

Lot 6, Emerald Estate, Plainland, Qld 4341



Residential Land For Sale

Monday, 29 April 2024

Lot 6, Emerald Estate, Plainland, Qld 4341

Area: 3158 m2

Type: Residential Land



George Boulos

0473444444

\$439,000

A residential subdivision is being proposed over two adjacent lots at 39 Pat's Road and 10 Scheiwe Road, Plainland: Lot 2 on RP192001 and Lot 1 on RP192001 respectively. This ecological assessment has been prepared to investigate the environmental constraints, determine the impacts on matters of ecological value and propose strategies to mitigate any impacts. The development has been designed to conserve the mapped high ecological value areas via their inclusion within an environmental covenant. Areas of the highest ecological value include steeper slopes with retained canopy trees and one specimen of Ooline (*Cadellia pentastylis*), which is listed as vulnerable under the Nature Conservation (Plants) Regulation 2020. The covenant covers an area of 45,831 m². Rehabilitation of this area will improve fauna linkages and movement opportunities, especially less mobile species, and re-establish pre-clearing regional ecosystems and thereby, enhance habitat values. A Covenant Restoration Management Plan has been prepared to guide the rehabilitation and ongoing management of the covenant which will be retained in private ownership. Any work on a waterway or drainage features must comply with the Accepted development requirements for operational work that is constructing or raising waterway barrier works. If waterway barrier work is not able to meet the accepted development requirements, the development must be referred to the State Assessment Referral Agency (SARA). As the on-site drainage lines are to be filled, before any works being undertaken, it is suggested that a pre-lodgement application is made to SARA to seek further advice from the Department of Agriculture and Fisheries. To have a lot put on hold for you, please follow the steps below: 1. Provide our team with a copy of your Pre-Approval Letter or Bank Capacity Letter from your Bank 2. Provide our team with a completed Expression of Interest Form including drivers licence front and back. 3. Pay the holding \$5000 deposit into the seller solicitor Trust Account