

Wesley residential development

Application Number: **03299**Commencement Date:
14/01/2026Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

1.1.2 Project industry type *

1.1.3 Project industry sub-type

1.1.4 Estimated start date *

1.1.4 Estimated end date *

1.2 Proposed Action details

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

A residential subdivision of 51 Wesley Way, Beaudesert (Lot 125 on SP316615) is proposed. The subject site is freehold land and is located within the Scenic Rim local government area.

The area of impact will cover the entire site; 31.38 ha – refer to **A_POD**.

The development will comprise multiple residential lots ranging from a lot size of 450 m² – more than 2000 m². The lots will be serviced by an internal road network. Drainage reserves will capture and treat stormwater runoff prior to discharge. Open space parkland will also be provided.

Impacts

Activities include vegetation clearing, bulk earthworks, construction of an internal road network, and the installation of stormwater infrastructure.

The proposed development will cover all the site, with approximately 2.8 ha being utilised for stormwater treatment and open space parkland. The site comprises open paddock, historically and currently, grazed by livestock. Native woody vegetation is limited to isolated trees and copses of vegetation.

Vegetation impacts are detailed in **B_TIP**.

Avoidance, Mitigation, and Rehabilitation

High quality habitat has been avoided by utilising land that has been cleared since at the 1950s, with continued use for agricultural enterprises.

Further discussion on how MNES are avoided or mitigated is provided in Section 8 of **C_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? *

Section 4 of **C_MNES** Report provides details of the legislation and planning framework applicable to the proposed development.

Commonwealth Legislation

- Environment Protection and Biodiversity Conservation Act 1999

State Legislation

- Planning Act 2016 and subordinate Planning Regulation 2017
- Southeast Queensland Regional Plan 2023
- 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 an Impact Assessment and is to be assessed in accordance with Section 45(3) of the Planning Act.

The clearing of regulated vegetation and the operational work that is the construction or raising of waterway barrier works is administered under the Planning Regulation

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.

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).

An assessment has been undertaken to confirm the extent of waterways that provide fish passage within the site. Based on this assessment, it is understood that no further assessment under the Fisheries Act is required.

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.

Much of the site is mapped as non-remnant Category X vegetation, with small areas of regrowth (Category C vegetation). Clearing of the Category X vegetation can be undertaken as Exempt Clearing Work per the Planning Regulation. Clearing of the Category C vegetation can be undertaken as Accepted Development. Accordingly, no further assessment is required under this act by the state government.

Local Legislation

- Scenic Rim Regional Council planning scheme

Approvals for the development and operational works approvals will be sought from the Scenic Rim Council.

Please note, the development application has not yet been submitted for assessment by Council.

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. *

As the development will be impact assessable, a public consultation phase will be necessary before the Scenic Rim Council can finalise their decision regarding the development.

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.

1.3.1 Identity: Referring party

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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 PO Box 3469, Southport QLD 4215

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 688 246 424

Organisation name Wesley 51 Pty Ltd

Organisation address Level 16, 239 George Street, Brisbane Q 4000

Person proposing to take the action details

Name Brad Gates

Job title Development Director

Phone 0432238949

Email brad.gates@mountainproperty.com.au

Address Level 16, 239 George Street, Brisbane Q 4000

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

No

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

Yes

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

Wesley 51 Pty Ltd ACN 688 246 424 as trustee for Wesley 51 Trust. The trust owns the property, the trustee will be responsible for the proposed development on the site.

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. *

Wesley 51 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.

Wesley 51 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

Wesley 51 Pty Ltd does not have any environmental policies or planning framework.

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	688 246 424
Organisation name	Wesley 51 Pty Ltd
Organisation address	Level 16, 239 George Street, Brisbane Q 4000

Proposed designated proponent details

Name	Brad Gates
Job title	Development Director
Phone	0432238949
Email	brad.gates@mountainproperty.com.au
Address	Level 16, 239 George Street, Brisbane Q 4000

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	PO Box 3469, Southport QLD 4215
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	688 246 424
Organisation name	Wesley 51 Pty Ltd
Organisation address	Level 16, 239 George Street, Brisbane Q 4000
Representative's name	Brad Gates
Representative's job title	Development Director
Phone	0432238949
Email	brad.gates@mountainproperty.com.au
Address	Level 16, 239 George Street, Brisbane Q 4000

✔ 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

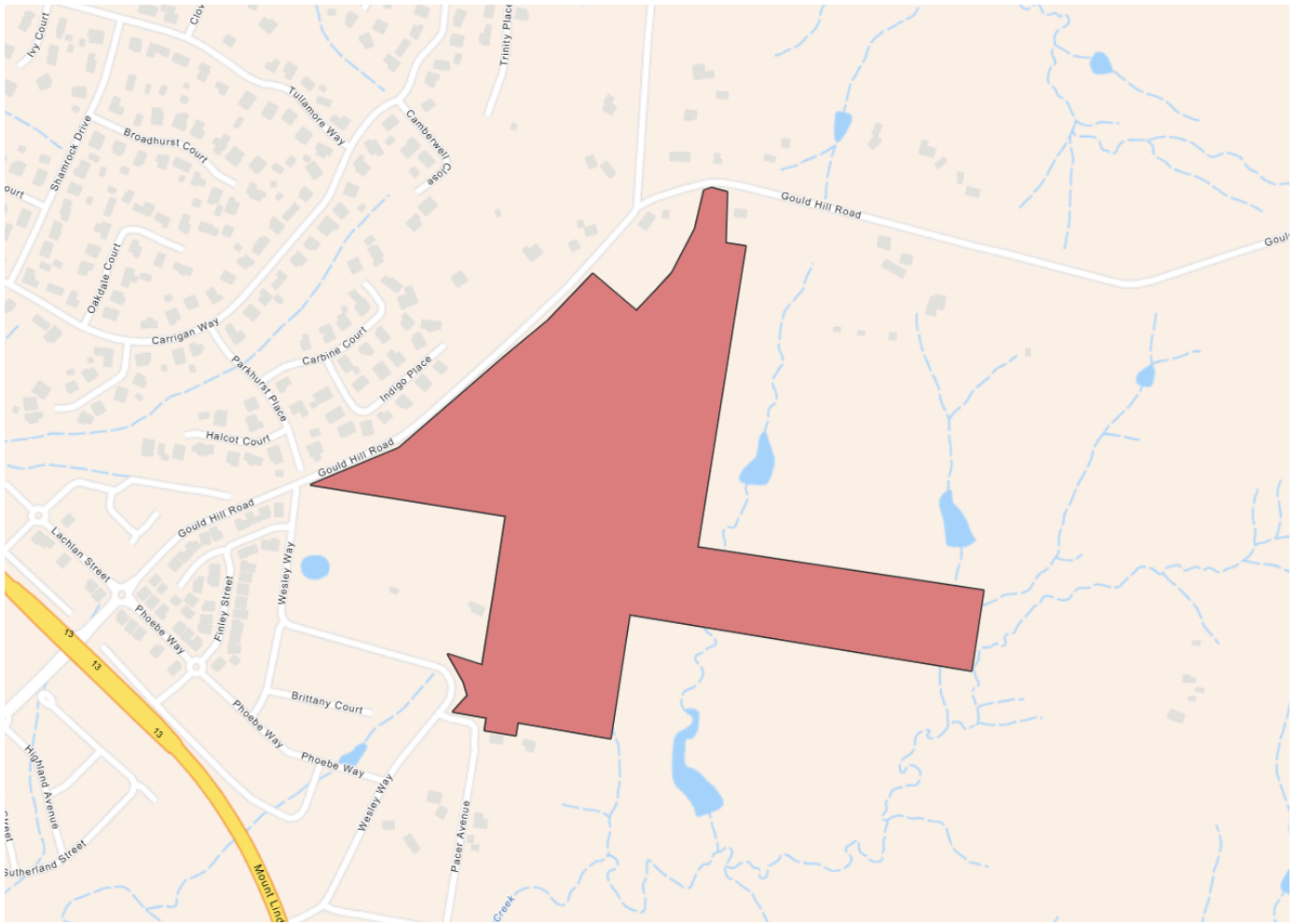
1.4 Payment details: Payment allocation

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: 31.76 Ha Disturbance Footprint: 31.76 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

51 Wesley Way, Beaudesert. Lot 125 on SP316615

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? *

Freehold

3. Existing environment

3.1 Physical description

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

For details of the subject site, refer to Section 2 of **C_MNES Report**.

The site has been cleared of vegetation since pre-1955. Since this time, it has been used for agricultural practices and remains largely cleared of native vegetation.

Two large dams are centrally located on the site and were constructed circa mid-1960s.

Land to the west of the site has been developed for residential purposes. Land to the east is agriculture. To the immediate south, a residential development is under assessment by Council.

As the whole of the development site has had a long history of clearing and use for agricultural purposes, together with its current use for horse grazing, the **ecological condition is low** and the **level of degradation is high**.

The land is zoned rural under the local government planning scheme and is located adjacent to residential areas to the west, and rural agricultural land to the east.

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

The existing land use is horse grazing. Save a Horse Rescue and Sanctuary has been operating from the site since 2001. The site has been subdivided into numerous paddocks, mostly with electric fencing. Stables/shelters have been constructed within each paddock.

Proposed use of the site is a residential subdivision.

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 open paddocks. Small areas of regrowth vegetation have been mapped by the Queensland government on the site.

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 undulating, with elevation ranging from 105 m ASL in the north to 70 m ASL in the south. Along the drainage lines/waterways, the site is steeply sloped.

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.

Refer to Section 6 of **C_MNES Report** for details.

None of the vegetation communities on the site correspond to a TEC regulated under the EPBC Act.

The diversity of native vegetation is low. This is attributable to the site's long history of clearing and agricultural use. Exotic species dominated the mid and ground strata. No threatened flora species were recorded.

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 individuals were directly observed.

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

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

Refer to Section 6 of **C_MNES Report**.

The referral area is predominantly cleared and utilised for horse grazing, with grasses dominated by exotic pasture species. Native woody vegetation is limited to patches of eucalypt-dominated vegetation in the southwestern portion of the site, along with scattered paddock trees retained across the landscape. These isolated trees and copses of vegetation function primarily as shade and shelter for livestock.

The Atlas of Australian Soils describes the eastern portion as moderately deep to very deep, strongly acidic to neutral, brown, black, and grey cracking clay soils on siltstone. Soils in the western portion of the site have not been classified (refer to Section 2 C_MNES Report).

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. *

Two large dams have been constructed in the central portion of the site in the mid 1960s. When overtopping, the water flows to Waters Creek, located to the south of the site via an ephemeral flow path.

An additional ephemeral flow path is present in the far east of the site within a high-voltage powerline easement. This flow path also flows to Waters Creek.

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 22 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.

—

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 Coombabah Lake, Moreton Bay Marine Park, Ramsar site is located approximately 33.5 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 Ramsar wetland catchment, will be avoided through stormwater management measures. 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>Bosistoa transversa</i>	Three-leaved Bosistoa, Yellow Satinheart
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Cupaniopsis shirleyana</i>	Wedge-leaf Tuckeroo
No	No	<i>Cupaniopsis tomentella</i>	Boonah Tuckeroo
No	No	<i>Cyclopsitta diophthalma coxeni</i>	Coxen's Fig-Parrot
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Delma torquata</i>	Adorned Delma, Collared Delma
No	No	<i>Dichanthium setosum</i>	bluegrass
No	No	<i>Erythroriorchis radiatus</i>	Red Goshawk
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Fontainea venosa</i>	
No	No	<i>Furina dunmalli</i>	Dunmall's Snake
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe

Direct impact	Indirect impact	Species	Common name
No	No	<i>Geophaps scripta scripta</i>	Squatter Pigeon (southern)
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Hemiaspis damelii</i>	Grey Snake
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Leuzea australis</i>	Austral Cornflower, Native Thistle
No	No	<i>Macadamia integrifolia</i>	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak
No	No	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut
No	No	<i>Mixophyes fleayi</i>	Fleay's Frog
No	No	<i>Notelaea lloydii</i>	Lloyd's Olive
No	No	<i>Notelaea x ipsviciensis</i>	Cooneana Olive
No	No	<i>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	No	<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby
Yes	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>Picris evae</i>	Hawkweed
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	Yes	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood
No	No	<i>Rhodomyrtus psidioides</i>	Native Guava
No	No	<i>Rostratula australis</i>	Australian Painted Snipe

Direct impact	Indirect impact	Species	Common name
No	No	Samadera bidwillii	Quassia
No	No	Stagonopleura guttata	Diamond Firetail
No	No	Thesium australe	Austral Toadflax, Toadflax
No	No	Tringa nebularia	Common Greenshank, Greenshank
No	No	Turnix melanogaster	Black-breasted Button-quail

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community
No	No	Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
No	No	Grey box-grey gum wet forest of subtropical eastern Australia
No	No	Lowland Rainforest of Subtropical Australia
No	No	Poplar Box Grassy Woodland on Alluvial Plains
No	No	Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions
No	No	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland

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

Yes

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

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 **C_MNES Report**

Appendix C of **C_MNES Report** presents a review of the likelihood of threatened species and ecological 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 7-10 in **C_MNES Report**. The direct and indirect impacts on each are summarised below.

Koala

Despite historical clearing occurring over the site, Non-juvenile Koala Habitat Trees (NJKHTs) are present.

While habitat for this species will be impacted, movement pathways through the landscape will be maintained within corridors of connected vegetation located external to the site.

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

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 9 of **C_MNES Report** provides an assessment against the significant impact guidelines.

The proposed action will require the removal of NJKHTs. Based on scat detection, not all these trees are utilised by Koalas. While the area of occupancy by the species is reduced, it represents a very small proportion of available habitat within a 20 km radius of the site (as mapped by the Queensland Government as Core Koala Habitat). In addition, the habitat available on the site is not mapped as likely to support Koalas as the climate changes due to global warming. 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 external to the site will be retained. As movement pathways are retained, the breeding cycle of the population will not be disrupted.

Mitigation measures, such as the implementation of the protocols described in the Koala Management Plan (**D_KMP**) 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 10 of **C_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.

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 adjacent to an area zoned residential and industrial development.

As detailed in **C_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 or Grey-headed Flying-foxes. The area of impact represents a very small percentage of available habitat for these species within 20 km of the site.

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 considered. Modifications to the 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>

Attachment E _MSES illustrates the matters of state significance mapped over the site.

The proposed development is appropriate for the surrounding land uses – specifically, residential development.

The subject site is mostly cleared of native vegetation and has historically been used for agricultural purposes for at least 70 years. Accordingly, the site is highly degraded.

Minimise

As identified in Section 8 of **C_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.
- 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.
- 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 **D_KMP**. As specified in this plan, a fauna spotter catcher is to be present on site during all clearing operations.

The above-listed reports will be assessed by the Scenic Rim Council.

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

No offsets are proposed

4.1.5 Migratory Species

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

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

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

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

*

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 located near any water resources that would impact 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 located on or near Commonwealth Heritage places.

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 70 years. As such, it represents an area of low environmental value and will result in minimal loss of bushland habitat. The zoning of the surrounding areas is appropriate for the proposed development. The site is designated for urban development by the Queensland State Government, per Shaping SEQ 2023 (Regional Plan).

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. No significant residual impact on these species is considered likely. Habitat with continuous connectivity located external to the subject site will not be impacted by the development.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	A_POD.pdf Concept plan of development		No	High
#2.	Document	B_TIP.pdf Tree impact plan	17/11/2025	No	High
#3.	Document	C_MNES Impact.pdf MNES impact assessment	12/01/2026	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.	Document	C_MNES Impact.pdf MNES impact assessment	11/01/2026	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	Wesley 51 Pty Ltd - Trust Deed_Signed.pdf		Yes	

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	C_MNES Impact.pdf MNES impact assessment	11/01/2026	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	C_MNES Impact.pdf MNES impact assessment	11/01/2026	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	C_MNES Impact.pdf MNES impact assessment	11/01/2026	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	C_MNES Impact.pdf MNES impact assessment	11/01/2026	No	High

#2.	Document	D_KMP.pdf Koala management plan describes protocols to be followed to mitigate risk of injury to fauna during clearing	No	High
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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	C_MNES Impact.pdf MNES impact assessment	11/01/2026	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	C_MNES Impact.pdf MNES impact assessment	11/01/2026	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	C_MNES Impact.pdf MNES impact assessment	11/01/2026	No	High
#2.	Document	D_KMP.pdf Koala management plan describes protocols to be followed to mitigate risk of injury to fauna during clearing		No	High
#3.	Document	E_MSES.pdf Mapped overlays of MSES		No	High
#4.	Link	Waterway barrier works accepted development requirements https://www.publications.qld.gov.au/dataset/fish..			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	PO Box 3469, Southport QLD 4215
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	688 246 424
Organisation name	Wesley 51 Pty Ltd
Organisation address	Level 16, 239 George Street, Brisbane Q 4000
Representative's name	Brad Gates

Representative's job title Development Director

Phone 0432238949

Email brad.gates@mountainproperty.com.au

Address Level 16, 239 George Street, Brisbane Q 4000

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

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

I, **Brad Gates of Wesley 51 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, **Brad Gates of Wesley 51 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.