



**PLACE**  
P L A N N I N G  
D E S I G N  
E N V I R O N M E N T

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UDA31\_Nth McLean UDA\_Ecological Advice\_v1.0.docx

Urban Land Development Authority  
Level 4, 229 Elizabeth Street  
Brisbane, Queensland 4001

Att: Peter Lovegrove

Dear Peter,

## **PRELIMINARY ADVICE - ENVIRONMENTAL CONSTRAINTS ANALYSIS OF THE NORTH MCLEAN URBAN DEVELOPMENT AREA.**

### **1. Introduction**

PLACE Design Group (PDG) was engaged by the Urban Land Development Authority (UDLA) to confirm the presence or absence of Ecological Constraints existing within the Urban Development Area (UDA) at Nth McLean. Specifically, these conservation constraints anticipated on the site included:

- Presence of *Melaleuca irbyana* (Swamp tea-tree) which is listed as Endangered under the *Nature Conservation Act 1992* (NC Act). Swamp tea-tree communities within the South East Queensland bioregion are listed as Critically Endangered Ecological Community (CEEC) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act);
- Department of Environment and Resource management (DERM) mapped remnant vegetation; and
- DERM mapped waterways.

During recent surveys, PDG were only able to access Lot 309 on SP137557 (Site), approximately 125 ha of the greater UDA. Further site inspection of the remaining parcels is recommended to confirm the presence or absence of constraints with the greater UDA.

### **2. Scope and Methodology**

The following scope of work was undertaken:

- a) A complete Site walk-through was conducted to confirm the presence and extent or absence of any Swamp tea-trees and/or communities. All Swamp tea-tree communities and isolated specimens were recorded via Differential GPS. A complete count of specimens was conducted within each identified community.
- b) Transect surveys were conducted through all DERM mapped remnant vegetation polygons on Site. Species composition, average tree height (m) and canopy cover were recorded in order to determine each parcel's remnant status under the *Vegetation Management Act 1999* (VMA).
- c) Point surveys were conducted along the southern and south-western boundaries of Lot 309 on SP137557 to assess the status of the mapped remnant vegetation on Lot 1 (RP13251) and Lot 2

(RP868726) adjoining the Site. Additionally, a general meander was conducted to identify any further constraints (i.e. Swamp tea-tree) in adjoining properties that were not able to be surveyed directly.

- d) A complete Site walk-through was conducted to confirm the presence and extent of DERM mapped waterways and wetlands under the *Water Act 2000*.

### 3. Results

A detailed walk-through identified two (2) small communities of Swamp tea-tree within the northern portions of the Site. Both communities were located in low-lying depressions that were holding water at the time of the survey. Detailed counts recorded 30 specimens within community 1 and 65 within community 2. Neither community was noted as being dense; however both do potentially constitute a Swamp tea-tree community under the EPBC Act.

Based on transect surveys throughout mapped remnant vegetation persisting within Lot 309 on SP137557 it can be confirmed that these mapped polygons meet remnant status. Further to this, species composition aligns with currently mapped Regional Ecosystem (RE) 12.9-10.12 *Eucalyptus seeana* narrow leaved red gum, *Corymbia intermedia* pink bloodwood, *Angophora leiocarpa* rust gum woodland on sedimentary rocks.

Vegetation in the northern portions of the proposed are currently mapped as being non-remnant. These areas have the potential to be included in remnant Regional Ecosystem mapping in the near future given the vegetations current height, couple with its canopy cover.

Assessments of properties adjacent to the southern boundaries of the Site identified three (3) Swamp tea-tree specimens. Without full access to these areas it is difficult to determine the extent of Swamp tea-tree within these properties. Nonetheless, given the vegetation communities, species composition and soil type, parcels adjoining the southern boundary of Lot 309 on SP137557 are likely to contain a greater number of Swamp tea-tree individuals and communities.

Assessments of mapped remnant vegetation adjoining the southern and south-western boundaries of the Site confirm that these parcels currently meet remnant status due to average tree heights and canopy spread.

### 4. Conclusions and Recommendations

Surveys have only been undertaken thus far on Lot 309 on SP137557. Further site inspection of the remaining parcels will be undertaken once access can be granted. Therefore the following points relate to Lot 309:

- Assessments of vegetation on site identified two (2) small communities of *Melaleuca irbyana* within the northern portions of the Site. These communities were relatively small, however have the potential to constitute a *Melaleuca irbyana* CEEC under the EPBC Act. It is recommended that broader surveys are conducted throughout the greater UDA to determine the likely impact on *Melaleuca irbyana* communities. Following further surveys to confirm this species extent, a meeting with the Commonwealth Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) to gauge their opinion is recommended. Should this meeting confirm there to be a significant impact on this species a referral to the DSEWPC for assessment under the EPBC Act could be required and a Strategic Referral is recommended.
- Site surveys and assessments of species composition and tree height found that DERM mapped remnant vegetation within the central and north-eastern portions of the Site (Lot 309) currently meet remnant status and align with mapped RE's.
- Surveys also indicate that non-remnant vegetation adjoining remnant parcels in central and northern portions of the Site could potentially be classified as remnant vegetation in the future. These are close to achieving remnant status and therefore have the potential to provide high quality offsets for the proposed development due to lower costs associated with their rehabilitation and revegetation.
- Owing to the current vegetated state of the Site and its alignment with mapped remnant vegetation and RE's, it is recommended that a lock-in PMAV be submitted to DERM for Lot 309 as soon as possible.

- Assessments of Lot 1 on RP13251 adjoining the Sites southern boundaries identified three (3) *Melaleuca irbyana* specimens. Full access to this property is required to order to confirm the extent of *Melaleuca irbyana* throughout this area, and the presence of any *Melaleuca irbyana* communities.

Visual scanning of properties (Lot 1 on RP13251 and Lot 2 on RP868726) adjoining the Sites southern and south-western boundaries suggest that vegetation reaches remnant status, although this needs to be confirmed through on ground inspections.

We look forward to being of assistance. If you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully,

**PLACE Design Group**



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