

# Kagaru Residential Development

Application Number: **02723**

Commencement Date:  
**16/12/2024**

Status: **Locked**

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## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Kagaru 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 \*

01/12/2025

#### 1.1.4 Estimated end date \*

01/12/2035

### 1.2 Proposed Action details

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

The action is for construction and ongoing maintenance of a residential development with associated roads and park areas. The total referral area is 182.21 ha. The development will be accessed via Wyatt Road to the north which is proposed to be re-aligned north above the floodplain area to improve connectivity through the planned biodiversity corridor within the environmental open space in the southern extent.

## **Impacts**

Construction activities include vegetation clearing, bulk earthworks, construction of road and installation of sewer and stormwater infrastructure. The project will involve the direct impact of 4.44 ha of scattered paddock trees, 2.8 ha of highly disturbed eucalypt regrowth, and 69.09 ha of cleared paddock (refer to *Att 1 11560 MNES Report – Section 5*). The total area of impact is 76.33 ha (refer to *Att 1 11560 MNES Report - Figure 3* for the Development Layout of this proposed action).

## **Avoidance, Mitigation and Rehabilitation**

The proposed action will retain approximately 99 ha of cleared paddock areas, 0.8 ha of isolated paddock trees, 2.48 ha of riparian vegetation along Woollaman/Teviot Creek and 3.58 ha of degraded wetlands. A total of 105.88 ha of the referral area is proposed to be retained. Refer to *Att 1 11560 MNES Report - Figure 3* for the Development Layout of this proposed action).

A Major Linear Park in the south of the site adjoining Woollaman Creek and local linear parks (refer to *Att 1 11560 MNES Report Appendix A*) that has the capacity to be rehabilitated. Three areas of the site have already been set aside for rehabilitation. Two degraded wetland areas and the riparian zone (approximately 50 m from the high bank) along Woollaman Creek (refer to *Att 1 11560 MNES Report Appendix A*).

### **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? \***

The proposal site falls within the Greater Flagstone Priority development Area and is subject to the provisions of the Greater Flagstone Priority Development Area Development Scheme. Economic Development Queensland (EDQ) are the assessing agency at the State level. A context plan of the proposal is currently under assessment by EDQ. Under the relevant Development Scheme, all necessary State policy documentation is applied to environmental matters, including the conditioning of vegetation and fauna management procedures to mitigate impacts to flora and fauna.

Refer to the attached *Att 1 11560 MNES Report, all figures and plans* for further environmental constraints discussion.

### **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. \***

The Applicant is advised to ensure that any development obligations pursuant to the provisions of the *Aboriginal Cultural Heritage Act 2003*, the *Planning Act 2016* and the *Planning Regulation 2017* are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.

For more information, the applicant may seek advice from the Registered Aboriginal Cultural Heritage Body for the Logan Region, the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander Partnerships.

### 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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**Confirm that you have read and understand this Privacy Notice \***

**1.3.1.1 Is Referring party an organisation or business? \***

Yes

Referring party organisation details	
<b>ABN/ACN</b>	24144972949
<b>Organisation name</b>	Saunders Havill Group
<b>Organisation address</b>	9 Thompson St
Referring party details	
<b>Name</b>	Andrew Ridley
<b>Job title</b>	Principal Environmental Scientist
<b>Phone</b>	(07)32519446
<b>Email</b>	andrewridley@saundershavill.com
<b>Address</b>	9 Thompson St, Bowen Hills, 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	
<b>ABN/ACN</b>	42663717600
<b>Organisation name</b>	Litoba Developments Pty Ltd

**Organisation address** Level 10 Southbank Boulevard, Vic 3006

Person proposing to take the action details

**Name** Richard Fulcher

**Job title** Head Of Residential Development (Qld)

**Phone** 61 408 113 811

**Email** rfulcher@welcogroup.com.au

**Address** Level 18, 324 Queen Street Brisbane QLD 4000

**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. \***

Litoba Developments Pty Ltd does not have any past or ongoing proceedings or previously referred actions.

### 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

Litoba Developments Pty Ltd understands and recognises it has a duty of care to the environment. The company's environmental management record does not include any instances of contraventions or non-compliances with EPBC approval conditions. Litoba Developments Pty Ltd develops project specific environmental policy in order to conduct responsible environmental management across all proposed developments under their control. Site specific management plans to mitigate the potential for adverse impacts on environmental matters will be developed for the project as required under all approvals.

### 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

<b>ABN/ACN</b>	42663717600
<b>Organisation name</b>	Litoba Developments Pty Ltd
<b>Organisation address</b>	Level 10 Southbank Boulevard, Vic 3006

#### Proposed designated proponent details

<b>Name</b>	Richard Fulcher
<b>Job title</b>	Head Of Residential Development (Qld)
<b>Phone</b>	61 408 113 811
<b>Email</b>	rfulcher@welcogroup.com.au

**Address**

Level 18, 324 Queen Street Brisbane QLD 4000

## 1.3.4 Identity: Summary of allocation

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### ✔ Confirmed Referring party's identity

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

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ABN/ACN	24144972949
Organisation name	Saunders Havill Group
Organisation address	9 Thompson St
Representative's name	Andrew Ridley
Representative's job title	Principal Environmental Scientist
Phone	(07)32519446
Email	andrewridley@saundershavill.com
Address	9 Thompson St, Bowen Hills, Qld, 4006

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### ✔ 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.

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ABN/ACN	42663717600
Organisation name	Litoba Developments Pty Ltd
Organisation address	Level 10 Southbank Boulevard, Vic 3006
Representative's name	Richard Fulcher
Representative's job title	Head Of Residential Development (Qld)
Phone	61 408 113 811
Email	rfulcher@welcogroup.com.au
Address	Level 18, 324 Queen Street Brisbane QLD 4000

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## **✔ 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.

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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

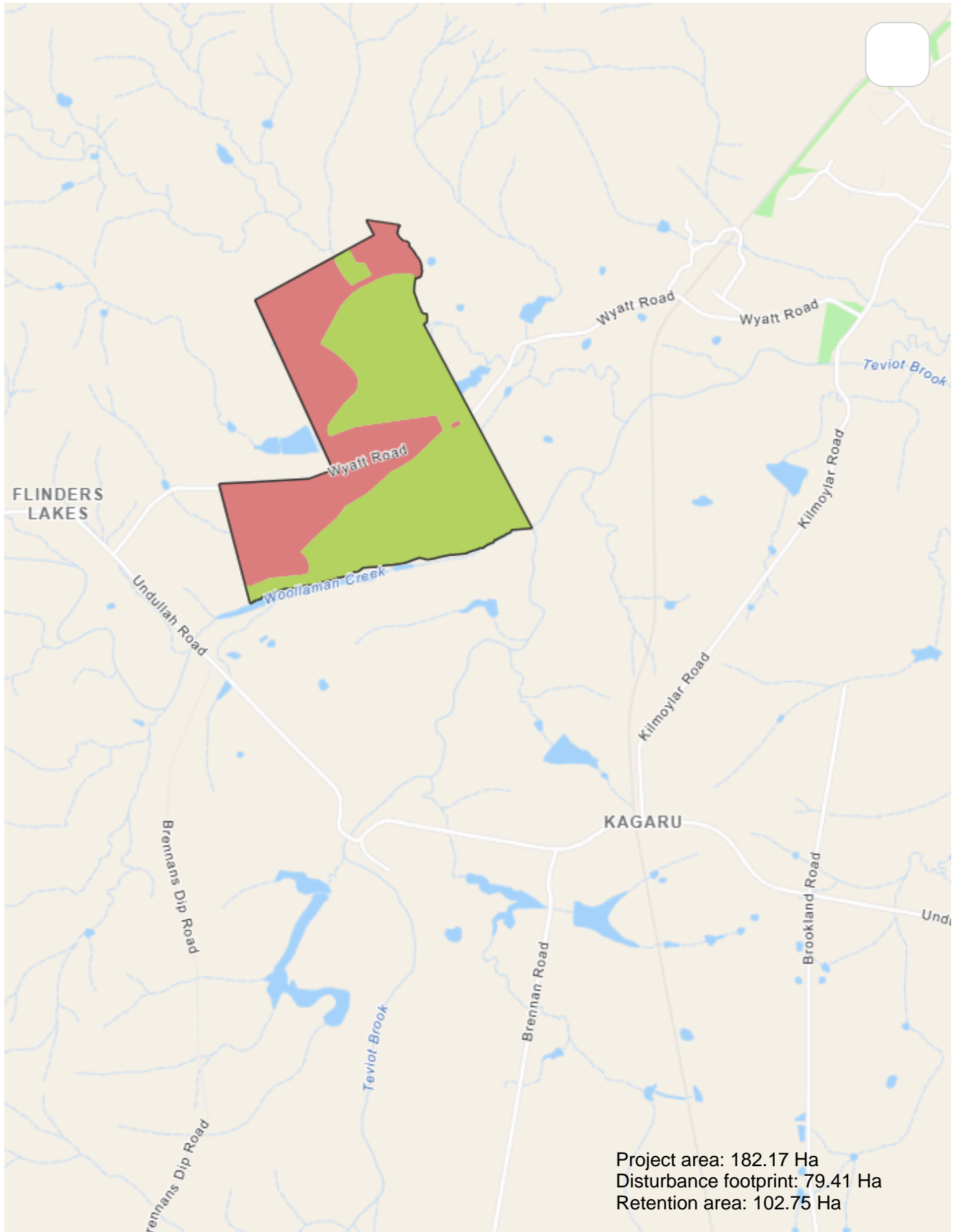
## **1.4 Payment details: Payment allocation**

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

Proposed designated proponent

# 2. Location

## 2.1 Project footprint



## 2.2 Footprint details

### 2.2.1 What is the address of the proposed action? \*

Wyatt Road, Kagaru, centred on the coordinates – 27.8420, 152.9127

### 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 property is freehold and road reserve.

## 3. Existing environment

## 3.1 Physical description

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

The site is currently used for horse and cattle agistment throughout. As such, areas of the creek beds and waterway banks are highly degraded in some areas from trampling. Constructed dams intersect the watercourse and drainage features onsite. The ground layer across the site is dominated with exotic grasses. The paddocks north of the of Wyatt Road are dominated by the weed *Sporobolus pyramidalis* (Giant Rat's Tail Grass) and the areas south of Wyatt Road are dominated by the weed *Chloris gayana* (Rhodes Grass).

Overall, vegetation across the site consists of large areas of weed grasses and scattered mature Eucalypt species, primarily *Eucalyptus tereticornis*. *Melaleuca viminalis* trees are associated with the waterways and there are relatively small patches of regrowth eucalypt open forest. Wetland associated vegetation in the mapped Category B areas consists of sedges and rush species, but these areas lack species diversity and structure.

Refer to attached *Att 1 11560 MNES Report Issue A, Figure 2 – Site Aerial, Plan 3 Field Survey Effort and Mapped Vegetation Communities*

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

Currently the referral area is a working cattle farm and has been for over 70 years. The proposed use of the referral area is for a low density residential development (refer to *Att 1 11560 MNES Report Issue A, Appendix A– Proposed Development*).

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

Due to historical and on-going modification within the referral area, the site contains minimal outstanding natural features or other important or unique values. Vegetation throughout the referral area is overwhelmingly open cattle grazing paddock. Woolaman Creek flow along the southern border of the referral

area but is outside the site. A tributary of Teviot Brook flows through the referral area and this waterway will be retained. Two degraded wetlands are present on the eastern edge of the referral area and then will be retained and rehabilitated.

### **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 referral area is relatively flat area sloping gently from north to south and west to east.

## **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.**

#### **Flora**

A total of seventy-three (73) flora species were identified across the investigation area, during the surveys as listed in *Att 1 11560 MNES Report issue A, Appendix E*. No threatened flora species were recorded nor are they considered likely to occur. The number of native shrub and ground layer species recorded are relatively low compared benchmark levels for undisturbed vegetation as would be expected for a cattle farm. The native flora that was recorded is consistent with mapped remnant and pre-clear vegetation communities. Fifty (50) of the species identified are native flora and twenty-three (23) are introduced or weed species, respectively.

Five (5) of these species are listed as restricted matters under the *Biosecurity Act 2014* (the Act). Under the Act, restricted matters are to be managed at the Local Government level through a biosecurity plan that covers invasive plants and animals in its area.

The majority has been exposed to historical clearing and is currently being used for horse and cattle agistment. VMA mapping reflects historical imagery with the remnant vegetation on site being two small polygons through the centre, two polygons at the north-western extent and vegetation associated with the tributary of Woollaman Creek. Across the site the ground layer is dominated by exotic grass species including *Sporobolus pyramidalis* (Giant Rat's Tail Grass) and *Chloris gayana* (Rhodes Grass).

Vegetation surrounding the house on Lot 11 consists of planted *Grevillea robusta* (Silky Oak) and *Jacaranda mimosifolia* (Jacaranda), among other species. A patch of *Eucalyptus moluccana* (Gum-topped Box) is present south of the large dam. The balance of the site comprises cleared paddock with scattered *Eucalyptus tereticornis* (Forest Red Gum) trees. Similarly, Lot 22 contains primarily cleared paddocks which are dominated by *Sporobolus pyramidalis* (Giant Rat's Tail Grass) with some scattered mature Eucalypt trees. Patches of vegetation exist in the north-eastern and north-western corner of this lot. The southern extent of Lot 12 comprises entirely of a cleared paddock, with the northern extent characterised by moderately disturbed wetland area. Lot 27 contains a patch of Eucalypt dominated regrowth vegetation in the north, with scattered mature Eucalypt trees throughout cleared paddocks across much of the remaining area in the balance of the site.

Category C (high-value regrowth) 'endangered' RE12.3.3/12.3.7 is mapped in the northern extent of Lot 22 and is associated with *Eucalyptus tereticornis*, *Eucalyptus crebra* (Narrow-leaved Ironbark) and *Eucalyptus moluccana*. This area was ground-truthed and indicator species of the mapped RE were recorded. Significant disturbance is present at the ground layer, however, which is dominated by *Sporobolus pyramidalis* (Giant Rat's Tail Grass). This area is representative of regrowth vegetation with scattered mature canopy trees. Category B (remnant vegetation) 'of concern' RE12.3.8 is mapped associated with the two wetland areas onsite and is also considered to be accurate in terms of the indicator species.

## **Fauna**

A total of seventy-one (71) fauna species were recorded across the site with sixty (60) of these native species as listed in *Att 1 11560 MNES Report issue A, Appendix E* and eleven (11) of these considered introduced species. Overall, two (2) amphibians, fifty (50) birds, fifteen (15) mammals, one (1) reptile and two (2) marsupial species were recorded. The vast majority of fauna species recorded on-site are considered common to the local area.

Feral mammal species, such as *Canis lupus familiaris* (Dog), *Lepus europaeus* (European Hare) and *Vulpes* (Red Fox) were also recorded on-site. Both Dogs and Foxes are considered threats to the Koala and other native species. Further, the noxious amphibian *Rhinella marina* (Cane Toad) was very common on-site.

The majority of the site was assessed via targeted spotlighting surveys, and all species observed were recorded. No conservation significant fauna species or evidence of their activity were recorded during the field survey.

Further, targeted surveys to assess Koala activity within the referral area were completed in accordance with Philips and Callaghan (2011) (refer to attached *Att 1 11560 MNES Report Issue, Appendix F*, for survey results). No evidence of Koala in the form of direct sightings or scats and scratch marks was detected within the referral area during these targeted surveys nor via incidental searches during tree plot or habitat surveys.

Targeted surveys of Grey-headed flying-fox (*Pteropus poliocephalus*) were also conducted onsite. Some flowering eucalypts were present during spotlighting activities although the Grey-headed Flying-fox was not recorded. No Grey-headed Flying-fox individuals were recorded during the referral area field surveys.

Refer to attached *Att 1 11560 MNES Report Issue A* for detailed technical methodologies and results.

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

The vast majority of the referral area is cleared open cattle grazing paddock with densities of native grasses varying from paddock to paddock. A relatively small pocket of eucalypt regrowth is present in the north of the site and scattered paddock trees as have been retained across the site, presumably to provide shelter for the cattle that occupy site.

Field surveys identified five (5) vegetation communities within the referral area (refer to attached *Att 1 11560 MNES Report Issue A, Plan 3 – Field Survey Effort and Mapped Vegetation Communities*).

1. Non- remnant cleared paddock areas
2. Isolated paddock trees throughout paddocks
3. Highly disturbed eucalypt regrowth
4. High bank of Woollaman /Teviot Creek
5. Degraded wetlands

The Australian Soil Resource Information System (ASRIS) collates and maintains the best available, nationally consistent soil and land resource information for Australia. It provides a scientific information for assessing and monitoring the condition of Australia's soil and land resources and contains a set of spatial and temporal databases that maintain national soil and land information in a consistent and usable format. The Atlas of Australia soils maps the site as containing Kurosols, Dermosols and Chromosols. Kurosols are soils that have strong texture contrast between the surface (A) horizons and the clay subsoil (B) horizons. The subsoil is strongly acid, i.e. pH is 5.4 or less in water, and non-sodic (at least in the upper horizons). Dermosols are red, brown, yellow, grey or black and have loam to clay textures. This type of soil covers higher-rainfall coastal and sub-coastal regions. Chromosols are texture contrast soils with a sandy or loamy surface horizon overlying a clay-textured B horizon. The subsoil (B) horizon is not strongly acid (pH greater than 5.5), and it is not sodic in the upper 20 cm. The structure of the subsoil may range from massive to strongly structured.

## **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.**

No Commonwealth Heritage Places are known to be located on or adjacent to the site.

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

No Indigenous heritage values are known for the site. A duty of care site assessment will be completed to identify any Aboriginal objects during an archaeological survey. Notwithstanding this result, the proponent is aware of their duty of care obligations and will engage with the traditional owners prior to the commencement of work.

## **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 site contains a tributary to Teviot Brook. The waterway traverses the northeast of the site. waterway is lined with *Melaleuca viminialis* (Weeping Bottlebrush) and scattered *Ficus coronata* (Sandpaper Fig). The vegetation beyond the channel is dominated by Giant Rat's Tall Grass with scattered mature Eucalypt species. The waterway has continuous bed and bank features with a width of approximately 6 – 8 m, narrowing in sections, and bank height up to 1 m. The waterway contains sandy substrate and no water was present at the time of surveying. Channel shading is limited to 5-10% and the bank contains minimal macrophytes.

Large areas of the site are cleared cattle grazing paddock that have the potential to flood during heavy rain event. Within these flood plain paddocks there are two (2) low lying areas mapped as wetlands. Both areas are used to water cattle and as a result are poor quality habitat for other fauna. The wetland areas are

proposed to be retained and rehabilitated in the proposed development with the removal of cattle from the site and the planting of a 50 m buffer from the wetland edge (refer to attached *Att 1 11560 MNES Report Issue A, Appendix A*).

## 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. \***

No World Heritage Sites exist within or near to the referral area. No potential for impact on a World Heritage Property from the proposed action. The site is located over 50 km northwest of the closest World Heritage area – Gondwana Rainforests of Australia (Qld Section) and therefore no anticipated impact will occur.

**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. \***

No National Heritage places exist within or near to the referral area. No potential for impact on a National Heritage place from the proposed action. The site is located over 50 km north west of Lamington National Park and Springbrook National Park, listed as Gondwana Rainforests of Australia on the National Heritage List. Due to the distance of the project site away from this area, it is unlikely that it will have an impact on any National Heritage places.

### 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
No	No	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. \*

A search of the EPBC PMST using a 5 km radius of the site identified that the closest wetland of international importance, Moreton Bay, is approximately 20 – 30 km upstream of the site (refer to attachment *Att 1 8418 MNES Report 20230307, Appendix A, from page 69*). No other wetlands of international importance occur within close proximity of the project extent. As the referral area is distant from the wetland and not directly connected to it, no direct impacts on the wetland are anticipated to occur as a result of the project construction and operation.

### 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

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Argynnis hyperbius inconstans</i>	Australian Fritillary
No	No	<i>Arthraxon hispidus</i>	Hairy-joint Grass
No	No	<i>Bosistoa transversa</i>	Three-leaved Bosistoa, Yellow Satinheart
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Cupaniopsis tomentella</i>	Boonah Tuckeroo
No	No	<i>Cyclopsitta diophthalma coxeni</i>	Coxen's Fig-Parrot
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Delma torquata</i>	Adorned Delma, Collared Delma
No	No	<i>Dichanthium setosum</i>	bluegrass
No	No	<i>Erythroriorchis radiatus</i>	Red Goshawk
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Fontainea venosa</i>	
No	No	<i>Furina dunmalli</i>	Dunmall's Snake
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Geophaps scripta scripta</i>	Squatter Pigeon (southern)
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Hemiaspis damelii</i>	Grey Snake
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Leuzea australis</i>	Austral Cornflower, Native Thistle

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
No	No	<i>Maccullochella mariensis</i>	Mary River Cod
No	No	<i>Macroderma gigas</i>	Ghost Bat
No	No	<i>Notelaea lloydii</i>	Lloyd's Olive
No	No	<i>Notelaea x ipsviciensis</i>	Cooneana Olive
No	No	<i>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	No	<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby
Yes	No	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	<i>Picris evae</i>	Hawkweed
No	No	<i>Planchonella eerwah</i>	Shiny-leaved Condo, Black Plum, Wild Apple
No	No	<i>Potorous tridactylus tridactylus</i>	Long-nosed Potoroo (northern)
No	Yes	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood
No	No	<i>Rhodomyrtus psidioides</i>	Native Guava
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Samadera bidwillii</i>	Quassia
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Thesium australe</i>	Austral Toadflax, Toadflax
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank
No	No	<i>Turnix melanogaster</i>	Black-breasted Button-quail

## Ecological communities

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Ecological community</b>
No	No	Coastal Swamp Oak ( <i>Casuarina glauca</i> ) Forest of New South Wales and South East Queensland ecological community

Direct impact	Indirect impact	Ecological community
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. \***

Koala (*Phascolarctos cinereus*)

There are koala food trees located on the site that will be impacted by the action. It is anticipated that if Koala were to utilise the referral area it would be by opportunistic individuals traversing the paddock areas to access habitat in other areas of the landscape. Any Koala utilising the site would need to traverse large distances on the ground across the paddock areas and be under threat from the wild dogs present on the site.

Grey-headed Flying-fox (*Pteropus poliocephalus*)

There is foraging habitat for the GHFF on the site that will be impacted by the action. The closest active GHFF roost is approximately 6 km west of the site, being Cedar Grove (148) last surveyed in 2022 to contain a GHFF category 1 (1-499 individuals). An additional GHFF roost is located 5 km north-east of the site, being Undullah, Homestead Drive (Flagstone, 464), which was last surveyed in 2013. Opportunistic and targeted surveys did not locate roosting sites on the subject site or within the immediate vicinity of the site.

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

No

**4.1.4.6 Describe why you do not consider this to be a Significant Impact. \***

The proposed action is considered unlikely to have a significant impact on these matters protected under the EPBC Act. It is anticipated that existing disturbance levels and potential adverse impacts on identified MNES due to current uses and disturbance will not be exacerbated to any noteworthy level under the proposal.

Management procedures outlined in this referral are intended to ensure that any occurring matters will not be adversely impacted. These will include management plans conditioned under State approvals.

In essence, the proposed action is identified as having a low risk of significant impact on the Koala and Grey-headed Flying-fox when considering the details provided in the previous responses. However, to provide certainty to the person proposing to take the action on the recommendations of not a controlled action, the proposed action has been referred to the Department for assessment.

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

No

#### 4.1.4.9 Please elaborate why you do not think your proposed action is a controlled action. \*

The proposed action is considered unlikely to have a significant impact on a matter protected under the EPBC Act.

Potential MNES considered to be at risk of a significant residual impact as a result of the proposed action were the Koala and Grey-headed Flying-fox. It is noted that the risk of fauna species entering the impact area is deemed low due to significant fragmentation, ongoing disturbances, threatening processes and higher quality habitat and wider connectivity remaining further to the west of the referral area. More than half of the referral area will remain open space and rehabilitation of degraded areas and strategic corridors have already been considered. Thus, the proposed action is unlikely to have a significant impact on the listed MNES, or any other protected matters assessed within this report. Therefore, the proposed action is not considered a controlled action, as follows.

##### **Koala**

The action is unlikely to interfere substantially with the recovery of the Koala. Following assessment of the Significant Impact Guidelines, National Recovery Plan and Action Advice, the project is not considered to have a significant impact on Koala as only poor quality, fragmented potential habitat is to be impacted onsite. Further, the Action is not considered to interfere substantially with the recovery of the Koala as no residual impacts were identified. As a result, the proposed development is identified as having a **low risk of significant impact** on Koala and is not recommended for referral, however, despite assessment against the relevant EPBC Act guidelines demonstrating that referral is not recommended, the proposed action has been referred to the Department for assessment in order to provide certainty for the proponent (i.e., a not a controlled action or controlled action determination).

##### **Grey-headed Flying Fox**

The Grey-headed Flying-fox is not considered to occur onsite, only as vagrant individuals foraging in Eucalypt dominated vegetation onsite. The action is unlikely to interfere substantially with the recovery of the Grey-headed Flying-fox. Following assessment of the Significant Impact Guidelines, and Conservation Advice, the project is not considered to have a significant impact on Grey-headed Flying-fox as only poor quality, fragmented potential habitat is to be impacted onsite. Further, the Action is not considered to interfere substantially with the recovery of the Grey-headed Flying-fox as no residual impacts were identified. As a result, the proposed development is identified as having a **low risk of significant impact** on Grey-headed Flying-fox and is not recommended for referral, however, despite assessment against the relevant EPBC Act guidelines demonstrating that referral is not recommended, the proposed action has been referred to the Department for assessment in order to provide certainty for the proponent (i.e., a not a controlled action or controlled action determination).

**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. \***

**Avoidance**

**Aggregating impacts**

A significant portion of the referral area will not be developed (*See Attachment 1, 11560 MNES Report issue A Appendix A*). The impact associated with the action is concentrated to the north-west of the referral area avoiding impacts to approximately 105.88 ha of land in the southern portion of the site that adjoins Woolman Creek. As with most of the referral area the land in the southern portion of the site is highly disturbed from historical agricultural practices, however the area provides connectivity east to west along the Woolman Creek and has potential to be rehabilitated to become habitat for several MNES.

**Realignment of Wyatt Road out of non-development area**

The current alignment of Wyatt Road passes through a significant portion of floodplain. The road itself has an unsealed gravel surface and is slightly greater than a single lane wide. Wyatt Road is a future trunk Urban Arterial Road (4 lane ultimate, 2 lane interim configuration) in accordance with the Flagstone Development Charges and Offset Plan. It is part of the main north-south access through the Greater Flagstone PDA, linking up with New Beith Road which eventually provides access to Greenbank-Springfield Arterial. Upon ultimate development of the PDA, Wyatt Road is forecast to accommodate up to 40,000 vehicles per day. The interim configuration would consist of a 2-lane road and partial median. The ultimate configuration consists of a 4-lane road which is median separated and forecast to have a speed limit of 80km/hr.

Constructing the road in its current alignment through the floodplain would require significant earthworks to raise the level of road 6-8 m to make it flood proof. The resulting impact corridor to construct the road in its current alignment is predicted to be 100 m when the road as well as the batters are considered.

The floodplain that the current alignment of Wyatt Road intersects is proposed to become one of the largest areas of rehabilitated biodiversity corridor in the Greater Flagstone PDA. The constructed road will result in a significant disturbance to proposed biodiversity corridor. The proposed realignment of Wyatt Road to be adjacent to the residential development in the north of the development will reduce direct impacts of construction by directing the road through areas of higher elevation and moves the edge effects associated with a 4-lane road to align with that of the proposed residential area. Realigning Wyatt Road has a number of benefits, but the most significant ecological result would be creating a single contiguous area of biodiversity corridor rather than two patches intersected by a major road.

The current alignment of Wyatt Road runs roughly parallel to Woollaman Creek through the site. In the eastern portion of the site the current alignment passes through approximately 1,000 m of land below the Q100 flood line. The majority of the potential impact corridor for the current alignment is cleared cattle grazing land with minimal ecological values. The dominant vegetation within the grassed areas is exotic grasses.

The removal of such a large piece of infrastructure from the proposed biodiversity corridor will greatly increase the ability of fauna to disperse and decrease the frequency of interactions between fauna and Wyatt Road reducing vehicle strike.

**Mitigation**

**Vegetation Clearing and Management Plan**

A Vegetation Clearing and Management Plan (VC&MP) should form part of the broader management document submitted as part of the operational works application for the development site. The VC&MP should cover clearing of all vegetation listed in this report and include details on:

- Clearly show trees to be removed
- All civil works likely to impact on existing vegetation
- Temporary and permanent exclusion and protection fencing
- Roles and responsibilities for site contractors, the developer and the consultant group
- Stockpiling and site access locations
- A clearing sequence plan showing the commencement of clearing and direction of removal (this should be in conjunction with the Fauna Management Plan to allow for the appropriate flushing of fauna towards safe havens and/or the application of an appropriate relocation program)
- Links to weed management and revegetation proposals
- The stock piling and reuse of cleared vegetation

### **Fauna Management Plan**

A Fauna Management Plan (FMP) should be prepared for potential impacts of the construction phase covering the loss of vegetated areas, isolated trees and likely barriers and impediments to local dispersal.

The FMP should link closely with the VC&MP and include details on:

- Species surveyed as using the site with a focus on those most likely impacted by development works
- A list of relevant State and Commonwealth legislation constraints and controls for the above listed fauna
- A plan showing existing habitat opportunities and locations
- Details of the threats to existing fauna species
- Clearing sequence plan from the VC&MP
- Management and mitigation measures i.e. temporary use of fauna exclusion fencing
- Fauna spotter role, contacts and certification
- Specific fauna management procedures for potential or known habitat trees

### **Fauna Spotter Catcher**

A registered and suitability qualified fauna spotter catcher/ecologist will need to be employed for the construction phase of the project to implement a protocol of best management practises. Significant habitat features, should any be identified on site, will be flagged prior to clearing events and these areas supervised by an appropriately experienced Ecologist. Identified within the clearing supervision protocol should be flagging of hollow bearing trees, if present, followed by the removal of vegetation surrounding them. After 24 to 72 hours, these trees should then be removed. Trees must be directionally felled into open or already cleared areas.

The objective of this is to enable hollow dependant fauna an opportunity to move on their own accord as many species utilise multiple den/roost sites within a given home range should they occur. Certain areas could be identified and flagged as significant, such as old-growth trees with hollow resources and on-site identification to construction personnel will help reduce/avoid clearing. Where required, native fauna situated within areas to be cleared will be relocated to a secure area of similar habitat prior to the commencement of vegetation clearance works by a registered fauna spotter/catcher. Should any removal and relocation of nests be required, it is to be undertaken by a suitably qualified and experienced person and advice sought where necessary.

Major linkage corridors though adjoining development sites will include best-practice fauna passage design to meet relevant State guidelines *Att 1 8418 MNES Report 20230307, Plan 4 – Fragmentation Analysis, page 37*. In this fashion, ongoing effective fauna dispersal will be facilitated.

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

Following assessment of the significant impact guidelines, the project is not considered to have a significant impact on any identified MNES as only a relatively small area of poor quality, fragmented habitat is to be impacted. Further, the Action is not considered to interfere substantially with the recovery of the any identified as MNES as no residual impacts were identified.

#### 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	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Cuculus optatus</i>	Oriental Cuckoo, Horsfield's Cuckoo
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Motacilla flava</i>	Yellow Wagtail
No	No	<i>Tringa nebularia</i>	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. \***

Database searches returned eleven (11) migratory species as having the potential to occur within 5 km of the referral area excluding migratory marine and fish species. Following the likelihood of occurrence assessment, no species were identified as having a moderate or greater likelihood of occurring on-site.

A likelihood of occurrence assessment has been carried out by SHG using information from previous and contemporary ecological field surveys to assess the potential for listed threatened species and communities to utilise and / or occur on site. The likelihood assessment has been included at *Att 1 11560 MNES Report Issue A, Appendix D*, and identifies that significant features for migratory species are absent.

#### **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. \***

The proposed action does not comprise a nuclear action, and therefore a direct and / or indirect impact is not predicted.

#### **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.

—

**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. \***

The proposed action is not being taken in or proximal to a Commonwealth Marine Area. Commonwealth marine areas exist over approximately 30 km east of the project site therefore the proposed action is not likely to impact on this Commonwealth marine area.

#### **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. \***

The proposed action is more than 300 km south of the Great Barrier Reef Marine Park, and is not considered to directly and / or indirectly impact upon it.

#### **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. \***

The proposed action is not located proximal to water resources that would impact a large coal mining development or coal seam gas.

**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 to occur on or adjacent to Commonwealth Land.

### 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 to occur on or adjacent to Commonwealth heritage places overseas.

### 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:

None

## 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)
- Threatened Species and Ecological Communities (S18)
- 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 within the Flagstone PDA identified by the Queensland Government as a future residential area. A train line is located to the east of the site offering future mass transport opportunities for residents. The site has been cleared and used for agricultural purposes for over 50 years. For these reasons it is considered that this location is preferred for constructing houses for the increasing population within southeast Queensland.

Field assessments identified the site as containing some areas of potential habitat, although much of the referral area has been subject to historical land practises, clearing and modification with ongoing high levels of disturbance.

The proposed action is therefore situated within a highly modified environment with minimal habitat quality and limited connectivity value.

# 5. Lodgement

## 5.1 Attachments

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.	Document1560 MNES Report issue A.pdf Ecological Assessment of Matters of National Environmental Significance	05/12/2024	No	High

## 5.2 Declarations

### Completed Referring party's declaration

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

ABN/ACN	24144972949
Organisation name	Saunders Havill Group
Organisation address	9 Thompson St
Representative's name	Andrew Ridley
Representative's job title	Principal Environmental Scientist
Phone	(07)32519446
Email	andrewridley@saundershavill.com
Address	9 Thompson St, Bowen Hills, 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, **Andrew Ridley of Saunders Havill Group**, 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. \*

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## 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.

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ABN/ACN	42663717600
Organisation name	Litoba Developments Pty Ltd
Organisation address	Level 10 Southbank Boulevard, Vic 3006
Representative's name	Richard Fulcher
Representative's job title	Head Of Residential Development (Qld)
Phone	61 408 113 811
Email	rfulcher@welcogroup.com.au
Address	Level 18, 324 Queen Street Brisbane QLD 4000

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, **Richard Fulcher of Litoba Developments 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. \*

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## 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.

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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, **Richard Fulcher of Litoba Developments 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. \*