Bayliss Road, South Ripley Residential Development

Application Number: **02759** Commencement Date: **29/01/2025** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Bayliss Road, South Ripley Residential Development

1.1.2 Project industry type *

Residential Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/07/2025

1.1.4 Estimated end date *

01/01/2031

1.2 Proposed Action details

1.2.1 Provide an overview of the proposed action, including all proposed activities. *

KDL Property Group Pty Ltd (**the Proponent**) has presented a proposal for a residential subdivision and development project located at Bayliss Road, South Ripley **(Att-2_Ecological Report Figures, Figure 1, Locality, Page 1)**. The aim of this referral is to determine if the Proposed Action qualifies as a Controlled Action in line with the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (**EPBC Act**). This proposal involves the construction of residential plots, roadways, drainage systems, and parklands, collectively identified as 'the **Proposed Action**.' The specific site for this development is delineated as 7-101 and 25 Bayliss Road, South Ripley Qld 4306 (Lot 80 and 8 on SP162940) and is referred to hereafter as 'the **Site**.' The Proposed Action is geographically confined to this location, with negligible expected effects on surrounding areas **(Att-2_Ecological Report Figures, Figure 4, Project Footprint, Page 4)**.

The Site, a rectangular plot with an irregular extension to the west, covers an area of **172300** square metres (**17.23 hectares**) **(Att-2_Ecological Report Figures, Figure 2, Site Context, Page 2).** Lot 80, the larger lot is devoid of any existing buildings or structures whilst Lot 8 contains a dwelling, shed, pool and other small urban structures. Situated within the Ipswich City Council (**ICC**) Local Government Area, the Site is entirely designated as FURV (**Future Urban**) according to the 2006 Consolidated Ipswich Planning Scheme **(Att-2_Ecological Report Figures, Figure 6, Planning Scheme Zones, Page 6)**. It is positioned east of Ripley Road within the Urban Growth Area of the Ripley Valley Priority Development Area (**RVPDA**), administered by the ICC on behalf of the Minister of Economic Development Queensland. The Site has dual frontage, bordering both Bayliss Road and Coleman Road.

Historically the Proposed Action was limited in scope to Lot 80 and excluded Lot 8. This is reflected in the past planning approvals, Management Plans and Attachments to this referral. In February of 2025 the owner of Lot 8 began negotiations for the Proponent to acquire the property. Considering this the Proposed Action was amended to include and combine Lot 8 and 80 on SP162940 to be part of the Site and Proposed Action. It is acknowledged that various Management Plans, such as the Stormwater Management Plan may need to be amended to include Lot 8.

Proximity to key infrastructure and urban centres underscores the strategic significance of the Site. To the north, the Centenary Highway enhances regional connectivity, whilst the Ipswich Central Business District also lies to the north, offering a wide range of urban facilities. Neighbouring suburbs such as White Rock and Spring Mountain to the north-east, and Deebing Heights, Yamanto, and Flinders View to the north-west, position the Site for potential developmental growth aligned with urban expansion in the surrounding areas.

The Site's vegetation is classified under a singular Vegetation Structure Unit (**VSU**) and consists predominantly of native regrowth species. The canopy layer, which reaches heights of 15 to 30 meters, is dominated by Eucalyptus crebra, Eucalyptus tereticornis, Eucalyptus melanophloia, and Corymbia tessellaris. The majority of trees present are young regrowth, interspersed with a few dead trees. Due to the relative youthfulness of the arboreal population, most trees have not yet developed hollows, which are crucial for providing habitat to various animal species. During thorough examinations conducted by 28 South on January 28, 2025, no tree hollows were observed, indicating a limitation in habitat potential at this stage of ecological succession **(Att-1_Ecological Report_2025, Section 6.11, Page 41)**.

The proposed plan for subdivision, elaborated in the attached development map, stipulates a methodical partitioning of the Site into functional units to optimise land usage **(Att-3_ DA Approved Plans)**. Specifically, the project outlines the creation of approximately 20-25 dwellings per hectare, ranging from 210 to 613 square metres, categorised into courtyard, traditional, premium, and deluxe allotments. This division aligns with urban planning norms and infrastructure demands to support population growth. Additionally, the plan incorporates the allocation of three residential detention lots, crucial for stormwater management to avert flooding and regulate water flows, thereby manifesting a commitment to ecological sustainability.

Further, the inclusion of a local neighbourhood residential recreation park aims to augment community life by providing shared recreational spaces that encourage social interactions. The strategic planning of this subdivision seeks a harmonised approach by integrating residential needs with environmental and recreational requirements, ultimately creating a sustainable, vibrant community.

The Proposed Action requires preliminary vegetation clearance and earthworks to establish the following infrastructure components:
- Internal access and collector road systems accessed via Coleman Road, Bayliss Road, and a proposed new road.
- Provision of utilities such as water, sewer, electricity, and telecommunications, leveraging nearby existing services.
- The local recreation park will feature diverse amenities catering to various age groups.
- Strategically located stormwater detention basins to enhance water management (**Att-4_ Stormwater Management Plan)**.
- Premium fencing and landscaping along key roadways.

The entire Site is earmarked for transformation through civil engineering works to achieve the required terrain for development. The proposed landscape alterations will involve clearing most existing trees, though some will be preserved within planned recreational areas where feasible.

Pre-construction activities will focus on vegetation removal, followed by:
- Civil groundwork to define the final landform and infrastructure layout (**Att-7_ Slope Stability Assessment)**.
- Implementation of erosion and sediment controls (**Att-8_ Dispersive Soils Management Plan)**.
- Installation of essential utility services.
- Road and pavement construction incorporating drainage systems.
- Deployment of recreational and landscaping features.
- Post-construction restoration activities and final landscaping touches.

The Proposed Action illustrates a comprehensive approach to urban development by cohesively integrating residential, environmental, and recreational objectives. The strategic positioning and meticulously drafted design of the Proposed Action are well-suited to facilitate and add to the continuing urban growth in the region with a minimal environmental footprint **(Att-2_Ecological Report Figures, Figure 3, Surrounding Developments, Page 3)**.

In light of the Proposed Action—specifically habitat clearance and civil earthworks—on the designated Site, there is a likelihood of Significant Impacts on a Matter of National Environmental Significance (**MNES**) species. Development will result in the permanent change in land use within the 17.23 ha of the Site. As part of the Proposed Action all trees on Site, nearly all trees will be cleared (**Att-5_ Vegetation Management Plan).**

In addition, the Proposed Action may result in indirect impacts to fauna, as follows:

- Disturbance to fauna during construction due to noise and vibration from construction vehicles, plant and machinery.
- Increased potential for road strike once internal roads are operational.

Refer **(Att-1_Ecological Report_2025, Section 2.1, Page 8)** for a summary of the Proposed Action.

1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

No

1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? *

Commonwealth

The Proposed Action is referred as it is considered likely to be a controlled action requiring approval from the Minister under the Environment Protection and Biodiversity Conservation Act 1999.This viewpoint is based on the potential for significant impacts to threatened species (Koala), which have habitat found on the Site **(Att-1_Ecological Report_2025, Section 8.12, Page 52)**.

State

The Shaping SEQ South East Queensland Regional Plan 2023 has designated Ripley Valley as an area that will experience 'growth by expansion'. The intent of this designation is to deliver high-quality, new and more complete communities that are well-planned and serviced, with Ripley Valley being one of the areas that will accommodate the largest proportion of the sub-region's planned expansion.

Other potential impacts to Matters of State Environmental Significance are regulated under the State planning framework, and affiliated environmental legislation and instruments **(Att-1_Ecological Report_2025, Section 3.1, Page 11)**. This includes:

• the Planning Act 2016 (Qld) (**Planning Act**) – The Planning Act is Queensland's overarching planning legislation, and establishes the planning approval framework under which development approval for the proposed action is intended to be sought;

• the State Planning Policy 2017 (**SPP**) – The SPP is a statutory instrument made by the State under the Planning Act. It sets out overarching policies regarding a broad range of matters of interest to the State, including ecological matters. The SPP will be relevant in the assessment of the development application, to be made under the Planning Act, for the proposed action;

• the *Vegetation Management Act 1999* (Qld) (**VM Act**) – The VM Act operates in tandem with the *Planning Act*, by establishing a system for identifying and classifying protected categories of vegetation. The VM Act is primarily given effect through the Planning Act, which identifies circumstances in which clearing of vegetation protected by the VM Act is prohibited, requires approval, or may occur "as of right". Therefore, to the extent that the proposed action involves clearing of native vegetation, that clearing will be regulated by the VM Act, through the Planning Act. Importantly the proposed action does not propose the clearing of Regulated Vegetation to Site that will be protected, enhanced and maintained through the future environmental management area in the north east corner of the Site;

• the *Nature Conservation Act 1992* (Qld) (**NC Act**) – The NC Act establishes a specific framework, including standalone approval processes, for the protection of particular areas, flora and fauna. To the extent that the proposed action may involve any matters protected under the NC Act, all necessary approvals will be obtained in accordance with the NC Act;

• the *Fisheries Act 1994 (Qld)* (**Fisheries Act**) – The Planning Act includes particular approval requirements for certain works in fish habitat areas, subject to exemptions set out under the Fisheries Act. A 'low' waterway for waterway barrier works is mapped centrally in the Site. To the extent that the proposed action may involve such regulated works, the exemptions in the Fisheries Act may be relevant or the applicant will undertake works in compliance with Accepted Development Requirements for waterway barrier works; and

• the *Environmental Offsets Act 2015* (Qld) (**Offsets Act**) – The Offsets Act establishes a uniform State-wide framework for the imposition of conditions requiring environmental offsets. To the extent that the development approval for the proposed action requires such offsets in relation to Matters of State Environmental Significance, or Matters of Local Environmental Significance, those offsets will be given effect through conditions imposed in accordance with the Offsets Act.

Local

The Ipswich City Council's 2006 Consolidated Ipswich Planning Scheme provides the foundational governance for the land use planning intents of the Site. According to the Planning Scheme, the entire Site is designated as Future Urban (**FURV**). The strategic objectives of the Future Urban Zone are delineated as follows:

1. The Future Urban Zone is intended to facilitate integrated urban development on expansive and strategically significant land parcels.
2. It predominantly accommodates low-density, sewered, urban residential uses and developments.
3. Development activities are to align with comprehensive area planning and meticulous site planning methodologies.

Moreover, the Proposed Action is located within the Urban Living Zone of the Ripley Valley Priority Development Area (refer to **Att-2_Ecological Report Figures, Figure 6, Planning Scheme Zones, Page 6**). Ripley Valley was officially identified as a Priority Development Area on 8 October 2012. Encompassing an area of 4,680 hectares, this PDA is strategically situated approximately 5 km south of the Ipswich CBD and immediately adjacent to the Cunningham Highway. The Ripley Valley is projected to support approximately 50,000 dwellings, thereby accommodating an estimated population of 120,000 residents.

Initially, the oversight and development assessment for the site, as governed by the Economic Development Act 2012, was the purview of Economic Development Queensland **(EDQ)**. However, as of 30 September 2013, this oversight responsibility transitioned to the Ipswich City Council (ICC). Consequently, ICC now manages and reviews development applications in line with the regulatory stipulations outlined in the Ripley Valley Development Scheme, as mandated by the Act.

The Development Scheme provides a robust framework for development, with an aim to cultivate a community that maintains a strong bond with its natural environment. It envisions Ripley Valley as a networked community of villages and neighbourhoods, centred around a well-connected town centre. The scheme also prioritises enhancing connectivity to the broader Ipswich area, with the intent of improving access to regional employment opportunities.

Development within the Ripley Valley is steered by thematic principles that embody and advance the Scheme's overarching vision. These guiding themes cover fostering a vibrant community intrinsically linked to the Valley's character; promoting diversified transport options for regional accessibility; ensuring architectural and infrastructural integration with the natural terrain; stimulating economic growth and attracting regional investments; providing services and utilities that meet global standards; and preserving the Valley's inherent natural assets (**Att-2_Ecological Report Figures, Figure 3, Surrounding Developments, Page 3)**.

The larger lot comprising the bulk of the Site (Lot 80) is the benefactor of an existing development permit (7193/2017/PDA) which, subject to approval under the EPBC Act presents a shovel ready housing project in a key growth area of south east Queensland.

1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

As the overall site development is impact assessable the development will be publicly notified for 30 days enabling the public to make submissions on the proposed development which the proponent will need to provide a response to any issues raised by the public.

1.3.1 Identity: Referring party

Privacy Notice:

Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

The Department of Climate Change, Energy, the Environment and Water (the department) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the department to consider your submission and contact you in relation to your submission. If you fail to provide some or all of the personal information requested on this platform (name and email address), the department will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	31195566910
Organisation name	The Trustee for 28 South Environmental Trust
Organisation address	4151 QLD

Referring party details

Name	Mitch Taylor
Job title	Director
Phone	0488 204 523
Email	EPBC@28south.com.au
Address	U11/24 Martin St, Fortitude Valley, QLD 4006

1.3.2 Identity: Person proposing to take the action

1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? *

No

1.3.2.2 Is Person proposing to take the action an organisation or business? *

Yes

Person proposing to take the action organisation details

ABN/ACN	12160354272
Organisation name	KDL PROPERTY GROUP PTY LTD
Organisation address	4218 QLD

Person proposing to take the action details

Name	Nic Mullis
Job title	Acquisitions Manager
Phone	0402 803 659
Email	nic@kdlproperty.com.au
Address	Level 4, 16 Queensland Avenue, Broadbeach QLD 4218

1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

1.3.2.15 Are you proposing the action as part of a Trust? *

No

1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

KDL Property Group has demonstrated a robust commitment to environmental protection through the establishment of comprehensive environmental policies. These policies are designed to ensure the conservation and sustainable use of natural resources across all of the company's operations. Key components of these policies include:

- Sustainability Initiatives: KDL has developed sustainable building practices, prioritising energy efficiency, waste reduction, and water conservation.
- Renewable Energy Integration: The group actively incorporates renewable energy solutions, such as solar panels, into their development projects.
- Biodiversity Preservation: Efforts are made to protect local ecosystems and enhance biodiversity through strategic landscape planning.

The organisation employs a rigorous framework for the implementation and monitoring of its environmental strategies. This includes:

- Training and Development: Regular training sessions are conducted to ensure employees are knowledgeable about best environmental practices.
- Performance Audits: Routine audits and assessments are undertaken to track the effectiveness of environmental measures and identify areas for improvement.
- Stakeholder Engagement: KDL engages with local communities, government bodies, and environmental groups to foster collaborative efforts for sustainable development.

In conclusion, KDL Property Group has consistently demonstrated a responsible approach to environmental management, characterised by rigorous policy implementation, proactive compliance with environmental laws, and engagement in sustainable practices. This further solidifies their reputation as a conscientious and compliant entity within the property development sector.

1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

KDL Property Group is committed to reducing its environmental impact and enhancing the sustainability of its operations. The corporation’s environmental policy is guided by the principles of pollution prevention, sustainable resource utilisation, and ecological conservation. This policy underpins all corporate activities and is integral to the decision-making process across all levels within the organisation.

1.3.3 Identity: Proposed designated proponent

1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? *

Yes

Proposed designated proponent organisation details

ABN/ACN	12160354272
Organisation name	KDL PROPERTY GROUP PTY LTD
Organisation address	4218 QLD

Proposed designated proponent details

Name	Nic Mullis
Job title	Acquisitions Manager
Phone	0402 803 659
Email	nic@kdlproperty.com.au
Address	Level 4, 16 Queensland Avenue, Broadbeach QLD 4218

1.3.4 Identity: Summary of allocation

Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

ABN/ACN	31195566910
Organisation name	The Trustee for 28 South Environmental Trust
Organisation address	4151 QLD
Representative's name	Mitch Taylor
Representative's job title	Director
Phone	0488 204 523
Email	EPBC@28south.com.au
Address	U11/24 Martin St, Fortitude Valley, QLD 4006

Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	12160354272
Organisation name	KDL PROPERTY GROUP PTY LTD
Organisation address	4218 QLD
Representative's name	Nic Mullis
Representative's job title	Acquisitions Manager
Phone	0402 803 659
Email	nic@kdlproperty.com.au
Address	Level 4, 16 Queensland Avenue, Broadbeach QLD 4218

Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? *

No

1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? *

No

1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?

No

1.4.7 Has the department issued you with a credit note? *

No

1.4.9 Would you like to add a purchase order number to your invoice? *

No

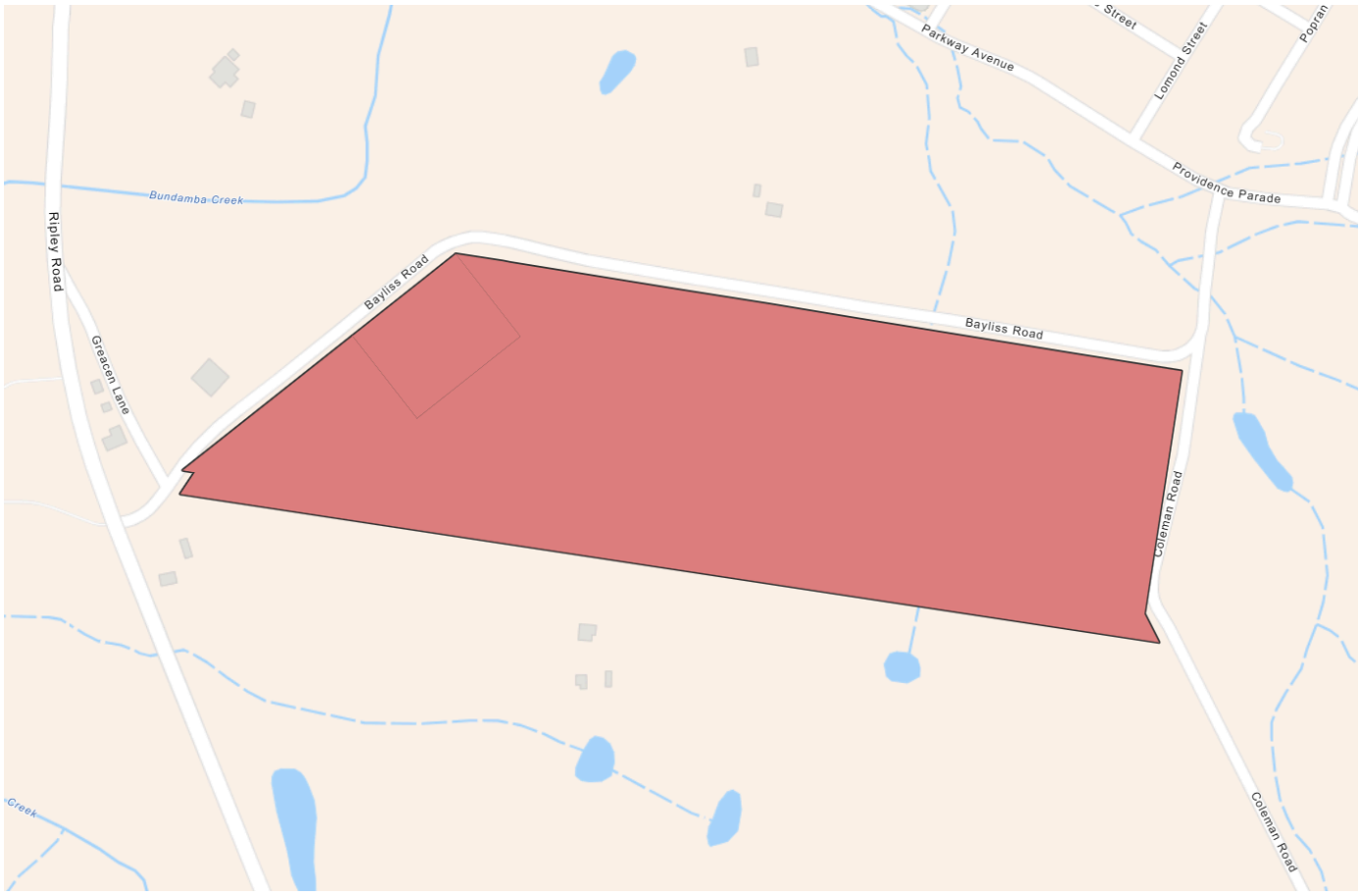
1.4 Payment details: Payment allocation

1.4.11 Who would you like to allocate as the entity responsible for payment? *

Person proposing to take the action

2. Location

2.1 Project footprint



Project Area: 17.23 Ha **Disturbance Footprint:** 17.23 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

101 Bayliss Road, South Ripley, QLD, 4306

2.2.2 Where is the primary jurisdiction of the proposed action? *

Queensland

2.2.3 Is there a secondary jurisdiction for this proposed action? *

No

2.2.5 What is the tenure of the action area relevant to the project area? *

The land parcel that makes up the Site of the Proposed Action is held in freehold, being: Lot 80 and Lot 8 on SP162940. Lot 80 is currently being held by the Proponent, whilst there are current negotiations between the Proponent of the Proposed Action and the owner of Lot 8 to purchase the lot (see **Att-1_ Ecological Report_2025, Section 2.3, Page10**).

3. Existing environment

3.1 Physical description

3.1.1 Describe the current condition of the project area's environment.

The Site is strategically situated in relation to key infrastructure and urban nuclei, with the Centenary Highway located to the north, facilitating efficient regional connectivity. The proximity of the Ipswich Central Business District to the north enhances access to urban amenities and services. Neighbouring suburbs include White Rock and Spring Mountain to the north-east, and Deebing Heights, Yamanto, and Flinders View to the north-west. This locational advantage offers significant development potential, aligning with trends of urban and suburban expansion in the vicinity **(Att-2_Ecological Report Figures, Figure 1, Locality, Page 1)**.

Immediately north of the Site lies the expansive Amex development, covering approximately 670 hectares. This project is planned to evolve into a comprehensive new town replete with neighbourhoods, villages, community amenities, and a central town area. Current progress indicates extensive construction of residential lots within this sector. The Proposed Action is anticipated to integrate smoothly with this development, sharing community resources effectively **(Att-2_Ecological Report Figures, Figure 3, Surrounding Developments, Page 3)**.

The ongoing expansion of residential developments to the north has critically altered the region's ecological connectivity. Urban sprawl fragments existing corridors, hindering species movement and reducing habitat availability. The expansion of housing developments to the north of the Site has resulted in significant alterations to the ecological connectivity of the region. As urban expansion continues to fragment the landscape, it disrupts these existing corridors, impeding the movement of species and reducing habitat availability. In turn, this fragmentation may lead to isolated faunal populations, diminish genetic flow, and potentially jeopardise species survival. Developments, including those necessitating EPBC referral within the Ripley Valley Priority Development Area, are expected to exacerbate these impacts, potentially isolating the Site entirely with surrounding housing estates **(Att-1_Ecological Report_2025, Section 6.2.1, Page 42)**.

The Site measures 17.23 hectares with a frontage of approximately 834.9 metres along Bayliss Road. **(Att-2_Ecological Report Figures, Figure 2, Site Context, Page 2)**.

The remainder of the Site is classified as either Category X, generally exempt from the Vegetation Management Act 1999, or Category C high-value regrowth vegetation (**Att-11_ Vegetation Management Property Report)**. The mapped vegetation includes Regional Ecosystems RE 12.9-10.7. The Site's vegetation is categorised under a single Vegetation Structure Unit (**VSU**), primarily native regrowth **(Att-2_Ecological Report Figures, Figure 5, Regulated Vegetation, Page 5)**. The trees on Site are young, having regrown from past clearing and suppression due to agricultural grazing **(Att-1_Ecological Report_2025, Section 6.1.1, Page 41)**. A defined drainage feature exists under the Water Act 2000, categorised as a major non-perennial feature, with no mapped waterways for barrier works under the Fisheries Act 1994 **(Att-1_Ecological Report_2025, Section 3.1.3, Page 12)**.

3.1.2 Describe any existing or proposed uses for the project area.

The Site is largely unused for any industrial, economic or social uses however was formally used for agricultural grazing. As part of this former agricultural utilisation the Site was largely cleared of vegetation. The ceasing of agricultural grazing has allowed vegetation to regrow however most tress are far too young to have formed hollows for animal utilisation **(Att-1_Ecological Report_2025, Section 6.2.2, Page 43)**. Lot 8, the smaller of the two Lots contains a dwelling, shed, pool and other small urban structures .The Site also retains two small unused or maintained dams from its agricultural past. Moreover, the development of transportation infrastructure has played a pivotal role in altering the Site. The introduction of roads and other forms of transport links has not only facilitated accessibility but has also been a catalyst for further urban expansion and land-use changes. This infrastructure development has intertwined with both agricultural and residential expansions, creating a complex matrix of environmental shifts over time, all of which have left a lasting imprint on the ecological and socio-economic fabric of the area.

The Proposed Action is a residential development, with provision of supporting services and functions, that will consist of the following land uses:

Residential Lot Configuration

The development comprises approximately 20-25 dwellings per ha, varying in size from 210 square metres to 613 square metres. The lot configurations include courtyard, traditional, premium, and deluxe style allotments, each tailored to meet diverse residential needs and preferences (**Att-3_ DA Approved Plans)**.

Internal Access and Road Infrastructure

Accessibility within the development is structured through a network of internal access and collector roadways.

Utility Services Provision

The development is strategically positioned in an undeveloped area of the Ripley Valley, yet it adjoins an existing residential subdivision to the north. This connectivity allows the project to leverage existing utility services, ensuring the provision of water, sewer, electricity, and telecommunications. Such integration is essential for operational efficiency and cost-effectiveness.

Local Neighbourhood Recreation Park

A local neighbourhood recreation park is incorporated into the development plan. The park will feature a shaded play area, a kick-about zone, play facilities designed for children aged 2 to 12 years, and a shaded shelter with seating. Additional amenities include a drinking fountain, fitness equipment for teenagers and adults, pedestrian pathways, and multiple shaded areas with tree coverage to enhance user experience and environmental comfort.

Stormwater Management

The development includes strategically positioned detention basins to manage stormwater effectively. These basins play a critical role in controlling water quantity and improving water quality across the site, thus mitigating flood risk and preserving the ecological balance (**Att-4_ Stormwater Management Plan)**.

Fencing and Landscaping

Aesthetically pleasing and functional fencing, combined with comprehensive landscaping, will be installed. This fencing and landscaping strategy enhances the visual appeal of the development while also providing privacy and defining property boundaries.

The distribution of these areas across the Site is shown in the Development Master Plan **(Att-2_Ecological Report Figures, Figure 4, Project Footprint, Page 4).**

3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

The Site is devoid of outstanding natural features and/or any other important or unique values. The Sites natural features are largely representative of the wider natural features that are found in the surrounding areas. There are no State-recognised protected areas directly next to the Proposed Action however further abroad the White Rock Conservation Park sits approximately 4.5km to the east **(Att-2_Ecological Report Figures, Figure 1, Locality, Page 1)**.

3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

The Site demonstrates a topographical gradient that spans from 8% to 10%, with a descent orienting towards Bayliss Road (**Att-6_ Geotechnical Investigation Report)**. A prominent ridgeline traverses the Site, effectively dividing it into two distinct hydrological catchments. The first catchment , directs surface water flow towards Bundumba Creek located in the north-west quadrant. The second catchment channels water flow towards the northern confines of the Site (**Att-7_ Slope Stability Assessment)**.

According to analysis derived from ICC Interactive Mapping resources, the Site is devoid of any recorded flooding risks. The elevation across the Site varies between 76 and 48 metres above the Australian Height Datum (**AHD**), with the overall inclination predominantly aligned towards the northern boundary, proximate to Bayliss Road. The absence of flooding risks coupled with the specified elevation gradient presents noteworthy factors for consideration in the ongoing Site evaluation and potential development scenarios, see: (**Att-8_ Dispersive Soils Management Plan).**

3.2 Flora and fauna

3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

To define the prerequisites for field surveys, a comprehensive desktop assessment was conducted, evaluating contemporary and pertinent databases and mapping resources. This assessment focused on elements related to flora and fauna, ecological communities, waterways, and various Matters of Environmental Significance at national, state, and local levels (**MNES, MSES, MLES**) that are expected to occur within or around the designated Site. The primary objectives of this assessment were to refine a list of threatened species for targeted ecological surveys and to inform the survey methodologies to be employed.

In conjunction with up-to-date aerial photography, an array of key desktop databases and mapping resources from Commonwealth, State, and Local governmental bodies were examined **(Att-1_Ecological Report_2025, Section 4 , Page 14)**. The reviewed resources included:
- The Commonwealth DCCEEW Protected Matters Search Report (**PMST**) under the EPBC Act (**Att-9_ MNES Report)**;
- The Atlas of Living Australia, specifically relating to MNES species;
- The National flying-fox monitoring map produced by DCCEEW;
- A species list generated from the Queensland Government's WildNet database (within a 2 km radius) (**Att-10_ WildNet Species List**);
- The Vegetation Management Report from the Department of Resources (Queensland) (**Att-11_ Vegetation Management Property Report**;
- Mapping of MSES (Queensland Globe);
- Protected plant trigger mapping under the Nature Conservation Act 1992 (NC Act);
- Planning Scheme environmental overlays **(Att-2_Ecological Report Figures, Figure 6, Planning Scheme Overlays, Page 6)**

Subsequent to the review of desktop resources, a likelihood of occurrence assessment was carried out for species enumerated under the NC Act and EPBC Act. These species possess verified occurrence records within a 5 km radius of the Site according to the Queensland WildNet online database and are considered 'known' or 'likely' to occur within a 2 km radius of the Site as per the EPBC Act PMST.

The likelihood of occurrence assessment necessitated evaluating the habitat requirements for each species against the habitat types present within the Site. The outcomes of this assessment are documented in Table 5 **(Att-1_Ecological Report_2025, Section 4.2.1, Page 18)**, Table 6 **(Att-1_Ecological Report_2025, Section 4.2.2, Page 20)**, and Table 7 **(Att-1_Ecological Report_2025, Section 4.2.3, Page 25).**

Furthermore, an analysis of threatened fauna MNES was undertaken, encompassing the species on or potentially within the Site. To enumerate non-threatened/general flora species surrounding the Site, a species list, inclusive of both native and introduced species from all conservation statuses since 1980, was requested from the WildNet database. These findings are presented in (**Att-10_ WildNet Species List)**. Fish species were excluded from the list due to the Site's inadequate aquatic habitat, other than isolated specimens in dams. The list primarily features highly mobile avifauna and mammals that might sporadically use the Site.

The assessment process discerned that the occurrence of TEC or threatened flora on the Site is Highly Unlikely **(Att-1_Ecological Report_2025, Section 4.2.1, Page 19)(Att-1_Ecological Report_2025, Section 4.2.2, Page 21)**. However, it was identified that three fauna MNES species could potentially utilise the Site and might be significantly impacted by the Proposed Action, necessitating further evaluation under a Significant Impact Assessment. These species include:
- Petauroides volans (Greater Glider (northern));
- Phascolarctos cinereus (Koala);
- Pteropus poliocephalus (Grey-headed Flying-fox).

Despite none of these species having been observed on the Site through surveys or database searches **(Att-1_Ecological Report_2025, Section 6.3, Page 44)**, the assessment proceeded.

The Significant Impact Assessments concluded that the Greater Glider and Grey-headed Flying-fox were **not** likely to be significantly impacted by the Proposed Action:
- **Greater Glider**: According to **(Att-1_Ecological Report_2025, Section 8.2.2, Page 54)**, the Proposed Action would not result in a Significant Residual Impact due to the absence of suitable nesting hollows on the Site.

Although the vegetation may serve as a food source, the lack of hollows and sightings implies no utilisation by the Greater Glider. The Site is also largely disconnected from potential habitat locations nearby as the Site has very limited connectivity **(Att-1_Ecological Report_2025, Section 6.2.1, Page 42).** This is in addition to no records of Greater Glider being recorded in the Ripley Valley region during past ecological surveys.
- **Grey-headed Flying-fox**: The findings in **(Att-1_Ecological Report_2025, Section 8.3.2, Page 56)** reveal no roosting habitat on the Site, and no individuals were detected during surveys. Nevertheless, its potential future presence cannot be completely discounted due to the possibility of foraging habitat. The area's marginal habitat, coupled with alternative resources and local camps within 10 km, suggest no significant impact anticipated from the Proposed Action.

However, **(Att-1_Ecological Report_2025, Section 8.1.2, Page 52)** identifies that the Proposed Action will likely significantly impact **koala** foraging resources, potentially qualifying as a Significant Impact under the DCCEEW MNES guidelines, predominantly due to habitat clearance.

Past survey works identified no MNES species on Site however 44 other non MNES relevant Fauna species were observed on Site, in addition to 792 native trees endemic to south east Queensland. (**Att-12_ Litoria Ecological Assessment Report_2019)**. Birds were the most diverse taxonomic group observed, with 35 species in total. This number is fairly high considering the size and quality of the Site, with little to no understory and a poorly developed ground layer.

3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

The vegetation on the Site is classified under a singular Vegetation Structure Unit (**VSU**) and is constituted predominantly of native regrowth species. The canopy layer, with heights ranging from 15 to 30 metres, is chiefly comprised of Eucalyptus crebra, Eucalyptus tereticornis, Eucalyptus melanophloia, and Corymbia tessellaris. The majority of trees on the Site are indicative of young regrowth, with only a sparse presence of dead trees scattered throughout. The current age of most trees precludes the formation of hollows suitable for faunal habitation, as corroborated by the absence of such features during an inspection by 28 South on the 28th of January 2025 **(Att-1_Ecological Report_2025, Section 6.2.2, Page 43)**.

The spatial distribution and abundance of canopy species exhibit variation correlated with elevation and soil micro-habitats in the area. In sections of the Site where gullies and drainage features intersect—dominated by alluvial soils—forest red gum (Eucalyptus tereticornis) displays canopy dominance. In contrast, ridge lines and mid-slope areas, characterised by soils consistent with sedimentary formations as delineated in the RE description, support patchy prevalence of silver-leaved ironbarks (Eucalyptus melanophloia) within a predominantly narrow-leaved ironbark (Eucalyptus crebra) matrix. Across the majority of the Site, narrow-leaved ironbark remains the chief canopy species. Despite the subtle variations in vegetative and soil characteristics, the vegetation is functionally classified under RE 12.9-10.7. This homogeneity is further justified as the species present are referenced within the RE description, reinforcing the site's inclusion under a single RE classification **(Att-1_Ecological Report_2025, Section 6.1.1, Page 41)**.

A distinct attribute of the current vegetative arrangement is the absence of a mid-storey layer, traditionally significant for enhancing biodiversity and introducing habitat complexity. The tall shrub layer, measuring between 6 and 10 metres, alongside lower shrubs ranging from 2 to 6 metres, manifests in patterns from sparse to moderately dense patches. These regions predominantly consist of canopy recruits, a variety of Acacia species such as black wattle (Acacia leocaylx) and hickory wattle (Acacia disparrima), Dodonaea triquetra, as well as non-native species such as Lantana camara. The understory vegetation exhibits signs of moderate disturbance, characterised by a blend of native and exotic herbaceous and grass species, indicative of anthropogenic influences and dynamics of soil degradation.

Comprehensive surveys have found no TECs under the EPBC Act. The field assessments confirm that arboreal species present reflect typical native regrowth vegetation characteristics. Detailed analysis of field outcomes, alongside the understanding of known distribution patterns and the ecological and biophysical requirements of TECs, affirms the absence of any TECs on the Site **(Att-1_Ecological Report_2025, Section 6.1.2, Page 41)**.

The likelihood assessment for threatened species, following the methodology in **(Att-1_Ecological Report_2025, Section 4.2, Page 16)** indicates no conservation-priority species are anticipated on the Site. Flora verification through field surveys, outlined in **(Att-1_Ecological Report_2025, Section 6.1.1, Page 41)**, did not reveal any threatened flora species considered MNES under the EPBC Act, and tree species composition aligns with the Regional Vegetation Management Map (**RVMM**).

The analysed field assessment outcomes, paired with the understanding of identified species' distribution and ecological or biophysical needs, confirm no threatened flora dwell on the Site. With these findings in consideration, the Proposed Action is assessed to have no adverse effects on flora MNES. A comprehensive assessment, as detailed in **(Att-1_Ecological Report_2025, Section 4.2.2, Page 20)**, of MNES within a 2-kilometre radius of the Site has been conducted.

The botanical assessment findings are compiled into a detailed flora species list, available in (**Att-13_ Tree Survey)**. This documentation identifies 835 trees on Site, with 792 native and endemic to Southeast Queensland and forty-three classified as exotic. The Site's substantial weed presence, occupying the understory and shrub layers, suggests alterations in ecological balance, indicating a competitive environment where native flora may be increasingly marginalised. The Site notably supports Weeds of National Significance (**WONS**), such as Lantana camara.

The Geological Survey of Queensland’s 1:100,000 Series Sheet for Ipswich suggests that the Site is likely underlain by the Ripley Road Sandstone formation, dated to the Triassic–Jurassic period. This formation is typically characterised by 'sublabile to quartzose sandstone, minor mudstone'. The fieldwork confirmed that the

subsurface soils consist of natural soils above weathered sandstone, aligning with descriptions from the geological map see: (**Att-6_ Geotechnical Investigation Report)**.

The survey encountered subsurface conditions composed mainly of medium dense silty sand topsoil extending from the surface to a depth of approximately 0.1m across all bore locations. Beneath this layer lies an estimated medium dense silty sand and hard residual silty sandy clay, reaching depths up to 2.55m. Beyond the residual clay, very low to low strength sandstone was generally observed, transitioning to medium strength or high strength sandstone at depths ranging from 5.7m to 6m.

No groundwater was detected in any of the boreholes during the geotechnical fieldwork.

3.3 Heritage

3.3.1 Describe any Commonwealth Heritage Places Overseas or other places recognised as having heritage values that apply to the project area.

There are no known Commonwealth Heritage places or other places recognised as having heritage values within or proximal to the Site. The Site is also not listed on the Queensland Heritage Register.

3.3.2 Describe any Indigenous heritage values that apply to the project area.

The Site is located on Yuggera country. The Proponent is not aware of the Site having recognised Indigenous heritage value. Research activities have not been undertaken to understand indigenous heritage values at this time.

3.4 Hydrology

3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

The geographical configuration of Bayliss Road includes a notable ridgeline that divides the Site into two separate hydrological catchments. The first catchment has hydrological flow directed towards Bundumba Creek located in the north-western quadrant (**Att-4_ Stormwater Management Plan)**. The second catchment has drainage facilitated towards the north. Based on the data retrieved from the ICC Interactive Mapping resource, the site does not fall within any designated flood risk zones.

In accordance with the stipulations outlined in the Water Act 2000, a drainage feature has been recorded as traversing the Site This feature is classified as a "major non-perennial" entity. Additionally, an examination conducted under the Fisheries Act 1994 reveals that there are no designated waterways on the site that necessitate waterway barrier works **(Att-1_Ecological Report_2025, Section 3.1.3, Page 12)**.

The Site contains two small dams which are not maintained and remain from the Sites agricultural past.

A comprehensive Stormwater Management Plan has been developed to delineate the strategies for managing stormwater in relation to the Proposed Action. This plan can be referenced in the document titled (**Att-4_ Stormwater Management Plan).** A Dispersive Soils Management Plan has also been created to minimise the risks from erosion during construction (**Att-8_ Dispersive Soils Management Plan)**.

4. Impacts and mitigation

4.1 Impact details

Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	Yes	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no World Heritage properties proximal to the Site (**Att-9_ MNES Report)**.

4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.2.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no National Heritage Places proximal to the Site (**Att-9_ MNES Report)**.

4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Ramsar wetland
Yes		Moreton Bay

4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The Moreton Bay Ramsar wetland is 45-50km downstream from the Site. **(Att-9_ MNES Report).**

The Proposed Action does not involve bulk discharge of wastewater. Additionally, stormwater interception and passive treatment, including capture of gross pollutants, will be incorporated into the detailed design for the development (**Att-4_ Stormwater Management Plan)**. Mitigation via erosion and sedimentation control plans will further mitigate risk (**Att-8_ Dispersive Soils Management Plan)**.

Given the separation distance and the design objectives for the development, the Proposed Action is not expected to result in:

- Destruction or substantial modification of the wetland;
- Substantial or measurable change in the hydrological regime of the wetland;
- Impact to the habitat or lifecycle of native species that occupy the wetland;
- Substantial and measurable change in the water quality of the wetland
- Invasive species that is harmful to the ecological character of the wetland.

Consequently, the Proposed Action is not expected to result in a significant impact to the Moreton Bay Ramsar wetland, per the Significant impact guidelines.

4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	Anthochaera phrygia	Regent Honeyeater
No	No	Argynnis hyperbius inconstans	Australian Fritillary
No	No	Arthraxon hispidus	Hairy-joint Grass
No	No	Bosistoa transversa	Three-leaved Bosistoa, Yellow Satinheart
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo
No	No	Chalinolobus dwyeri	Large-eared Pied Bat, Large Pied Bat
No	No	Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)
No	No	Coleus habrophyllus	
No	No	Cupaniopsis shirleyana	Wedge-leaf Tuckeroo
No	No	Cupaniopsis tomentella	Boonah Tuckeroo
No	No	Cyclopsitta diophthalma coxeni	Coxen's Fig-Parrot
No	No	Dasyurus hallucatus	Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu]
No	No	Dasyurus maculatus maculatus (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	Delma torquata	Adorned Delma, Collared Delma
No	No	Dichanthium setosum	bluegrass
No	No	Erythrotriorchis radiatus	Red Goshawk
No	No	Falco hypoleucos	Grey Falcon
No	No	Fontainea venosa	
No	No	Furina dunmalli	Dunmall's Snake

Direct impact	Indirect impact	Species	Common name
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
No	No	Geophaps scripta scripta	Squatter Pigeon (southern)
No	No	Grantiella picta	Painted Honeyeater
No	No	Hemiaspis damelii	Grey Snake
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Lathamus discolor	Swift Parrot
No	No	Leuzea australis	Austral Cornflower, Native Thistle
No	No	Macroderma gigas	Ghost Bat
No	No	Notelaea lloydii	Lloyd's Olive
No	No	Notelaea x ipsviciensis	Cooneana Olive
No	No	Petauroides volans	Greater Glider (southern and central)
No	No	Petaurus australis australis	Yellow-bellied Glider (south-eastern)
No	No	Petrogale penicillata	Brush-tailed Rock-wallaby
Yes	No	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	Picris evae	Hawkweed
No	No	Planchonella eerwah	Shiny-leaved Condoo, Black Plum, Wild Apple
No	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Rhodamnia rubescens	Scrub Turpentine, Brown Malletwood
No	No	Rhodomyrtus psidioides	Native Guava
No	No	Rostratula australis	Australian Painted Snipe
No	No	Samadera bidwillii	Quassia
No	No	Stagonopleura guttata	Diamond Firetail
No	No	Thesium australe	Austral Toadflax, Toadflax
No	No	Tringa nebularia	Common Greenshank, Greenshank
No	No	Turnix melanogaster	Black-breasted Button-quail

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community
No	No	Grey box-grey gum wet forest of subtropical eastern Australia
No	No	Lowland Rainforest of Subtropical Australia
No	No	Poplar Box Grassy Woodland on Alluvial Plains
No	No	Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions
No	No	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland

4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.4.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

The Ripley Valley locality and the adjacent White Rock conservation area are recognised habitats and ranges for several threatened species (**Att-9_ MNES Report)**. Efforts to minimise impacts on protected matters from the Proposed Action have been undertaken by selecting a Site that has been previously cleared of vegetation and offers minimal habitat value **(Att-1_Ecological Report_2025, Section 7.2.2, Page 50)**. Potential direct and indirect impacts on threatened species include: permanent habitat clearance, vehicle collisions, fragmentation of connected habitats, loss of food and shelter through habitat clearing, predatory threats from domestic animals, removal of non-juvenile koala habitat trees, an increased risk of disease through stress, light pollution to habitat areas, and heightened interaction with human activity. As part of the Proposed Action all trees on Site, except a small number of trees will be cleared (**Att-5_ Vegetation Management Plan).**

Direct Impact

- ***Phascolarctos cinereus* (combined populations of Qld, NSW and the ACT) - Koala**

We believe the potential direct impact does likely constitute a Significant Impact on *Phascolarctos cinereus - Koala*.

Impact assessments for species are detailed in **(Att-1_Ecological Report_2025, Section 8.1, Page 52)**. Regarding the **Koala (Phascolarctos cinereus) populations (Queensland, NSW, and the ACT)**, it is assessed that there is a likely significant impact. Koala habitat is found in general eucalypt regrowth across much of the Site. The Proposed Action is expected to impact koala foraging resources, which aligns with a Significant Impact as per the DCCEEW MNES Significant Impact Guidelines 1.1 (DCCEEW, 2013). This conclusion is due to the expected clearing of habitat and foraging resources for the koala. No koalas were observed during field surveys, nor are there records of koala sightings at the Site **(Att-2_Ecological Report Figures, Figure 7, Koala Records within 5 km of Site, Page 7)**.

Direct Impact

- ***Petauroides volans* – greater glider**

We believe that the direct impact does not constitute a 'significant impact' on *Petauroides volans* – greater glider on the basis that:

In contrast, the direct impact on the **Greater Glider (Petauroides volans)** does not appear to constitute a 'significant impact'. The Greater Glider, an arboreal nocturnal marsupial, primarily inhabits eucalypt forests and woodlands. It relies on large live hollow-bearing trees for habitat and feeds mostly on eucalypt leaves and occasionally flowers. Despite eucalypt regrowth on the Site, prior clearing has resulted in a minimal amount of mature and hollow-bearing trees **(Att-1_Ecological Report_2025, Section 8.2, Page 53)**. Furthermore, the existing fragmentation of the landscape due to surrounding urban development further isolates the Site from contiguous forest habitats, impeding potential colonisation or movement of Greater Gliders from broader regional populations **(Att-1_Ecological Report_2025, Section 6.2.1, Page 42)**. Although the Greater Glider has been observed within the White Rock–Spring Mountain Conservation Estate, located roughly 5km away, surveys and desktop assessments indicate that the species is unlikely to utilise or be impacted by the Site due to the absence of suitable nesting hollows, little connectivity and lack of sightings **(Att-2_Ecological Report Figures, Figure 8, Greater glider Records within 25 km of Site, Page 8)**.

Direct Impact

- ***Pteropus poliocephalus* - Grey Headed Flying Fox**

We believe the potential direct impact does constitute a Significant Impact on *Pteropus poliocephalus* - Grey Headed Flying Fox.

For the **Grey-headed Flying Fox (Pteropus poliocephalus)**, the potential direct impact is deemed not to constitute a Significant Impact. There are no roosts observed on the Site, and the closest active roosts are located around 10km away **(Att-2_Ecological Report Figures, Figure 9, Grey-headed Flying-fox (GHFF) Records and Roosts within 25 km of Site, Page 9)**. Survey results suggest that neither the Site nor its surroundings provide suitable roosting habitats, and no Grey-headed Flying Fox individuals were detected during the survey periods. However, considering the possibility of future presence at the Site due to blossoming

vegetation offering potential foraging grounds, it remains plausible that the species may occur in the future. The area encompasses marginal habitat, limited in winter-flowering species, over 17.23 hectares. The proposed action is not expected to significantly affect the Grey-headed Flying Fox, given its high mobility, availability of alternative foraging resources, and established camps within the vicinity **(Att-1_Ecological Report_2025, Section 8.3, Page 55)**.

4.1.4.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact? *

Yes

4.1.4.5 Describe why you consider this to be a Significant Impact. *

Direct Impact

Koala (*Phascolarctos cinereus)* (combined populations of Qld, NSW and the ACT)

Current Department specifications indicate that any habitat is critical for the koala's survival, underscoring that even marginal reductions in habitat, as minor as one hectare, can exert a profound effect (DCCEEW, 2023). The Proposed Action will involve the permanent alteration of the entire Site spanning 17.23 ha. The Site provides potential foraging for the koala population. Implementation of the Proposed Action is anticipated to adversely affect the koala's foraging habitat. According to the guidelines set forth in the DDCCEEW MNES Significant Impact Guideline 1.1 (DoE, 2013), this action is likely to be categorised as a Significant Impact **(Att-1_Ecological Report_2025, Section 8.1.2, Page 52)**.

4.1.4.7 Do you think your proposed action is a controlled action? *

Yes

4.1.4.8 Please elaborate why you think your proposed action is a controlled action. *

As outlined above, in Section 4.1.4.5 of the EPBC Act Business Portal, the assessment of the Proposed Action concludes that the area of impact to koala is 17.23 ha (area impacting foraging habitat);

Assessment of koala a against the Significant impact guidelines 1.1 (DoE, 2013) has concluded that the species is likely to be significantly impacted by the Proposed Action **(Att-1_Ecological Report_2025, Section 8.1.2, Page 52)**.

4.1.4.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

Site Selection Review
The Site under consideration falls within the FURV area, as specified by the local Planning Scheme, and has been earmarked for prospective residential development **(Att-2_Ecological Report Figures, Figure 6, Planning Scheme Zones, Page 6)**. This designation is further validated by nearby urban growth projects, particularly to the north, reinforcing the strategic integration of the Proposed Action with the broader development objectives of the region **(Att-2_Ecological Report Figures, Figure 3, Surrounding Developments, Page 3)**. Consequently, the evaluation of alternative Sites was deemed unnecessary, as the current location aligns with established planning goals.

Design Strategies for Impact Mitigation
The Proposed Action incorporates a carefully structured approach, featuring a range of measures intended to mitigate potential adverse impacts. Although the complete avoidance of environmental impacts is impractical, the proposal exhibits a proactive commitment to reducing harm. This is achieved through enhanced landscape integration and adherence to sustainable construction practices. These strategies reflect a dedicated alignment of development ambitions with ecological stewardship, asserting that responsible design considerations are central to the project, even when total impact avoidance proves unfeasible **(Att-1_Ecological Report_2025, Section 7.1, Page 49)**.

Strategies for Impact Reduction
To address the impacts on MNES and their habitats that cannot be entirely circumvented, the following mitigation measures will be implemented.

- A Construction Environmental Management Plan (**CEMP**) will be developed to delineate pertinent environmental requirements for carrying out the works.
- Operational hours will be restricted to Monday through Saturday, from 6:30 am to 6:30 pm, excluding public holidays, to prevent potential night-time disturbances from noise, vibration, and lighting.
- An Erosion and Sediment Control Plan will be devised, certified by a Registered Professional Engineer in Queensland (**RPEQ**) or an accredited expert in erosion and sediment control, and put into practice.
- Comprehensive weed management strategies and control measures will be applied across the site, alongside the reestablishment of native grass species.
- A qualified ecologist will clearly demarcate the permissible clearing boundaries prior to construction commencement to prevent excessive clearing beyond the approved footprint.
- Trees that are felled will be mulched on site for utilisation in rehabilitation efforts where possible, and other habitat features such as boulders and logs will be kept and reinstated across the disturbed area as part of site rehabilitation works.
- A licensed Wildlife Spotter/Catcher, as per the Nature Conservation Act 1992, will conduct a site survey to identify fauna or habitat features, such as nests or tree hollows, ensuring the execution of necessary fauna protection or relocation measures.

Refer to Section 7 of the Ecological Report for full discussion of the avoidance, mitigation and management measures that either have been, or will be implemented for the Proposed Action **(Att-1_Ecological Report_2025, Section 7, Page 49)**.

4.1.4.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

Off-site offsets

Offsets for impacts to threatened species would be delivered in accordance with the EPBC Act Environmental Offsets Policy, with an Offset Strategy to be developed through the assessment process for the Proposed Action should the proposed action be assessed as a controlled action.

On-site compensation

The Proposed Action, pertaining to the development at Bayliss Road, South Ripley, does not incorporate direct compensation on-site through its design.

4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species	Common name
No	No	Actitis hypoleucos	Common Sandpiper
No	No	Apus pacificus	Fork-tailed Swift
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calidris melanotos	Pectoral Sandpiper
No	No	Cuculus optatus	Oriental Cuckoo, Horsfield's Cuckoo
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Motacilla flava	Yellow Wagtail
No	No	Tringa nebularia	Common Greenshank, Greenshank

4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.5.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

Fauna surveys conducted on Site from 2018 (**Att-12_ Litoria Ecological Assessment Report_2019, Section 4.5.2.1, Page 24)** to 2025 **(Att-1_Ecological Report_2025, Section 6, Page 41)** have assessed the likelihood of threatened species occurring on, or proximal to the Site in conjunction with desktop reviews of sightings(**Att-9_ MNES Report)**. Only one migratory species, the white-throated needletail (*Hirundapus caudacutus*), is considered likely to occur in proximity to the Site. This species is likely to utilise the air space above the Site, primarily in summer preceding rainfall and storm events, but is not expected to be reliant on on-ground habitat values **(Att-1_Ecological Report_2025, Section 4.2.3, Page 26)**. The Sites two smalls dams may in theory offer foraging resources or habitat to Migratory Species that require a wetland ecosystem, Site surveys have identified that the unmaintained dams are unlikely to offer meaningful foraging resources or habitat. Consequently, Migratory Species are not expected to be impacted by the Proposed Action.

4.1.6 Nuclear

4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no Nuclear facilities proximal to the Site and the action is not for Nuclear facilities (**Att-9_ MNES Report)**.

4.1.7 Commonwealth Marine Area

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no Commonwealth Marine Areas proximal to the Site (**Att-9_ MNES Report).**

4.1.8 Great Barrier Reef

4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no Great Barrier Reef area proximal to the Site (**Att-9_ MNES Report)**.

4.1.9 Water resource in relation to large coal mining development or coal seam gas

4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no water resource in relation to large coal mining development or coal seam gas proximal to the Site and the proposed action will not require water from this water resource (**Att-9_ MNES Report)**.

4.1.10 Commonwealth Land

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The Proposed Action is not located on, or proximal to, Commonwealth land (**Att-9_ MNES Report)**.

4.1.11 Commonwealth Heritage Places Overseas

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed action is not located on, or proximal to, Commonwealth Heritage Places Overseas (**Att-9_ MNES Report)**.

4.1.12 Commonwealth or Commonwealth Agency

4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? *

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

- Threatened Species and Ecological Communities (S18)

Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? *

No

4.3.8 Describe why alternatives for your proposed action were not possible. *

The Site is situated within the FURV and has been earmarked for future urban development as outlined in both the SEQLD Regional Plan (DILGP, 2017) and the Ripley Valley Development Scheme (ULDA, 2011). Its specific location within the FURV is documented in **(Att-2_Ecological Report Figures, Figure 6, Planning Scheme Zones, Page 6)**. This particular area falls under the jurisdiction of the Ipswich City Council LGA and has been designated for urban use and expansion. Within the existing urban footprint of the SEQLD Regional Plan, there are limited greenfield sites available for upcoming development and the intensification of residential purposes **(Att-2_Ecological Report Figures, Figure 3, Surrounding Developments, Page 3)**. Given the substantial modification and alteration of the Site **(Att-1_Ecological Report_2025, Section 4.1.3, Page 15)**, it presents itself as a viable option for further intensification and the proposed residential subdivision.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High
#2.	Document	Att-11_ Vegetation Management Property Report.pdf Vegetation Management Property Report	14/01/2025	No	High
#3.	Document	Att-2_Ecological Report Figures.pdf Ecological Report Figures	13/02/2025	No	High
#4.	Document	Att-3_ DA Approved Plans.pdf Approved Proposed Subdivision Plan	02/12/2020	No	High
#5.	Document	Att-4_ Stormwater Management Plan.pdf Stormwater Management Plan	28/01/2021	No	High
#6.	Document	Att-7_ Slope Stability Assessment.pdf Site Slope Stability Assessment	25/02/2019	No	High
#7.	Document	Att-8_ Dispersive Soils Management Plan.pdf Dispersive Soils Management Plan	31/05/2018	No	High

1.2.6 Commonwealth or state legislation, planning frameworks or policy documents that are relevant to the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High
#2.	Document	Att-2_Ecological Report Figures.pdf Ecological Report Figures	13/02/2025	No	High

2.2.5 Tenure of the action area relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High
#2.	Document	Att-11_ Vegetation Management Property Report.pdf Vegetation management report - Queensland Government	14/01/2025	No	High
#3.	Document	Att-2_Ecological Report Figures.pdf Ecological Report Figures	13/02/2025	No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High
#2.	Document	Att-2_Ecological Report Figures.pdf Ecological Report Figures	13/02/2025	No	High
#3.	Document	Att-3_ DA Approved Plans.pdf Approved Proposed Subdivision Plan	02/12/2020	No	High
#4.	Document	Att-4_ Stormwater Management Plan.pdf Stormwater Management Plan	28/01/2021	No	High

3.1.3 Natural features, important or unique values that applies to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-2_Ecological Report Figures.pdf Ecological Report Figures	13/02/2025	No	High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-6_ Geotechnical Investigation Report.pdf Geotechnical Investigation Report	28/02/2019	No	High
#2.	Document	Att-7_ Slope Stability Assessment.pdf Site Slope Stability Assessment	25/02/2019	No	High
#3.	Document	Att-8_ Dispersive Soils Management Plan.pdf Dispersive Soils Management Plan	31/05/2018	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High
#2.	Document	Att-10_ WildNet Species List.pdf Queensland Government Wildnet Species List	14/01/2025	No	High
#3.	Document	Att-11_ Vegetation Management Property Report.pdf Vegetation management report - Queensland Government	14/01/2025	No	High
#4.	Document	Att-12_ Litoria Ecological Assessment Report_2019.pdf 2019 Ecological Assessment Report	31/01/2019	No	Medium
#5.	Document				

		Att-2_Ecological Report Figures.pdf Ecological Report Figures	13/02/2025	No	High
#6.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High
#2.	Document	Att-13_ Tree Survey.pdf Site Tree Survey Results	30/11/2018	No	Medium
#3.	Document	Att-6_ Geotechnical Investigation Report.pdf Geotechnical Investigation Report	28/02/2019	No	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High
#2.	Document	Att-4_ Stormwater Management Plan.pdf Stormwater Management Plan	28/01/2021	No	High
#3.	Document	Att-8_ Dispersive Soils Management Plan.pdf Dispersive Soils Management Plan	31/05/2018	No	High

4.1.1.3 (World Heritage) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025	No	High

4.1.2.3 (National Heritage) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025	No	High

4.1.3.3 (Ramsar Wetland) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-4_ Stormwater Management Plan.pdf Stormwater Management Plan	28/01/2021	No	High

#2.	Document	Att-8_ Dispersive Soils Management Plan.pdf Dispersive Soils Management Plan	31/05/2018	No	High
#3.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025		High

4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High
#2.	Document	Att-2_Ecological Report Figures.pdf Ecological Report Figures	13/02/2025	No	High
#3.	Document	Att-5_ Vegetation Management Plan.pdf Plan for Management of Vegetation on Site	28/01/2021	No	High
#4.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025	No	High

4.1.4.5 (Threatened Species and Ecological Communities) Why you consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High

4.1.4.8 (Threatened Species and Ecological Communities) Why you think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High

4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High
#2.	Document	Att-2_Ecological Report Figures.pdf Ecological Report Figures	13/02/2025	No	High

4.1.5.3 (Migratory Species) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document				

Att-1_Ecological Report_2025.pdf MNES Report			13/02/2025	No	High
#2.	Document	Att-12_ Litoria Ecological Assessment Report_2019.pdf 2019 Ecological Assessment Report	31/01/2019	No	Medium
#3.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025		High

4.1.6.3 (Nuclear) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025	No	High

4.1.7.3 (Commonwealth Marine Area) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025		High

4.1.8.3 (Great Barrier Reef) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025	No	High

4.1.9.3 (Water resource in relation to large coal mining development or coal seam gas) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025	No	High

4.1.10.3 (Commonwealth Land) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025	No	High

4.1.11.3 (Commonwealth heritage places overseas) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence

#1.	Document	Att-9_ MNES Report.pdf Matters of National Environmental Significance Report	14/01/2025	No	High

4.3.8 Why alternatives for your proposed action were not possible

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att-1_Ecological Report_2025.pdf MNES Report	13/02/2025	No	High
#2.	Document	Att-2_Ecological Report Figures.pdf Ecological Report Figures	13/02/2025	No	High

5.2 Declarations

Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

ABN/ACN	31195566910
Organisation name	The Trustee for 28 South Environmental Trust
Organisation address	4151 QLD
Representative's name	Mitch Taylor
Representative's job title	Director
Phone	0488 204 523
Email	EPBC@28south.com.au
Address	U11/24 Martin St, Fortitude Valley, QLD 4006

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ By checking this box, I, **Mitch Taylor of The Trustee for 28 South Environmental Trust**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	12160354272
Organisation name	KDL PROPERTY GROUP PTY LTD
Organisation address	4218 QLD
Representative's name	Nic Mullis
Representative's job title	Acquisitions Manager
Phone	0402 803 659
Email	nic@kdlproperty.com.au

Address	Level 4, 16 Queensland Avenue, Broadbeach QLD 4218

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ I, **Nic Mullis of KDL PROPERTY GROUP PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

✔ Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

☑ Check this box to indicate you have read the referral form. *

☑ I would like to receive notifications and track the referral progress through the EPBC portal. *

☑ I, **Nic Mullis of KDL PROPERTY GROUP PTY LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

☐ I would like to receive notifications and track the referral progress through the EPBC portal. *