGINEERING
ASSESSMENT REPORT

PROPOSED SCHOOL EXPANSION
MASTER PLAN

MARIST COLLEGE,
142 FRASERS ROAD,
ASHGROVE

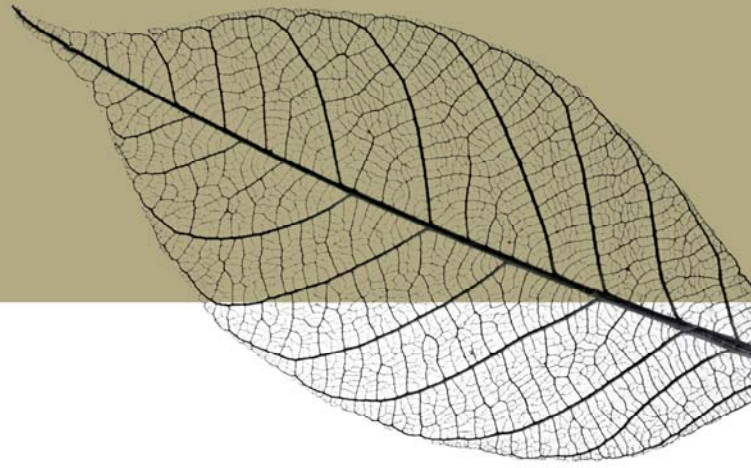


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APPENDICES

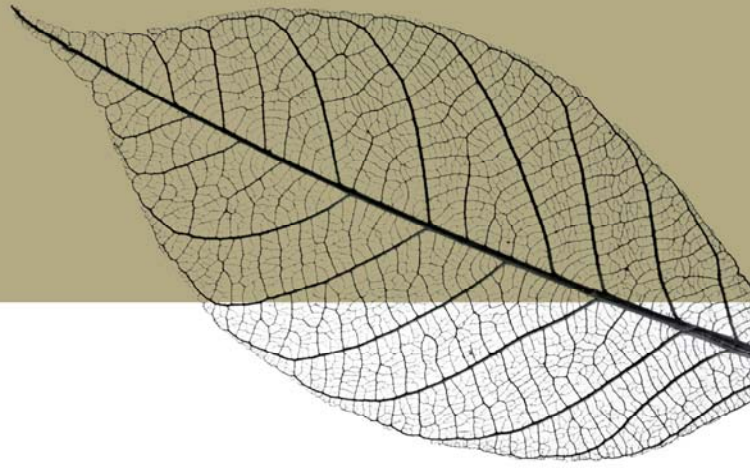
A Proposed Development Plans

DOCUMENT CONTROL

25 August 2021



Beth Meehan
Traffic Engineer
BE(Civil)(Hons), RPEQ #8373, FAITPM



1 Introduction

1.1 Purpose of this Report

This report provides an assessment of traffic engineering elements of a proposed Master Plan, which guides future growth of Marist College at 142 Frasers Road, Ashgrove. Specifically, the expansion is primarily for increasing the enrolment for Year 5 and Year 6.

This Application is to be lodged under the Ministerial Infrastructure Designation (MID) process.

In preparing this report, reference has been made to:

- Brisbane City Council's (BCC's) Planning Scheme.
- Plans of the proposed Master Plan prepared by Phorm Architects, with a copy provided at Appendix A to this report.
- Traffic (vehicle, pedestrian, bicycle) counts undertaken by Matrix on Wednesday 19 May 2021.
- An inspection of the site and its surrounds.
- Further review of the site utilising NearMap aerial and street view photography.

1.2 Background and Site Context

Approval is sought for expansion of the existing Marist College located at 142 Frasers Road, Ashgrove. The campus location is shown on Figure 1.1.

The current site operations, Year 2021, include the following components:

- Primary School (Yr 5 & 6): Approval for 280 students (270 enrolled).
- Secondary School: Approval for 1,420 students (1,382 enrolled).
- School staff: 239 staff.

The school currently primarily gains vehicle access to Moola Road, O'Connell Place and Glenlyon Drive, with access including:

- Moola Road: Left-in only (Figure 1.2).
- O'Connell Place: Full movements (Figure 1.3).
- Glenlyon Road: Entry / Exit over single lane bridge, gated access past pool (Figure 1.4).

The formal pick-up / set-down operations for the school are undertaken on the southern side of the internal road, between Moola Road and the first internal roundabout (Figure 1.2).

There is an external vehicle pick-up / set-down zone in Grevillia Road, adjacent to the park.

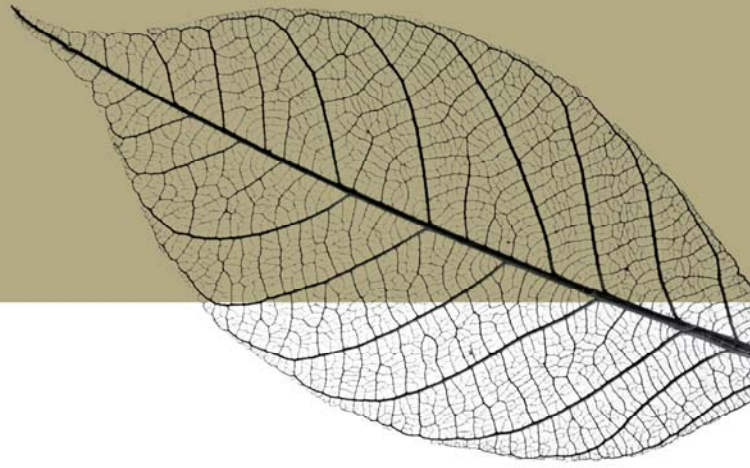


Figure 1.1: Site Location (Nearmap: Saturday 15 May 2021)



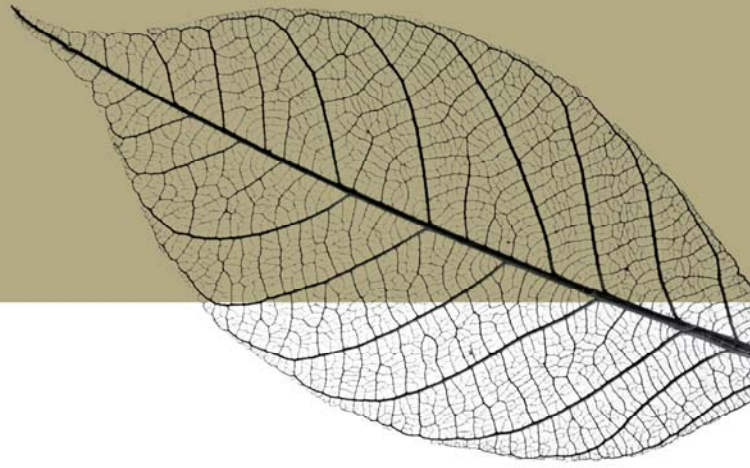


Figure 1.2: Moola Road Access (NearMap: Sunday 29 November 2020)



Figure 1.3: O'Connell Drive Access



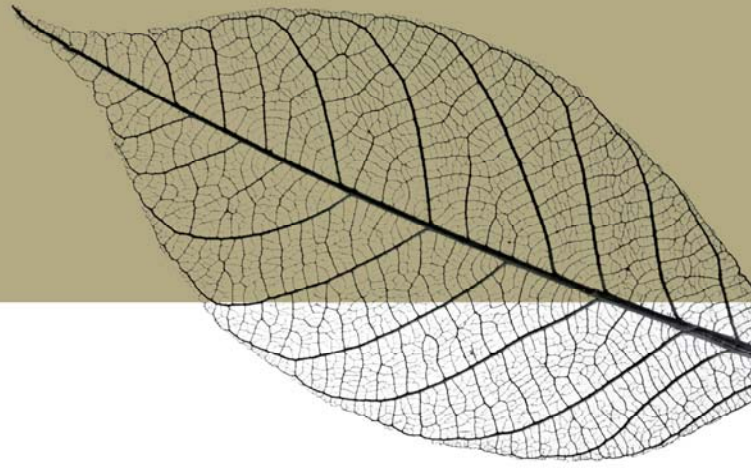


Figure 1.4: Glenlyon Drive Access (NearMap: Sunday 29 November 2020)



For pedestrian / cyclist connectivity to the school, the following are available:

- A separated pedestrian / cycle link next to the vehicle access to Glenlyon Drive.
- Pedestrian path to Moola Road adjacent to the vehicle entry.
- Pedestrian path to O'Connell Place adjacent to the vehicle entry.

The Glenlyon Drive access connects to the Enoggera Creek Bikeway, pedestrian / cycle path.

Bus access to the school includes:

- A private bus service which completes drop-off / pick-up within the school grounds.
- Public bus route 372, with a stop within the school ground.
- Public bus route 372 has stops in Grevillia Road, with some students accessing the service here.

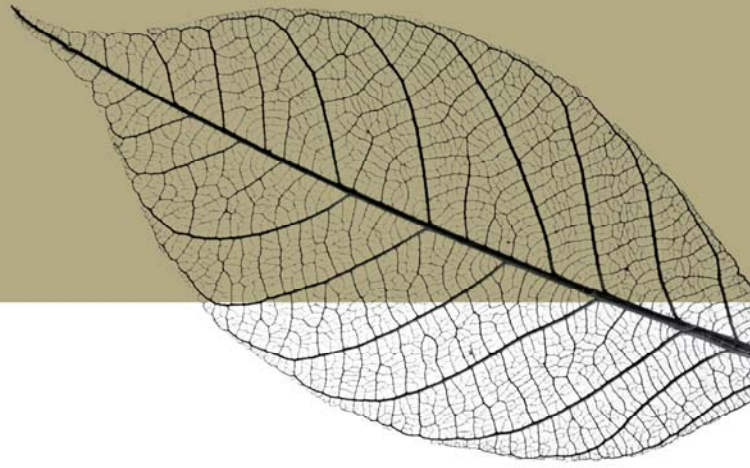
Key roads adjoining and providing access to the site are described below.

Moola Road is classified in Council's road hierarchy as a Neighbourhood Road (Minor Road). It is configured with a two-way, two-lane undivided carriageway, with pedestrian paths on both sides.

Queuing currently occurs on Moola Road, with this queue extending from within the school grounds. This creates issues for through traffic, as there are no turn lanes on Moola Road.

Parking is permitted on both sides of the roadway, with no time restriction. There is a central median in Moola Road at the school access, which physically restricts movements to left-in. There is also a 'No U-Turn' sign on this median.

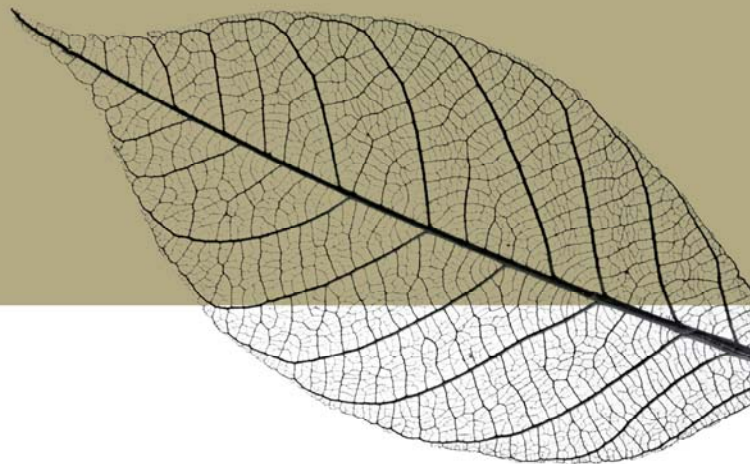
O'Connell Place is unclassified in Council's road hierarchy, providing connection to a private estate and the school only. There is a pedestrian path on the southern side of the roadway, connecting to the school.



Glenlyon Drive, north of Grevillia Road, is a Neighbourhood Road (Minor Road), with pedestrian paths on both sides of the roadway. This changes to a Suburban Road (Major Road) south of Grevillia Road.

Grevillia Drive, east of Glenlyon Road, is a Suburban Road (Major Road).

Acacia Drive connects to Glenlyon Drive at the school's bridge entry. There are no formal pedestrian facilities in Acacia Drive, with the road space being a Bicycle Awareness Zone as part of the Principal Bicycle Network.



2 School Planning

Marist College is currently planning for expansion of their operations, primarily around the increase of the Year 5 and Year 6 cohorts. A summary of the existing enrolments, current capacity and proposed capacity is provided in Table 2.1.

Table 2.1: Summary of Existing and Proposed Operations

Use	Existing Enrolment	Current Capacity	Proposed Capacity
Primary School	270	280	450
Secondary School	1,382	1,420	1,420
Staff	239	239	249

The additions under the proposed Master Plan between the current capacity and the ultimate Master Planned community, are summarised in Table 2.2.

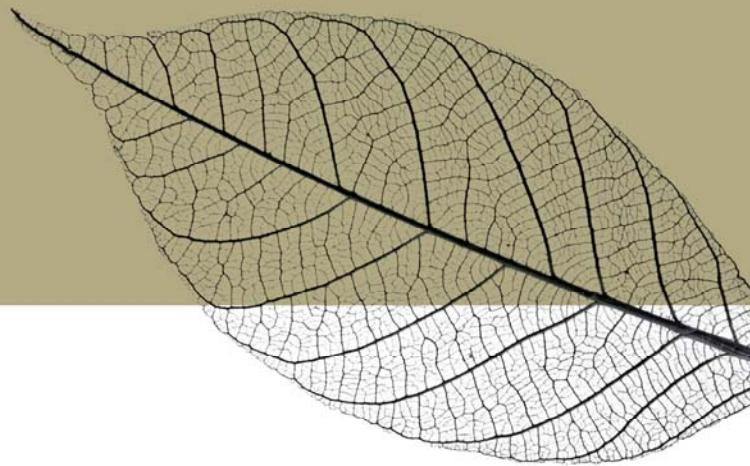
Table 2.2: Comparative Increase in Student and Staff Projections

Use	Increase for Car Parking (Ultimate vs. Current Enrolments)	Increase for Traffic (Ultimate vs. Capacity)
Primary	180	170
Years 7 - 11	12	5
Year 12	20	-5
Staff	10	10

To support increases in the on-site population, the following infrastructure works are proposed:

- Addition of 26 car parks (CP10), to the west of the bus stops.
- Addition of 3 car parking (CP11), adjacent to the Primary School buildings.
- Creation of a new pick-up / set-down area, 6 bays, for use by the Primary School.
- Addition of 20 bicycle parking adjacent to the pool (BP01).
- Addition of 15 bicycle parking spaces in the Primary School (BP02).

These works are focussed on the Primary School, as this is where additional student numbers are proposed.

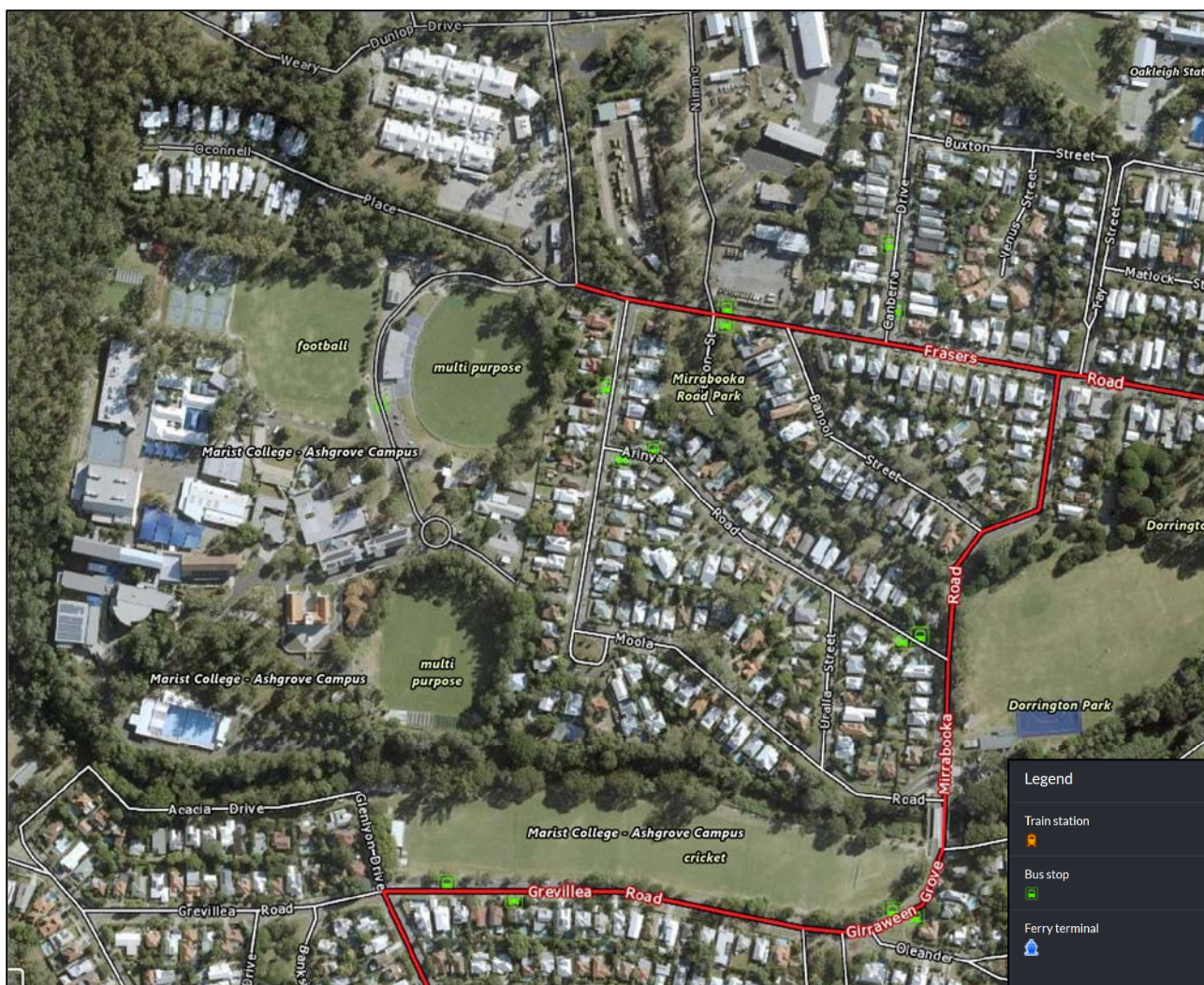


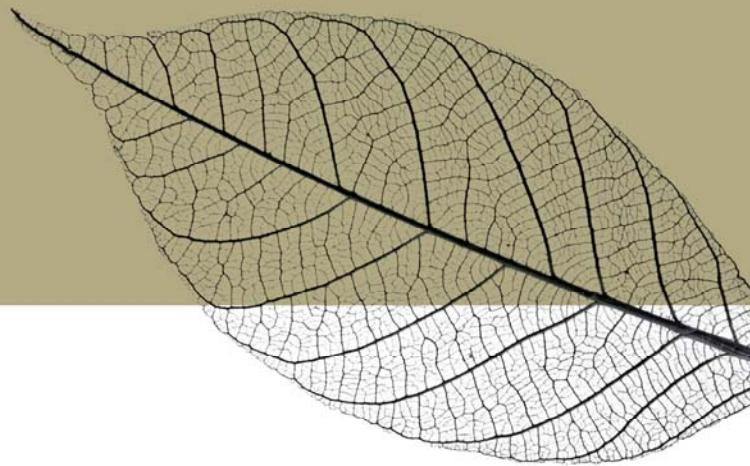
3 Public and Active Transport

A review has been undertaken of accessibility to Marist College by public and active transport, with Figure 3.1 and Figure 3.2 graphically showing existing accessibility.

Identified public transport stops, as shown in Figure 3.1. There is also a charter service which operates for the school, which completes pick-up / set-down on the central spine road within the school.

Figure 3.1: Public Transport Accessibility (Base File from Queensland Globe)



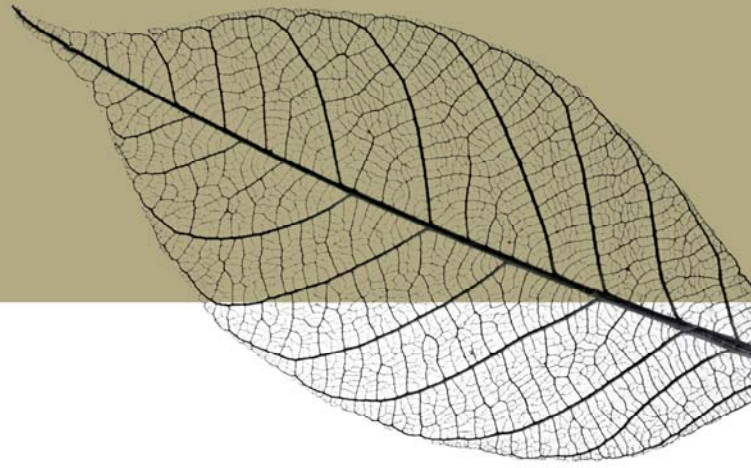


The school is well connected to active transport.

There is a listed Principal Bicycle Network, the Enoggera Creek Bikeway, connecting to the school at Glenlyon Drive (see Figure 3.2). Further to which, there is a Council Local Cycle along Grevillia Road and part of Frasers Road.

Figure 3.2 Active Transport (Source Queensland Globe)





4 End of Trip Requirements

4.1 Car Parking Assessment

Existing Car Parking

There is various car parking provided throughout the site. The existing car parking will not be reduced as part of the proposed works.

Council Requirements

Additional parking will be provided to accommodate the additional staff and student numbers.

BCC's Planning Scheme lists car parking rates for various uses within their *Transport, Access, Parking and Servicing Policy* (TAPS Policy). The relevant car parking requirement for a School use are:

- 1.0 space / staff; plus
- 0.1 spaces / staff, for their visitors.

Application of Council's car parking requirement rates to the additional Primary School capacity proposed under the Master Plan results in a car parking requirement for an additional **11 spaces**.

Pick-up/Drop-Off Parking

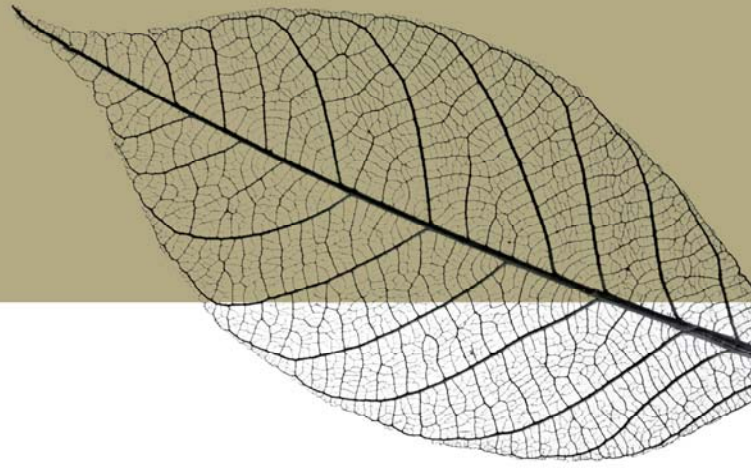
Whilst there is no specific pick-up / set-down requirement in the TAPS Policy, it is proposed to include an additional pick-up / set-down area for use of the Primary School. In this way, the proposed Master Plan is expected to improve the school's current pick-up / set-down arrangements by:

- Reducing the demand on the existing facility accessed from Moola Road, such that this facility will only be utilised by students in Year 7 – Year 12. This represents a reduction of some 270 students who currently use this facility.
- Adding a new pick-up / set-down operation in the Primary School precinct. This will be accessed from the north, specifically O'Connell Place, with vehicles turning right from the internal road. This will separate the operations as much as possible from the Moola Road facility. This will service the forecast 450 students within the Primary School.

Summary

To summarise the above in relation to car parking, 11 car parking spaces for staff and their visitors are required under the TAPS Policy under the Master Plan.

As the new Primary School collection area is proposed for the whole of the Primary School operations, this is recommended to be designed to accommodate six (6) vehicles loading.

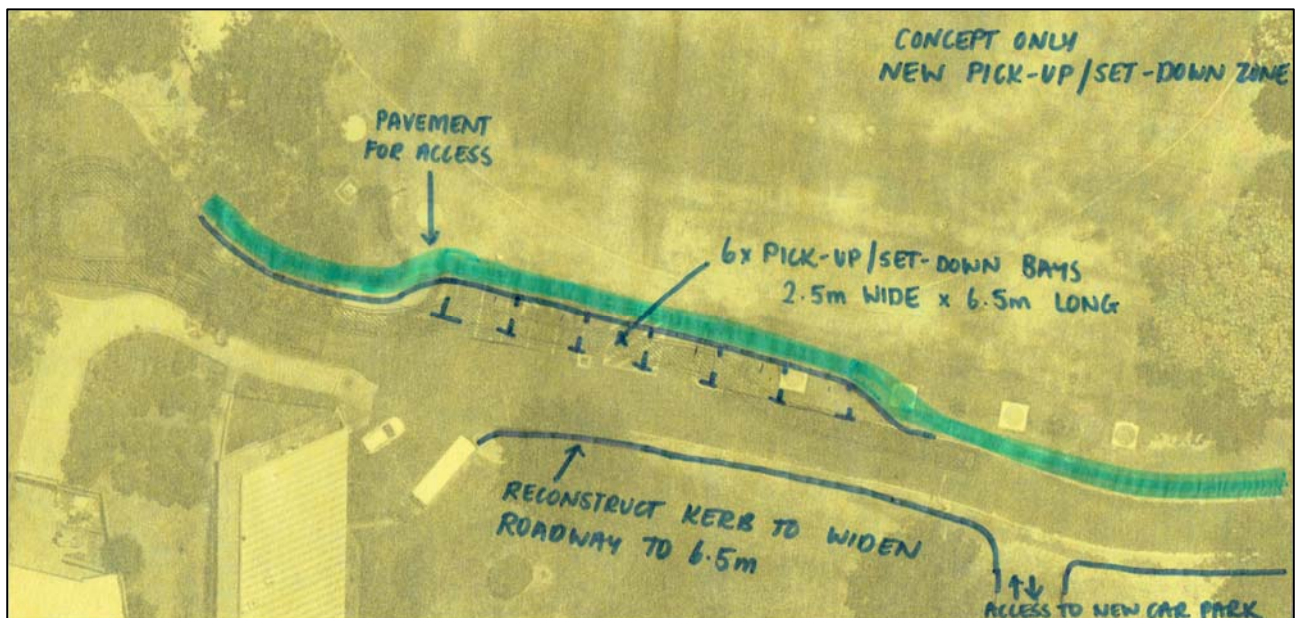


4.2 Suitability of Car Parking Provision

A concept design for the new pick-up / set-down facility for the Primary School is shown in Figure 4.1.

The new car parking areas, CP10 and CP11, have a total of 29 car parking spaces. This exceeds the requirements of Brisbane City Council for the additional staff numbers within the site (11 spaces required).

Figure 4.1: Pick-Up / Set-Down Design for Primary School

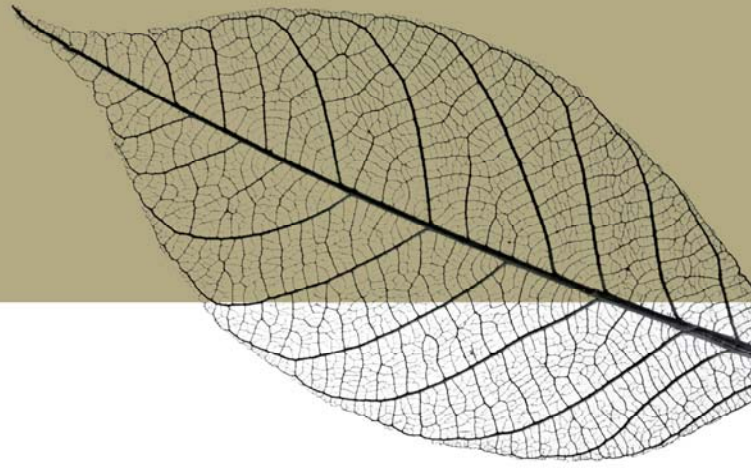


4.3 Pedestrian Facilities

A footpath is proposed along the northern side of the new pick-up/set-down facility, connecting the Primary School both to this facility, and further afield to the bus stops.

4.4 Bus Parking

The bus facilities, which accommodate existing public and charter services, will remain unchanged.



4.5 Bicycle End of Trip Facilities

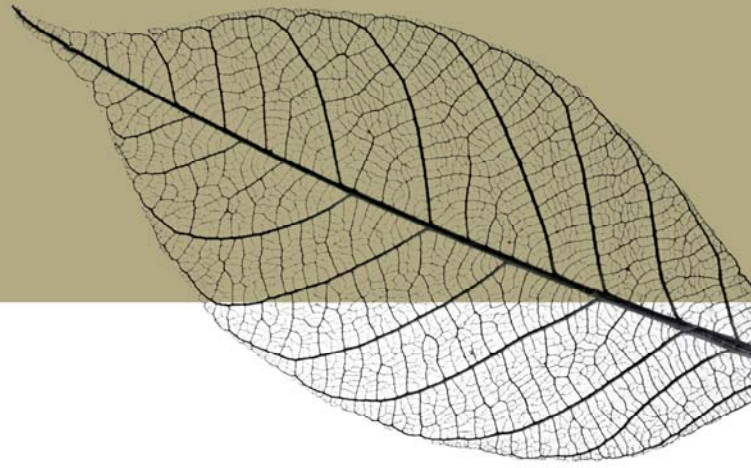
BCC outlines in the TAPS Policy their requirements for bicycle end-of-trip facilities for various uses. These requirements are:

- School Students: 1 space / 5 pupils (Year 5 or above).
- School Staff: 1 space / 50 staff.

Application of the above bicycle parking rates to the additional enrolment capacity under the Master Plan results in a requirement for the following additional bicycle parking facilities.

- School Students: 34 spaces.
- School Staff: 1 space.
- **Total:** **35 spaces.**

The Master Plan includes the provision of additional 35 bicycle parking spaces at BP01 and BP02, as required.



5 Assessment of Site Changes: Concept Only

The following design principles have been included in the design of the Master Plan:

1. Provision of a new Primary School pick-up / set-down area.
2. Reducing demand for the existing pick-up / set-down area, allocating to the Secondary School only.
3. Provision of new car parking (CP10 and CP11), near the Primary School.
4. Additional bicycle parking (BP01 and BP02).

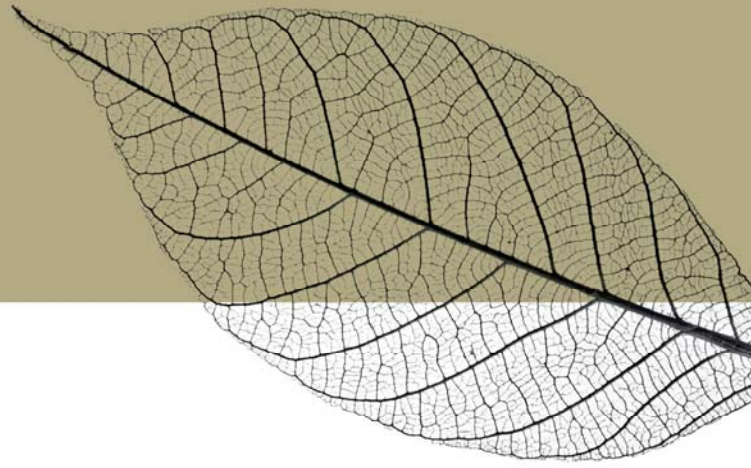
The removal of 270 students from the existing Moola Road pick-up / set-down facility will reduce the queuing currently experienced at this location.

Due to the nature of current planning, this review has been provided at a conceptual level only. Detailed review of design elements will be undertaken prior to construction of each element.

To manage traffic flows around the school and minimise queuing, it is proposed that:

- The Primary School pick-up / set-down will be accessed from the north (O'Connell Place).
- The Secondary School pick-up / set-down will be accessed from Moola Road.

The access to the pick-up / set-down facilities will be somewhat intuitive, given the queuing currently experienced at Moola Road. Education of parents / carers regarding the access arrangement can, however, also be advised through school communication channels.



6 Traffic Impacts

6.1 Existing Traffic Volumes

Traffic counts and observations were undertaken at the existing school access locations on Wednesday 19 May 2021 at the following locations:

- O'Connell Place / site access.
- Moola Road / site access.
- Glenlyon Road / site access.

The surveys were undertaken from 7:00am – 9:00am and 2:30pm – 4:30pm.

The peak periods for vehicles entering and exiting the school grounds were:

- 7:30am – 8:30am, and
- 3:15pm – 4:15pm.

Recognising that there is additional activity happening on the adjacent road network associated with school pick-up / set-down, not entering the school, the school entry / exit movements in the peak hour included:

- AM Peak Hour: 449 in / 350 out (799 total).
- PM Peak Hour: 148 in / 232 out (380 total).

From the above data, the AM Peak Hour is the critical peak for traffic impacts, with approximately double the PM traffic volume.

6.2 Traffic Generation

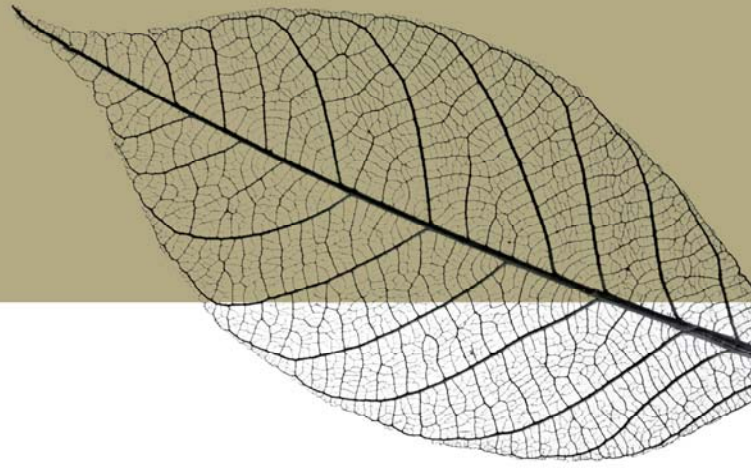
To calculate traffic generating rates for the school, reference has been made to the existing school traffic movements. From a review of this data, the following trip generation rates have been interpolated for school traffic:

- AM Peak Hour: 0.48 trips / student / hour.
- PM Peak Hour: 0.23 trips / student / hour.

These traffic rates are higher than those recommended in the Department of Transport and Main Roads '*Road Planning and Design Manual*' of 0.1 trips / student for a private school and is considered a more accurate representation of current day school travel patterns.

Application of the above rates to the forecast additional students in the ultimate scenario (170 additional, from existing capacity) anticipates the following additional traffic volumes:

- AM Peak Hour: + 82 trips / hour.
- PM Peak Hour: + 39 trips / hour.



Based on information collected at the school, the following distribution rates have been adopted:

- AM Peak Hour: 56% in / 44% out.
- PM Peak Hour: 39% in / 61% out.

The anticipated trip generation by the **increased school enrolment** is therefore:

- AM Peak Hour:
 - In: + 46 trips / hour.
 - Out: + 36 trips / hour.
- PM Peak Hour:
 - In: + 15 trips / hour.
 - Out: + 24 trips / hour.

Applying the trip generation rates to the **full forecast Primary School cohort**, which could be anticipated at the new Primary School facilities, estimates:

- AM Peak Hour:
 - In: 121 trips / hour.
 - Out: 95 trips / hour.
- PM Peak Hour:
 - In: 41 trips / hour.
 - Out: 63 trips / hour.

6.3 Traffic Distribution

Due to changes to the pick-up / set-down arrangements for the Primary School, changes to existing traffic movements are anticipated. Currently the following traffic enters the School from Moola Road:

- AM Peak Hour: 322 vehicle movements.
- PM Peak Hour: 81 vehicle movements.

Entering traffic at Moola Road is expected to be reduced by traffic redistributing to O'Connell Place to access the new Primary School pick-up / set-down. The following reduction is anticipated:

- AM Peak Hour: -75 vehicle movements.
- PM Peak Hour: -26 vehicle movements.

The net change in traffic movements associated with the modifications to the internal operations are shown in Figure 6.1 and Figure 6.2.

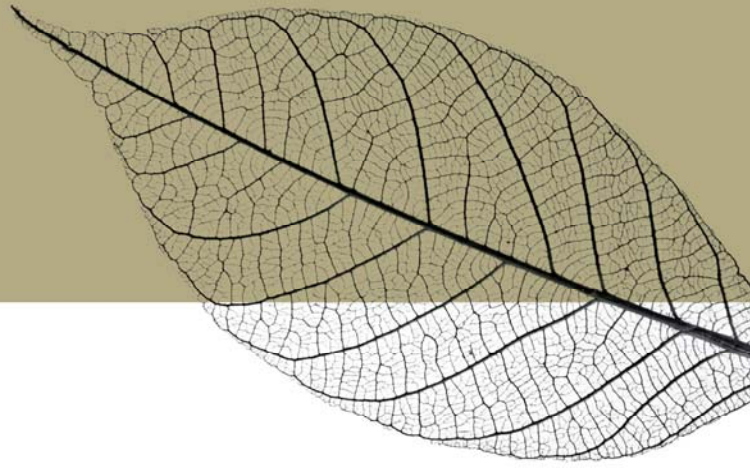
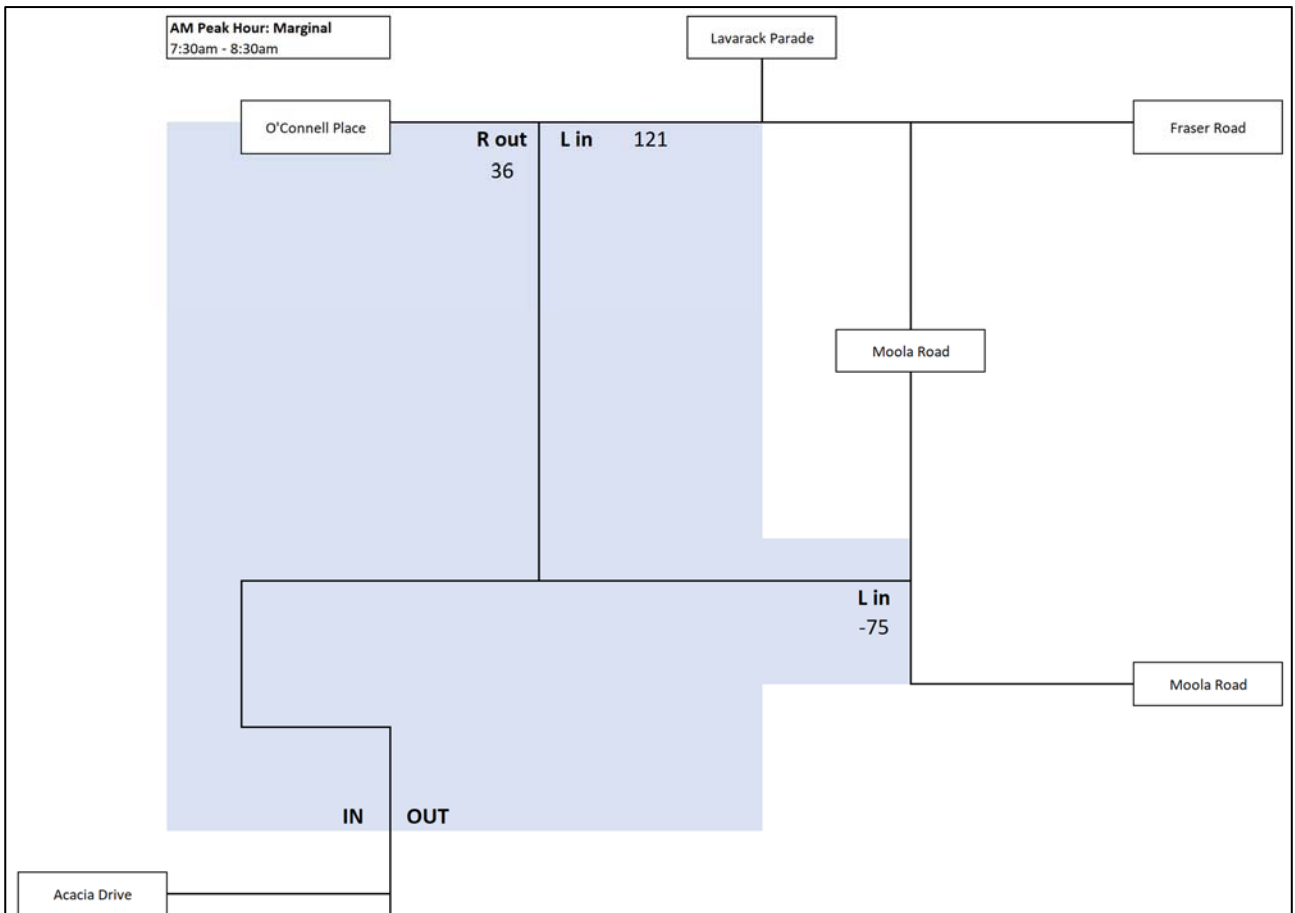


Figure 6.1: AM Peak Hour Traffic Generation (Marginal)



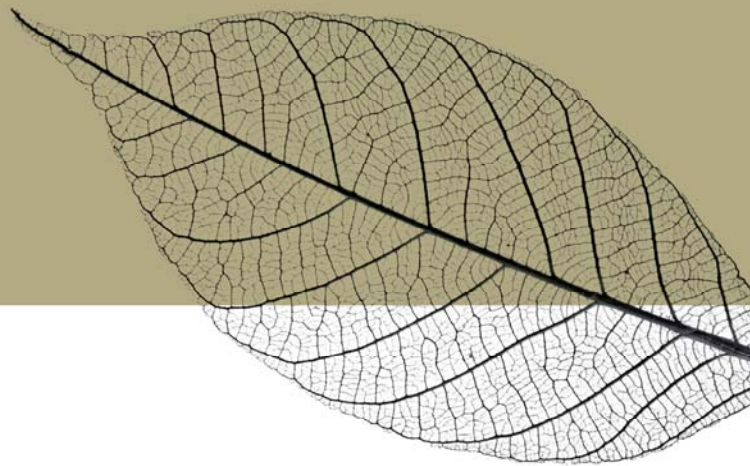
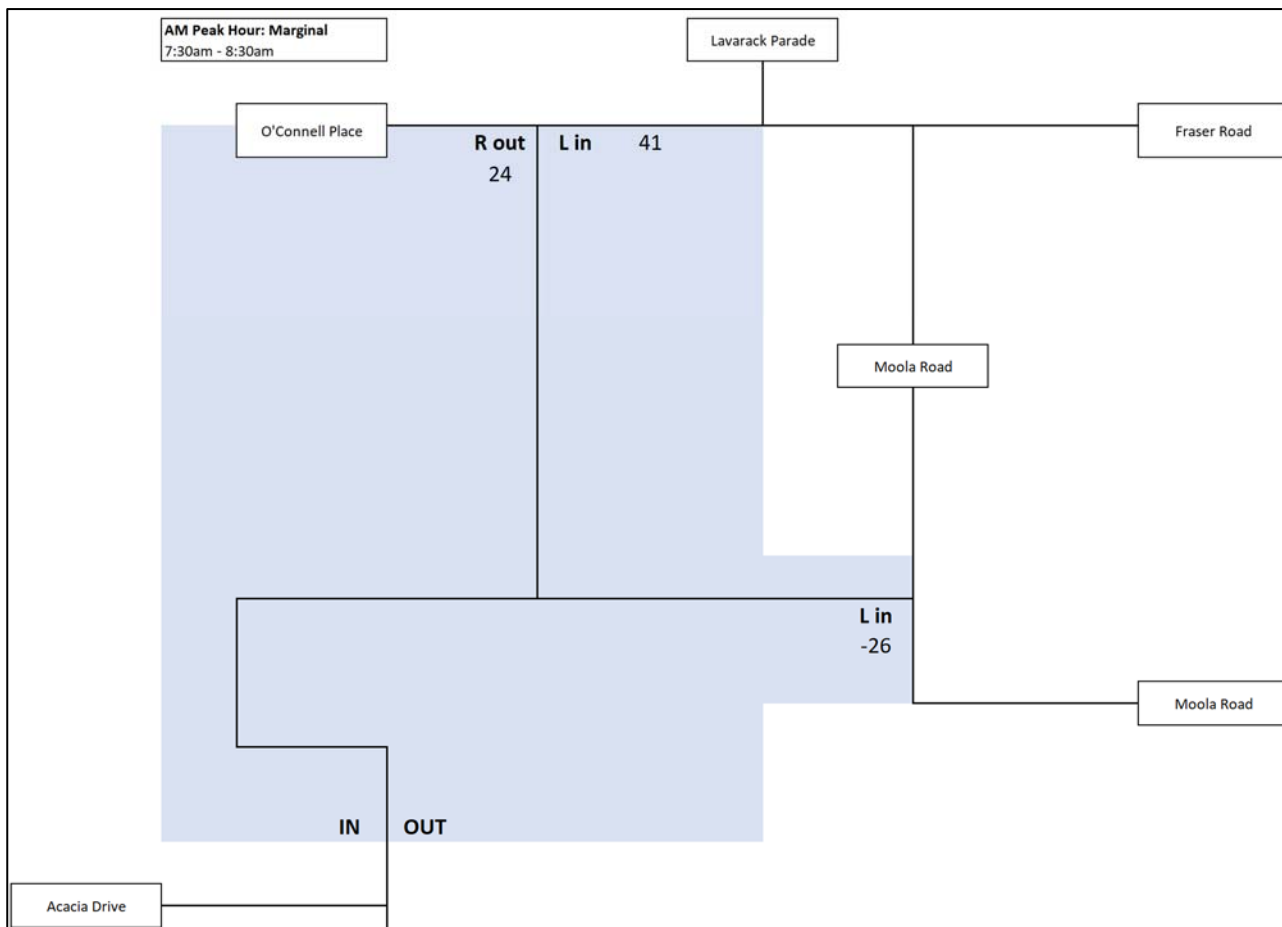
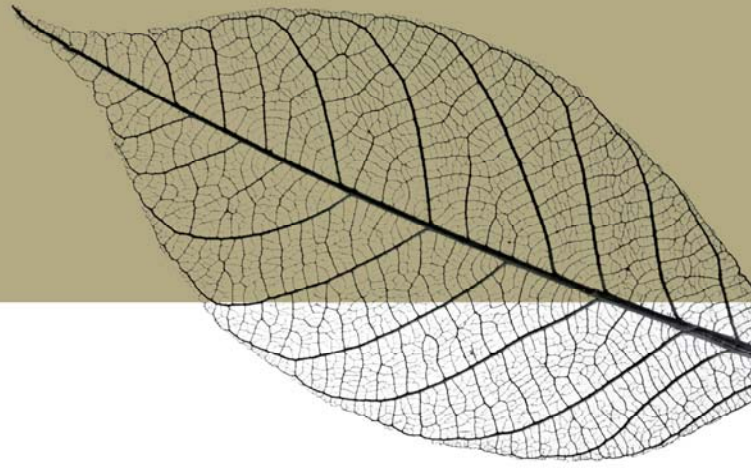


Figure 6.2: PM Peak Hour Traffic Generation (Marginal)



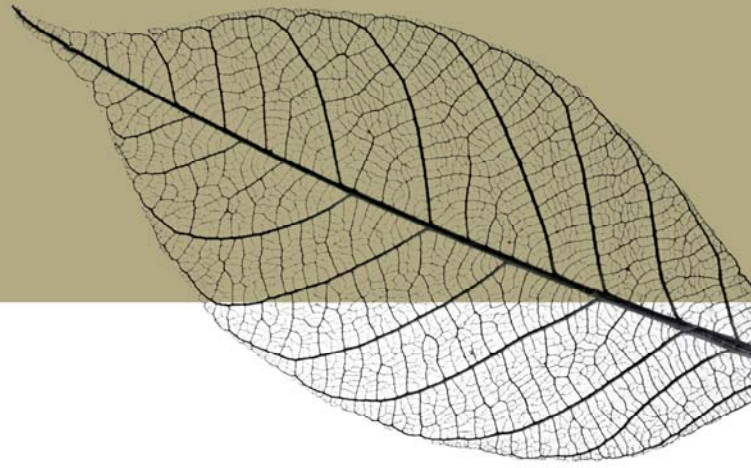


6.4 Mitigating Traffic Works

The Master Plan incorporates the mitigating works to offset the impacts of the additional capacity of enrolments:

- Relocate Primary School pick-up / set-down: Reduce queuing on Moola Road.
- Provide additional bicycle parking: Encourage active travel.

The proposal will introduce a demand for right turn movements from the internal road to the new pick-up / set-down area. If congestion occurs around this right turn, it would be possible to create a right turn lane by removing bollards to the east of the roadway. This is not included in the initial works package and should continue to be monitored.



7 Conclusions

In relation to **car parking**, the following are provided as part of the Master Plan:

- 6 new pick-up/set-down car parking spaces at the Primary School.
- 11 new staff car parking spaces (CP10).
- 15 car parking spaces over and above the requirement of Council's TAPS Policy (CP10 and CP11).
- 3 new PWD parking spaces (CP10 and CP11).

As part of the detailed design of all new car parking, this will be constructed to meet the requirements of the Australian Standard for Off Street Car Parking (AS/NZS2890.1-2004).

To continue to support cycling and active transport, an **additional 35 bicycle parking spaces** are proposed.

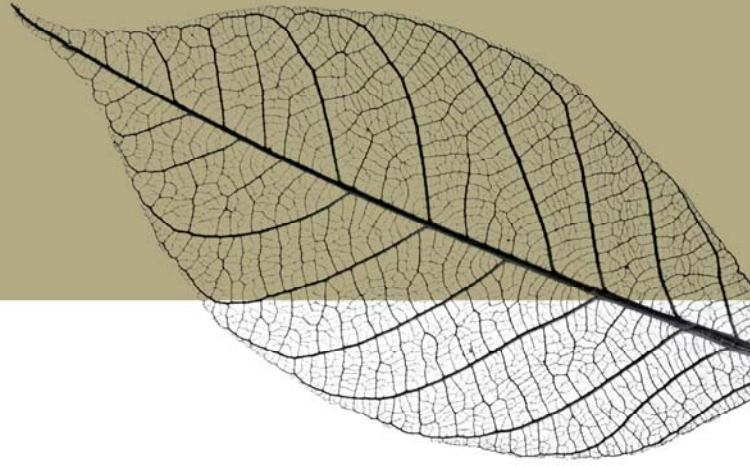
The overall development is expected to **generate the following additional traffic**, at completion and full take-up of the Master Planned development:

- AM Peak Hour:
 - In: + 46 trips / hour.
 - Out: + 36 trips / hour.
- PM Peak Hour:
 - In: + 15 trips / hour.
 - Out: + 24 trips / hour.

There will be a redistribution of traffic associated with the relocation of all Primary School pick-up/drop-off.

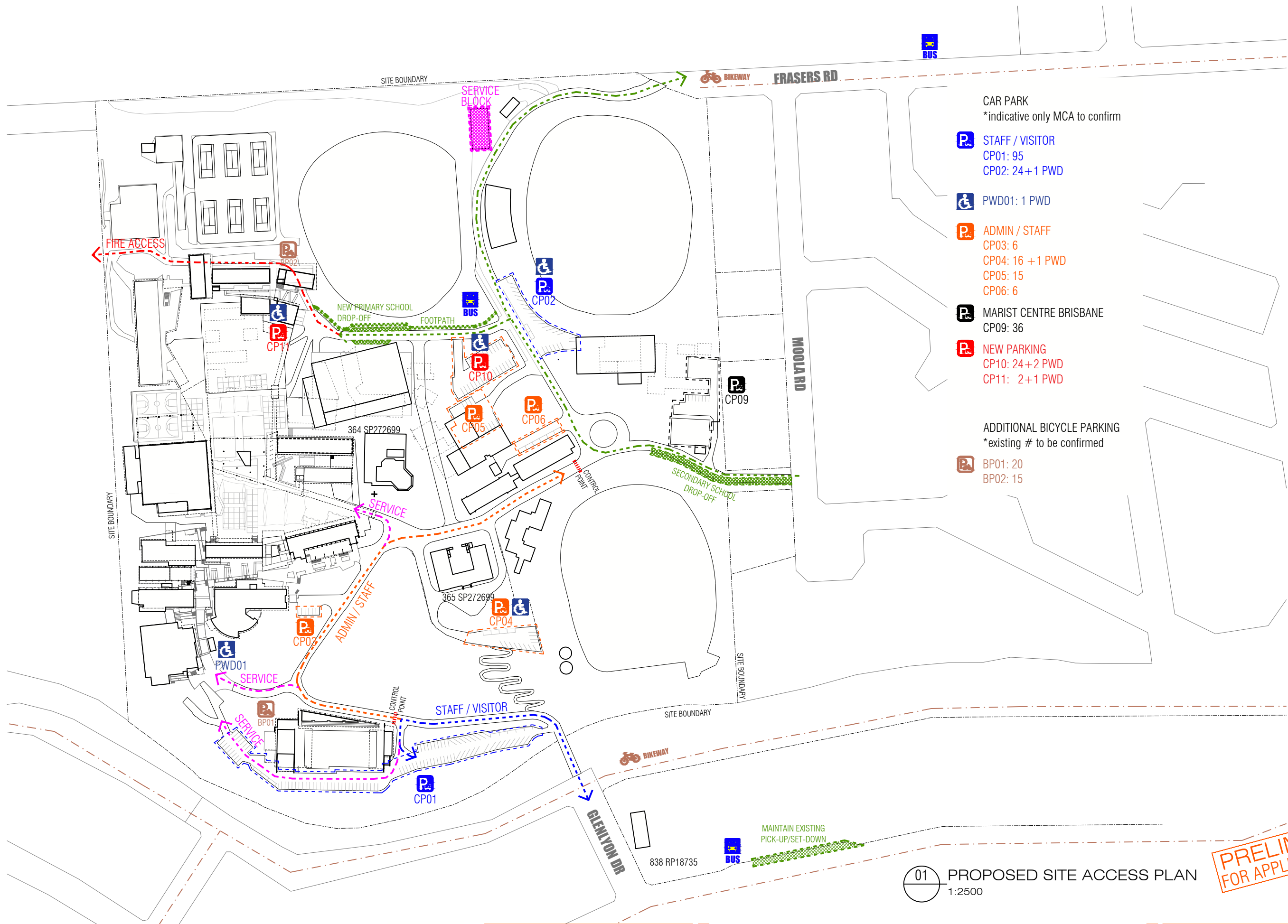
The Master Plan includes the following **key infrastructure works** to off-set the impacts of the development:

- Providing a new pick-up / set-down facility for the Primary School.
- Reducing the demand, and associated off-site queuing, in Moola Road, by relocating Primary School pick-up / set-down.
- Additional parking for 35 bicycles.
- Adding to the internal path network.



Appendix A

Master Plan



- CAR PARK
*indicative only MCA to confirm
- STAFF / VISITOR
CP01: 95
CP02: 24+1 PWD
 - PWD01: 1 PWD
 - ADMIN / STAFF
CP03: 6
CP04: 16 +1 PWD
CP05: 15
CP06: 6
 - MARIST CENTRE BRISBANE
CP09: 36
 - NEW PARKING
CP10: 24+2 PWD
CP11: 2+1 PWD

- ADDITIONAL BICYCLE PARKING
*existing # to be confirmed
- BP01: 20
 - BP02: 15

01 PROPOSED SITE ACCESS PLAN
1:2500

**PRELIMINARY
FOR APPLICATION ONLY**



20.06.21	CONSULTANT ISSUE	SK1
03.08.21	APPLICATION ISSUE	P1
Date:	Details:	Rev:

MARIST COLLEGE MASTERPLAN
PROP. SITE ACCESS PLAN
1:2500

MARIST COLLEGE ASHGROVE
FRASERS RD _ASHGROVE, QLD

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MID_016

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BUSHFIRE HAZARD ASSESSMENT & MANAGEMENT PLAN

**Marist College, Ashgrove
142 Frasers Road, Ashgrove**

Client	Marist College, Ashgrove
File Ref	S521236BF002v1.1
Date	21 July 2021

Quality Control

Prepared for	Marist College C/- Urbicus
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Date	21 July 2021

Version Control

Version	Description	Date	Author	Reviewer	Approver
1.1	For Submission	21 July 2021	LH (Ecologist)	RS (Director)	RS (Director)

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Disclaimer

S5 Consulting Pty Ltd trading as S5 Environmental has developed this Bushfire Hazard and Bushfire Attack Level Assessment, taking into consideration the Australian Standards (AS3959-2018) - Construction of building in bushfire-prone areas, the State Planning Policy and relevant local authority policies and guidelines. However, there can be no guarantee that following the recommendations made in this assessment can guarantee safety of property and human life.

Fire is an element of nature, and as such fire events (small or large) can have disastrous outcomes even with the best planning in place. The authors of this report and S5 Consulting Pty Ltd accept no responsibility for any harm to property or human life caused by fire or any other cause to persons utilising property or structures.

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ABBREVIATIONS

AHD	Australian Height Datum
AS 3959-2018	<i>Australian Standard 3959-2018 Construction of Buildings in Bushfire Prone Areas</i>
BAL	Bushfire Attack Level
BCC	Brisbane City Council
BLE	Building Envelope
BMP	Bushfire Management Plan
BPZ	Building Protection Zone
BRC	Bushfire Resilient Communities (2019)
CFA	Country Fire Authority
DES	Department of Environment and Science
DNRME	Department of Natural Resources, Mines and Energy
FFDI	Forest Fire Danger Index
GFDI	Grassland Fire Danger Index
ha	Hectares
NCA	National Construction Association
RE	Regional Ecosystem
SEQ	South East Queensland
SPP	<i>State Planning Policy, 2017</i>
SPP 1/03 <i>Landslide</i>	<i>State Planning Policy 1/03 Mitigating the adverse Impacts of Flood, Bushfire and</i>
VHC	Vegetation Hazard Class

1.0 INTRODUCTION

S5 Environmental was commissioned by Urbicus, on behalf of their client, Marist College, Ashgrove, to conduct a Bushfire Hazard Assessment and, if required, a Bushfire Attack Level (BAL) Assessment to support an application for a Ministerial Infrastructure Designation (MID) for their proposed master-planned program of works.

The aim of this Bushfire Hazard Assessment is to undertake a site-specific “fit for purpose” assessment in accordance with the SPP Technical Guide - *Bushfire Resilient Communities, 2019*, (BRC) which, amongst other things, provides technical guidance on procedures for undertaking Bushfire Hazard Assessments, Vegetation Hazard Class Assessments, calculating hazard protection zones and preparing Bushfire Management Plans. This fit for purpose approach focuses on the actual hazard status of vegetation adjacent to the site and utilises the *New Methodology For State-Wide Mapping Of Bushfire Prone Areas In Queensland* (Leonard *et al.* 2014) and the CSIRO's *Estimating the potential bushfire hazard of vegetation patches and corridors An enhancement of Queensland's methodology for State-wide mapping of bushfire prone areas* (Leonard *et al.* 2014).

This approach in undertaking a site-specific Bushfire Hazard Assessment involved a quantitative assessment of the site including a review of the vegetation communities, fuel loads and slope. S5 Environmental Ecologists completed a detailed desktop assessment utilising recent high-resolution aerial photography, available datasets and mapping to survey existing vegetation and land features of the site and surrounding area.

Table 1. Site Description

Address	142 Frasers Road, Ashgrove	RPD	Lot 364 on SP272399
LGA	Brisbane City Council	Site Area	16.08 ha
Zone	Community Facilities Education Purposes (CF5)	Tenure	Freehold
Current State	The proposed works are to be located within the existing school grounds. Some areas on the school grounds consist of manicured gardens, maintained grassy areas and a mixture of native and exotic canopy species. The site has many buildings, carpark and internal roads. The school is bound by vegetation and the Enoggera Gallipoli Army Barracks to the west/north-west, and residential developments and sporting facilities to the south and east, refer to Figure 1 .		
Proposed Development	Ministerial Infrastructure Designation works includes: New Buildings <ul style="list-style-type: none"> • Music Annexe • Learning Hub • Champagnat Centre (north of) 		

- Primary School (5 Buildings)
- CLE Building
- Assembly Complex;
- Dining Complex (east of)
- BR Cyprian Pavilion

Alterations

- Music Room
- Staff Building
- Carrick Wing West
- Carrick Wing East
- Champagnat Centre
- BR Alexis Turton Science Centre
- Dining Complex
- BR Cyprian Pavilion (south of)

Other Infrastructure

- Car Parking

Refer to **Figure 2**.

Potentially Hazardous Vegetation

Potentially Hazardous vegetation is mapped on the western edge of the site.

The lot to the west, occupied by the Gallipoli Army Barracks, supports a large expanse of remnant vegetation. The majority of the vegetation is mapped as Regional Ecosystem 12.11.5 – Least Concern (described as *Corymbia citriodora subsp. variegata woodland to open forest +/- Eucalyptus siderophloia/E. crebra, E. carnea, E. acmenoides, E. propinqua on metamorphics +/- interbedded volcanics*).

To the south of the site there is a gully area, mapped as RE 12.3.7 – Of Concern (described as *Eucalyptus tereticornis, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca spp. fringing woodland*).

A small corridor of vegetation running along the north of the school is mapped as RE 12.11.3a – Least Concern (described as *Lophostemon confertus +/- Eucalyptus microcorys, E. carnea, E. propinqua, E. major, E. siderophloia woodland. Occurs in gullies and exposed ridges of Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics*), changing to RE12.3.11 at its eastern extent. RE 12.3.11 is described as *Eucalyptus tereticornis +/- Eucalyptus siderophloia, Corymbia intermedia open forest on alluvial plains usually near coast*.



Figure 1. Site Aerial

Source: Near Map (Dated: 21 March 2021), CRS: GDA 94 MGA Zone 56

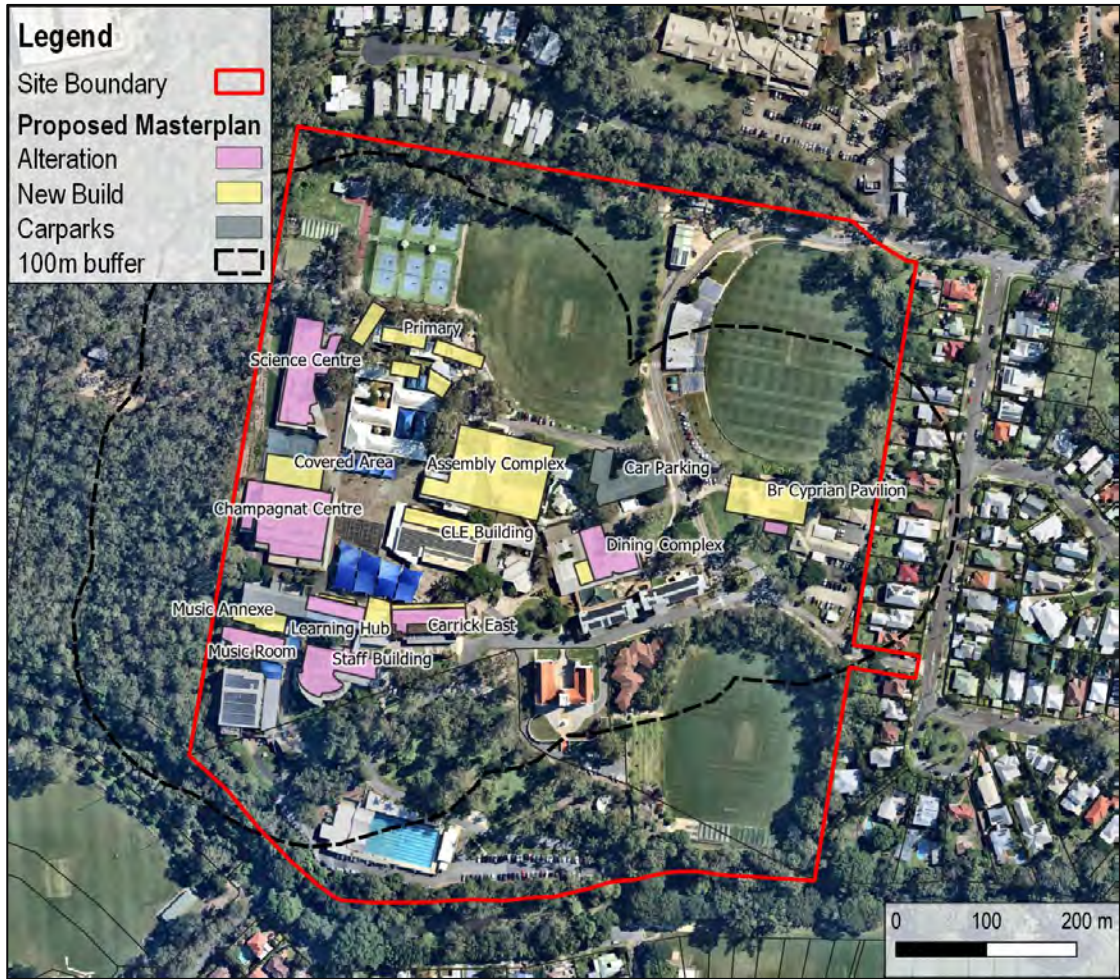


Figure 2. Proposed Works and Area of Investigation

Source: Near Map (Dated: 21 March 2021), CRS: GDA 94 MGA Zone 56

2.0 STATUTORY REQUIREMENTS

2.1 Bushfire Prone Areas

Bushfire Prone Areas are identified at both the State and Local Government Level. The State Planning Policy (SPP) Bushfire Prone Area map was developed by CSIRO to map areas with Very High, High, and Medium Potential Bushfire Intensity. The SPP also maps a 100 m Potential Impact Buffer.

The State Planning Policy (SPP) Bushfire Prone Area Map (attached in **Appendix B**), was consulted to determine the preliminary bushfire hazard ratings of the site. Under the *SPP Bushfire Prone Areas Map*, the site is mapped as High Potential Bushfire Intensity Hazard and Potential Impact Buffer, refer to **Figure 3**.

Whilst it is acknowledged that the Local Authority Planning Scheme does not apply to the MID process, it is important to recognise and acknowledge Local Government Planning overlays and intent. As such, it is acknowledged that the *Brisbane City Council City Plan 2014* implements the *Bushfire Hazard Overlay Code* which acts as a development constraint within the BCC locality. However, the Bushfire Hazard Overlay maps for BBC differ slightly from the SPP overlays, refer to **Figure 4**. Both overlays show bushfire mapping within 100 m of the proposed buildings, and consequently a further investigation of the site-specific bushfire hazard characteristics has been undertaken to determine the actual hazard of the site, in accordance with the SPP.

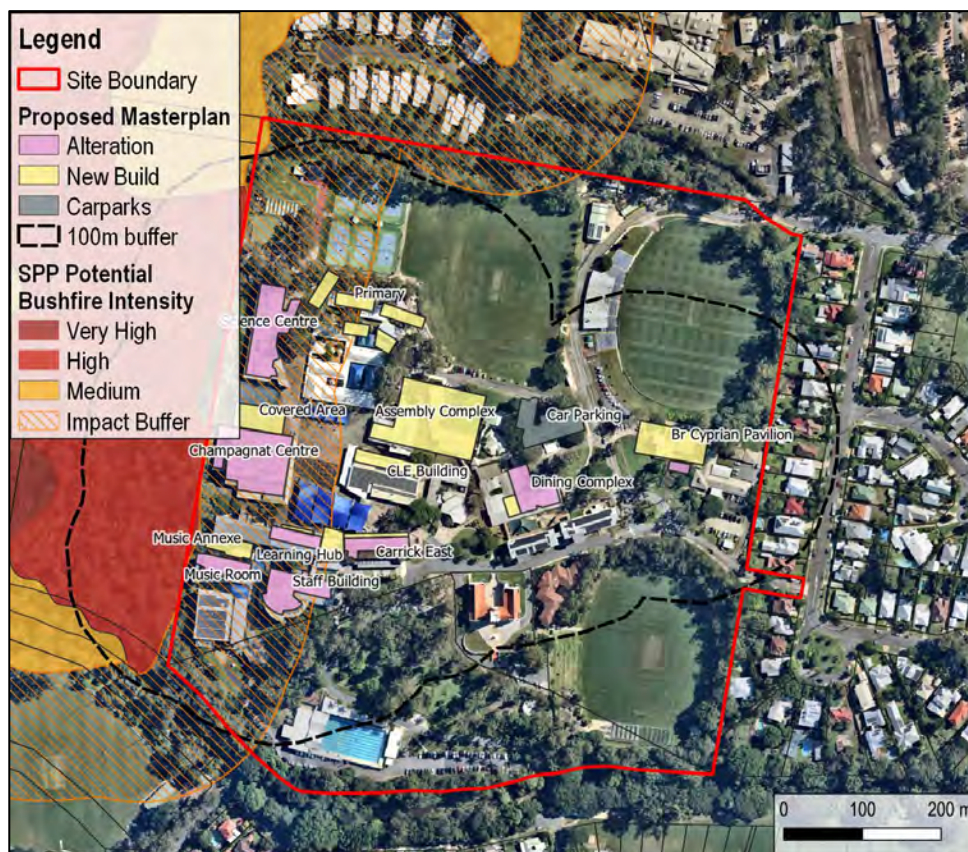


Figure 3. Extract of the SPP Bushfire Prone Areas Mapping

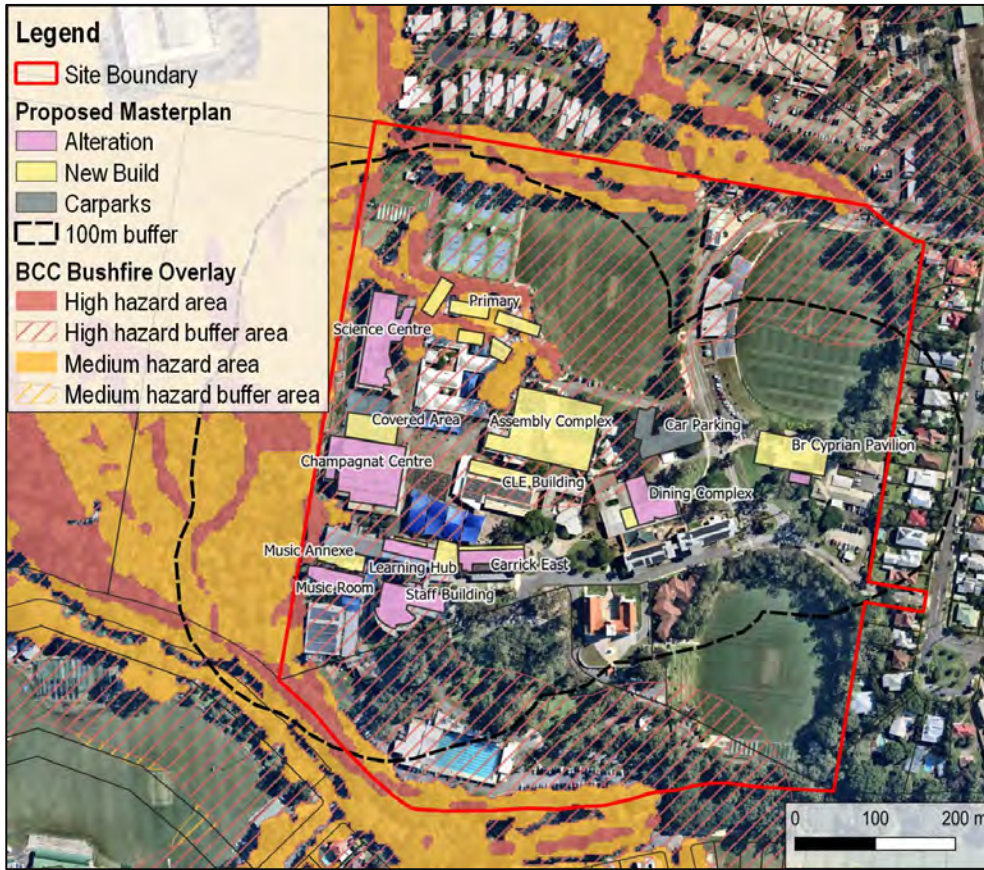


Figure 4. Extract of the Brisbane City Council Bushfire Hazard Overlay Mapping

2.2 AS3959-2018 Construction of Buildings in Bushfire Prone Areas

The BCA then triggers bushfire assessment in accordance with the *Australian Standard 3959-2018 - Construction of Buildings in Bushfire Prone Areas* for Class 1, 2, 3 and associated Class 10a buildings that are proposed to be constructed in Bushfire Prone Areas, refer to **Table 2**.

Table 2. Summary of Building Classes 1, 2, 3, and 10a

Class	Description
Class 1	<p>Class 1a: A single dwelling being –</p> <ul style="list-style-type: none"> (i) A detached house, or (ii) One of a group of two more attached dwellings, each being a building, separated by fire resisting wall, including a row house, terrace house, town house or villa unit <p>Class 1b:</p> <ul style="list-style-type: none"> (i) A boarding house, guest house, hostel or the like – <ul style="list-style-type: none"> a) With a total area of all floors not exceeding 300 m² measured over the enclosing walls of the Class 1b; and b) In which not more than 12 persons would ordinarily be resident, or (ii) Or more single dwellings located on one allotment and used for short-term holiday accommodation
Class 2	A building containing two or more sole-occupancy units each being a separate dwelling

Class 3	<p>A residential building, other than a building of class 1 or 2, which is a common place of long term or transient living for several unrelated persons, including –</p> <ul style="list-style-type: none"> a) A boarding house, guest house, lodging house or backpacker’s accommodation; or b) A residential part of a hotel or motel; or c) A residential part of a school; d) Or accommodation for the aged, children or people with disabilities; or e) A residential part of a health-care building which accommodates members or staff; or f) A residential part of a detention centre.
Class 10a	<p>A non-habitable building or structure –</p> <ul style="list-style-type: none"> a) A non-habitable building being a private garage, carport, shed, or the like.

Source: Modified from Building Code of Australia

The proposed development includes the renovation of several school buildings, extensions to existing buildings including dining complex, Champagnat Centre, General Learning Areas (GLA), BR Cyprian Pavilion, and additional carparking. Additional learning spaces will include an extension to the Carrick Wing, Music Room annex, Science Building, and CLE Building, with Covered Area extending from the Champagnat Centre. New buildings include the Primary School, Assembly Complex, Learning Hub between the Carrick Wings, and a new Music Annex building. Accordingly, it is considered that this development includes the construction of one class of building type only - teaching spaces/library, refer to Table 3.

Given that these are non-habitable structures and are not a Class 1-3 or 10A Buildings or structures, there is no requirement to comply with the construction requirements described in AS3959-2018, under the *Building Code of Australia*. **Accordingly, a Bushfire Attack Level Assessment is not required** for the proposed Master Plan works.

Table 3 Summary of Building Classes associated with Proposed Development

Proposed Building	Class	Description
Classroom	Class 9b	<p>A Class 9 building is a building of a public nature that includes one or more of the following sub-classifications:</p> <ul style="list-style-type: none"> (1) Class 9a — a health-care building including any parts of the building set aside as laboratories, and includes a health-care building used as a residential care building. (2) Class 9b — an assembly building including a trade workshop or laboratory <i>in a primary or secondary school</i>.

Source: Modified from Building Code of Australia – Volume Two

3.0 METHODOLOGY

3.1 Potential Fire-line Intensity Calculation

The SPP Potential Bushfire Intensity classifications are based on the *New Methodology for State-Wide Mapping of Bushfire Prone Areas In Queensland* (Leonard *et al.* 2014). This new State-wide mapping methodology was developed to identify Bushfire Prone Areas in support of bushfire hazard provisions of Queensland's State Planning Policy. The new methodology scales bushfire hazard based on the Potential Fire-line Intensity (PFLI) of a severe bushfire and can be used to predict the radiation profile of areas located adjacent to potentially hazardous vegetation and an associated Potential Impact Buffer.

Accordingly, the classification of an area's Potential Fire-line Intensity (FI) is calculated as a combination of the following three metrics, using the below equation (Leonard *et al.* 2014):

- Total fuel load (W);
- The McArthur Forest Fire Danger Index (FFDI), and
- Maximum Landscape Slope (θ in $^{\circ}$).

$$FI = 0.62 W^2 FFDI \exp(0.069 \theta) \quad \text{Equation 1}$$

S5 Environmental have utilised data from the Queensland Fire and Emergency Services (QFES) "Catalyst" database for Fuel Load and FFDI values. Catalyst provides access to current vegetation and fire management data, mapping and analytical tools to be utilised to "*prepare consistent and comparable information about who, what and where is at risk from natural disasters*". The main aim of Catalyst is "*to improve the integration of risk assessments and natural disaster mitigation, preparedness, response and recovery planning*."

4.0 BUSHFIRE HAZARD ASSESSMENT

4.1 Vegetation Types and Fuel Loads

In accordance with the *New Methodology for State-Wide Mapping of Bushfire Prone Areas in Queensland* (Leonard *et al.* 2014), potential fuel loads are assigned to vegetation categories (Vegetation Hazard Classes – VHC) formed by amalgamating land use and vegetation types with a moderately consistent fuel load and structure.

The Potential Fuel Load assigned to each VHC is generally representative of the higher fuel load expected for the typical vegetation types, landscape and site conditions within each VHC and approximates the **80th percentile (%) fuel load of the “long unburnt condition”** for the class (generally greater than 10 years without burning).

Using QFES Catalyst Mapping, numerous VHCs were mapped within and adjacent to the lot. An extract of the Catalyst Mapping is shown below in Figure 5.

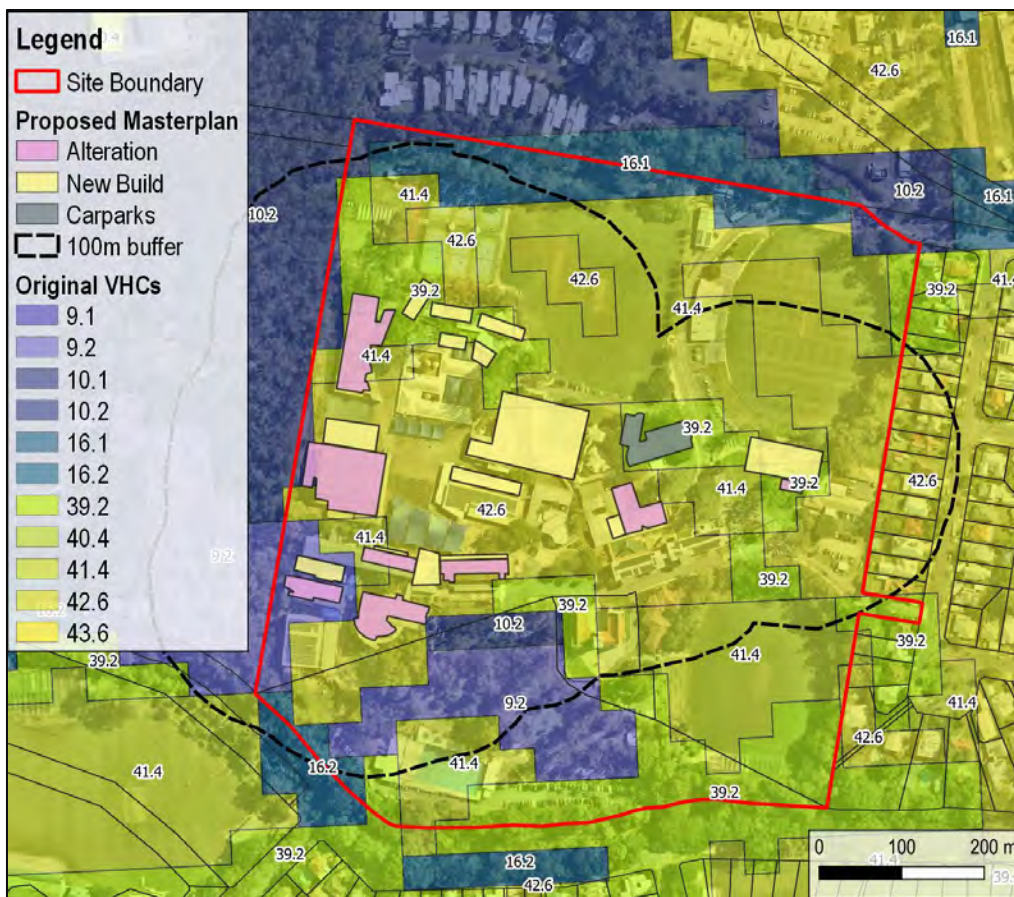


Figure 5. Extract of Vegetation Hazard Classes from Catalyst

4.1.1 Vegetation Assessment

To confirm and ground-truth the Catalyst VHCs mapped within and adjacent to the site, S5 Environmental Ecologists, conducted a site assessment on the 3rd of June 2021, and conducted a detailed review of aerial photography for the site. They confirmed that the Catalyst VHC mapping of the site and surrounds was generally consistent with the on-ground conditions, however with some mapping anomalies. Refer to **S521036ER001 Detailed Ecological Assessment** for a detailed description of the Vegetation Communities within the site.

Therefore, the VHC mapping has been modified to more accurately reflect the on-ground conditions including the vegetation to the west being representative of Open Forest rather than Woodland, and to reflect the post-development state of the site and surrounds. The modified VHCs are shown in **Figure 6**.

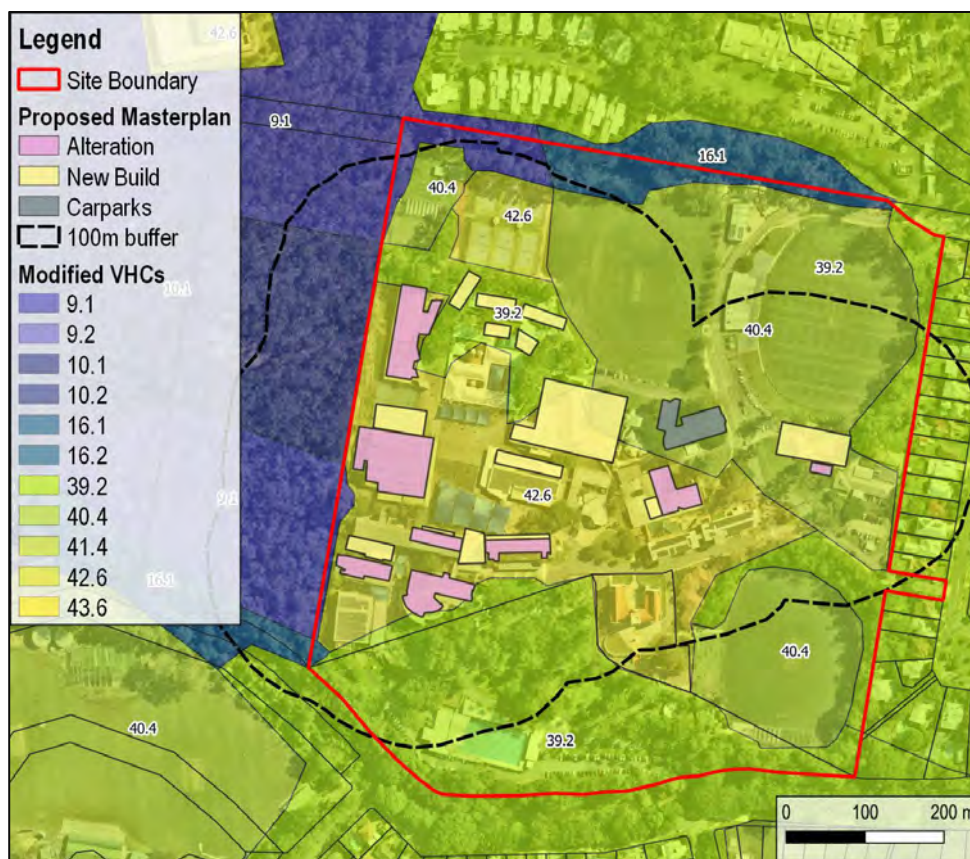


Figure 6. Ground-truthed and Post-development Vegetation Hazard Class

4.1.2 Modified Intensity of Small Patches and Corridors

The QFES *Bushfire Resilient Communities Technical Reference Guide* (2019) summarises research by Leonard and Opie (2017) which downgrades the intensity of small patches and corridors of potentially hazardous vegetation. The theory suggests that small patches and corridors have a reduced likelihood of ignition due to their reduced size, as well as a reduced ability to support a full fire front, ultimately resulting in a Low hazard level, refer to **Table 4**. Step three has been applied to the potentially hazardous vegetation in the vicinity of the proposed development, with the new downgraded VHCs shown in **Figure 7**. It should be

noted that this downgrade coincides with the Bushfire Prone Areas Mapped within and around the site under the SPP Bushfire Prone Area Map, refer to Figure 3.

Table 4. Steps to downgrade bushfire intensity

Step	Description
1	Remove small isolated patches (<1 ha) that are further than 100 m from any other continuous fuel patch greater than 2 ha.
2	Downgrade intensity of small patches (<3 ha) that are located further than 100 m from any other continuous fuel patch greater than 2 ha.
3	Remove narrow corridors less than 50 m in width.
4	Remove isolated small fragments (<0.5 ha)

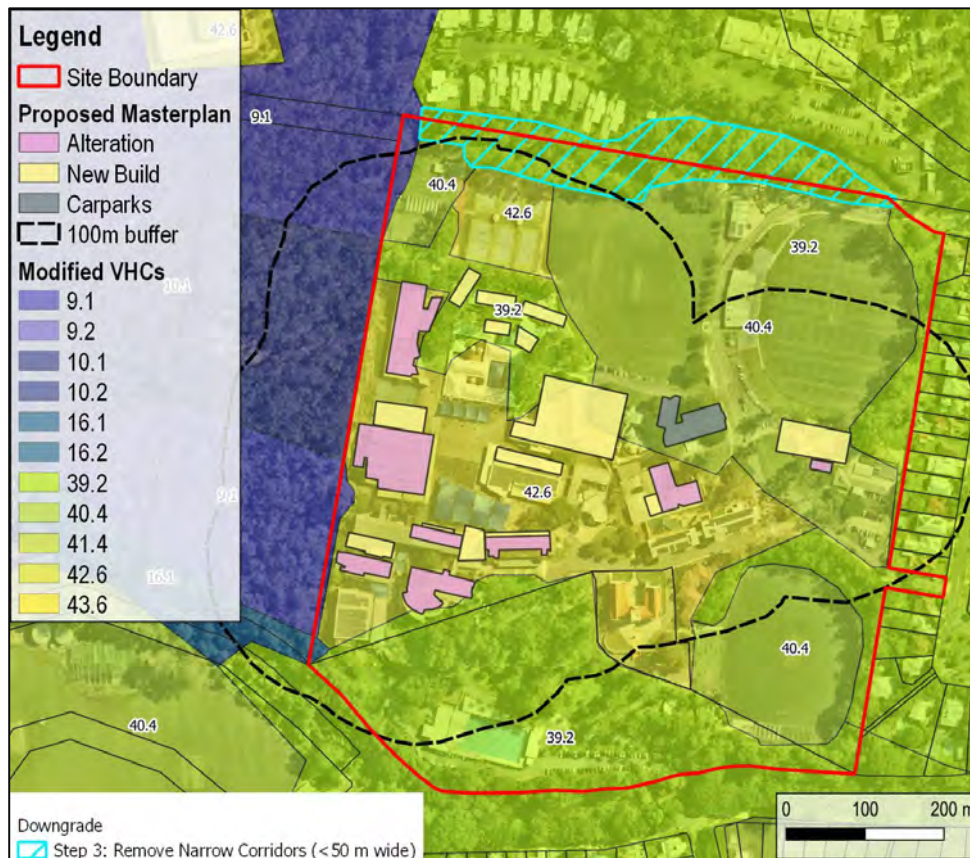


Figure 7. VHC areas to be downgraded due to narrow corridors

4.1.3 Fuel-loads

Table 5 below, summarises the associated fuel-loads of the final VHCs after they have been ground-truthed.

Table 5. Summary of Vegetation Communities and their respective VHC and Fuel Loads

VHC	VHC Description	Potential Fuel Load * (t/ha)	
		Surface**	Total***
9.1	Moist to dry eucalypt open forest on coastal lowlands and ranges	21	31
10.1	Spotted Gum dominated open forests	19.3	29.3
16.1	Eucalyptus dominated open forest on drainage lines and alluvial plains	13.8	23.8
39.2	Low to moderate tree cover in built-up areas	5	8
40.4	Continuous low grass or tree cover	4.5	5
42.6	Nil to very low vegetation cover	2	2

*CSIRO A methodology for State-wide mapping of annual fuel load and bushfire hazard in Queensland Glenn Newnham, Kimberley Opie, Justin Leonard CSIRO Land and Water, 2017.

** 'Surface' total fuel load is the additional of both Surface and Near-Surface values as outlined in Bushfire Resilient Communities - Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience - Bushfire'.

*** 10 Tonnes/ha has been added to the surface fuel Load in accordance with the BCC Technical Guideline. Has not been applied to Discontinuous Fuel Loads as canopy not present or canopy engagement is not expected.

4.2 Slope Assessment

The slope of vegetated land over which a bushfire passes has a strong influence on both the intensity and rate of spread of the bushfire. From a Bushfire Hazard Assessment perspective, the relevant slopes to consider are the slopes of land beneath areas of potentially hazardous vegetation that would be retained within or adjacent to the proposed development. Also relevant, is whether or not the vegetated land is situated upslope or downslope of the proposed development. As fire travels upslope, there is a significant reduction in risk and fire-line intensity for sites that sit below the vegetation.

Slope has been calculated in GIS from a 25 m resolution digital elevation model (DEM). The maximum slope (in degrees) was calculated from the central point in a pixel in a group of 9 x 9 cells to the eight adjoining cells in that group, refer to **Figure 6**, below.

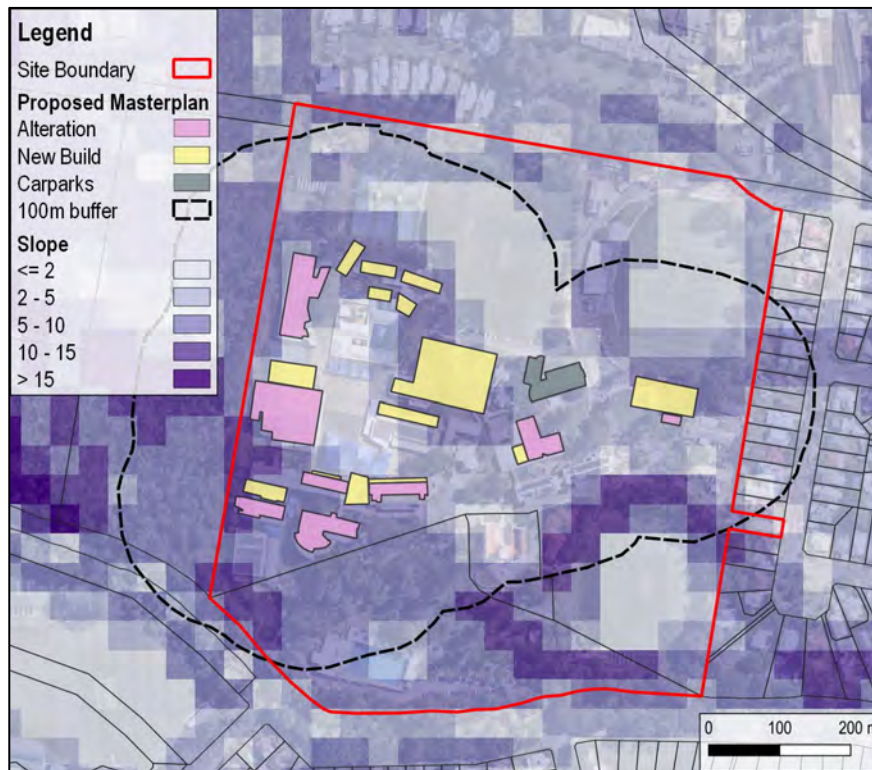


Figure 6. Slope (Degrees) of the Site

4.3 Forest Fire Danger Index

In accordance with the Australian Standard (AS) 3959-2018, *Construction of buildings in bushfire prone areas*, the Fire Danger Index (FDI) indicates the chance of a fire starting, its intensity, rate of spread and the difficulty of its suppressions, according to a number of combinations of relative humidity, air temperature, wind speed as well as long- and short-term drought effects. The QFES Catalyst Mapping indicates that the site-specific Forest Fire Danger Index (FFDI) for the subject site is 56.

4.4 Post-development Potential Bushfire (Fire-line) Intensity

A bushfire hazard rating has been derived for classifiable vegetation in accordance with the State-wide mapping methodology for bushfire prone areas in Queensland, described in Section 3.1 (Leonard *et al.* 2014). Using Equation 1, calculations have been undertaken using GIS Raster Calculator, with the rasterised inputs for Fuel Load (Figure 6), Slope (Figure 6) and FFDI. Figure 7, below summarises the output of Bushfire Hazard Calculations at 25 m resolution. It should be noted the PFLI is a general guide to hazard due to the high spatial resolution. Where a BAL assessment is required, a higher resolution assessment based on the on-ground edges of hazardous vegetation is provided.

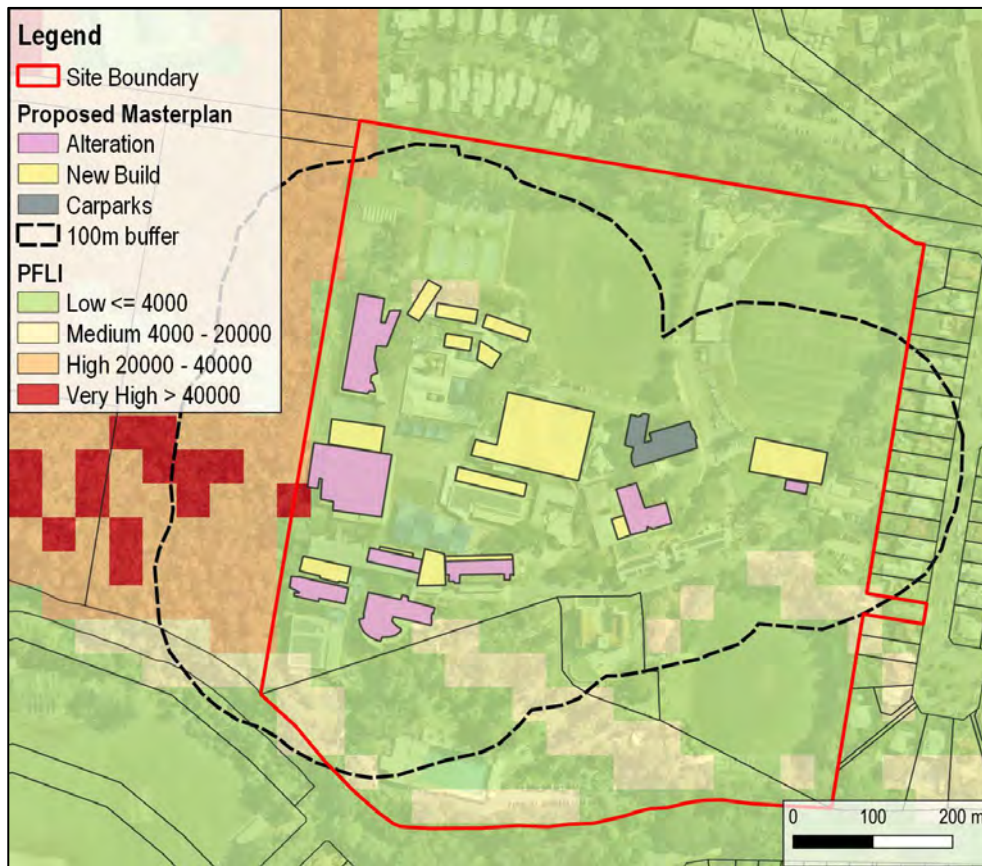


Figure 7. Summary of the Potential Fire-line Intensity within the Lot, with a 25 m Resolution

In accordance with the *New State-Wide Mapping Methodology for Bushfire Prone Areas in Queensland* (Leonard et al. 2014), Potential Bushfire Intensity Classes are described as

- Very high (potential intensity) > 40,000+kW/m;
- High (potential intensity) 20,000 – 40,000kW/m;
- Medium (potential intensity) 4,000 – 20,000kW/m; and
- Low (potential intensity) < 4,000kW/m.

Accordingly, the school campus and proposed development footprints are impacted by a combination of Low, Medium, High, and Very High potential bushfire intensity. Accordingly, a Bushfire Management Plan has been developed for the site to minimise and mitigate Bushfire risk, refer to **Section 5**.

5.0 BUSHFIRE MANAGEMENT PLAN

This Bushfire Management Plan (BMP) identifies management measures that must be implemented to ensure that the risk of bushfire attack is reduced to an acceptable level. It is first important to understand the processes that influence bushfire behaviour (Section 5.1), and the sources of damage that threatened people and property (Section 5.2).

5.1 Bushfire Behaviour

Understanding bushfire behaviour is imperative when planning new development. There are three main factors which influence fire behaviour as follows:

a) Topography

Slope influences the speed and intensity of a fire. Fire is known to burn faster uphill as flames and radiant heat preheat the vegetation ahead of the fire, drying it out and making it increasingly flammable. As a rule of thumb, for every 10 degrees slope, fire doubles in speed. Refer to **Plate 1**, below.

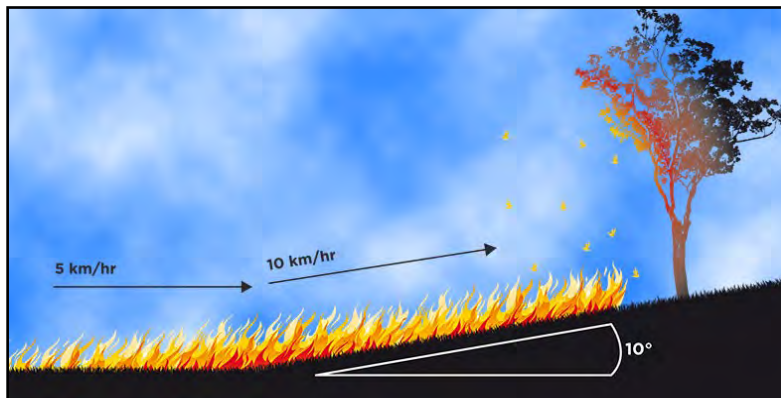


Plate 1. Effects of Topography on Bushfire

Source: Country Fire Authority

b) Weather Conditions

Bushfire weather conditions are fundamentally defined by temperature, humidity, wind, atmospheric conditions and past rainfall. For example, summer weather conditions increase the flammability of vegetation. Wind influences the speed and direction in which fire travels, fire intensity and possibility of spot fires from burning debris. A measure of weather conditions is the Forest Fire Danger Index (FFDI) and Grassland Fire Danger Index (GFDI). These measures are useful in determining the fire danger rating (refer to **Fire Danger Rating** in Plate 2, below).

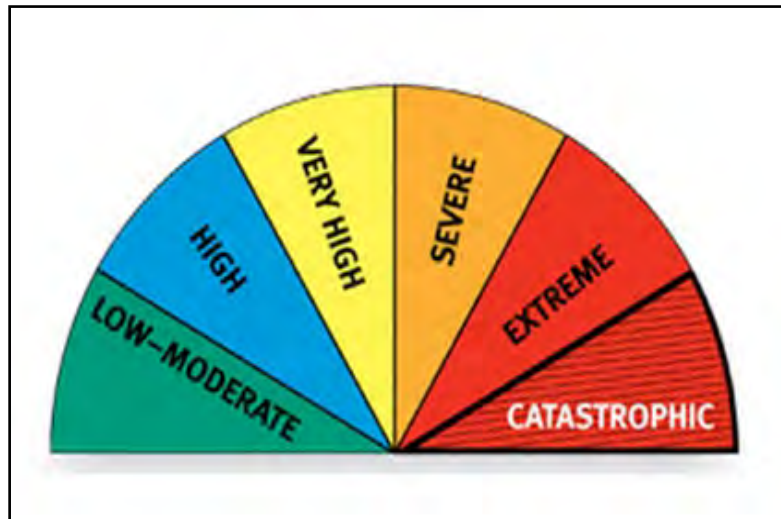


Plate 2. Fire Danger Rating

Source: Queensland Government, Emergency Services and Safety

c) Vegetation

Vegetation is the source of fuel for a bushfire. The amount of fuel surrounding a building can directly impact a buildings survival. Vegetation management, landscaping for bushfire and breaking the continuity of vegetation can limit the spread of fire.

5.2 Bushfire Damage Sources

The Country Fire Authority (2009) states, "*Bushfires can vary in intensity and scale across the landscape*". As the past bushfire events throughout Australia have illustrated, bushfires can be devastating and lead to long-running fires which are difficult to suppress. Building survival is influenced by many interacting factors. The four main ways buildings are destroyed during a bushfire include:

- Ember attack;
- Radiant heat;
- Direct flame contact; and
- Fire-driven wind.

Ember Attack

Research indicates that the most common way buildings catch on fire is through ember attack (80% of house loss). Ember attack occurs when small burning twigs, bark, leaf are carried by wind and land in and around a building. Embers can ignite flammable plants, leaf litter, fences, outdoor furniture and sheds (refer to **Plate 3**, below). Ember attack is addressed within the AS 3950-2018 through the requirement of construction standards.

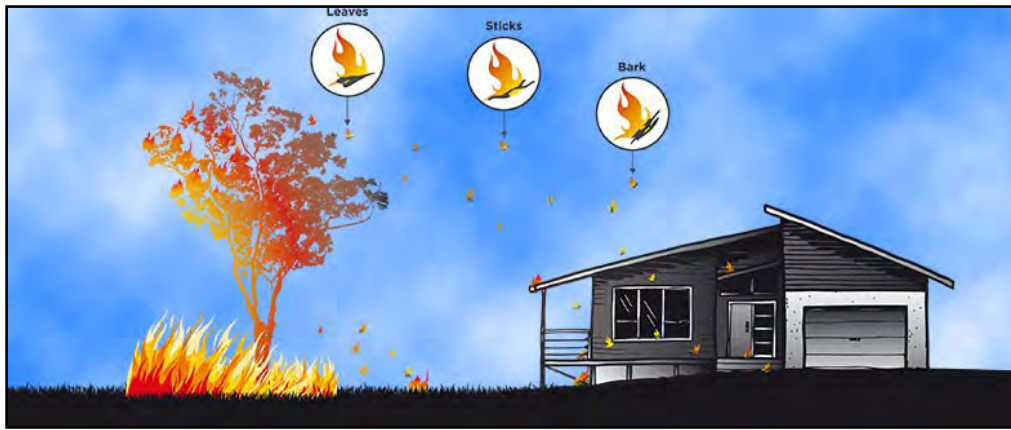


Plate 3. Ember Attack

Source: Country Fire Authority

Radiant Heat

Radiant heat is the heat created from burning fuel during a bushfire. Radiant heat can ignite surfaces without direct flame contact or ember attack, dry out vegetation ahead of the bushfire, crack glass (allowing embers to enter a building) and distort and melt materials (refer to **Plate 4**, below). The most common cause of loss of human life is via radiant heat (CFA, 2018).



Plate 4. Radiant Heat

Source: Country Fire Authority

Direct Flame Contact

Direct flame contact occurs when a fire front reaches a building, this is referred to as the 'Flame Zone'. Approximately 20% of house loss occurs when houses/buildings are directly adjacent to bushland.

Fire-driven Wind

Fire-driven wind can carry embers, cause trees to fall onto buildings, can break windows and destroy structures. The closer a building is to a fire front, the more severe the impact of fire-driven wind.

5.3 Management and Mitigation Measures – Permanent Structures

Management and mitigation measures are generally outlined in relevant planning instruments at both the state and local level.

Mitigation measures emphasize resilience to bushfire and are categorised into the following groups for the permanent structures within the site.

- Layout and Design (Section 5.3.1);
- Building and Construction (Section 5.3.2)
- Firefighting infrastructure (Section 5.3.3);
- Bushfire emergency plan (Section 5.3.4); and
- Vegetation management and landscaping (Section 5.3.5).

An Assessment against the SPP Natural Hazards Risk and Resilience Example Bushfire Code is provided in **Appendix A**.

5.3.1 LAYOUT DESIGN

Access and Egress

Marist College, Ashgrove currently has numerous access and egress points for the site. One main access point connects to Frasers Road to the east, to the south there is a secondary access to the east, to Moola Road. A third access via Glenlyon Drive leads south to Acacia Drive. These access points are considered sufficient to support evacuation in the event of an emergency, and access for fire-fighting personnel and equipment where needed as they provide opportunities for evacuation in different directions away from the potential fuel source. All roads within the site are closed surface and suitable for all-weather usage.

Siting of Development

It is acknowledged that as the site use is an existing school, and new infrastructure is required to be extensions and annexes of existing buildings, alternative siting opportunities for buildings is limited. With regards to buildings proposed outside the footprint of existing buildings (ie. excluding proposed renovations), new structures within close proximity to hazardous vegetation include the Music Annex, the Covered Area to the north of the Champagnat Centre, Learning Hub, and the Primary School Buildings.

Whilst Bushfire Attack Levels (BAL) do not apply to the proposed classes of buildings, a BAL assessment was utilised to determine the potential radiant heat exposure the proposed buildings could experience in the event of a Bushfire. The vegetation within the Army Barracks land to the west of the school has been used as the hazardous or Classifiable Vegetation, to determine potential radiant heat flux exposure to the proposed new Master Plan buildings (refer **Figure 8 – Figure 10**).

The inputs into the Flamesol Minimum Distance Calculator include a Flame Temperature of 1200k, variable fuel loads reflecting the differing Vegetation Hazard Classes, and variable slopes along the western boundary. Refer **Appendix D** for Slope Calculations and Flamesol Inputs.

The Music Annex is to be constructed within the same alignment of the existing Music Room, located approximately 13m from the hazardous vegetation to the west (refer **Figure 8**). The radiant heat exposure

to this building is greater than 40kW/m² (refer **Table 6**), however is not exposed to greater heat flux than the existing music building. Some trees and understorey are present between the proposed development footprint and the site boundary.

The proposed Covered Area to the north of the Champagnat Building is located 17.5m from the hazardous vegetation to the west (refer **Figure 9**). The radiant heat exposure of the Covered Area falls between 40kW/m² and 29kW/m² (refer **Table 7**). The Covered Area is set back from the alignment of the existing footprint of the Champagnat Building and the radiant heat flux exposure accordingly is lower. The area to the west between the Covered Area and the site boundary is currently a low fuel load environment, providing an additional buffer to the hazardous vegetation.

The remainder of the proposed works are exposed to a radiant heat flux of 10kW/m² or less (refer **Figure 10**). This includes the Primary School, Learning Hub, Assembly Complex, Carrick Extensions, CLE Building, Dining Extension and BR Cyprian Pavilion.

Accordingly, the majority of buildings will be exposed a radiant heat flux of 12.5kW/m² or less. Only one proposed building, the Music Annex, is exposed to a higher radiant heat flux (40kW/m²). Whilst this level of exposure is in line with the exposure experienced by the existing school buildings along the western boundary, additional vegetation management along this boundary and within the Defence Land is highly recommended (refer **Section 5.3.5**).

Table 6. Summary of Radiant Heat Exposure at proposed Music Annex.

Radiant Heat (kW/m ²)	Setback Distance from Classifiable Vegetation to the West
10	47.5 m
12.5	40.6 m
19	29.4 m
29	20.6 m
40	15.3 m

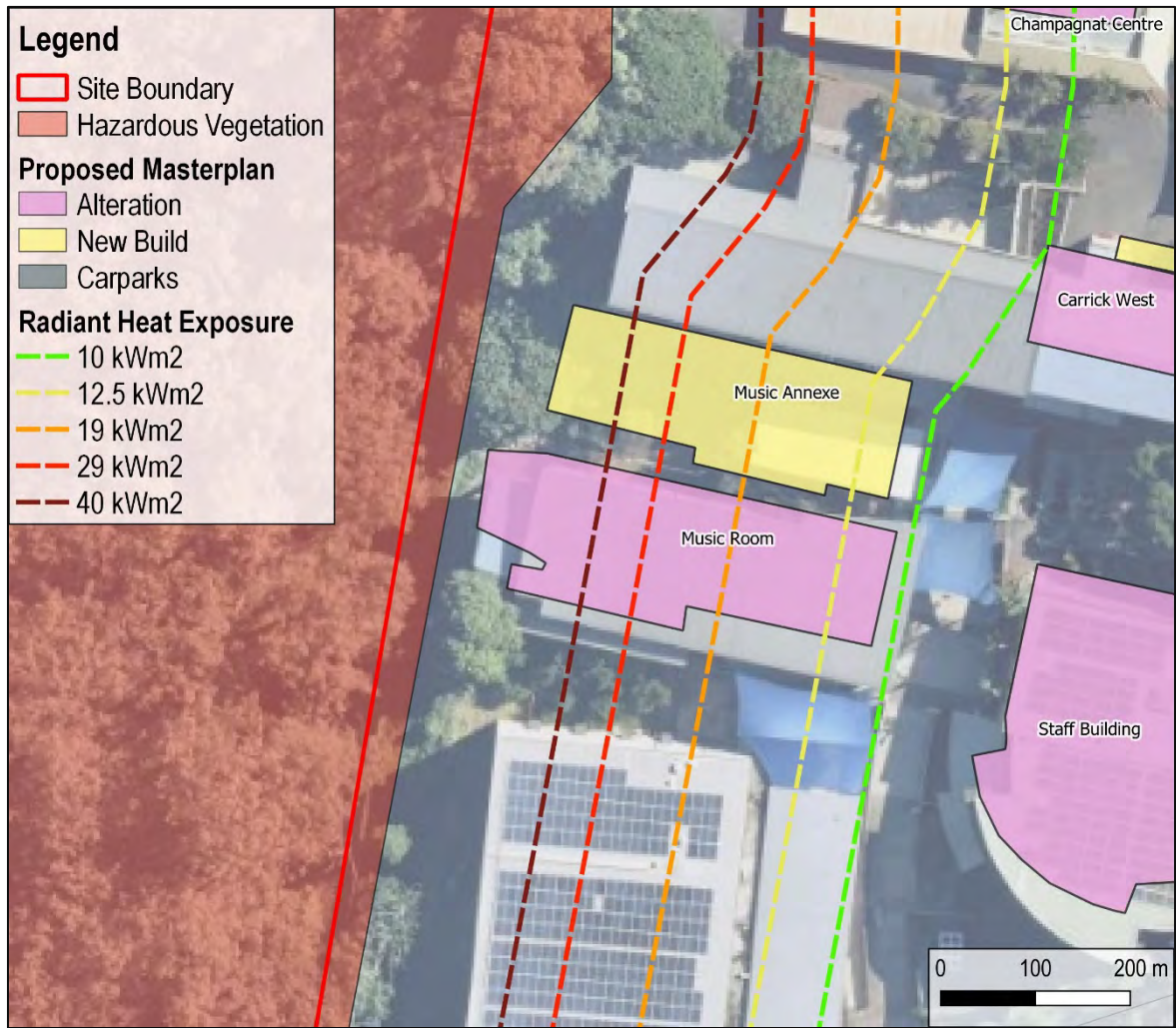


Figure 8. Radiant Heat Exposure Modelled Setback for Hazardous Vegetation to the West of Music Annex

Table 7 Summary of Radiant Heat Exposure at proposed Cover Area

Radiant Heat (kW/m ²)	Setback Distance from Classifiable Vegetation to the West
10	45 m
12.5	38.3 m
19	27.6 m
29	19.2 m
40	14.1 m



Figure 9. Radiant Heat Exposure Modelled Setback for Hazardous Vegetation to the West of Covered Area

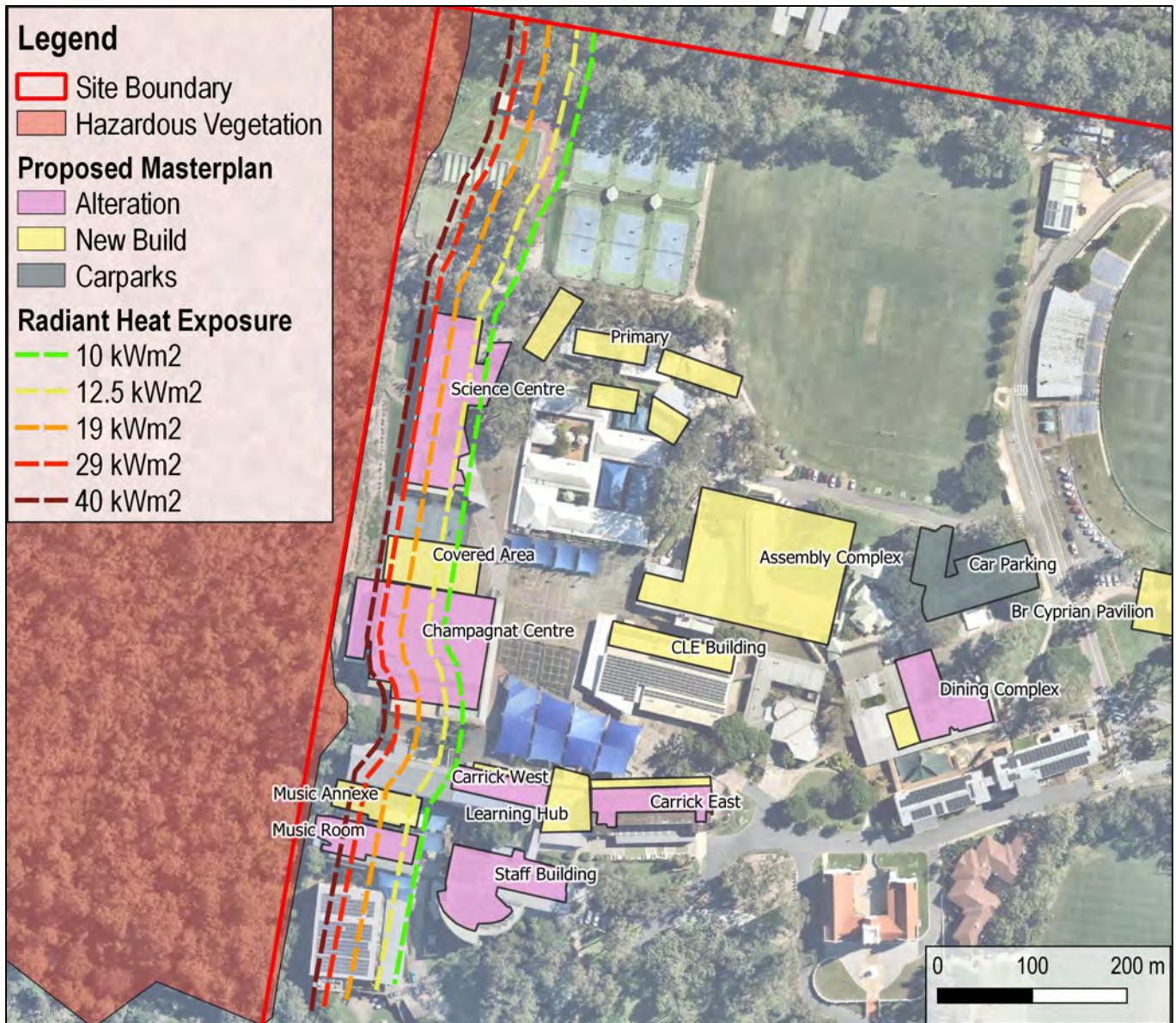


Figure 10. Radiant Heat Exposure Modelled Setback for Hazardous Vegetation to the west for Proposed Master Plan

Design

Whilst the requirement for a BAL assessment and the construction requirements of Australian Standard 3959-2018 - *Construction of Buildings in Bushfire Prone Areas* does not apply to this Class of Building, it is highly recommended that consideration of building materials and their intrinsic flammability be given highest priority. Non-flammable or Low Flammability materials should be incorporated throughout building design wherever possible.

5.3.2 BUILDING AND CONSTRUCTION REQUIREMENTS

AS3959 – 2018 Construction Standards

In accordance with the BCA, the AS 3959-2018 requirements for construction of buildings do not apply to classrooms buildings.

Early Warning Systems

Smoke alarms must be installed within the proposed buildings in accordance with the Building Code of Australia and the AS 3786-1993 - *Smoke Alarms*. The Queensland Fire and Emergency Services recommends photoelectric smoke alarms (not ionization alarms). Photoelectric smoke alarms are generally more effective than ionization types as they detect visible particles of combustion.

5.3.3 FIREFIGHTING INFRASTRUCTURE

The site is connected to a reticulated water supply. It is anticipated that the reticulated water network within the area complies with the provisions outlined in the SEQ Water Supply & Sewage Design & Construction Code. Firefighting appliances (such as fire extinguisher) are to be incorporated within the design of the buildings, in accordance with the NCC requirements for fire resistance. Additional fire hydrants are to be installed in accordance with *AS2419.1 -2005 Fire Hydrant Installations-System design, installation and commissioning*, if required. However, firefighting appliances have limitations and should not be used in cases where evacuation is considered the appropriate action.

5.3.4 BUSHFIRE EMERGENCY PLAN

It is anticipated that Marist College, Ashgrove has an existing Emergency Response Plan in place. It is recommended that this plan be modified to incorporate Bushfire Risk and emergency response procedures for a Bushfire event and include the new buildings to identify suitably emergency assembly points and evacuation routes for anyone within these buildings in the event of an emergency.

Emergency Assembly Areas should be located away from areas of bushfire risk and have high connectivity with emergency evacuation routes. For example, the oval to the northeast of the school would be suitable emergency assembly point due to its disconnection with fuel-source, low-flammability surface and connectivity with evacuation routes.

In the event of a Bushfire Emergency, the local QFES should be contacted immediately. The Ashgrove Fire and Rescue Station is located approximately 1 km south of the site. The contact details for the Ashgrove Fire and Rescue Station are as follows:

- Address: 515 Waterworks Rd, Ashgrove QLD 4060
- Phone: (07) 3366 0258, **Please note that in fire emergencies the triple zero (000) emergency telephone number should be used.**

5.3.5 VEGETATION MANAGEMENT AND LANDSCAPING

The majority of the proposed works are located within a low bushfire hazard area, with the exception of the area along the western boundary. Accordingly, it is highly recommended that the School maintains discussions with the Property Management personnel of the Gallipoli Army Barracks with regard to the establishment and maintenance of a suitable fire break within their property adjacent to the schools western

boundary. A 20m wide cleared area is recommended to be cleared and maintained as an Asset Protection Zone within the Defence Land along the shared boundary with Marist College. The clearing may be undertaken through applying exemptions under the *Planning Regulation 2017* for clearing associated with fences and for tracks. This will provide a 20m wide setback to hazardous vegetation from the shared boundary reducing the radiant heat exposure experienced by all buildings along the school's western boundary.

Similarly, it is recommended an Asset Protection Zone is implemented between the western boundary and the school buildings, proposed and existing (refer **Figure 11**). This is relevant to the Music Room and Annex, Champagnat Centre and Covered Extension, and, the Science Centre. In general, the Asset Protection Zone within the College is to be managed in a very low fuel state. This will involve limiting the horizontal and vertical connectivity of vegetation, by ensuring any vegetation retained or planted is located in patches and shrubs are not located under the canopies of trees. Trees present are to have their lower limbs trimmed to reduce vertical connections into their canopies so as to further reduce the risk of fire spreading to the infrastructure. There should also be a clear separation of 2m between the Music Annex and the tree adjacent, which may require some canopy pruning. Removal of understorey vegetation including weed species in this location, and, reducing of leaf litter build up, should be regularly undertaken to minimise the risk of bush fire spread. Low flammability ground treatments such as lawn (maintained at less than 10 mm in height), concrete, gravel, and pavers should be implemented. A low fuel load environment should be maintained between the existing and proposed buildings in this area and the western site boundary

Landscaping plays an important role in increasing a buildings' ability to endure bushfire attack. Landscaping for bushfire reduces the risk of ember attack which is the most common cause of building loss during bushfire. Any Landscaping within 100 m of the hazardous vegetation within the Army Barracks land is recommended to adhere to the following requirements outlined in SPP Technical Reference Guide – Bushfire Resilient Communities. This includes utilisation of low flammability treatments such as rock mulches, concrete retaining blocks, and appropriate plantings.

Appropriate plant attributes to consider implementing in landscape design to reduce bushfire risk include:

- High leaf moisture content;
- Lower volatile oil content;
- Higher leaf mineral content;
- Broad-leaved species;
- Resilience to pruning;
- Low ignition likelihood;
- A low volume of persistent dead leaves/branches;
- Smooth or tightly-held bark; and
- Leaves and twigs that do not regularly fall.

The Victorian Country Fire Authority (CFA) have produced an online Plant Selection Key which facilitates landscape designers and property owners to select fire wise garden plants. The CFA have also produced

the publication 'Landscaping for Bushfire: Garden Design and Plant Selection' (CFA, 2011). The publication outlines planning, designing, choosing suitable plants, maintaining gardens and provides a Plant Selection Key, and can be obtained from their website (refer to 8.0 References).

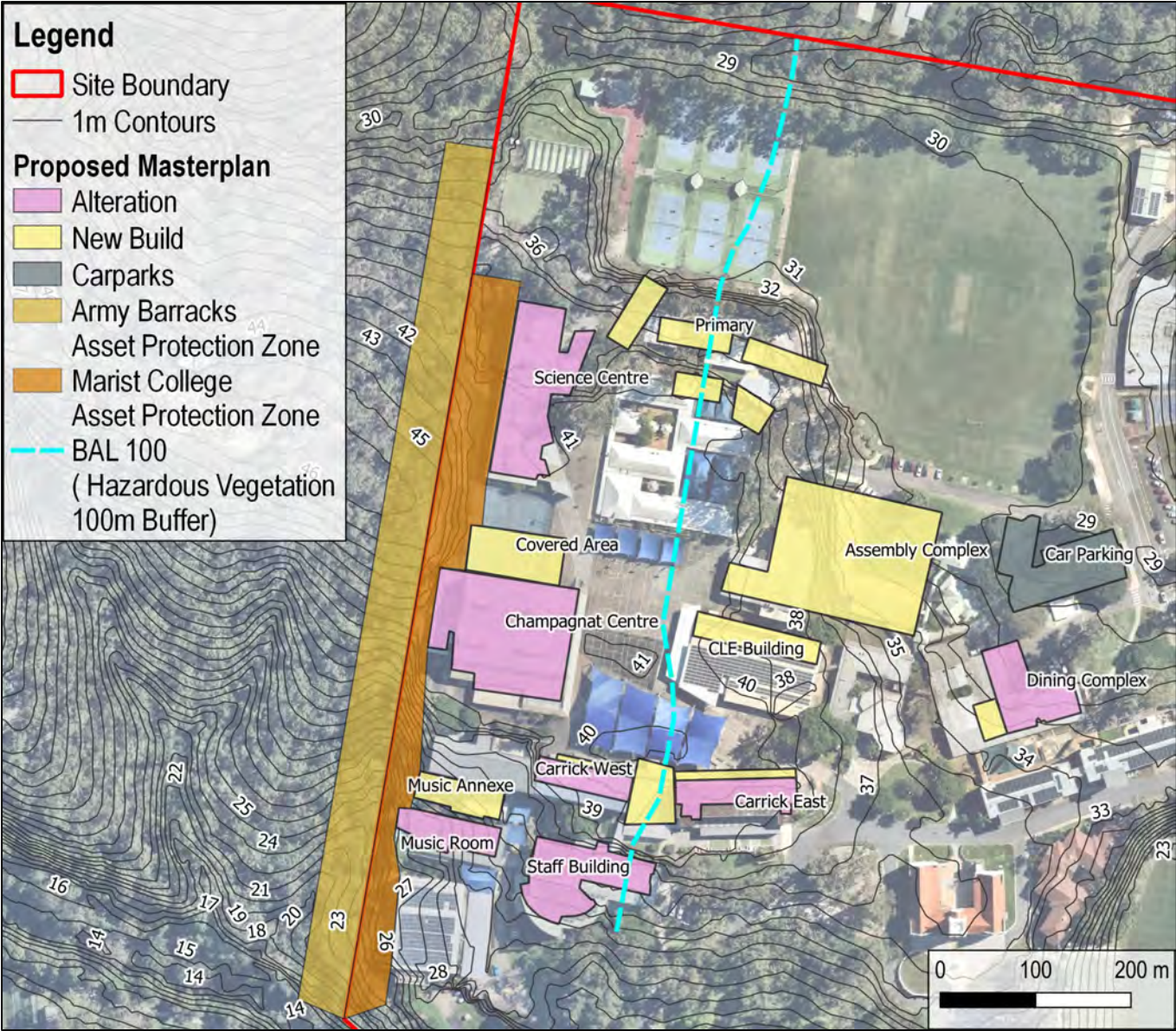


Figure 11. Recommended Asset Protection Zones

6.0 RISK ASSESSMENT

To satisfy the outcomes of the SPP 2017, a simple risk assessment in general accordance with *Australian Standard ISO 31000:2018 Risk Management – Guidelines* has been completed below. ISO 31000:2018 provides principles and generic guidelines on risk management and can be applied to any type of risk, whatever its nature, whether having positive or negative consequences.

6.1 Bushfire Risk Assessment

Risk is a product of Likelihood and Consequence. When considering the risk of bushfire on human assets such as residences, schools, bridges etc., the methodology used to assess the level of bushfire risk will be based on the following:

- **Likelihood Rating** – The chance of bushfire igniting, spreading and reaching the asset; and
- **Consequence Rating** – The outcome or impact of a bushfire event on an asset, as measured by the threat posed by the hazard vegetation and the vulnerability of the asset.

Human assets are generally defined as one of the following Asset Subcategories:

- **Residential** – Residential areas, including rural properties and urban interface areas;
- **Places of Temporary Occupation** – Commercial districts and industrial areas, mining sites or camps, and other locations where people may work or gather that are located away from towns and population centres; and
- **Special Risk and Critical Facilities** – Locations and facilities where the occupants may be more vulnerable to bushfire for one or more of the following reasons:
 - Occupants may have limited knowledge about the impact of bushfire;
 - Occupants may have a reduced capacity to evaluate risk and respond adequately to bushfire threat;
 - Occupants may be more vulnerable to stress and anxiety arising from bushfire threat or the effects of smoke;
 - There may be significant communication barriers; or
 - Relocation and/or management of occupants may present unique challenges or difficulties such as transportation of occupants, or providing alternative accommodation, healthcare or food supplies.

Accordingly, the proposed works within Marist College is classified within the Special Risk and Critical Facilities Asset Subcategory.

To determine the Risk on the Special Risk and Critical Facility, being in this case the proposed new buildings, the Likelihood and Consequence needs to be determined in accordance with the following Tables and definitions:

Table 8 Ranking Risk Assessment by Likelihood

Likelihood Ranking	Frequency of Occurrence
Almost Certain (Sure to Happen)	Is expected to occur in most circumstances; High level of recorded incidents and/or strong anecdotal evidence; and/or Strong Likelihood the event will reoccur; and/or May occur more than once in 5 years.
Likely (Probable)	Regular recorded incidents and strong anecdotal evidence; and/or May occur at least once in 5 years.
Possible (Feasible but less than probable)	Should occur at some stage; and/or Few, infrequent, random recorded incidents or little anecdotal evidence.
Unlikely (Improbable, not likely)	Would occur under exceptional circumstances.

Table 9. Ranking Risk Assessment by Consequence

Consequence Ranking	Severity of Consequence
Catastrophic	Multiple fatalities and/or extensive cases of serious injury; Extensive damage to assets across facility requiring significant ongoing asset recovery; and Facility partially functioning with widespread inconvenience.
Major	Potential fatalities and/or multiple cases of serious injury; Significant damage to assets across facility requiring ongoing recovery; and Facility partially functioning with widespread inconvenience.
Moderate	No Fatalities, possible isolated injuries; Localized damage of assets across facility; and Facility continues to function as normal with some inconvenience.
Minor	No Fatalities; Near misses or minor first aid treatment possibly required; and Inconsequential or no damage to an asset.

Rating the Likelihood and Consequence

To determine the **Likelihood** rating for an asset the following is considered:

- Do Fires occur frequently? – Yes or No – **NO**;
- If a fire occurs, is it expected to spread and reach the asset? – Yes or No – **YES**.

Table 10. Determination of Likelihood Rating

		If a Fire occurs, is it expected to spread to each Asset?	
		No	Yes
Do Fires occur frequently?	Yes	Possible	Almost Certain
	No	Unlikely	LIKELY

To determine the **Consequence** rating for an asset the following is considered:

- Threat – The threat posed by the hazard vegetation? – Moderate;
- Vulnerability – The vulnerability of the asset? – Moderate.

Accordingly, with the implementation of the bushfire mitigation measures discussed in **Section 5**, the proposed works are expected to have a **Medium Bushfire Risk Rating**.

Table 11. Risk Matrix

		Consequence			
		Minor	Moderate	Major	Catastrophic
Likelihood	Almost Certain	High	Very High	Extreme	Extreme
	Likely	Medium	HIGH	Very High	Extreme
	Possible	Low	Medium	High	Very High
	Unlikely	Low	Low	Medium	High

7.0 CONCLUSIONS

The Bushfire Hazard Assessment concluded that the proposed new buildings under the Master Plan for the Marist College, Ashgrove are located within 100 m of Hazardous Vegetation and that bushfire risk is present to varying degrees across the school grounds. While the majority of the school is located within Low Hazard area, there is Very High, High and Medium Hazard PFLI within 100m of the proposed master planned works.

Hazardous vegetation is located within the Gallipoli Army Barracks. As a result of this setback, the majority of the proposed buildings have been determined to be potentially exposed to a radiant heat flux of 10kW/m² or lower. The Covered Area will be exposed to a radiant heat flux of 29kW/m², lower than the adjoining building to the south, and the Music Annex, 40kW/m². This exposure is considered acceptable as the works are proposed within the existing footprint of the school, and not expected to increase the school's bushfire risk. However, it is highly recommended that arrangements are made with the property managers of the Gallipoli Army Barracks to plan an Asset Protection Zone. This should consist of a cleared 20m setback from the shared boundary with Marist College, and be continually maintained.

Due to the hazard rating determined by the hazard assessment, a site-specific Bushfire Management Plan was developed. The Bushfire Management Plan recommends key mitigation measures which should be implemented to ensure the risk to people and property is acceptable and minimised. These measures are summarised as:

- Asset Protection Zone placed over the recommended 20m wide Army Barracks setback, to be regularly slashed;
- Asset Protection Zone implemented along the western boundary between existing and proposed buildings;
- Undertake vegetation management in the school Asset Protection Zone to maintain in a very low fuel state;
- Build fire-resistant buildings in accordance with the BCA and AS3959-2018 (where applicable), in particular constructing the Accommodation Buildings in accordance to BAL 12.5 construction standards;
- Including early warning systems and fire-fighting infrastructure such as: smoke alarms, fire extinguishers, and fire hydrants, in the design of buildings and layout of the subdivision;
- Ensure up-to-date evacuation and emergency procedure plans are prepared; and
- Implement low-flammability landscaping within 100 m of bushland areas.

A Bushfire Risk Assessment, conducted in accordance with AS/NZS ISO 3100-2018 determined that with the implementation of the above recommended mitigation measures, the risk of a bushfire igniting, spreading and causing damage to the proposed development along the western boundary and people within is considered High.

The proposed development complies with the SPP Natural Hazards, Risks and Resilience Example Bushfire Code, refer to **Appendix A**.

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APPENDIX A

SPP Natural Hazards, Risks and Resilience – Bushfire Code

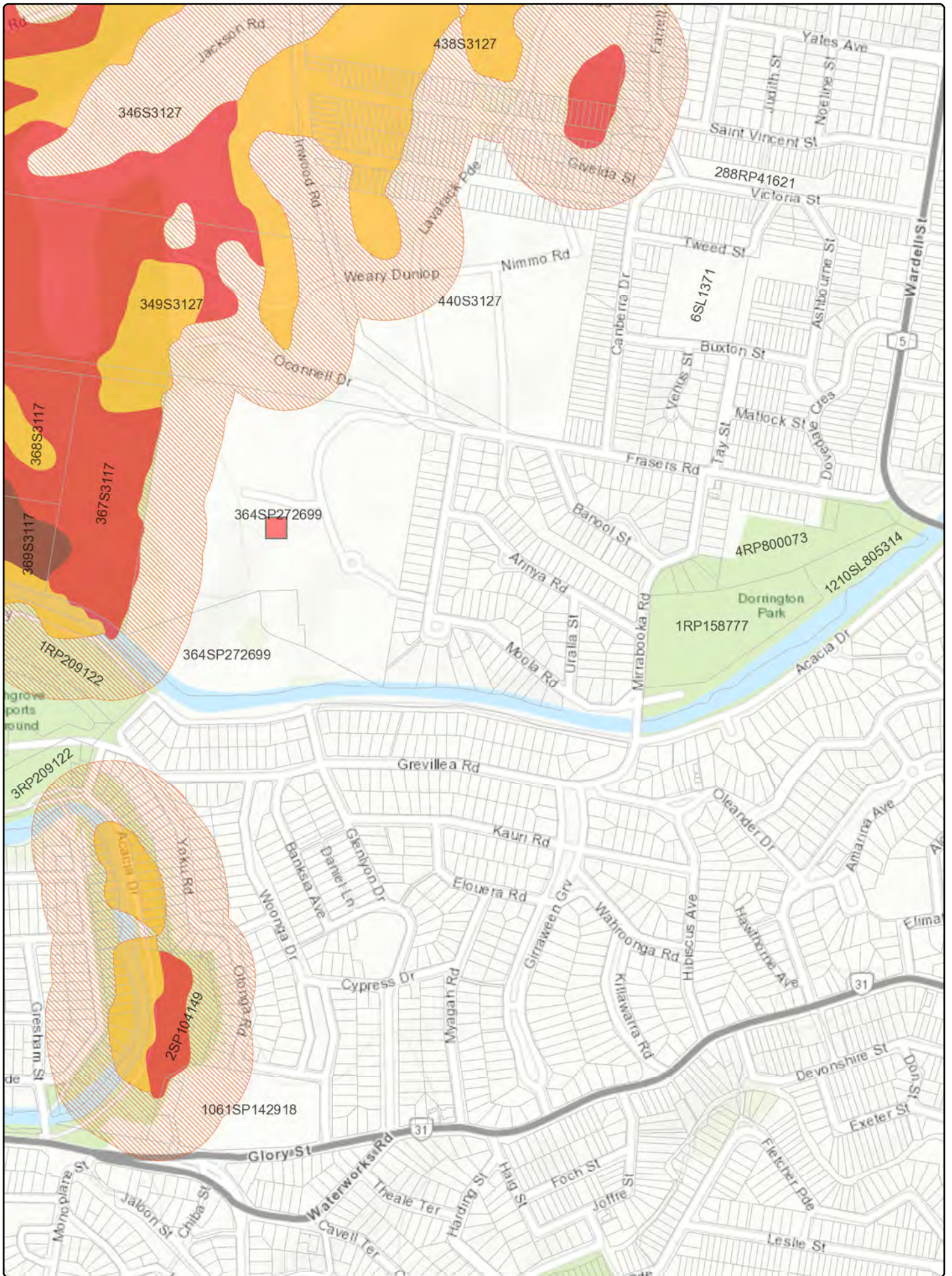
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS		COMMENTS
		✓	Complies	
Section A - Not applicable Reconfiguring a Lot – Where creating more than 2000 square meters				
Section B – Not Applicable Reconfiguring a Lot – Where creating lots of 2000 square meters or less				
Section C – Not Applicable Reconfiguring a Lot – Where creating more than 20 lots				
Section D – Not Applicable Reconfiguring a Lot – Where creating additional lots for the purpose of residential development and a reticulated water supply is not provided				
Section E – Material Change of Use				
<p>PO14 Vulnerable uses listed in Table 7 are not established or intensified within a bushfire prone area unless:</p> <ul style="list-style-type: none"> a) there is an overriding need in the public interest for the new or expanded service the development provides; and b) there are no other suitable alternative locations within the required catchment; and c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures. <p>Note – The preparation of a bushfire management plan in accordance with</p>	<p>AO14 No acceptable outcome is prescribed.</p>		<p>✓</p>	<p>There is a need to expand the learning facilities of the Marist College, Ashgrove. As it is an existing school, built on limited space, it is essential the school can build up in previously cleared and modified areas.</p>
			<p>✓</p>	<p>While there may be an alternate location for the Music Annex, it is located adjacent the existing music building and alternate locations are logistically impractical considering the existing use.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS	
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable		
the methodology in the QFES Bushfire resilient communities document		✓	The recommended clearing in the Army Barracks, and the 7m plus setback to the site western site boundary will mitigate risk. It is recommended that vegetation management is undertaken in the zone between the proposed new and renovated buildings and the western boundary in the form of a maintained asset protection zone.	
Section F				
Where involving an asset protection zone				
PO17 Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard. Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this performance outcome.	AO17.1 Landscaping treatments within any asset protection zone comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.	✓	Zone between the proposed buildings and the western boundary is generally an existing low-fuel environment as can be expected of a school facility. Further management and maintenance of the area is to be guided by the recommendations in Section 5.3.5.	
	OR			
	AO17.2 Landscaping management within any asset protection zone maintains a: <ul style="list-style-type: none"> (a) potential available fuel load which is less than eight tonnes/hectare in aggregate; and 			✓

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	SOLUTIONS	COMMENTS
		✓ Complies X Non-Compliance PS Performance Solution NA Not Applicable	
	<p>(b) fuel structure which is discontinuous.</p> <p>Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this acceptable outcome.</p>		
<p>Section G – Not Applicable Where planning provisions or conditions of approval require revegetation or rehabilitation</p>			

APPENDIX B

SPP Bushfire Prone Areas Map



Date: 06/07/2021

State Planning Policy

**Making or amending a local planning instrument
and designating land for community infrastructure**



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0 140 280 420 560

Metres




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Legend

Cadastre (10k)


 Cadastre (10k)

Bushfire prone area

 Very High Potential Bushfire Intensity

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer



Date: 06/07/2021

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State Planning Policy

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APPENDIX C

Vegetation Management Supporting Regional Ecosystem Map



Vegetation management report

For Lot: 364 Plan: SP272699

01/06/2021

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Recent changes

Updated mapping

Updated vegetation mapping was released on 6 April 2020 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, wetland, high-value regrowth and essential habitat mapping.

Improvements to the format of the report were made in July 2020 to more clearly delineate the three regulatory frameworks of vegetation management, protected plants and koala habitat protection. The Vegetation Management Pre-clear Regional Ecosystem map was also removed from the Vegetation Management Report but can still be requested as a separate map.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

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

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

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

- high risk areas on the protected plant flora survey trigger map for the property;

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

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

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

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

- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

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

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 364 Plan: SP272699, are listed in Table 1.

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

Lot	Plan	Tenure	Property title area (sq metres)
364	SP272699	Freehold	198,002
A	SP272699	Easement	3,639

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

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 364 Plan: SP272699, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Brisbane City

Bioregion(s)	Subregion(s)
Southeast Queensland	Burringbar - Conondale Ranges

Catchment(s)
Brisbane

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

The *Vegetation Management Act 1999* (VMA), the *Vegetation Management Regulation 2012*, the *Planning Act 2016* and the *Planning Regulation 2017*, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under Schedule 5 of the *Vegetation Management Regulation 2012*; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/vegetation/exemptions/>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Resources prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/vegetation/codes/>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

Information on how to apply for a development approval is available at

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

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

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

3. Vegetation management framework for Lot: 364 Plan: SP272699

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 19.55ha

Vegetation category	Area (ha)
Category B	2.6
Category X	16.9

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Resources to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department of Resources to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

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

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
12.11.3	Least concern	B	0.67	Eucalyptus siderophloia, E. propinqua +/- E. microcorys, Lophostemon confertus, Corymbia intermedia, E. acmenoides open forest on metamorphics +/- interbedded volcanics	Mid-dense
12.11.5	Least concern	B	1.76	Corymbia citriodora subsp. variegata woodland to open forest +/- Eucalyptus siderophloia/E. crebra, E. carnea, E. acmenoides, E. propinqua on metamorphics +/- interbedded volcanics	Mid-dense
12.3.11	Of concern	B	0.08	Eucalyptus tereticornis +/- Eucalyptus siderophloia, Corymbia intermedia open forest on alluvial plains usually near coast	Mid-dense
12.3.7	Least concern	B	0.13	Eucalyptus tereticornis, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca spp. fringing woodland	Sparse
non-rem	None	X	16.91	None	None

Please note:

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

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

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

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

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

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

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

2) in which the protected wildlife, at any stage of its life cycle, is located.

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

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

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

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
860	Phascolarctos cinereus	koala	V	SEQ: Open eucalypt forest and woodland that has: a) multiple strata layers containing Eucalyptus, Corymbia, Angophora, Lophostemon or Melaleuca trees that-at 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 tereticornis, E. fibrosa, E. propinqua; E. umbra, E. grandis, E. microcorys, E. tindaliae, E. resinifera, E. populnea, E. robusta, E. nigra, E. racemosa, E. crebra, E. exserta, E. seeana, Lophostemon confertus, L. suaveolens, Melaleuca quinquenervia. Outside SEQ: Open eucalypt forest and woodland that contains Eucalyptus &/or Corymbia spp. Tree species used for food varies across State and can include Eucalyptus tereticornis, E. camaldulensis, E. coolabah; E. drepanophylla, E. platyphylla, E. orgadophilla, E. thozetiana, E. melanophloia, E. populnea, E. melliodora, E. dealbata, E. microtheca, E. crebra, E. exserta, E. blakelyi, E. papuana, Corymbia tessellaris, C. citriodora, Melaleuca quinquenervia, M. leucadendra.	Sea level to 1000m.	None	Riparian areas, plains and hill/escarpment slopes.
706	Adelotus brevis	tusked frog	V	In cavities, under debris (logs, stones) in subtropical vine forest, tall open moist forest, heaths, Melaleuca swamp and pasturelands near puddles and streams.	Sea level to 1000m.	None	None
1107	Ninox strenua	powerful owl	V	Wet and dry tall open eucalypt forest (Eucalyptus pilularis, E. acmenoides, E. tereticornis, E. camaldulensis, E. crebra, E. melliodora, Corymbia citriodora & C. intermedia), including mountain forest gullies/gorges; forests aged 60+ years (large & old) on fertile soils with suitable hollows; roosting in dense foliage of closed forest (occasionally caves) and foraging in open forest and woodland including areas adjacent to urban/rural development. Nest in large hollows (45-75cm diameter, 50-180cm deep) 6-45m above ground, in large (>100cm dbh) old eucalypts on the side or at the head of heavily wooded gully.	Sea level to 1000m.	None	Gully.

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

No Class A

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 364 Plan: SP272699.

4. Vegetation management framework maps

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

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

Regulated vegetation management map

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

Vegetation management supporting map

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

Coastal/non-coastal map

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

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










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

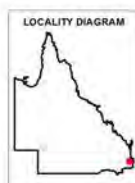
4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Legend

-  Selected Lot and Plan
-  Category A area (Vegetation offsets/compliance notices/VDecs)
-  Category B area (Remnant vegetation)
-  Category C area (High-value regrowth vegetation)
-  Category R area (Reef regrowth watercourse vegetation)
-  Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
-  Water
-  Area not categorised
-  Other land parcel boundaries



This product is projected into:
GDA 1994 MGA Zone 56

Disclaimer:

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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.resources.qld.gov.au or contact the Department of Resources.

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

Land parcel boundaries are provided as locational aid only.

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



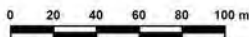
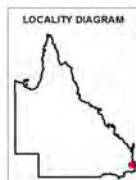
4.2 Vegetation management supporting map



Vegetation Management Supporting Map

Legend

- Selected Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area under Section 20AH
These areas are edged in yellow and filled with the remnant RE Status
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category C area under Section 20AI
These areas are edged in purple and filled with the remnant RE Status
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map
(Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries



This product is projected into:
GDA 1994 MGA Zone 56

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

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

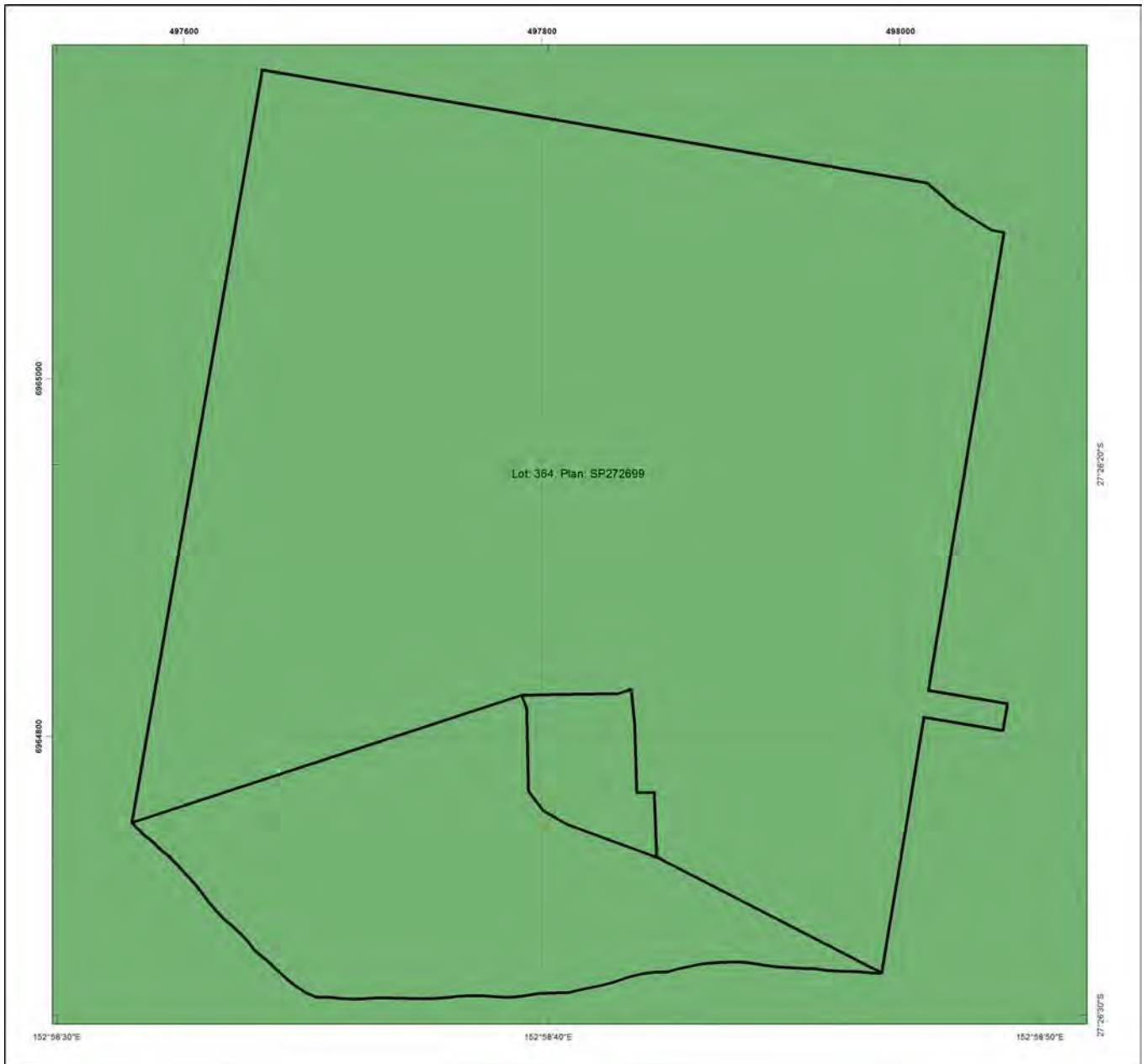
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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

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





Land parcel boundaries are provided as locational aid only.

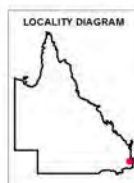
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Legend

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



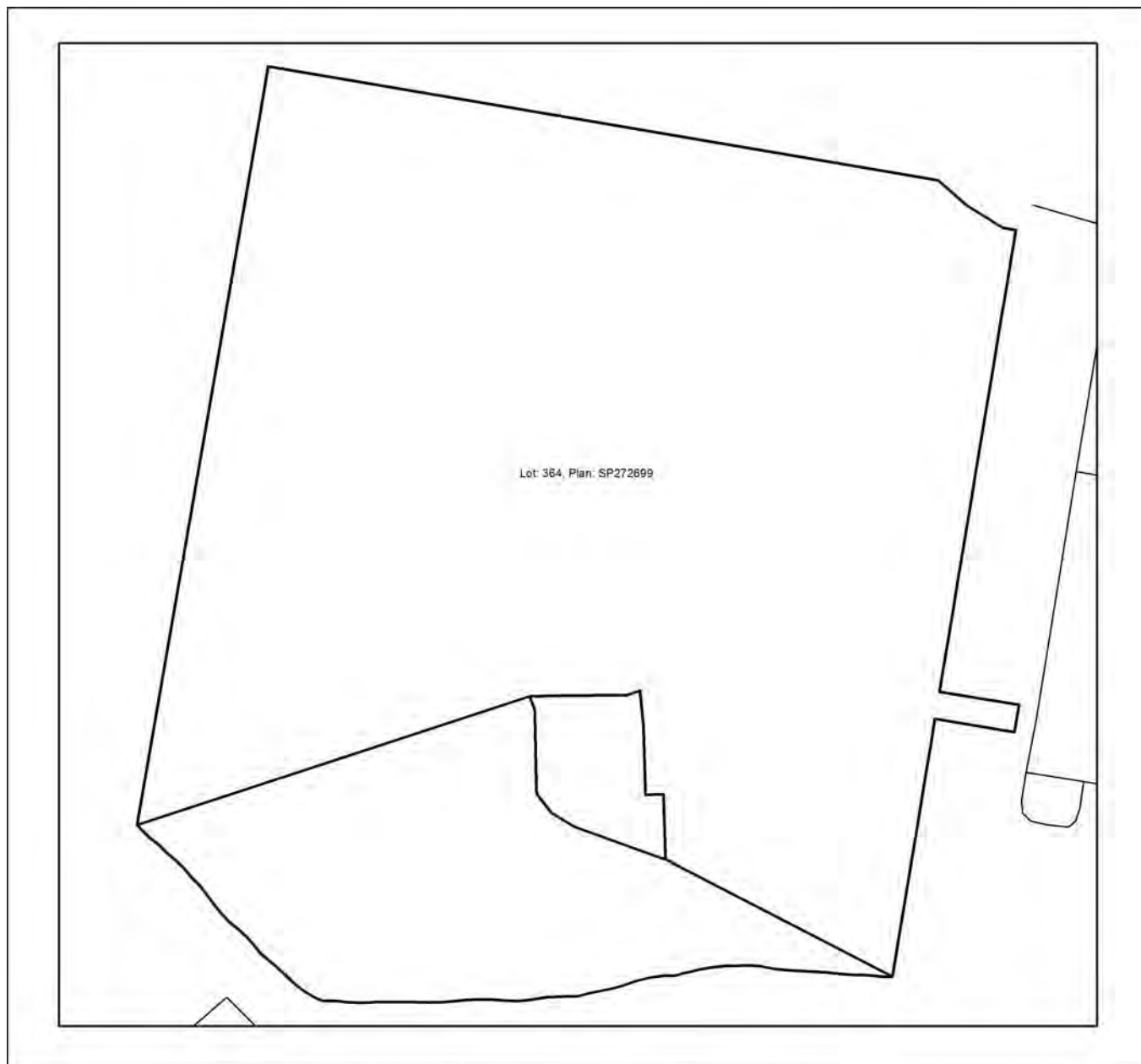
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









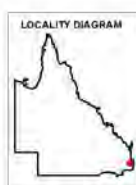
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



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

Legend

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



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

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for endangered, vulnerable or near threatened (EVNT) plants. These are areas where EVNT plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any EVNT plants that may be present in the clearing impact area.

If the flora survey identifies that EVNT plants are not present within the clearing impact area or clearing within 100m of EVNT plants can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that EVNT plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [clearing permit application form](#).

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DES

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

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

5.5 Protected plants flora survey trigger map

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

Updates to the data informing the flora survey trigger map

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

Species information

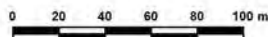
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for more information.



Protected Plants Flora Survey Trigger Map

Legend

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



This product is projected into:
GDA 1994 MGA Zone 56

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

Land parcel boundaries are provided as locational aid only.

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

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@des.qld.gov.au

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:

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

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

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

Interfering with koala habitat means:

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

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

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

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:
 - the local government planning scheme makes the development assessable;
 - the premises includes an area that is both a koala priority area and a koala habitat area; and
 - the development does not involve interfering with koala habitat (defined above); and
- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DES

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

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

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

7. Koala protection framework details for Lot: 364 Plan: SP272699

7.1 Koala districts

Koala District A

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



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

Legend

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

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



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

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

7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

Legend

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



N



0 25 50 75 100 125 m



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8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
<ul style="list-style-type: none"> • Interference with overland flow • Earthworks, significant disturbance 	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dnrme.qld.gov.au
<ul style="list-style-type: none"> • Indigenous Cultural Heritage 	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
<ul style="list-style-type: none"> • Mining and environmentally relevant activities • Infrastructure development (coastal) • Heritage issues 	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
<ul style="list-style-type: none"> • Protected plants and protected areas 	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) palm@des.qld.gov.au www.des.qld.gov.au
<ul style="list-style-type: none"> • Koala mapping and regulations 	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au
<ul style="list-style-type: none"> • Interference with fish passage in a watercourse, mangroves • Forestry activities on State land tenures 	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
<ul style="list-style-type: none"> • Matters of National Environmental Significance including listed threatened species and ecological communities 	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
<ul style="list-style-type: none"> • Development and planning processes 	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
<ul style="list-style-type: none"> • Local government requirements 	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
<ul style="list-style-type: none"> • Harvesting timber in the Wet Tropics of Qld World Heritage area 	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au

APPENDIX D

Slope and Flamesol Calculations

Project: Marist College Ashgrove
 Number: S521036



BUSHFIRE SLOPE CALCULATOR

Nth West - VHC 9.2

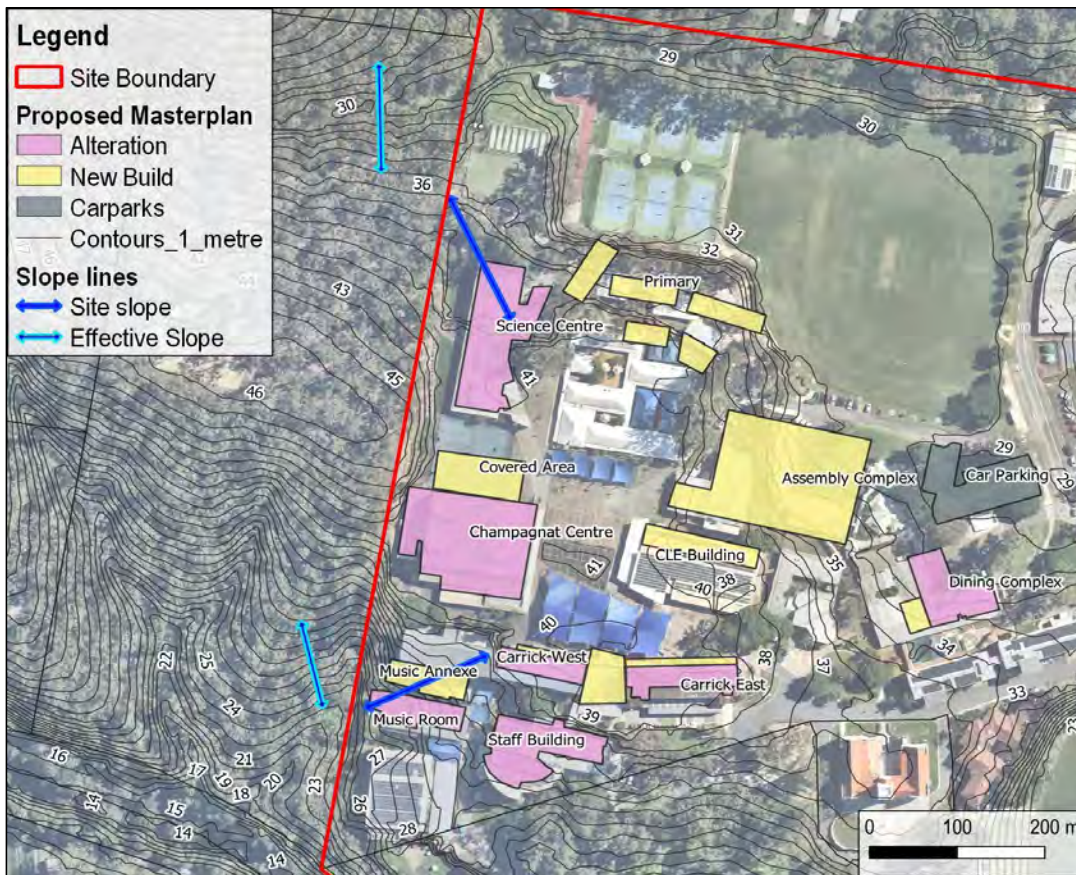
Effective Slope			
Direction	Downslope		
Top Elevation	35		
Bottom Elevation	33	Slope %	3.77%
Distance	53	Slope (°)	2.16

SthWest - VHC 9.1

Effective Slope			
Direction	Upslope		
Top Elevation	32 m		
Bottom Elevation	23 m	Slope %	20.74%
Distance	43.4 m	Slope (°)	11.88

Site Slope			
Direction	Downslope		
Top Elevation	38 m		
Bottom Elevation	36 m	Slope %	3.01%
Distance	66.5 m	Slope (°)	1.72

Site Slope			
Direction			
Top Elevation	36 m		
Bottom Elevation	26 m	Slope %	16.39%
Distance	61 m	Slope (°)	9.39





Calculated July 20, 2021, 10:18 am (MDC v.4.9)

WEST VHC 9.1 North

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	56	Rate of spread	1.63 km/h
Vegetation classification	Forest	Flame length	14.36 m
Understorey fuel load	21 t/ha	Flame angle	65.72 °, 71.72 °, 76.72 °, 79.72 °, 80.72 ° & 85.72 °
Total fuel load	31 t/ha	Elevation of receiver	6.04 m, 6.14 m, 6.03 m, 5.75 m, 5.55 m & 3.7 m
Vegetation height	n/a	Fire intensity	26,235 kW/m
Effective slope	2.16 °	Transmissivity	0.857, 0.838, 0.8129999999999999, 0.789, 0.778 & 0.725
Site slope	1.72 °	Viewfactor	0.4164, 0.3086, 0.2089, 0.1414, 0.1146 & 0.0308
Flame width	100 m	Minimum distance to < 40 kW/m ²	16.8 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	22.5 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	31.9 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m ²	43.7 m
		Minimum distance to < 10 kW/m ²	51 m

0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1.0 1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 2.0 2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 3.0 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 4.0 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9 5.0 5.1 5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 6.0 6.1 6.2 6.3 6.4 6.5 6.6 6.7 6.8 6.9 7.0 7.1 7.2 7.3 7.4 7.5 7.6 7.7 7.8 7.9 8.0 8.1 8.2 8.3 8.4 8.5 8.6 8.7 8.8 8.9 9.0 9.1 9.2 9.3 9.4 9.5 9.6 9.7 9.8 9.9 1.00



Calculated July 20, 2021, 9:48 am (MDC v.4.9)

WEST VHC 9.1 South

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	56	Rate of spread	1.41 km/h
Vegetation classification	Forest	Flame length	12.89 m
Understorey fuel load	21 t/ha	Flame angle	65 °, 71 °, 76 °, 78 °, 79 ° & 84 °
Total fuel load	31 t/ha	Elevation of receiver	5.84 m, 6.09 m, 6.25 m, 6.3 m, 6.32 m & 6.41 m
Vegetation height	n/a	Fire intensity	22,602 kW/m
Effective slope	0 °	Transmissivity	0.861, 0.843, 0.8179999999999999, 0.795, 0.783 & 0.728
Site slope	0 °	Viewfactor	0.4156, 0.3068, 0.2073, 0.1402, 0.1139 & 0.0306
Flame width	100 m	Minimum distance to < 40 kW/m ²	15.3 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	20.6 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	29.4 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m ²	40.6 m
		Minimum distance to < 10 kW/m ²	47.5 m



Calculated July 20, 2021, 10:22 am (MDC v.4.9)

West VHC 10.1

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	56	Rate of spread	1.29 km/h
Vegetation classification	Forest	Flame length	11.94 m
Understorey fuel load	19.3 t/ha	Flame angle	65 °, 71 °, 76 °, 79 °, 80 ° & 84 °
Total fuel load	29.3 t/ha	Elevation of receiver	5.41 m, 5.64 m, 5.79 m, 5.86 m, 5.88 m & 5.94 m
Vegetation height	n/a	Fire intensity	19,633 kW/m
Effective slope	0 °	Transmissivity	0.864, 0.847, 0.822, 0.799, 0.787 & 0.731
Site slope	0 °	Viewfactor	0.4123, 0.3061, 0.2063, 0.1398, 0.1134 & 0.0305
Flame width	100 m	Minimum distance to < 40 kW/m ²	14.3 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	19.2 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	27.6 m
Flame temperature	1,200 K	Minimum distance to < 12.5 kW/m ²	38.3 m
		Minimum distance to < 10 kW/m ²	45 m

Rate of Spread - Mcarthur, 1973 & Noble et al., 1980

APPENDIX D

NALL Mapping

Protected Vegetation Report

Tuesday 1 June, 2021 3:09 PM



Case Number

13555874

Dedicated to a better Brisbane

The Protected Vegetation Report provides property or lot-based protected vegetation information for property owners and managers. This report provides existing information extracted from Council systems on the presence of protected vegetation for the requested address. Refer to the Terms and Definitions section for a glossary of terms. To find out more about how the contents of this report may affect decisions to carry out work on existing vegetation, please visit <https://www.brisbane.qld.gov.au/laws-and-permits/laws-and-permits-for-residents/protected-vegetation>.

Please note that all trees on the footpath adjacent to or abutting the boundary of a property in Brisbane are protected.

This is a report for:

Customer Name: Ronnie Gardiner

Address: 182 FRASERS ROAD, Ashgrove



Legend

Council Vegetation



Significant Native Vegetation



Significant Urban Vegetation



Waterway and Wetland Vegetation



Advice

There is vegetation on this property that is protected under the Natural Assets Local Law 2003. There are also other types of protected vegetation including: development history, and heritage listing.

It is an offence to interfere with, or cause, or permit interference with protected vegetation. If you plan to carry out works that may interfere with this vegetation, please apply for a permit, or contact Council on 07 3403 8888.

Disclaimer

The status of Protected Vegetation for a property provided in this report has been based on the property details supplied by the Customer and determined from the records the best available information to Council at the date of issue. The Protected Vegetation status for a particular property may change if further information becomes available.

The information in the Protected Vegetation Report is for general informational purposes only. All information in the report is provided in good faith, however Council makes no representation or warranty of any kind, express or implied regarding the accuracy, adequacy, validity, reliability, currency or completeness of any information in the report. Under no circumstances will Council have any liability for any loss or damage of any kind incurred as a result of use of the report or reliance on any information provided in the report. Use of the Protected Vegetation report by the Customer and the Customer's reliance on any information in the report is solely at the Customer's risk.

Terms and Definitions

Natural Assets Local Law

The NALL is a local law which protects our valuable natural assets from indiscriminate clearing. The NALL affects vegetation on private properties and seeks to balance the needs of landowners with environmental needs. It is not a development control.

Land owners with NALL affected properties must seek Council approval to interfere with clear protected vegetation, except for basic maintenance, weed control and emergency work.

Covenant

A Covenant is a type of contract under which certain conditions are tied to the use of a parcel of land. Issued under the Land Titles Act 1994, a Covenant imposes duties or restrictions upon the use of that land regardless of the owner.

With regard to vegetation existing on a private property, a Covenant may exist which simultaneously restricts removal of vegetation from the property whilst also requiring that the owner of the property carry out enhancement planting and weed management.

A Covenant may exist as a component of development assessment conditions made during the subdivision stage.

Development History

Many properties in Brisbane may be subject to conditions set as part of a development approval which relate to the vegetation present on the property. For example, during the subdivision or planning stage of a development particular trees or areas of vegetation may have been required to be retained to meet requirements for the subdivision to be approved. On some properties a specific area is designated for house construction to maximise vegetation retention. These conditions, or history, are tied to the land regardless of the owner.

Heritage Listing

A property may be subject to Heritage listing due to either cultural or natural attributes. The listing may refer to trees or other vegetation on the property. A Heritage tree is one which has been protected due to its cultural or natural heritage significance. These trees may be associated with an historical building but a tree may also be solely protected.

Property Usage

Certain properties have restrictions on their usage due to the City Plan Flag current on the property. The Brisbane City Plan 2000 sets out Council's intentions for the future development of Brisbane. For example, a property with a City Plan Flag of Environmental Protection could not be used for farming purposes.

Interfere with

"Interfere with" means to engage in any activity damaging or leading to the death, disfigurement or mutilation of vegetation including but not limited to, to lop or top, poison, spill onto root zone, cut or tear branches or roots (other than in the course of pruning), ring bark, scar bark, fix objects into, use tree climbing spikes on, damage root zone, uproot or displace, effect the hydrological scheme, burn, scorch, singe or damage by heat or introduce livestock onto protected vegetation



ENVIRONMENTAL

Detailed Ecological Assessment

**Marist College
182 Frasers Rd, Ashgrove**

Client	Urbicus
File Ref	S521036ER001v1.1
Date	27 August 2021

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Quality Control

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Date	27/08/2021

Version Control

Version	Description	Date	Author	Reviewer	Approver
1.1	For Submission	27/08/2021	RG (Ecologist)	LH (Senior Ecologist)	RS (Director)

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Abbreviations

AHD	Australian Height Datum
ALA	Atlas of Living Australia
BCC	Brisbane City Council
BONN	<i>Convention on the Conservation of Migratory Species of Wild Animals 1991 (or the BONN Convention)</i>
CAMBA	<i>China/Australia Migratory Bird Agreement 1988</i>
CE	Critically Endangered
Cwlth	Commonwealth
DBH	Diameter at Breast Height
DES	Department of Environment and Science (Qld)
DNRME	Department of Natural Resources, Mines and Energy (Qld)
DAWE	Department of the Agriculture, Water and Environment (Cwlth)
DSDMIP	Department of State Development, Manufacturing, Infrastructure and Planning (Qld)
E	Endangered
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)</i>
EVNT	Endangered, Vulnerable and Near Threatened
JAMBA	<i>Japan/Australia Migratory Bird Agreement 1981</i>
KADA	Koala Assessable Development Area
Koala SPRP	South East Queensland Koala Conservation State Planning Regulatory Provisions
km	Kilometre
M	Migratory
m	Meter
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
MLES	Matters of Local Environmental Significance
NCA	<i>Nature Conservation Act 1992 (Qld)</i>
NT	Near Threatened
RE	Regional Ecosystem
PR	Planning Regulation 2017
ROKAMBA	<i>Republic of Korea Migratory Bird Agreement 2007</i>
QH	Queensland Herbarium
QLD	Queensland
SARA	State Assessment and Referral Agency (Qld)
SDAP	State Development Assessment Provisions
SPA	<i>Sustainable Planning Act 2009 (Qld)</i>
SPP	State Planning Policy
SPR	<i>Sustainable Planning Regulation 2009 (Qld)</i>
V	Vulnerable
VMA	<i>Vegetation Management Act 1999 (Qld)</i>

1.0 INTRODUCTION

S5 Environmental was commissioned by Urbicus on behalf of their client Marist College to undertake an Ecological Assessment Report for the school. This Ecological Assessment has been compiled to support an application for a Ministerial Infrastructure Designation (MID) for proposed works to upgrade school facilities under the Master Plan, refer to **Table 1**.

This report investigates the ecological values, features and functionality of the site, focussed on the areas of proposed works, in the context of the local and regional area and applicable ecological constraints. Further, this report investigates the presence and/or absence of *Nature Conservation Act 1992* (NC Act) and *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) listed species and ecological corridor connectivity across the site and regional surrounds.

Table 1. Site Description

Street Address	182 Frasers Road, Ashgrove	RPD	Lot 364 on SP272699 Lot 365 on SP272699
LGA	Brisbane City Council	Area	19.8 ha 0.487 ha
Zone	CF5 Community facilities (Education purposes)	Tenure	Freehold
Neighborhood Plan	Ashgrove-Grange District Neighbourhood Plan Enoggera District Neighbourhood Plan	Central Coordinates	-27.4389, 152.9775
Current State	The proposed works are to be located within the existing school grounds. Some areas on the school grounds consist of manicured gardens, maintained grassy areas and a mixture of native and exotic canopy species. The site has many buildings, carparks and internal roads. The school is bounded by vegetation and the Gallipoli Army Barracks to the west/north-west, and residential developments and sporting facilities to the south and east, refer to Figure 1 .		

Proposed Development

Ministerial Infrastructure Designation for works includes:

New Buildings

- Music Annexe
- Learning Hub
- Champagnat Centre (north of)
- Primary School (5 Buildings)
- CLE Building
- Assembly Complex
- Dining Complex (east of)
- BR Cyprian Pavilion

Alterations

- Music Room
- Staff Building
- Carrick Wing West
- Carrick Wing East
- Champagnat Centre
- BR Alexis Turton Science Centre
- Dining Complex
- BR Cyprian Pavilion (south of)

Other Infrastructure

- Car Parking

The majority of the proposed works are located within the footprint of existing school infrastructure, however some of the proposed development will impact on vegetation, specifically the new primary school, BR Cyprian Pavilion buildings, and, car parking.

Refer to **Figure 2** and **Figure 3**.



Figure 1. Site Aerial

Source: Near Map (Dated: 25 March 2021), CRS: GDA 94 MGA Zone 56

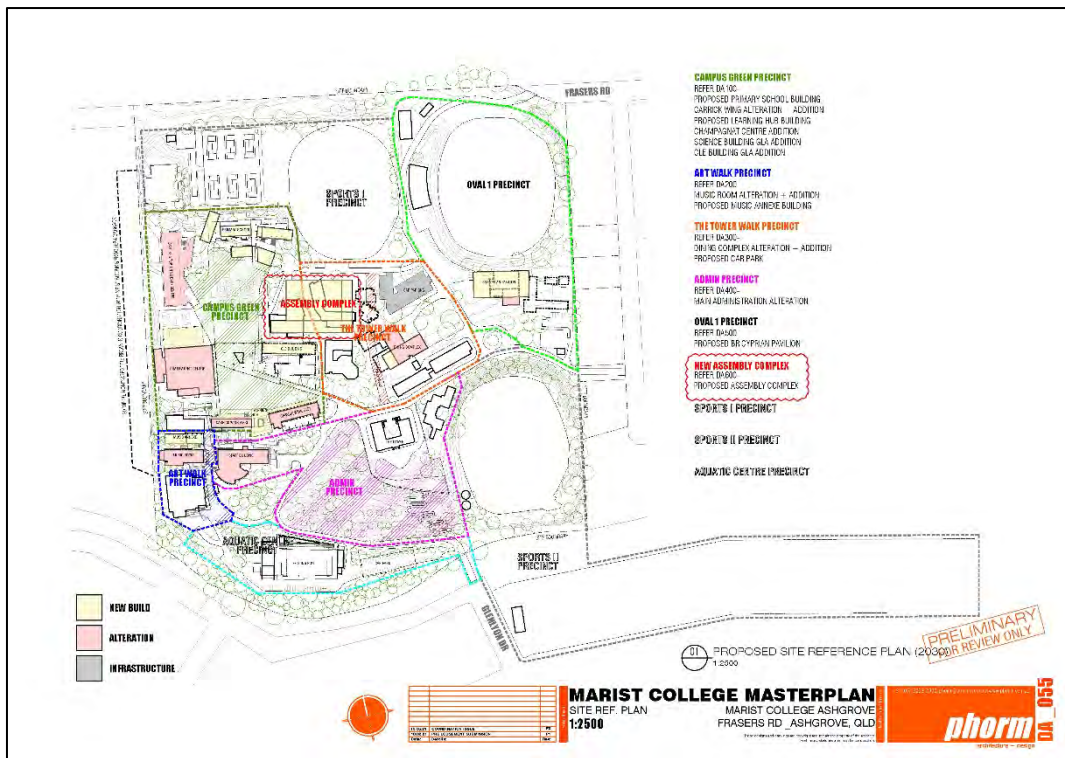


Figure 2. Extract from Marist College Masterplan

Source: Marist College Masterplan P2, 10/06/2021



Figure 3. Proposed Works and Area of Investigation

2.0 METHODOLOGY

The intent of this report is to provide an informed assessment of the ecological values that are present and/or likely to be present on the site, particularly within the areas of proposed works so as to inform master planning, design, and the approval process. This report also provides an assessment of the site's habitat and biodiversity values and ecological functionality. The new proposed infrastructure is located in many different areas of the school grounds, refer to **Figure 2** and **Figure 3**. In the preparation of this assessment the following steps were undertaken:

1. Desktop Assessment;
2. Legislation and Planning Review;
3. Field Surveying;
4. Impact Assessment and Development Analysis; and
5. Conclusions and Recommendations.

2.1 Desktop Assessment

Desktop searches were reviewed prior to the field assessment in order to inform a targeted search for threatened species and ecological communities that could potentially occur on the site. Desktop searches covered the following databases and mapping sources:

- Databases (**Appendix A**)
 - Department of the Agriculture, Water and Environment (2021), EPBC Act Protected Matters Search Tool (Search of 1 km radius);
 - Queensland Government (2021), Wildlife Online Extract, *Nature Conservation Act 1992* (Search of 1 km radius);
 - MSES Report (Search of 2 km radius).
- State Mapping (**Appendix B**)
 - Department of Environment and Science (2021a), Koala habitat map request form;
 - Queensland Government (2021), Fire ant biosecurity zone mapping – Version 1;
 - Queensland Government (2021b), Request a vegetation map or property report;
 - Department of State Development, Manufacturing, Infrastructure and Planning (2021), Online mapping system which incorporates the State Planning Policy (SPP) Interactive Mapping System (IMS), and the Development Assessment Mapping System (DAMS); and,
- Local Government Area Mapping
 - Brisbane City Council *Interactive mapping tool*.

In addition, aerial photography was utilised to discern potential wildlife movement corridors and regional ecological function of the locality. The online resource 'Atlas of Living Australia' (ALA, 2021) was also utilised to gather information on potential flora and fauna at the site.

2.2 Field Survey Methodology

A detailed site inspection of the site was conducted by S5 Environmental Ecologist's on the 3rd of June, 2021. Weather was cool and cloudy, with small showers throughout the survey, with a minimum temperature of 14.9 °C and a maximum temperature of 21.9°C.

For the Ecological Assessment, the 'random meander' technique (Cropper, 1993) was used to traverse the site. A measured walkover of the site was achieved with focus on the areas within and adjacent the development footprints, refer to **Figure 3**. Flora and fauna species were recorded as they were encountered. Vegetation communities were inspected in order to assess their structure, dominance, associations and function. The structure, health and integrity of the ecosystems within the site were also assessed and documented.

Areas, or niches, displaying habitat value were closely examined. This included habitat trees and areas of woody debris that may shelter reptiles. Signs of faunal activity, including tree scratches, nests, dreys, scats, tracks, dens and diggings were also searched for and recorded. These traces were interpreted using Triggs (2008). The ecological intactness of land neighbouring the site was broadly investigated as part of the assessment.

3.0 LEGISLATIVE AND PLANNING OVERVIEW

A review was conducted on the regulatory framework applicable to the project. The review confirmed that all activities within the site must comply with the relevant provisions of Commonwealth, State and Local Legislation, Regulations and Guidelines including but not limited to the following.

3.1 International Agreements

Australia participates in the development and implementation of international agreements in relation to the environment, conservation and sustainability. These International Agreements include the following:

- *Ramsar Convention on Wetlands*;
- *Agreement between the Government of Australia and the Government of the People's Republic of China for the Protection of Migratory Birds and their Environment (CAMBA)*;
- *Agreement between the Government of Australia and the Government of Japan for the Protection of Migratory Birds in Danger of Extinction and their Environment (JAMBA)*;
- *Agreement between the Government of Australia and the Government of the Republic of Korea on the Protection of Migratory Birds (ROKAMBA)*; and
- *The Convention on the Conservation of Migratory Species of Wild Animals* (also known as CMS or the Bonn Convention).

Sections 3.1.1 and 3.1.2 below provide a detailed summary of International Agreements in relation to development of the site.

3.1.1 Ramsar Convention

The *Ramsar Convention*, a convention on wetlands of international importance, "is an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources".

The site is located 12-20 km upstream from a Ramsar site; Moreton Bay. Due to the distance between the site and the nearest Ramsar sites, and incorporation of best practice stormwater management during the development, it is considered unlikely that the project will have an impact on Moreton Bay.

3.1.2 JAMBA / CAMBA / ROKAMBA / Bonn Convention

The Japan/Australia Migratory Bird Agreement 1981 (JAMBA), China/Australia Migratory Bird Agreement 1988 (CAMBA), Republic of Korea Migratory Bird Agreement 2007 (ROKAMBA) and the Convention on the Conservation of Migratory Species of Wild Animals 1991, or the Bonn Convention, were signed as a means of protecting migratory species and their habitats. JAMBA, CAMBA, ROKAMBA and the Bonn Convention schedule migratory species that are protected under these agreements. The Federal EPBC Act is the legislation in Australia that enforces these Agreements, as all species listed under BONN, JAMBA, CAMBA and ROKAMBA are listed as 'Migratory' under the EPBC Act.

3.2 FEDERAL LEGISLATIVE OVERVIEW

3.2.1 Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legislative framework to protect and manage nationally and internationally significant flora, fauna, ecological communities and heritage places. The EPBC Act defines these as Matters of National Environmental Significance (MNES).

The EPBC Act facilitates Australia's commitment to signed international agreements by requiring Federal assessment and approval of proposals that may 'significantly impact' MNES. Under this legislation, a 'self-assessment' is required to ascertain the necessity to refer the matter to the Department of the Agriculture, Water and Environment (DAWE).

The EPBC Act Policy Statement 1.1, the 'Significant Impact Guidelines' further lists a set of 'significant impact criteria' for each of the listed matters of national environmental significance.

The matters of national environmental significance which are applicable to the proposed works include the potential to impact upon:

- Three Listed threatened Ecological Communities;
- 40 Listed threatened species; and
- 15 Migratory species protected under international agreements.

These matters and each species recorded or likely to occur on the site have been assessed against the Significant Impact Guidelines. For fauna and flora species, their likely presence within the site and any impact resultant of the proposed works has been considered. A number of species were returned by these searches as listed to occur within a 1 km radius of the site. The likelihood of these species occurring on site was then assessed and these species were targeted in fieldwork. **Table A1 - Threatened and Significant Flora and Fauna Species Identified to likely or known to occur in the area by EPBC, Wildlife Online Database Searches and MSES Report**, in **Appendix A**, summarises the significant flora and fauna species and their likely occurrence on the site, in the context of the site location and habitat available.

The EPBC Act Protected Matters report indicated that three Threatened Ecological Communities (TEC) may occur within the area, refer to **Table 2**. The site inspection confirmed that none of the listed communities were present on site, further the State Regional Ecosystem mapping did not reflect the listed Threatened Ecological Communities.

Table 2 Summary of EPBC Threatened Ecological Communities identified as possibly occurring on site

Threatened Ecological Community	Related REs	EPBC Status	Presence/ Absence from Focal Areas
Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of New South Wales and South East Queensland	12.1.1, 12.3.20	Endangered	Absent
Lowland Rainforest of Subtropical Australia	12.3.1, 12.5.13, 12.8.3, 12.8.4, 12.8.13, 12.11.1, 12.11.13, 12.12.1, 12.12.16	Critically Endangered	Absent
Poplar Box Grassy Woodland on Alluvial Plains	12.11.6	Endangered	Absent

The EPBC Protected Matters Search additionally returned 40 records of listed threatened species and 15 listed migratory species. It is considered generally unlikely that the site would support listed threatened species, with the exception of four mammal species (*Petauroides volans ssp. volans* – Southern Greater Glider, *Phascolarctos cinereus* – Koala, *Pteropus poliocephalus* – Grey-Headed Flying-Fox and *Xeromys myoides* – Water Mouse) and one avian species (*Hirundapus caudacutus* – White-throated Needle-tail). The habitat requirements of these species and their likelihood to utilise the site is discussed in **Section 4**.

However, the majority of the proposed works are located within highly modified cleared areas, and within the footprint of existing structures. Therefore, based on available mapping, data review, site inspection, it is considered **UNLIKELY** that the proposal will have a significant impact on a Matter of National Environmental Significance (MNES) and therefore will not require referral to the DAWE.

The complete EPBC Act Protected Matters Search record is attached in **Appendix A** of this report.

3.3 QUEENSLAND GOVERNMENT LEGISLATIVE, PLANNING AND POLICY OVERVIEW

The Queensland Government provides a framework of legislation to ensure the protection of Queensland's environment, land, water and natural resources.

3.3.1 *Biosecurity Act 2014*

The *Biosecurity Act 2014* is intended to control the spread of pest species, both plant and animal.

Under the Act, pests are declared as follows:

- Prohibited Matter - a disease, exotic fish, insect pest, pest animal or a weed that is not found in Queensland. If it was to enter Queensland it would seriously impact our health, way of life, the economy, and the environment. If you find prohibited matter you must report it to Biosecurity Queensland within 24 hours.
- Restricted Matter - can be an animal disease, virus or parasite, noxious fish, insects, pest animal or weed that is found in Queensland. Specific actions are required to be taken that limit the impact of this matter by reducing, controlling or containing it.

Pest animals classified as Restricted Matters commonly found in the Brisbane region include non-domestic Cats, Feral Deer (Rusa Deer, Red Deer and Fallow Deer), Feral Pig, European Red Fox, Wild dogs and Dingoes, Red-eared Slider Turtle, European Rabbit, Yellow Crazy Ant, and Fire Ant. It is noted that some animals, such as Cane Toads and Indian Mynas are non-declared pest species as they are already widespread and/or there are no effective control measures available. While there is no legal requirement for control of these pests, everyone has a General Biosecurity Obligation (GBO) to take reasonable and practical steps to minimise the risks associated with invasive pests under their control.

Should any Prohibited or Restricted weeds, or pests, be identified on site, they must be addressed in accordance with the above requirements of the *Biosecurity Act*. Invasive species recorded as part of this Detailed Ecological Assessment are outlined in **Section 4**.

In addition, the Department of Agriculture and Fisheries' Fire Ant Biosecurity Map outlines suburbs and localities which are in Biosecurity Zones for Red Imported Fire Ants. Upon review of the Fire Ant Biosecurity Map, the suburb of Ashgrove **IS OUTSIDE** Fire Ant Biosecurity Zone 1 or 2. Refer to **Fire Ant Biosecurity Map in Appendix B**. Therefore, the restrictions to fire ant carrier movements (*National Red Imported Fire Ant Eradication Program 2016*) do not apply.

3.3.2 *Nature Conservation Act 1992*

The *Nature Conservation Act 1992 (NC Act)*, is the legislative foundation for the protection of ecological values throughout Queensland, by way of conservation areas and national parks. Further, the *NC Act* also ensures that native fauna, and native flora are additionally protected outside of protected areas.

3.3.2.1 *Nature Conservation (Animals) Regulation 2020*

The *Nature Conservation (Animals) Regulation 2020* is subordinate legislation under the *NC Act* that prescribes the protection status of fauna in Queensland. The Wildlife Online database search revealed *NC Act* listed species that have been identified within 1 km of the site since 1980. **Table A1 in Appendix A**

summarises listed species identified in desktop searches and their potential presence within the development site. It is considered possible that some NC Act listed threatened fauna could utilise the site. Species that are not also listed under the EPBC that may occur in the areas of native vegetation on site include:

- Two avian species - *Ninox strenua* (Vulnerable, Powerful Owl) and *Rhipidura rufifrons* (Special Least Concern, Rufous Fantail);
- Two mammal species - *Tachyglossus aculeatus* (Special Least Concern, Short-beaked Echidna) and *Ornithorhynchus anatinus* (Special Least Concern, Platypus);
- One amphibian species - *Adelotus brevis* (Vulnerable, Tusked Frog).

Section 4 further discusses the on-site habitat value for these species and **Section 6** and **Section 7** identifies and discusses potential impacts.

Breeding places for 'protected' animals are managed under the *Nature Conservation Act 1992*. Under the NCA, protected animals are any fauna listed as Critically Endangered, Endangered, Vulnerable, Near Threatened, Special Least Concern, and Least Concern species under the *Nature Conservation (Animals) Regulation 2020*. A Least Concern species is any native fauna species that is not Endangered, Vulnerable, Near Threatened, or, Special Least Concern.

Where interference with breeding places for native fauna may occur, for example through clearing, to manage impacts DES requires a Species Management Programme (SMP) to be submitted and approved in some circumstances. However, the clarification on the need to submit an SMP is provided on the DES guideline - *Information Sheet – Species Management Program – Requirements for tampering with a protected animal breeding place in Queensland*. Where the clearing is being undertaken with a licenced fauna spotter, with the appropriate current permit (Rehabilitation Permit) and a desktop survey has been undertaken, a SMP is not required.

It is an industry standard for clearing to be undertaken under the supervision of, and after an initial site assessment, by a fauna spotter. As a desktop survey has been undertaken as part of this ecological assessment, a SMP will not be required if the project engages a licenced fauna spotter. Further to this, any site with just a tree could be a breeding place for common fauna.

3.3.2.2 *Nature Conservation (Plants) Regulation 2020*

The *Nature Conservation (Plants) Regulation 2020* is subordinate legislation under the NC Act that prescribes the protection status of flora and regulates the clearing of protected plants in Queensland. The Department of Environment and Science (DES) has incorporated a risk-based approach to requirements for Clearing Permits for removal of Protected Plants.

The site **IS MAPPED** with High-Risk Area for Protected Plants with a small incursion along the northern, southern and western boundaries, refer to **Figure 4**. All works are outside the High-Risk Area for Protected Plants mapping. If native vegetation is required to be cleared along the western boundary due to bushfire hazard than a Protected Plants survey will be required.

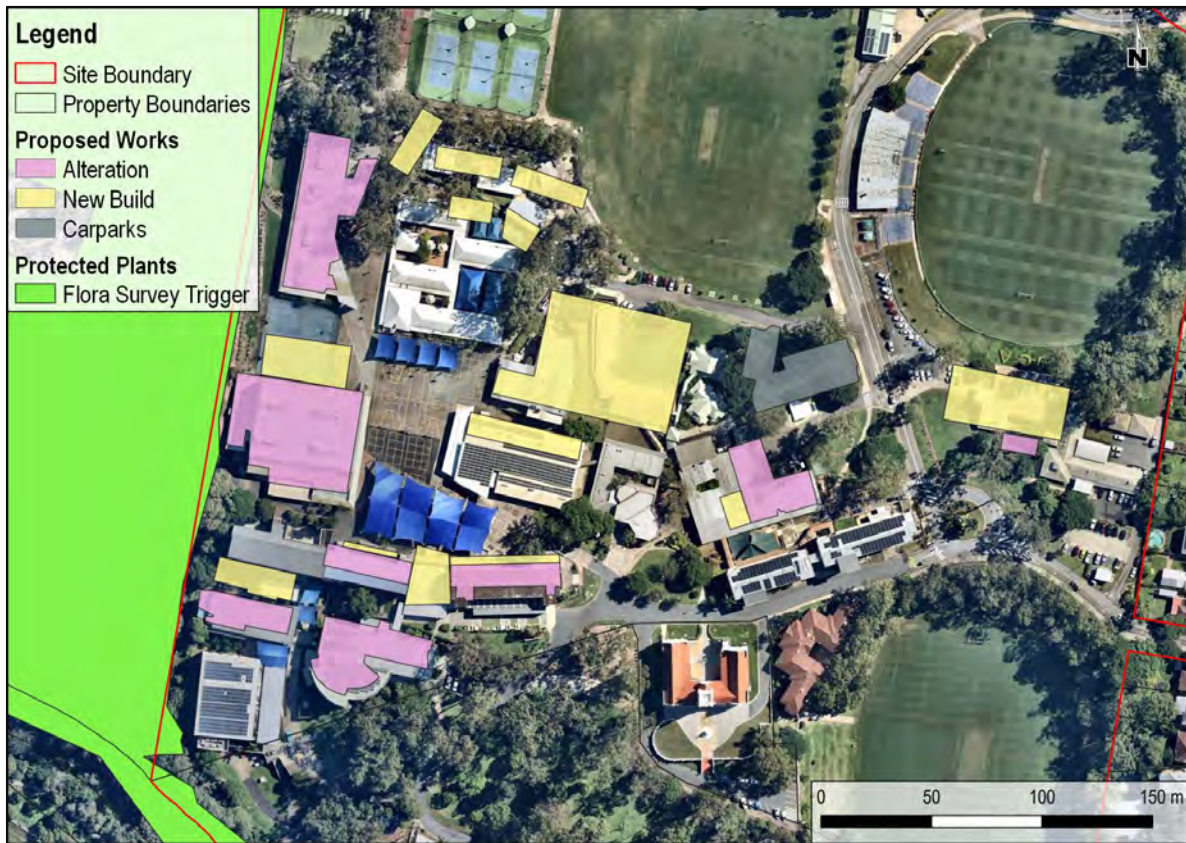


Figure 4. Protected Plants Flora Survey Trigger Map

3.3.3 Planning Act 2016

The purpose of the *Planning Act 2016* is to establish an efficient, effective, transparent, integrated, coordinated and accountable system of land-use planning, development assessment and related matters that facilitate the achievement of ecological sustainability. Additionally, the subsequent *Planning Regulation 2017* supports the Act by outlining mechanisms for operation. Mechanisms within the regulation of particular note include:

- Development that is acceptable development and any requirements that apply for the development including exemptions for vegetation clearing; and
- Provides a framework to support the implementation of the *South East Queensland Koala Conservation Strategy 2020-2025*, through outlining categories of assessment and the assessment manager, and providing assessment benchmarks for development in South East Queensland.

3.3.3.1 Planning Regulation 2017

In February 2020, the State Government implemented new Koala Habitat Mapping consisting of Core Koala Habitat Areas (KHA), Locally Refined Koala Habitat Areas (LRKHA) and Koala Habitat Restoration Areas (KHRA). In addition, the State has recognised Koala Priority Areas (KPA) which are large connected areas throughout SEQ which are identified as the most strategic locations for Prioritising Koala Conservation. With the exception of a limited number of exemptions (outlined, in *Schedule 24 - Dictionary*, under *Exempted Development*), development within KPAs mapped as KHA or LRKHA is considered Prohibited Development.

The Assessment Benchmarks for other development inside KPA or Identified Broad-Hectare areas are outlined in *Schedule 11 of the Planning Regulation 2017*, with *State Code 25* of the State Development and Assessment Provisions, providing the Performance Outcomes for any development within KHA or LRKHA, but outside of the KPA (as outlined in *Schedule 10, Part 10 Section 16B*).

A search by Lot and Plan through DES concluded that the subject site:

- is **outside** Koala Priority Area;
- is **outside** Identified Koala Broad-Hectare Area; and
- **contains** Koala Habitat Area (core) mapping throughout the northern extent of the site and along the western boundary.
- **contains** Koala Habitat Area (locally refined) to the south of the site.

All proposed works are to be undertaken **outside** the mapped Koala Habitat Areas, as seen in **Figure 5**.



Figure 5. Koala Habitat Mapping

3.3.4 *Vegetation Management Act 1999*

The *Vegetation Management Act 1999* (VMA) and the *Vegetation Management Framework Amendment Act 2013* protects vegetation on freehold land that is mapped as remnant by the Queensland Herbarium (QH). It provides a framework for the description, identification and mapping of Regulated Vegetation, Regional Ecosystems (REs) and Essential Habitat.

REs are assigned a conservation status under the VMA as well as a biodiversity status by the DNRME. The DNRME also uses Essential Habitat Mapping to regulate the clearing of remnant vegetation that is important

to endangered, vulnerable and near threatened (EVNT) species and is mapped in locations that contain associated RE's or where an EVNT species has been recorded in the past. Current RE Mapping indicates that the site contains both Category B (remnant vegetation) and Category X (non-remnant). Within the site, the northern and western most extent as well as an area to the south are mapped as Category B. The northern remnant RE patch is mapped as 12.3.11/12.11.3. The western extent and southern patch are predominately mapped as 12.11.5. with a small area of 12.3.7 and 12.3.11. The small areas of RE 12.3.11 are classed as Of Concern, the remaining remnant Regional Ecosystem's mapped inside the site boundary are classed as Least Concern, refer to **Table 3** and **Figure 6**.

All of the proposed works will be undertaken inside Category X mapping, with the exception of alterations and building to the south-west "*Music Annexe*", refer to **Figure 6**. Clearing of Category X vegetation on Freehold land is considered exempt under Part 2 of Schedule 21 of the *Planning Regulation 2017*, as is clearing Category B Of Concern mapped vegetation for an urban purpose in an urban area. Site investigations also revealed that this area is erroneously mapped as the proposed footprint is within areas that are cleared, landscaped or within that of existing buildings.

Table 3. Regional Ecosystems

Regional Ecosystem	VMA Status	Category	Area (Ha)	Description
12.11.3	Least Concern	B	0.67	<i>Eucalyptus siderophloia</i> , <i>E. propinqua</i> +/- <i>E. microcorys</i> , <i>Lophostemon confertus</i> , <i>Corymbia intermedia</i> , <i>E. acmenoides</i> open forest on metamorphics +/- interbedded volcanics
12.11.5	Least Concern	B	1.76	<i>Corymbia citriodora</i> subsp. <i>Variegata</i> woodland to open forest +/- <i>Eucalyptus siderophloia</i> / <i>E. crebra</i> , <i>E. carnea</i> , <i>E. acmenoides</i> , <i>E. propinqua</i> on metamorphics +/- interbedded volcanics
12.3.11	Of Concern	B	0.08	<i>Eucalyptus tereticornis</i> +/- <i>Eucalyptus siderophloia</i> , <i>Corymbia intermedia</i> open forest on alluvial plains usually near coast
12.3.7	Least Concern	B	0.13	<i>Eucalyptus tereticornis</i> , <i>Casuarina cunninghamiana</i> subsp. <i>cunninghamiana</i> +/- <i>Melaleuca</i> spp. fringing woodland
Non-remnant	None	X	16.91	N/A

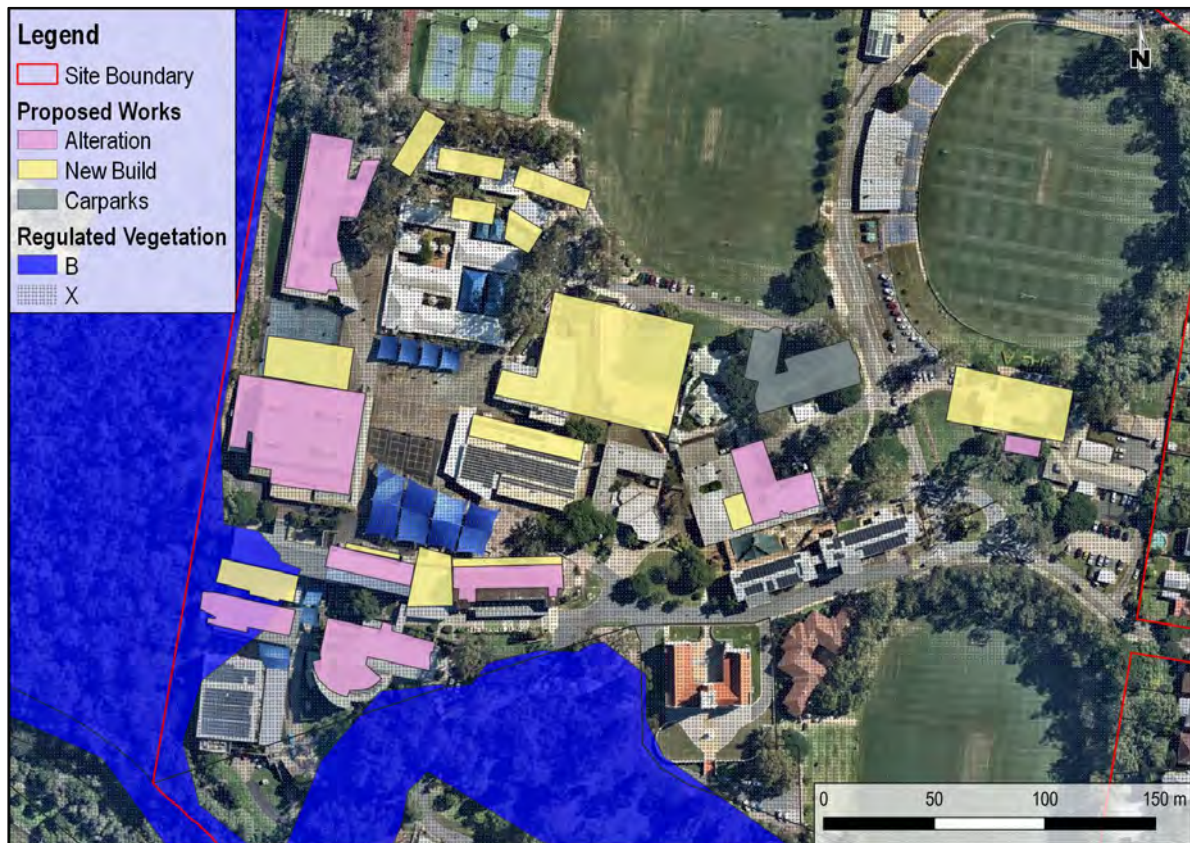


Figure 6. Regulated Vegetation Mapping

3.3.5 State Planning Policy 2017

The *State Planning Policy* (SPP) provides local governments with guidance on a variety of State Interests and how they are to be dealt with in local planning schemes.

S5 Environmental acknowledges that the SPP has been appropriately reflected in the local planning scheme with regards to Biodiversity and Bushfire. However, as the Local Government is not the assessment manager, an assessment against *Part E: State Interest Policies and Assessment Benchmarks of the SPP (2017)* in relation to Bushfire and Biodiversity will be required. Bushfire is outside the scope of this report and will be addressed in S5 Environmental's corresponding *Bushfire Hazard Assessment and Management Plan* (S521036BF001). The relevant SPP Maps are enclosed in **Appendix B** of this report.

The site is mapped as containing the following ecological relevant layers:

- Biodiversity:
 - MSES – Wildlife Habitat (Endangered or Vulnerable);
 - MSES – Wildlife Habitat (Special Least Concern animal);
 - MSES – Wildlife Habitat (Koala Habitat Area – Core);
 - MSES – Wildlife Habitat (Koala Habitat Areas – Locally Refined);
 - MSES – Regulated Vegetation (Category B); and
 - MSES – Regulated Vegetation (Essential Habitat).

- Natural Hazards Risk and Resilience:
 - Bushfire Prone Area.

Refer to **Section 6.2.2** and **Section 6.3.2** for a discussion on how the proposal meets the requirements of the SPP.

3.4 LOCAL LEGISLATIVE OVERVIEW

3.4.1 City Plan 2014

While the proposed development will not be assessed by BCC under the *City Plan 2014*, it is understood the proponent is required by the State under a MID to address and have consideration for the intent of the relevant overlays.

Under *City Plan 2014*, the site is zoned as Community Facilities Education Purposes (CF5). The purpose of the CF Zone Code is to provide for community related activities and facilities whether under public or private ownership. These may include:

- Provision of municipal services;
- Public utilities;
- Government installations;
- Hospitals and schools;
- Transport and telecommunication networks; and
- Community infrastructure of an artistic, social or cultural nature.

BCC Overlay mapping relating to ecological matters under the current plan include:

- Biodiversity Areas Overlay; and
- Waterway Corridor Overlay.

The site is also mapped under the Bushfire Hazard Overlay. Refer S5 Environmental's corresponding *Bushfire Hazard Assessment and Management Plan* (S521036BF001, refer **Appendix C**) for further information and assessment. Bushfire matters are not addressed further within this Ecological report, however, it should be noted the Bushfire Management Plan does not require any clearing of vegetation in the Biodiversity Areas or Waterway Corridors Overlays for bushfire hazard mitigation. The relevant Overlays are outlined in **Section 3.4.1.1 - Section 3.4.1.2** below. Please note, other non-ecological overlays may also apply to the site but are not addressed by this report.

3.4.1.1 BCC Biodiversity Areas Overlay Code

S5 Environmental understands that the purpose of the *Biodiversity Areas Overlay Code* is for the conservation, consolidation, connection and restoration of the network of lands with biodiversity values within Brisbane and that it is the intention of the *City Plan 2014* to retain vegetation community connectivity where possible within those areas mapped by the Biodiversity Areas Overlay.

Under the Biodiversity Areas Overlay, the site contains mapped High Ecological Significance (HES) and a small area of mapped High Ecological Significance Strategic (HESS), however no proposed works occur

within these mapped areas. The Biodiversity Areas Overlay also maps MSES area, over the same areas as the Regulated Vegetation mapping. The BCC Biodiversity Area Overlay mapping over the site is illustrated in Figure 7.



Figure 7. BCC Biodiversity Area Overlay

3.4.1.2 BCC Waterway Corridors Overlay Code

S5 Environmental understands that the purpose of the *Waterway Corridors Overlay Code* is to maintain and enhance waterway health values of a waterway corridor. The site is mapped as containing a City-wide Waterway Corridor and Local Waterway Corridor. The City-Wide Corridor, Enoggera Creek, is mapped along the southern edge of the site, with the Local Corridor mapped along the northern extent of the site, refer to Figure 8. These small Local Corridors are unnamed. In relation to ecological matters, Performance Outcome (PO) 9 seeks to avoid the removal of native and riparian vegetation from the Brisbane River Corridor and PO10 seeks the protection and enhancement of the values and functions of a Local and City-wide Waterway Corridor including riparian vegetation and wildlife connectivity. All proposed works are outside the mapped Local and the City-wide Waterway Corridors.



Figure 8. BCC Waterway Corridors

3.4.2 Natural Assets Local Law 2003

Natural Assets Local Law 2003 (NALL) defines four categories of protected vegetation. These categories identify the type of vegetation protected and the location of the vegetation:

- Council Vegetation;
- Waterway and Wetland Vegetation;
- Significant Native Vegetation; and
- Significant Urban Vegetation.

The site **IS MAPPED** as containing three NALL categories: The entire site is mapped as containing Significant Native Vegetation (SNV) and/or Significant Urban Vegetation (SUV). Waterway and Wetland Vegetation (WWV) is mapped consistent with the Waterway Corridor Overlay, (refer to **NALL Mapping in Appendix D**).

3.4.2.1 Significant Native Vegetation (SNV)

BCC defines the SNV category under the NALL as:

- Vegetation that has ecological value and provides important habitat or is a food source for wildlife;
- Species of native plants that are unique to the region and state, species such as Hoop Pines (*Araucaria cunninghamii*);

- Trees, shrubs, groundcovers and vines, located in particular areas, including dead vegetative material that provide important habitat for wildlife; and
- Native vegetation communities such as Melaleuca wetlands and rainforests that provide unique and valuable habitat for fauna species.

Accordingly, all native vegetation on the site is protected under the SNV category. This includes native trees, shrubs, vines, groundcovers and grasses, as well as dead vegetation material such as logs which may provide habitat to native wildlife. As native vegetation is proposed to be removed, an 'Application to Carry out Works (including interfering with) on Protected Vegetation' (NALL Permit) will be required prior to any clearing works.

3.4.2.2 Significant Urban Vegetation (SUV)

BCC defines the SUV category under the NALL as significant vegetation that is generally mature native or exotic vegetation including individual trees or groups of trees that:

- Are protected by an existing Council issued Vegetation Protection Order Individual Tree (VPO-IT) or Vegetation Protection Order Group of Trees (VPO-GT); or
- are listed or mapped in the SLT Overlay code of the Planning Scheme, the SLT Overlay map in the Planning Scheme; or
- are a specific species and size (listed in *Schedule 2* of the *Natural Assets Local Law 2003*) and located in the Emerging Community (EC) Zone of the Planning Scheme.

Accordingly, all SUV category vegetation on site is protected. As SUV mapped vegetation is proposed to be removed throughout the site, an 'Application to Carry out Works (including interfering with) on Protected Vegetation' (NALL Permit) will be required prior to any clearing works.

3.4.2.3 Waterways and Wetland Vegetation (WWV)

BCC defines the WWV category under the NALL as all vegetation in mapped wetlands and waterways, other than pest vegetation as defined by the NALL. Waterways and Wetlands associated with WWV do not have to contain water and can be natural or man-made. The site is mapped as containing patches of WWV, therefore if vegetation is to be pruned or removed within the mapped WWV, you may need to apply for an 'Application to Carry out Works (including interfering with) on Protected Vegetation' (NALL Permit).

4.0 Vegetation and Habitat Assessment

An assessment of the vegetation including native flora and weed presence, and habitat opportunities within the site, focusing on the areas of proposed works, has been completed, the range of vegetation across the site has been classified as one community, described in **Section 4**.

Site habitats, within and adjacent the areas of proposed works, were assessed to determine their value for native fauna species, including significant and threatened species. Particular attention was given to habitat features including:

- The presence of hollows, fissures and tubes in mature trees suitable as nesting/roosting sites, as well as arboreal and ground-based nests, dreys or burrows;
- The presence of significant habitat trees;
- The presence of arboreal fauna, scratch markings, orts and scats;
- The presence of characteristic feeding signs, for example, diggings (terrestrial mammals), and sap feeding scars on eucalypts (Gliders);
- The presence/abundance of dense vegetation, logs, leaf litter and fallen timber; (small bush birds and reptiles);
- Floristic diversity, including diversity and abundance of fruiting and flowering species; and
- Vegetation connectivity.

A nocturnal fauna assessment has not been performed as part of this assessment (assessment methodology is summarised in **Section 2.0**). During the detailed site inspection, a range of habitat was observed within the site as described below.

A detailed amphibian survey has not been undertaken at this stage; only opportunistic observations were made during the field inspection. The habitat requirements of most species of native amphibian are unlikely to be determined by forest cover or floristics but are more strongly influenced by factors such as climatic and seasonal variation, distance to water bodies, riparian vegetation structure, hydrological and morphological characteristics of water bodies and the availability of suitable micro-habitat for aestivation and shelter.

Flora observed within the site during the assessment were recorded. Refer to **Section 4.2** for the complete species lists.

4.1 Vegetation Community 1

All vegetation within the vicinity of the development footprint has been considered as one Vegetation Community (VC). Large canopy trees were present across the site, with species being consistent with the pre-clear RE 12.11.5 *Corymbia citriodora subsp. variegata* woodland to open forest +/- *Eucalyptus siderophloia*/*E. crebra*, *E. carnea*, *E. acmenoides*, *E. propinqua* on metamorphics +/- interbedded volcanics. Vegetation present in the proposed development areas has been highly modified or landscaped and predominately consisted of large remnant eucalypts, or planted specimens, within hardstand areas or turfed grounds. In general, few shrubs or understorey plants were present. A brief description of the vegetation present within the footprint of the proposed new buildings, refer to **Figure 9**, is provided below with assigned 'Areas' for reference purposes.



Figure 9. Proposed Development Vegetation and Habitat Investigation Areas
(Blue line- hardstand; Green line- Canopy trees; Red line- weeds/planted shrubs)

The proposed new buildings of Areas B, D, E and G, indicated in yellow above, are in predominately hardstand areas that have minimal vegetation, with the exception of few planted shrubs and pines.

Area C contains planted *Melaleuca viminalis* over bare ground, refer **Plate 1**, as well as a combination of natives including *Macaranga tanarius* (Macaranga), *Lophostemon confertus* (Brush Box) and *Mallotus discolor* (Yellow Kamala), and exotics *Celtis sinensis* (Chinese Celtis) and *Koelreuteria paniculata* (Golden Rain Tree), with exotic weedy understorey on the slope to the west, refer **Plate 2**.



Plate 1. Planted *Melaleuca viminalis* in Area C



Plate 2. *Macaranga tanarius* and weedy understory to the west of Area C

The development footprint of areas A, F, H and I all have large remnant canopy species within their immediate vicinity. Area F is largely turfed and contains a central drain with few trees along the exterior of the footprint, Plate 3.



Plate 3. Large *Eucalyptus tereticornis* along the exterior of the proposed carpark (Area F)

Area G has a number of large remnant eucalypt trees including *Corymbia citriodora subsp. variegata* and *Eucalyptus tereticornis*, as well as planted trees, *Cupaniopsis anacardioides*, and *Harpullia pendula*, surrounding existing buildings with a predominately turfed understorey, **Plate 4**.



Plate 4. Large *Corymbia citriodora* and planted trees south of the proposed building in Area G

Lastly, Area A, which incorporated the proposed primary school buildings, is dominated by large *Corymbia citriodora subsp. variegata* (Spotted Gum) and garden beds between existing buildings and a dirt road, **Plate 5** and **Plate 6**.



Plate 5. Dirt road and *C. citriodora* in the northern extent of Area A



Plate 6. Large *C. citriodora* trees and garden beds between existing buildings in Area A

Table 4. Community 1: Vegetation and Habitat Assessment

Feature	Description
Vegetation	<p>Vegetation lacked complexity with all buildings proposed in highly altered areas that incorporated a combination of planted trees among large remnant eucalypts in hardstand or turfed area. Generally, few weeds were present within the site, with most observed along the site's border within Area C, Figure 9. Table 5 includes a species list of native plants and Table 6 a species list of exotic plants, identified within the proposed areas of development.</p>
Habitat	<p>The VC showed varying levels of habitat. The scattered canopy is likely to provide habitat and foraging opportunities for arboreal and common generalist species such as Squirrel Gliders, possums, birds and bats. Hollows were observed in several large eucalypts, including of particular note, a large <i>Corymbia citriodora</i> subsp. <i>variegata</i> within the development footprint of Area A (Primary School Buildings). This specimen had a nest in the upper branches and several Medium to Large hollows, two of which were being utilised by nesting <i>Cacatua galerita</i> (Sulphur-crested Cockatoo) and <i>Trichoglossus moluccanus</i> (Rainbow Lorikeet), refer to Plate 7.</p> <p>Vegetation on site mostly lacked a mid-storey and understorey, though areas with short grass likely provide additional foraging opportunities for common birds such as <i>Cracticus tibicen</i> (Australian Magpie).</p> <p>No aquatic habitat was present within or adjacent the areas of proposed works.</p> <div data-bbox="507 1131 1396 1720" style="text-align: center;"> </div> <p>Plate 7. A large <i>C. citriodora</i> within the development footprint with nesting Sulphur-Crested Cockatoo and Rainbow Lorikeet.</p>
Threatened Species	<ul style="list-style-type: none"> • Potential for <i>Hirundapus caudacutus</i> (White-throated Needle-tail) to utilise airspace for foraging. • Low potential for <i>Petauroides volans</i> subsp. <i>volans</i> (Southern Greater Glider) and <i>Phascolarctos cinereus</i> (Koala) to utilize the site intermittently. Sufficient denning

Feature	Description
	<p>habitat for Southern Greater Glider is not present within the site, though some low value foraging habitat is present. Koala habitat trees are present within Areas A, F, H and I, of which area A, the Primary School Buildings, has the greatest connectivity to habitat west of the site. The constant disturbance from school activities may however deter these species, from moving into the site from surrounding habitat.</p> <ul style="list-style-type: none"> • <i>Pteropus poliocephalus</i> (Grey-Headed Flying-Fox) is likely to utilize the site for foraging, with the nearest known roost located within 4km at Herston, Enoggera Creek. • <i>Ninox strenua</i> (Powerful Owl) has preference to open forest and woodlands. Potential to occasionally use VC1 for foraging, especially given the presence of mature canopy and historical record (1994) within the Army Barracks. However, the highly modified school campus provides very limited habitat and only one record 1.6km to the west on Biomaps from 1994 suggests the school is not significant habitat for the species. • <i>Rhipidura rufifrons</i> (Rufous Fantail) unlikely to be present in VC1 due to lack of rainforest and wet gullies within the area of proposed works. • Potential habitat for <i>Tachyglossus aculeatus</i> (Echidna) on site but the lack of understorey within development areas make it unlikely to be present in VC1. • <i>Xeromys myoides</i> (Water Mouse) and <i>Adelotus brevis</i> (Tusked Frog) may occasionally forage on site due to presence of waterways, however the proposed development areas are distanced well away from waterways and contain no breeding habitat.

4.2 Species Lists

A range of species were observed within the site, including but not limited to:

- 25 native flora species (Table 5)
- 18 exotic flora species (Table 6)
- 11 native fauna species (Table 7)

4.2.1 Native Flora Species

Native flora and the community in which they occurred is listed below. No threatened flora species were recorded during the limited survey.

Table 5. Native Endemic Flora Species observed on site

Scientific Name	Common Name	Area A, F, H	Area B, D, E, G	Area C
Canopy and Sub-canopy				
<i>Acacia concurrens</i>	Black Wattle	✓		
<i>Acacia disparrima</i>	Hickory Wattle	✓		
<i>Angophora leiocarpa</i>	Rusty Gum	✓		

Scientific Name	Common Name	Area A, F, H	Area B, D, E, G	Area C
<i>Araucaria cunninghamii</i>	Hoop Pine		✓	
<i>Casuarina glauca</i>	Swamp She-oak	✓		
<i>Corymbia citriodora</i>	Spotted Gum	✓		
<i>Corymbia intermedia</i>	Pink Bloodwood	✓		
<i>Cupaniopsis anacardioides</i>	Tuckeroo	✓		
<i>Eucalyptus microcorys</i>	Tallowwood	✓		
<i>Eucalyptus propinqua</i>	Grey Gum	✓		
<i>Eucalyptus siderophloia</i>	Norther Grey Ironbark	✓		
<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	✓		
<i>Flindersia australis</i>	Crow's Ash	✓		
<i>Harpullia pendula</i>	Tulipwood	✓		
<i>Lophostemon confertus</i>	Brush Box	✓		✓
<i>Macaranga tanarius</i>	Macaranga			✓
<i>Mallotus discolor</i>	Yellow Kamala			✓
<i>Melaleuca styphelioides</i>	Willow Bottlebrush		✓	
<i>Syzygium leuhmannii</i>	Small-leaved Lilly-pilly		✓	
Shrub				
<i>Banksia serrata</i>	Old Man Banksia			✓
<i>Grevillea sp.</i>	Grevillea cultivar			✓
<i>Melaleuca decora</i>	White Feather Honeymyrtle	✓		
<i>Melaleuca viminalis</i>	Weeping Bottlebrush	✓		✓
Ground-layer				
<i>Cyperus gracilis</i>	Slender Flat Sedge	✓		
<i>Lomandra longifolia</i>	Spiny headed Mat Rush	✓		

4.2.2 Exotic Flora

A total of 18 exotic plant species were recorded during the site inspection, of which two are recognised by the State as being a risk to the area. A list of these exotic plant species is provided below.

In accordance with the *Biosecurity Act 2014* a person must not release Category 3 Restricted Invasive Plants into the environment, give away or sell as a plant or something infested with its seeds. The remaining weed species identified on site are considered to be non-restricted invasive weeds. These are plants which can disrupt native flora communities and ecosystems. There are no strict legislative requirements or restrictions on invasive weeds, however under the General Biosecurity Obligation, landholders must take all reasonable and practical steps to minimise the risks associated with invasive plants under their control.

Table 6. Non-native Flora Species Recorded on Site

Scientific Name	Common Name	Area A, F, H	Area B, D, E, G	Area C	State Category
<i>Bidens pilosa</i>	Cobbler's Peg			✓	
<i>Celtis sinensis</i>	Chinese celtis			✓	
<i>Dolichandra unguis-cati</i>	Cats Claw Creeper			✓	3
<i>Russelia equisetiformis</i>	Firecracker Plant	✓			
<i>Ipomoea cairica</i>	Mile-a-minute			✓	
<i>Jacaranda mimosifolia</i>	Jacaranda	✓			
<i>Koelreuteria paniculata</i>	Golden Rain Tree			✓	
<i>Lantana montevidensis</i>	Creeping Lantana	✓			
<i>Libidibia ferrea</i>	Leopard Tree	✓			
<i>Megathyrsus maximus</i> <i>var. maximus</i>	Guinea Grass			✓	
<i>Ochna serrulata</i>	Ochna			✓	
<i>Platanus acerifolia</i>	London Plane		✓		
<i>Rivina humilis</i>	Coral Berry			✓	
<i>Sphagneticola trilobata</i>	Singapore Daisy			✓	3
<i>Stenotaphrum secundatum</i>	Buffalo Grass	✓			
<i>Strelitzia reginae</i>	Bird of Paradise	✓			

Scientific Name	Common Name	Area A, F, H	Area B, D, E, G	Area C	State Category
<i>Thunbergia alata</i>	Black-eyed Susan			✓	
<i>Tipuana tipu</i>	Tipuana	✓			

4.2.3 Exotic and Native Fauna

Eleven native fauna species, all of which are birds, were identified on site, refer to **Table 7** below. No threatened fauna species were recorded during the limited survey.

Table 7. Native and Exotic Fauna Species Recorded on Site

Scientific Name	Common Name	Native
<i>Alectura lathamii</i>	Australian Brushturkey	✓
<i>Cacatua galerita</i>	Sulphur-crested Cockatoo	✓
<i>Cacatua sanguinea</i>	Little Corella	✓
<i>Corvus orru</i>	Torresian Crow	✓
<i>Gymnorhina tibicen</i>	Australian Magpie	✓
<i>Hirundo neoxena</i>	Welcome Swallow	✓
<i>Plegadis falcinellus</i>	Glossy Ibis	✓
<i>Manorina melanocephala</i>	Noisy Minor	✓
<i>Trichoglossus chlorolepidotus</i>	Scaly Breasted Lorikeet	✓
<i>Trichoglossus moluccanus</i>	Rainbow Lorikeet	✓
<i>Vanellus miles</i>	Masked Lapwing	✓

5.0 ECOLOGICAL FUNCTION

Vegetation and ecological features within a site may serve to function on a number of levels. For instance, vegetation may offer local foraging resources to various fauna within the immediate vicinity of a site, whilst offering movement and regional foraging resources to more mobile and potentially migratory species. As such, when determining the ecological integrity and functionality of a site, it is prudent to analyse the site on a local, sub-regional and regional scale. This may also act to gauge a site's value to known populations of Critically Endangered, Endangered, Vulnerable and Near Threatened (EVNT) species which may occur within the locale.

5.1 Summary of Local Site Habitat Values

There were several large canopy trees throughout VC1 that contained visible hollows that provide habitat to a number of arboreal species. Tree's lacking hollows may still provide limited shelter, foraging and nesting opportunities for avifauna and common arboreal fauna such as possums, Black Fruit Bat (*Pteropus alecto*) and possibly gliders. Bird species such as the Australian Magpie and Masked Lapwing likely benefit from open turfed areas.

Terrestrial habitat was limited throughout the proposed development areas due to the highly modified landscape, typical of school grounds. Sheltering opportunities for terrestrial fauna was mainly limited to that provided by scattered garden beds and the surrounding waterways. There was no aquatic habitat mapped or observed within proposed development areas.

5.2 Biodiversity Corridors and Connectivity

Locally, the site likely facilitates fauna movement west-east along its southern boundary which aligns with Enoggera Creek. The Gallipoli Army Barracks directly west of the site supports remnant vegetation and adjoins on to Keperra Bushland. It is likely that large canopy trees within the school grounds, more specifically those along the western boundary, have potential to be utilised by mobile arboreal species that are present in vegetation west of the site.

At a regional level, the site is not located near a Biodiversity Corridor and at a larger scale, the site is not mapped within or near any State-Wide Corridors, refer to **Figure 9**.

5.3 Water Quality Buffering

The site does not contain State mapped Riparian Corridors, refer to **Figure 9** below, however local mapping (**Figure 6**) shows a Local Waterway to exist along the northern boundary of the site and a City-wide Corridor along the southern boundary of the site aligning with Enoggera Creek. The proposed development areas are centrally located within the site and should not impact these waterways if best practice stormwater management is undertaken.



Figure 10. Regional and State Biodiversity Corridors

6.0 Legislative Discussion

6.1 Federal

The site is shown to have no constraints under Federal Legislation. Proposed works will not result in an impact to a TEC or Ramsar Wetlands. Five fauna species from the EPBC search were shown as having the potential of being located at the site; (*Hirundapus caucacudus* - White-throated Needletail, *Pteropus poliocephalus* - Grey-headed Flying Fox, *Petauroides volans var Volans* - Greater Glider, *Phascolarctos cinereus* – Koala and *Xeromys myoides* – Water Mouse). Based on available mapping, data review and site inspection, it is considered **UNLIKELY** that the proposal will have a significant impact on a Matter of National Environmental Significance (MNES) as the proposed development is located within highly modified areas and predominately within footprints of existing structures, and therefore will not require referral to the DAWE.

6.2 State

No proposed works encroach into areas of MSES Biodiversity. However, it is understood a MID application is required to also assess impacts to MSES outside mapped areas under the SPP.

The proposed Masterplan works are largely located within cleared highly modified areas, setback from areas of ecological value. As such, the majority of MSES threatened species identified in the MSES Report are not applicable to the proposed development as the habitat for these species is not present within or adjacent to the area of proposed works (refer **Appendix A, Table A1**). Large eucalypts provide possible foraging habitat for Koala (*Phascolarctos cinereus*), Powerful Owl (*Ninox strenua*) and Southern Greater Glider (*Petauroides volans ssp. volans*). However, the lack of substantial habitat and the constant disturbances from school activities lowers the habitat value for these species. Eucalypts along the western extent, surrounding the Primary School, have greater connectivity to the vegetation just west of the site and have the greatest potential to be utilised by significant arboreal species. Eucalypts may also provide a possible foraging source to the Grey-headed Flying-Fox, however only 16 eucalypts are to be removed so any impact is likely to be extremely low.

The following provides a separate response to each of the SPP MSES- Biodiversity matters.

(1) Development is located in areas to avoid impacts on matters of national environmental significance and considered the requirements of the Environmental Protection and Biodiversity Conservation Act 1999.

As highlighted in **Section 6.1**, development avoids impacts on Matters of National Environmental Significance (MNES) with construction designed to clear minimal vegetation in a highly modified environment. There will be minimal impact on MNES (refer to **Section 3.2**).

(2) Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.

The proposed buildings do not impact MSES mapped areas and, as discussed in **Section 4.1**, are unlikely to impact MSES listed species due to the highly modified nature of the site and its active use as school grounds. Adverse impacts will be minimal due to the current highly modified environment. Some trees may be removed for the carpark and Music Annexe, however these trees are predominately exotic or planted landscape trees. A few large eucalypts may be removed for the Primary School buildings. There are 24 trees to be removed, 16 are Koala habitat trees. It is recommended that 34 compensatory trees be planted in the areas identified in **Figure 11** below.

Table 8. Total NJKHT Trees Removed and Compensatory Planting

NJKHT Species Utility Class (DES, 2020)	NJKHT Removed	Compensatory Planting Ratio	NJKHT to be planted	Rehabilitation area required @1 per 35m ²
NJKHT- Higher	2	3:1	6	210m ²
NJKHT- Medium	14	2:1	28	980m ²
NJKHT- Lower	0	1:1	0	0m ²



Figure 11. Areas proposed for compensatory planting in the north-western corner of the site.

(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.

The proposed buildings avoid development within mapped Waterway Corridors, Biodiversity Areas and predominately refrain from clearing native vegetation and should likely cause little disruption to the surrounding habitat.

(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation or matters of environmental significance.

Proposed works will have minimal impact on connectivity. Works are being undertaken in previously cleared areas and avoid the southern boundary which provides the greatest connectivity of vegetation east-to-west across the site and adjoins vegetation following Enoggera Creek.

(5) Viable koala populations in South East Queensland are protected by conserving and enhancing koala habitat extent and condition.

The footprint of the development is inside a previously cleared and highly modified environment. Several koala habitat trees are to be removed, those that are to be removed are located within a highly modified environment and are unlikely to support koalas. **Section 7.0** recommends compensatory planting of koala habitat trees along the northern extent of the school. This will improve the connectivity of the existing canopy in this area.

Other State Matters

No native vegetation is to be cleared within the Protected Plants Flora Survey Trigger Map so a Protected Plants survey will not be automatically required. Nor is native vegetation to be cleared within the mapped Koala Habitat Areas. An area of works is to occur in mapped Category B, least concern remnant vegetation. Vegetation here appears to have been planted, however, regardless to the potential inaccuracy of mapping, the removal of this vegetation is considered exempt under *Schedule 21, Part 2 of the Planning Regulation 2017*.

6.3 Local

6.3.1 BCC Biodiversity Areas Overlay

As mentioned in **Section 3.4.1**, the site is mapped within BCC's Biodiversity Overlay area. However, no proposed works are within or encroaching on this Overlay area.

6.3.2 BCC Waterway Corridors Overlay

Proposed works are well clear of the mapped Waterway Corridor Overlay at Enoggera Creek (City-Wide), and the local waterway corridor mapped to the north. Appropriate erosion and pollutant controls, such as sediment/pollutant fencing, should ensure waterways are unimpacted.

Refer to **Section 7** for recommendations for minimising erosion and pollutants during construction.

6.3.3 Natural Assets Local Law

The requirements of the Natural Assets Local Law are applicable to the proposed development. These requirements can be fulfilled through submitting an Application to Carry Out Works on Protected Vegetation (NALL Permit) prior to undertaking clearing on the site.

7.0 POTENTIAL IMPACTS, RECOMMENDATIONS AND MITIGATION MEASURES

Table 9 below, outlines potential impacts, recommendations and mitigation measures for the site.

Table 9. Potential Impacts, Recommendations and Mitigation Measures

POTENTIAL IMPACTS	RECOMMENDATIONS AND MITIGATION MEASURES
FLORA, FAUNA, HABITAT VALUE AND FUNCTIONALITY	

- The removal of vegetation within the site will reduce foraging and habitat resources to fauna species.
- The development footprint is predominantly within the historically cleared and modified areas of the site, though some vegetation is proposed to be removed. While the vegetation proposed to be removed is within disturbed and non-remnant areas, it likely still provides a limited level of habitat and foraging opportunities for common fauna;
- It is recommended that building layout and design be tailored so that large koala habitat trees be retained and, where this is not possible, compensatory planting be undertaken. It is recommended that 34 Koala Habitat Trees are to be planted along the northern extent of the site where there are gaps in the existing canopy.
- Detailed design responds to the location of Tree Protection Zones and incorporates design and construction methodologies to maximise native tree retention, particularly trees number 1, 61 and 74, refer to the Vegetation Retention plan S521036_VRP_001.

POTENTIAL IMPACTS

- Fauna injuries and fatalities have the potential to occur during vegetation clearing works on the site and construction works.

RECOMMENDATIONS AND MITIGATION MEASURES

Design Details and Objectives includes:

- A Queensland Government qualified Fauna Spotter/Catcher must be commissioned to undertake fauna spotter/catching works during any clearing works;
- If any animals are identified in trees to be removed during clearing operations, work shall cease immediately on that tree. The Fauna Spotter must supervise the relocation of any identified animal prior to clearing operations recommencing;
- Any injured fauna resulting from clearing works are to be handled only by the qualified Fauna Spotter/Catcher and taken to a veterinary clinic or registered wildlife carer.
- A suitably qualified Arboricultural consultant ('arborist') (minimum AQF Level 5 Diploma in Arboriculture) must be present on site during all works directing civil works; and
- Any necessary pruning, tree surgery and other maintenance works to maintain health and stability of any trees to be retained, and to reduce potential hazards for site users, to be overseen by the arborist.
- Prepare a Koala Construction Management Plan to help demonstrate how the proposed development avoids impacts upon koalas.

INVASIVE AND EXOTIC FLORA

- Disturbance works associated with earthworks may act as a dispersal mechanism to encourage weed dispersal to adjacent sites which may further encourage existing exotic species to proliferate.
- The vegetation within the surrounds of Area C, the Music Annexe building, particularly along the western boundary, exhibits varying levels of weed incursion, with higher levels at the edges. It is recommended that weed removal be undertaken in these areas, and appropriate weed control measures undertaken during construction.

POTENTIAL IMPACTS	RECOMMENDATIONS AND MITIGATION MEASURES
STATE PERMITS AND APPROVALS (Environmental)	
<ul style="list-style-type: none"> Protected Plants 	<ul style="list-style-type: none"> All works are outside the High-Risk Area for Protected Plants mapping.
<ul style="list-style-type: none"> Koala Habitat Area 	<ul style="list-style-type: none"> All works in the Masterplan are outside KHA mapping. However, koala habitat trees are proposed to be removed. It is recommended that building layout and design be tailored so that large koala habitat trees be retained and, where this is not possible, compensatory planting be undertaken.

POTENTIAL IMPACTS	RECOMMENDATIONS AND MITIGATION MEASURES
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STORMWATER, POLLUTANTS AND EROSION	
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<ul style="list-style-type: none">• Unmanaged site stormwater runoff during construction may carry sediment and pollutants into the local stormwater networks, which may bring about deterioration in water quality. This may, in turn, adversely affect the health of flora and habitat value to local fauna.	<ul style="list-style-type: none">• It is recommended that appropriate sediment and erosion controls are in place prior to and during construction works;• Runoff from the site during the construction phase of the development should be managed. During the construction phase, this will entail the development of and adherence to erosion control procedures which will locate and describe measures to ensure that sediments do not leave the site and degrade the receiving environment;• Any fill introduced to the site should be certified as clean and free from contaminants;• With appropriate control measures in place, impacts upon downstream waterways are expected to be negligible; and• It is recommended that all measures outlined in the Stormwater Management Plan are incorporated.
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8.0 CONCLUSIONS

A detailed Ecological Assessment was conducted at Marist College, located at 182 Frasers Rd, Ashgrove. This report investigated the ecological values, features and functionality of the site and applicable ecological and legislative constraints. The site is located within the Brisbane City Council Local Government Area and is zoned as Community Facilities (Education Purposes), under the *City Plan 2014*.

The proposed works are largely located in highly modified environments that were predominantly devoid of naturally occurring vegetation and comprised of manicured lawns, historically cleared areas, existing buildings and sparsely planted trees and shrubs. The greatest areas of ecological value were observed in Areas A, F, H and I, where large koala habitat trees are present in the vicinity of the proposed buildings. 16 trees are proposed to be removed. It is recommended the building layout is tailored to retain these large canopy species.

The proposed works will not have a significant impact on MNES and are unconstrained at the Federal Level. No proposed works encroach into areas of MSES Biodiversity. However, it is understood a MID application is required to also assess impacts to MSES outside mapped areas under the SPP. The proposed development will involve the removal of 16 Non-juvenile Koala Habitat Trees. A corridor of vegetation currently exists along the northern boundary of the site, which connects to the broader vegetation that exists west of the school. It is recommended that compensatory planting for the removal of Koala Habitat Trees be undertaken along this northern boundary.

At the local level, the site is mapped under the Brisbane City Council's *City Plan 2014* as containing areas of Biodiversity Overlays mapping and Waterway Corridors mapping. It is S5 Environmental's understanding that the proposal does not require assessment against the *City Plan 2014* but should give consideration to the intent of planning overlays. Regardless, it is S5 Environmental's understanding that no works are proposed within the HES, HESS mapped areas in the Biodiversity Areas Overlay, nor within a Waterway Corridor in the Waterway Corridors Overlay.

With the incorporation and implementation of recommendations identified in **Section 6** and **Section 7**, **S5 Environmental** believe the ecological impacts by the proposed Masterplan will be minor and can be adequately mitigated.

9.0 REFERENCES

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APPENDIX A

Database Searches

- Table A1. Threatened and Significant Flora and Fauna Species
- EPBC Protected Matters Report
- Wildlife Online Search
- MSES Report

Table A1. Threatened and Significant Flora and Fauna Species known to occur or likely to occur as Identified by EPBC, MSES, and Wildlife Online Database Searches

Habitat information summarised from each species' EPBC SPRAT, unless otherwise specified.

Scientific Name	Common Name	EPBC Status	NCA Status	Source	Typical Habitat	Development Site Habitat and Species Assessment	Likely Occurrence
BIRDS							
<i>Anthochaera phrygia</i>	Regent Honeyeater	CE	E	PMST	Mostly inhabits inland slopes of the Great Dividing Range. In QLD, breeding occurs regularly west of Warwick. Found in dry eucalypt woodland and open forest, rural and urban areas with mature eucalypts.	No records within 1km of site on Wildlife Online since 1980.	Low
<i>Botaurus poiciloptilus</i>	Australasian Bittern	E	E	MSES	Favours permanent freshwater wetlands with tall, dense vegetation. In SEQ habitat remains in pockets including Redlands and North Stradbroke Island.	No wetland habitat in development footprint. No records within 1km of site on Wildlife Online since 1980.	Low
<i>Calyptorhynchus lathami</i>	Glossy black cockatoo	E	V	MSES	Open forest and woodlands of the coast and the Great Dividing Range up to 1000 m in which stands of she-oak species, particularly Black She-oak (<i>Allocasuarina littoralis</i>), Forest She-oak (<i>A. torulosa</i>) or Drooping She-oak (<i>A. verticillata</i>).	No records within 1km of site on Wildlife Online since 1980. No records within 1km of site on Wildlife Online since 1980. Habitat not present on site.	Low Low

Scientific Name	Common Name	EPBC Status	NCA Status	Source	Typical Habitat	Development Site Habitat and Species Assessment	Likely Occurrence
<i>Casuaris casuaris johnsonii</i>	Sthn population cassowary	V	E	MSES	Occurs primarily in rainforest, as well as woodland, swamp and disturbed habitats for a year-round supply of fleshy fruits. It occurs in three broad populations. In the Wet Tropics it is distributed widely from Cooktown to just north of Townsville. Core habitat is coastal lowlands between Ingham and Mossman, and uplands in the southern Atherton Tablelands and other ranges.	Well outside known range, no habitat present.	N/A
<i>Erythrotriorchis radiatus</i>	Red Goshawk	V	E	PMST	Rare in forests and woodlands in north-eastern and northern Australia.	Possibly functionally extant in SE Qld. No confirmed recorded sightings within 1km of the site since 1980.	Low
<i>Falco hypoleucos</i>	Grey Falcon	V		PMST	Usually restricted to shrubland, grassland and wooded watercourses of arid and semi-arid regions, although it is occasionally found in open woodlands near the coast. Also occurs near wetlands where surface water attracts prey.	No wetlands mapped on site, no confirmed sightings within 1km since 1980.	Low
<i>Hirundapus caudacutus</i>	White-throated Needle-tail	V	SLC	PMST	Found from 1 m-1000 m in open forest, heathland, and rainforest, however rarely seen above woodland and treeless areas such as grassland or swamps. Breeds in Siberia, east China and Japan, and enters Australia from September to October.	Aerial feeder. Possibly within the vicinity. Two unconfirmed recorded sightings within 2km since 1980.	Low - Moderate
<i>Lathamus discolor</i>	Swift Parrot	CE	E	PMST, MSES	Breeding in Tasmania from Sep-Feb; winter nomadic visitor to sclerophyll forests and woodlands in south-east Queensland to South Australia.	No confirmed sightings within 1km of site since 1980. May occasionally visit the vicinity, little habitat available within site.	Low

Scientific Name	Common Name	EPBC Status	NCA Status	Source	Typical Habitat	Development Site Habitat and Species Assessment	Likely Occurrence
<i>Ninox strenua</i>	Powerful owl		V	MSES	Woodland and open sclerophyll forest to tall open wet forest and rainforest.	ALA has seven listed sightings within 2km of site since 2013. Likely to be within the vicinity of site.	Moderate
<i>Pezoporus wallicus wallicus</i>	Eastern ground parrot		V	MSES	It occurs mostly in coastal heathland or sedgeland with very dense cover and a high density of the parrot's food plants	The site of the development does not have the habitat requirements to support the species, therefore it is unlikely that this species would be present. No records within 1km of the site since 1980.	Low
<i>Rhipidura rufifrons</i>	Rufous Fantail	M	SLC	ALA, PMST	Common migrant or resident in rainforest and forests along eastern portion of Australia.	One sighting within 2km of the site since 1980.	Low - Moderate
<i>Rostratula australis</i>	Australian Painted Snipe	E	V	PMST	Uncommon to rare nomad in marshes, mainly in northern and eastern Australia and Tasmania. Usually found in well vegetated edges of wetlands and dams.	The site lacks marshes, wetlands and dams, and it is unlikely that this species would be present. No records within 1km of the site since 1980.	Low
<i>Symposiachrus trivirgatus</i>	Spectacled Monarch		SLC	ALA	Lower storey of rainforest and damp thick forests particularly gullies.	The site lacks suitable habitat. One sighting within 2km of the site.	Low
<i>Turnix melanogaster</i>	Black-breasted Button-quail	V	V	PMST	Restricted to rainforests and forests, mostly in areas with 770-1200 mm rainfall per annum. They prefer drier low closed forests, particularly semi-evergreen vine thicket, low microphyll vine forest, <i>Araucarian microphyll</i> vine forest and <i>Araucarian notophyll</i> vine forest. They may also be found in low, dense acacia thickets and, in littoral area, in vegetation behind sand dunes.	No habitat to support the species within the site, unlikely that this species would be present.	Low

LISTED MIGRATORY TERRESTRIAL AND WETLAND BIRDS (NOT PREVIOUSLY LISTED)

Scientific Name	Common Name	EPBC Status	NCA Status	Source	Typical Habitat	Development Site Habitat and Species Assessment	Likely Occurrence
<i>Apus pacificus</i>	Fork-tailed Swift	M		PMST	Common migrant, throughout mainland Australia, mostly west of divide.	Site lacks suitable habitat, no sightings within 1km since 1980.	Low
<i>Cuculus optatus</i>	Oriental Cuckoo	M		PMST	Forest, Monsoon forests; wet sclerophyll forests; paperbark swamps; mangroves. Northern and eastern Australia; Non breeding migrant.	Habitat not present on site, no recent sightings within 1km.	Low
<i>Gallinago hardwickii</i>	Latham's Snipe	M		EPBC	Common migrant from Japan and Kuril to eastern and Tasmanian swamps and wet grasslands.	Habitat not present on site.	Low
<i>Monarcha melanopsi</i>	Black-faced Monarch	M	SLC	PMST	Rainforest, sclerophyll forest and woodland in dense gullies in eastern, coastal Australia.	Gullies not present, not high quality habitat.	Low
<i>Monarcha trivirgatus</i>	Spectacled Monarch	M		PMST	Lower storey of rainforest and damp thick forest, especially in gullies.	Gullies not present, not high quality habitat, zero sightings.	Low
<i>Myiagra cyanoleuca</i>	Satin Flycatcher	M		PMST	Uncommon migrant along eastern Australia. Found in thick gullies.	Gullies not present, not high quality habitat, zero sightings.	Low
<i>Pandion cristatus</i>	Eastern Osprey	M	SLC	PMST	Found in all states and territories. The range is a narrow strip at the coast and offshore islands, although it is occasionally found at open river systems and beyond tidal plains. Visits to inland regions from the north during the wet season may occur in years of heavier rainfall (Debus, Stephen J. S., 2012)	Potential habitat on site. No sightings within 1 km.	Low
<i>Tringa nebularia</i>	Common Greenshank	M		PMST	The Common Greenshank does not breed in Australia, however, the species occurs in all types of wetlands and has the widest distribution of any shorebird in Australia (Higgins & Davies 1996).	Suitable habitat not present on site. No sightings within 1km.	Low

Scientific Name	Common Name	EPBC Status	NCA Status	Source	Typical Habitat	Development Site Habitat and Species Assessment	Likely Occurrence
FROGS							
<i>Adelotus brevis</i>	Tusked frog			WO, MSES	Inhabits wet eucalypt forest, rainforest and sometimes dry eucalypt forest, where it can be found in close proximity to suitable breeding habitat such as ponds and slow-moving sections of streams	Twelve records within 1km of site since 1980. Some waterways mapped on site presence is possible.	Moderate
<i>Crinia tinnula</i>	Wallum Froglet		V	MSES	Found in acidic wetlands (pH 4.3-5.2) within Melaleuca swamps, sedgeland, wet or dry heathland and wallum/woodland areas in the sandy coastal lowlands (<100m above sea level) of south-east Queensland.	The development site lacks acidic wetlands and it is unlikely that this species is present. No records within 1km of the site since 1980.	Low
<i>Litoria freycineti</i>	Wallum rocketfrog		V	MSES	Freshwater, acidic swamps and lagoons, sandy and alluvial substrates, dominated by Banksia or Eucalyptus woodlands in areas of south-east Qld.	The development site lacks acidic wetlands and it is unlikely that this species is present. No records within 1km of the site since 1980.	Low
<i>Litoria alongburensis</i>	Wallum sedgefrog	V	V	MSES	Typically sedgeland, Banksia and Melaleuca woodland in sandy coastal areas of south-east Qld. Common in/around ephemeral acid swamps.	The development site lacks acidic wetlands and it is unlikely that this species is present. No records within 1km of the site since 1980.	Low
<i>Taudactylus pleione</i>	Kroombit tinkerfrog		E	MSES	Montane specialist, endemic to the Wet Tropics Bioregion occurring along rocky streams in upland rainforest. It is usually found under rocks and logs beside fast-flowing streams and prefers seepage and trickle areas near streams.	The site lacks Montane habitats, and it is unlikely that this species is present. No records within 1km of the site since 1980.	N/A
INSECTS							

Scientific Name	Common Name	EPBC Status	NCA Status	Source	Typical Habitat	Development Site Habitat and Species Assessment	Likely Occurrence
<i>Argynnis hyperbius inconstans</i>	Australian Fritillary	CE	E	PMST	Found in scattered locations across south-eastern Qld and north-eastern NSW and known from Gympie and Port Macquarie areas. Restricted to areas where its larval food plant, <i>Viola betonicifolia</i> occurs and usually occurs around river estuaries or open swampy coastal regions.	The development footprint lacks native groundlayer species and habitat for <i>Viola betonicifolia</i> . No records within 1km of the site since 1980.	Low
MAMMALS							
<i>Dasyurus hallucatus</i>	Northern Quoll	E		PMST	The Northern Quoll occupies a diversity of habitats across its range which includes rocky areas, eucalypt forest and woodlands, rainforests, sandy lowlands and beaches, shrubland, grasslands and desert. Habitat generally encompasses some form of rocky area for denning purposes with surrounding vegetated habitats used for foraging and dispersal.	Rocky areas are not present on site. No recorded sightings within 1km since 1980.	Low
<i>Dasyurus maculatus maculatus</i> (SE Mainland Population)	Spotted-tailed Quoll	E	V	PMST	Generally occurs in densely vegetated areas including wet eucalypt forest and rainforest. Probably extinct around Brisbane area.	The development footprint does not have the sufficient habitat requirements to support the species, unlikely to be present. No records within 1km of the site since 1980.	Low
<i>Ornithorhynchus anatinus</i>	Platypus		SLC	MSES	Generally live in rivers east of the Great Dividing Range, and are also found in some western-flowing streams. Borrow in river banks near freshwater creeks, slow-moving rivers, lakes joined by rivers, and built water storages such as farm dams.	Site exterior does contain creeks or rivers with potential habitat for the species. ALA sightings shows two records within 2km.	Medium

Scientific Name	Common Name	EPBC Status	NCA Status	Source	Typical Habitat	Development Site Habitat and Species Assessment	Likely Occurrence
<i>Petauroides volans</i>	Greater Glider	V		PMST, MSES	Occur down the east coast of Australia. Wide range of habitats including tall open woodland, eucalypt forests and low woodlands. Feed mainly on eucalypt leaves and prefer the presence of plentiful hollows.	Habitat is present on site, however it is highly disturbed and there have been no recorded sightings within 1km of the site since 1980.	Low - Moderate
<i>Petaurus gracilis</i>	Mahogany Glider		E	MSES	Restricted to the southern Wet Tropics of north Queensland, from the Hull River (east of Tully) south to Ollera Creek, south-east of Ingham, and extending inland about 100km. Occurring in habitat below 120m elevation, mahogany gliders are highly mobile and dependent on continuous open forest or woodland to range freely.	Well outside known range, no habitat present	N/A
<i>Petrogale persephone</i>	Proserpine rock-wallaby		E	MSES	Prefers rocky outcrops, rock piles and cliffs within a microphyll/notophyll semi-deciduous dry vine forest. On Gloucester Island National Park the habitat includes rocky outcrops and rock piles covered with dry vine scrub, usually associated with beach scrub (EPBC)	Well outside known range, no habitat present	N/A
<i>Phascolarctos cinereus</i> (SEQ bioregion)	Koala	V	V	PMST, WO, MSES	Eucalypt forests in eastern QLD, NSW and VIC.	Habitat present on site. Five records within 1km of site since 1980.	Moderate
<i>Pteropus poliocephalus</i>	Grey-Headed Flying-Fox	V	-	PMST, WO	Camps located near water around coastal eastern Australia.	One recorded sightings by Wildlife Online within 1km of the site since 1980. Suitable foraging habitat present on site.	Moderate

Scientific Name	Common Name	EPBC Status	NCA Status	Source	Typical Habitat	Development Site Habitat and Species Assessment	Likely Occurrence
<i>Tachyglossus aculeatus</i>	Short-beaked Echidna		SLC	MSES	Inhabit a wide range of terrestrial habitats wherever there are enough ants or termites: including desert, rainforest, open forest, bushland, farmland, suburban backyards in leaf litter.	Potential habitat surrounding the site. ALA reports 1 sighting on the Ashgrove sports ground, 3 more sightings within 2km.	Moderate
<i>Xeromys myoides</i>	Water Mouse	V	V	MSES	Typically occurs in coast saltmarsh, mangroves and adjacent freshwater wetland habitats. Known to occur in south-east Queensland. Constructed nesting mounds and natural or artificial hollows located close to or above the high tide mark, are used for shelter during the day and between tidal cycles.	No saltmarsh or freshwater wetland present. Watercourses present to site's exterior however species unlikely to be present. No records within 1km of the site since 1980.	Low
REPTILES							
<i>Acanthophis antarcticus</i>	Common Death Adder		V	MSES	Occurs from central Queensland through New South Wales to the southern parts of South Australia and Western Australia. This species is found in a wide variety of well-drained habitats, including rainforests and wet sclerophyll forests, woodland, shrublands, grasslands and coastal heathlands, preferring sites with deep fixed leaf litter.	No sightings within 1km reported. Habitat less suited.	Low
<i>Denisonia maculata</i>	Ornamental snake		V	MSES	Found in the Bowen Basin of Queensland. They are nocturnal and are thought to shelter in soil cracks during the day.	Site is outside natural region with zero sightings within 1km of the site since 1980.	Low
PLANTS							

Scientific Name	Common Name	EPBC Status	NCA Status	Source	Typical Habitat	Development Site Habitat and Species Assessment	Likely Occurrence
<i>Bosistoa transversa</i>	Three-leaved Bosistoa	V	-	PMST	Grows in lowland subtropical rainforest up to 300 m above sea level.	No subtropical rainforest present. Species unlikely to be present. No records within 1km of the site since 1980.	Low
<i>Boronia keysii</i>	Keys boronia		V	MSES	Key's boronia is usually found in the ecotone between forest and heath and commonly as an understorey species in open forest. It is only known from the Cooloola region near Lake Cootharaba (DES, 2019)	Species not observed. No records within 1km of the site since 1980, well outside known range. No wetlands or heath present. Species unlikely to be present.	Low
<i>Corchorus cunninghamii</i>	Native Jute	E		PMST	The Native Jute is found in a mosaic of wet sclerophyll and subtropical rainforest as well as grassy open forest. This species is generally located at low to mid elevations (110–430 m). In general, the soils are shallow, stony and well drained and common canopy species occurring alongside this species include Grey Gum (<i>Eucalyptus propinqua</i>), Brush Box (<i>Lophostemon confertus</i>) and Grey Ironbark (<i>Eucalyptus siderophloia</i>) (DOE 2018).	No wet sclerophyll and subtropical rainforest present in the area. No records within 1km of the site since 1980.	Low
<i>Macadamia integrifolia</i>	Queensland Nut	V	V	PMST	Remnant rainforest, including complex mixed notophyll forest, and prefers partially open areas such as rainforest edges.	No remnant rainforest present. Not recorded within 1km of the site.	Low
<i>Macadamia ternifolia</i>	Small-fruited Queensland Nut	V		PMST	Following extensive habitat clearing, the species is now considered extremely rare in the wild and is restricted to an area between Mount (Mt) Pinbarren (northern extent) and Mary Cairncross Park near Maleny (southern extent) (a distance of almost 50 km) (DOE 2018i).	South of known region. Zero specimens sighted within 1km.	Low

Scientific Name	Common Name	EPBC Status	NCA Status	Source	Typical Habitat	Development Site Habitat and Species Assessment	Likely Occurrence
<i>Melaleuca irbyana</i>	Swamp Tea-Tree		E	MSES, ALA	Melaleuca irbyana grows in flat areas that are periodically waterlogged, in eucalypt forest, mixed forest and Melaleuca woodland with a sparse and grassy understorey. It grows on poorly draining, heavy clay soils. (WetlandInfo, 2019)	Development site is not periodically waterlogged, flat and poorly drained on clay soils. One sighting listed by ALA within 1km.	Low
<i>Rhodomyrtus rubescens</i>	Scrub turpentine		E	PMST	Populations and individuals of R. rubescens are often found in wet sclerophyll associations in rainforest transition zones and creekside riparian vegetation (Benson and McDougall 1998).	Potential habitat not present. No specimens recorded within 1km.	Low
<i>Rhodomyrtus psidioides</i>	Native Guava		E	PMST	Found in littoral, warm temperate and subtropical rainforest and wet sclerophyll forest often near creeks and drainage lines (NSW Gov, 2020)	No rainforest or wet sclerophyll habitat present within development footprint. No specimens have been recorded within 1km of the site since 1980.	Low
<i>Samadera bidwillii</i>	Quassia		V	PMST	Quassia commonly occurs in lowland rainforest or on rainforest margins, but it can also be found in other forest types, such as open forest and woodland. Quassia is commonly found in areas adjacent to both temporary and permanent watercourses (Hewson 1985; QDNR 2001; Stanley & Ross 1983; DoEE 2019).	Watercourses are present in the site. Zero sightings within 1km of the site since 1980.	Low

EPBC = *Environment Protection and Biodiversity Conservation Act 1999*; where NT = Near Threatened, V = Vulnerable, E = Endangered, CE = Critically Endangered, and M = Migratory

NCA = *Nature Conservation Act 1992*; where SLC = Special Least Concern, NT = Near Threatened, V = Vulnerable, E = Endangered, CE = Critically Endangered.

Source:

PMST = Protected Matters Search Tool

WO = Wildlife Online

ALA = Atlas of Living Australia

EH = Essential Habitat Mapping

MSES = Matter of State Environmental Significance Report

Department of Agriculture, Water and Environment (2020). *SPRAT (Species Profile and Threats Database)*. Downloaded From <http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>

New South Wales Government (2020). Threatened Species. <https://www.environment.nsw.gov.au/threatenedspeciesapp/>

Queensland Government (2019) Species Profiles <https://apps.des.qld.gov.au/species-search/>



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: 25/05/21 16:27:14

[Summary](#)

[Details](#)

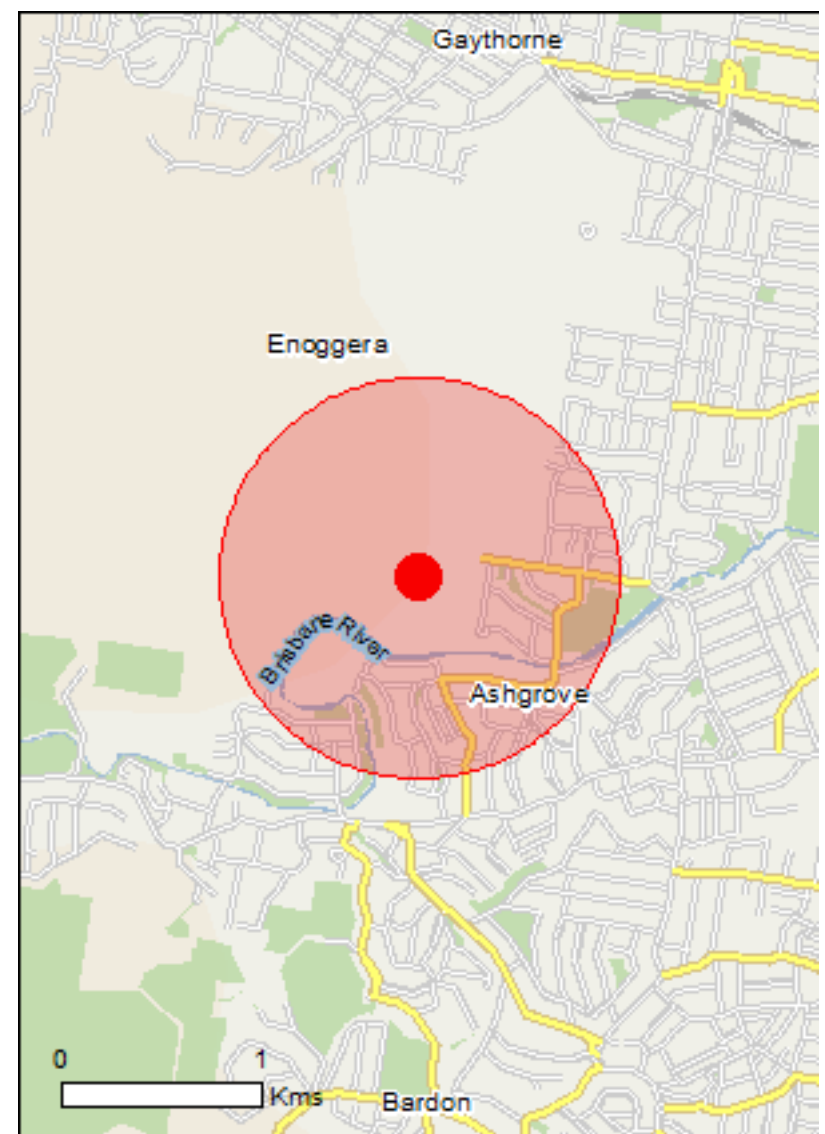
[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



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[Coordinates](#)

[Buffer: 1.0Km](#)



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](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	40
Listed Migratory Species:	15

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.

Commonwealth Land:	1
Commonwealth Heritage Places:	1
Listed Marine Species:	21
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

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

State and Territory Reserves:	None
Regional Forest Agreements:	None
Invasive Species:	45
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar)	[Resource Information]
Name	Proximity
Moreton bay	10 - 20km upstream

Listed Threatened Ecological Communities

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
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community may occur within area
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur within area

Listed Threatened Species

Name	Status	Type of Presence
Birds		
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour likely to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Erythrorchis radiatus Red Goshawk [942]	Vulnerable	Species or species habitat known to occur within area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area

Name	Status	Type of Presence
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area
Thinornis cucullatus cucullatus Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat may occur within area
Turnix melanogaster Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area
Fish		
Neoceratodus forsteri Australian Lungfish, Queensland Lungfish [67620]	Vulnerable	Species or species habitat known to occur within area
Frogs		
Mixophyes fleayi Fleay's Frog [25960]	Endangered	Species or species habitat may occur within area
Insects		
Argynnis hyperbius inconstans Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area
Mammals		
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Vulnerable	Species or species habitat may occur within area
Dasyurus hallucatus Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat likely to occur within area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area
Petauroides volans Greater Glider [254]	Vulnerable	Species or species habitat likely to occur within area
Petrogale penicillata Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat may occur within area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Vulnerable	Species or species habitat known to occur within area
Potorous tridactylus tridactylus Long-nosed Potoroo (SE Mainland) [66645]	Vulnerable	Species or species habitat may occur within area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour known to occur within area
Plants		
Arthraxon hispidus Hairy-joint Grass [9338]	Vulnerable	Species or species habitat may occur within area
Bosistoa transversa Three-leaved Bosistoa, Yellow Satinheart [16091]	Vulnerable	Species or species habitat likely to occur within area
Corchorus cunninghamii Native Jute [14659]	Endangered	Species or species habitat likely to occur within area

Name	Status	Type of Presence
Cryptocarya foetida Stinking Cryptocarya, Stinking Laurel [11976]	Vulnerable	Species or species habitat may occur within area
Cupaniopsis shirleyana Wedge-leaf Tuckeroo [3205]	Vulnerable	Species or species habitat may occur within area
Dichanthium setosum bluegrass [14159]	Vulnerable	Species or species habitat may occur within area
Lepidium peregrinum Wandering Pepper-cress [14035]	Endangered	Species or species habitat may occur within area
Macadamia integrifolia Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak [7326]	Vulnerable	Species or species habitat likely to occur within area
Macadamia ternifolia Small-fruited Queensland Nut, Gympie Nut [7214]	Vulnerable	Species or species habitat likely to occur within area
Macadamia tetraphylla Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut [6581]	Vulnerable	Species or species habitat may occur within area
Phaius australis Lesser Swamp-orchid [5872]	Endangered	Species or species habitat may occur within area
Rhodamnia rubescens Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat likely to occur within area
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat likely to occur within area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area
Reptiles		
Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area
Furina dunmali Dunmall's Snake [59254]	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
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area

Name	Threatened	Type of Presence
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat known to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Commonwealth Land

[\[Resource Information \]](#)

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Name
Defence - Training logistic centre

Commonwealth Heritage Places

[\[Resource Information \]](#)

Name	State	Status
Historic		
Enoggera Magazine Complex	QLD	Listed place

Listed Marine Species

[\[Resource Information \]](#)

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

Name	Threatened	Type of Presence
Birds		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat likely to occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat likely to occur within area
Monarcha trivirgatus Spectacled Monarch [610]		Species or species habitat known to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat known to occur within area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat likely to occur within area

Name	Threatened	Type of Presence
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat known to occur within area
Thinornis rubricollis rubricollis Hooded Plover (eastern) [66726]	Vulnerable*	Species or species habitat may occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Extra Information

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
Birds		
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
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Frogs		
Rhinella marina Cane Toad [83218]		Species or species habitat known to occur

Name	Status	Type of Presence within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Capra hircus Goat [2]		Species or species habitat likely to occur within area
Felis catus 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
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Sus scrofa Pig [6]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Alternanthera philoxeroides Alligator Weed [11620]		Species or species habitat likely to occur within area
Anredera cordifolia Madeira Vine, Jalap, Lamb's-tail, Mignonette Vine, Anredera, Gulf Madeiravine, Heartleaf Madeiravine, Potato Vine [2643]		Species or species habitat likely to occur within area
Asparagus aethiopicus Asparagus Fern, Ground Asparagus, Basket Fern, Sprengi's Fern, Bushy Asparagus, Emerald Asparagus [62425]		Species or species habitat likely to occur within area
Asparagus africanus Climbing Asparagus, Climbing Asparagus Fern [66907]		Species or species habitat likely to occur within area
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Asparagus plumosus Climbing Asparagus-fern [48993]		Species or species

Name	Status	Type of Presence
Cabomba caroliniana		habitat likely to occur within area
Cabomba, Fanwort, Carolina Watershield, Fish Grass, Washington Grass, Watershield, Carolina Fanwort, Common Cabomba [5171]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera		
Bitou Bush, Boneseed [18983]		Species or species habitat may occur within area
Cryptostegia grandiflora		
Rubber Vine, Rubbervine, India Rubber Vine, India Rubbervine, Palay Rubbervine, Purple Allamanda [18913]		Species or species habitat likely to occur within area
Dolichandra unguis-cati		
Cat's Claw Vine, Yellow Trumpet Vine, Cat's Claw Creeper, Funnel Creeper [85119]		Species or species habitat likely to occur within area
Eichhornia crassipes		
Water Hyacinth, Water Orchid, Nile Lily [13466]		Species or species habitat likely to occur within area
Genista monspessulana		
Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Hymenachne amplexicaulis		
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]		Species or species habitat likely to occur within area
Opuntia spp.		
Prickly Pears [82753]		Species or species habitat likely to occur within area
Parkinsonia aculeata		
Parkinsonia, Jerusalem Thorn, Jelly Bean Tree, Horse Bean [12301]		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
Rubus fruticosus aggregate		
Blackberry, European Blackberry [68406]		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
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
Solanum elaeagnifolium		
Silver Nightshade, Silver-leaved Nightshade, White Horse Nettle, Silver-leaf Nightshade, Tomato Weed, White Nightshade, Bull-nettle, Prairie-berry, Satansbos, Silver-leaf Bitter-apple, Silverleaf-nettle, Trompillo [12323]		Species or species habitat likely to occur within area
Reptiles		
Hemidactylus frenatus		
Asian House Gecko [1708]		Species or species habitat likely to occur

Name	Status	Type of Presence within area
Ramphotyphlops braminus Flowerpot Blind Snake, Brahminy Blind Snake, Cacing Besi [1258]		Species or species habitat likely to occur within area

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

-27.4385 152.9777

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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Queensland Government

Wildlife Online Extract

Search Criteria: Species List for a Specified Point
Species: All
Type: Native
Status: All
Records: All
Date: Since 1980
Latitude: -27.4385
Longitude: 152.9777
Distance: 1
Email: lucy@s5consulting.com.au
Date submitted: Tuesday 25 May 2021 16:35:14
Date extracted: Tuesday 25 May 2021 16:40:02

The number of records retrieved = 71

Disclaimer

As the DSITIA is still in a process of collating and vetting data, it is possible the information given is not complete. The information provided should only be used for the project for which it was requested and it should be appropriately acknowledged as being derived from Wildlife Online when it is used.

The State of Queensland does not invite reliance upon, nor accept responsibility for this information. Persons should satisfy themselves through independent means as to the accuracy and completeness of this information.

No statements, representations or warranties are made about the accuracy or completeness of this information. The State of Queensland disclaims all responsibility for this information and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Limnodynastidae	<i>Adelotus brevis</i>	tusked frog		V		12
animals	birds	Acanthizidae	<i>Sericornis frontalis</i>	white-browed scrubwren		C		1
animals	birds	Accipitridae	<i>Lophoictinia isura</i>	square-tailed kite		C		1
animals	birds	Aegothelidae	<i>Aegotheles cristatus</i>	Australian owl-nightjar		C		1
animals	birds	Ardeidae	<i>Bubulcus ibis</i>	cattle egret		C		1
animals	birds	Ardeidae	<i>Egretta novaehollandiae</i>	white-faced heron		C		1
animals	birds	Artamidae	<i>Gymnorhina tibicen</i>	Australian magpie		C		1
animals	birds	Artamidae	<i>Strepera graculina</i>	pieb currawong		C		1
animals	birds	Burhinidae	<i>Burhinus grallarius</i>	bush stone-curlew		C		2
animals	birds	Columbidae	<i>Ptilinopus regina</i>	rose-crowned fruit-dove		C		1
animals	birds	Corvidae	<i>Corvus orru</i>	Torresian crow		C		1
animals	birds	Falconidae	<i>Falco peregrinus</i>	peregrine falcon		C		1
animals	birds	Halcyonidae	<i>Dacelo novaeguineae</i>	laughing kookaburra		C		1
animals	birds	Maluridae	<i>Malurus melanocephalus</i>	red-backed fairy-wren		C		1
animals	birds	Meliphagidae	<i>Manorina melanocephala</i>	noisy miner		C		2
animals	birds	Pardalotidae	<i>Pardalotus striatus</i>	striated pardalote		C		1
animals	birds	Psittacidae	<i>Trichoglossus chlorolepidotus</i>	scaly-breasted lorikeet		C		1
animals	birds	Psophodidae	<i>Psophodes olivaceus</i>	eastern whipbird		C		1
animals	birds	Rallidae	<i>Amaurornis moluccana</i>	pale-vented bush-hen		C		1
animals	birds	Rhipiduridae	<i>Rhipidura leucophrys</i>	willie wagtail		C		1
animals	birds	Threskiornithidae	<i>Platalea regia</i>	royal spoonbill		C		1
animals	birds	Threskiornithidae	<i>Threskiornis spinicollis</i>	straw-necked ibis		C		1
animals	mammals	Petauridae	<i>Petaurus norfolcensis</i>	squirrel glider		C		4
animals	mammals	Phalangeridae	<i>Trichosurus vulpecula</i>	common brushtail possum		C		1
animals	mammals	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala		V	V	4
animals	mammals	Pteropodidae	<i>Pteropus poliocephalus</i>	grey-headed flying-fox		C	V	1
animals	ray-finned fishes	Anguillidae	<i>Anguilla australis</i>	southern shortfin eel				1
animals	ray-finned fishes	Anguillidae	<i>Anguilla reinhardtii</i>	longfin eel				1
animals	ray-finned fishes	Eleotridae	<i>Hypseleotris galii</i>	firetail gudgeon				1
animals	ray-finned fishes	Retropinnidae	<i>Retropinna semoni</i>	Australian smelt				1
animals	reptiles	Boidae	<i>Morelia spilota</i>	carpet python		C		4
animals	reptiles	Colubridae	<i>Dendrelaphis punctulatus</i>	green tree snake		C		1
animals	reptiles	Colubridae	<i>Boiga irregularis</i>	brown tree snake		C		2
animals	reptiles	Elapidae	<i>Tropidechis carinatus</i>	rough-scaled snake		C		1
animals	reptiles	Elapidae	<i>Cacophis squamulosus</i>	golden crowned snake		C		1
animals	reptiles	Scincidae	<i>Eulamprus quoyii</i>	eastern water skink		C		2
fungi	Agaricomycetes	Agaricaceae	<i>Macrolepiota</i>					1/1
fungi	Agaricomycetes	Tricholomataceae	<i>Macrocybe crassa</i>			C		1/1
fungi	lecanoromycetes	Caliciaceae	<i>Dirinaria flava</i>			C		1/1
fungi	lecanoromycetes	Caliciaceae	<i>Dirinaria aegialita</i>			C		1/1
fungi	lecanoromycetes	Coccocarpiaceae	<i>Coccocarpia palmicola</i>			C		2/2
fungi	lecanoromycetes	Collemataceae	<i>Leptogium austroamericanum</i>			C		1/1
fungi	lecanoromycetes	Graphidaceae	<i>Diploschistes actinostomus</i>			C		2/2
fungi	lecanoromycetes	Lecanoraceae	<i>Lecanora margarodes</i>			C		1/1
fungi	lecanoromycetes	Parmeliaceae	<i>Parmotrema parahypotropum</i>			C		1/1
fungi	lecanoromycetes	Parmeliaceae	<i>Hypotrachyna immaculata</i>			C		1/1

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
fungi	lecanoromycetes	Parmeliaceae	<i>Parmotrema reticulatum</i>			C		2/2
fungi	lecanoromycetes	Parmeliaceae	<i>Parmotrema cristiferum</i>			C		1/1
fungi	lecanoromycetes	Parmeliaceae	<i>Hypotrachyna osseoalba</i>			C		1/1
fungi	lecanoromycetes	Parmeliaceae	<i>Relicina sydneyensis</i>			C		2/2
fungi	lecanoromycetes	Parmeliaceae	<i>Parmotrema tinctorum</i>			C		1/1
fungi	lecanoromycetes	Pertusariaceae	<i>Pertusaria</i>					1/1
fungi	lecanoromycetes	Physciaceae	<i>Rinodina moziana var. moziana</i>			C		1/1
fungi	lecanoromycetes	Physciaceae	<i>Heterodermia obscurata</i>			C		1/1
fungi	lecanoromycetes	Psoraceae	<i>Protoblastenia</i>					1/1
plants	land plants	Acanthaceae	<i>Rostellularia obtusa</i>			C		1/1
plants	land plants	Amaranthaceae	<i>Alternanthera denticulata</i>	lesser joyweed		C		1/1
plants	land plants	Asteraceae	<i>Sigesbeckia orientalis</i>	Indian weed		C		1/1
plants	land plants	Cyperaceae	<i>Carex gaudichaudiana</i>			C		1/1
plants	land plants	Lamiaceae	<i>Anisomeles moschata</i>			C		1/1
plants	land plants	Laxmanniaceae	<i>Lomandra filiformis</i>			C		2/2
plants	land plants	Myrtaceae	<i>Melaleuca viminalis</i>			C		1/1
plants	land plants	Onagraceae	<i>Ludwigia peploides subsp. montevidensis</i>			C		1/1
plants	land plants	Onagraceae	<i>Ludwigia octovalvis</i>	willow primrose		C		1/1
plants	land plants	Poaceae	<i>Lachnagrostis filiformis</i>			C		1/1
plants	land plants	Poaceae	<i>Danthonia spicata</i>			C		1/1
plants	land plants	Poaceae	<i>Danthonia sericea</i>			C		1/1
plants	land plants	Polygonaceae	<i>Persicaria decipiens</i>	slender knotweed		C		1/1
plants	land plants	Polygonaceae	<i>Rumex brownii</i>	swamp dock		C		2/2
plants	land plants	Polygonaceae	<i>Persicaria lapathifolia</i>	pale knotweed		C		1/1
plants	land plants	Tropaeolaceae	<i>Tropaeolum</i>					1/1

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.



Queensland Government

Department of Environment and Science

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest
Lot: 364 Plan: SP272699

Environmental Reports - General Information

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

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

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

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

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

Disclaimer

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



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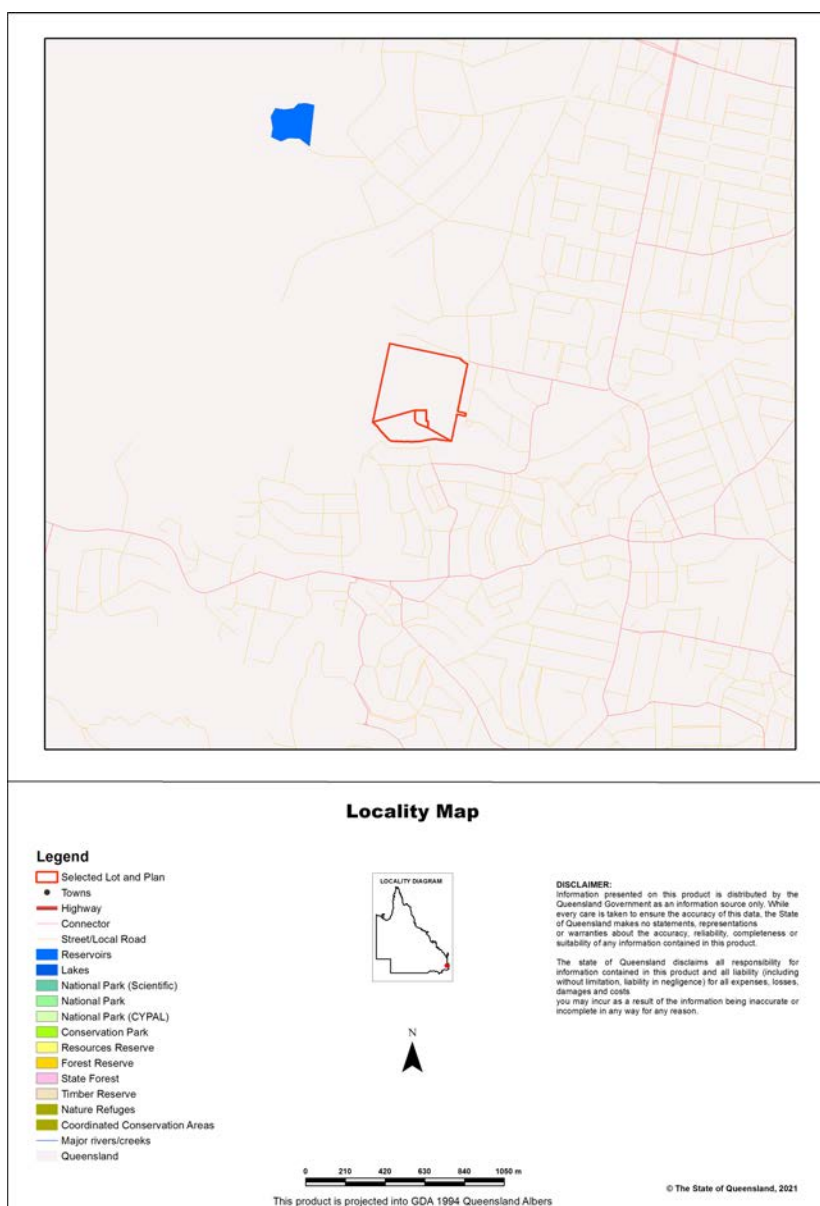
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Assessment Area Details

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

Table 1: Summary table, details for AOI Lot: 364 Plan: SP272699

Size (ha)	19.55
Local Government(s)	Brisbane City
Bioregion(s)	Southeast Queensland
Subregion(s)	Burringbar - Conondale Ranges
Catchment(s)	Brisbane



Matters of State Environmental Significance (MSES)

MSES Categories

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

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

The MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992* ;
- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the *Marine Parks Act 2004* ;
- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;
- Threatened wildlife under the *Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;
- Regulated vegetation under the *Vegetation Management Act 1999* that is:
 - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
 - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
 - Category R areas on the regulated vegetation management map;
 - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
 - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;
- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;
- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;
- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

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

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0.0 ha	0.0 %
1b Protected Areas- nature refuges	0.0 ha	0.0 %
1c Protected Areas- special wildlife reserves	0.0 ha	0.0 %
2 State Marine Parks- highly protected zones	0.0 ha	0.0 %
3 Fish habitat areas (A and B areas)	0.0 ha	0.0 %
4 Strategic Environmental Areas (SEA)	0.0 ha	0.0 %
5 High Ecological Significance wetlands on the map of Referable Wetlands	0.0 ha	0.0 %
6a High Ecological Value (HEV) wetlands	0.0 ha	0.0 %
6b High Ecological Value (HEV) waterways **	0.0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0.7 ha	3.6%
7b Special least concern animals	0.7 ha	3.6%
7c i Koala habitat area - core (SEQ)	0.7 ha	3.6%
7c ii Koala habitat area - locally refined (SEQ)	0.64 ha	3.3%
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0.08 ha	0.42%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0.0 ha	0.0 %
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0.0 ha	0.0 %
8d Regulated Vegetation - Essential habitat	2.25 ha	11.5%
8e Regulated Vegetation - intersecting a watercourse **	0.0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0.0 ha	0.0 %
9a Legally secured offset areas- offset register areas	0.0 ha	0.0 %
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0.0 ha	0.0 %

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(no results)

1b. Protected Areas - nature refuges

(no results)

1c. Protected Areas - special wildlife reserves

(no results)

2. State Marine Parks - highly protected zones

(no results)

3. Fish habitat areas (A and B areas)

(no results)

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

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(no results)

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

(no results)

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

(no results)

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

(no results)

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

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Values are present

7b. Special least concern animals

Values are present

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

Values are present

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

Values are present

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
<i>Boronia keysii</i>		V	None
<i>Calyptorhynchus lathami</i>	Glossy black cockatoo	V	None
<i>Casuarus casuarus johnsonii</i>	Sthn population cassowary	E	None
<i>Crinia tinnula</i>	Wallum froglet	V	None
<i>Denisonia maculata</i>	Ornamental snake	V	None
<i>Litoria freycineti</i>	Wallum rocketfrog	V	None
<i>Litoria olongburensis</i>	Wallum sedgefrog	V	None
<i>Melaleuca irbyana</i>		E	None
<i>Petaurus gracilis</i>	Mahogany Glider	E	None
<i>Petrogale persephone</i>	Proserpine rock-wallaby	E	None
<i>Phascogale cinereus</i>	Koala - outside SEQ*	V	None
<i>Pezoporus wallicus wallicus</i>	Eastern ground parrot	V	None
<i>Taudactylus pleione</i>	Kroombit tinkerfrog	E	None
<i>Xeromys myoides</i>	Water Mouse	V	None

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

Threatened (endangered or vulnerable) wildlife species records

Scientific name	Common name	NCA status	EPBC status	Migratory status
<i>Adelotus brevis</i>	tusked frog	V		
<i>Theleponon australiensis</i>		V		
<i>Ninox strenua</i>	powerful owl	V		

Special least concern animal species records

Scientific name	Common name	Migratory status
<i>Ornithorhynchus anatinus</i>	platypus	

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

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

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

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

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

MSES - Regulated Vegetation

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

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

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

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

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

Regional ecosystem	Vegetation management polygon	Vegetation management status
12.3.11	O-dom	rem_oc

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

Not applicable

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

Not applicable

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

(no results)

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

Not applicable

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

MSES - Offsets

9a. Legally secured offset areas - offset register areas

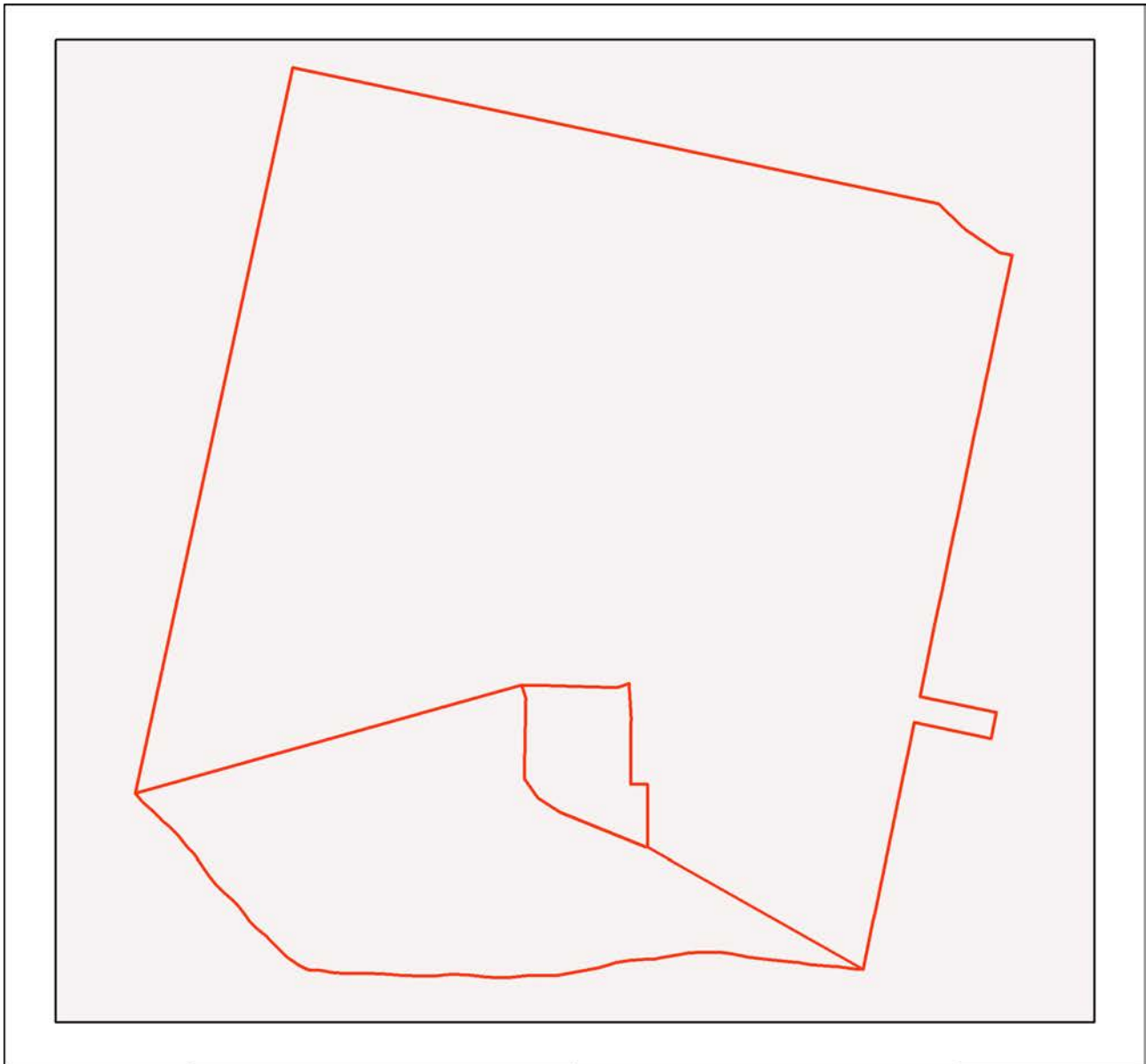
(no results)

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

(no results)

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

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

Area of Interest

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



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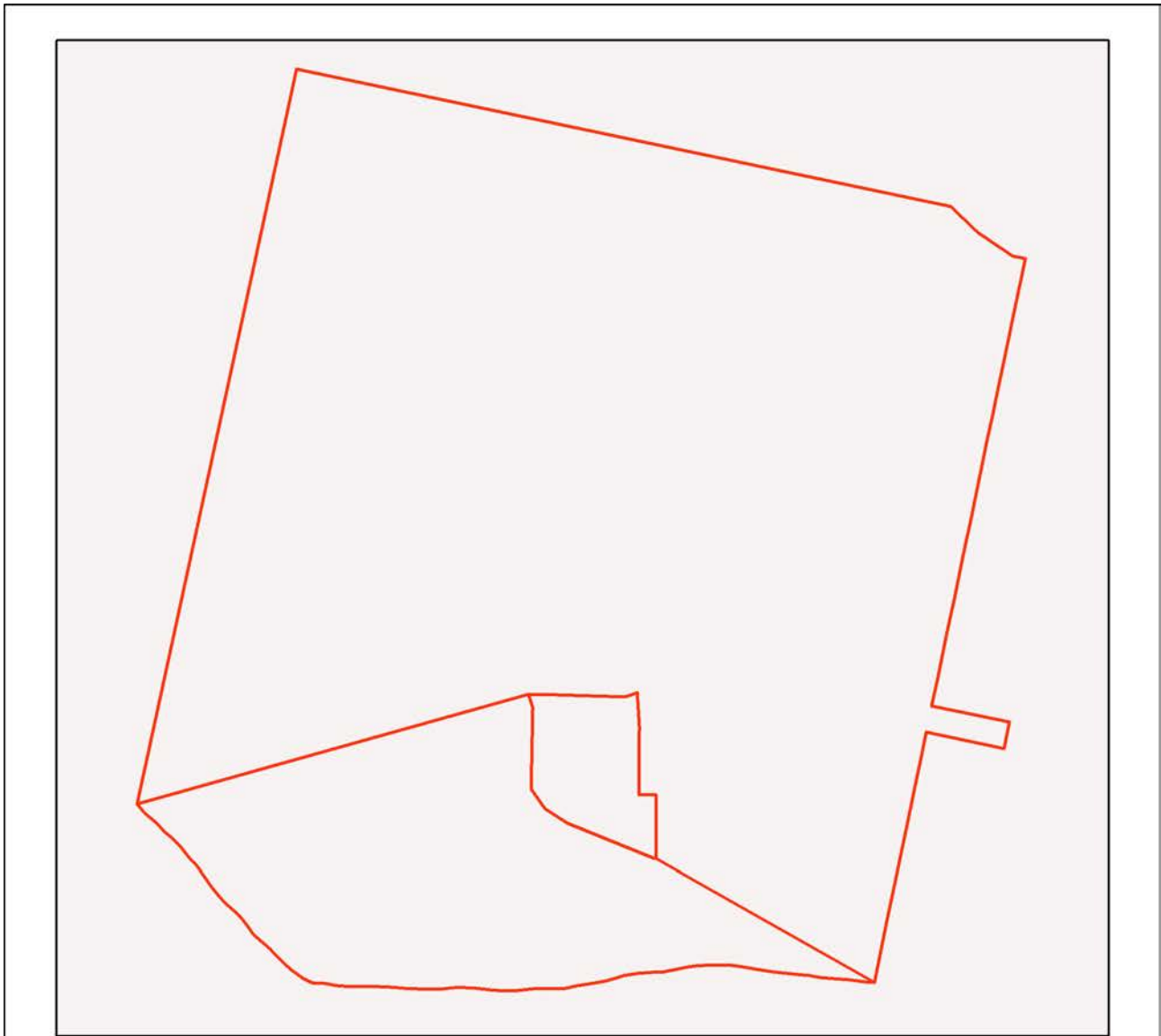
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Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

Area of Interest

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



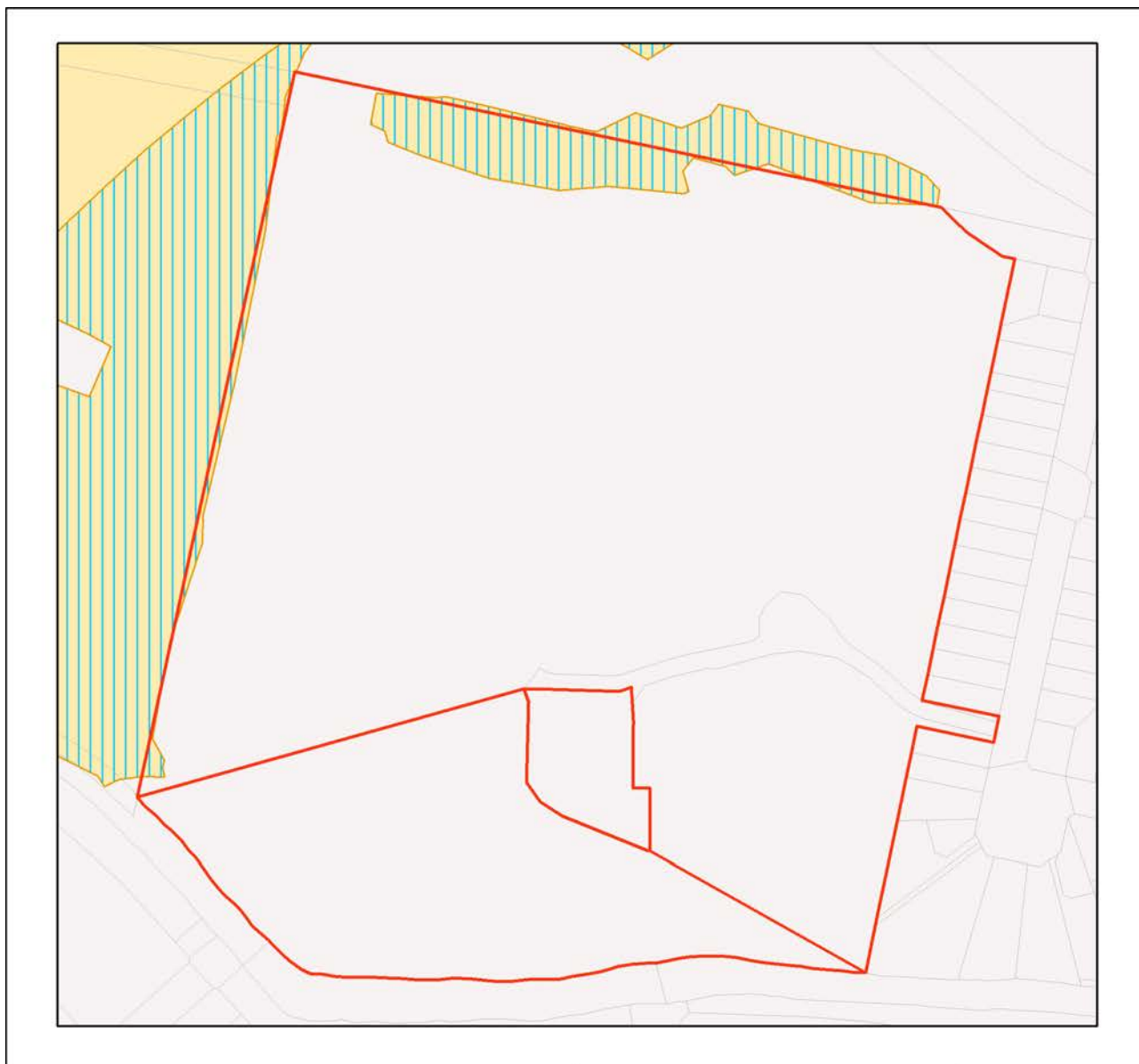
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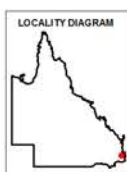
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



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

Area of Interest

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



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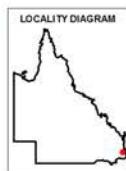
Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species Koala habitat area (SEQ)

Area of Interest

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



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

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



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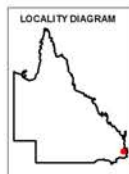
Map 4 - MSES - Regulated Vegetation



MSES - Regulated Vegetation

Area of Interest

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



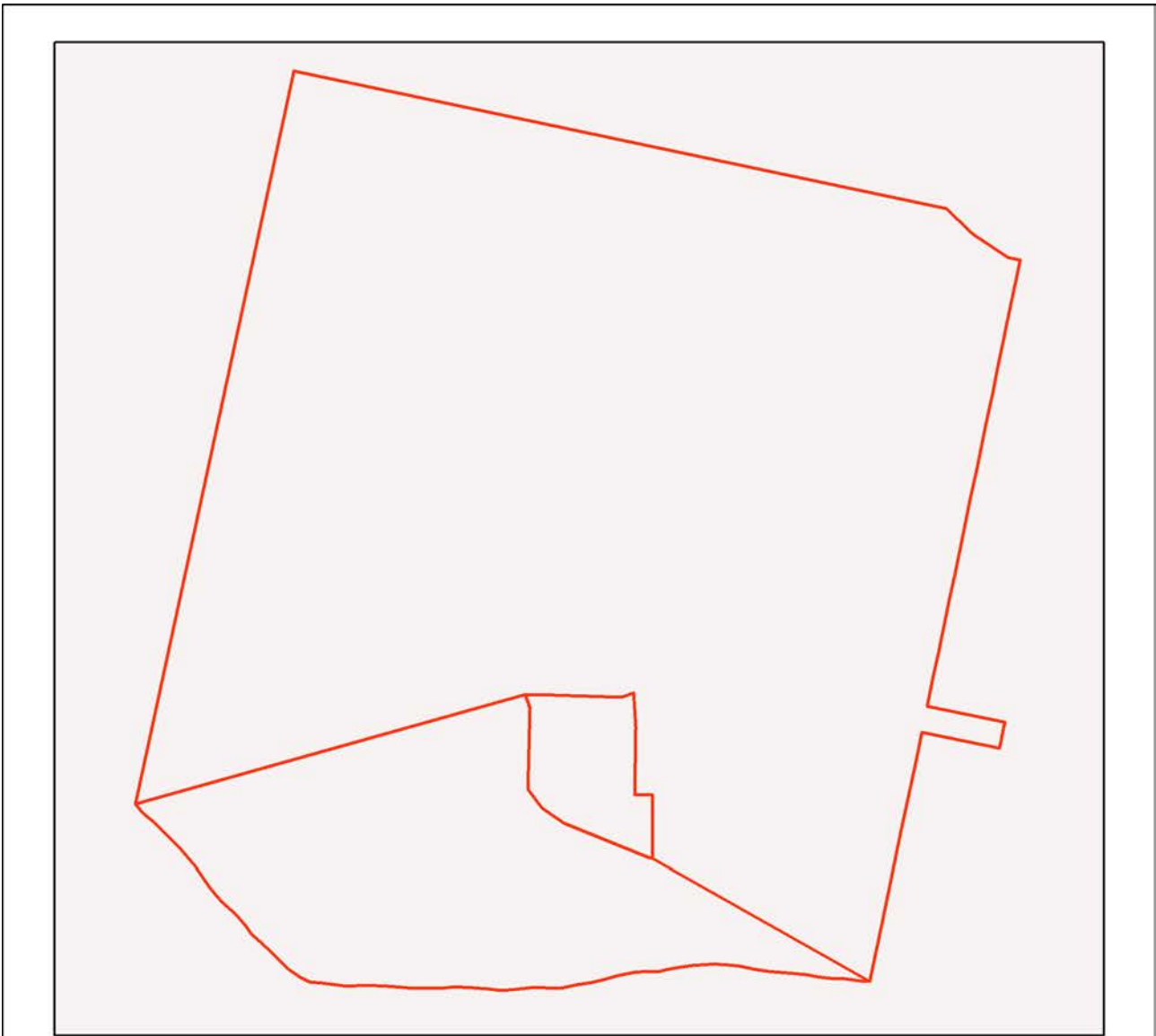
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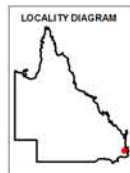
Map 5 - MSES - Offset Areas



MSES - Offsets

Area of Interest

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



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Appendices

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

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). The compiled MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The Queensland Government's "Method for mapping - matters of state environmental significance for use in land use planning and development assessment" can be downloaded from:

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

Appendix 2 - Source Data

The datasets listed below are available on request from:

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

- Matters of State environmental significance

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

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

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

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DES	- Department of Environment and Science
EP Act	- <i>Environmental Protection Act 1994</i>
EPP	- Environmental Protection Policy
GDA94	- Geocentric Datum of Australia 1994
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- <i>Nature Conservation Act 1992</i>
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- <i>Vegetation Management Act 1999</i>

APPENDIX B

State Mapping

- Fire Ant Biosecurity Map
- SPP Mapping
- Vegetation Management Property Report

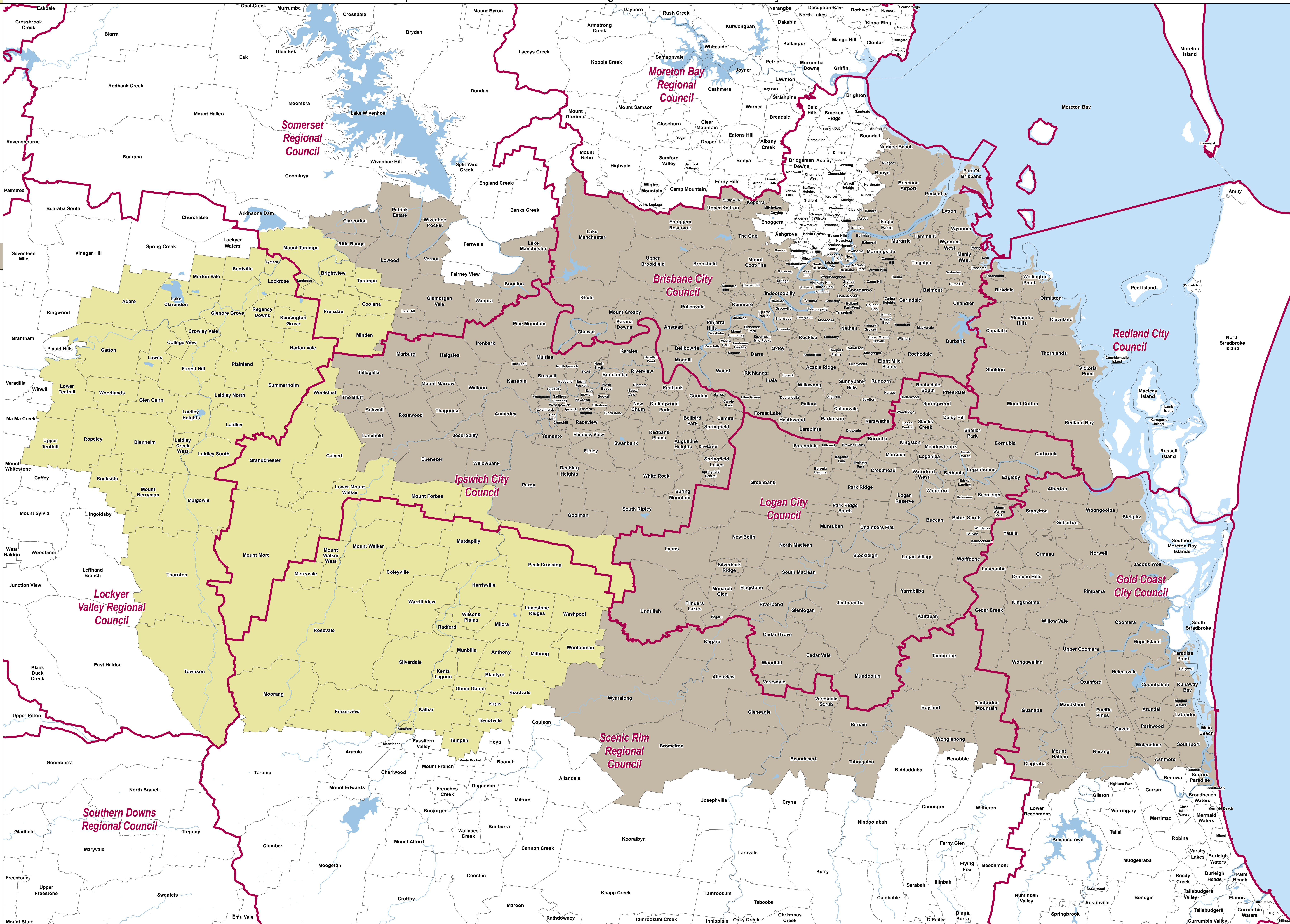
National Red Imported Fire Ant Eradication Program: Fire Ant Biosecurity Zones

Fire Ant Biosecurity Zone 1

- Adare
 - Anthony
 - Blantyre
 - Blenheim
 - Brightview
 - Calvert
 - Coleyville
 - College View
 - Coolana
 - Crowley Vale
 - Fassifern
 - Forest Hill
 - Frazerview
 - Gatton
 - Glen Cairn
 - Glenore Grove
 - Grandchester
 - Harrisville
 - Hatton Vale
 - Kalbar
 - Kensington Grove
 - Kents Lagoon
 - Kentville
 - Kulgun
 - Laidley
- Laidley Creek West
 - Laidley Heights
 - Laidley North
 - Laidley South
 - Lake Clarendon
 - Lawes
 - Limestone Ridges
 - Lockrose
 - Lower Mount Walker
 - Lower Tenthill
 - Merrivale
 - Milbong
 - Milora
 - Minden
 - Moorang
 - Morton Vale
 - Mount Berryman
 - Mount Forbes
 - Mount Mort
 - Mount Tarampa
 - Mount Walker
 - Mount Walker West
 - Mulgowie
 - Munbilla
- Mutdapilly
 - Obum Obum
 - Peak Crossing
 - Plainland
 - Prenzau
 - Radford
 - Regency Downs
 - Roadvale
 - Rockside
 - Ropeley
 - Rosevale
 - Silverdale
 - Summerholm
 - Tarampa
 - Templin
 - Teviotville
 - Thornton
 - Townson
 - Upper Tenthill
 - Warrill View
 - Washpool
 - Wilson's Plains
 - Woodlands
 - Woolooman
 - Woolshed

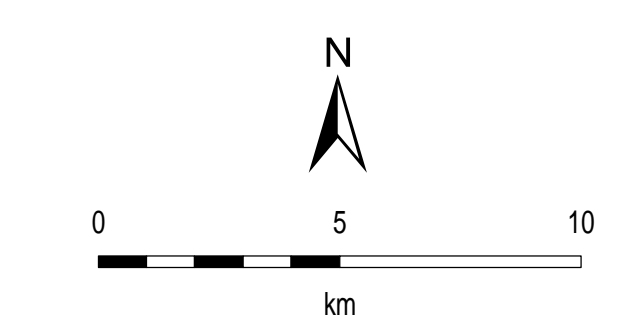
Fire Ant Biosecurity Zone 2

- Acacia Ridge
 - Alberton
 - Alexandra Hills
 - Algerier
 - Allenview
 - Amberley
 - Annerley
 - Anstead
 - Archerfield
 - Arundel
 - Ascot
 - Ashmore
 - Ashwell
 - Augustine Heights
 - Bahrs Scrub
 - Balmoral
 - Bannockburn
 - Banyo
 - Bardon
 - Barellan Point
 - Basin Pocket
 - Beaudesert
 - Beenleigh
 - Belivah
 - Belbird Park
 - Belbowrie
 - Belmont
 - Berrinba
 - Bethania
 - Biggers Waters
 - Birkdale
 - Birnam
 - Blacksoil
 - Blackstone
 - Booval
 - Borallon
 - Boronia Heights
 - Boylard
 - Brassall
 - Brisbane Airport
 - Brisbane City
 - Bromelton
 - Brookfield
 - Brookwater
 - Browns Plains
 - Buccan
 - Bulimba
 - Bundamba
 - Burbank
 - Calamvale
 - Camira
 - Camp Hill
 - Cannon Hill
 - Capalaba
 - Carbrook
 - Carina
 - Carina Heights
 - Carindale
 - Carole Park
 - Cedar Creek
 - Cedar Grove
 - Cedar Vale
 - Chambers Flat
 - Chandler
 - Chapel Hill
 - Chelmer
 - Churchill
 - Chumar
 - Clagiraba
 - Clarendon
 - Cleveland
 - Coalfalls
 - Collingwood Park
 - Coombah
 - Coomera
 - Coopers Plains
 - Coorparoo
 - Corinda
 - Cornubia
 - Cresmead
 - Daisy Hill
 - Darra
 - Deebing Heights
 - Dimmore
 - Doolandale
 - Drewvale
 - Durack
 - Dutton Park
 - Eagle Farm
- Eagleby
 - East Brisbane
 - East Ipswich
 - Eastern Heights
 - Ebbw Vale
 - Ebenezzer
 - Edens Landing
 - Eight Mile Plains
 - Ellen Grove
 - Enoggera Reservoir
 - Fairfield
 - Ferny Grove
 - Fig Tree Pocket
 - Flinders Lakes
 - Flinders View
 - Forest Lake
 - Forestdale
 - Gailes
 - Gaven
 - Gaythorne
 - Gilberton
 - Glamorgan Vale
 - Glenaeagle
 - Glenlogan
 - Goodna
 - Goodman
 - Graceville
 - Greenbank
 - Greenslopes
 - Guanaba
 - Gumdale
 - Hamilton
 - Hawthorne
 - Heleusvale
 - Hemmant
 - Hendra
 - Heritage Park
 - Highgate Hill
 - Hillcrest
 - Holland Park
 - Holland Park West
 - Hollywell
 - Holmview
 - Hope Island
 - Inala
 - Indooroopilly
 - Ipswich
 - Ironbark
 - Jacobs Well
 - Jamboree Heights
 - Jeebropilly
 - Jimboomba
 - Jindalee
 - Kagaru
 - Kairabah
 - Kangaroo Point
 - Karalee
 - Karana Downs
 - Karawatha
 - Karrabin
 - Kenmore
 - Kenmore Hills
 - Keppera
 - Kholo
 - Kingsholme
 - Kingston
 - Kuraby
 - Labrador
 - Lake Manchester
 - Lanefield
 - Larapinta
 - Lark Hill
 - Leichhardt
 - Logan Central
 - Logan Reserve
 - Logan Village
 - Loganholme
 - Loganlea
 - Lota
 - Luscombe
 - Lyons
 - MacGregor
 - Mackenzie
 - Main Beach
- Manly
 - Manly West
 - Mansfield
 - Marburg
 - Marsden
 - Maudsland
 - Meadowbrook
 - Middle Park
 - Mitchelton
 - Moggill
 - Molendinar
 - Monarch Glen
 - Moore's Pocket
 - Moorooka
 - Morningside
 - Mount Coot-tha
 - Mount Cotton
 - Mount Crosby
 - Mount Gravatt
 - Mount Gravatt East
 - Mount Marrow
 - Mount Nathan
 - Mount Ommanney
 - Mount Warren Park
 - Muirlea
 - Mundoolun
 - Munruben
 - Murarie
 - Nathan
 - Nerang
 - New Beith
 - New Chum
 - New Farm
 - North Ipswich
 - North Maclean
 - North Tivoli
 - Norwell
 - Toowong
 - Nudgee Beach
 - One Mile
 - Ormeau
 - Ormeau Hills
 - Ormiston
 - Oxenford
 - Oxley
 - Pacific Pines
 - Pallara
 - Paradise Point
 - Park Ridge
 - Park Ridge South
 - Parkinson
 - Parkwood
 - Patrick Estate
 - Pimpama
 - Pine Mountain
 - Pinjarra Hills
 - Pinkenia
 - Port Of Brisbane
 - Priestdale
 - Pullenvale
 - Purga
 - Raceview
 - Ransome
 - Redbank
 - Redbank Plains
 - Redland Bay
 - Regents Park
 - Richlands
 - Rifle Range
 - Riverbend
 - Riverhills
 - Riverview
 - Robertson
 - Rochedale
 - Rochedale South
 - Rocklea
 - Rosewood
 - Runaway Bay
 - Runcorn
 - Sadliers Crossing
 - Salisbury
 - Seventeen Mile Rocks
 - Shailer Park
 - Sheldon
- Sherwood
 - Silkstone
 - Silverbank Ridge
 - Sinnamon Park
 - Slacks Creek
 - South Brisbane
 - South Maclean
 - South Ripley
 - Southport
 - Spring Mountain
 - Springfield Central
 - Springfield Lakes
 - Springwood
 - St Lucia
 - Stapylton
 - Steiglitz
 - Stockleigh
 - Stones Corner
 - Stretton
 - Summer
 - Sunnybank
 - Sunnybank Hills
 - Surfers Paradise
 - Swanbank
 - Tallegalla
 - Tallegalla
 - Tamborine Mountain
 - Tanah Merah
 - Taringa
 - Tarragindi
 - Tennyson
 - Thagoona
 - The Bluff
 - Thorneside
 - Thorlands
 - Tingalpa
 - Tivoli
 - Toowong
 - Underwood
 - Undullah
 - Upper Brookfield
 - Upper Coomera
 - Upper Kedron
 - Upper Mount Gravatt
 - Veresdale
 - Veresdale Scrub
 - Vernor
 - Victoria Point
 - Wacol
 - Wakerley
 - Wallon
 - Wanora
 - Waterford
 - Waterford West
 - Wellington Point
 - West End
 - West Ipswich
 - Westlake
 - White Rock
 - Willawong
 - Willow Vale
 - Willowbank
 - Woodend
 - Woodhill
 - Woodridge
 - Wooloongabba
 - Woolooman
 - Woolongabba
 - Wulkuraka
 - Wynnum
 - Wynnum West
 - Yamanto
 - Yarrabilba
 - Yatala
 - Yeerongpilly
 - Yeronga



Fire Ant Biosecurity Zone Map as at 27 May 2020, 12:00 am

- Fire Ant Biosecurity Zone 1
- Fire Ant Biosecurity Zone 2
- Local Government Area
- Suburb



Contact the Department of Agriculture and Fisheries for more information or request a biosecurity instrument permit at www.daf.qld.gov.au/fireants or call 13 25 23



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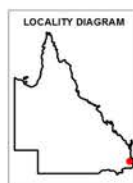
4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Legend

- Selected Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Area not categorised
- Other land parcel boundaries



This product is projected into:
GDA 1994 MGA Zone 56

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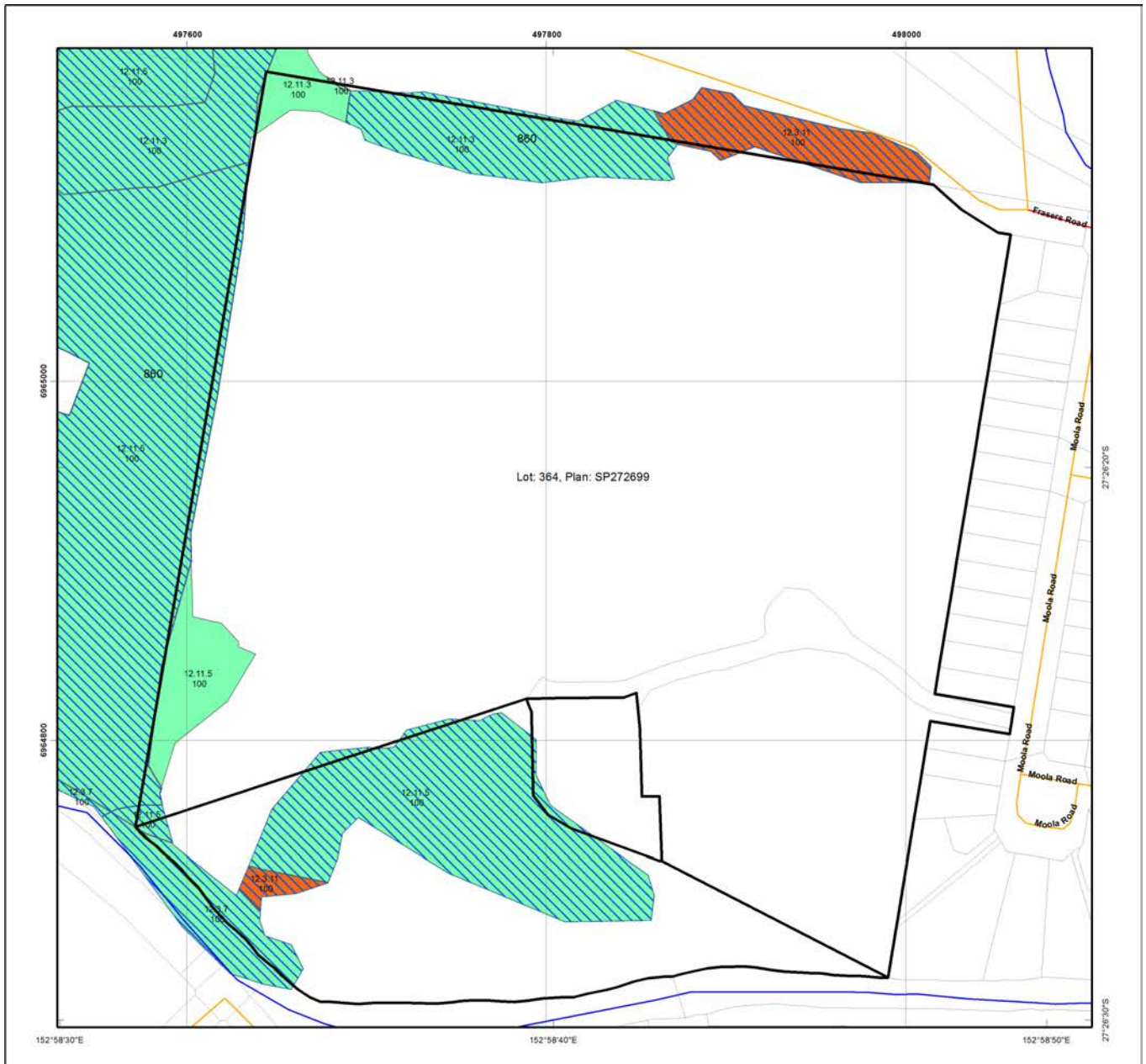
Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

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

Land parcel boundaries are provided as locational aid only.

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

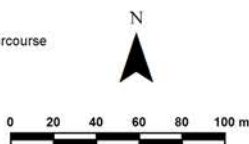
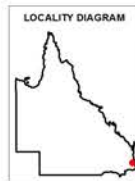
4.2 Vegetation management supporting map



Vegetation Management Supporting Map

Legend

- Selected Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area under Section 20AH
These areas are edged in yellow and filled with the remnant RE Status
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category C or R area under Section 20AI
These areas are edged in purple and filled with the remnant RE Status
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map
(Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries



This product is projected into:
GDA 1994 MGA Zone 56

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

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

Disclaimer:

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

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

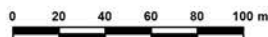
Land parcel boundaries are provided as locational aid only.



Protected Plants Flora Survey Trigger Map

Legend

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



This product is projected into:
GDA 1994 MGA Zone 56

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

Land parcel boundaries are provided as locational aid only.

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

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at palm@des.qld.gov.au

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



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

Legend

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

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



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

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

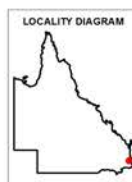
7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

Legend

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



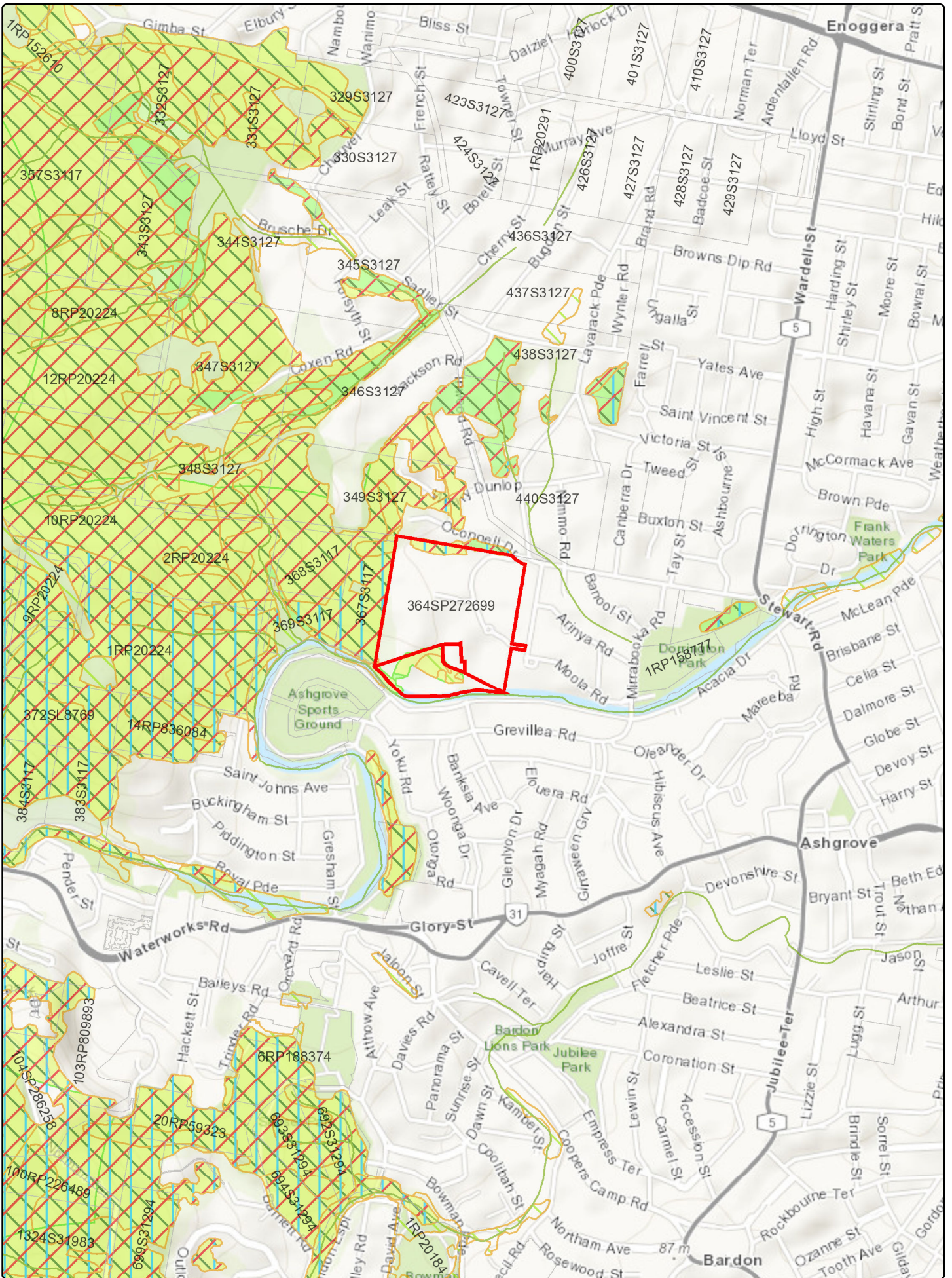
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The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a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

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This product is projected into GDA 1994 MGA Zone 56



Date: 26/08/2021

State Planning Policy
 Making or amending a local planning instrument
 and designating land for community infrastructure



Queensland Government

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0 290 580 870 1,160

Metres

Disclaimer:

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Legend


Drawn Polygon Layer

Override 1


Cadastre (25k)

 Cadastre (25k)


MSES - Regulated vegetation (intersecting a watercourse)

 MSES - Regulated vegetation (intersecting a watercourse)


MSES - High ecological value waters (watercourse)

 MSES - High ecological value waters (watercourse)


MSES - Wildlife habitat (endangered or vulnerable)

 MSES - Wildlife habitat (endangered or vulnerable)


MSES - Wildlife habitat (special least concern animal)

 MSES - Wildlife habitat (special least concern animal)


MSES - Wildlife habitat (koala habitat areas - core)

 MSES - Wildlife habitat (koala habitat areas - core)


MSES - Wildlife habitat (koala habitat areas - locally refined)

 MSES - Wildlife habitat (koala habitat areas - locally refined)


MSES - Strategic environmental areas (designated precinct)

 MSES - Strategic environmental areas (designated precinct)


MSES - High ecological significance wetlands

 MSES - High ecological significance wetlands


MSES - High ecological value waters (wetland)

 MSES - High ecological value waters (wetland)

MSES - Legally secured offset area (offset register)

 MSES - Legally secured offset area (offset register)


MSES - Legally secured offset area (regulated vegetation offsets)

 MSES - Legally secured offset area (regulated vegetation offsets)

MSES - Protected areas (estate)

 MSES - Protected areas (estate)

MSES - Protected areas (special wildlife reserve)

 MSES - Protected areas (special wildlife reserve)


MSES - Protected areas (nature refuge)

 MSES - Protected areas (nature refuge)


MSES - Marine park (highly protected areas)

 MSES - Marine park (highly protected areas)


MSES - Declared fish habitat area

 MSES - Declared fish habitat area


MSES - Regulated vegetation (category B)

 MSES - Regulated vegetation (category B)


MSES - Regulated vegetation (category C)

 MSES - Regulated vegetation (category C)


MSES - Regulated vegetation (category R)

 MSES - Regulated vegetation (category R)

MSES - Regulated vegetation (essential habitat)

 MSES - Regulated vegetation (essential habitat)

MSES - Regulated vegetation (wetland)

 MSES - Regulated vegetation (wetland)



Queensland Government

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Date: 26/08/2021

State Planning Policy

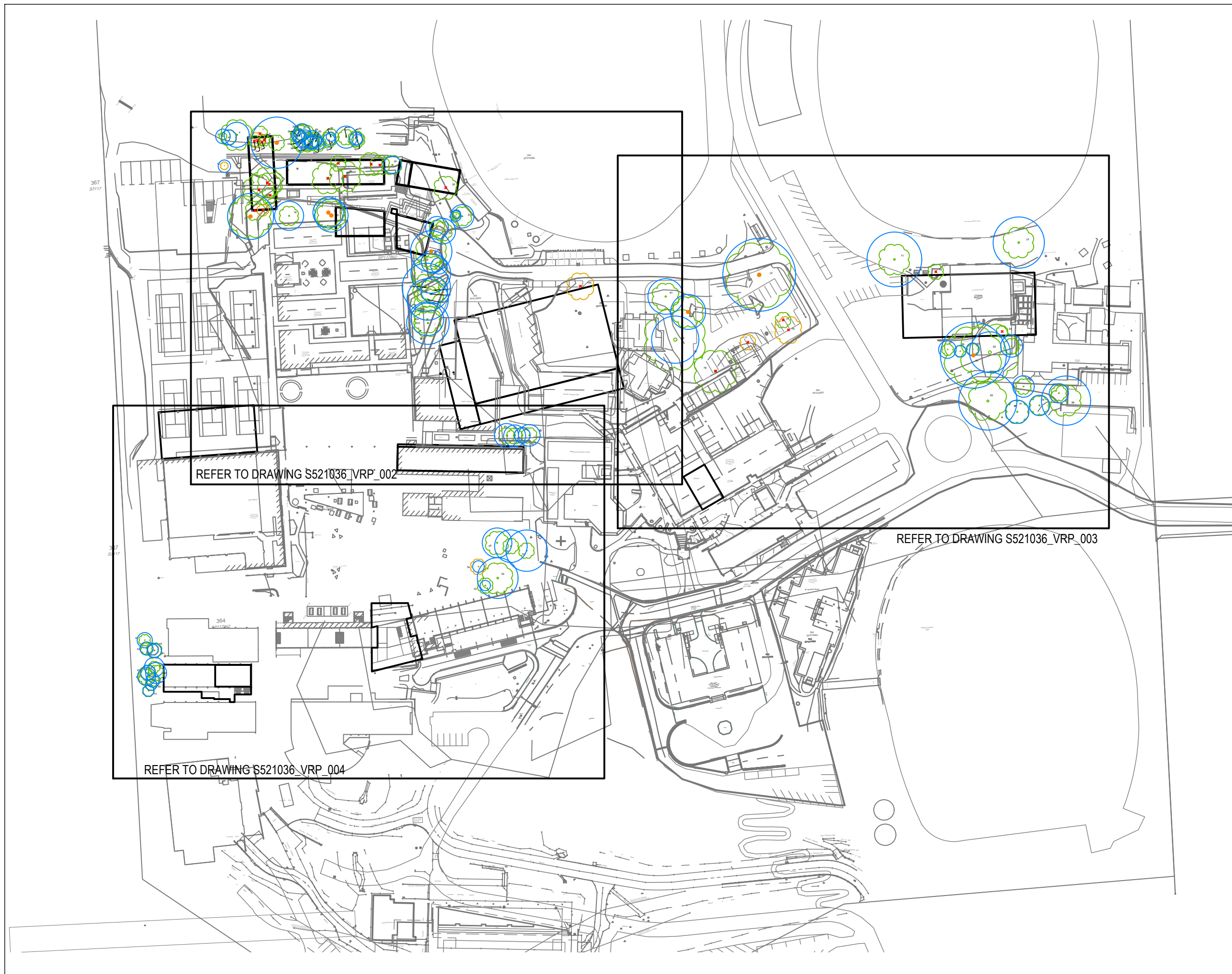
Making or amending a local planning instrument
and designating land for community infrastructure

Disclaimer:









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APPENDIX C

Bushfire Hazard Assessment



LEGEND / NOTES

-  Tree Numbering
-  Tree Protection Zone
-  Retained Tree
-  Tree To Be Removed
-  Tree To Be Retained (Subject To Arborist Inspection)
-  Stag - Existing Tree
-  GPS Located Tree
-  Surveyed Trees - Exotic Species

NOTE:
- SURVEY PLAN



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ISSUE	DESCRIPTION	DATE
A	FOR ISSUE	27/08/2021

PROJECT NO.
S521036

CLIENT
**MARIST COLLEGE ASHGROVE
C/- URBICUS**

PROJECT NAME
MARIST COLLEGE

SITE
**142 FRASERS ROAD
ASHGROVE**

DRAWING NAME
**VEGETATION RETENTION PLAN
OVERALL LAYOUT**

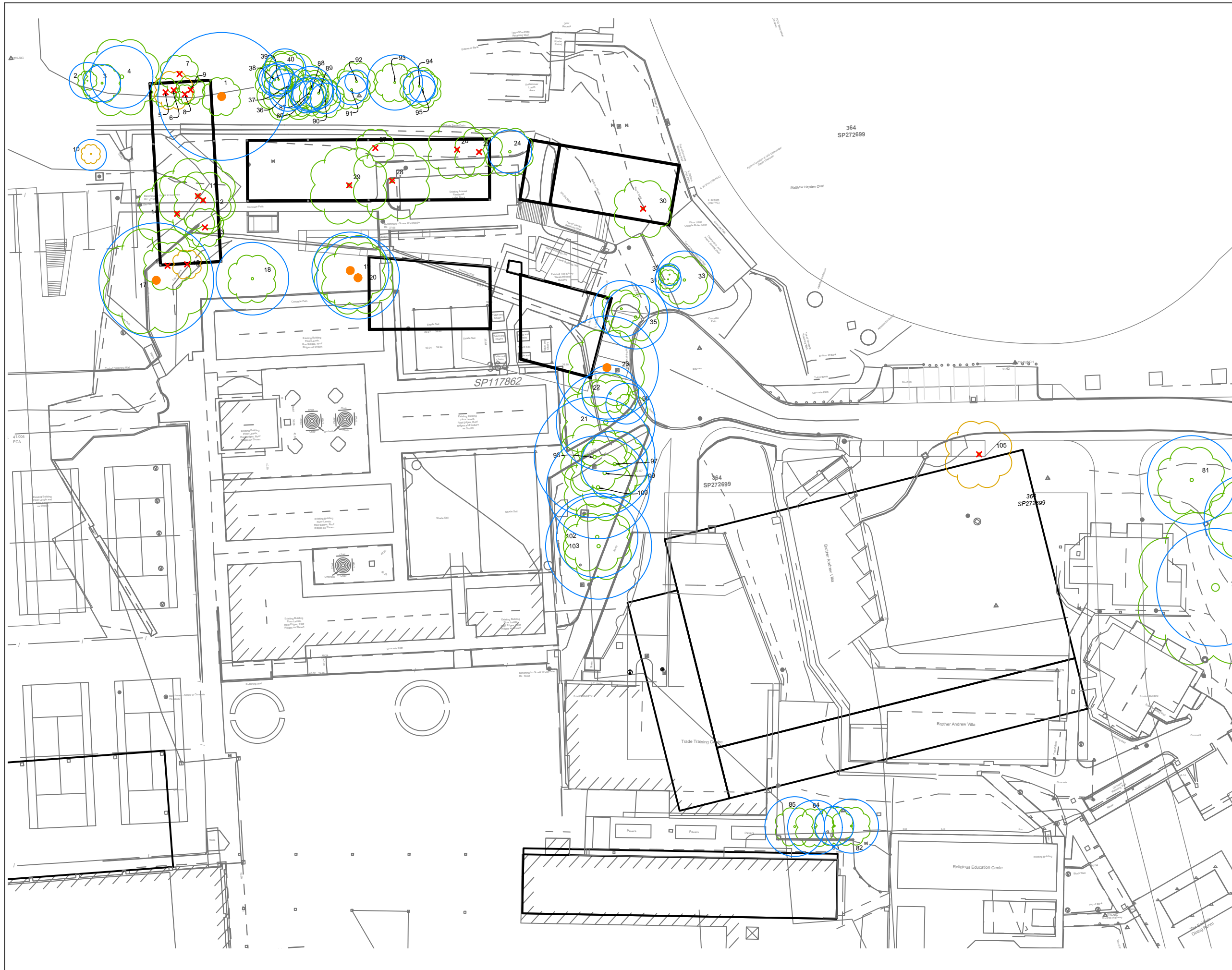
DRAWING NO.
S521036_VRP_001

SCALE	SHEET SIZE	DRAWN	APPROVED
1:1500	A3	SAJ	RS

2/265 Sandgate Road
Albion Qld 4010

 ph 3505 3053
ph 3356 0550
m 0481 367 555
www.s5consulting.com.au
ABN 82 440 704 793

ENVIRONMENTAL



LEGEND / NOTES

- 20 Tree Numbering
- Tree Protection Zone Retained Tree
- Tree To Be Removed
- Tree To Be Retained (Subject To Arborist Inspection)
- Stag - Existing Tree
- GPS Located Tree
- Surveyed Trees - Exotic Species

NOTE:
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**MARIST COLLEGE ASHGROVE
C/- URBICUS**

PROJECT NAME
MARIST COLLEGE

SITE
**142 FRASERS ROAD
ASHGROVE**

DRAWING NAME
**VEGETATION RETENTION PLAN
LAYOUT PLAN 1 OF 3**

DRAWING NO.
S521036_VRP_002

SCALE	SHEET SIZE	DRAWN	APPROVED
1:600	A3	SAJ	RS

2/265 Sandgate Road
Albion Qld 4010

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ph 3356 0550
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www.s5consulting.com.au
ABN 82 440 704 793



ENVIRONMENTAL



LEGEND / NOTES

- 20 Tree Numbering
- Tree Protection Zone
- Tree To Be Removed
- Tree To Be Retained (Subject To Arborist Inspection)
- Stag - Existing Tree
- GPS Located Tree
- Surveyed Trees - Exotic Species

NOTE:
- SURVEY PLAN



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C/- URBICUS

PROJECT NAME
MARIST COLLEGE

SITE
142 FRASERS ROAD
ASHGROVE

DRAWING NAME
VEGETATION RETENTION PLAN
LAYOUT PLAN 2 OF 3

DRAWING NO.
S521036_VRP_003

SCALE	SHEET SIZE	DRAWN	APPROVED
1:600	A3	SAJ	RS

2/265 Sandgate Road
Albion Qld 4010

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ph 3356 0550
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ABN 82 440 704 793










ENVIRONMENTAL

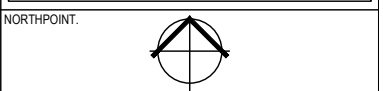
67
117



LEGEND / NOTES

-  Tree Numbering
-  Tree Protection Zone Retained Tree
-  Tree To Be Removed
-  Tree To Be Retained (Subject To Arborist Inspection)
-  Stag - Existing Tree
-  GPS Located Tree
-  Surveyed Trees - Exotic Species

NOTE:
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**MARIST COLLEGE ASHGROVE
C/- URBICUS**

PROJECT NAME
MARIST COLLEGE

SITE
**142 FRASERS ROAD
ASHGROVE**

DRAWING NAME
**VEGETATION RETENTION PLAN
LAYOUT PLAN 3 OF 3**

DRAWING NO.
S521036_VRP_004

SCALE	SHEET SIZE	DRAWN	APPROVED
1:600	A3	SAJ	RS

2/265 Sandgate Road
Albion Qld 4010

ph 3505 3053
ph 3356 0550
m 0481 367 555
www.s5consulting.com.au
ABN 82 440 704 793



ENVIRONMENTAL

VEGETATION MANAGEMENT SCHEDULE

Site Address: Marist College, Ashgrove, Qld

Codes: FS = Fauna Scratches; SH = Small Hollow; MH = Medium Hollow; LH = Large Hollow; T = Termitaria; BN = Bird Nest; DL = Double leader; TL = Triple Leader; ML = Multi-leader; NB = Nest Box, SF = Evidence of Sap Feeding

No.	STATUS	SCIENTIFIC NAME	COMMON NAME	DBH 1 [mm]	DBH 2 [mm]	DBH 3 [mm]	DBH 4 [mm]	DBH 5 [mm]	DBH 6 [mm]	Total DBH [mm]	SPREAD [m]	HEIGHT [m]	HEALTH	HABITAT	NOTES	TPZ [mm]
1	Retain	<i>Corymbia citriodora subsp. variegata subsp. variegata</i>	Spotted Gum	880						880	4	22	Fair	6H, N	Tree limbs pruned, new growth. Birds	10560
2	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	250						250	4	23	Good		FS	3000
3	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	180	180					255	7	18	Fair		FS	3060
4	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	430						430	16	25	Good		FS	5160
5	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	290						290	5	24	Good		FS	3480
6	Remove	<i>Tipuana tipu</i>	Tipuana	210						210	7	9	Good			2520
7	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	350						350	8	24	Good		FS	4200
8	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	310						310	4	24	Good		FS	3720
9	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	160						160	5	12	Fair			1920
10	Retain	<i>Jacaranda mimosifolia</i>	Australian Indigo	90	120	150				213	8	6	Good			2556
11	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	500						500	17	25	Good		FS	6000
12	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	400						400	12	16	Good		FS	4800
13	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	360						360	8	24	Good		FS	4320
14	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	520						520	15	25	Good		FS	6240
15	Remove	<i>Tipuana tipu</i>	Tipuana	240						240	6	14	Good			2880
16	Remove	<i>Eucalyptus microcorys</i>	Tallowwood	420						420	10	19	Good			5040
17	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	790						790	22	25	Good	SH	FS	9480
18	Retain	<i>Eucalyptus siderophloia</i>	Grey Ironbark	500						500	10	20	Good		Nest box	6000
19	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	530						530	16	22	Good		FS	6360
20	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	570						570	17	25	Good		FS	6840
21	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	680						680	18	26	Good		FS	8160
22	Retain	<i>Angophora leiocarpa</i>	Rusty Gum	390						390	7	18	Good			4680
23	Retain	<i>Eucalyptus siderophloia</i>	Grey Ironbark	710						710	16	26	Good			8520
24	Retain	<i>Eucalyptus siderophloia</i>	Grey Ironbark	300						300	10	19	Good			3600
25	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	270						270	9	22	Good			3240
26	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	360						360	12	24	Good			4320
27	Remove	<i>Eucalyptus propinqua</i>	Grey Gum	270						270	8	11	Good			3240
28	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	410						410	15	24	Good		FS	4920
29	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	440						440	16	24	Good		FS	5280
30	Remove	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	410						410	12	19	Good		FS	4920
31	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	180						180	3	18	Good			2160
32	Retain	<i>Acacia disparrima</i>	Hickory Wattle	150						150	4	8	Good			1800
33	Retain	<i>Eucalyptus siderophloia</i>	Grey Ironbark	400						400	10	18	Good			4800
34	Retain	<i>Angophora leiocarpa</i>	Rusty Gum	280	270					389	8	15	Good			4668
35	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	440						440	10	25	Good			5280
36	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	260						260	10	23	Good			3120
37	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	300						300	14	19	Good			3600
38	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	220						220	8	22	Good			2640
39	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	230						230	6	22	Good			2760
40	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	290						290	8	16	Good			3480
41	Retain	<i>Macaranga tanarius</i>	Macaranga	240						240	8	10	Good			2880
42	Retain	<i>Koelreuteria paniculata</i>	Golden Rain Tree	180						180	6	8	Good			2160
43	Retain	<i>Lophostemon confertus</i>	Brush Box	150	170					227	5	18	Good			2724
44	Retain	<i>Lophostemon confertus</i>	Brush Box	260						260	5	18	Good			3120
45	Retain	<i>Macaranga tanarius</i>	Macaranga	150	150	170	200			338	6	14	Good			4056
46	Retain	<i>Macaranga tanarius</i>	Macaranga	180	180	190	170			361	8	14	Good			4332
47	Retain	<i>Macaranga tanarius</i>	Macaranga	250						250	8	16	Good			3000
48	Retain	<i>Macaranga tanarius</i>	Macaranga	310						310	8	16	Good			3720
49	Retain	<i>Mallotus discolor</i>	Yellow Kamala	240						240	5	15	Good			2880
50	Retain	<i>Mallotus discolor</i>	Yellow Kamala	190						190	5	14	Good			2280
51	Retain	<i>Mallotus discolor</i>	Yellow Kamala	190						190	6	13	Good			2280
52	Retain	<i>Melaleuca viminalis</i>	Weeping Bottlebrush	150	60	70				177	4	11	Poor			2124
53	Retain	<i>Melaleuca styphelioides</i>	Willow Bottlebrush	700						700	7	12	Good			8400
54	Retain	<i>Platanus acerifolia</i>	London Plane	200						200	5	5	Good			2400
55	Retain	<i>Araucaria cunninghamii</i>	Hoop Pine	510						510	6	17	Good			6120
56	Retain	<i>Araucaria cunninghamii</i>	Hoop Pine	560						560	8	15	Good			6720
57	Retain	<i>Araucaria cunninghamii</i>	Hoop Pine	710						710	8	15	Good			8520
58	Retain	<i>Cupaniopsis anacardioides</i>	Tuckeroo	300						300	6	7	Good			3600
59	Retain	<i>Cupaniopsis anacardioides</i>	Tuckeroo	200						200	6	7	Good			2400
60	Retain	<i>Cupaniopsis anacardioides</i>	Tuckeroo	220						220	6	7	Good			2640

LEGEND / NOTES

NOTE:
- SURVEY PLAN

NORTHPOINT.



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ISSUE	DESCRIPTION	DATE
A	FOR ISSUE	27/08/2021

PROJECT NO.
S521036

CLIENT
MARIST COLLEGE ASHGROVE
C/- URBICUS

PROJECT NAME
MARIST COLLEGE

SITE
142 FRASERS ROAD
ASHGROVE

DRAWING NAME
VEGETATION RETENTION PLAN
SCHEDULE SHEET 1 OF 2

DRAWING NO.
S521036_VRP_005

SCALE	SHEET SIZE	DRAWN	APPROVED
N.T.S.	A3	SAJ	RS

2/265 Sandgate Road
Albion Qld 4010
ph 3505 3053
ph 3356 0550
m 0481 367 555
www.s5consulting.com.au
ABN 82 440 704 793

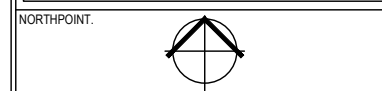


ENVIRONMENTAL

VEGETATION MANAGEMENT SCHEDULE																
Site Address: Marist College, Ashgrove, Qld																
Codes: FS = Fauna Scratches; SH = Small Hollow; MH = Medium Hollow; LH = Large Hollow; T = Termitaria; BN = Bird Nest; DL = Double leader; TL = Triple Leader; ML = Multi-leader; NB = Nest Box; SF = Evidence of Sap Feeding																
No.	STATUS	SCIENTIFIC NAME	COMMON NAME	DBH 1 [mm]	DBH 2 [mm]	DBH 3 [mm]	DBH 4 [mm]	DBH 5 [mm]	DBH 6 [mm]	Total DBH [mm]	SPREAD [m]	HEIGHT [m]	HEALTH	HABITAT	NOTES	TPZ [mm]
61	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	1130						1130	30	27	Good	4H+3SH	Corella nesting in hollow	13560
62	Retain	<i>Albizia lebbbeck</i>	Lebbeck	700						700	30	16	Good			8400
63	Retain	<i>Harpullia pendula</i>	Tulipwood	320	200					378	7	10	Good			4536
64	Remove	<i>Cupaniopsis anacardioides</i>	Tuckeroo	350						350	6	10	Good			4200
65	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	1000						1000	20	27	Good	3MH, 2SH	Scaly breasted lorikeet nesting in hollow	12000
66	Retain	<i>Harpullia pendula</i>	Tulipwood	200	210	180	140			369	7	8	Good			4428
67	Retain	<i>Harpullia pendula</i>	Tulipwood	190	180	200				330	7	9	Good			3960
68	Retain	<i>Albizia lebbbeck</i>	Lebbeck	380	450	480	370			846	16	18	Good			10152
69	Retain	<i>Lophostemon confertus</i>	Brush Box	350						350	10	9	Good			4200
70	Retain	<i>Corymbia intermedia</i>	Pink Bloodwood	400						400	12	17	Good			4800
71	Retain	<i>Eucalyptus tereticornis</i>	Forest Red Gum	940						940	16	26	Good			11280
72	Remove	<i>Cupaniopsis anacardioides</i>	Tuckeroo	400	330					519	8	5	Good			6228
73	Retain	<i>Eucalyptus tereticornis</i>	Forest Red Gum	880						880	15	26	Good	LH		10560
74	Retain	<i>Eucalyptus tereticornis</i>	Forest Red Gum	1250						1250	34	26	Good			15000
75	Remove	<i>Melaleuca viminalis</i>	Weeping Bottlebrush	420	380					567	8	15	Good			6804
76	Remove	<i>Libidibia ferrea</i>	Leopard Tree	430						430	14	15	Good			5160
77	Remove	<i>Libidibia ferrea</i>	Leopard Tree	250						250	7	14	Good			3000
78	Remove	<i>Corymbia intermedia</i>	Pink Bloodwood	820						820	22	21	Good			9840
79	Retain	<i>Albizia lebbbeck</i>	Lebbeck	810						810	32	18	Good			9720
80	Retain	<i>Casuarina glauca</i>	Swamp She-oak	600						600	15	19	Good			7200
81	Retain	<i>Flindersia australis</i>	Crow's Ash	610						610	14	19	Good			7320
82	Retain	<i>Syzygium luehmannii</i>	Small-leaved lily-pilly / Ribes	320	190					373	8	12	Good			4476
83	Retain	<i>Syzygium luehmannii</i>	Small-leaved lily-pilly / Ribes	180	140	100	100			269	8	12	Good			3228
84	Retain	<i>Syzygium luehmannii</i>	Small-leaved lily-pilly / Ribes	200	220	230				376	8	12	Good			4512
85	Retain	<i>Syzygium luehmannii</i>	Small-leaved lily-pilly / Ribes	280	300					411	8	12	Good			4932
86	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	220						220	6	17	Good			2640
87	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	230						230	5	19	Good			2760
88	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	310						310	7	19	Good			3720
89	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	170	120					209	6	15	Good			2508
90	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	210						210	6	18	Good			2520
91	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	210						210	7	18	Good			2520
92	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	160						160	6	16	Good			1920
93	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	380						380	14	23	Good		FS	4560
94	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	220						220	6	19	Good			2640
95	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	180						180	7	16	Good			2160
96	Retain	<i>Angophora leiocarpa</i>	Rusty Gum	280						280	7	13	Good		FS	3360
97	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	460						460	17	19	Good	Nest	FS	5520
98	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	830						830	19	24	Good	Possible MH	FS	9960
99	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	410						410	10	21	Good		FS	4920
100	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	710						710	15	25	Good	Possible SH	FS	8520
102	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	560						560	14	16	Good	Possible Sh	FS	6720
103	Retain	<i>Corymbia citriodora subsp. variegata</i>	Spotted Gum	730						730	19	25	Good		FS	8760
105	Remove	<i>Maple sp</i>	Maple Species	500						500	11	10	Good		FS	6000

LEGEND / NOTES

NOTE:
- SURVEY PLAN



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ISSUE	DESCRIPTION	DATE
A	FOR ISSUE	27/08/2021

PROJECT NO.
S521036

CLIENT
MARIST COLLEGE ASHGROVE
C/- URBICUS

PROJECT NAME
MARIST COLLEGE

SITE
142 FRASERS ROAD
ASHGROVE

DRAWING NAME
VEGETATION RETENTION PLAN
SCHEDULE SHEET 2 OF 2

DRAWING NO.
S521036_VRP_006

SCALE	SHEET SIZE	DRAWN	APPROVED
N.T.S.	A3	SAJ	RS

2/265 Sandgate Road
Albion Qld 4010
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ph 3356 0550
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www.s5consulting.com.au
ABN 82 440 704 793



ENVIRONMENTAL

Date. 25 August 2021
Ref. No. 2021.0318

To Whom It May Concern

Subject: Marist College Ashgrove Ministerial Infrastructure Designation – Engineering Matters

Marist College Ashgrove is seeking approval for a Ministerial Infrastructure Designation (MID) over the school's campus to provide the foundation for strategic growth and redevelopment of the campus over the next 10 years to provide an enhanced learning environment that makes more efficient use of the site.

This letter introduces key engineering matters relevant to the site.

Flooding

The southern boundary of the site is affected by creek flooding associated with Enoggera Creek (refer Figure 1). All new building works will need to comply with relevant flood planning levels. While the proposed masterplan does not show any works within the flood extent, should any works occur within the mapped flood extents, a flood impact assessment may need to be undertaken.

The Glenlyon Drive access appears to be impeded by floodwaters under major events, however alternative access is available via Moola RD and O'Connell Drive.

The site is unlikely to need flood detention given there is only a modest change in impervious surfaces. The key stormwater management issue is therefore stormwater quality, as the new works will need to comply with best practice stormwater management targets as specified in the State Planning Policy.

An ideal stormwater management strategy would be one which:

- Can be implemented in a staged manner as the masterplan is progressively implemented, rather than relying on a single end-of-pipe treatment system that would need to be delivered with the first stage of development.
- Is incorporated into site landscaping and uses raingardens and other green infrastructure, so that the strategy adds to the amenity of the school while having low ongoing maintenance costs.
- Provides opportunities for additional learning benefits, such as helping teach students about the natural watercycle.



Figure 1 Site flooding (Source: BCC eBiMap)

Services

The site appears to be well serviced with key utilities including water supply, sewer and stormwater (refer Figure 2). Network capacity assessments will need to be undertaken in due course, however it is unlikely that the modest increase in demands on those networks would trigger the need for any external upgrades.



Figure 2 Key utilities (Source: BCC eBiMap)

This letter provides preliminary advice only and further technical investigation will be necessary to validate the matters noted in this letter.

Yours faithfully,



Alan Hoban
Director, Civil and Water
BLIGH TANNER PTY LTD

Heritage Information

Please contact us for more information about this place:
heritage@brisbane.qld.gov.au -OR- phone **07 3403 8888**



Marist College tower block & memorial gates

Key details

Also known as	St. Jude's Seminary Mission House
Addresses	At 182 Frasers Road, Ashgrove, Queensland 4060
Type of place	School, Residence (group), Institutional / group housing, Monument / memorial
Period	Interwar 1919-1939, Postwar 1945-1960
Style	Spanish Mission
Lot plan	L364_SP272699; L811_RP18735; L810_RP18735; L809_RP18735; L365_SP272699

Key dates	Local Heritage Place Since — 30 October 2000 Date of Information — November 2012
People/associations	Hennessy, Hennessy and Co. (Architect)
Criterion for listing	(A) Historical; (E) Aesthetic; (H) Historical association

Constructed in 1931 by prominent architects Hennessy, Hennessy and Co, this picturesque Spanish Mission building was first used as a mission house and seminary by the Society of the Missionaries of the Most Holy Eucharist, associated with the Catholic Church. Construction of the building provided employment during the Depression as part of a government sponsored programme. After the mission closed in the late 1930s, the building was converted into a student boarding house for the Marist Brothers College at Rosalie who erected memorial gates in front of the building in 1950 to honour the old boys who served in World War II. Since 1940, this building has been in continuous use as a student boarding house and has played an important role in the lives of many students at the College.

History

This imposing tower building was constructed in 1930-31 as the mission house and seminary for the Society of the Missionaries of the Most Holy Eucharist, a Catholic society devoted to mission work in the Philippines. The seminary was named St. Jude's.

In October 1928 the Rev. Walter S. Cain, the founder of the Most Holy Eucharist Society purchased for ₱4 400 a deceased estate of almost 44 acres above Enoggera Creek at Ashgrove. The property, formerly the country retreat of Dr. Frederick Taylor, had been closed since his death some ten years earlier. The land had been in the Taylor family since 1889, and was originally part of the holdings of early Ashgrove settler, Alexander Fraser. The Society was formerly based at two residences on Gregory Terrace purchased during the 1920s. The convent of the Sisters associated with the Missionaries of the Most Holy Eucharist was officially opened on these premises by Archbishop James Duhig in July 1928.

Soon after purchase of the property, the society moved to their new residence. The existing house on the site was extended and modified to provide a chapel as well as classrooms and accommodation for the students of the seminary. Students cleared and improved the grounds. Cain engaged the architectural firm of Hennessy, Hennessy and Co. to design a spacious mission house with a high white tower.

The firm of Hennessy, Hennessy and Co. was established in Brisbane in 1916 as Hennessy, Hennessy and F.R. Hall. Jack Hennessy, the senior partner, was a personal friend of Archbishop Duhig. The firm received many commissions from the Catholic Church in the 1920s including churches at Clayfield (1925), Nundah (1926) and Toowong (1930). Other catholic buildings designed by the firm, which developed its own Romanesque style of ecclesiastical architecture, were Villa Maria (1927), Stuartholme Convent (1920), St. Columban's Christian Brother College, Nundah (1928) additions to St. Stephen's Cathedral (1925) and the proposed Holy Name Cathedral. Hennessy, Hennessy and Co. were also responsible for Newspaper House (1930) and the Forgan Smith building of the University of Queensland (1939).

The mission house was constructed in painted cement on brick by Concrete Constructions at a cost of ?20 000. This included the erection of a retaining wall, a pair of bronze entrance gates manufactured in Brisbane and a concrete bridge across Enoggera Creek allowing access for which permission was granted by the Brisbane City Council. A water tank was included in the tower. Sculptures in the main courtyard were commissioned from the marble studios of Carrara, Italy. The final cost for the new seminary was ?25 000. The mission house was to be the first stage of an ambitious complex including several buildings connected by arcades, an orchard and model farm, and recreation grounds.

Through the government sponsored programme to provide "socially redeeming" employment during the Depression, unemployed workers were used to build the road leading to the seminary. Hostility among some of the workers towards Walter Cain resulted in buckets of cement being thrown into the new toilets. This was possibly caused by resentment at the amount of money being spent on the building during a period of severe economic hardship and exacerbated by sectarian divisions.

The foundation stone for the mission house was laid by Duhig on 14 October 1930. A year later, the Apostolic Delegate, Dr. Cattaneo, travelled from Sydney to open the new seminary on 18 October 1931. Dr. Cattaneo was assisted by Duhig who praised the achievements of Father Cain in extending the missionary work of the Catholic Church and erecting such a "beautiful building" on the property. Duhig added that the Catholic Church at Ashgrove had been enlarged three times to accommodate its growing population and that Ashgrove was probably the most progressive place in the city of Brisbane.

At the time of the construction of the mission house, Ashgrove was developing at a rapid rate. The sale of the St. John's Wood and Glenlyon residential estates and the extension of the tramline to the suburb in the mid 1920s stimulated growth in the area. The residential boom at Ashgrove was further encouraged by the provision of electricity and reticulated water during the 1920s. When the 44 acre site was purchased by Cain in the late 1920s, Ashgrove was considered to be prime real estate due to its picturesque natural surroundings and proximity to the city.

Soon after the opening of St. Jude's Seminary, the Sisters associated with the Society moved from their convent at Gregory Terrace to their new accommodation in the tower of the mission house. Both men and women, including some from the Philippines, were trained at the seminary during the 1930s, including two priests who were ordained by Duhig. However, in January 1938, an order from the Apostolic Delegate in Sydney, Monsignor John Panico, suppressed the male branch of the society and banned publication of its magazine, Filipinas. Several months later the nuns were also suppressed. The seminary was closed, the property transferred to the Roman Catholic Queensland Regional Seminary and the assets of the society dispersed by Panico. The reasons for the closure of St. Jude's were not fully disclosed. It has been suggested that the fundraising and training methods of the society were seen as irregular and that there was some resentment within the Catholic Church regarding the wealth of the society.

In 1939, Panico offered the site at St. Jude's to the teaching order of the Marist Brothers, who were experiencing overcrowding of students at their Rosalie school. On 16 June 1939, negotiations between Duhig and the Marist Brothers were completed and on 7 August ownership of the site transferred to the Brothers for \$12 000. Mr Drinan, the Brisbane partner of Hennessy, Hennessy and Co. was engaged to oversee alterations to the tower building. The small cells of the nuns were removed to allow dormitories for boarders. Thiess Brothers were awarded the contract for the levelling of the sites of the oval, old tennis courts and swimming pool. The new school of the Marist Brothers was opened on 30 January 1940.

On 17 September 1950, the World War II Memorial Gates, situated at the Dorrington end of the College's playing fields, were officially opened and blessed. The steel gates, which are mounted on pillars of Scandinavian and Queensland granite, are in memory of Marist College Old Boys who fought in World War II. 32 names appear on the gates, which have special significance to those associated with the College.

The tower building continues to be used to house boarders at the Marist College. It is a well-known local landmark that signifies more than 60 years of association with the Catholic Church in Brisbane.

Statement of significance

Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history
for the evidence the Tower Block provides of the development of Ashgrove during the interwar years.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance
as a fine example of an Interwar Spanish Mission style building.

Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

as a memorial site for Marist College old boys who fought in World War II, for the important role the Tower Block has played in the lives of generations of students of Marist College, and as an example of a building designed by prominent architectural firm Hennessy, Hennessy and Co.

References

1. *Ashgrovia*
2. Boland, T.P. *James Duhig*. St Lucia: U of Q Press, 1986
3. *Brisbane Courier*, 19 Oct 1931
4. *Catholic Advocate*, 16 Oct 1930, 23 Oct 1930, 22 Oct 1931
5. Farelly, Mark., *Canvas of Dreams: Marist College Ashgrove 1940-1990*. Ashgrove: Marist Bros., 1990
6. Paul Ferrier, "*The Golden Period of Catholic Progress – Archdioceses of Brisbane 1912-1927*", B.Arch Thesis, Sept 1986
7. Gardiner, Fiona, *Register of significant twentieth century architecture* (Australian Heritage Commission, 1988)
8. Titles Office Records
9. Watson, Donald & Judith McKay, *A Directory of Queensland Architects to 1940*, UQ Library, 1984

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Note: This information has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this information is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

Information prepared by — Brisbane City Council (page revised March 2020)



Dedicated to a better Brisbane

Contacts list

Stakeholder Contacts

1. Native Title Party and/or Traditional Owners for the area:

Cultural Heritage Body – Turrbal Association

(as shown on QLD Gov. Department of Aboriginal and Torres Strait Islander Partnerships – Cultural Heritage Database and Register).

Contact Details:

Turrbal Association Inc

PO Box 3261, South Brisbane QLD 4101

Phone: (07) 5432 3699

Mobile: 0408 265 656

Email: turrbal@dakibudtcha.com.au

Email: info@turrbal.com.au

2. Distributor – Retailer (where not part of the local government)

Queensland Urban Utilities

Contact Details:

QUU Development Services

GPO Box 2765, Brisbane QLD 4001

Phone: (07) 3432 2200 (8:30am – 4:30pm weekdays)

Email: developmentenquiries@urbanutilities.com.au

3. Local, State & Federal elected members

Local – Enoggera Ward

Contact Details:

Councillor Andrew Wines

Enoggera Ward Office – 102 Samford Road (Cnr Cole Street), Alderley QLD 4051

Phone: (07) 3407 2510

Fax: (07) 3407 2515

Email: enoggera.ward@bcc.qld.gov.au

Website: www.andrewwines.com

State – Electoral District of Ferny Grove

Contact Details:

Hon. Mark Furner

PO Box 262, Ferny Hills DC QLD 4055

Phone: (07) 3535 7100

Email: Ferny.Grove@parliament.qld.gov.au

Federal – Member for Brisbane, QLD

Contact Details:

Hon. Trevor Evans MP

Trevor.Evans.MP@aph.gov.au

Electorate Office (Principle Office) -

349 Sandgate Road, Albion QLD 4010

PO Box 143, Albion DC QLD 4010

Phone: (07) 3862 4044

Parliament Office -

PO Box 6022, House of Representatives, Parliament House Canberra ACT 2600

Phone: (02) 6277 2008

Fax: (02) 6277 8411

Commonwealth Of Australia – Enoggera Army Barracks

Commonwealth Of Australia C/- Defence Housing Australia

Attention: Paul Screen – Base Manager

paul.screen1@defence.gov.au

300 Samford Road, Enoggera

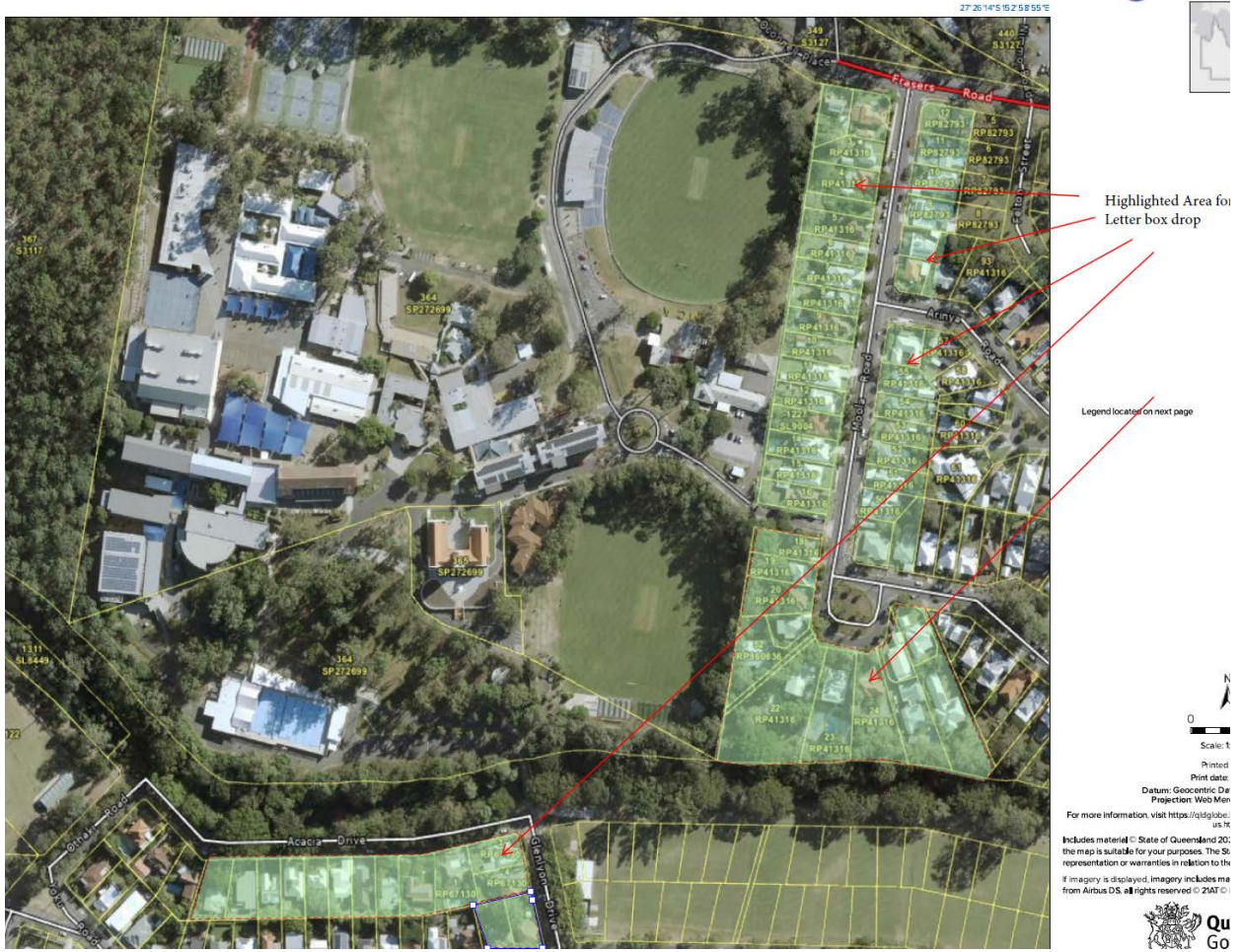
Po Box 4923 KINGSTON ACT 2604

All Unread By Date ▾ ↑

To	Subject	Sent	
Today			
info@turrbal.com.au ; turr... Cultural Heritage Body – Turrbal Association Turrbal Association Inc PO Box 3261, South Brisbane QLD 4101	MARIST COLLEGE ASHGROVE - MINISTERIAL INFRASTRUCTURE DESIGNATION - Preliminary stakeh...	Fri 2/07/2021 11:49 AM	6
Trevor.Evans.MP@aph.gov.au ... Federal – Member for Brisbane, QLD Hon. Trevor Evans MP Electorate Office (Principle Office)	MARIST COLLEGE ASHGROVE - MINISTERIAL INFRASTRUCTURE DESIGNATION - Preliminary stakeh...	Fri 2/07/2021 11:47 AM	6
developmentenquiries@... ... Queensland Urban Utilities QUU Development Services GPO Box 2765, Brisbane QLD 4001	MARIST COLLEGE ASHGROVE - MINISTERIAL INFRASTRUCTURE DESIGNATION - Preliminary stakeh...	Fri 2/07/2021 11:45 AM	6
Ferny.Grove@parliament... ... State – Electoral District of Ferny Grove Hon. Mark Furner PO Box 262, Ferny Hills DC QLD 4055	MARIST COLLEGE ASHGROVE - MINISTERIAL INFRASTRUCTURE DESIGNATION - Preliminary stakeh...	Fri 2/07/2021 11:44 AM	6
paul.screen@defence.go... ... Commonwealth of Australia Enoggera Army Barracks Base Manager Po Box 4923 KINGSTON ACT 2604	MARIST COLLEGE ASHGROVE - MINISTERIAL INFRASTRUCTURE DESIGNATION - Preliminary stakeh...	Fri 2/07/2021 11:43 AM	6
engineeringservices@bris... ... RE: A005682090 - 102 KEMPISIE RD UPPER MOUNT GRAVATT QLD 4122 - Response to Information ... Andrew, I trust you are well. Please find the attached additional documents & response to Council's Information Request. We trust this clarifies all		Fri 2/07/2021 11:42 AM	1
enoggera.ward@bcc.qld... ... Local – Enoggera Ward Councillor Andrew Wines Enoggera Ward Office	MARIST COLLEGE ASHGROVE - MINISTERIAL INFRASTRUCTURE DESIGNATION - Preliminary stakeh...	Fri 2/07/2021 11:40 AM	6
edaeast@brisbane.qld.g... ... RE: A005744185 - 17 DONALDSON ST NORMAN PARK QLD 4170 - Further advice about the applica... Hi Katrina, I trust you are well. Please find the attached revised proposal plans. Please proceed to a decision. Thanks, Privileged/Confidential		Fri 2/07/2021 9:52 AM	5

Proof emails sent 2 July 2021

Letterbox Box to Nearby Residents



Feedback from Marist College regarding stakeholder engagement

From: [Bethany Halpin](#)
To: [Mark Kierpal](#); ["Paul Hotston"](#)
Cc: [Nicola White](#); [Bruce McPhee](#)
Subject: Neighbourhood information session
Date: Friday, 23 July 2021 10:36:31 AM
Attachments: [image001.png](#)

Hello Mark,

By way of information for your report please note:

- 58 notices were delivered to residents on Monday 06/07/2021
- 5 residents attended the information session on Tuesday 13/07/2021
- Questions from the residents focused on parking and traffic.
- Both the college and architect team committed to continuing to review this matter

Please let me know should you require any further information.

Bethany

Bethany Halpin
Community and Stakeholder Engagement

Marist College Ashgrove

142 Frasers Road, Ashgrove QLD 4060
PO Box 82, Ashgrove West QLD 4060
Mob: 0490 040 943
Phone: 07 3858 4548
Email: halpinb@marash.qld.edu.au

www.marash.qld.edu.au

Trustees of the Marist Brothers – Ashgrove
T/A Marist College Ashgrove
CRICOS Provider No: 00670F



MARIST COLLEGE ASHGROVE



PROPOSED MASTER PLAN / MINISTERIAL INFRASTRUCTURE DESIGNATION

LEARN MORE ABOUT THE PLANS FOR MARIST COLLEGE ASHGROVE



Marist College Ashgrove has been nurturing and educating young men for the past 80 years. The College has developed a Master Plan to upgrade its facilities over the next decade and beyond, to ensure learning and teaching facilities meet the needs of current and future students. The College is currently preparing a Ministerial Infrastructure Designation (MID) to facilitate long term improvements to its Campus.

This Information Pamphlet provides an insight into the proposed works and approval process associated with the MID.

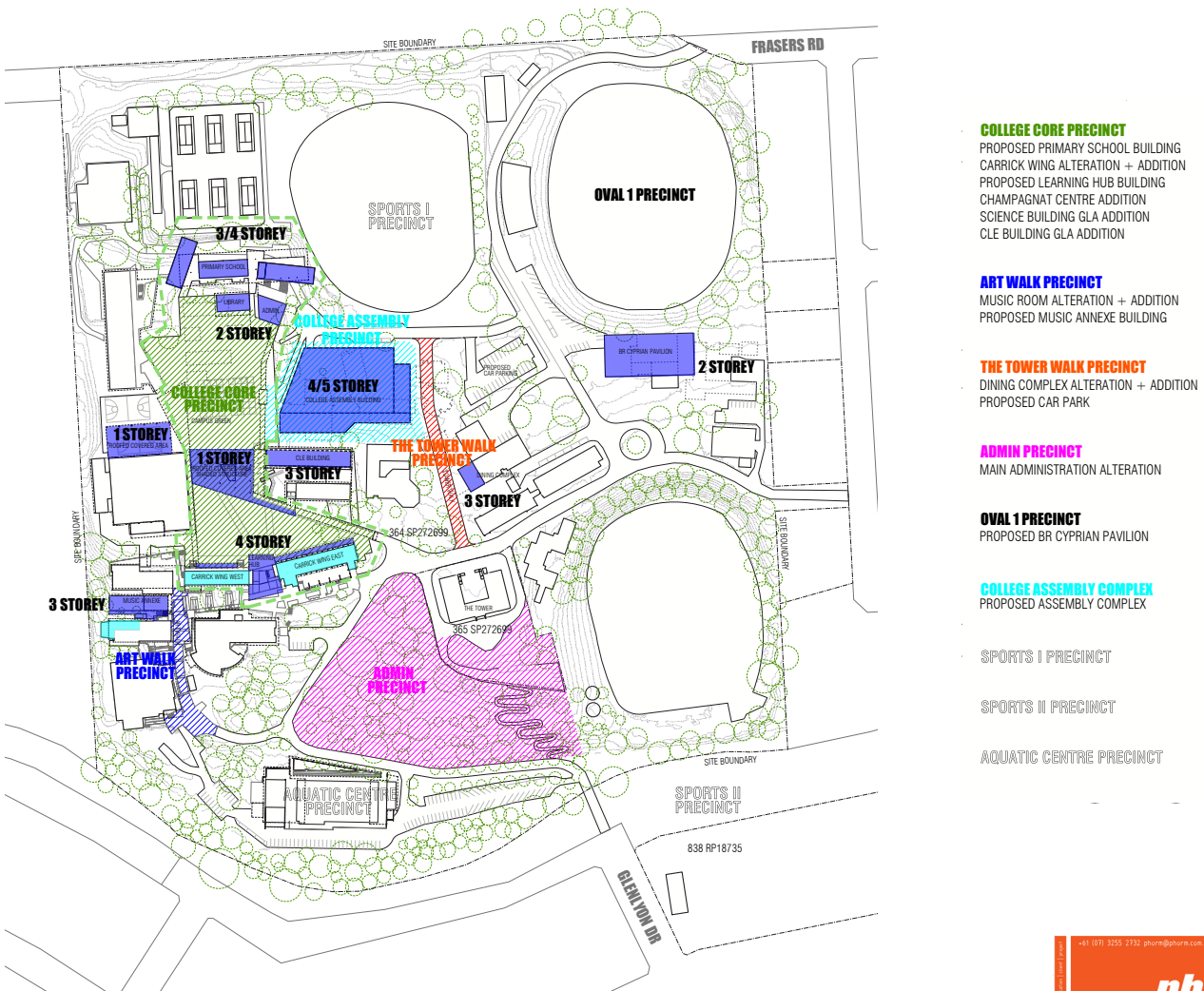


Figure 1 Marist College Ashgrove – Building Improvements Plan Extract

These designs and drawings are copyright and remain the property of the architect. Preliminary sketches only - not for construction.

Master Plan

Based on the College's Strategic Plan 2020 – 2030 the College is improving and enhancing its Learning and Teaching Facilities with the Master Planning of the Campus to facilitate the following within the next 6 - 15 year period. The Master Plan is set to increase the colleges education Primary School Precinct and provide the ability to increase student numbers by 10% in the coming years. The proposal will also see the improvement of facilities, recycling and upgrading existing Classrooms to be refurbished to 21st Century standards and other ancillary structures.



Fast Facts

- Increase in student numbers
- Focus on upgrading Learning and Teaching Facilities
- **College Core Precinct / Upper Campus**
 - New Primary School Building
 - Upgrading existing Senior Learning Classrooms
 - New Learning Hub
 - Campus Green and passive recreational spaces
- New College Assembly Building
- Ancillary Buildings
- Review and improvements of traffic movements and access to the College
- Other modest improvements and upgrades



Figure 2 Aerial Photo / Source:Qld Globe

What is a MID?

A MID provides a planning approval pathway to a development approval under the Planning Act 2016. MIDs are a development application process which are assessed through the State government and decided by the Planning Minister. The MID approves a master plan proposal / development envelope and conditions that allows future works to occur. As part of the process applicants must undertake early engagement with key stakeholders to gather and respond to feedback received before the Planning Minister will endorse the ability to lodge a MID application with the State.

Approximate timeframes – MID



Neighbourhood Consultation / Presentation

You are invited to a presentation session at the College with staff and key consultants to explain the project.
 When: Tuesday 13th July 2021 between 5:30 - 6.30 pm
 Where: Tower Block – Entry via Moola or Frasers Road, Ashgrove
 RSVP- Please register your attendance via <https://www.trybooking.com/BSRHY>
 *numbers are limited to meet COVID requirements.

The MID application and associated technical reports are currently being prepared in anticipation for an August lodgement. Early engagement is also being undertaken with the community and key stakeholders, government agencies, elected representatives and local indigenous groups. You will have an opportunity after the application has been lodged to make a formal submission to the Planning Minister as part of a 20 business day public consultation period. The assessment is likely to be completed by the Minister by the end of 2021.

For more information visit www.marash.qld.edu.au

