

Hawkins Road Stockleigh Residential Development

Application Number: **03201**

Commencement Date:
27/10/2025

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Hawkins Road Stockleigh 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 *

01/07/2026

1.1.4 Estimated end date *

01/07/2027

1.2 Proposed Action details

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

The proposed action includes construction and establishment of an approved low-density residential subdivision at 36–63 Hawkins Road, Stockleigh (Lot 1 RP150150, Lot 901 SP307210, Lot 8 SP307210). Involving subdivision of three existing rural residential allotments into 24 residential lots and associated infrastructure including roadways, services, stormwater quality and quantity management and conveyance devices, new allotments, rehabilitation areas and a 30m wide habitat retention corridor. Establishment works will include all necessary vegetation clearing and earthworks necessary to construct the subdivision as approved.

The 14.35 ha referral site comprises three historically cleared and grazed lots supporting regrowth swamp and dry sclerophyll forest/woodland, scattered mature trees, and weed-dominated understory. A central gully has been dammed for stock watering, and multiple sheds, fences, and rural improvements remain. The surrounding area is semi-rural, characterised by small rural residential holdings and intersecting 80 km/h local roads. Vegetation on-site is contiguous with a medium-sized (approx. 47ha) patch of regrowth and remnant vegetation, dispersed across adjoining rural lots. This patch is highly connected to approximately 297 ha of mapped core koala habitat, which links to a further 648 ha of connected habitat and extensive conservation areas south and west of the site (e.g. Flinders– Karawatha corridor, White Rock-Spring Mountain Conservation Estate). Overall, the site forms part of a connected but low to moderate quality habitat matrix influenced by historical clearing, fragmentation, and urban-rural interface pressures.

Approximately 12.88 hectares of the site will be cleared and earthworked which currently includes:

- 5.24 hectares of Vegetation Community Type 1: Regrowth Pink Bloodwood, Rusty Gum, Narrow-Leaved Red Gum and Swampbox Open Forest (Regrowth Re12.9-10.12) [Category C]
- 1.52 hectares of Vegetation Community Type 2: Regrowth Swampbox and Paperbark +/- Blue Gum, Pink Bloodwood, Rusty Gum Open-Closed Forest [Re12.3.11] [Category C]
- 1.79 hectares of Vegetation Community Type 3: Regrowth Paperbark Shrubland (Re12.3.5) [CATEGORY X]
- 4.33 ha of Vegetation Community Type 4: Miscellaneous Cleared/Pasture, Mixed Regrowth Acacia, Swampbox +/- Eucalypt Shrubland, Scattered Trees, Gardens and Residential Areas [Category X]

Approximately 7.42ha of this impacted vegetation is considered to represent potential koala habitat which will be removed to facilitate the proposal. 16% of existing habitat will be retained and rehabilitated within a new 30m wide eucalypt corridor (1.5 hectares) designed to maintain terrestrial dispersal opportunities around the new development.

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 proposed action is being referred under the *Environmental Protection and Biodiversity Conservation Act 1999* for potential impacts to Matters of National Environmental Significance. Refer to the attached *Matters of National Environmental Significance Assessment Report 35-63 Hawkins Road, Stockleigh dated October 2025* [hereafter referred to as the 'MNES Report'].

A detailed analysis of relevant state environmental/ecological frameworks relevant to the existing approval is outlined within the MNES Report including:

- Matters of State Environmental Significance
- Vegetation Management Framework
- Koala Protection Framework
- Protected Plants Framework

Due to the age of the originating application and approval for the subdivision (2004 and 2012) many of the typical state frameworks and associated legislative provisions do not apply due to saving provisions contained within the Planning Act (2016) and Planning Regulation (2017).

However, under the Nature Conservation Act 1992 (NCA) Protected Plants Flora Trigger Survey Map, the referral area contains areas mapped as 'High Risk'. Prior to clearing, a flora survey and associated report will be complete in accordance with the Flora Survey Guidelines – Protected Plants provided by the Queensland Department of Environment, Science, and Innovation.

Furthermore, the earthworks necessary to establish the subdivision includes to a 'low' risk waterway for waterway barrier works under the Fisheries Act 1994 and as such future operational works applications will trigger the requirement to address the Performance Outcomes outlined in SDAP State Code 18 Constructing or raising waterway barrier works in fish habitats. This assessment is appended to the MNES Report.

The Proponent is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003 and the Planning Act 2016 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.

The development approvals relevant to the proposed action (24 residential Lots) was issued by Logan City Council on 13 December 2012 (Negotiated Decision) for Reconfiguring a Lot to subdivide the existing three (3) lots into 24 residential lots and for a Material Change of Use to increase the allowed density from Rural Residential A to Residential Low Density which was lodged to Beaudesert Shire Council on 24th June 2004. A subsequent minor change application was lodged to Logan City Council on 2 March 2024 to enable an extension of time, resolve flooding assessment, odour assessments (from a local poultry farm) and enable a revised layout and design of the 24 approved allotments. The previous Council development assessment report for the approval noted that the proposal was consistent with the Town Planning Scheme for the Whole of the Shire of Beaudesert 1985, the Transitional Beaudesert Planning Scheme 2007, State Planning Policy 1/03 (Mitigating the Adverse Impacts of Flood, Bushfire and Landslide) and Southeast Queensland Regional Plan 2005-2023 (amendment 1 SEQ Regional Plan).

In association with the issued development approval the Council imposed conditions relevant to:

- access/vehicle turning
- internal roads
- easements
- stormwater drainage/quantity management
- water supply services
- sewerage services
- earthworks
- erosion and sediment control

- retaining walls
- electricity and telecommunications
- building envelopes
- an Acoustic Report
- waterbody management
- vegetation management
- fauna management and
- soil erosion.

The Infrastructure Charges Unit imposed conditions requiring the payment of contributions to Council towards water supply infrastructure, parks and recreation infrastructure, and road and transport infrastructure.

Vegetation clearing, change to ground level (earthworks) and civil engineering (services and roadways) operational works approvals necessary to establish the approved subdivisions will also require approval from Logan City Council under Logan Planning Scheme 2015.

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. *

Pursuant to the Integrated Planning Act 1997 (IPA), this development application for the approved development was advertised for 17 days from 26 October 2004 to 17 November 2004. The applicant submitted documentation on 19 November 2004 advising that public notification has been carried out in accordance with section 3.4.7 of IPA. Council received one (1) 'properly made' written submission in relation to this application during this advertising period. The submission was in relation to setback provisions to a nearby poultry farm.

After the initial development approval there has been no further public consultation undertaken for this project other than with the relative parties. Once the referral is confirmed to be valid the referral will be published and all of its supporting documents on the EPBC public portal for public comments for 10 business days.

1.3.1 Identity: Referring party

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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.

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Alternatively, email us at privacy@dcceew.gov.au.

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

ABN/ACN	95286227694
Organisation name	THE TRUSTEE FOR CPS TRUST & ULTIMATE PLANNING SOLUTIONS PTY LTD
Organisation address	4215 QLD

Referring party details

Name	Graham Dart
Job title	Senior Ecologist
Phone	07 5647 8665
Email	graham@ultimateplanning.com.au
Address	Unit 4, 113 Scarborough Street Southport QLD 4215

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 91650358964
Organisation name SALT DEVELOPMENT SERVICES PTY LTD
Organisation address 4226 QLD

Person proposing to take the action details

Name Carson Bolt
Job title Director
Phone 0410040006
Email carson@saltdp.com.au
Address 8/1726 Gold Coast Hwy Burleigh Heads 4220

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. *

SALT DEVELOPMENT has a history of delivering projects with a satisfactory record of responsible environmental management in Southeast Queensland and northern New South Wales.

SALT DEVELOPMENT do not have any past or present proceedings under Commonwealth, State or territory law or any Local Council Planning Schemes or Local Laws relating to the protection and/or management of the environment.

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

SALT DEVELOPMENT do not currently have an Environmental Policy. However, SALT DEVELOPMENT are committed to delivering projects that comply with legislative and regulatory requirements. Site specific management plans to mitigate the potential for adverse impacts on environmental matters in association with the approval issued have been developed and are appended to the MNES Report all of which have been funded by SALT DEVELOPMENT.

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 91650358964
Organisation name SALT DEVELOPMENT SERVICES PTY LTD
Organisation address 4226 QLD

Proposed designated proponent details

Name Carson Bolt
Job title Director
Phone 0410040006
Email carson@saltdp.com.au
Address 8/1726 Gold Coast Hwy Burleigh Heads 4220

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	95286227694
Organisation name	THE TRUSTEE FOR CPS TRUST & ULTIMATE PLANNING SOLUTIONS PTY LTD
Organisation address	4215 QLD
Representative's name	Graham Dart
Representative's job title	Senior Ecologist
Phone	07 5647 8665
Email	graham@ultimateplanning.com.au
Address	Unit 4, 113 Scarborough Street Southport QLD 4215

✔ 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	91650358964
Organisation name	SALT DEVELOPMENT SERVICES PTY LTD
Organisation address	4226 QLD
Representative's name	Carson Bolt
Representative's job title	Director
Phone	0410040006
Email	carson@saltdp.com.au
Address	8/1726 Gold Coast Hwy Burleigh Heads 4220

✔ 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)?

Yes

1.4.2 Select reason for exemption

Small Business

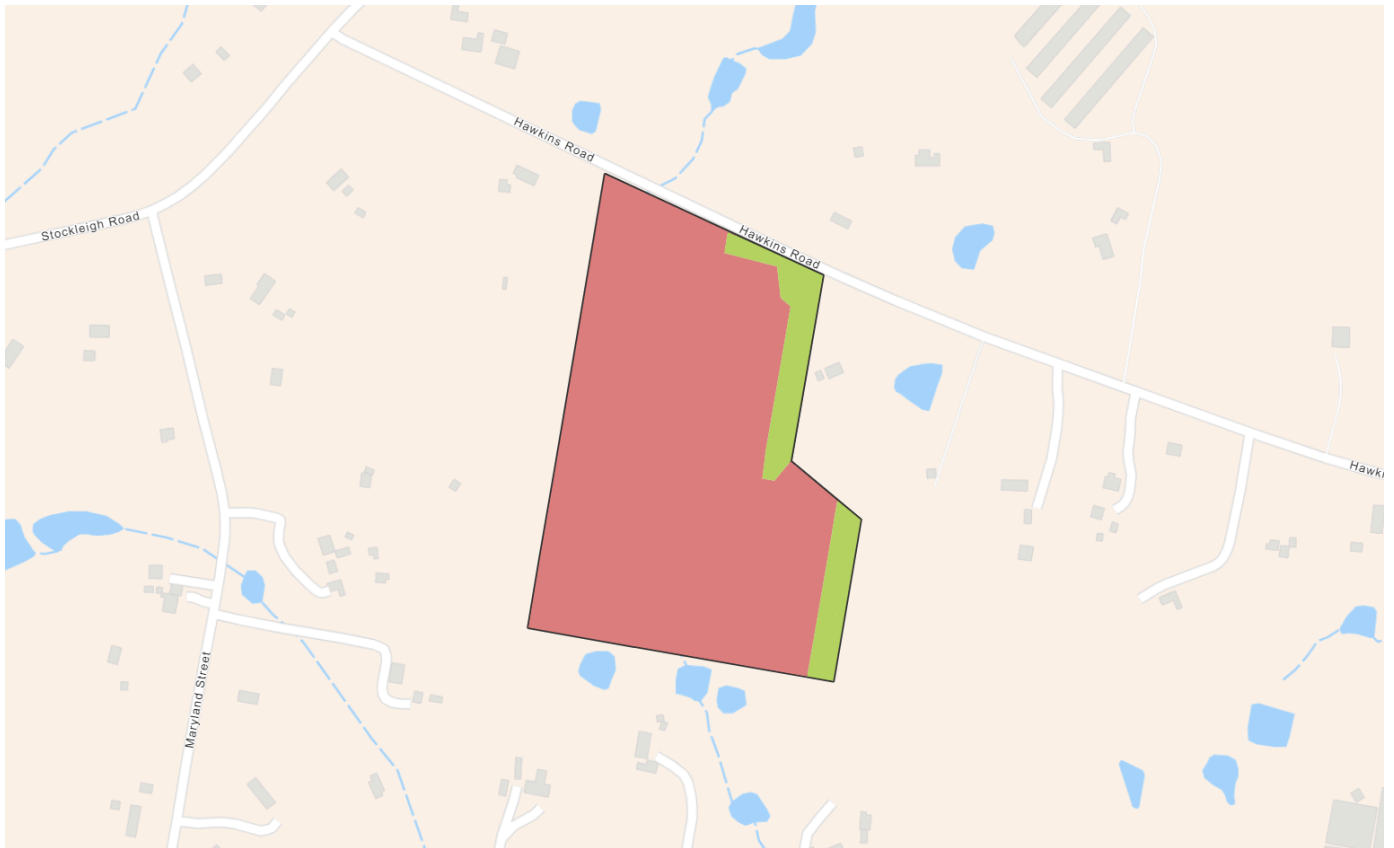
1.4 Payment details: Payment allocation

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: 14.38 Ha Disturbance Footprint: 12.91 Ha Retention Area: 1.46 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

36–63 Hawkins Road, Stockleigh (Lot 1 RP150150, Lot 901 SP307210, Lot 8 SP307210)

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 referral area includes freehold land

3. Existing environment

3.1 Physical description

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

The subject site is comprised of Lot 1 RP150150, Lot 901 SP307210 and Lot 8 SP307210 covering an area of 14.35ha which is accessed by Hawkins Road at Jimboomba/Stockleigh. The surrounding locality is predominantly characterised by rural residential properties that range in size from approximately 2ha to 4ha with an approved development currently under construction immediately to the north which incorporates 21 new residential allotments sized from 4000m² to 6566m². The immediately surrounding areas are zoned Rural Residential or Rural with emerging communities occurring around Park Ridge and Chambers Flat to the north. Several state priority development areas occur to the east and west including Yarrabilba and the Greater Flagstone area including endorsed context plan areas such as Undulla, Flagstone, Greenbank, New Beith, North Maclean and South Maclean.

The nearest boundary of an existing poultry farm is located approximately 125m north-east of the site. The poultry farm, which is in operation, accommodates four (4) sheds and has a total bird capacity of 130,000. The nearest external shed wall of the poultry farm measures approximately 315m to the closest site boundary

The surrounding area is semi-rural, characterised by small rural residential holdings and intersecting 80 km/h local roads. These roads include Stockleigh Road and Camp Cable Road which connect the Mount Lindesay Highway to Waterford Tamborine Road.

Residual vegetation on-site is contiguous with a medium-sized (approx. 47ha) patch of regrowth and remnant vegetation, dispersed across adjoining rural lots. This patch is highly connected to approximately 297 ha of mapped core koala habitat, which links to a further 648 ha of connected habitat and extensive conservation areas south and west of the site (e.g. Flinders– Karawatha corridor, White Rock-Spring Mountain Conservation Estate). Overall, the site forms part of a connected but low to moderate quality habitat matrix influenced by historical clearing, fragmentation, and urban-rural interface pressures.

The topography of the site can be described as gently sloping from an elevation of approximately 35.5m AHD near the south-eastern corner down to an elevation of approximately 28m AHD near the north-western corner.

The site has been historically cleared and grazed and is occupied by a variety of pasture grass species and self-sown weed species across the lower strata in almost all areas. Lantana is particularly prevalent with thickets dominating numerous locations. Regrowth vegetation has become established since regular slashing ceased in 2015 with mature trees retained throughout the three allotments, mostly in the west, central north and southeast.

An unnamed gully traverses the central-western portions which is dammed in several spots with weirs also installed to create a backwater for stock watering with pumping equipment associated. A variety of sheds (in use or abandoned) and dwellings occur throughout with numerous paddocks created via internal and boundary fences.

Field survey performed identifies the following residential vegetation communities of the site with no remnant or category B mapped vegetation present:

- Vegetation Community Type 1: Regrowth Pink Bloodwood, Rusty Gum, Narrow-Leaved Red Gum and Swampbox Open Forest (Regrowth Re12.9-10.12) [Category C]
- Vegetation Community Type 2: Regrowth Swampbox and Paperbark +/- Blue Gum, Pink Bloodwood, Rusty Gum Open-Closed Forest [Re12.3.11] [Category C]
- Vegetation Community Type 3: Regrowth Paperbark Shrubland (Re12.3.5) [CATEGORY X]
- 4.33 ha of Vegetation Community Type 4: Miscellaneous Cleared/Pasture, Mixed Regrowth Acacia, Swampbox +/- Eucalypt Shrubland, Scattered Trees, Gardens and Residential Areas [Category X]

Approximately 8.8ha of this vegetation is considered to represent potential koala and Grey Headed Flying Fox habitat [conservatively including including 0.67ha of scattered individual trees in category x/cleared areas]. 22 trees were identified as containing visible hollows with the potential to be utilised by arboreal or avifauna.

A complete review of the residual vegetation/habitat of the referral area is contained within the MNES Report include historical aerial photographs.

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

The referral area is currently utilised as three rural residential allotments which are including equine agistment.

The proposed use of the referral area is for a low density (24 Lots) residential development in accordance with the development approval issued.

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

There are no known geological, natural outstanding or unique values in the project area. Several reserves are located elsewhere within the broader locality-subregion including:

- White Rock-Spring Mountain Conservation Reserve
- Spring Mountain Reserve
- Greenbank Army Reserve
- Flessler/Jerrys Downfall Reserve

The Project is unlikely to significantly impact the abovementioned areas given the separation between the Project Area and these noted conservation/habitat areas. Areas surrounding the Project Area are largely modified with rural, rural-residential or low-density residential uses. The small scale impact of the approved 24 low residential subdivision is considered unlikely to have any measurable impacts on conservation areas within the region.

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 contains Land zones 3 and 9-10 and is relatively flat and gradually lowering in elevation to the west toward the mapped low-risk waterway. The topography slopes from an elevation of approximately 35.5m AHD near the south-eastern corner to an elevation of approximately 28m AHD near the north-western corner where a series of dams and small weirs pond water prior to overflow into the existing culverts of Hawkins Road.

The lower section of the western low risk waterway immediately upstream of Hawkins Road contains a shallow but wide waterhole which has been formed by the existing road crossing. Immediately upstream of the waterhole is another pool formed by a low rock and earth weir and a low concrete weir in poor condition that forms another semi-permanent pool. Extensive historical earthworks that appear to be from a failed dam have been performed leading to severe erosion in the middle section of the waterway channel. Head cut erosion has formed to the east in one the cleared areas outside of the waterway channel.

Upstream of the eroded section, the waterway channel returns to a natural vegetated channel with defined bed and banks a high flow channel width of approximately 3m and a low flow channel width of approximately 1m.

The defined bed and banks of the waterway channel ceases at location -27.79301°, 153.04712° whereupon it spreads out over a wide floodplain. A stock watering dam immediately upstream outside of the property boundary is located on the mapped alignment of the low risk waterway. The dam consists of an approximately 1.5m high wall and has no connectivity to any defined waterway channel downstream or upstream and provides no fish habitat other than a pool of water.

A detailed topographical survey is appended to the MNES Report.

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.

A detailed flora and fauna survey has been conducted as outlined within Section 5 of the MNES Report.

174 flora species were recorded within the referral site of which 96 are considered to be weeds, non-native or planted exotic species. No MNES threatened flora species were recorded.

82 species of fauna were recorded during the survey period including 49 birds, 18 mammals, 9 reptiles and 6 amphibians. 16 of these species are considered feral or non-native species to the site. Numerous non-native mammal species were also recorded or evidenced during field surveys, including domestic/feral cats (*Felis catus*), domestic/feral dogs (*Canis familiaris*), and red fox (*Vulpes vulpes*). These introduced predators are known to exert significant pressure on native wildlife through predation and disturbance, and their presence within and around the site reflects the modified, peri-urban landscape context. No MNES threatened fauna species were observed although koala scats were recorded beneath two of the 90 trees searched during Koala SAT surveys. No migratory species were recorded although two marine species were observed (Cattle Egret - *Ardea ibis*, Rainbow Bee-eater - *Merops ornatus*) which are common to the locality (marine species are not matters of NES under the EPBCA.)

A fish habitat assessment (performed by Aquatic Biopassage Services, 2025) was also performed (refer MNES Report Attachment 5) which concludes that the condition of the westerly gully upstream of Hawkins Road in regards to fish passage connectivity and habitat is poor.

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

As a result of flora surveying four (4) vegetation communities were identified all of which are mapped as regrowth or non-remnant regional ecosystems. None of these vegetation communities meets the key diagnostic and condition criteria to be considered an ecological community of NES. Statistical analysis of native tree species across the site revealed that 80% of all trees surveyed were saplings and small trees reflective of the regrowth nature of the residual vegetation communities. Numerous decorticated, dead wattles are also present throughout the site within lantana dominant areas.

VEGETATION COMMUNITY TYPE 1: REGROWTH PINK BLOODWOOD, RUSTY GUM, NARROW-LEAVED RED GUM AND SWAMPBOX OPEN FOREST (REGROWTH RE12.9-10.12) [CATEGORY C]

This community occupies the eastern and western portions of the site and is characterized by an Open Forest to Woodland of Pink Bloodwood (*Corymbia intermedia*), Rusty Gum (*Angophora leiocarpa*) and Narrow-leaved Blue Gum (*Eucalyptus seeana*). Blue Gum (*E. tereticornis*) is occasionally present with exotic Cadaghis (*Corymbia torelliana*) present in the north around the existing shed.

The small tree layer where present includes Swampbox (*Lophostemon suaveolens*), Wattles (*Acacia* spp), Soap Tree (*Alphitonia excelsa*), Silky Oak (*Grevillea robusta*), Cheese Tree (*Glochidion ferdinandi*) and isolated Black She Oak (*Allocasuarina littoralis*). Paperbark (*Melaleuca quinquenervia*) fringes the southeastern dam and is also present in minor soaks adjacent Hawkins Road in the northwest.

Environmental weeds, including dense thickets, dominate numerous areas of the lower strata including a wide variety of woody and herbaceous species listed within Section 5 of the MNES Report. Native shrubs occur sporadically including Tantoon (*Leptospermum polygalifolium*), Twiggy Myrtle (*Sannantha similis*), Quinine Bush (*Petalostigma pubescens*), Poison Peach (*Trema tomentosa*) and Native Cherry (*Exocarpos cupressiformis*).

Comparatively less weeds are present in the southeastern corner of the community which is characterized by fallen woody and organic debris and a variety of common woodland groundcovers such as Sawsedge (*Gahnia aspera*), Matrush (*Lomandra* spp.), Common Bracken (*Pteridium esculentum*), Yellow Buttons (*Chrysocephalum apiculatum*), Rice Flower (*Pimelea linifolia*), Star Flower (*Goodenia rotundifolia*), White Root (*Lobelia purpurascens*), Flax Lily (*Dianella caerulea*) and Native Grasses (*Imperata cylindrica*, *Microlaena stipoides*, *Oplismenus aemulus*, *Ottochloa gracillima*, *Entolasia stricta*).

Although the number of large trees within the canopy is considered reflective of good condition for the regional ecosystem benchmark, the lower strata is very highly disturbed with native shrub and ground cover, species richness, non-native plant species, recruitment and coarse woody debris all in poor condition. Such is considered comparable to class 3 and partially class 2 ecological condition (refer DES BioCondition Benchmarks for Regional Ecosystem Condition Assessment and Ecological Condition Profiles for Regional Ecosystem Condition Assessment [2021]).

VEGETATION COMMUNITY TYPE 2: REGROWTH SWAMPBOX AND PAPERBARK +/- BLUE GUM, PINK BLOODWOOD, RUSTY GUM OPEN-CLOSED FOREST [RE12.3.11] [CATEGORY C]

This VC is a variable and fragmented patch of vegetation aligned with an intermittent overland flow path and connected series of dams in the west of the site contained within the equine agistment areas of a rural residential allotment.

The northern areas contain a tall woodland of Rusty Gum (*A. leiocarpa*), Blue Gum (*E. tereticornis*) and Pink Bloodwood (*C. intermedia*) with sporadic Swampbox (*L. suaveolens*) and Paperbark (*M. quinquenervia*) around stock dams, realigned channels and constructed weirs. Southern areas are comprised of a lower closed/open forest of Swampbox and Paperbark with Blue Gum, Pink Bloodwood and Rusty Gum associated.

Environmental weeds, including dense thickets, dominate almost all areas of the lower strata including a wide variety of woody and herbaceous species. Expansive areas of lantana are present with areas of lower lantana density dominated by exotic grasses and herbaceous species, particularly closer to the dams and gullyline. Similar to VC1 Cadaghi is a common element throughout. Other native trees and shrubs are present, although suppressed, and include Soap Tree, Wattles, Snow in Summer (*Melaleuca linariifolia*) and Tanton.

Native groundcovers are very restricted in extent and are mostly clustered around the edges of dams and flowpaths where species such as Matrush, Willow Primrose (*Ludwigia octovalvis*), Frogsmouth (*Philydrum lanuginosum*), Sedges (*Cyperus* spp), Rushes (*Juncus* spp), Swamp Ricegrass (*Leersia hexandra*), Fringe Rush (*Fimbristylis dichotoma*), Spikerush (*Eleocharis equisetina*), Knotweeds (*Persicaria* spp), Pennywort (*Centella asiatica*), Swamp Lily (*Ottelia ovalifolia*) and Water Snowflake (*Nymphoides indica*) occur.

Two x 400m² plots were surveyed to quantify the percentage of total understory cover comprised of native species which resulted in an average of 12.5%, which is very low and indicative of poor condition. Although the number of large trees within the canopy is considered reflective of good condition for the regional ecosystem benchmark, the lower strata is very highly disturbed with native shrub and ground cover, species richness, non-native plant species, recruitment and coarse woody debris all in very poor condition. Such is considered comparable to class 3 ecological condition (refer DES, 2021).

VEGETATION COMMUNITY TYPE 3: REGROWTH PAPERBARK SHRUBLAND (RE12.3.5) [CATEGORY X]

VC3 occurs in a flat area in the south of the site which was mostly cleared with scattered trees at the time of the originating development application in 2011 and utilised as horse agistment paddocks. Scattered mature trees occur across the community including Pink Bloodwood, Bloodwood, Swampbox and Paperbark. The dominant layer is a shrub layer of dense Paperbark which has regenerated following cessation of grazing and slashing activity beginning in about 2016. Height ranges from 3-7 metres with most stems having a DBH<10cm.

Additional native woody species occur sporadically with Blue Gum, Willow Bottlebrush, Rusty Gum, Pink Bloodwood, Soap Tree, Swampbox, Wattles and Tanton noted. Native groundcovers are also scattered amongst the former pasture including Flax Lily, Sundew, Rice Flower, Blady Grass, Matrush, Fringe Rush, Guinea Bush (*Hibbertia vestita*), Wild Pansies (*Velleia spathulata*) and White Root.

A variety of exotic grasses and self-sown weeds dominate the ground layer as is common within unmaintained pasture areas within the locality. Common species encountered include Lantana, Billygoat Weed, Tassel Flower, Fireweed, Asparagus Fern, Common Couch, Thickhead, Carpet Grasses, Whiskey Grass, Gomphrena, Fleabane, Crowsfoot Grass, Blue Couch, Cobblers Pegs, Pigeon Grass, Rhodes Grass, Columbian Waxweed, Paspalums, Kikuyi and Elastic Grass.

The number of large trees is substantially below benchmark (due to the very young age of the regrowth) and the lower strata is very highly disturbed with native shrub and ground cover, species richness, non-native plant species, recruitment and coarse woody debris all in poor condition. Such is considered comparable to class 3 and 4 ecological condition (refer DES, 2021).

VEGETATION COMMUNITY TYPE 4: MISCELLANEOUS CLEARED/PASTURE, MIXED REGROWTH ACACIA, SWAMPBOX +/- EUCALYPT SHRUBLAND, SCATTERED TREES, GARDENS AND RESIDENTIAL AREAS [CATEGORY X]

This modified community occupies the balance of the site and is dominated by lawns, rural residential paddocks, infrastructure and recreation areas plus gardens, hedges and tree plantings. Mature retained native tree species are also scattered throughout as are avenue/screen plantings of Cadaghi.

Naturally occurring native trees are broadly scattered and include those typical to the regrowth regional ecosystems (refer above) with mixed sclerophyllous young regrowth in the 3-7m height range (Wattles, Swampbox, Rusty Gum, Pink Bloodwood, Blue Gum, Soap Tree) around the previous agistment paddock and BMX track in the centre of lot 901 south of the shed.

Typical lawn, pasture and environmental weeds are present throughout in mown grassland or unmown fringing areas along fence lines. The small tree and shrub layers contain highly reduced structural and native floristic diversity across the community as a result of previous clearing, grazing and dominance of pasture species, environmental weeds and ongoing rural maintenance.

The referral area contains Land zones 3 and 9-10 and is relatively flat and gradually lowering in elevation to the west toward the mapped low-risk waterway. The topography slopes from an elevation of approximately 35.5m AHD near the south-eastern corner to an elevation of approximately 28m AHD near the north-western corner where a series of dams and small weirs pond water prior to overflow into the existing culverts of Hawkins Road.

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 referral site.

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

No Aboriginal cultural heritage values are currently known to occur within the referral area. A duty-of-care site assessment will be undertaken to identify any potential Aboriginal objects or culturally significant natural features. The proponent acknowledges their obligations under the Aboriginal Cultural Heritage Act 2003 and will engage with the relevant Traditional Owners prior to the commencement of works.

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. *

A detailed Hydraulic Impact Assessment (HIA) has been prepared which is contained within MNES Report Attachment 8. The results of the hydraulic impact analysis have determined that:

- Councils flood tolerances have been adhered to.
- Afflux external to the site is improved with a max. 2mm afflux in isolated locations.
- The proposed development infrastructure and earthworks will not increase peak water levels external to the site.
- The proposed inline bio basin facility, while providing stormwater quantity mitigation for the development, will provide flood control and mitigate the removal of the existing dam feature and prevent detrimental afflux downstream of the site.
- The current detailed design will not adversely impact external properties during 0.1%, 0.2%, 0.5%, 1%, 2%, 5%, 10%, 20% AEP, 39% AEP and 63% AEP storm events.
- The year 2100 RCP 4.5 climate change scenario simulation has been run for the 1% AEP flood events to assess the change in flood levels resulting from future climate.
- Sensitivity tests have been carried out to assess the impact of increasing 20% of the manning value on the flood levels resulting from local catchment flooding in the study area. The changes in flood level resulting from these test values highlighted minor impacts on the flood levels for all the analysed 1% AEP event.
- Sensitivity tests on the 100% blockage of the weir (in case a log or other large blockage occurs) 1% AEP event.
- When considering a 100% blockage of the low flow weir, an overall increase in flood levels ranging between 10 and 12 mm is observed along the flood inundations for all the 1%AEP event.
- Flood emergency access from the site to Yarrabilba is maintained during a 1% AEP event both for residents and emergency services.

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	Yes	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.

—

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.

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.

—

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.

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.

*

<p>The action is unlikely to have a significant impact on the well removed (>25km) RAMSAR wetland as:</p> <ul style="list-style-type: none">- No areas of the RAMSAR wetland will be modified- The action will not have a downstream hydraulic impact on the wetland as onsite detention and management will occur in accordance with the MNES Report Attachment 8 Stormwater Management Plan- The action is considered too remote from the RAMSAR wetland to impact on the habitat or lifecycle of any native species contained therein- The action will not have a downstream water quality related impact on the wetland as construction and operational stormwater quality improvement devices and erosion and sediment controls will be implemented in accordance with the stormwater management plan (refer MNES Report Attachment 8)- The action is considered too remote from the RAMSAR wetland to introduce or establish any invasive species
--

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
Yes	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
Yes	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>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Coeranoscincus reticulatus</i>	Three-toed Snake-tooth Skink
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

Direct impact	Indirect impact	Species	Common name
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
Yes	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Macadamia integrifolia</i>	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak
No	No	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut
No	No	<i>Mixophyes fleayi</i>	Fleay's Frog
No	No	<i>Notelaea lloydii</i>	Lloyd's Olive
No	No	<i>Notelaea x ipsviciensis</i>	Cooneana Olive
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
Yes	No	<i>Petauroides volans</i>	Greater Glider (southern and central)
Yes	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
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>Planchonella eerwah</i>	Shiny-leaved Condoos, Black Plum, Wild Apple
No	No	<i>Potorous tridactylus tridactylus</i>	Long-nosed Potoroo (northern)
Yes	No	<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

Direct impact	Indirect impact	Species	Common name
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	Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
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. *

An analysis of the potential impact of the action of MNES is contained within Sections 5.4 and 6 of the MNES Report (pp71-108). Flora and fauna surveys and desktop analysis determining the likelihood of occurrence of MNES species and communities are contained within Sections 4, 5 (pp33-71) and Attachment 6 of the MNES Report. The vegetation clearing and earthworks required for the proposed action has the potential to impact seven (7) listed MNES species (listed below) [three of these species with a low assessed likelihood of occurrence were included for discussion due to the recent focus placed on these species by DCCEE within the Logan/North Maclean area: the Yellow-bellied Glider, Swift Parrot, and Regent Honeyeater].

Approximately 12.88 hectares of the site will be cleared and earthworked which currently includes:

- 5.24 hectares of Vegetation Community Type 1: Regrowth Pink Bloodwood, Rusty Gum, Narrow-Leaved Red Gum and Swampbox Open Forest (Regrowth Re12.9-10.12) [Category C]
- 1.52 hectares of Vegetation Community Type 2: Regrowth Swampbox and Paperbark +/- Blue Gum, Pink Bloodwood, Rusty Gum Open-Closed Forest [Re12.3.11] [Category C]
- 1.79 hectares of Vegetation Community Type 3: Regrowth Paperbark Shrubland (Re12.3.5) [CATEGORY X]
- 4.33 ha of Vegetation Community Type 4: Miscellaneous Cleared/Pasture, Mixed Regrowth Acacia, Swampbox +/- Eucalypt Shrubland, Scattered Trees, Gardens and Residential Areas [Category X]

Phascolarctos cinereus- Koala

The proposed action will have potential direct impact on Koala through vegetation clearing. Of the vegetation to be cleared ~7.42ha has been identified as potential koala habitat, albeit an area of low activity (with an additional 0.67ha of scattered individual trees dispersed across category x/cleared areas). As such the koala has the potential to be impacted by the proposed action. Detailed assessments of potential impacts to the koala are contained within section 4.2.3, 5.4.3 and 8 of the MNES Report (pp 42, 82-95, 129-143).

Pteropus poliocephalus - Grey-Headed Flying Fox

The proposed action will have potential direct impact on Grey-Headed Flying Fox through vegetation clearing. Of the vegetation to be cleared ~7.42ha (with an additional 0.67ha of scattered individual trees dispersed across category x/cleared areas) has been identified as potential GHFF foraging habitat. The proposed development has the potential to reduce the foraging of individuals onsite although no impact to roosting/breeding areas is anticipated. As such the GHFF has the potential to be impacted by the proposed action. Detailed assessments of potential impacts to the GHFF are contained within section 5.4.3 and 8 of the MNES Report (pp 78-79, 144-152).

Calyptorhynchus lathami lathami - Glossy Black Cockatoo

DESI state government wildlife habitat suitability models and essential habitat mapping do not identify any possible high, known medium or known high essential habitat for the Glossy Black Cockatoo over the site. Although VC1 and VC2 provide potential regrowth bushland habitat for the cockatoo, stems of required foraging trees (*Allocasuarina* spp) were scarce (11 across the entire site). Of the 22 hollow bearing trees observed, three were estimated to provide potential nesting hollows for the glossy black cockatoo.

Searches for chewed orts under the few *Allocasuarina* trees did not yield positive results and dawn/dusk observations of the potential nesting trees did not result in the recording of any glossy black cockatoos (although species such as brushtail possum, sulphur crested cockatoos, rainbow lorikeet, ringtail possum, southern boobook were observed).

As no individuals were recorded, no nesting use was observed over the breeding period and very few potential foraging trees within a small area occurs, it is considered that the site does not provide a significant habitat area for the Glossy Black Cockatoo. Further consideration of impacts to the glossy black cockatoo from the action, including assessment against the EPBC Act significant impact criteria, is therefore not considered to be required (MNES Report pp71-72)

Hirundapus caudacutus - White Throated Needletail

As the Needletail is almost exclusively aerial, all areas above the referral site may be considered potential habitat to some degree. Although this species is not included within the WILDNET database for 5km around the site it is known from the Berrinba Wetlands Nature Refuge approximately 13km to the north and has been documented flying over the Logan Motorway proximate to Karawatha Forest [~17km north of the site]. However, it was not recorded on the site during the survey period. This species is extremely mobile, predominantly inhabits the air and this small site would only represent a very small and insignificant proportion of the expansive aerial foraging territory available in the locality. Further consideration of impacts to the White-throated Needletail from the action, including assessment against the EPBC Act significant impact criteria, is therefore not considered to be required (MNES Report pp72-73).

Anthochaera phrygia -Regent Honeyeater

The Regent Honeyeater is mostly recorded within box-ironbark eucalypt and riparian associations incorporating River She-oak on the inland slopes of the Great Dividing Range. In Queensland, the Regent Honeyeater has been recorded from 15 sites, primarily south of a line between Chinchilla and the Sunshine Coast. Their diet is mostly reliant on nectar from 16 species of Eucalypt and two species of Mistletoe although the preferred sources are three species of eucalypt; Red Ironbark, White Box and Yellow box .

The subject site contains marginal habitat for the Regent Honeyeater and coupled with the area being towards the northernmost extent of its range it is considered an unlikely occurrence. The species was not recorded during the survey, nor were dry Ironbark Eucalypt Woodland/ sclerophyll Forests with which the species is most often associated. Further consideration of impacts to the Regent Honeyeater from the action, including assessment against the EPBC Act significant impact criteria, is therefore not considered to be required (MNES Report pp74).

Petauroides volans-Greater Glider

The greater glider is an arboreal nocturnal marsupial, largely restricted to eucalypt forests and woodlands. It is primarily folivorous, with a diet mostly comprising eucalypt leaves and requires numerous, large hollow bearing trees for refuge/breeding. Although several suitably sized hollow bearing trees were present, extensive and unfragmented remnant dry sclerophyll woodland/forest is absent from the site. Greater gliders have low persistence in fragmented landscapes and modelling suggests viable populations need patches of at least 160 km²

The greater glider was not recorded during spotlighting survey, and the species is considered easily detectable due to its tendency to stare at observers and remain stationary for long-periods and can be readily hand captured from low branches. As no greater gliders were recorded and marginally favoured habitat occurs on a small site, it is considered that the development is unlikely to significantly affect the species. Further consideration of impacts to the species from the action, including assessment against the EPBC Act significant impact criteria, is not required (MNES Report pp75-76).

Petaurus australis-Yellow Bellied Glider

The yellow-bellied glider (south-eastern) occurs in eucalypt-dominated woodlands and forests, including both wet and dry sclerophyll forests shows a preference for large patches of mature old growth forest that provide suitable trees for foraging and shelter, including large, old HBTs. The Yellow-bellied Glider requires a suitable habitat area ranging between 180 and 350 km², which substantially exceeds the extent of available habitat within the subject locality. The site supports approximately 9.9 hectares of mapped regrowth vegetation; however, habitat connectivity is significantly constrained due to surrounding residential development and road infrastructure. There are no known records of the species in proximity to the site, and it was not detected during targeted field surveys. Furthermore, no characteristic V-shaped incisions—commonly associated with Yellow-bellied Glider activity—were identified during detailed individual tree assessments. Further consideration of impacts to the species from the action, including assessment against the EPBC Act significant impact criteria, is not required (MNES Report pp77-78).

Lathamus discolor-Swift Parrot

The Swift Parrot migrates from its Tasmanian breeding grounds to overwinter in the box-ironbark forests and woodlands of Victoria, New South Wales and southern Queensland. The principal wintering grounds are the inland slopes of the Great Dividing Range and along the eastern coastal plains. Marginal habitat potentially suitable for the Swift Parrot is present within areas of regrowth dry sclerophyll woodlands and forests (VC1). However, the species' typical range in Queensland lies further to the west, and it has not recently been recorded on nearby sites in the locality. The Swift Parrot was not observed during the fauna survey, and the site is not considered to provide an important habitat for this species. Further consideration of impacts to the species from the action, including assessment against the EPBC Act significant impact criteria, is not required (MNES Report pp80)

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. *

KOALA-An assessment against the Significant Impact Guidelines is provided within the MNES Report (pp127-143). This assessment determined the proposed action is unlikely to result in a Significant Impact to the koala.

In line with the precautionary principle, the site's 8.8 ha of regrowth dry and swamp sclerophyll forest/woodland (including 0.67ha of scattered individual trees in category x/cleared areas) has been conservatively considered as koala habitat. However, this must be interpreted within its wider ecological context. The site's habitat is part of a contiguous patch of >900 ha locally, which itself is embedded within >45,000 ha of mapped habitat in the broader Flinders–Karawatha landscape, and within 645,822 ha of core koala habitat identified for the South East Queensland bioregion. These habitats are all similarly mapped and would be considered to be habitat on the same basis as the site's habitat. Direct impacts to koala habitat will include loss of:

- 7.42 ha of koala habitat with a low percentage of mature preferred/locally important koala food trees
- Loss of 37 mature preferred/locally important koala food trees
- Loss of 307 mature secondary/ancillary koala food trees

This represents a negligible proportion of available habitat at all scales:

- 0.2693% of mapped habitat (critical) within the locality (5kms of the site)
- 0.0163% of mapped habitat (critical) within 20km of the site
- 0.0011% of mapped habitat (critical) within the bioregion

Avoidance and minimisation strategies include retention of 16% of the site's habitat within a rehabilitated 30 m-wide corridor, provision of koala foraging resources within waterway rehabilitation zones, koala-sensitive fencing controls, and domestic animal restrictions. These measures will maintain local dispersal and prevent functional loss of habitat within the retained corridors. Functional loss, defined as the reduction of ecological function without physical clearing, has been carefully considered. MNES Report Section 5.4.3 demonstrates that contiguous habitat widths of >100m will remain post-development, supported by management plans to minimise risks from traffic, domestic animals, weed invasion and edge effects. Accordingly, no functional loss of retained habitat is expected.

GREY-HEADED FLYING-FOX -An assessment against the Significant Impact Guidelines is provided within the MNES Report (pp144-152). This assessment determined the proposed action is unlikely to result in a Significant Impact to the GHFF.

The site does not contain any roosting/breeding habitat for the GHFF and no such areas are located adjacent or proximate. As the species is highly mobile and the proposal is restricted to a small area the action is considered highly unlikely to affect the dispersal of the species or fragment the GHFF population.

Direct impacts to potential GHFF habitat will include loss of:

- 7.42 ha of regrowth Swamp and Dry Sclerophyll Forest
- Loss of 344 mature trees including 90 important winter and spring foraging trees

However, this must be interpreted within the species wider ecological context. The potential GHFF of the site is a small component of >2800ha within the locality which itself is embedded within >48000 ha of mapped habitat within 20km of the site and within 1800000ha of potential habitat within Southeast Queensland bioregion all of which is available for this highly mobile and wide-ranging species. This represents a negligible proportion of available habitat at all scales:

- 0.2580% of mapped potential GHFF within the locality (5kms of the site)
- 0.0153% of mapped potential GHFF within 20km of the site
- 0.0004% of mapped potential GHFF within the bioregion

Therefore, despite foraging habitat occurring within site, the site is not considered to provide an important area of habitat and the action is unlikely to significantly impact the GHFF given the availability of habitat in the wider region, high mobility of the species and lack of nearby roost sites.

No other MNES were recorded, considered likely to occur or likely to be significantly impacted by the action as proposed with detailed desktop and site analysis provided within the MNES Report.

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 approved 24-lot subdivision is considered unlikely to represent a significant residual impact on any identified MNES. The design improves upon the previous approval by introducing new koala habitat retention and connectivity measures. While areas lower quality Koala and GHFF habitat will be cleared, this contextually very small proportion of the connected local habitat, and it is not critical to long-term population viability or recovery objectives. Overall the residual habitats of the site to be impacted are regrowth or predominately cleared in nature and highly disturbed via weed invasion, fragmentation and presence of pest fauna.

Additionally, a review of EPBC referrals within the region indicates that the quantum of impacts to MNES is similar or below that associated with previous actions which were determined not to be significant or not referred to be determined significant (refer MNES Report, 153-155).

It is therefore recommended that the action be considered Not a Controlled Action under the EPBC Act, subject to the avoidance, mitigation and management measures outlined.

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. *

Reasonable avoidance of all native vegetation and associated habitat to deliver the approved subdivision is not feasible, given the prescribed minimum lot size and the earthworks and engineering requirements necessary to establish the approved lots. Nevertheless, although not contemplated under the original 2011 approval, a 30-metre wide eucalypt open forest habitat retention zone has been incorporated along the eastern boundary. Through careful redesign of building envelopes and recalculation of hydraulic and earthworks parameters, clearing impacts to this newly designated habitat corridor have been entirely avoided.

Further mitigation measures associated with the amended subdivision layout include:

- Removal of existing weed infestations and supplementary planting of tree species with higher koala utility values within the habitat retention zone.
- In consultation with the project engineer and aquatic ecologist, the realigned waterway/channel has been designed to facilitate revegetation with koala foraging trees and eucalypt woodland species, while continuing to meet hydraulic and fish passage requirements.
- Residual impacts to potential fauna and koala dispersal and predation will be mitigated through restrictions on domestic animals outside building envelopes and the adoption of koala-friendly fencing.

Accordingly, while some vegetation and fauna habitat loss remain unavoidable under the amended design, the mitigation measures proposed are considered to achieve a substantially higher level of impact avoidance than was envisaged under the original approval. The revised design therefore demonstrates an appropriate and balanced response to habitat conservation in the context of the approved subdivision.

A detailed analysis of avoidance and mitigation measures associated with the potential impacts of the proposed action is contained within the MNES Report (Sections 6 and 7, pp 96-127). Also appended to the MNES Report is the suite of management plans assessed by Logan City Council including:

- Vegetation Management Plan
- Fauna Management Plan
- Rehabilitation Management Plan
- Stormwater Management Plan

A Construction Management Plan will also be prepared prior to commencement of future operational works detailing mitigation measures associated with potential construction phase impacts such as sedimentation, dust, noise and vibration, waste and hazardous storage etc. These impacts and recommended mitigation/management measures are described in the MNES Report (Sections 6.9, 6.10 and 7.1.5).

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

As the action is recommended as 'not a controlled action' following assessment against the significant impact guidelines, offsets are not proposed.

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>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Cuculus optatus</i>	Oriental Cuckoo, Horsfield's Cuckoo
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
Yes	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Motacilla flava</i>	Yellow Wagtail
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pandion haliaetus</i>	Osprey
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? *

Yes

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

A likelihood of occurrence assessment has been performed using information from previous and contemporary ecological field surveys to assess the potential for listed migratory species (refer MNES Report Attachment 6).

No migratory species were identified within the referral area, and all 13 species returned from database searches as having been previously recorded or predicted to occur within 5 km of the referral area were identified as having a low or unlikely likelihood of occurring. This is predominantly a result of limited sightings in the locality and a lack of suitable habitat such as rainforest, densely vegetated creeklines and/or wetlands.

As the White-throated Needletail was also identified in threatened species as potentially being impacted by the proposal it is also included in this section although the species was not recorded:

Hirundapus caudacutus - White Throated Needletail

As the Needletail is almost exclusively aerial, all areas above the referral site may be considered potential habitat to some degree. Although this species is not included within the WILDNET database for 5km around the site it is known from the Berrinba Wetlands Nature Refuge approximately 13km to the north and has been documented flying over the Logan Motorway proximate to Karawatha Forest [~17km north of the site]. However, it was not recorded on the site during the survey period. This species is extremely mobile, predominantly inhabits the air and this small site would only represent a very small and insignificant proportion of the expansive aerial foraging territory available in the locality. Further consideration of impacts to the White-throated Needletail from the action, including assessment against the EPBC Act significant impact criteria, is therefore not considered to be required (MNES Report pp72-73).

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

*

No

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

No migratory species were recorded within the referral area. All 13 species identified through database searches as having been previously recorded or predicted to occur within 5 km of the site were assessed as having a low or unlikely likelihood of occurrence (refer MNES Report Attachment 6).

Overall, the proposed action is considered unlikely to have a significant impact on any of the reviewed migratory species, based on the following:

Absence of species records and breeding habitat: No migratory species have been recorded within the referral area, and no suitable breeding habitat occurs on-site. Potential habitat is considered limited to open aerial space used for flyover, or transitory activity only.

Minor extent and nature of the proposed action: Given the small scale of the development and the high mobility and broad distribution of the migratory avifauna considered, the proposal is unlikely to fragment or isolate any important populations.

Lack of breeding or critical habitat: The referral area does not contain breeding or nesting habitat for any of the identified migratory species and therefore is unlikely to disrupt breeding cycles.

Availability of external habitat: Extensive suitable habitat remains available outside the development footprint, ensuring the proposed action will not adversely affect species recovery or population stability.

Low risk of indirect impacts: The proposal is not expected to introduce invasive species, harmful weeds, or diseases that could cause a decline in migratory species populations.

Accordingly, the proposed action is not expected to result in a significant impact on any listed migratory species considered under the referral.

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

No

4.1.5.9 Please elaborate why you do not think your proposed action is a controlled action.

*

No migratory species were recorded within the referral area with all species identified through database searches as having been previously recorded or predicted to occur within 5 km of the site were assessed as having a low or unlikely likelihood of occurrence (refer MNES Report Attachment 6). Overall, the proposed action is unlikely to have a significant impact on any listed migratory species due to the absence of recorded occurrences and breeding habitat, the limited scale of works, availability of suitable habitat elsewhere, and the mobility of the analyzed species.

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

Reasonable avoidance of all native vegetation and associated habitat to deliver the approved subdivision is not feasible, given the prescribed minimum lot size and the earthworks and engineering requirements necessary to establish the approved lots. Nevertheless, although not contemplated under the original 2011 approval, a 30-metre wide eucalypt open forest habitat retention zone has been incorporated along the eastern boundary. Through careful redesign of building envelopes and recalculation of hydraulic and earthworks parameters, clearing impacts to this newly designated habitat corridor have been entirely avoided. Further mitigation measures associated with the amended subdivision layout include:

- Removal of existing weed infestations and supplementary planting of tree species with higher koala utility values within the habitat retention zone.
- In consultation with the project engineer and aquatic ecologist, the realigned waterway/channel has been designed to facilitate revegetation with koala foraging trees and eucalypt woodland species, while continuing to meet hydraulic and fish passage requirements.
- Residual impacts to potential fauna and koala dispersal and predation will be mitigated through restrictions on domestic animals outside building envelopes and the adoption of koala-friendly fencing.

Accordingly, while some vegetation and fauna habitat loss remain unavoidable under the amended design, the mitigation measures proposed are considered to achieve a substantially higher level of impact avoidance than was envisaged under the original approval. The revised design therefore demonstrates an appropriate and balanced response to habitat conservation in the context of the approved subdivision.

A detailed analysis of avoidance and mitigation measures associated with the potential impacts of the proposed action is contained within the MNES Report (Sections 6 and 7, pp 96-127). Also appended to the MNES Report is the suite of management plans assessed by Logan City Council including:

- Vegetation Management Plan
- Fauna Management Plan
- Rehabilitation Management Plan
- Stormwater Management Plan

A Construction Management Plan will also be prepared prior to commencement of future operational works detailing mitigation measures associated with potential construction phase impacts such as sedimentation, dust, noise and vibration, waste and hazardous storage etc. These impacts and recommended mitigation/management measures are described in the MNES Report (Sections 6.9, 6.10 and 7.1.5).

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

As the action is recommended as 'not a controlled action' following assessment against the significant impact guidelines, offsets are not proposed.

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 considered unlikely.

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 referral area does not occur on or within proximity to any Commonwealth Marine Areas.

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 does not comprise a CSG development or large coal mine and is located well removed from any known coal mining development or CSG exploration or extraction areas.

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.

—

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. The site is well removed (>10km) from the Greenbank Defence Training Area and separated by several existing urban suburbs of Logan City.

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. *

Reasonable avoidance of all native vegetation and associated habitat to deliver the approved subdivision is not feasible, given the prescribed minimum lot size and the earthworks and engineering requirements necessary to establish the approved lots. Nevertheless, although not contemplated under the original 2011 approval, the amended residential development integrates an ecologically sensitive design that includes:

- Retention and rehabilitation of a 30 m wide eucalypt open forest corridor along the eastern boundary.
- Restoration of the realigned western drainage line native eucalypt and riparian plantings.
- Koala-friendly fencing and domestic animal containment restrictions outside building envelopes.
- Construction-phase management (spotter-catcher clearing supervision, staged vegetation removal, lighting dust management etc).
- Long-term weed management and habitat enhancement programs guided by the Rehabilitation and Fauna Management Plans.
- Traffic calming via a new roundabout at the estate entry and additional fauna awareness signage on Hawkins Road to reduce vehicle strike risk.
- Operational and construction phase water quality controls in accordance with a site Stormwater Management Plan

These measures aim to avoid functional habitat loss, maintain connectivity, and reduce potential secondary impacts associated with implementing a low density residential development over the land.

Although some impact to MNES is considered likely, this impact is not considered to be significant, and will be reduced from that previously approved via the project redesign and the addition of a variety of management plans.

Koala: Habitat loss is minor in a regional context and affects lower quality habitat with the modified proposal retaining an area functional connectivity with targeted mitigation. Residual impact is unlikely to be significant.

Grey-headed Flying-fox: Habitat loss is negligible relative to regional resources with no impact to key roosting or breeding sites present. Residual impact is unlikely to be significant.

Conclusion

The approved 24-lot subdivision is considered unlikely to represent a significant residual impact on any identified MNES. The design improves upon the previous approval by introducing new koala habitat retention and connectivity measures. While 7.42ha of lower quality Koala and GHFF habitat will be cleared, this is contextually a very small proportion of the connected local habitat, and it is not critical to long-term population viability or recovery objectives.

5. Lodgement

5.1 Attachments

2.2.5 Tenure of the action area relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT_1_LAYOUT.pdf SUBDIVISION LAYOUT		No	High
#2.	Document	MNES ASSESSMENT HAWKINS ROAD 27-10-25_Part1.pdf MNES ASSESSMENT REPORT [PART1]		No	High
#3.	Document	MNES ASSESSMENT HAWKINS ROAD 27-10-25_Part2.pdf MNES ASSESSMENT REPORT [PART2]		No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT_2_Protected Matters - MNES layers.pdf EPBC ACT PROTECTED MATTERS REPORT		No	High
#2.	Document	ATT_3_MSES AND WILDNET DATABASE RECORDS.pdf MSES AND WILDNET SPECIES RECORDS		No	High
#3.	Document	ATT_4_TEC FIELD ASSESSMENT.pdf TEC FIELD ASSESSMENT RESULTS		No	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	ATT_8B_HYDRAULIC ASSESSMENT.pdf HYDRAULIC ASSESSMENT		No	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_6_MNES LIKELIHOOD OF OCCURRENCE ASSESSMENT TABLE.pdf MNES LIKELIHOOD OF OCCURRENCE ASSESSMENTS		No	High

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

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Type	Name	Date	Sensitivity	Confidence
#1.	Document ATT_5_VMP- FMP_HAWKINS_Part1.pdf VEGETATION AND FAUNA MANAGEMENT PLANS [PART1]		No	High
#2.	Document ATT_5_VMP- FMP_HAWKINS_Part2.pdf VEGETATION AND FAUNA MANAGEMENT PLANS [PART2]		No	High
#3.	Document ATT_5_VMP- FMP_HAWKINS_Part3.pdf VEGETATION AND FAUNA MANAGEMENT PLANS [PART3]		No	High
#4.	Document ATT_5_VMP- FMP_HAWKINS_Part4.pdf VEGETATION AND FAUNA MANAGEMENT PLANS [PART4]		No	High
#5.	Document ATT_7_HAWKINS REHABILITATION PLAN.pdf REHABILITATION PLAN		No	High
#6.	Document ATT_8_STORMWATER MANAGEMENT PLAN.pdf STORMWATER MANAGEMENT PLAN		No	High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	95286227694
Organisation name	THE TRUSTEE FOR CPS TRUST & ULTIMATE PLANNING SOLUTIONS PTY LTD
Organisation address	4215 QLD
Representative's name	Graham Dart
Representative's job title	Senior Ecologist
Phone	07 5647 8665
Email	graham@ultimateplanning.com.au
Address	Unit 4, 113 Scarborough Street Southport QLD 4215

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

Check this box to confirm these are the correct identification details. *

By checking this box, I, **Graham Dart of THE TRUSTEE FOR CPS TRUST & ULTIMATE PLANNING SOLUTIONS PTY LTD**, 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. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

✔ 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	91650358964
Organisation name	SALT DEVELOPMENT SERVICES PTY LTD
Organisation address	4226 QLD
Representative's name	Carson Bolt

Representative's job title	Director
Phone	0410040006
Email	carson@saltdp.com.au
Address	8/1726 Gold Coast Hwy Burleigh Heads 4220

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

Check this box to confirm these are the correct identification details. *

I, **Carson Bolt of SALT DEVELOPMENT SERVICES 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. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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. *

Check this box to confirm these are the correct identification details. *

I, **Carson Bolt of SALT DEVELOPMENT SERVICES 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. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.