



Notification of referral decision – not controlled action if taken in a particular manner

Birkdale Community Precinct and Redland Whitewater Centre (EPBC 2026/10471)

This decision is made under sections 75 and 77A of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).


Proposed Action

person proposing to take the Action	Redland City Council (RCC) ABN: 86 058 929 428
proposed Action	To develop a master planned community precinct comprised of the Redland Whitewater Centre (to be used for the Brisbane 2032 Olympic and Paralympic Games) and a mixed-use public precinct containing a wide range of facilities and parklands at 362-388 Old Cleveland Road East in Birkdale, Queensland (See EPBC Act referral 2026/10471).

Referral decision: not a controlled action if taken in a particular manner

status of proposed Action	The proposed Action is not a controlled action provided it is taken in the manner set out in <u>Annexure A</u> .
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Person authorised to make decision

name and position	Rod Dann Acting Branch Head Environment Assessments Queensland Branch
signature	
date of decision	28 May 2026

Annexure A

Note: Words and terms appearing in **bold** (excluding headings) have the meaning assigned to them at **Part B - Definitions**.

Part A – Particular manners specific to the Action

The following measures must be taken to avoid significant impacts on listed threatened species and communities (sections 18 and 18A).

- 1) The person taking the Action must only take the Action in accordance with the **referral documentation**.
- 2) To avoid impacts to the **koala**, the person taking the Action must not **clear** or **construct** within the **conservation area** or the **avoidance area**.
- 3) To avoid impacts to the **koala**, the person taking the Action must:
 - a) implement the **clearing** in the sequence specified in section 4.2 of the Birkdale Community Precinct Koala Management Plan (12 March 2026).
 - b) ensure a **fauna spotter catcher** is present during all **clearing** and is given authority to supervise and order (including halting or delaying) the manner in which all **clearing** is undertaken, to ensure **koalas** have safely vacated the **area of works** of their own volition before or during **clearing**.
 - c) post clearing, ensure each **area of works** is surrounded by temporary fauna-exclusion fencing.
 - d) during **construction**, conduct daily checks to ensure that any **koala** has safely vacated the **area of works** of its own volition before and during any **construction**.
- 4) To avoid and mitigate impacts to the **koala** following completion of **construction**, the person taking the Action must **facilitate koala movement** in accordance with the **referral documentation** (specifically the Birkdale Community Precinct Conceptual Management Plan (27 March 2026)) including along the routes represented in Appendix A by the double arrow-headed purple lines designated 'Fauna Movement Opportunities'.
- 5) To avoid and mitigate impacts to the **koala**, subject to particular manner 8, the person taking the Action must prevent **public** access to the **property** outside of the **hours of operation** by a locked gate or locked gates.
- 6) Subject to particular manners 7 and 8, the person taking the Action must not **operate** outside the **hours of operation**:
 - a) for more than 12 days in any calendar year
 - b) on more than 2 consecutive days in any period of 30 consecutive days.
- 7) The person taking the Action must not **operate** between 12:00 am and 6.00 am on any day.
- 8) The person taking the Action may allow **public** access and **operate** outside of the **hours of operation** during an **Olympic or Paralympic Exclusive Use period**. During any **Olympic or Paralympic Exclusive Use Period**, the person taking the Action must make all reasonable

endeavours to ensure that after-hours activities are minimised, having regard to operational requirements, stakeholder needs, and the efficient delivery of Games-related functions.

Part B – Definitions

Area of works means areas within which construction is undertaken.

Avoidance Area means the areas represented in Attachment A by the zones shaded blue and enclosed by the light blue dashed line designated 'Avoidance Area [0.722 ha]'.

Clear means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native trees and shrubs.

Conservation Area means the areas represented in Attachment A by the zones shaded green and enclosed by the light green dashed line designated 'Conservation Area [39.444 ha]'.

Construct means:

- to erect a building or structure that is, or is to be, fixed to the ground and wholly or partially fabricated on-site,
- to alter, maintain, repair or demolish any building or structure,
- any work which involves breaking of the ground (including pile driving) or bulk earthworks,
- to lay pipes or other prefabricated materials in the ground, and
- any associated excavation.

Construct excludes the installation of temporary fences and signage or works associated with any **koala** habitat rehabilitation or quality maintenance.

EPBC Act means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

Facilitate Koala movement means to provide enough suitable habitat or structures to enable free movement by **koalas** and to ensure that no physical or other barrier exists that would prevent or inhibit **Koala** dispersal.

Fauna spotter catcher means a person holding an appropriate license issued under the Nature Conservation Act 1992 (Qld) to detect, capture, care for, assess, and release wildlife disturbed by **clearance** activities who have at least three years' experience undertaking this work with **Koalas**.

Hours of operation means any time from 6.00am until 9.00pm on the same day in Queensland.

Koala means the **EPBC Act** listed threatened Koala (*Phascolarctos cinereus*) (combined populations of Queensland, New South Wales and the Australian Capital Territory).

Olympic or Paralympic Exclusive Use period means the period where the official organisers of the Olympic Games or the Paralympic Games being held in Brisbane Australia have exclusive use of the **property** as a Games venue.

Operate means to conduct an event, broadcast an amplified sound (other than an emergency alarm or message), or use external lighting that is visible from the **Avoidance Area** or the **Conservation Area**.

Property means 362-388 Old Cleveland Road East, Birkdale, Queensland. The **property** is represented in Attachment A by the zone enclosed by the red line designated 'Site Boundary'.

Public means any member of the public that is not employed or otherwise engaged to deliver goods or services associated with the use of the **property**.

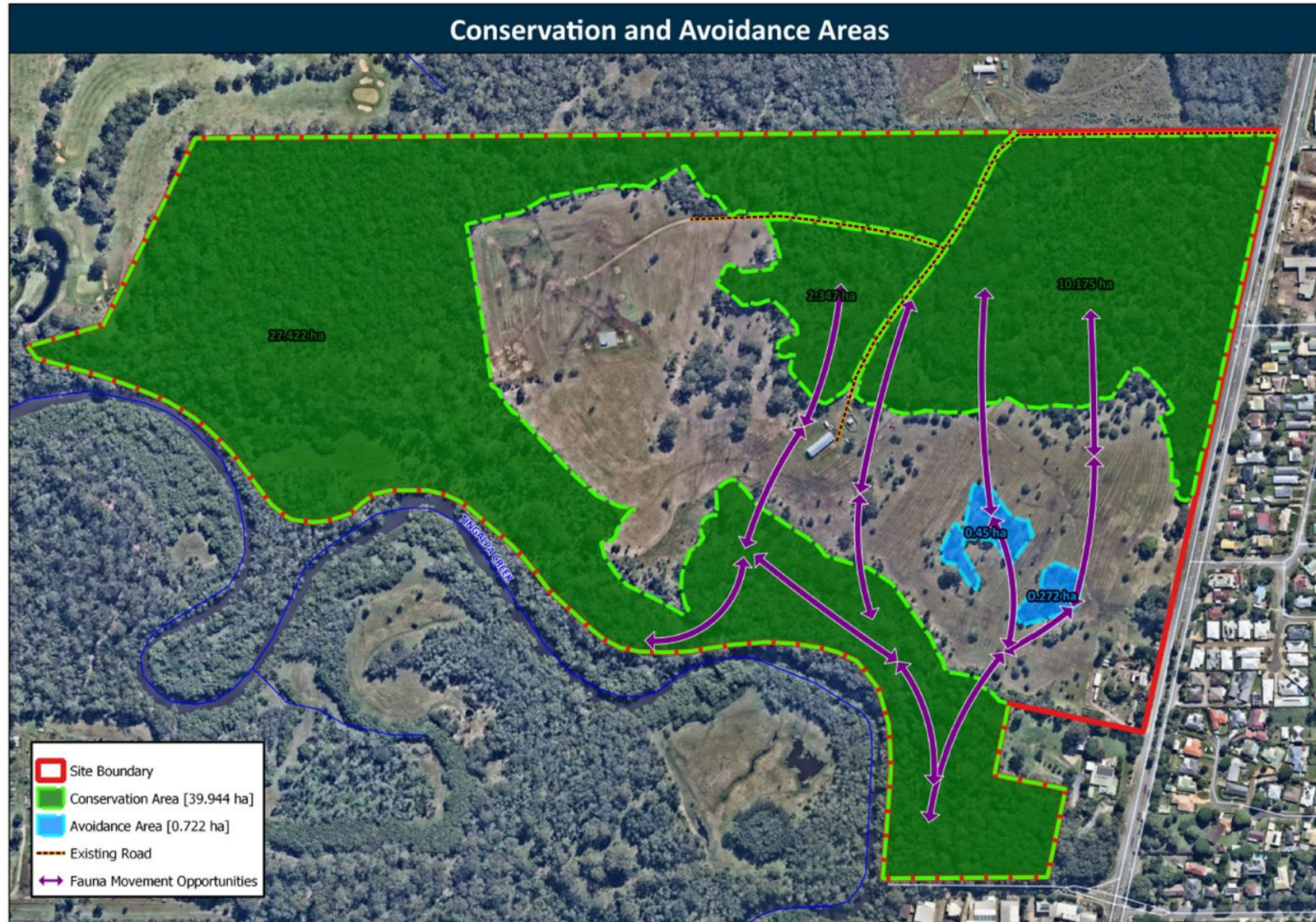
Referral documentation means the documentation and all included attachments, and all information received from the person proposing to take the Action from the date of referral submission until the date of this decision. On the date of this decision the **referral documentation** is available at: <https://www.redland.qld.gov.au/Project-updates/Birkdale-Community-Precinct/Environmental-stewardship>.

Attachments

A: Avoidance and Fauna Movement Plan



Attachment A: Avoidance and Fauna Movement Plan





Australian Government

**Department of Climate Change, Energy,
the Environment and Water**