

# ENVIROMENTAL POLICY

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**Location:** Brisbane & Queensland  
**Document Owner:** JONOJU Pty Ltd  
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## 1. Purpose

This Environmental Policy outlines the commitment of **JONOJU Pty Ltd** (the Company) to environmentally responsible and sustainable **residential land subdivision** development practices within Brisbane, Queensland. The policy aims to ensure that all subdivision activities minimise environmental harm, comply with applicable legislation, and contribute positively to the natural and built environment for current and future communities.

## 2. Scope

This policy applies to all employees, contractors, consultants, and suppliers engaged in the planning, design, construction, and management of **residential land subdivision projects** undertaken by JONOJU Pty Ltd in Brisbane and throughout Queensland.

## 3. Policy Statement

JONOJU Pty Ltd is committed to:

- Protecting and enhancing the natural environment affected by residential land subdivision activities.
- Integrating environmental sustainability into subdivision planning, civil design, construction, and ongoing land management.
- Complying with all relevant Commonwealth, Queensland, and Brisbane City Council environmental legislation, approvals, permits, and codes of practice.
- Preventing pollution, reducing waste, and promoting the efficient use of natural resources.
- Continual improvement of environmental performance through monitoring, review, and adoption of best practice.

## 4. Legislative and Regulatory Compliance

JONOJU Pty Ltd will comply with all applicable environmental laws, regulations, and approval conditions, including but not limited to:

- Environmental Protection Act 1994 (Qld)
- Planning Act 2016 (Qld)
- Nature Conservation Act 1992 (Qld)
- Water Act 2000 (Qld)
- Vegetation Management Act 1999 (Qld)
- Brisbane City Plan and relevant Brisbane City Council local laws, policies, and conditions of approval

Where legislation, planning controls, or approval conditions change, the Company will review and update its practices accordingly.

## 5. Environmental Management Principles

JONOJU Pty Ltd will apply the following principles to all residential land subdivision projects:

### **5.1 Sustainable Residential Land Use**

- Plan and design subdivisions to minimise disturbance to land, waterways, and existing vegetation.
- Avoid or reduce impacts on environmentally sensitive areas such as waterways, wetlands, bushland, and wildlife corridors.
- Incorporate appropriate buffers, setbacks, open space, and lot layouts consistent with planning requirements and environmental best practice.

### **5.2 Biodiversity and Habitat Protection**

- Identify native vegetation, fauna habitats, and ecological values early in the subdivision planning process.
- Implement measures to avoid, minimise, or offset impacts on biodiversity where disturbance cannot be avoided.
- Support rehabilitation and revegetation using locally appropriate native species and manage invasive species where practicable.

### **5.3 Water Management**

- Protect surface water and groundwater quality through effective erosion, sediment, and pollution control measures.
- Design subdivision stormwater systems to manage runoff, improve water quality, and reduce downstream flooding impacts.
- Incorporate water-sensitive urban design principles where feasible.

### **5.4 Soil, Erosion, and Contamination Management**

- Implement erosion and sediment control plans for all subdivision works.
- Minimise soil disturbance and stabilise exposed areas as early as practicable during construction.
- Identify and manage acid sulfate soils and contaminated land in accordance with legislative and approval requirements.

### **5.5 Waste and Resource Management**

- Reduce waste generation through efficient subdivision design and construction practices.
- Promote reuse and recycling of construction materials where practicable.
- Ensure waste is stored, transported, and disposed of lawfully and responsibly.

### **5.6 Energy, Climate, and Residential Design Considerations**

- Consider energy efficiency and climate resilience in subdivision layout and infrastructure design.
- Support measures that reduce greenhouse gas emissions where feasible.

- Consider climate change risks, including flooding, heat, and extreme weather events, in subdivision planning and design.

## 6. Pollution Prevention

JONOJU Pty Ltd will:

- Prevent pollution of land, air, and water arising from subdivision activities.
- Manage fuels, chemicals, and hazardous substances to prevent spills and environmental contamination.
- Implement and maintain emergency response procedures for environmental incidents.

## 7. Roles and Responsibilities

- **Management** is responsible for implementing this policy, allocating resources, and ensuring compliance.
- **Employees and Contractors** are responsible for carrying out subdivision activities in accordance with this policy and relevant environmental management plans.
- **Consultants and Suppliers** are expected to support the objectives of this policy and comply with all environmental requirements.

## 8. Training and Awareness

The Company will provide appropriate environmental training and information to employees and contractors to ensure awareness of environmental responsibilities and compliance obligations associated with residential land subdivision works.

## 9. Monitoring, Auditing, and Reporting

- Environmental performance will be monitored against approval conditions and internal objectives.
- Environmental incidents, non-compliances, or community complaints will be recorded, investigated, and addressed promptly.
- The Company will seek continual improvement through regular review of environmental performance and practices.

## 10. Community and Stakeholder Engagement

JONOJU Pty Ltd recognises the importance of engaging with local communities, Traditional Owners, regulators, and other stakeholders to address environmental concerns and support responsible residential development outcomes.

## 11. Review and Continuous Improvement

This Environmental Policy will be reviewed periodically, or when significant changes occur to legislation, operations, or environmental risks, to ensure it remains current and effective.

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## 12. Approval

This policy is approved by the management of JONOJU Pty Ltd and is effective from the date of issue.

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