Williams Park Estate - Housing Subdivision

Application Number: **02937** Commencement Date: **26/05/2025** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Williams Park Estate - Housing Subdivision

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 *

01/10/2025

1.1.4 Estimated end date *

01/10/2035

1.2 Proposed Action details

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

This referral, made under Part 7 of the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), is for the purposes of the construction, civil works, operations and maintenance of a large housing subdivision on the outskirts of Thurgoona. The development is located within the Albury LGA, approximately 10 km north-east of the Albury CBD. Refer to the location map included as Attachment A. The Proposed Action is located at 65 Williams Road, west of Table-Top Road, Thurgoona NSW. The proponent is the Trustees of the Roman Catholic Church for the Diocese of Wagga Wagga.

The Proposed Action is located in Thurgoona which is an important growth corridor for the broader Albury LGA, extending the urban areas of Albury/Thurgoona further to the north, and providing 462 house lots to contribute to the provision of sought after housing in the region. Designs are available at Attachment E. The development is occurring in predominantly agricultural land zoned R1, which has a long history of clearing, cultivation and pasture improvement, leaving no native vegetation except for scattered gum trees and a patch of gums in the southern part of the development area. There are areas of higher quality vegetation in the development area, located on the adjoining creek reserves and along Williams Road. However by design, very few impacts are occurring in these higher quality areas.

The Proposed Action

The Proposed Action includes a 462 lot housing subdivision of current agricultural land as well as associated works (services and connections) including stormwater management (see Attachment H), roads, curb and channel, and greenspace (the Proposed Action). See Attachment E for estate designs. The Proposed Action will be accessed off the proposed Thurgoona Link Road, which will travel along the southern boundary of the housing estate before swinging north and linking onto the Hume Highway. Maps of the Proposed Action location and the environmental values of the Subject Land are included as maps in Attachments A to D.

The Proposed Action comprises the following components, as shown in Attachment E (designs):

- Temporary construction facilities including site office and car parking
- Fencing and landscaping works
- Earthworks for clearing and levelling of house blocks and proposed roadways
- Earthworks for construction of stormwater chain-of-ponds and retention basins
- Installation of temporary access tracks
- Trenching and under boring of service connections
- Installation of stormwater pipes, under-ground power, potable water and communications cables.
- Road construction including curb and channel, drains, culverts and asphalting
- Eventual construction of residential buildings, sheds and driveways on residential blocks.

The development area consists of predominantly R1 zoned land which is biocertified land under the Albury City LEP, as well as several small areas of C3 Environment zoned land, bordering the adjoining creeks and along the Williams Road reserve which dissects the development area. Offsets for impacts to flora and fauna on R1 land has already been accounted for in the biocertification process. However, site assessment included investigation of 12 threatened species which were added to the NSW BC Act since the biocertification was certified in 2011. For the C3 areas, the full suite of species raised by the BAM-C tool and the PMST search were assessed as part of the BDAR assessment for those areas.

In terms of proposed impacts, near complete loss was assessed for the areas of R1 land, including scattered paddock trees that are likely to undergo significant TPZ impacts or where TPZ impacts were unpredictable and a precautionary approach was taken. However, there were several large scattered trees saved with greenspaces in the development, as well as 45 Blakey's Red-gum (*Eucalyptus blakelyi*) which were protected from development impacts after avoid and minimise efforts, and will be managed in perpetuity as a reserve area. For the C3 land, impacts were minimal, and only involved small areas where services and an access road cross the existing road reserve of Williams Road. The impact areas were

deliberately placed in areas of existing disturbance and existing tracks or high exotic species loads, avoiding trees where possible. After construction, the Willaims Road reserve will be bollarded off at either end, and managed as an environmental reserve in perpetuity.

Efforts to Avoid Biodiversity MNES

At the finer scale, the initial design earmarked the patch of Blakey's Red-gum on the R1 land to be cleared, however this area was retained after discussions between engineers and project ecologists, based on the value of this area as part of a NSW Grassy Woodland TEC, despite this area being biodiversity certified and already offset. This area is now to be reserved and managed as a conservation area. Impacts to the trees in Williams Rd, where Squirrel Glider are known to occur, were avoided via micro-siting of impact areas, focussing on already disturbed areas away from any substantial trees. Williams Road is also to be closed to traffic in the final iteration of the estate design, and will also be managed as a conservation reserve. These efforts acknowledge the important threatened species habitat and connectivity values present in these areas, which are to be protected and adequately managed for into the future.

Design changes have also seen some other habitat losses avoided, including the realignment of a connecting path between the northern estate section and Williams Road, to capitalise on the position of an existing gate and disturbed area along a fence line (by moving the proposed path 5-7 metres further west), that is already cleared of any trees and significant grass cover, to reduce impacts from construction to trees and a moderate quality native grassland just east of the new alignment (now being protected). Numerous design changes and specific requirements have also been incorporated for Sloane's Froglet, including the creation of a chain-of-ponds style drainage system which is being constructed to Sloane's Froglet design standards, and is aiming to replace some of the connectivity being lost as a result of developing through current movement corridors for the species. Furthermore and importantly, no subdivision construction works are to be undertaken during the Sloane's Froglet breeding season to help minimise impacts to this species and its habitat.

Efforts are being made to retain trees wherever possible, providing they do not pose a health and safety risk to future residents or users of the local area. There are numerous trees that have been deemed lost due to TPZ impacts or unpredictable future impacts from ongoing use of the estate by residents. However, wherever possible, many of these trees are still being retained for aesthetic and habitat purposes. Late design changes at two specific locations in C3 land were added in April 2025, however these two areas will be fully under-bored, and will incur zero impacts as a result from development.

In addition to the general threatening processes and habitat management practices applied to conservation reserve areas, nest boxes are to be installed in the two reserve areas, to enhance the habitat values in the area for hollow-dependant species. Hollows will be of various sizes to suit a range of hollow-dependant birds and mammals, including bats. Tree and shrub plantings in the estate are to focus on indigenous native species, including Ironbark, Silver Banksia (Banksia marginata), Weeping Myall (Acacia pendula) and other sought-after flowering species for birds (such as Regent Honeyeater) and gliders, while consideration is given to safety and practicality of species selection for high human-use environments such as parks, paths and nature strips.

Design Changes

The final designs have considered environmental restraints that were raised after the site assessment process, and now include efforts to reduce impacts on the environment and MNES, including the retention and proposed reservation of a stand of Blakely's Red-gum (*Eucalyptus blakelyi*), which were originally earmarked for removal. New designs are now retaining this patch of trees, despite the trees already being offset via the Albury LGA biocertification. In terms of lessening the impacts to Sloane's Froglet (*Crinia sloanei*), the designs now include a proposed movement corridor for the endangered frog to ensure they have suitable habitat to continue their movements in the local area. The chain-of-ponds style habitat corridor runs along the southern boundary of the development, and is being designed to Sloane's Froglet

habitat standards. Furthermore, all stormwater basins are to be designs to Sloane's Froglet habitat requirements, ensuring the species has adequate breeding and feeding habitat and movement corridors to maintain their lifecycles.

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

Yes

1.2.3 Is the proposed action the first stage of a staged development (or a larger project)?

Yes

1.2.5 Provide information about the staged development (or relevant larger project).

Yes. The project is a staged subdivision, however all stages are being assessed together and referred in one referral. There is a related project associated with the future access into the proposed subdivision, titled "Thurgoona Link Road" which is being developed by Albury City Council. This project is also subject to an EPBC referral which is in process.

The provision of housing is a key strategic objective for Albury Council in the Thurgoona area. Thurgoona and Wirlinga have been earmarked as key residential growth areas for Albury LGA under the Albury Land Use Strategy 2007, which has been supported by investigations as part of the Albury Local Environmental Study 2008, providing justification for Council undertaking the proposed actions within the Albury Land Use Strategy 2007. The Thurgoona Wirlinga Precinct Structure Plan 2013 contains strategies on how the area should be developed over time, in the short, medium and long term. The Williams Rd Estate subdivision features as dedicated general residential development in the precinct plan map, and the Subject Land also includes a future provision for a private primary and high school (the school developments are not being considered as part of this assessment and approval process).

The precinct plan is available here: https://www.alburycity.nsw.gov.au/strategies-and-plans/thurgoona-wirlinga-precinct-structure-plan

The subdivision is a stand-alone development and does not directly involve any other development projects. The Thurgoona Link Road project is running in parallel to the Williams Park Subdivision project, but is being managed by Albury City Council. 2020/8804 Thurgoona Link Road (being delivered by a different proponent – Albury City Council).

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

Biodiversity Conservation Act 2016 (BC Act) – The key piece of legislation for the purpose of protecting and conserving biodiversity in NSW. Triggers for entry into the BOS are described in S.7.2 of the BC Act. In this case, the potential for significant impacts to threatened species or communities was the trigger for a BDAR and entry into the BOS. The BDAR is attached to this referral as Appendix F.

Biodiversity Conservation Regulation 2017 – Specifies minimum lot sizes and clearing thresholds (amounts of permissible clearing), beyond which, the BOS is triggered. R1 land does not contribute to BOS threshold calculations, but impacts to C3 land does contribute to threshold calculations.

State Environmental Protection Policy (Biodiversity and Conservation) 2021 - Provides legislative framework for clearing controls and development assessment, including requirements for local environment studies as well as Koala habitat protection. The study area is zones as 'non-rural' meaning the Local Land Services (LLS) Act does not apply.

Environmental Planning and Assessment Act 1979 (EP&A Act) – The development is under Part 4 of the Act, development with consent. The BOS applies to non-biocertified lands (C3 zoned land).

Water Management Act 2000 (WM Act) – Works on waterfront lands require a permit from the approval authority (the NRAR). The development involves minor works on waterfront land for stormwater outfall construction, and will require a permit.

National Parks and Wildlife Act 1994 – The Act protects natural and cultural heritage of NSW. Part 6 of the Act requires that Aboriginal Cultural Heritage Assessment (ACHA) for the proposed development (Appendix J). The results of the assessment determine whether a Aboriginal Heritage Impact Permit (AHIP) is required. Examination and assessment of ACH was conducted and published in the project's 'Aboriginal Cultural Assessment Report' (Ozark 2022).

Fisheries Management Act 1994 (FM Act) – This Act deals with the protection and management of aquatic species, habitats and aquatic resources in NSW. There are no impacts expected for listed aquatic habitats under the FM Act. No threatened aquatic species or habitats were identified on site. As such, NSW risk assessments and Commonwealth SIC assessments were not required.

Biosecurity Act 2015 – There are listed priority weeds that have varying levels of control requirements and responsible entities. Efforts to reduce the risk of spreading weeds onto or from the development site are being factored into the project CEMP. There is also a general biosecurity duty under the Act, which requires people to take steps to prevent pests, diseases and weeds from entering NSW and spreading to new areas.

Albury Local Environmental Plan (LEP) – The study area is subject to the Albury LEP and the development is consistent with the development objectives and the policies of Albury City. The land being developed consists of R1 General Residential (mostly) and C3 Environmental Management zoned land. Biocertification was conferred upon the LEP by the Minister in 2011. This means that development requiring consent on biocertified land is taken to be development that is not likely to significantly affect threatened species. Despite this, S.4.15 of the EP&A Act gives consent/determining authorities the ability to require consideration of biodiversity impacts on biocertified land.

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. *

Public notification via the Albury City Council development application No 10.2022.39875.1. Consultation with Yalmambirra and the Albury and District Aboriginal Land Council occurred in 2022 during preparation of the 'Aboriginal Cultural Assessment Report-(ACHAR) (Ozark 2022). The ACHAR is available at Attachment J.

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.

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	79782383829
Organisation name	The Trustee for The Wall Family Trust
Organisation address	3749 VIC

Referring party details

Name	Stuart Mendham
Job title	Senior Botanist
Phone	0482175831
Email	stuart.mendham@red-gum.com.au
Address	94 Kirby Flat Rd Yackandandah

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	52838806753
Organisation name	TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF WAGGA WAGGA
Organisation address	PO Box 5668 Wagga Wagga NSW 2650

Person proposing to take the action details

Name	Peter Fitzpatrick
Job title	Director of Properties
Phone	0413800512
Email	admin@pfitzpld.com.au
Address	PO Box 5668 Wagga Wagga NSW 2650

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? *

Yes

1.3.2.16 Describe the nature of the trust arrangement in relation to the proposed action. *

The Trust are the owners of the land and therefore the proponent for the development and Proposed Action. A Deed is attached to this referral as Attachment G.

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. *

The Proponent is a residential land developer (Trustees of the Roman Catholic Church for the Diocese of Wagga Wagga) with subdivision projects mostly in the NSW Wagga Wagga City and NSW Albury City LGAs. The proponent complies with all related NSW Council Development Consent and Subdivision Work Certificate civil construction requirements. The Proponent has no, and has never had any, proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.

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

Not applicable/available.

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	52838806753
Organisation name	TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF WAGGA WAGGA
Organisation address	PO Box 5668 Wagga Wagga NSW 2650

Proposed designated proponent details

Name	Peter Fitzpatrick
Job title	Director of Properties
Phone	0413800512
Email	admin@pfitzpld.com.au
Address	PO Box 5668 Wagga Wagga NSW 2650

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	79782383829
Organisation name	The Trustee for The Wall Family Trust
Organisation address	3749 VIC
Representative's name	Stuart Mendham
Representative's job title	Senior Botanist
Phone	0482175831
Email	stuart.mendham@red-gum.com.au
Address	94 Kirby Flat Rd Yackandandah

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	52838806753
Organisation name	TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF WAGGA WAGGA
Organisation address	PO Box 5668 Wagga Wagga NSW 2650
Representative's name	Peter Fitzpatrick
Representative's job title	Director of Properties
Phone	0413800512
Email	admin@pfitzpld.com.au
Address	PO Box 5668 Wagga Wagga NSW 2650

Confirmed Proposed designated proponent's identity

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

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

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

No

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

No

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

No

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

No

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

No

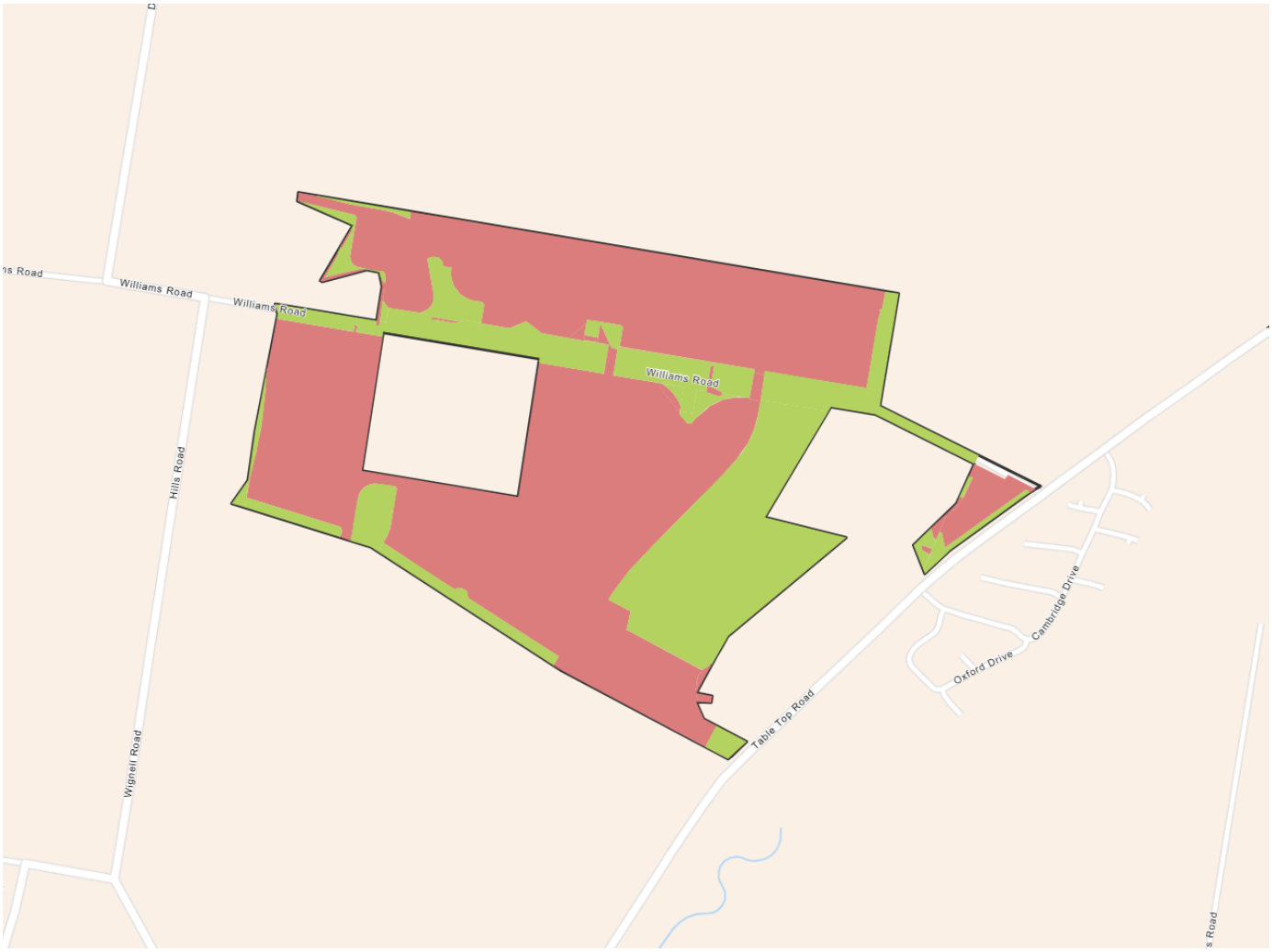
1.4 Payment details: Payment allocation

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

Referring party

2. Location

2.1 Project footprint



Project Area: 84.92 Ha **Disturbance Footprint:** 59.67 Ha **Retention Area:** 25.01 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

65 Williams Road, Thurgoona NSW 2640

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

New South Wales

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 R1 zoned land where the majority of the development is taking place is freehold land under private ownership by a trust. The C3 zoned land along Williams Road is Crown land under the management of Albury City Council.

3. Existing environment

3.1 Physical description

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

After European settlement of the Albury region, the R1 land (and much of the C3 land) in the Subject Land was predominantly cleared of native vegetation and historically grazed by sheep and cattle in a set-stock management regime. Large trees left standing were restricted to areas of C3 land along Williams Road and along Eight Mile Creek, as well as some scattered paddock trees in the R1 land. In the more recent decades, the R1 land has been widely cultivated and cropped with grain and fodder crops, which has left the entire R1 land areas with effectively no native species in the understorey, with pasture species and weeds dominating. Scattered and mostly isolated paddock trees now remain in R1 areas, of which a number are dead or in poor condition. The only patch of native vegetation in R1 land is the patch of forty-five (45) Blakey's Red-gum in the southern section, near where the main entry road into the state is proposed to enter off the future Thurgoona Link Road. This patch of trees is now being retained as a future reserve, and only one (1) tree in the reserve will be considered lost due to Tree Protection Zone (TPZ) impacts from the nearby road (but is still to be retained).

The northern part of the road reserve of Williams Road has been revegetated in the last 20 years, between the northern side of the remnant canopy area of the roadside and the R1 land boundary fence, with varying success rates for plantings. Generally, locally indigenous species of trees and some shrubs have been planted, with some non-local species planted on occasion. Most of the revegetation areas have an exotic dominated understorey, with some small patches along the interface with the remnant areas retaining some native grasses. There are numerous large remnant trees along both sides of Williams Road, including some patches of native understorey which is generally restricted to the northern side of the road and tends to be present within the drip line, with only a few locations where the native understorey pushes out into the adjoining revegetated area. The C3 land just outside of the north-west corner of the Subject Land also has some old remnant trees along the creek line, with large areas of revegetation either side, a small area of which is encroaching into the R1 land and will be impacted to a very small extent by development along that western boundary.

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

The R1 land, where the majority of development is occurring, is currently farming land that has been cropped and grazed for many years. The future use of this land is for housing and associated works and greenspaces. The C3 land along Williams Road is currently environmental land, and all but the small impact areas in the C3 road reserve will remain as environmental lands after the development, with the road being closed to traffic via bollards at either end.

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

Williams Road is an important corridor for Squirrel Glider movement in the local record, and this value is reflected by the road reserve being declared C3 environmental lands. Numerous sightings (remote cameras and spotlighting) of the species occurred along the roadside during the site assessment. There is also a strong population of Sloane's Froglet (*Crinia sloanei*), which were detected in all waterways and dams within and adjoining the Subject Land, as well as detections in paddocks during their migrational movements. Thurgoona is known as the stronghold for this species, therefore the population plays an important role in the broader stronghold area for the species. Beyond these features, the land contains very few unique or significant features and in particular, the R1 land contains little important habitat except for scattered paddock trees. A test of significance for the development is attached as Attachment I.

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

The site is gently sloping land with some slight undulations and lower-lying drainage areas, with an elevation range of 185 to 215 metres above sea level. The north-western part of the site is slightly higher than the south-eastern part, with all surrounding parts of land being in the same landform. Five (5) farm dams are scattered across the Subject Land, and a small unnamed drainage line intersects the central area of the proposed subdivision flowing north to south, through the Thurgoona Training Academy land, and flowing onto farmland in the south-eastern part of the Subject Land. There are several other dams located just beyond the Subject Land, to the west, south and east of the development.

Eight Mile Creek separates the main development stages (Stages 1 to 7) from the small Stage 8 development area in the far eastern corner. For the most part, the C3 land is being avoided in this Stage 8 area. However, there are some minor impacts to mapped C3 land that overlaps with the farmland in Stage 8, and a small area of impact occurring on the western side of Eight Mile Creek, where the overflow outfall from the proposed water detention basins are planned to direct flows into the creek via an engineered outflow, in the far south-eastern corner of the development. The majority of waterways, drainage lines and farm dams in the study area are shallow, but considered as Sloane's Froglet habitat, with numerous records of the species found on the Subject Land, and in the broader vicinity.

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.

This site is comprised of both R1 zoned land and C3 zoned land. The vast majority of the development (impacts) are taking place on R1 land. These areas are cropped and grazed paddocks with effectively no native species in the ground layer, and are dominated by common agricultural grasses and environmental weeds. Native vegetation in the R1 areas is limited to a small patch of Blakely's Red-gum near where the proposed access of Thurgoona Link Road will be, which is being protected from development, and a number of medium and large scattered trees throughout the paddock areas. The C3 areas within the Subject Land consist of more native vegetation (woodland community), including numerous large hollow-bearing trees along either side of Williams Road, all of which are being avoided by the development. Just north of the strip of trees is an area of revegetation of about 5-10 years old. There are areas along the road reserve that contain native groundcover, but there is no understorey in the remnant areas. The patch of Blakely's Red-gum and the Remnant patches along Williams Road are BC Act Grassy Woodland TEC. None of the patches qualified as EPBC Act listed TECs, due to lack of large trees, small size of patches, low diversity of species and low quality condition states. Surveys conducted over 2024 and early 2025 found a total of 121 flora species, of which 52 are exotic, and 15 were planted native specimens.

Fauna surveys involved bat sensors, remote cameras, call playback and physical observations. Surveys revealed 99 species of fauna in the Subject Land, six of which are exotic species. There are few faunal habitats remaining in the R1 land, with the exception of dams for Sloane's Froglet and Southern Myotis, and scattered trees which provide roosting and nesting habitat for some species. C3 land contains higher quality connected habitat, with Squirrel Glider known to utilise the road corridor. Other threatened species detected during surveys include Scarlet Robin (BC Act) and Flame Robin (BC Act), both of which were foraging at the interface between the revegetation areas of Eight Mile Creek and the R1 land in the east of the main development area. The C3 areas have limited understorey, restricted only to the revegetation areas which lack a canopy. The entire C3 roadside also lacks any significant ground timber of other important ground habitats for fauna, likely due to historical and ongoing firewood collection.

Comprehensive descriptions of flora and fauna values and survey methodologies are also available in the attached BDAR report at Attachment F. The original ToS which preceded the development of the BDAR, is available at Attachment I.

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

Extent of native vegetation

The extent of native vegetation within the Subject Land has been assessed using the same GIS layers and digital aerial imagery as used for determining vegetation cover in the 1500m radius Assessment Area. It was determined that there is 7.28 hectares of native vegetation, and 3 hectares of native revegetation, within the Subject Land, the majority of which is located within C3 land. When the areas are combined, there is a native vegetation coverage of approximately 13% across the Subject Land (or 9% if excluding revegetation). The highest quality areas of native vegetation occur in small patches along Williams Road. Other than in some of the revegetation areas, there are few to no shrubs remaining in areas of native vegetation (hence all areas but the revegetation areas with shrubs are assessed as missing this strata, whereas the revegetation areas currently lack a canopy layer). In the R1 land, other than a small patch of trees near the main entry into the estate (off the proposed Thurgoona Link), native vegetation is limited to mostly large, scattered paddock trees most of which have poor to no connectivity to other remnant areas.

Vegetation assessments and PCTs

The Desktop assessments using PCT spatial data showed that the site contains predominantly exotic vegetation (PCT 0), with native vegetation occurring in the C3 environmental lands which consist of areas along Williams Road, and areas either side of Eight Mile Creek. Where native vegetation has been mapped, the PCTs included:

o PCT 266 – 'White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion' along the majority of Williams Road;

o PCT 277 – 'Blakeley's Red Gum – Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion' along Eight Mile Creek (northern section), along an unnamed creek just west of the development, and also the clump of remnant trees in the south of the main southern parcel (being retained); and

o PCT 278 – Riparian Blakely's Red Gum – box – shrub – sedge – grass tall open forest of the central NSW South Western Slopes Bioregion' along the southern part of Eight Mile Creek.

Field reconnaissance confirmed that the modelled areas of vegetation cover are fairly accurate in their spatial locations, with just minor alterations required where vegetation was missed (due to coarseness of spatial data), or where exotic vegetation was mistakenly mapped as native vegetation. In particular, the numerous scattered trees located throughout much of the R1 land was not mapped, and was allocated to PCT 0 (exotic) in the modelled spatial data. There was also a small marsh (derived wetland) near the main dam in the northern section, for which the PCT based on existing species composition was not appropriate (PCT 12 - Shallow marsh wetland of regularly flooded depressions on floodplains mainly in the semi-arid (warm) climatic zone (mainly Riverina Bioregion and Murray Darling Depression Bioregion) was the closest match), given the area was a derived wetland that is the result of a spill area alongside a man-made dam.

Allocating the modelled PCT to this area, which is PCT 266, was done as to be reflective of the vegetation present prior to man-made disturbances, and an assessment against the derived PCT (PCT 266) would generate more realistic vegetation integrity scores.

The native vegetation condition across the site is relatively varied, with high quality patches (native vegetation dominant), moderate quality patches (native canopy over a mixture of native and exotic understorey), low-moderate quality (native canopy over exotic understorey), and moderate quality – derived wetland (marsh area dominated by native wetland plants) vegetation zones present, as well as two revegetation zones in two PCTs (PCT 266 and 278). BAM plots were assessed in each of these vegetation types (zones), where areas were being impacted or potentially impacted by works associated with the development.

Review of modelled PCT data in conjunction with ground truthing and targeted assessments during fieldwork identified one BC Act listed TEC as being present (in numerous locations) within the Subject Land, that being the NSW 'White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions'. This TEC is listed as critically endangered, and includes areas of PCT 266 and 277. The assessment against EPBC Act Grassy Woodland TEC criteria determined that the synonymous EPBC Act listed 'White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland' was NOT present, on the basis of the patches being too small, they lacked the density of large trees, and none contained the required twelve (12) native understorey species (not including grasses). There was an area of PCT 278 which was not considered part of the aforementioned TEC, as it was dominated by revegetated species only.

The floristics of the vegetation communities (PCTs) was sampled within seven plot-based floristic vegetation surveys (400m2 BAM plots), consistent with Section 5.2.1.9 of the BAM. The plots were also the location of vegetation integrity plots (1000m2 transects) in accordance with Section 5.3 of the BAM. Some of the plots had to be extended in length and narrowed in width, to ensure they captured the narrow linear vegetation areas in some places. For example, the BAM plot for vegetation zone '266_Wetland' was 10 metres by 40 metres instead of the standard 20 x 20, to capture the thin linear nature of the vegetation zone (but still totalled 400m2). Another roadside plot (266_Remnant_Sth) was assessed using dimensions of 15 metres by 26.6 metres, to ensure that plot areas were restricted to native vegetation areas only, and did not encroach onto the adjoining road to the north, or exotic dominated paddock to the south to ensure plot metrics were representative. Despite the changes to plot dimensions, the overall assessed areas was as per the BAM requirements.

The location of the floristic vegetation plots was not based upon randomly sampled areas, given that the quality of various areas was variable, and the impacts being made were only being made to very specific locations where native vegetation was persisting. As such, plot locations were targeted at exact areas where development impacts were occurring in patch vegetation, nearly all of which is located in C3 lands. In doing so, we were ensuring that the plot-based survey included representative areas of the community and the various vegetation zones, and vegetation that was actually being impacted was being assessed. Given the linear nature of the roadside vegetation, edge effects (i.e. areas located close to edges of vegetation zones) or ecotones with adjacent vegetation zones were very difficult if not impossible to avoid, and we focussed on getting as much of the target PCT and impact area into the plot area as we could, while trying to exclude less representative areas that were dominated by exotics, bare ground or roads.

Soil and geology

The geology of the majority of the Subject Land is Silurian-Devonian sedimentary and volcanic rocks lithology, which consists of mixed volcanic and sedimentary rocks. In addition to this, there is a thin area of Cenozoic Shepparton Formation, which consists of poorly consolidated clay, silt, sand and gravel lithology, which roughly follows the alignment of Eight Mile Creek, and covers the eastern one third of the Subject Land area (NSW Government 2024). There were no significant or unusual geological features on or nearby the Subject Land recorded during site assessments or noted during the desktop assessment. There were also no karst, caves, deep crevices, cliffs or other areas of geological significance within the Subject Land or within the 1500 metre buffer area surrounding the Subject Land (although the entire 1500 metre area was not fully assessed due to private property access issues).

The soils of the local area are mapped as possessing predominantly sodosoils, which are soils with strong contrast in texture between the A horizons and the sodic B horizons, which are not strongly acidic. The dominant colour classes are red, brown, yellow and grey soils, with black soils at greater depth (SSA 2024). The soil is generally well-drained at this site, and carries a relatively low erosion hazard. The topsoil displaced from construction may be stockpiled (high in the catchment area within the Subject Land to

ensure sediment devices are effective) and reused on site during rehabilitation, and all cleared vegetation will be removed from the site, but where possible deposited in adjoining environmental areas for use as ground habitat, or donated to local environmental management agencies, if appropriate.

Based on a search of the NSW EPA website, no contaminated land is present within or near the Subject Land, with the nearest four contaminated land sites being located well to the south, in the built up areas of Albury. A search of the NSW SEED Map and eSpade2 Map, revealed there were no soil hazard features such as acid sulphate soils (no risk data mapped on the Subject Land) or significant erosion risk soil landscapes (Subject Land has an average soil loss of 0.13 tonnes per year per hectare) that occur within the Subject Land or within the broader Assessment Area.

3.3 Heritage

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

There are no heritage values in the Subject Land or in immediate proximity to the Subject Land. Some Aboriginal cultural heritage was detected outside of the development site along Eight Mile Creek, but this area is not being impacted by development. The Aboriginal Cultural Heritage Assessment Report (ACHAR) is available at Attachment J.

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

An ACHAR was developed by Ozark in 2022. The study included liaison with local Indigenous representatives, including the Local Albury Land Council (LALC) and Yalmambirra. Desktop assessments conducted as part of the study revealed that no listed sites were found on the Aboriginal Heritage Information System (AHIMS), although three landforms had some potential to contain ACH deposits based on recorded sites on similar landforms in the local area. The 20 test pits that were excavated only revealed one artefact (61-1-0291) on Eight Mile Creek. The artefact was reburied close to where it was excavated. Eight Mile Creek is not being impacted by the development and the study concluded that the Proposed Action will not have an impact on potential ACH in the area. The report went on to conclude that the proposed works can proceed without an Aboriginal Heritage Impact Permit or any further archaeological investigation. The ACHAR is available at Attachment J.

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 Subject Land consists of four sub-catchment areas (see the predevelopment catchment plan in Appendix Q). Sub-catchment area 1 covers the majority of the Subject Land, running north to south through the centre of the proposed development and draining towards Eight Mile Creek in the south-east corner. Sub-catchment area 2 occurs immediately west of sub-catchment 1, and drains from the north to south-west, through three existing large dams and eventually into Seven Mile Creek to the south. Sub-catchment area 3 drains the far eastern corner of the development, which flows south into a large dam (just beyond the development footprint), and then flows west into Eight Mile Creek, then south. Sub-catchment area 4 drains the far north-eastern part of the main northern section of the development, and flows in an easterly direction into Eight Mile Creek.

There are five (5) existing farm dams located within the Subject Land, and seven (7) farm dams located just outside of the Subject Land boundary. There are also two (2) farm dams located centrally in the Thurgoona Training Academy property, which is not part of the development or Subject Land. Of the five (5) dams within the Subject Land, one (1) in the northern section of the proposed estate is being partially impacted (re-shaped for the stormwater detention basin), but is to be retained as a stormwater detention basin; one (1) centrally located dam just south of Williams Road is being retained but may undergo minor impacts from drainage installations in its immediate vicinity; one (1) dam is being lost to development (to become house lots and roadway within Stage 1), and two (2) dams in the education precinct are being avoided by the housing development, and are instead earmarked for a future school development (education precinct), in the eastern part of the main southern block of the development (which is future development not considered in this assessment).

The majority of the proposed development area is above the flood risk level (see the flood overlay plan and flood mitigation plan in the design plans). The far southern part of the Stage 1 development, where it connects with the proposed Thurgoona Link arterial road, is within the 1% AEP flood level (+500mm) and would therefore currently flood in the more serious of flooding events. To remedy this, the low-lying areas in this vicinity are to be filled with clean fill and raised above the 1% AEP flood level, while still allowing adequate fall through the chain of ponds drainage line which runs west to east along the southern-most boundary of the development, and channels stormwater into the large stormwater detention basin proposed in the south-east corner of Stage 1 (south of the education precinct). In addition to stormwater management, the chain of ponds is also augmented habitat for use as the Sloane’s Froglet movement corridor, being developed to the species’ habitat standards and will establish suitable habitat to provide connectivity along the southern boundary of the housing estate for these endangered frogs. Hydrology and drainage changes are also discussed in Attachment H.

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.

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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. *

None present in the vicinity of the study 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.

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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. *

None present in the vicinity of the study area.

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	Banrock Station Wetland Complex
No	No	Barmah Forest
No	No	Gunbower Forest
No	No	Hattah-Kulkyne Lakes
No	No	NSW Central Murray State Forests
No	No	Riverland
No	No	The Coorong, and Lakes Alexandrina and Albert Wetland

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. *

None of these MNES are on or in the general proximity of the development, nor are any located closely downstream. Therefore none of these MNES will experience a direct or indirect impact from the Proposed Action.

4.1.4 Threatened Species and Ecological Communities

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

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

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

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	Amphibromus fluitans	River Swamp Wallaby-grass, Floating Swamp Wallaby-grass
Yes	No	Anthochaera phrygia	Regent Honeyeater
Yes	No	Aphelocephala leucopsis	Southern Whiteface
No	No	Aprasia parapulchella	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Caladenia concolor	Crimson Spider-orchid, Maroon Spider-orchid
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
Yes	No	Callocephalon fimbriatum	Gang-gang Cockatoo
Yes	No	Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)
Yes	Yes	Crinia sloanei	Sloane's Froglet
No	No	Dasyurus maculatus maculatus (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	Delma impar	Striped Legless Lizard, Striped Snake-lizard
No	No	Euastacus armatus	Murray Crayfish
Yes	No	Falco hypoleucos	Grey Falcon
No	Yes	Galaxias rostratus	Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
Yes	No	Grantiella picta	Painted Honeyeater
No	No	Hirundapus caudacutus	White-throated Needletail

Direct impact	Indirect impact	Species	Common name
No	No	Keyacris scurra	Key's Matchstick Grasshopper
Yes	No	Lathamus discolor	Swift Parrot
No	No	Litoria raniformis	Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog
No	No	Macquaria australasica	Macquarie Perch
Yes	No	Melanodryas cucullata cucullata	South-eastern Hooded Robin, Hooded Robin (south-eastern)
Yes	No	Neophema chrysostoma	Blue-winged Parrot
Yes	No	Nyctophilus corbeni	Corben's Long-eared Bat, South-eastern Long-eared Bat
No	No	Pedionomus torquatus	Plains-wanderer
No	No	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
Yes	No	Polytelis swainsonii	Superb Parrot
No	No	Prasophyllum petilum	Tarengo Leek Orchid
No	No	Prasophyllum validum	Sturdy Leek-orchid, Mount Remarkable Leek-orchid
No	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Rostratula australis	Australian Painted Snipe
Yes	No	Stagonopleura guttata	Diamond Firetail
No	No	Swainsona murrayana	Slender Darling-pea, Slender Swainson, Murray Swainson-pea
No	No	Swainsona recta	Small Purple-pea, Mountain Swainson-pea, Small Purple Pea

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

Direct impact	Indirect impact	Ecological community
No	No	Weeping Myall Woodlands
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. *

Sloane's Froglet (*Crinia sloanei*) which is listed as Endangered under the EPBC Act and the BC Act, is known from the Thurgoona area, which is its main stronghold in Australia after the species underwent a significant retraction in range in recent decades. The species was recorded on site in farm dams, creeks and many of the drainage lines that traverse the property and is the only EPBC Act listed species that was recorded. The housing estate will cut off a migrational movement corridor for Sloane's Froglet that currently travels through the centre of the property. One dam will be removed which will remove some habitat for the species. There is also a risk of vehicle strikes for the species within the roads of the estate that border the stormwater detention basins, which will be Sloane's Froglet habitat (designed to their standards). There may also be indirect impacts, such as introduction of Chytrid Fungus during construction or when the housing estate is developed with increased human interactions with the local environment. There is also a risk of pollution issues from leaks or accidental spills that may originate from the housing estate (or the construction works) and travel through the stormwater drainage system, putting the species at risk locally. A Significant Impact Criteria (SIC) assessment was completed as part of the project BDAR (Appendix N), which is available in Attachment F.

There is also potential for low levels of direct impact to occur to Regent Honeyeater (*Anthochaera Phrygia*) habitat where works are occurring in C3 land, with minor tree losses likely in some areas. The remnant vegetation in parts of the C3 areas are mapped as important habitat for Regent Honeyeater. However, works do not involve the loss of mature preferred feeding trees (winter-flowering) and impacts of construction and ongoing operation of the housing estate for this species habitat are highly unlikely to be significant.

Other EPBC Act listed species that may have some direct or indirect impact from the development are Gang-gang Cockatoo (*Callocephalon fimbriatum*), Swift Parrot (*Lathamus discolor*), Superb Parrot (*Polytelis swainsonii*), Diamond Firetail (*Stagonopleura guttata*), and Brown Tree-creeper (*Climacteris picumnus victoriae*). None of the impacts are occurring in important breeding or feeding habitat for any of these species, and tree losses in the higher quality habitat areas within the C3 land have been minimised to the extent that only a small number of immature trees are to be removed for works. As such, there is unlikely to be significant impacts to any of these species. SIC assessments for these species described above are available in Appendix N of the BDAR which is attached as Attachment F.

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

Yes

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

The development is occurring in a stronghold area for EPBC Act listed Sloane's Froglet. Key threats for this species include habitat fragmentation, degradation of habitat, water quality changes, and water flow changes (including changes to flooding regimes). Despite the significant measures being taken to avoid impacts and implement mitigation measures including to provide movement corridors and stormwater basins designed to Sloane's Froglet standards, there are still some unknowns involved, as to the extent of impact that the development will have on individuals and the local population, and the degree of success that will be delivered via the mitigation measures. One farm dam is being lost, and works in other dams to bring them up to detention basin standards may also impact on frogs in those habitats. A movement corridor (central drainage line) that is being used by Sloane's Froglet is to be completely blocked by development, including roads and residential lots. There is also an increased risk that Chytrid fungus may be accidentally introduced to the area via construction, or via significantly increased human use of the land post its development as a housing estate. There are also potential risks to the population if there are accidental spills or leaks that enter the stormwater systems for the estate, which flow into Sloane's Froglet habitat (detention basins) and along the chain-of-ponds movement corridor. There is some uncertainty around the likelihood of success for the mitigation measures, such as whether the frogs will be willing to use the engineered stormwater chain-of-ponds connection for their movements, and whether they will continue to inhabit the stormwater detention basins after they are constructed. Monitoring is recommended to measure the success of these mitigation measures with actions built in to respond to issues if lack of use by Sloane's Froglet is detected. A Significant Impact Criteria (SIC) assessment as part of the project BDAR, which is available in Attachment F, determined that a significant impact is possible for Sloane's Froglet.

For all the EPBC Act listed species that were considered likely to be present regularly or on occasion in the Subject Land, only Sloane's Froglet was considered to have a potential significant impact. For the other six (6) listed species that might have some level of impact, SIC assessments (Appendix N of BDAR at Attachment F) determined that significant impacts were unlikely. Reasons for this include the scattered trees being deemed lost or removed on R1 land are fragmented and strongly disconnected from other areas of high quality habitat, many are senescing, only some contained hollows and thus were not considered preferred or high quality habitat value for these species. For the higher quality remnant areas in the C3 land along Williams Road, efforts were made to avoid mature trees and to direct unavoidable impacts into areas there were already disturbed or dominated by exotic species, and contained little to no canopy species. As a result, low levels of habitat and no important feeding or breeding habitat is being removed in the C3 areas. These direct impacts combined, along with potential indirect impacts associated with construction and operation of the housing estate (noise, light spill, pollution etc), did not constitute the threat of a significant impact for any of these six EPBC Act listed species.

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

Yes

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

With the loss of a movement corridor for Sloane's Froglet, loss of one dam, and works on other dams to convert them into stormwater detention basins as well as vehicle strike risks from new roads (direct impacts), as well as potential indirect impacts such as stormwater pollution or the introduction of Chytrid Fungus, there is potential that the development will have a significant impact on Sloane's Froglet. Furthermore, the mitigation measures proposed are not guaranteed to be successful, therefore there is some uncertainty as to the extent of disruption this species will experience from the subdivision. As such, and given the limited distribution of this species in Australia, I believe the development is a controlled action.

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. *

Project location for avoidance

The site for the proposed subdivision has been selected carefully based on the large expanse of previously cleared and historically farmed land which contains low cover of remnant native vegetation (no cover in most development areas), as well as its proximity to the proposed transport corridor called Thurgoona Link Road (assessed separately to this housing estate development). There have been several iterations of the subdivision design, as part of an iterative design process which has incorporated feedback from project ecologists, council planners, NSW government staff and other stakeholders. The selection of the development site has therefore effectively avoided and minimised its impacts upon native vegetation and biodiversity values in the local area, and measures are being put in place to protect the remaining habitat features on site, including closure and reservation of Williams Road transport corridor, protection and reservation of the only patch of native trees on R1 land, and construction of custom-designed retention basins and chain of ponds habitat linkages for Sloane's Froglet.

Project designs for avoidance and minimisation of impacts

At the finer scale, the initial design earmarked the patch of Blakey's Red-gum on the R1 land to be cleared, however this was retained after discussions between engineers and project ecologists, based on the value of this area as part of a NSW Grassy Woodland TEC, despite this area being biodiversity certified and already offset. This area is now to be reserved and managed as a conservation area. Williams Road is to be closed to traffic in the final iteration of the estate design, and will also be managed as a conservation reserve. These efforts acknowledge the important threatened species habitat and connectivity values present in these areas, which are to be protected and adequately managed for into the future.

Design changes have also seen some other habitat losses avoided, including the realignment of a connecting path between the northern estate section and Williams Road, to capitalise on the position of an existing gate and disturbed area along a fence line (by moving the proposed path 5-7 metres further west), that is already cleared of any trees and significant grass cover, to reduce impacts from construction to trees and a moderate quality native grassland just east of the new alignment (now being protected). Numerous design changes and specific requirements have also been incorporated for Sloane's Froglet, including the creation of a chain-of-ponds style drainage system which is being constructed to Sloane's Froglet design standards (at the request of Council), and is aiming to replace some of the connectivity being lost as a result of developing through current movement corridors for the species. Curbing throughout the estate to be designed to ensure Sloane's Froglet have a reduced risk of being trapped on road surfaces (shallow sloping curbs). Furthermore, no subdivision construction works are to be undertaken during the Sloane's Froglet breeding season to help minimise impacts to this species and its habitat.

Efforts are being made to retain trees wherever possible, providing they do not pose a health and safety risk to future residents or users of the local area. There are numerous trees that have been deemed lost due to TPZ impacts or unpredictable future impacts from ongoing use of the estate by residents. However wherever possible, many of these trees are still being retained for aesthetic and habitat purposes. Late design changes at two specific locations in C3 land were added in April 2025, however these two areas will be fully under-bored, and will incur zero impacts as a result from development. See Appendix S in the BDAR for a map of the two areas being under-bored.

Enhancement efforts

In addition to the general threatening processes and habitat management practices applied to conservation reserve areas, it is recommended that nest boxes be installed in the two reserve areas, to enhance the habitat values in the area for hollow-dependant species. Hollows should be of various sizes to suit a range of hollow-dependant birds and mammals, including bats. It is also recommended that tree and shrub plantings in the estate focus on indigenous native species, including Ironbark, Silver Banksia (Banksia marginata), Weeping Myall (Acacia pendula) and other sought-after flowering species for birds (such as Regent Honeyeater) and gliders, while consideration is given to safety and practicality of species selection for high human-use environments such as parks, paths and nature strips.

Sloanes Froglet Habitat Management Plan

As part of the discussions with Albury City and the iterative design process, a comprehensive Sloane's Froglet Habitat Management Plan (SFHMP) was developed (Eslers 2022) to ensure the development avoided and minimised the degree of impacts to the greatest extent possible. The SFHMP is available as Attachment H. Stormwater management structures (including basins, connections, water outlets and road curbing) are to all conform with Sloane's Froglet habitat requirements, as per the 'Sloane's Froglet Stormwater Wetland Design Guidelines 2017', which was written by SPIIRE for and on behalf of Albury City Council and the NSW Office of Environment and Heritage. This means that habitat values for Sloane's Froglet should significantly improve after the development, with the addition of custom designed wetlands and connectivity corridors that are specifically engineered for Sloane's Froglet breeding and migrational requirements.

Impact minimisation via controls in the CEMP

The development will have its own CEMP to formalise management actions to help minimise and mitigate environmental impacts from development. An Erosion and Sediment Management Plan (ESMP) may also be developed and put in place to ensure site values, soils, nearby waterways and retained habitat and vegetation are protected from the direct and indirect impacts of construction. Alternatively, and especially due to the low risks of erosion from construction, the CEMP could incorporate these erosion and sediment protection measures within its contents.

The CEMP is to include training and inductions for project staff, contractors and other people visiting the site, daily toolbox sessions on protecting retained values, installation of temporary fences and signage (if required), designation of no-go areas, erosion and sedimentation control measures (provided with greater site-specific detail in the ESMP if employed), and other impact measures including but not limited to:

- Site environmental inductions covering off on all the key components in this report and the actions to protect values on and adjoining the site such as large trees and other important retained features, as per the CEMP.
- Pre-clearance protocols for felling of large trees, including the required presence of an ecologist or qualified wildlife handler.
- Processes to monitor trees and other habitat during construction, and having systems in place (fauna salvage protocol) to address any inadvertent impacts to fauna during construction.
- Have protections in place, including barriers and regular monitoring, to ensure fauna are not trapped for extended periods in open trenches or other structures during construction.
- Have a system in place for unexpected finds during construction (including reporting to the appropriate authority) which relate to threatened species, European heritage, toxic substances, or Aboriginal cultural heritage.
- Erosion and sediment controls and monitoring, and have systems in place where erosion or sedimentation is detected because of construction.
- Measures to minimise the risks associated with flood events, high winds, storms, drought or extreme heat events.
- Noise and air pollution controls and monitoring.
- Light pollution and excess vibration monitoring and controls.
- Waste and pollution monitoring and controls, including a protocol for rapid response to accidental spills.
- Hygiene protocols to address pest plants, animals and disease introductions to or from the study site as a result of construction.

- Fire management processes and response plans in the event of a wildfire entering the site or starting as a result of construction works.
- Rehabilitation processes to ensure all areas of earthworks are adequately rehabilitated or as per best practice development standards, including revegetation with locally sourced indigenous plants, if and where appropriate.
- A process for allocation of roles and responsibilities for actions within the CEMP and the dedicated monitoring and reporting of the implementation of CEMP actions.

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

As part of the BDAR process, offsets for threatened species and vegetation impacts were calculated through the NSW Government's BAM-C system, based on vegetation and habitat assessments conducted over 2024 and early 2025. These offsets were calculated based on species polygons and areas being impacted by the development.

Targeted surveys were conducted to search for candidate threatened species, as determined by the BAM-C (via three child cases under parent case: 00054054) and by database searches for the area within 10 kilometres (km) of the Subject Land. Surveys revealed that there were threatened species present, including Squirrel Glider (spotlighted and detected on numerous remote cameras), Sloane's Froglet (present in all waterways and drainage lines across much of the Subject Land), as well as Scarlet Robin and Flame Robin, which were in the interface between R1 and C3 land. In addition to these, Regent Honeyeater was presumed present, based on the presence of vegetation mapped on the species' important habitat map (IHM), and Southern Myotis was also presumed present, due to the difficulty in excluding the species based on expert assessment of bat call data. No threatened flora was present on site.

To offset the losses being incurred due to the impacts being made to 0.26 hectare of native vegetation in C3 land, an offset of seven (7) ecosystem credits are required (Table E1). To offset the losses being incurred to threatened species habitat, the development will need to retire three (3) credits for Sloane's Froglet, six (6) credits for Regent Honeyeater, six (6) credits for Squirrel Glider, and seven (7) credits for Southern Myotis (Table E2). In addition to these, to offset prescribed impacts being incurred with regards to the loss of one dam and small impacts to two others, and the loss of some connectivity features for Sloane's Froglet, it is proposed that a further seven (7) Sloane's Froglet species credits and two (2) Southern Myotis species credits are retired to offset these prescribed impacts (Table E3), as well as ensuring habitat augmentation takes place to help replace lost habitats for these species. EPBC Act listed entities are in red text.

In summary, a total of 10 credits are recommended for Sloane's Froglet, to cover species credits that were determined via the BAM-C (3 credits) and prescribed impacts to breeding (dams) and migrational habitat (7 credits). Other proposed offsets associated with the development are available in Attachment F (Summary p.vii and Section 11 p174).

4.1.5 Migratory Species

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

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

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

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

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. *

There is low potential for impacts to occur to migratory species as a result of the works involved with construction or due to the ongoing operation of the area as a housing estate. The BDAR (available in Attachment F) outlines that nine (9) migratory species (birds) listed under the EPBC Act have been recorded or are predicted to occur within the locality (10km radius of the Subject land). None of these species were recorded during site assessments. None of these species are considered to have important habitat in or adjoining the site's impact areas, and therefore impacts for these species are not expected.

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. *

None of the migratory species that are known or predicted to occur within the 10km radius of the Subject Land are considered likely to be present regularly or on occasion in the Subject Land due to absence of habitat or presence of very low quality habitat only. The dams on site represent very low quality habitat for migratory birds, with a lack of fringing or emergent vegetation, and significant impacts from ongoing cattle and sheep grazing. There is higher quality habitats available for these species in the broader local area, including vegetated dams, wetlands, creeks and rivers, and these habitats are preferred and thus much more likely to be frequented by these migratory species than those poor quality habitats within the Subject Land. Furthermore, construction of stormwater detention basins and the chain-of-ponds connection will provide significantly more suitable habitat areas for these species once development and rehabilitation is completed, therefore the net benefit for these species in terms of habitat in the Subject Land will be positive.

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. *

There are no significant impacts likely for any migratory species. Therefore, the Proposed Action is not considered to be a controlled action for migratory 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. *

Project location for avoidance

The site for the proposed subdivision has been selected carefully based on the large expanse of previously cleared and historically farmed land which contains low cover of remnant native vegetation (no cover in most development areas), as well as its proximity to the proposed transport corridor called Thurgoona Link Road (assessed separately to this housing estate development). There have been several versions of the subdivision design, as part of an iterative design process which has incorporated feedback from project ecologists, council planners, NSW government staff and other stakeholders. The selection of the development site has therefore effectively avoided and minimised its impacts upon native vegetation and biodiversity values in the local area, and measures are being put in place to protect the remaining habitat features on site, including closure and reservation of Williams Road transport corridor, protection and reservation of the only patch of native trees on R1 land, and construction of custom-designed retention basins and chain of ponds habitat linkages for Sloane's Froglet, which will also provide significantly better habitat for migratory species compared to the low quality farm dam habitats currently present on the Subject Land.

Project designs for avoidance and minimisation of impacts

At the finer scale, the initial design earmarked the patch of Blakey's Red-gum on the R1 land to be cleared, however this was retained after discussions between engineers and project ecologists, based on the value of this area as part of a NSW Grassy Woodland TEC, despite this area being biodiversity certified and already offset. This area is now to be reserved and managed as a conservation area. Williams Road is to be closed to traffic in the final iteration of the estate design, and will also be managed as a conservation reserve. These efforts acknowledge the important threatened species habitat and connectivity values present in these areas, which are to be protected and adequately managed for into the future.

Design changes have also seen some other habitat losses avoided, including the realignment of a connecting path between the northern estate section and Williams Road, to capitalise on the position of an existing gate and disturbed area along a fence line (by moving the proposed path 5-7 metres further west), that is already cleared of any trees and significant grass cover, to reduce impacts from construction to trees and a moderate quality native grassland just east of the new alignment (now being protected). Numerous design changes and specific requirements have also been incorporated for Sloane's Froglet, including the creation of a chain-of-ponds style drainage system which is being constructed to Sloane's Froglet design standards (at the request of Council), and is aiming to replace some of the connectivity being lost as a result of developing through current movement corridors for the species. Curbing throughout the estate to be designed to ensure Sloane's Froglet have a reduced risk of being trapped on road surfaces (shallow sloping curbs). Furthermore, no subdivision construction works are to be undertaken during the Sloane's Froglet breeding season to help minimise impacts to this species and its habitat.

Efforts are being made to retain trees wherever possible, providing they do not pose a health and safety risk to future residents or users of the local area. There are numerous trees that have been deemed lost due to TPZ impacts or unpredictable future impacts from ongoing use of the estate by residents. However, wherever possible, many of these trees are still being retained for aesthetic and habitat purposes within the housing estate. Late design changes at two specific locations in C3 land were added in April 2025, however these two areas will be fully under-bored, and will incur zero impacts as a result from development. See Appendix S in the BDAR (Attachment F) for a map of the two areas being under-bored.

Enhancement efforts

In addition to the general threatening processes and habitat management practices applied to conservation reserve areas, it is recommended that nest boxes be installed in the two reserve areas, to enhance the habitat values in the area for hollow-dependant species. Hollows should be of various sizes to suit a range of hollow-dependant birds and mammals, including bats. It is also recommended that tree and shrub plantings in the estate focus on indigenous native species, including Ironbark, Silver Banksia (Banksia marginata), Weeping Myall (Acacia pendula) and other sought-after flowering species for birds (such as

Regent Honeyeater) and gliders, while consideration is given to safety and practicality of species selection for high human-use environments such as parks, paths and nature strips (see Attachment K for the estate Open Space Plan). The construction of stormwater detention basins are also to include revegetation with native species and are likely to enhance the habitat available and the quality of habitat available for migratory species once development is completed.

Impact minimisation via controls in the CEMP

The development will have its own CEMP to formalise management actions to help minimise and mitigate environmental impacts from development. An Erosion and Sediment Management Plan (ESMP) may also be developed and put in place to ensure site values, soils, nearby waterways and retained habitat and vegetation are protected from the direct and indirect impacts of construction. Alternatively, and especially due to the low risks of erosion from construction, the CEMP could incorporate these erosion and sediment protection measures within its contents.

The CEMP is to include training and inductions for project staff, contractors and other people visiting the site, daily toolbox sessions on protecting retained values, installation of temporary fences and signage (if required), designation of no-go areas, erosion and sedimentation control measures (provided with greater site-specific detail in the ESMP if employed), and other impact measures including but not limited to:

- Site environmental inductions covering off on all the key components in this report and the actions to protect values on and adjoining the site such as large trees and other important retained features, as per the CEMP.
- Pre-clearance protocols for felling of large trees, including the required presence of an ecologist or qualified wildlife handler.
- Processes to monitor trees and other habitat during construction, and having systems in place (fauna salvage protocol) to address any inadvertent impacts to fauna during construction.
- Have protections in place, including barriers and regular monitoring, to ensure fauna are not trapped for extended periods in open trenches or other structures during construction.
- Have a system in place for unexpected finds during construction (including reporting to the appropriate authority) which relate to threatened species, European heritage, toxic substances, or Aboriginal cultural heritage.
- Erosion and sediment controls and monitoring, and have systems in place where erosion or sedimentation is detected because of construction.
- Measures to minimise the risks associated with flood events, high winds, storms, drought or extreme heat events.
- Noise and air pollution controls and monitoring.
- Light pollution and excess vibration monitoring and controls.
- Waste and pollution monitoring and controls, including a protocol for rapid response to accidental spills.
- Hygiene protocols to address pest plants, animals and disease introductions to or from the study site as a result of construction.
- Fire management processes and response plans in the event of a wildfire entering the site or starting as a result of construction works.
- Rehabilitation processes to ensure all areas of earthworks are adequately rehabilitated or as per best practice development standards, including revegetation with locally sourced indigenous plants, if and where appropriate.

- A process for allocation of roles and responsibilities for actions within the CEMP and the dedicated monitoring and reporting of the implementation of CEMP actions.

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

Given there is no valuable habitat present for these MNES migratory species, there are no offsets deemed required.

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. *

Not applicable to this development.

4.1.7 Commonwealth Marine Area

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

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

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

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

No

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

Not applicable to this development.

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. *

Not applicable to this inland development.

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. *

Not applicable to this type of development.

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. *

No Commonwealth land within the development footprint of within proximity.

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.

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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. *

Not applicable for this development.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

- Threatened Species and Ecological Communities (S18)

Conclusion on the likelihood of unlikely significant impacts

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

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

4.3 Alternatives

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

No

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

The development has been based on an iterative design process (including liasion with Albury City Council throughout) which has selected the development area based on minimising impacts to the environment, while still providing the urban development outcomes that are being sought after for the Thurgoona area, to satisfy the urgent housing needs for the greater Albury area. These development priorities are outlined in the Wirlinga Precinct Structure Plan 2013 contains strategies on how the area should be developed over time, in the short, medium and long term. The Williams Rd Estate subdivision features as dedicated general residential development in the precinct plan map, and the Subject Land also includes a future provision for a private primary and high school (the school developments are not being considered as part of this assessment and approval process).

The precinct plan is available here: https://www.alburycity.nsw.gov.au/strategies-and-plans/thurgoona-wirlinga-precinct-structure-plan

Given the above, the final designs are considered the most appropriate designs and development area to achieve the objectives for development in the local area, and no other alternatives are currently being considered.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_A_Subject Land Locality.pdf Map of Subject Land	27/05/2025	No	High
#2.	Document	Att_B_Site FeaturesV2.pdf Map of site features	27/05/2025	No	High
#3.	Document	Att_C_BC Act TECs.pdf Map of BC Act TECs	27/05/2025	No	High
#4.	Document	Att_D_Impacts vs Retained.pdf Map of impact areas and retained areas	27/05/2025	No	High
#5.	Document	Att_E_WilliamsRd_Designs_DA03_28Mar25_Redacted.pdf Estate designs showing impact areas and estate stages	28/03/2025	No	High
#6.	Document	Att_H_WilliamsRd_SWMP_V2_Jan25.pdf Stormwater management plan for the estate, including Sloane's Froglet habitat designs	14/01/2025	No	High

1.2.5 Information about the staged development

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Thurgoona Wirlinga Precinct Structure Plan https://www.alburycity.nsw.gov.au/strategies-and..			High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_F_WilliamsRd_BDAR_29042025.pdf BDAR report for the proposed development	29/04/2025	No	High
#2.	Document	Att_J_WilliamsRd_ACHAR_Oct2022.pdf ACHAR report detailing cultural heritage investigations.	01/10/2022	No	High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_J_WilliamsRd_ACHAR_Oct2022.pdf ACHAR report detailing cultural heritage investigations.	30/09/2022	No	High

1.3.2.16 (Person proposing to take the action) Nature of the trust arrangement in relation to the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_G_WilliamsRd_Deed_CoTs.PDF	16/07/2021	No	

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_I_WilliamsRd_ToS v4.pdf Original Test of significance (ToS) report (superseded by BDAR)	02/07/2023	No	Medium

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_F_WilliamsRd_BDAR_29042025.pdf BDAR report for the proposed development	28/04/2025	No	High
#2.	Document	Att_I_WilliamsRd_ToS v4.pdf Original Test of significance (ToS) report (superseded by BDAR)	01/07/2023	No	Medium

3.3.1 Commonwealth heritage places overseas or other places that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_J_WilliamsRd_ACHAR_Oct2022.pdf ACHAR report detailing cultural heritage investigations.	30/09/2022	No	High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_J_WilliamsRd_ACHAR_Oct2022.pdf ACHAR report detailing cultural heritage investigations.	30/09/2022	No	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_H_WilliamsRd_SWMP_V2_Jan25.pdf Stormwater management plan for the estate, including Sloane's Froglet habitat designs	13/01/2025	No	High

4.3.8 Why alternatives for your proposed action were not possible

Type	Name		Date	Sensitivity	Confidence
#1.	Link	Thurgoona Wirlinga Precinct Structure Plan https://www.alburycity.nsw.gov.au/strategies-and..			High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	79782383829
Organisation name	The Trustee for The Wall Family Trust
Organisation address	3749 VIC
Representative's name	Stuart Mendham
Representative's job title	Senior Botanist
Phone	0482175831
Email	stuart.mendham@red-gum.com.au
Address	94 Kirby Flat Rd Yackandandah

☑ 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, **Stuart Mendham of The Trustee for The Wall Family Trust**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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

Completed Person proposing to take the action's declaration

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

ABN/ACN	52838806753
Organisation name	TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF WAGGA WAGGA
Organisation address	PO Box 5668 Wagga Wagga NSW 2650
Representative's name	Peter Fitzpatrick

Representative's job title	Director of Properties
Phone	0413800512
Email	admin@pfitzpld.com.au
Address	PO Box 5668 Wagga Wagga NSW 2650

☑ 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, **Peter Fitzpatrick of TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF WAGGA WAGGA**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

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

✔ Completed Proposed designated proponent's declaration

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

Same as Person proposing to take the action information.

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

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

☑ I, **Peter Fitzpatrick of TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF WAGGA WAGGA**, 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. *