

Shadowbox Studios Sound Stage & Screen Production Facility

Application Number: **03184**

Commencement Date:

Status: **Locked**

09/10/2025

1. About the project

1.1 Project details

1.1.1 Project title *

Shadowbox Studios Sound Stage & Screen Production Facility

1.1.2 Project industry type *

Commercial Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

22/10/2026

1.1.4 Estimated end date *

09/09/2028

1.2 Proposed Action details

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

Film studios are proposed at Stanmore Road, Yatala (comprising Lot 1 SP349468, part of Lot 901 SP349468 and part of the old Stanmore Road alignment), located at the northern end of the Gold Coast, Queensland. Lot 1 and Lot 901 are freehold, owned by the City of Gold Coast Council, and Lot 1 is leased to Shadowbox Studios. The area of impact also includes part of an adjacent road reserve and allotment. The total area of impact, based on earthworks' extent, is 22.092 ha (refer to **Att A_POD**).

The development will comprise sound stages, workshop buildings, and auxiliary buildings to accommodate office space, catering, makeup, casting, etc. Car parking facilities are also proposed, with access gained from the previous alignment of Stanmore Road, which forms the site's southern boundary.

The proposed action is the construction and operation of the facility described above. It includes the clearing of vegetation to facilitate its construction. This vegetation is known to be utilised by the Koala.

The schedule below provides details on the activities and anticipated timeframes for the construction of the development.

Construction and Commissioning Phase

Site civil works, duration - 8 months (Start date 22/10/2026, end date 18/6/2027)

Phase 1 - Sound stages S1 and S2, Workshop A, Office A - 14 months (Start date 9/2/2027, end date 24/3/2028)

Phase 2 - Sound stages S3 and S4 - 10.25 months (Start date 8/4/2027, end date 4/2/2028)

Phase 3 - Sound stages S5 and S6 - 10.25 months (Start date 7/6/2027, end date 31/3/2028)

Phase 4 - Sound stages S7 and S8, Workshop B, Office B - 13.5 months (Start date 2/8/2027, end date 1/6/2028)

Phase 5 - Sound stages S9 and S10 - 10.25 months (Start date 10/11/2027, end date 8/9/2028)

Commencement of film production - 30/11/2027

Impacts

Activities include vegetation clearing, bulk earthworks, construction of an access and internal road, construction of sound stages, carparks, and ancillary buildings, and the installation of stormwater infrastructure.

The proposed development will cover most of the site, with approximately 1 ha being excluded from the development footprint. The vast majority of this area comprises open paddock, historically and currently, grazed by livestock. Native woody vegetation is limited to isolated trees, copses of vegetation, and a linear strip of predominantly Acacia regrowth within the road reserve.

Vegetation impacts are detailed in **Att B_VMP**.

Avoidance, Mitigation, and Rehabilitation

The proposed action will retain approximately 1 ha of open eucalypt forest adjacent to a first-order waterway in the northeastern corner of the site (refer to **Att A_POD**).

Impacts associated with the construction of the access road are minimised by utilising the former footprint of Stanmore Road and will be within the designated road reserve.

Rehabilitation works are proposed within the riparian zone of the waterway located external to the site's boundary to enhance fauna movement opportunities, improve water quality, and provide a functional riparian buffer. **Att C_RMP** provides further details on the proposed rehabilitation.

Further discussion on how MNES are avoided or mitigated is provided in Section 6 of **Att D_MNES report**.

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

No

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

Commonwealth Legislation

- Environment Protection and Biodiversity Conservation Act 1999

State Legislation

- Planning Act 2016 and subordinate Planning Regulation 2017
- Southeast Queensland Regional Plan 2023
- Nature Conservation Act 1992
- Fisheries Act 1994
- Vegetation Management Act 1999

Planning Act and Regulation

The proposed development is regulated by the Planning Act and is a Development Application for a Planning Permit for a Material Change of Use that is subject to Code Assessment and is to be assessed in accordance with Section 45(3) of the Planning Act.

Section 26 of the Planning Regulation includes assessment benchmarks for a development that is subject to Code Assessment.

Schedule 8 of the Planning Regulation identifies the Council of the City of Gold Coast as the assessment manager for this Development Application.

South East Queensland Regional Plan

The site is located within the Urban Footprint area of ShapingSEQ 2023. When considering the nature of the proposal, the proposed development accords with the objectives of Shaping SEQ and does not undermine the achievement of the goals and themes for development within the region.

Nature Conservation Act

The Nature Conservation Act maps part of the site as within a high-risk area for threatened flora species.

The Protected Plants Flora Survey Trigger Map shows high-risk areas for the presence of protected plants and is used to determine the flora survey and clearing permit requirements for particular locations under the Queensland *Nature Conservation Act 1992*.

The trigger map includes areas within 2 km of where critically endangered, endangered, vulnerable or near threatened plants have been found, and areas where threatened plants are likely to be found based on having very similar habitat characteristics to locations where threatened plants have been recorded.

Under this Act, before any clearing work is undertaken, a protected plant flora survey is to be undertaken following the prescribed methodology. The survey area is to include the impact area within the mapped high-risk polygon and a surrounding 100 m buffer. If a threatened plant is recorded, no clearing can occur before a Clearing Permit is issued by the Queensland Department of Environment, Tourism, Science and Innovation – even if it is proposed to retain these plants.

Fisheries Act

Waterway barrier works are regulated under the *Fisheries Act 1994* when barriers to fish movement, including partial barriers, are installed across waterways.

Where works are proposed in a waterway, an assessment is to be made on the impacts on fish passage. Works that cannot comply with the *Accepted development requirements for operational work that is constructing or raising waterway barrier works* are to be referred to the State Assessment Referral Agency (SARA).

Works within the waterway are understood to comply with the accepted development requirements. As such, no referral is required.

<https://www.publications.qld.gov.au/dataset/fisheries-development-activities/resource/011a916e-30ad-4f52-87e9-f9c5a6b2532f>

Vegetation Management Act

The Queensland government maps areas of remnant, regrowth, and non-remnant vegetation across the State (regulated vegetation management map). The remnant and regrowth vegetation are further classified into regional ecosystems based on biogeographic region, land zone, and dominant vegetation.

The site is mapped as non-remnant Category X vegetation.

A Property Map of Assessable Vegetation (PMAV) was certified for the site in 2018. A PMAV is a property-scale map that shows the boundaries of vegetation categories. Once a PMAV is certified, it replaces the regulated vegetation management map for determining the location and extent of the different areas of vegetation and it is to the PMAV that statutory considerations are assessed against.

Local Legislation

- City of Gold Coast Planning Scheme, City Plan

Additionally, a material change of use approval for the development and operational works approvals will be sought from the City of Gold Coast Council to allow for the clearing of vegetation within the site and changes to ground level (earthworks).

Please note, the development application has not yet been submitted for assessment by the City of Gold Coast.

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. *

No public consultation has been undertaken. Under the level of assessment per the planning scheme, public consultation is not necessary.

The proponent is aware of their obligations to ensure compliance with the requirements of the Aboriginal Cultural Heritage Act 2003. All developers and landowners have a legal duty of care to protect cultural heritage values where they occur, including sites or items that may not yet be formally recorded in existing databases.

For more information, the applicant may seek advice from the Registered Aboriginal Cultural Heritage Body for the City of Gold Coast Region (Jabree Ltd) or the cultural heritage database.

1.3.1 Identity: Referring party

Privacy Notice:

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

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

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

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See our Privacy Policy to learn more about accessing or correcting personal information or making a complaint.

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

Confirm that you have read and understand this Privacy Notice *

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN 166087476
Organisation name BIOME CONSULTING PTY LTD
Organisation address 4215 QLD

Referring party details

Name Nadya Lees
Job title Senior Ecologist
Phone 0409474482
Email Nadya@biomeconsulting.com.au
Address PO Box 3469, Southport Q 4215

1.3.2 Identity: Person proposing to take the action

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

No

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

Yes

Person proposing to take the action organisation details

ABN/ACN 76683022013
Organisation name SB GOLD COAST STUDIOS PTY LTD
Organisation address 4000 QLD

Person proposing to take the action details

Name Darrin Morris
Job title Director of Global Real Estate Development
Phone (+44) 7920 8397
Email darrin@shadowboxstudios.com
Address GPO BOX 7095, BRISBANE QLD 4001

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

No

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

No

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

SB Gold Coast Studios Pty Ltd does not have any past or present proceedings against the company under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.

SB Gold Coast Studios Pty Ltd has not previously referred a development application for assessment under the EPBC Act or been responsible for undertaking any action referred under the Act.

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

Shadowbox Studios has a number of environmental principles that are embedded into their designs and operation of the studios, which are listed on the Sustainability - Shadowbox Studios webpage <https://shadowboxstudios.com/sustainability/>. These principles will be incorporated in the Yatala development (this action).

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 76683022013
Organisation name SB GOLD COAST STUDIOS PTY LTD
Organisation address 4000 QLD

Proposed designated proponent details

Name Darrin Morris
Job title Director of Global Real Estate Development
Phone (+44) 7920 8397
Email darrin@shadowboxstudios.com
Address GPO BOX 7095, BRISBANE QLD 4001

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	166087476
Organisation name	BIOME CONSULTING PTY LTD
Organisation address	4215 QLD
Representative's name	Nadya Lees
Representative's job title	Senior Ecologist
Phone	0409474482
Email	Nadya@biomeconsulting.com.au
Address	PO Box 3469, Southport Q 4215

✔ Confirmed Person proposing to take the action's identity

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

ABN/ACN	76683022013
Organisation name	SB GOLD COAST STUDIOS PTY LTD
Organisation address	4000 QLD
Representative's name	Darrin Morris
Representative's job title	Director of Global Real Estate Development
Phone	(+44) 7920 8397
Email	darrin@shadowboxstudios.com
Address	GPO BOX 7095, BRISBANE QLD 4001

✔ Confirmed Proposed designated proponent's identity

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

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

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

No

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

No

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

No

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

No

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

No

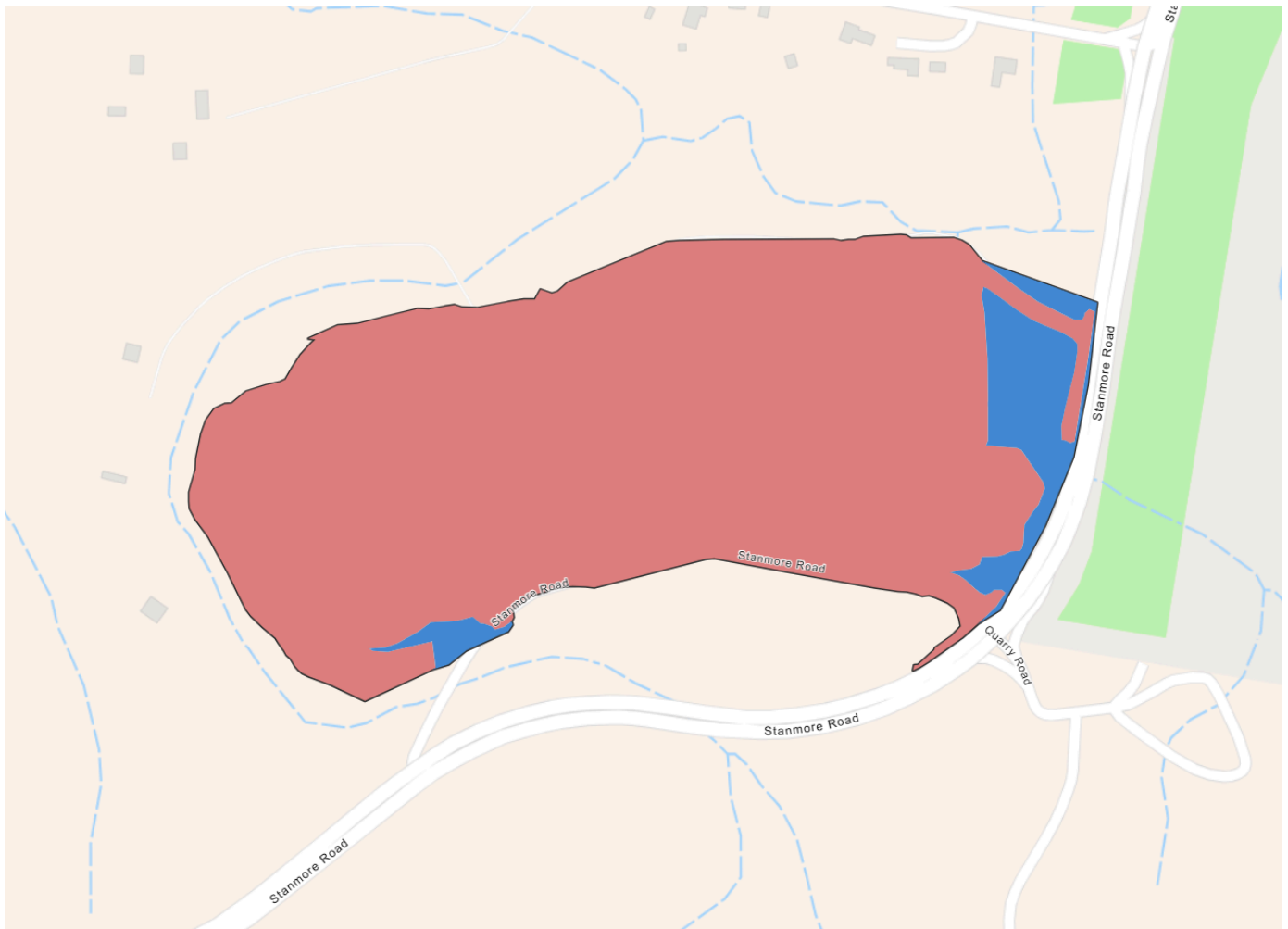
1.4 Payment details: Payment allocation

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

Person proposing to take the action

2. Location

2.1 Project footprint



Project Area: 23.84 Ha Disturbance Footprint: 22.13 Ha Avoidance Area: 1.71 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

396 Stanmore Road, Yatala. Lot 1 SP349468, including easement parcel BSP170649. A small

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

Queensland

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

No

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

The property is freehold and road reserve

3. Existing environment

3.1 Physical description

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

The subject site is part of Enkelmann Farm, which was settled in the 1800s and purchased by the City of Gold Coast in 2019. The site has historically been utilised for sawmilling operations and for cattle grazing.

The site has been cleared of vegetation since at least 1971, with vegetation cover remaining consistent since this time.

At present, the site is agisted for cattle grazing.

A first-order waterway and a small, constructed dam are present in the northeastern corner of the site. The waterway flow path comprises a shallow, grassed swale. Cattle have direct access to these waterbodies, and as such, the area is degraded from trampling.

The ground vegetation across the site comprises exotic pasture grasses. There are scattered, individual mature Eucalypt trees across the site. Two copses of eucalypt trees are present – one in the central portion of the site and the other in the northeastern corner. The central copse and many of the isolated mature trees will be removed to facilitate the development. The vegetation and waterway in the northeast will be retained.

The copses of vegetation are heavily disturbed by cattle, and understorey vegetation within the copses is degraded from weed incursion, notably Lantana (*Lantana camara*).

Land used and/or zoned for light industry is present to the east and south. Extractive industries are present to the southeast of the site. Rural and rural residential properties are located further north. The site is zoned for screen industry development.

Stanmore Road formed the site's southern boundary until 2009, when its current alignment was constructed and the carrying capacity increased. Stanmore Road is a 4-lane dual carriageway and heavy haulage route, with a posted speed limit of 80 km/hr.

The old road alignment will be utilised to provide access to the site from the existing signalised intersection.

Refer to **Att D_MNES Report**, Sections 2 and 4.

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

The project area is currently used for cattle grazing and has been used for agriculture and saw milling since the early 1950s (refer to **Att D_MNES Report**, Figure 2.4).

The site is zoned for screen industry development.

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

As a result of historic and ongoing disturbance, the subject site supports no notable natural features or unique environmental values. Vegetation across the site is predominantly cleared and maintained as an open cattle grazing paddock.

The waterway and surrounding vegetation within the northeastern corner of the site will be retained.

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 slopes from an elevation of approximately 25 m above sea level (ASL) along the southern boundary to 10 m ASL in the north.

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.

Att D_MNES Report provides details of the fauna and flora field investigations that have been conducted over the site and surrounding areas. A summary of these investigations is provided below.

Two broad vegetation communities are present within the site boundaries; these are described as:

- Open eucalypt forest; and
- Predominantly cleared areas.

The diversity of native vegetation, particularly in the shrub and ground layers, is low compared with vegetated areas adjacent to the subject site. This is attributable to the site's long history of clearing and agricultural use.

Of the 161 flora species recorded within the site boundaries, 125 are non-endemic.

Neither vegetation community on the subject site provides suitable habitat for threatened flora species. However, within the riparian areas, located outside of the site's boundary, two species of vulnerable flora were recorded:

- *Macadamia integrifolia* (Macadamia Nut); and
- *Syzygium moorei* (Durobby).

Fauna recorded on the site and in adjacent areas are those that are adapted to disturbed and urban environments.

Only two fauna species—the Koala (*Phascolarctos cinereus*) and the Grey-headed Flying-fox (*Pteropus poliocephalus*)—were identified as potentially impacted by the proposed activity.

The Koala (*Phascolarctos cinereus*) was identified during the surveys through the detection of both scats and scratch marks on smooth-barked trees.

No flying-fox camps are present on the site; however, seasonal foraging resources (flowering trees) are present.

Appendices D and E of **Att D_MNES Report** provide a list of flora and fauna species recorded on the site.

Att F_MLES_MSES illustrates the mapped matters of local and state environmental significance per relevant legislation.

Att G_LoO provides the likelihood of occurrence assessment for species identified in database searches.

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

The referral area is predominantly cleared and utilised for cattle grazing, with grasses dominated by exotic pasture species. Native woody vegetation is limited to patches of mature eucalypts in the central and northeastern portions of the site, along with scattered paddock trees retained across the landscape. These isolated trees and copses of vegetation are likely relics of the pre-clearing vegetation community and now function primarily as shade and shelter for livestock.

Two broad vegetation communities are present within the site boundaries; these are described as:

- Open eucalypt forest; and
- Predominantly cleared areas.

The open eucalypt forest is dominated by *Eucalyptus moluccana* (Gum-topped Box), *E. crebra* (Narrow-leaved Ironbark), *Corymbia citriodora* (Spotted Gum), and *E. tereticornis* (Forest Red Gum). It occurs in two isolated patches on the site.

The predominantly cleared areas are dominated by exotic pasture grasses such as *Paspalum*.

The Atlas of Australian Soils generally described the soils of the site as brown and red self-mulching cracking clays.

Att D_MNES Report Section 4.6 provides additional details of the vegetation communities present on and adjacent to the subject site.

3.3 Heritage

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

No Commonwealth Heritage Places are known to be located on or adjacent to the site. In addition, the site is not associated with, nor does it adjoin, a property on the Queensland heritage register.

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

No Indigenous cultural heritage values are currently recorded for the site.

Although no Indigenous cultural heritage values have been identified on the site, targeted site-specific investigations have not yet been undertaken. Prior to earthworks, a qualified cultural heritage practitioner can be engaged to identify and appropriately manage any artefacts that may be uncovered.

3.4 Hydrology

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

The site contains one ephemeral drainage flow path. Stormwater flows enter the site via culverts under Stanmore Road and are directed northward to an unnamed tributary of the Albert River.

The bed and banks of the ephemeral waterway within the site are poorly defined, and along much of its length, the waterway comprises a grassed, shallow swale.

A second-order waterway surrounds the site, discharging to the Albert River, approximately 400 m west of the site's boundary. The second-order waterway has an approximate width of 2-5 m and has riparian vegetation approximately 5-20 m wide along much of its length. It is generally shallow (<1 m deep). Two bed-level crossings have been established over this waterway for stock and vehicle access.

The subject site is located approximately 13.5 km from a Ramsar Wetland (Moreton Bay Marine Park) or 27 km measured by the course of the waterways.

Att D_MNES Report, Section 4 provides additional details.

To ensure stormwater discharge from the site is appropriately managed, a Site-based Stormwater Management Plan will be prepared and assessed against the Queensland government's stormwater quality objectives. The objectives are to:

- Ensure that the water quality of the receiving environment is not worsened by the site's development;
- Sediment transport in surface water runoff is minimised; and

Appropriate monitoring and maintenance programs are developed and implemented.

4. Impacts and mitigation

4.1 Impact details

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

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

4.1.1 World Heritage

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

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

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

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

No

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

*

No World Heritage Sites are located within or in proximity to the referral area. The nearest is the Gondwana Rainforests of Australia, situated approximately 42 km to the south. Given this distance, the proposed action is not expected to result in any impacts on World Heritage values.

4.1.2 National Heritage

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

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

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

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

No

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

*

No National Heritage places are located within or in proximity to the referral 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
Yes		Moreton Bay

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

No

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

*

The Moreton Bay Ramsar site is located approximately 16 km east of the project area (direct distance) and will not be subject to direct impacts from the proposed development.

Potential indirect impacts, such as sediment or nutrient runoff into the Albert River, which flows to the Ramsar wetland, will be avoided through stormwater management measures. The distance to the wetland is approximately 27 km via the river flow path. During construction, sediment and erosion controls will be implemented, and once operational, bioretention basins will be utilised. Stormwater quality treatment will be modelled to ensure runoff meets or exceeds State Government objectives. Accordingly, the proposed action will not result in either direct or indirect impacts on the Moreton Bay Ramsar Wetland.

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	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Argynnis hyperbius inconstans</i>	Australian Fritillary
No	No	<i>Arthraxon hispidus</i>	Hairy-joint Grass
No	No	<i>Baloghia marmorata</i>	Marbled Balogia, Jointed Baloghia
No	No	<i>Bosistoa transversa</i>	Three-leaved Bosistoa, Yellow Satinheart
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Coeranoscincus reticulatus</i>	Three-toed Snake-tooth Skink
No	No	<i>Coleus habrophyllus</i>	
No	No	<i>Coleus nitidus</i>	Nightcap Plectranthus, Silver Plectranthus
No	No	<i>Corchorus cunninghamii</i>	Native Jute
No	No	<i>Croton mamillatus</i>	Bahrs Scrub Croton
No	No	<i>Cryptocarya foetida</i>	Stinking Cryptocarya, Stinking Laurel
No	No	<i>Cryptostylis hunteriana</i>	Leafless Tongue-orchid
No	No	<i>Cupaniopsis shirleyana</i>	Wedge-leaf Tuckeroo
No	No	<i>Cyclopsitta diophthalma coxeni</i>	Coxen's Fig-Parrot

Direct impact	Indirect impact	Species	Common name
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Delma torquata</i>	Adorned Delma, Collared Delma
No	No	<i>Diploglottis campbellii</i>	Small-leaved Tamarind
No	No	<i>Endiandra floydii</i>	Floyd's Walnut, Crystal Creek Walnut
No	No	<i>Erythroriorchis radiatus</i>	Red Goshawk
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Fontainea venosa</i>	
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Geophaps scripta scripta</i>	Squatter Pigeon (southern)
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Hemiaspis damelii</i>	Grey Snake
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Lepidium peregrinum</i>	Wandering Pepper-cress
No	No	<i>Litoria olongburensis</i>	Wallum Sedge Frog
No	No	<i>Macadamia integrifolia</i>	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak
No	No	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut
No	No	<i>Mixophyes fleayi</i>	Fleay's Frog
No	No	<i>Notelaea lloydii</i>	Lloyd's Olive
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Owenia cepiodora</i>	Onionwood, Bog Onion, Onion Cedar
No	No	<i>Persicaria elatior</i>	Knotweed, Tall Knotweed
No	No	<i>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)

Direct impact	Indirect impact	Species	Common name
No	No	<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby
No	No	<i>Phaius australis</i>	Lesser Swamp-orchid
Yes		<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	<i>Planchonella eerwah</i>	Shiny-leaved Condoos, Black Plum, Wild Apple
No	No	<i>Potorous tridactylus tridactylus</i>	Long-nosed Potoroo (northern)
No	No	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Randia moorei</i>	Spiny Gardenia
No	No	<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood
No	No	<i>Rhodomyrtus psidioides</i>	Native Guava
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Samadera bidwillii</i>	Quassia
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Thesium australe</i>	Austral Toadflax, Toadflax
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank
No	No	<i>Turnix melanogaster</i>	Black-breasted Button-quail
No	No	<i>Vincetoxicum woollsii</i>	

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of New South Wales and South East Queensland ecological community
No	No	Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
No	No	Lowland Rainforest of Subtropical Australia
No	No	Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions

Direct impact	Indirect impact	Ecological community
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. *

Historic land use and ongoing land management practices have resulted in the site being predominantly cleared, supporting exotic pasture grasses with scattered mature canopy trees. These vegetation communities provide limited habitat for many of the threatened species and ecological communities identified in Section 4.1.4.

Appendix C of **Att D_MNES Report** (also included as **Att_G**) presents a review of the likelihood of these species and communities occurring on, or in proximity to, the site.

The MNES Impact Assessment identifies that the proposed action will have the potential to have a direct impact (through vegetation clearing) on two threatened species, the Koala (*Phascolarctos cinereus*) and Grey-headed Flying-fox (*Pteropus poliocephalus*).

A full impact assessment has been undertaken and is contained in Sections 5-10 in **Att D_MNES Report**. The direct and indirect impacts on each are summarised below.

Koala

Despite historical clearing occurring over the site and non-remnant status of the remaining vegetation, Non-juvenile Koala Habitat Trees (NJKHTs) are present, including *Eucalyptus tereticornis* (Forest Red Gum), *Eucalyptus siderophloia* (Grey Ironbark), *Corymbia citriodora* (Spotted Gum).

Under each NJKHT, a search for Koala scats was undertaken.

While habitat for this species will occur, connectivity through the landscape will be maintained along the riparian vegetation of the waterway located external to the site. Additionally, proposed rehabilitation (refer to **Att C_RMP**) will enhance the quality and quantity of the habitat for the Koala.

Proposed mitigation measures to ensure injury or death of Koalas does not occur during clearing is presented in the Koala Management Plan in **Att E_KMP**

Grey-headed Flying-fox

While no camps of this species are located within or proximal to the subject site, seasonal foraging resources are present.

Grey-headed Flying-foxes are known to utilise a variety of vegetation types, and dietary requirements are highly adaptive, responding to temporal and seasonal food availability. As such, the impacts of the development on this species are expected to be minimal.

Threatened Flora

Two threatened plant species, *Macadamia integrifolia* and *Syzygium moorei*, were located in riparian vegetation external to the subject site.

Two specimens were located on the opposite side of a ridge from the subject site. Consequently, no indirect or direct impacts are expected on these specimens.

Two *Macadamia integrifolia* specimens located closer to the site (also in riparian vegetation) will not be directly impacted. Indirect impacts associated with decreases in water quality will be mitigated through the adoption of appropriate erosion and sediment control protocols and stormwater management, per a Site-specific Stormwater Management Plan.

Section 4.6 of **Att D_MNES Report** provides further details on the location of these plants relative to the development footprint.

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

*

No

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

Koala

Section 7 of **Att D_MNES Report** provides an assessment against the significant impact guidelines.

The proposed action will require the removal of 109 NJKHTs within an area of 1.946 ha. Based on scat detection, not all of these trees or the area occupied by these trees are utilised by Koalas. While the area of occupancy by the species is reduced, it represents a very small proportion (0.002%) of available habitat within a 20 km radius of the site (as mapped by the Queensland Government as Core Koala Habitat). As such, it is unlikely to result in a long-term decline in the size of the local population. Extrapolating from the Koala density modelling data, the habitat available on the site (assuming uniform utilisation) would support less than 1 Koala in isolation.

Movement pathways will not be fragmented as a result of the proposed action. Existing potential movement pathways, specifically along the riparian corridor of the waterway that surrounds the site, will be retained and, through rehabilitation, enhanced. As movement pathways are retained, the breeding cycle of the population will not be disrupted. In addition, the removal of vegetation from the site will not result in Koalas being forced to cross greater expanses of cleared land, increasing their risk of predation or vehicle strike.

Mitigation measures, such as the implementation of the protocols described in the Koala Management Plan (**Att E_KMP**) and rehabilitation of disturbed areas external to the site, are to be employed.

While the loss of a relatively small area of habitat will occur, with consideration of the mitigation measures proposed, the residual impacts on Koalas would not be significant.

Grey-headed Flying-fox

Section 8 of **Att D_MNES Report** provides an assessment against the significant impact guidelines.

Native trees upon which Grey-headed Flying-foxes forage do not flower reliably. It is known that the species will visit several disjunct foraging locations each night, often travelling long distances to exploit food resources. While it is plausible that Grey-headed Flying-foxes may occasionally forage on trees within the site, the removal of these trees would result in a negligible reduction of available habitat at the local scale and an imperceptible reduction at the regional scale.

As no camps are present on the site, there will be no disruption to the breeding cycle.

Given the high mobility of the species and the abundance of foraging habitat within the broader landscape, the loss of a temporary and intermittent foraging resource is not expected to result in a significant residual impact on Grey-headed Flying-foxes.

Threatened Flora

No direct impacts will occur on any specimens recorded during the field assessment. The habitat occupied by these specimens is located external to the development footprint. Indirect impacts can be appropriately mitigated through adopting industry best practice stormwater management and erosion and sediment controls (refer to Sections 9 and 10 of **Att D_MNES Report**).

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

No

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

*

Contextually, the subject site is located within an area allocated for residential and industrial development, including extractive industry. This is reflected in the current land use.

As detailed in **Att D_MNES Report** and summarised in the response to 4.1.4.6, the proposed action will not result in a significant residual impact on Koalas, Grey-headed Flying-foxes, or threatened flora species.

The area of impact represents a very small percentage of available habitat for these species within 20 km of the site.

Fragmentation of habitat or movement pathways will not occur, and Koalas will not be forced to travel greater distances across cleared areas; as such, the risk of predation or vehicle strike is not increased. Access to mates and habitat for use during extreme weather events is maintained around the periphery of the site.

For a highly mobile species such as the Grey-headed Flying-fox, and the irregularity of foraging resources on the site being available, the loss of vegetation on the site represents a negligible impact on this species.

No direct or indirect impacts on threatened flora species will occur.

There will be no significant residual impact on any matter of national environmental significance.

Consequently, the proposed project does not constitute 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. *

Avoid

The siting and design of the proposed development have been carefully considered and have been responsive to the mapped environmental constraints – areas of vegetation considered to be of importance by the City of Gold Coast, and the Queensland State government have been avoided. Modifications to the minor waterway traversing the site will be in accordance with the Queensland Government's *Accepted development requirements for operational work that is constructing or raising waterway barrier works*. <https://www.publications.qld.gov.au/dataset/fisheries-development-activities/resource/011a916e-30ad-4f52-87e9-f9c5a6b2532f>

Att F_MLES_MSES illustrates the matters of state and local significance mapped over the site.

The proposed development is appropriate for the zoning of the subject site and the surrounding land uses – specifically, extractive industry and low-impact industry.

The subject site is mostly cleared of native vegetation and has historically been used for agricultural purposes for at least 50 years. Accordingly, the site is highly degraded, with areas of higher ecological value being present peripheral to the site, particularly along the waterway.

The external waterway is likely to provide a north-south connection between remnant bushland areas and habitat for threatened species known to occur in the region. The proposal does not reduce or fragment this linkage.

The habitat of threatened flora is avoided.

Minimise

As identified in Section 1.1 of **Att D_MNES Report**, impacts will be minimised through the preparation and implementation of the following:

- Site-based Stormwater Management Plan – to ensure water quality objectives meet those outlined in the Queensland State Planning Policy to safeguard the water quality in the receiving environment.
- Noise Impact Assessment – ensures the development is appropriately protected from any external noise sources, but also that the operation of the site is not restricted by nearby noise-sensitive development. The sound stages and workshops will be designed as soundproof environments. Accordingly, it is not anticipated that there will be an increase in noise in the surrounding environment.
- Lighting Plan - Best management practices will be adopted, including light shielding, timing, and use of appropriate lumens. This will limit light spill into the adjacent vegetation.
- Vegetation Management Plan – this plan documents the trees to be removed and retained, the location of temporary fencing, roles and responsibilities for site personnel, clearing direction, the reuse of cleared timber, and how retained vegetation is to be protected. This plan is included as **Att B_VMP**.
- Koala Management Plan – to minimise the risk of injury and death to Koala and other wildlife during clearing operations, a Koala Management Plan has been prepared and is included as **Att E_KMP**. As specified in this plan, a fauna spotter catcher is to be present on site during all clearing operations.
- Rehabilitation Management Plan – this plan is included as **Att C_RMP**. It details the planting palette, planting density, and management and monitoring requirements for the areas proposed to be restored following operational works.

The above-listed reports will be assessed by the City of Gold Coast.

As identified in the Koala Management Plan (**Att E_KMP**), a fauna spotter catcher is to be present during clearing operations. In addition to checking for Koalas before trees are felled, the role of the spotter catcher is to identify habitat features, such as hollows or arboreal termitaria that may be used as nesting or denning locations by native animals.

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

No offsets are proposed. Nonetheless, the planned rehabilitation will assist in compensating for the impacts associated with the development.

4.1.5 Migratory Species

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

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

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

Direct impact	Indirect impact	Species	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Cuculus optatus</i>	Oriental Cuckoo, Horsfield's Cuckoo
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pandion haliaetus</i>	Osprey
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank

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

No

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

*

Following the likelihood of occurrence assessment (refer to **Att G_LoO**), no migratory species were identified as potentially impacted by the development. Habitat requirements of migratory species are not present on the site. As the habitat requirements for migratory species are not present on the site. No impact on migratory species, significant or otherwise, will result from the proposed development.

4.1.6 Nuclear

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

No

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

*

The proposed action does not comprise a nuclear action. No direct or indirect impacts on a nuclear matter will result from the action

4.1.7 Commonwealth Marine Area

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

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

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

—

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

No

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

*

No Commonwealth Marine Areas are within or adjacent to the subject site.

4.1.8 Great Barrier Reef

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

No

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

*

The subject site is not within the Great Barrier Reef, nor is it in the Great Barrier Reef catchment. No direct or indirect impacts will result from the proposed action.

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

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

No

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

*

The subject site is not located near any water resources that would impact a coal mining development or coal seam gas

4.1.10 Commonwealth Land

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

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

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

—

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

No

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

*

The subject site is not on or adjacent to Commonwealth Land.

4.1.11 Commonwealth Heritage Places Overseas

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

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

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

—

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

No

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

*

The subject site is not on and Commonwealth Heritage Places Overseas.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

None

Conclusion on the likelihood of unlikely significant impacts

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

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

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

No

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

The site has been largely cleared of vegetation and used for agricultural purposes for at least 50 years. The zoning of the site and surrounding areas is appropriate for the proposed development. The site is designated for urban development by both the Queensland State Government, per Shaping SEQ 2023 (Regional Plan) and the City of Gold Coast Council, per the City Plan Planning Scheme.

While some areas of habitat for Koalas and foraging resources for Grey-headed Flying-foxes will be impacted by the development, it is highly disturbed. Habitat will maintain continuous connectivity to patches of bushland external to the subject site will not be impacted by the development.

The development has been designed to retain areas of vegetation considered to be of higher environmental value (based on mapped planning overlays) by the City of Gold Coast council and will minimise impacts on the waterway traversing the site by complying with the applicable accepted development code.

There are no alternatives for the clearing and proposed development of the site.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_POD.pdf Proposed plan of development		No	High
#2.	Document	Att B_VMP.pdf Tree impact plan	09/10/2025	No	High
#3.	Document	Att C_RMP.pdf Proposed rehabilitation of impacted and degraded areas		No	High
#4.	Document	Att D_MNES report.pdf MNES impact assessment		No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Waterway barrier works accepted development requirements https://www.publications.qld.gov.au/dataset/fish..			High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Sustainability https://shadowboxstudios.com/sustainability/			Medium

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att D_MNES Report.pdf MNES impact assessment		No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att D_MNES Report.pdf MNES impact assessment		No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att D_MNES Report.pdf MNES impact assessment		No	High

#2.	Document	Att F_MLES_MSES.pdf Mapped overlays of MLES and MSES	No	High
#3.	Document	Att G_LoO.pdf Likelihood of occurrence assessment for species identified in database searches	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att D_MNES Report.pdf MNES impact assessment		No	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att D_MNES Report.pdf MNES impact assessment		No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att C_RMP.pdf Proposed rehabilitation of impacted and degraded areas		No	High
#2.	Document	Att D_MNES Report.pdf MNES impact assessment		No	High
#3.	Document	Att E_KMP.pdf Koala management plan describes protocols to be followed to mitigate risk of injury to fauna during clearing		No	High
#4.	Document	Att G_LoO.pdf Likelihood of occurrence assessment for species identified in database searches		No	High

4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att D_MNES Report.pdf MNES impact assessment		No	High
#2.	Document	Att E_KMP.pdf Koala management plan describes protocols to be followed to mitigate risk of injury to fauna during clearing		No	High

4.1.4.9 (Threatened Species and Ecological Communities) Why you do not think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att D_MNES Report.pdf MNES impact assessment		No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att B_VMP.pdf Tree impact plan	08/10/2025	No	High
#2.	Document	Att C_RMP.pdf Proposed rehabilitation of impacted and degraded areas		No	High
#3.	Document	Att D_MNES Report.pdf MNES impact assessment		No	High
#4.	Document	Att E_KMP.pdf Koala management plan describes protocols to be followed to mitigate risk of injury to fauna during clearing		No	High
#5.	Document	Att F_MLES_MSES.pdf Mapped overlays of MLES and MSES		No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att G_LoO.pdf Likelihood of occurrence assessment for species identified in database searches		No	High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	166087476
Organisation name	BIOME CONSULTING PTY LTD
Organisation address	4215 QLD
Representative's name	Nadya Lees
Representative's job title	Senior Ecologist
Phone	0409474482
Email	Nadya@biomeconsulting.com.au
Address	PO Box 3469, Southport Q 4215

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

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

By checking this box, I, **Nadya Lees of BIOME CONSULTING PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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

✔ Completed Person proposing to take the action's declaration

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

ABN/ACN	76683022013
Organisation name	SB GOLD COAST STUDIOS PTY LTD
Organisation address	4000 QLD
Representative's name	Darrin Morris

Representative's job title	Director of Global Real Estate Development
Phone	(+44) 7920 8397
Email	darrin@shadowboxstudios.com
Address	GPO BOX 7095, BRISBANE QLD 4001

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

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

I, **Darrin Morris of SB GOLD COAST STUDIOS PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

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

Completed Proposed designated proponent's declaration

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

Same as Person proposing to take the action information.

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

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

I, **Darrin Morris of SB GOLD COAST STUDIOS PTY LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

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