Settlement Picnic Area and Purling Brook Causeway - Springbrook National Park

Application Number: **03117** Commencement Date: **10/09/2025** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Settlement Picnic Area and Purling Brook Causeway - Springbrook National Park

1.1.2 Project industry type *

Natural Resources Management

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/09/2026

1.1.4 Estimated end date *

30/07/2027

1.2 Proposed Action details

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

Queensland Parks and Wildlife Service and Partnerships (QPWS&P), which is part of the Department of Environment, Tourism, Science and Innovation (DETSI), is progressing the upgrade of the Settlement Picnic Area and Purling Brook causeway, lookouts and walking track at Springbrook National Park (referred to as the 'Project'). The intention for the upgrade works is to remedy the access, safety and maintenance issues that are currently present QPWS&P officers managing the area and visitors to the park (**Att A_SPA&PBC_EAR, Section 1.1 Background, page 7)**.

The site is in the western portion of Lot 5 on AP19371 and accessed at the existing visitor carpark via Forestry Road through the township of Springbrook, into the Settlement Day Use Area off Carrick's Road (**Att B_SPA&PBC_Figures1-3, Figure 1**) .

The Project includes revitalisation of look-out structures, construction of a visitor hub and amenities building, upgrades to walking tracks, construction of a new suspension bridge over the creek, provision of visitor carparking, upgrades to Carricks Road and maximising biodiversity by planting native species in the day use area (**Att A_SPA&PBC_EAR, Section 2, pages 8 - 13**).

Since its inception in 2020, the Settlement Picnic Area and Purling Brook causeway, lookouts and walking track upgrade design has undergone rigorous and thoughtful development, with focus placed on minimising environmental impacts. A key objective throughout the design process has been to ensure the surrounding Gondwana Rainforests of Australia World Heritage Area (WHA) is subject to the least possible disturbance. This approach has been consistent with QPWS&P's core principles of minimising impact on and disturbance of existing vegetation and ecology, minimising visual impact and applying a low-impact approach during the design process.

The project refinement process for the six key project elements is summarised in Figure 2 (**Att B_SPA&PBC_Figures1-3, Figure 2)** and Table 2.1 (**Att A_SPA&PBC_EAR, Section 2.1 Project Infrastructure, page 8-9)**.

A detailed construction methodology will be prepared by the appointed construction contractor(s) following contract award and completion of the final design. Construction activities are likely to involve the steps described below:

- Site establishment – Establishment of site access, compounds, hoarding, and erosion/sediment controls.
- Bridge Construction – Selective vegetation clearing, piling and anchoring, reinforced concrete foundations, helicopter installation of the bridge mast, cable installation, and construction of FRP deck and handrails.
- Lookout Structures – Vegetation clearing, retaining walls, structural steelwork erection (via mini-crane/helicopter), and installation of FRP decking and balustrading.
- Walking Track Upgrades – Demolition of existing surfaces, vegetation management, grading, retaining walls, and construction of new concrete paths.
- Amenities & Visitor Hub – Excavation, raft slab and footings, steel/timber framing, roofing, insulation, and building services fit-out.
- Carpark & Roadworks – Vegetation clearing, drainage, retaining walls, sub-base and surface construction, signage, lighting, and landscaping.
- Elevated Boardwalks – Installation of post foundations, timber floor joists, FRP decking, and balustrading.
- Demolition Works – Removal of the existing bridge crossings, causeway and associated structures, with sediment controls and reinstatement of disturbed areas.
- De-mobilisation – Removal of site facilities and equipment, with full rehabilitation and revegetation.

A Construction Environmental Management Plan (CEMP) will be prepared for the Project, setting out procedures and management actions for Project construction activities. An Erosion and Sediment Control Plan (ESCP) will also be prepared ahead of construction commencement.

Refer (**Att A_SPA&PBC_EAR, Section 2, page 8 - 13**) for a description of the Proposed Action.

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

No

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

The Project is regulated under Commonwealth and State environmental legislation. At the **Commonwealth level**, the *EPBC Act 1999* applies due to the presence of Matters of National Environmental Significance (MNES) and the Project's location within the Gondwana Rainforests World Heritage Area. Impacts must be avoided or minimised, with offsets required under the *EPBC Environmental Offsets Policy 2012* where residual impacts remain (**Att A_SPA&PBC_EAR, Section 3.1, page 14**).

At the State level, the *Nature Conservation Act 1992* regulates clearing of protected plants and fauna breeding sites, requiring permits and management plans (**Att A_SPA&PBC_EAR, Section 3.2.1, page 14**), while the *Koala Conservation Plan 2017* and *State Koala Conservation Policy 2023* apply given mapped koala habitat (**Att A_SPA&PBC_EAR, Section 3.2.2 page 15**). The Project is exempt development under the *Planning Act 2016*, but still requires consideration of Matters of State Environmental Significance (MSES), including regulated vegetation and essential habitat (**Att A_SPA&PBC_EAR, Section 3.2.3, page 15**). The *Biosecurity Act 2014* imposes obligations to manage pest species (**Att A_SPA&PBC_EAR, Section 3.2.4, page 16**), and the *State Planning Policy 2017* requires assessment of biodiversity impacts through SARA (**Att A_SPA&PBC_EAR, Section 3.2.5, page 16**).

QPWS&P is a State / public sector entity and, as per Schedule 6, Section 8 of the Planning Reg, operational work undertaken by a public sector entity is not assessable development. Therefore, assessment of the Project against CoGC City Plan is not required. Any state interests may trigger a referral to the SARA, and for thoroughness and from a due diligence perspective, can be included in a future DA for applicable state matters. (**Att A_SPA&PBC_EAR, Section 3.3, page 20).**

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. *

Regular stakeholder engagement has been ongoing since 2023, including consultation with the Department of Transport and Main Roads, the City of Gold Coast, and Experience Gold Coast. A community drop-in session was also held on Saturday, 30 August 2025, to present the project to the wider community. All cultural heritage and native title processes are resolved with full cultural clearance granted.

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	31195566910
Organisation name	The Trustee for 28 South Environmental Trust
Organisation address	4151 QLD

Referring party details

Name	Mitch Taylor
Job title	Director
Phone	0488 204 523
Email	EPBC@28south.com.au
Address	Level 2, Cameron House, , Fortitude Valley, QLD, 4006

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	46640294485
Organisation name	DEPARTMENT OF THE ENVIRONMENT, TOURISM, SCIENCE AND INNOVATION
Organisation address	4000 QLD

Person proposing to take the action details

Name	Phillip Maizey
Job title	Senior Project Officer
Phone	0435792516
Email	Phillip.Maizey@detsi.qld.gov.au
Address	Level 5, 400 George Street, Brisbane, Queensland

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. *

Queensland Parks and Wildlife Service and Partnerships manages parks and forests using the Values-Based Management Framework (VBMF), an adaptive, evidence-based approach that guides planning, funding, monitoring, and evaluation. The framework sets management priorities based on key park values, tracks condition and trends, and evaluates performance to ensure accountability. Where goals are not being met, management practices are adjusted to improve outcomes.

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

The Queensland Parks and Wildlife Service and Partnerships environmental policy centres on the Nature Conservation Act 1992 and Queensland's Protected Area Strategy 2020–2030, aiming to protect Queensland's natural and cultural values through careful management of parks and forests. Key aspects include a Values-Based Park Management Framework to guide decision-making, a focus on biodiversity conservation, stakeholder collaboration with First Nations peoples and partners, and managing activities like artificial waters and occupation permits to ensure ecological sustainability.

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	46640294485
Organisation name	DEPARTMENT OF THE ENVIRONMENT, TOURISM, SCIENCE AND INNOVATION
Organisation address	4000 QLD

Proposed designated proponent details

Name	Phillip Maizey
Job title	Senior Project Officer
Phone	0435792516
Email	Phillip.Maizey@detsi.qld.gov.au
Address	Level 5, 400 George Street, Brisbane, Queensland

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	31195566910
Organisation name	The Trustee for 28 South Environmental Trust
Organisation address	4151 QLD
Representative's name	Mitch Taylor
Representative's job title	Director
Phone	0488 204 523
Email	EPBC@28south.com.au
Address	Level 2, Cameron House, , Fortitude Valley, QLD, 4006

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	46640294485
Organisation name	DEPARTMENT OF THE ENVIRONMENT, TOURISM, SCIENCE AND INNOVATION
Organisation address	4000 QLD
Representative's name	Phillip Maizey
Representative's job title	Senior Project Officer
Phone	0435792516
Email	Phillip.Maizey@detsi.qld.gov.au
Address	Level 5, 400 George Street, Brisbane, Queensland

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? *

Third party

1.4.12 Is the third party an organisation? *

Yes

1.4.13 Do they have an existing ABN or ACN? *

Yes

1.4.14 ABN/ACN *

59615231475

1.4.16 Organisation name *

TTW (QLD) PTY LTD

1.4.17 Organisation's primary address *

Level 4, 232 Adelaide Street Brisbane QLD 4000

1.4.18 First name *

Kelsey

1.4.19 Last name *

Osborne

1.4.20 Job title *

Associate Structural Engineer

1.4.21 Phone *

073 496 9005

1.4.22 Email *

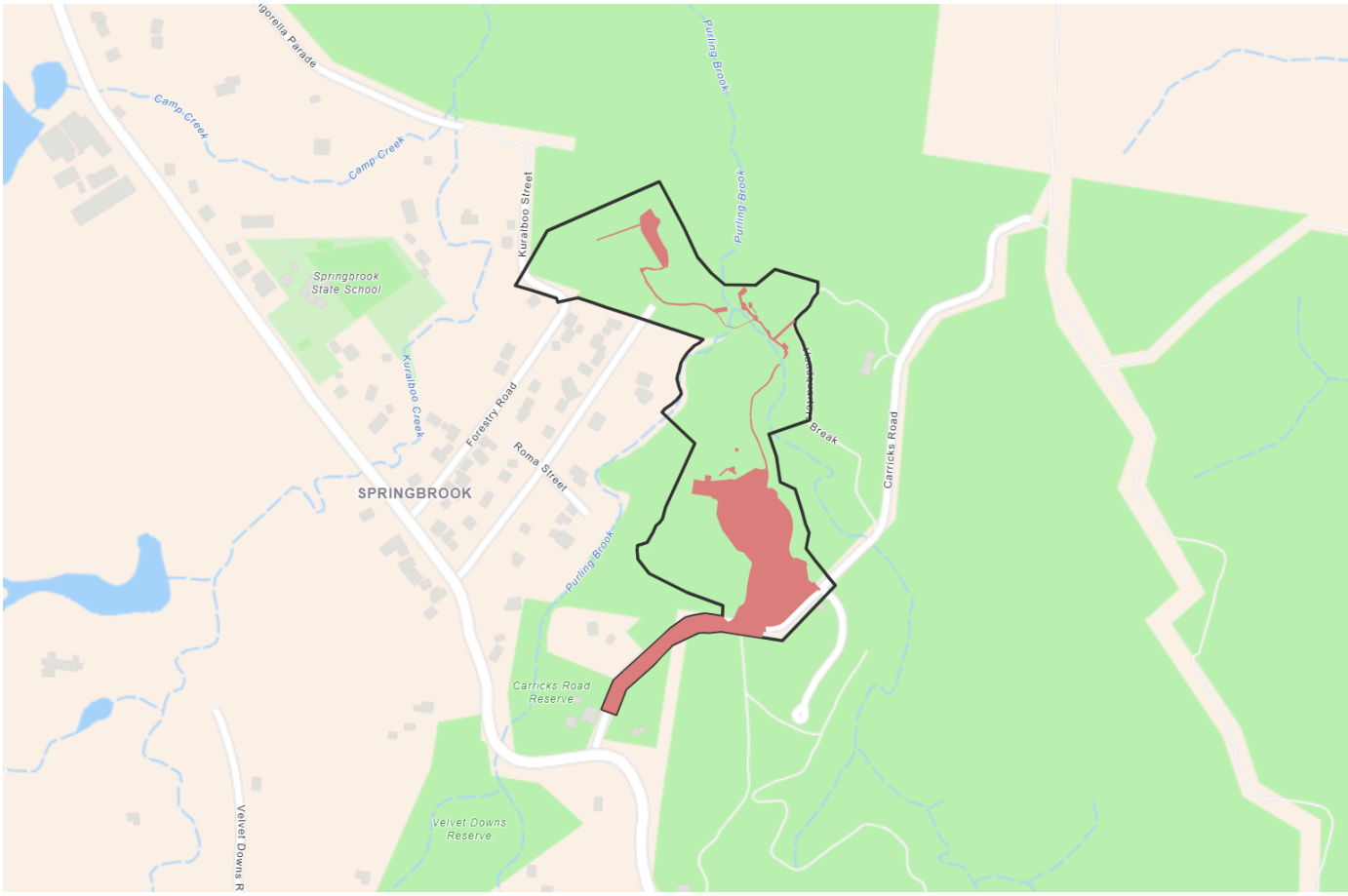
kelsey.osborne@ttw.com.au

1.4.23 Address *

Level 4, 232 Adelaide Street Brisbane QLD 4000

2. Location

2.1 Project footprint



Project Area: 11.73 Ha **Disturbance Footprint:** 2.64 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

35 Carricks Road Springbrook QLD 4213

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 site is in the western portion of Lot 5 on AP19371 (35 Carricks Road Springbrook QLD 4213) and accessed at the existing visitor carpark via Forestry Road through the township of Springbrook, into the Settlement Day Use Area off Carrick's Road (A**tt A_SPA_&_PBC_Section 1_Page 7**).

3. Existing environment

3.1 Physical description

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

The proposed works area encompasses approximately 2.16 hectares (ha) within the Springbrook National Park and forms the Study Area for this EAR Report. The Project is situated within the City of Gold Coast (CoGC) Local Government Area (LGA) and is mapped within the Conservation Zone (**Att A_SPA_&_PBC_EAR_Section 1.1, page 7**). The northern components of the Study Area are located within the Gondwana Rainforests of Australia World Heritage Area (WHA) and National Heritage Properties (NHP) (**Att A_SPA_&_PBC_EAR_Section 1.1, page 7).** The extent and scale of the Project is shown in **Figure 1 and Figure 2 (Att B_SPA_&_PBC_Figures1-3).**

Clearing of forest region commenced in 1906, when the Springbrook area was opened for settlement and agricultural use. Since that time, residential use of the region expanded with the establishment of Springbrook town and associated infrastructure such as roads. Springbrook is a rural residential location in the Gold Coast hinterland. This area contains a mixture of medium to large properties and typical weed coverage along road verges.

By 2013, increased vegetation cover in proximity of the works area becomes prominent along waterways and between the day use area and Purling Brook Falls by 2025 (**Att A_SPA_&_PBC_EAR_Section 4.1, Table 4.1, page 21 – 23).**

The Study Area supports four vegetation communities with varying levels of disturbance and ecological value. Vegetation Community 1 comprises an open field dominated by lawn grasses and invasive shrubs such as Easter cassia and wild tobacco bush, with scattered native canopy species including acacias, blue gum, and planted natives along the boundary (**Att A_SPA_&_PBC_EAR_Section 6.1.1, page 29)**. This area is adjacent to existing infrastructure such as picnic facilities and a car park.

Vegetation Community 2 consists of an area previously cleared and replanted with mostly non-endemic species, including swamp mahogany, lemon-scented gum, and cadagi, alongside scattered native canopy trees. The understorey is a mix of invasive species, native shrubs, and dense groundcover dominated by bramble, vines, and ferns (**Att A_SPA_&_PBC_EAR_Section 6.1.2, page 29**).

Vegetation Community 3 reflects remnant vegetation consistent with RE 12.8.1, featuring a tall canopy dominated by New England peppermint, blue gum, tallowwood, and broad-leaved mahogany, with diverse rainforest species in the mid and ground strata (**Att A_SPA_&_PBC_EAR_Section 6.1.3, page 30)**.

Vegetation Community 4 comprises a mixture of planted garden beds and remnant trees around the car park, including New England peppermint, broad-leaved mahogany, and rainforest species, with a shrub and ground layer of cordylines, tea trees, lomandra, and aneilema. Parts of this community also align with RE 12.8.1 (**Att A_SPA_&_PBC_EAR_Section 6.1.4, page 30**).

In addition to the vegetation communities described above, it is noted that the Study Area already accommodates established infrastructure and facilities that support recreational visitation and day use of Springbrook National Park. These include picnic areas, pathways, car parking, and associated landscaped and managed spaces. As such, the current ecological condition of the Study Area is characteristic of a high-use recreational setting within a protected area - reflecting an environment subject to regular human activity, localised clearing, vegetation management, and the associated disturbances of day-use visitation. While portions of remnant vegetation remain in moderate to high ecological condition, other areas exhibit reduced ecological integrity due to the presence of introduced species, altered structure, and the proximity of built facilities.

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

The Settlement Day Use Area functions as a designated recreational site within Springbrook National Park, providing picnic facilities, amenities, and access to walking tracks for day visitors and groups.

The proposed redevelopment of the Settlement Picnic Area will reaffirm the location's role as a central visitor hub for Springbrook National Park, incorporating a new car park with bus facilities, an interpretive shelter, and upgraded amenities (**Att A_SPA_&_PBC_EAR_Section 2, page 8 and Att B_SPA_&_PBC_Figures 1-3)**. Accessibility to the Purling Brook Falls circuit will be enhanced through improvements to the trail and the construction of a new two-level lookout on the eastern side of the creek. A suspension bridge will span the creek to protect sensitive habitat and improve visitor safety by removing the need for access across the falls. The existing western lookout will also be upgraded to enhance the visitor experience (**Att A_SPA_&_PBC_EAR_Section 2, page 8)**.

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

Springbrook National Park forms part of the Gondwana Rainforests of Australia World Heritage Area, recognised in 1994 for its outstanding global conservation value. The listing highlights the park's unique geology, subtropical and temperate rainforests, and wildlife. Despite the widespread loss of rainforests in Australia over the past 200 years, this protected area conserves more than 1,700 plant species and 500 vertebrate species. Its protection ensures both the survival of rich biodiversity and the continuation of natural evolutionary processes.

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 Settlement picnic area is located near the top of an escarpment that forms part of the Great Dividing Range. The day use area is relatively flat with elevation ranging from 584 m - 587 m. This rainforest plateau terrain descends into steep, forested valleys carved by Purling Brook Creek and its tributary. The creek transitions to Purling Brook Falls and water plunges from an elevation of approximately 566 m to 453 m and the pools below. QPWS&P referred a similar project for a suspension bridge at the base of the fall at Little Nerang Creek (**ATT C_SPA_&_PBC_Referral2014-7290**). The falls are accessed via a maintained circuit track and offers views of the rainforest, gorge and Pacific Ocean.

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.

To define the prerequisites for field surveys, a comprehensive desktop assessment was conducted, evaluating contemporary and pertinent databases and mapping resources. This assessment focused on elements related to flora and fauna, ecological communities, waterways, and various Matters of Environmental Significance at national, state, and local levels (MNES, MSES, MLES) that are expected to occur within or around the designated Site. The primary objectives of this assessment were to refine a list of threatened species for targeted ecological surveys and to inform the survey methodologies to be employed.

In conjunction with up-to-date aerial photography, an array of key desktop databases and mapping resources from Commonwealth, State, and Local governmental bodies were examined (**Att A_SPA_&_PBC_EAR, Section 4 , Page 21**). The reviewed resources included:

- The Commonwealth DCCEEW Protected Matters Search Report (PMST) under the EPBC Act (**Att D_SPA_&_PBC_PMST**);
- The Atlas of Living Australia, specifically relating to MNES species;
- A species list generated from the Queensland Government's WildNet database (within a 2 km radius) (**ATT E_SPA_&_PBC_MSES_&_Wildnet**);
- The Vegetation Management Report from the Department of Resources (Queensland) (**Att F_SPA_&_PBC_VMPR**);
- Mapping of MSES (Queensland Globe);
- Protected plant trigger mapping under the Nature Conservation Act 1992 (NC Act);

Subsequent to the review of desktop resources, a likelihood of occurrence assessment was carried out for species enumerated under the NC Act and EPBC Act. These species possess verified occurrence records within a 5 km radius of the Site according to the Queensland WildNet online database and are considered 'known' or 'likely' to occur within a 2 km radius of the Site as per the EPBC Act PMST.

Furthermore, an analysis of threatened fauna MNES was undertaken, encompassing the species on or potentially within the Site. To enumerate non-threatened/general flora species surrounding the Site, a species list, inclusive of both native and introduced species from all conservation statuses, was requested from the WildNet database. These findings are presented in (**ATT E_SPA_&_PBC_MSES_&_Wildnet**).

The assessment process established that there are no threatened ecological communities on site, but two threatened flora species (*Rhodamnia maideniana and Westringia rupicola*) were identified outside of the disturbance footprint (**Att A_SPA_&_PBC_EAR, Section 6.2, Page 30)**. Habitat assessments were undertaken for the following threatened mammals (terrestrial and arboreal), birds, amphibians, reptiles, crustaceans and insects:

- *Phascolarctos cinereus* (Koala)
- *Petauroides volan*s (Greater Glider);
- *Petaurus australis australis* (Yellow-bellied Glider)
- *Potorous tridactylus tridactylus* (Long-nosed potoroo (northern))
- *Calyptorhynchus lathami lathami (*South-eastern glossy black-cockatoo)
- *Turnix melogonaster* (Black-breasted button quail)
- *Atrichornis rufescens* (Rufous scrub bird)
- *Assa darlingtoni (*Pouched frog)
- *Mixophyes fleayi* (Fleay’s barred frog)
- *Litoria pearsoniana* (Cascade treefrog)
- Coeranoscincus reticulatus (Three-toed snake-tooth skink)
- Harrisoniascincus zia (Rain forest cool-skink)
- *Euastacus maidae (*Hinterland spiny crayfish)
- *Phyllodes imperialis smithersi* (Pink underwing moth)

The Significant Impact Assessments concluded that there should not be a significant reduction in habitat for these species given the location of the Pro0ject within the context of the Springbrook National Park (**Att A_SPA_&_PBC_EAR, Section 7, Page 31)**.

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

The site supports 4 vegetation communities that have been described below:

- Vegetation Community 1 (Open field with fringing invasive and native vegetation)
- Vegetation Community 2 (Historically cleared area with significant regrowth)
- Vegetation Community 3 (Vegetation consistent with RE 12.8.1)
- Vegetation Community 4 (Carpark vegetation with formalised gardens)

The vegetation communities mapping is in **Figure 3** (**ATT B_SPA_&_PBC_Figure1-3**) with further discussion on communities provided below (ATT A_SPA_&_PBC_EAR, Chapter 6,).

Vegetation Community 1

Vegetation Community 1 is described as an open field dominated with lawn grasses and bordered by invasive species in the low canopy to shrub layer (0 - 5 m) where previous disturbance has occurred. Invasive species include but are not limited to Easter cassia (*Senna pendula*) and wild tobacco bush (*Solanum mauritianum*).

Native canopy is present in the form of a variety of Acacia species *(Acacia maidenii*) (to 12 m), planted natives such as weeping bottlebrush (*Melaleuca viminalis*) (to 4 m), mat rush (*Lomandra sp*) and blue gum (*Eucalyptus saligna*) (to 26 m) on the boundary of the field. A picnic shelter, benches, an existing car park and toilet infrastructure are adjacent to the field.

The distribution of this vegetation community is in **Figure 3** (**ATT B_SPA_&_PBC_Figure1-3**).

Vegetation Community 2

Vegetation Community 2 has been previously cleared, replanted with non-endemic species and does not correspond with RE 12.8.8, shown on the State mapping. These species include large canopy species such as swamp mahogany (*Eucalyptus robusta*), manna gum (*Eucalyptus viminalis*), lemon-scented gum (*Corymbia citriodora*), plunkett mallee (*Eucalyptus curtisii*) (to 4 m) and cadagi (*Corymbia torelliana*). Most of these species are of a significant height, up to 30 m. Other canopy species that occur within this area, which are likely to occur naturally in the local environment, include scattered blue gums (*Eucalyptus saligna*), New England blackbutt (*Eucalyptus andrewsii subsp. campanulata*), flooded gums (*Eucalyptus grandis*), hoop pine (*Araucaria cunninghamii*) and Illawarra flame trees (*Brachychiton acerifolius*). These species are likely encroaching from the remnant vegetation adjacent to the planting or were included within the planting.

The shrub layer contains invasive species and juvenile examples of the canopy species. The invasive species include easter cassia (*Senna pendula*), lantana (*Lantana camara*) and wild tobacco bush (*Solanum mauritianum*). Native shrubs include white bollygum (*Neolitsea dealbata*), geebungs (*Persoonia media*), maiden's blush (*Sloanea australis*), Bangalow palm (*Archontophoenix cunninghamii*), a variety of wattles (*Acacia sp*.) and sandpaper figs (*Ficus coronata*).

The ground layer consisted of thickets of rose-leaf bramble (*Rubus rosifolius*), water vines (*Cissus sp*.) and rainbow fern (*Calochlaena dubia*).

The distribution of this vegetation community is in **Figure 3** (**ATT B_SPA_&_PBC_Figure1-3**).

Vegetation Community 3

This vegetation community was consistent with vegetation outlined in the description for RE 12.8.1, exhibiting a canopy dominated by New England peppermint (*Eucalyptus andrewsii subsp. campanulata*) with occasional examples of blue gums (*Eucalyptus saligna*) in the canopy. Other canopy species recorded during an initial walkthrough in this area included tallowwood (*Eucalyptus microcorys*) and broad-leaved mahogany (*Eucalyptus carnea*) which also appears in the RE description. These trees reached heights of around 35 m.

The lower strata included a variety of rainforest species including Maiden's wattle (*Acacia maidenii*), geebungs (*Persoonia media*), maiden's blush (*Sloanea australis*), blue lilly pilly *(Syzygium oleosum*) and silver-leaved butterwood (*Callicoma serratifolia*).

The ground stratum contained a variety of native species including Lepidosperma species (*Lepidosperma sp.*), matrush species (*Lomandra sp.*) and rainbow fern (*Calochlaena dubia*).

The distribution of this vegetation community is in **Figure 3** (**ATT B_SPA_&_PBC_Figure1-3**).

Vegetation community 4

This area contained a mixture of species that have been planted in formalised garden beds and large, remnant individuals that border the carpark or have been incorporated into the carpark area. These individuals include New England peppermint (*Eucalyptus andrewsii subsp. campanulata*), silver-leaved butterwood (*Callicoma serratifolia*), maiden's blush (*Sloanea australis*), broad-leaved mahogany (*Eucalyptus carnea*) and a variety of large rainforest species.

The lower shrub stratum contains several species including cordyline species (*Cordyline sp.*), celerywood (*Polyscias elegans*) and tea tree species (*Lepotspermum sp.*). The ground stratum hosts a variety of species that includes matrushes (*Lomandra sp.*) and aneilema (*Aneilema acuminatum*).

Parts of this vegetation conform to RE 12.8.1.

The distribution of this vegetation community is in **Figure 3 (ATT B_SPA_&_PBC_Figure1-3**).

Refer to **Att A_SPA_&_PBC_EAR, Section 6.1, Page 29**.

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.

The proposed action is partly located within the Springbrook National Park, part of the Gondwana Rainforests of Australia World Heritage Area (WHA). This WHA is also recognised as a national heritage place. Without careful design and the application of avoidance and minimisation measures, such a project could adversely affect the natural heritage values of this World Heritage property. Consequently, the Project was assessed against these values. Refer to **Att A_SPA_&_PBC_EAR, Section 8.2, page 36**.

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

The Queensland Government recognises the Traditional Owners of the Queensland section of the Gondwana Rainforests of Australia World Heritage area (Gondwana Rainforests)—the Yugambeh, Yuggera Ugarapul and Githabul peoples. The Proponent is aware of Indigenous heritage values that apply to the project area, confirming that all cultural heritage and native title processes are resolved with full cultural clearance granted.

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. *

Purling Brook Creek is a second order stream and the main watercourse in the study area. Purling Brook Creek flows generally from west to east towards Purling Brook Falls and collects water from multiple tributaries in the larger region. One tributary of this system falls within the study area and meets Purling Brook Creek near the falls. Purling Brook and its southeastern tributary are mapped as ‘Low’ and ‘Moderate’ value Queensland Waterways for Waterway Barrier Works (WWBW) (**Att A_SPA_&_PBC_EAR, Table 3.1, Section 3.2.5, Page 17**).

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	Yes	Yes
S15B	National Heritage	Yes	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.

Direct impact	Indirect impact	World heritage
Yes	Yes	Gondwana Rainforests of Australia

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

Yes

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

The proposed redevelopment of the Settlement Picnic Area has been assessed against the world heritage property criteria, with the conclusion that it is unlikely to significantly affect the World Heritage values of the Gondwana Rainforests. This assessment against the world heritage property criteria is presented in Section 8.2 of the EAR (**ATT A_SPA_&_PBC_EAR, Section 8.2, Page 36**).

An iterative design process has underpinned project design, which has undergone a collaborative evolution informed by on-going accumulation of desktop and site based data/results coupled with multidisciplinary advice on design requirements (**ATT A_SPA_&_PBC_EAR, Section 8.1, Page 35**). Focus has been placed on balancing infrastructure requirements and environmental values. This iterative process of informing design has occurred through:

- Desktop assessments
- Site based surveys
- Review and workshop of site based survey results
- Review and testing of various designs and cost benefit analysis
- Review of design options with the ultimate client, and
- Refinement of design options

Construction of the new car park, trail upgrades, lookouts, and a suspension bridge could cause localized disturbance to geomorphic features and habitats near the creek, but these impacts are not considered to be significant because the works area is aligned to disturbed areas as far as possible and controlled through erosion management and careful engineering (**ATT A_SPA_&_PBC_EAR, Section 8.7, Page 49)**.

Similarly, ecological and biological processes could be affected by increased visitor presence or habitat fragmentation, particularly for species with limited dispersal or specialized niches. However, these potential impacts have been mitigated through sensitive project design aspects such as incorporating aspects such as raised boardwalks and limiting development to existing disturbed areas, as far as possible (**ATT A_SPA_&_PBC_EAR, Section 8.1, Page 35**). For threatened species, short-term habitat loss during construction is possible, as is the potential for disturbance or invasive species introduction, but e construction practices that are aligned with the design process (**ATT A_SPA_&_PBC_EAR, Section 2.1, Page 8**), in conjunction with landscaping and visitor management minimise these risks. Overall, the project should enhance the visitor experience and understanding of the park's values while maintaining the integrity of its geological, ecological, and biodiversity features.

Overarching mitigation and management measures (**ATT A_SPA_&_PBC_EAR, Section 8.8, Page 50**) for the project are:

- Minimising the construction footprint required to the minimum practical width to retain mature trees and other vegetation where possible
- Utilising arborist (minimum Australian Qualification Framework Level 5) advice and supervision during works to ensure that trees identified for retention adjacent to works are suitably protected from damage
- Clearing of animal breeding places, including hollows and nests, should be avoided as far as practical
- Development of an SMP for the Project
- Any potential animal breeding places shall be checked by a Fauna Spotter Catcher prior to clearing to assess animal breeding. Should evidence of animal breeding be identified either:
    - No clearing shall be undertaken of the animal breeding place until the breeding has ceased, and the animal (and offspring) vacate the breeding place, or
    - Activities are undertaken in accordance with an approved Species Management Program for tampering with an animal breeding place should development include clearing of animal breeding place
- Minimising ground disturbance and implementing the ESCP

- To reduce potential impacts to the spiny crayfish, robust erosion and sediment control measures should be developed for bridge construction activities near Purling Brook Creek. Focus should be placed on reducing impacts to this habitat by minimizing vegetation removal near the stream banks and implementing the ESCP to maintain high water quality
- Water quality monitoring should be undertaken before and during construction to assist with the management of potential impacts to spiny crayfish. Understanding the baseline / existing water quality characteristics of the creek will help track the effectiveness of the ESCP, identify potential problems early on, and allow for corrective actions to be taken
- Developing a Biosecurity Subplan as part of the CEMP to manage the potential introduction and spread of weeds, pathogens and fire ants during construction
- A protected plants survey should be commissioned in accordance with DETSI's Flora Survey Guidelines – Protected Plants, to locate and assess the presence of protected plant species, regulated under the NC Act (DETSI, 2025a). Survey results should be reported to DETSI and may be required to support clearing permit applications
- Utilise fauna friendly lighting and in-ground path markers to minimise light spill and disturbance for adjacent fauna habitats
- Promoting habitat connectivity for fauna through sensitive design measures such as the raised boardwalks proposed as part of the Project and incorporating fauna sensitive fencing, where applicable

Additionally, a tree management plan (**Att H_SPA_&_PBC_TreeSurvey**) and landscape package (**Att I_SPA_&_PBC_LandscapePackage**) have been developed to promote the preservation and enhancement of the aesthetic and ecological value of the site, while also ensuring the health and safety of trees and vegetation. A tree survey plan of the development footprint and associated botanical and arboricultural data has been included in the Project (**Att H_SPA_&_PBC_TreeSurve**).

Refer to **Att A_SPA_&PBC_EAR, Chapter 10, page 53.**

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

No

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

No Endangered TECs were recorded during the survey, however minor impacts are anticipated to remnant and non-remnant vegetation, which forms habitat for the species outlined in Section 7.2 of the EAR (**ATT A_SPA_&_PBC_EAR, Section 7.2, Page 31**). The iterative environmentally sensitive design process will ensure environmental impacts are limited as far as possible. Vegetation cleared to accommodate access and operations associated with the construction of the suspension bridge, revitalisation of the look-outs and upgraded walking tracks will be reinstated as part of the landscaping plan. Additionally, no threatened species under the EPBC Act are likely to be significantly impacted by the Project.

Based on the findings of the assessment, the proposed action is not expected to have a significant impact on MNES as defined under the EPBC Act. The Project footprint (2.16 ha) has been designed to avoid areas of high environmental value, with potential impacts further minimised through the implementation of comprehensive mitigation and management measures consistent with relevant guidelines. It is also in QWS&P's interest to limit the extent of disturbance, as the site's existing natural character is a key attraction for visitors. The Project will therefore be designed to blend into the surrounding landscape to ensure that these natural values are maintained and.

Any residual impacts are expected to be minor, localised, and temporary, with no measurable effect on the ecological character, population viability, or long-term conservation status of protected species, ecological communities, or World and National Heritage values. Accordingly, whilst referral to DCCEEW is merited, the proposed action should not be considered a controlled action.

Refer to **ATT A_SPA_&_PBC_EAR, Chapter 10, Page 53**

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

No

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

No Endangered TECs were recorded during the survey, however minor impacts are anticipated to remnant and non-remnant vegetation, which forms habitat for the species outlined in Section 7.2 of the EAR (**ATT A_SPA_&_PBC_EAR, Section 7.2, Page 31**). The iterative environmentally sensitive design process will ensure environmental impacts are limited as far as possible. Vegetation cleared to accommodate access and operations associated with the construction of the suspension bridge, revitalisation of the look-outs and upgraded walking tracks will be reinstated as part of the landscaping plan. Additionally, no threatened species under the EPBC Act are likely to be significantly impacted by the Project.

Based on the findings of the assessment, the proposed action is not expected to have a significant impact on MNES as defined under the EPBC Act. The Project footprint (2.16 ha) has been designed to avoid areas of high environmental value, with potential impacts further minimised through the implementation of comprehensive mitigation and management measures consistent with relevant guidelines. It is also in QWS&P's interest to limit the extent of disturbance, as the site's existing natural character is a key attraction for visitors. The Project will therefore be designed to blend into the surrounding landscape to ensure that these natural values are maintained and.

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Refer to **ATT A_SPA_&_PBC_EAR, Chapter 10, Page 53**

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

Although the site is located within Springbrook National Park, much of the area near the Settlement Day Use Area is non-remnant vegetation, consistent with historical plantings associated with the management of the protected area. While some site values suggest potential habitat for MNES-listed fauna, the Project design demonstrates a considered approach that balances the need to upgrade existing QPWS&P facilities with the objective of minimising disturbance to environmental values. No TECs are present on site; however, minor impacts to remnant vegetation (RE 12.8.1 and RE 12.8.19) and high value regrowth vegetation areas are anticipated (**Refer to Figure 3 of Att B_SPA_&_PBC_Figures1-3**).

Mitigation measures to manage the anticipated minor impacts to remnant vegetation and high value regrowth areas are described in Chapter 8 of **ATT A_SPA_&_PBC_EAR, Chapter 8, Pages 35 - 51**. Mitigation measures relate to impacts associated with the iterative design process (**ATT A_SPA_&_PBC_EAR, Section 8.1, Page 35**), World heritage properties (**ATT A_SPA_&_PBC_EAR, Section 8.2, Page 36**), World heritage and National heritage list (**ATT A_SPA_&_PBC_EAR, Section 8.3, Page 40**), vegetation (**ATT A_SPA_&_PBC_EAR, Section 8.4, Page 44**), fauna (**ATT A_SPA_&_PBC_EAR, Section 8.5, Page 44**), biosecurity (**ATT A_SPA_&_PBC_EAR, Section 8.6, Page 49**) and the construction phase (**ATT A_SPA_&_PBC_EAR, Section 8.7, Page 49**). Overarching mitigation and management measures (**ATT A_SPA_&_PBC_EAR, Section 8.8, Page 50**) for the project are:

- Minimising the construction footprint required to the minimum practical width to retain mature trees and other vegetation where possible
- Utilising arborist (minimum Australian Qualification Framework Level 5) advice and supervision during works to ensure that trees identified for retention adjacent to works are suitably protected from damage
- Clearing of animal breeding places, including hollows and nests, should be avoided as far as practical
- Development of an SMP for the Project
- Any potential animal breeding places shall be checked by a Fauna Spotter Catcher prior to clearing to assess animal breeding. Should evidence of animal breeding be identified either:
    - No clearing shall be undertaken of the animal breeding place until the breeding has ceased, and the animal (and offspring) vacate the breeding place, or
    - Activities are undertaken in accordance with an approved Species Management Program for tampering with an animal breeding place should development include clearing of animal breeding place
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- To reduce potential impacts to the spiny crayfish, robust erosion and sediment control measures should be developed for bridge construction activities near Purling Brook Creek. Focus should be placed on reducing impacts to this habitat by minimizing vegetation removal near the stream banks and implementing the ESCP to maintain high water quality
- Water quality monitoring should be undertaken before and during construction to assist with the management of potential impacts to spiny crayfish. Understanding the baseline / existing water quality characteristics of the creek will help track the effectiveness of the ESCP, identify potential problems early on, and allow for corrective actions to be taken
- Developing a Biosecurity Subplan as part of the CEMP to manage the potential introduction and spread of weeds, pathogens and fire ants during construction
- A protected plants survey should be commissioned in accordance with DETSI's Flora Survey Guidelines – Protected Plants, to locate and assess the presence of protected plant species, regulated under the NC Act (DETSI, 2025a). Survey results should be reported to DETSI and may be required to support clearing permit applications
- Utilise fauna friendly lighting and in-ground path markers to minimise light spill and disturbance for adjacent fauna habitats
- Promoting habitat connectivity for fauna through sensitive design measures such as the raised boardwalks proposed as part of the Project and incorporating fauna sensitive fencing, where

applicable

Additionally, a tree management plan (**Att H_SPA_&_PBC_TreeSurvey**) and landscape package (**Att I_SPA_&_PBC_LandscapePackage**) have been developed to promote the preservation and enhancement of the aesthetic and ecological value of the site, while also ensuring the health and safety of trees and vegetation. A tree survey plan of the development footprint and associated botanical and arboricultural data has been included in the Project (**Att H_SPA_&_PBC_TreeSurve**).

Refer to **Att A_SPA_&PBC_EAR, Chapter 10, page 53**

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

No Endangered TECs were recorded during the survey, however minor impacts are anticipated to remnant and non-remnant vegetation, which forms habitat for the species outlined in Section 7.2 of the EAR (**ATT A_SPA_&_PBC_EAR, Section 7.2, Page 31**). The iterative environmentally sensitive design process will ensure environmental impacts are limited as far as possible. Vegetation cleared to accommodate access and operations associated with the construction of the suspension bridge, revitalisation of the look-outs and upgraded walking tracks will be reinstated as part of the landscaping plan. Additionally, no threatened species under the EPBC Act are likely to be significantly impacted by the Project.

Based on the findings of the assessment, the proposed action is not expected to have a significant impact on MNES as defined under the EPBC Act. The Project footprint (2.16 ha) has been designed to avoid areas of high environmental value, with potential impacts further minimised through the implementation of comprehensive mitigation and management measures consistent with relevant guidelines. It is also in QWS&P's interest to limit the extent of disturbance, as the site's existing natural character is a key attraction for visitors. The Project will therefore be designed to blend into the surrounding landscape to ensure that these natural values are maintained and.

Any residual impacts are expected to be minor, localised, and temporary, with no measurable effect on the ecological character, population viability, or long-term conservation status of protected species, ecological communities, or World and National Heritage values. Accordingly, whilst referral to DCCEEW is merited, the proposed action should not be considered a controlled action.

Therefore, offsets have have not been considered under thew EPBC Act and EPBC Act Environmental Offsets Policy 2012,

Refer to **ATT A_SPA_&_PBC_EAR, Chapter 10, Page 53**

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.

Direct impact	Indirect impact	National heritage
Yes		Gondwana Rainforests of Australia

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

Yes

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

Springbrook National Park, as part of the Gondwana Rainforests of Australia are nationally significant for their natural heritage. They showcase key stages in Australia's natural history, including the breakup of Gondwana, ancient ecosystems, ongoing evolutionary processes, and high biodiversity. The park's well-preserved geological features, rainforest ecosystems, and species provide opportunities for scientific research into Australia's ecological and evolutionary history. The park also supports rare, threatened, and endemic plants and animals, with most habitats retained or protected from the Project's footprint. Its landscapes, including escarpments and rainforests, are widely recognised for their natural beauty, adding aesthetic value. Culturally, the park holds enduring significance for Traditional Owners, reflecting spiritual connections, stories, and historical use of the land.

The proposed action has been designed with sensitivity, largely within previously disturbed areas, ensuring that these heritage values—including ecological integrity, biodiversity, aesthetic qualities, and cultural connections—are preserved, and no significant impacts to National Heritage values are anticipated.

Refer to **Att A_SPA_&PBC_EAR, Section 8.3, page 40.**

Mitigation measures to manage the anticipated minor impacts to remnant vegetation and high value regrowth areas are described in Chapter 8 of **ATT A_SPA_&_PBC_EAR, Chapter 8, Pages 35 - 51**. Mitigation measures relate to impacts associated with the iterative design process (**ATT A_SPA_&_PBC_EAR, Section 8.1, Page 35**), World heritage properties (**ATT A_SPA_&_PBC_EAR, Section 8.2, Page 36**), World and national heritage (A**TT A_SPA_&_PBC_EAR, Section 8.3, Page 40)**, vegetation (**ATT A_SPA_&_PBC_EAR, Section 8.4, Page 44**), fauna (**ATT A_SPA_&_PBC_EAR, Section 8.5, Page 45**), biosecurity (**ATT A_SPA_&_PBC_EAR, Section 8.6, Page 49**) and the construction phase (**ATT A_SPA_&_PBC_EAR, Section 8.7, Page 49**). Overarching mitigation and management measures (**ATT A_SPA_&_PBC_EAR, Section 8.8, Page 50**) for the project are:

- Minimising the construction footprint required to the minimum practical width to retain mature trees and other vegetation where possible
- Utilising arborist (minimum Australian Qualification Framework Level 5) advice and supervision during works to ensure that trees identified for retention adjacent to works are suitably protected from damage
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- Developing a Biosecurity Subplan as part of the CEMP to manage the potential introduction and spread of weeds, pathogens and fire ants during construction

- A protected plants survey should be commissioned in accordance with DETSI's Flora Survey Guidelines – Protected Plants, to locate and assess the presence of protected plant species, regulated under the NC Act (DETSI, 2025a). Survey results should be reported to DETSI and may be required to support clearing permit applications
- Utilise fauna friendly lighting and in-ground path markers to minimise light spill and disturbance for adjacent fauna habitats
- Promoting habitat connectivity for fauna through sensitive design measures such as the raised boardwalks proposed as part of the Project and incorporating fauna sensitive fencing, where applicable

Additionally, a tree management plan (**Att H_SPA_&_PBC_TreeSurvey**) and landscape package (**Att I_SPA_&_PBC_LandscapePackage**) have been developed to promote the preservation and enhancement of the aesthetic and ecological value of the site, while also ensuring the health and safety of trees and vegetation. A tree survey plan of the development footprint and associated botanical and arboricultural data has been included in the Project (**Att H_SPA_&_PBC_TreeSurve**).

Refer to **Att A_SPA_&PBC_EAR, Chapter 10, page 53.**

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

No

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

No Endangered TECs were recorded during the survey, however minor impacts are anticipated to remnant and non-remnant vegetation, which forms habitat for the species outlined in Section 7.2 of the EAR (**ATT A_SPA_&_PBC_EAR, Section 7.2, Page 31**). The iterative environmentally sensitive design process will ensure environmental impacts are limited as far as possible. Vegetation cleared to accommodate access and operations associated with the construction of the suspension bridge, revitalisation of the look-outs and upgraded walking tracks will be reinstated as part of the landscaping plan. Additionally, no threatened species under the EPBC Act are likely to be significantly impacted by the Project.

Based on the findings of the assessment, the proposed action is not expected to have a significant impact on MNES as defined under the EPBC Act. The Project footprint (2.16 ha) has been designed to avoid areas of high environmental value, with potential impacts further minimised through the implementation of comprehensive mitigation and management measures consistent with relevant guidelines. It is also in QWS&P's interest to limit the extent of disturbance, as the site's existing natural character is a key attraction for visitors. The Project will therefore be designed to blend into the surrounding landscape to ensure that these natural values are maintained and.

Any residual impacts are expected to be minor, localised, and temporary, with no measurable effect on the ecological character, population viability, or long-term conservation status of protected species, ecological communities, or World and National Heritage values. Accordingly, whilst referral to DCCEEW is merited, the proposed action should not be considered a controlled action.

Refer to **ATT A_SPA_&_PBC_EAR, Chapter 10, Page 53.**

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

No

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

No Endangered TECs were recorded during the survey, however minor impacts are anticipated to remnant and non-remnant vegetation, which forms habitat for the species outlined in Section 7.2 of the EAR (**ATT A_SPA_&_PBC_EAR, Section 7.2, Page 31**). The iterative environmentally sensitive design process will ensure environmental impacts are limited as far as possible. Vegetation cleared to accommodate access and operations associated with the construction of the suspension bridge, revitalisation of the look-outs and upgraded walking tracks will be reinstated as part of the landscaping plan. Additionally, no threatened species under the EPBC Act are likely to be significantly impacted by the Project.

Based on the findings of the assessment, the proposed action is not expected to have a significant impact on MNES as defined under the EPBC Act. The Project footprint (2.16 ha) has been designed to avoid areas of high environmental value, with potential impacts further minimised through the implementation of comprehensive mitigation and management measures consistent with relevant guidelines. It is also in QWS&P's interest to limit the extent of disturbance, as the site's existing natural character is a key attraction for visitors. The Project will therefore be designed to blend into the surrounding landscape to ensure that these natural values are maintained and.

Any residual impacts are expected to be minor, localised, and temporary, with no measurable effect on the ecological character, population viability, or long-term conservation status of protected species, ecological communities, or World and National Heritage values. Accordingly, whilst referral to DCCEEW is merited, the proposed action should not be considered a controlled action.

Refer to **ATT A_SPA_&_PBC_EAR, Chapter 10, Page 53.**

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

Although the site is located within Springbrook National Park, much of the area near the Settlement Day Use Area is non-remnant vegetation, consistent with historical plantings associated with the management of the protected area. While some site values suggest potential habitat for MNES-listed fauna, the Project design demonstrates a considered approach that balances the need to upgrade existing QPWS&P facilities with the objective of minimising disturbance to environmental values. No TECs are present on site; however, minor impacts to remnant vegetation (RE 12.8.1 and RE 12.8.19) and high value regrowth vegetation areas are anticipated (**Refer to Figure 3 of Att B_SPA_&_PBC_Figures1-3**).

Mitigation measures to manage the anticipated minor impacts to remnant vegetation and high value regrowth areas are described in Chapter 8 of **ATT A_SPA_&_PBC_EAR, Chapter 8, Pages 35 - 51**. Mitigation measures relate to impacts associated with the iterative design process (**ATT A_SPA_&_PBC_EAR, Section 8.1, Page 35**), World heritage properties (**ATT A_SPA_&_PBC_EAR, Section 8.2, Page 36**), World and national heritage (A**TT A_SPA_&_PBC_EAR, Section 8.3, Page 40)**, vegetation (**ATT A_SPA_&_PBC_EAR, Section 8.4, Page 44**), fauna (**ATT A_SPA_&_PBC_EAR, Section 8.5, Page 45**), biosecurity (**ATT A_SPA_&_PBC_EAR, Section 8.6, Page 49**) and the construction phase (**ATT A_SPA_&_PBC_EAR, Section 8.7, Page 49**). Overarching mitigation and management measures (**ATT A_SPA_&_PBC_EAR, Section 8.8, Page 50**) for the project are:

- Minimising the construction footprint required to the minimum practical width to retain mature trees and other vegetation where possible
- Utilising arborist (minimum Australian Qualification Framework Level 5) advice and supervision during works to ensure that trees identified for retention adjacent to works are suitably protected from damage
- Clearing of animal breeding places, including hollows and nests, should be avoided as far as practical
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- Promoting habitat connectivity for fauna through sensitive design measures such as the raised boardwalks proposed as part of the Project and incorporating fauna sensitive fencing, where

applicable

Additionally, a tree management plan (**Att H_SPA_&_PBC_TreeSurvey**) and landscape package (**Att I_SPA_&_PBC_LandscapePackage**) have been developed to promote the preservation and enhancement of the aesthetic and ecological value of the site, while also ensuring the health and safety of trees and vegetation. A tree survey plan of the development footprint and associated botanical and arboricultural data has been included in the Project (**Att H_SPA_&_PBC_TreeSurve**).

Refer to **Att A_SPA_&PBC_EAR, Chapter 10, page 53.**

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

No Endangered TECs were recorded during the survey, however minor impacts are anticipated to remnant and non-remnant vegetation, which forms habitat for the species outlined in Section 7.2 of the EAR (**ATT A_SPA_&_PBC_EAR, Section 7.2, Page 31**). The iterative environmentally sensitive design process will ensure environmental impacts are limited as far as possible. Vegetation cleared to accommodate access and operations associated with the construction of the suspension bridge, revitalisation of the look-outs and upgraded walking tracks will be reinstated as part of the landscaping plan. Additionally, no threatened species under the EPBC Act are likely to be significantly impacted by the Project.

Based on the findings of the assessment, the proposed action is not expected to have a significant impact on MNES as defined under the EPBC Act. The Project footprint (2.16 ha) has been designed to avoid areas of high environmental value, with potential impacts further minimised through the implementation of comprehensive mitigation and management measures consistent with relevant guidelines. It is also in QWS&P's interest to limit the extent of disturbance, as the site's existing natural character is a key attraction for visitors. The Project will therefore be designed to blend into the surrounding landscape to ensure that these natural values are maintained and.

Any residual impacts are expected to be minor, localised, and temporary, with no measurable effect on the ecological character, population viability, or long-term conservation status of protected species, ecological communities, or World and National Heritage values. Accordingly, whilst referral to DCCEEW is merited, the proposed action should not be considered a controlled action.

Consequently, offsets are not considered as part of the Project.

Refer to **ATT A_SPA_&_PBC_EAR, Chapter 10, Page 53.**

4.1.3 Ramsar Wetland

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

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

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

Direct impact	Indirect impact	Ramsar wetland
No	No	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 Project is located approximately 35 km from the southern edge of the Moreton Bay RAMSAR site. Impacts to the RAMSAR site are not anticipated with this project because the impact area has been limited as far as possible to reduce vegetation removal and the potential for sediment to enter Purling Brook Creek and its tributary. Additionally, robust erosion and sediment control measures should be developed for bridge construction activities near Purling Brook Creek (**Att A_SPA&PBC_EAR_Section 8.7, Page 49**). Focus will be placed on reducing impacts to this habitat by minimizing vegetation removal near the stream banks and implementing the ESCP to maintain high water quality. Water quality monitoring should be undertaken before and during construction to assist with the management of potential impacts to species such as the spiny crayfish. Understanding the baseline / existing water quality characteristics of the creek will help track the effectiveness of the ESCP, identify potential problems early on, and allow for corrective actions to be taken (**Att A_SPA&PBC_EAR_Section 8.7, Page 49)**.

Consequently, impacts to the Moreton bay RAMSAR site are not anticipated. as part of the project.

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	Anthochaera phrygia	Regent Honeyeater
No	No	Argynnis hyperbius inconstans	Australian Fritillary
No	No	Arthraxon hispidus	Hairy-joint Grass
Yes	No	Assa darlingtoni	Pouched Frog
Yes	No	Atrichornis rufescens	Rufous Scrub-bird
No	No	Baloghia marmorata	Marbled Balogia, Jointed Baloghia
No	No	Bosistoa transversa	Three-leaved Bosistoa, Yellow Satinheart
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Bulbophyllum globuliforme	Miniature Moss-orchid, Hoop Pine Orchid
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo
No	No	Chalinolobus dwyeri	Large-eared Pied Bat, Large Pied Bat
No	No	Clematis fawcettii	Stream Clematis
No	No	Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)
Yes	No	Coeranoscincus reticulatus	Three-toed Snake-tooth Skink
No	No	Coleus nitidus	Nightcap Plectranthus, Silver Plectranthus
No	No	Cryptocarya foetida	Stinking Cryptocarya, Stinking Laurel
No	No	Cryptostylis hunteriana	Leafless Tongue-orchid
No	No	Cyclopsitta diophthalma coxeni	Coxen's Fig-Parrot
No	No	Cynanchum elegans	White-flowered Wax Plant
No	No	Cyperus semifertilis	

Direct impact	Indirect impact	Species	Common name
No	No	Dasyornis brachypterus	Eastern Bristlebird
No	No	Dasyurus maculatus maculatus (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	Delma torquata	Adorned Delma, Collared Delma
No	No	Diospyros mabacea	Red-fruited Ebony, Silky Persimmon, Ebony
No	No	Diploglottis campbellii	Small-leaved Tamarind
No	No	Endiandra floydii	Floyd's Walnut, Crystal Creek Walnut
No	No	Endiandra hayesii	Rusty Rose Walnut, Velvet Laurel
No	No	Erythrotriorchis radiatus	Red Goshawk
Yes	No	Euastacus maidae	Hinterland Spiny Crayfish, Hinterland Crayfish
No	No	Falco hypoleucos	Grey Falcon
No	No	Floydia praealta	Ball Nut, Possum Nut, Big Nut, Beefwood
No	No	Fontainea australis	Southern Fontainea
No	No	Furina dunmalli	Dunmall's Snake
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
Yes	No	Harrisoniascincus zia	Rainforest Cool-skink
No	No	Hicksbeachia pinnatifolia	Monkey Nut, Bopple Nut, Red Bopple, Red Bopple Nut, Red Nut, Beef Nut, Red Apple Nut, Red Boppel Nut, Ivory Silky Oak
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Lathamus discolor	Swift Parrot
No	No	Leichhardtia longiloba	Clear Milkvine
No	No	Lenwebbia sp. Main Range (P.R.Sharpe+ 4877)	
No	No	Lepidium peregrinum	Wandering Pepper-cress
No	No	Macadamia integrifolia	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak
No	No	Macadamia tetraphylla	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved

Direct impact	Indirect impact	Species	Common name
			Queensland Nut
No	No	Mixophyes balbus	Stuttering Frog, Southern Barred Frog (in Victoria)
Yes	No	Mixophyes fleayi	Fleay's Frog
Yes	No	Mixophyes iteratus	Giant Barred Frog, Southern Barred Frog
No	No	Notamacropus parma	Parma Wallaby
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Ochrosia moorei	Southern Ochrosia
No	No	Owenia cepiodora	Onionwood, Bog Onion, Onion Cedar
No	No	Ozothamnus vagans	Wollumbin Dogwood
Yes	No	Petauroides volans	Greater Glider (southern and central)
Yes	No	Petaurus australis australis	Yellow-bellied Glider (south-eastern)
No	No	Petrogale penicillata	Brush-tailed Rock-wallaby
No	No	Phaius australis	Lesser Swamp-orchid
Yes	No	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	Phyllodes imperialis smithersi	Pink Underwing Moth
No	No	Planchonella eerwah	Shiny-leaved Condoo, Black Plum, Wild Apple
Yes	No	Potorous tridactylus tridactylus	Long-nosed Potoroo (northern)
No	No	Pseudomys novaehollandiae	New Holland Mouse, Pookila
No	No	Pseudomys oralis	Hastings River Mouse, Koontoo
No	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Pterostylis bicornis	
No	No	Rhodamnia maideniana	Smooth Scrub Turpentine
Yes	No	Rhodamnia rubescens	Scrub Turpentine, Brown Malletwood
No	No	Rhodomyrtus psidioides	Native Guava
No	No	Rostratula australis	Australian Painted Snipe

Direct impact	Indirect impact	Species	Common name
No	No	Sarcochilus fitzgeraldii	Ravine Orchid
No	No	Sophora fraseri	
No	No	Stagonopleura guttata	Diamond Firetail
No	No	Symplocos baeuerlenii	Small-leaved Hazelwood, Shrubby Hazelwood
No	No	Syzygium hodgkinsoniae	Smooth-bark Rose Apple, Red Lilly Pilly
No	No	Syzygium moorei	Rose Apple, Coolamon, Robby, Durobby, Watermelon Tree, Coolamon Rose Apple
No	No	Thesium australe	Austral Toadflax, Toadflax
Yes	No	Turnix melanogaster	Black-breasted Button-quail
No	No	Vincetoxicum woollsii	
No	No	Westringia rupicola	

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Dunn's white gum (Eucalyptus dunnii) moist forest in north-east 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	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. *

The Project footprint (2.16 ha) has been designed to avoid areas of high environmental value, with potential impacts further minimised through the implementation of comprehensive mitigation and management measures consistent with relevant guidelines. It is also in QWS&P's interest to limit the extent of disturbance, as the site's existing natural character is a key attraction for visitors. The Project will therefore be designed to blend into the surrounding landscape to ensure that these natural values are maintained (**Att A_SPA&PBC_EAR_Section 10, Page 53)**.

Residual impacts are expected to be minor, localised, and temporary, with no measurable effect on the ecological character, population viability, or long-term conservation status of protected species, ecological communities, or World and National Heritage values (**Att A_SPA&PBC_EAR_Section 10, Page 53**).

Threatened ecological communities

The survey did not identify any TECs within the Study Area. No further consideration of potential impacts to TEC was required (**Att A_SPA&PBC_EAR_Section 8.4.1, Page 44**).

Impacts to EPBC Act and State Listed Threatened Flora

Rhodamnia maideniana (smooth scrub turpentine) and *Westringia rupicola* were identified during the survey but are not located within the development footprint (**Att A_SPA&PBC_EAR_Section 8.4.2, Page 44** and Figure 3 of **Att B_SPA&PBC_Figures1-3**). The Project will not have any impacts on EPBC Act threatened flora.

No further consideration of potential impacts to EPBC Act listed threatened flora was required.

Potential direct impacts relate to the loss of habitat associated with the project, in particular foraging habitat for the species discussed below (**ATT A_SPA_&_PBC_EAR, Section 7, Page 31).** The overarching mitigation and management measures are presented in Section 8.7 of the EAR (**ATT A_SPA_&_PBC_EAR, Section 8.8, Page 50**).

Koala (*Phascolarctos cinereus*)

We believe the potential direct impact does not constitute a Significant Impact on Koala.

Impacts to Koala are associated with the removal of up to 180 locally important koala trees, ancillary habitat trees and foraging resources such as *Eucalyptus carnea* (Broad-leaved White Mahogany) and *Eucalyptus andrewsii* subsp. *campanulata* (New England Blackbutt)) within the disturbance footprint. There is also the potential for Koala movement to be restricted with the loss of some shrub layer connectivity, particularly near the day use area (**ATT A_SPA_&_PBC_EAR, Section 7.2.1, Page 32**).

Overall, the extent of removal is not expected to significantly reduce habitat availability within Springbrook National Park, given the proposal is a contemporised continuation of an existing land use as well as the abundance of similar habitat in the broader area.

Greater Glider (*Petauroides volans*)

We believe the potential direct impact does not constitute a Significant Impact on Greater Glider.

While few hollow bearing trees were identified in the survey area, there is the potential for loss of foraging trees within the disturbance footprint. This includes a large hollow-bearing *Eucalyptus campanulata* near the proposed bridge. This potential reduction in availability of tree hollows may limit denning opportunities but is not considered to be a significant impact given the amount of suitable habitat to be retained within the remaining land holdings of Springbrook National Park (**ATT A_SPA_&_PBC_EAR, Section 7.2.1, Page 32**).

Yellow-bellied Glider (*Petaurus australis*)

We believe the potential direct impact does not constitute a Significant Impact on Yellow-bellied Glider.

While few hollow bearing trees were identified in the survey area, there is the potential for loss of foraging trees within the disturbance footprint. This includes a large hollow-bearing *Eucalyptus campanulata* near the proposed bridge. This potential reduction in availability of tree hollows may limit denning opportunities but is not considered to be a significant impact given the amount of suitable habitat to be retained within the remaining land holdings of Springbrook National Park (**ATT A_SPA_&_PBC_EAR, Section 7.2.1, Page 32**).

Long-nosed Potoroo (*Potorous tridactylus*)

We believe the potential direct impact does not constitute a Significant Impact on Long-nosed Potoroo.

Impacts to this species across the disturbance footprint includes the loss of low to moderate quality habitat, local foraging opportunities (*Rubus probus* patches) and increased exposure to predators due to an existing sparse understorey. Moderate quality habitat was identified near the bridge site will also be affected (**ATT A_SPA_&_PBC_EAR, Section 7.2.2, Page 32**).

This potential reduction in availability of potential foraging habitat is not considered to be a significant impact given the amount of suitable habitat to be retained within the remaining land holdings of Springbrook National Park (**ATT A_SPA_&_PBC_EAR, Section 7.2.1, Page 32**).

Rufous Scrub-bird (*Atrichornis rufescens*)

We believe the potential direct impact does not constitute a Significant Impact on Rufous Scrub-bird.

Impacts to this species are associated with the potential loss of some foraging resources in litter-rich patches, especially in Vegetation Community 3. However, this impact is not considered to be significant because the impact area provides marginal habitat only (**ATT A_SPA_&_PBC_EAR, Section 7.2.3, Page 33**).

Pouched Frog (*Assa darlingtoni*)

We believe the potential direct impact does not constitute a Significant Impact on Pouched Frog.

Impacts to this species may include the disturbance of breeding habitat where damp leaf litter layers are removed or compacted, potentially reducing suitable conditions for reproduction. Additionally, impacts are expected to involve a localised reduction in sheltering microhabitats, although this is likely to be minor given that extensive areas of intact leaf litter persist nearby, maintaining overall habitat availability (**ATT A_SPA_&_PBC_EAR, Section 7.2.4, Page 33**).

Fleay's Barred Frog (*Mixophyes fleayi*)

We believe the potential direct impact does not constitute a Significant Impact on Fleay's Barred Frog.

Impacts to this species may arise from disturbance to habitat near Purling Brook Creek during construction of bridge footings. This could affect breeding areas in the immediate vicinity and temporary reductions in water quality due to sedimentation could influence breeding sites. However, suitable habitat is expected to remain available both upstream and downstream of the works area (**ATT A_SPA_&_PBC_EAR, Section 7.2.4, Page 33**).

Three-toed Snake-tooth Skink (*Coeranoscincus reticulatus*)

We believe the potential direct impact does not constitute a Significant Impact on Three-toed Snake-tooth Skink.

Impacts to this species are expected to include the loss of low to moderate quality habitat, although the absence of rocks and logs, essential for basking and shelter, already limits the suitability of the impact area for the species (**ATT A_SPA_&_PBC_EAR, Section 7.2.4, Page 33**).

Rainforest Cool-skink (*Techmarscincus jigurru*)

We believe the potential direct impact does not constitute a Significant Impact on Rainforest Cool-skink.

Impacts to this species may involve some loss of shelter within leaf litter layers; however overall habitat suitability is already constrained by the absence of key microhabitat features such as rocks and logs (**ATT A_SPA_&_PBC_EAR, Section 7.2.4, Page 33**).

Hinterland Spiny Crayfish (*Euastacus sulcatus*)

We believe the potential direct impact does not constitute a Significant Impact on Hinterland Spiny Crayfish.

The hinterland spiny crayfish is found exclusively in the Gold Coast Hinterland, inhabiting upstream ephemeral waterways while avoiding open fast flowing sections of creeks and rivers. This species burrows amongst rocks and gravel, often in areas with minimal surface water. High quality shelter and foraging habitat for the crayfish was identified in the non-perennial tributary of Purling Brook Creek which was described as a high-altitude rainforest stream characterised by low turbidity and rocky habitat (**ATT A_SPA_&_PBC_EAR, Section 7.2.5, Page 33)**.

Without mitigation, high quality habitat for the crayfish could be affected by the construction of the footings of the bridge spanning Purling Brook Creek. The detailed assessment of potential impacts and mitigation measures is in **Section 8 of the EAR (ATT A_SPA_&_PBC_EAR, Section 8.7, Page 46**).

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. *

Although the site is located within Springbrook National Park, much of the area near the Settlement Day Use Area is non-remnant vegetation, consistent with historical plantings associated with the management of the protected area. While some site values suggest potential habitat for MNES-listed fauna, the Project design demonstrates a considered approach that balances the need to upgrade existing QPWS&P facilities with the objective of minimising disturbance to environmental values. No TECs are present on site; however, minor impacts to remnant vegetation (RE 12.8.1 and RE 12.8.19) and high value regrowth vegetation areas are anticipated (**Refer to Figure 3 of Att B_SPA_&_PBC_Figures1-3**).

Mitigation measures to manage the anticipated minor impacts to remnant vegetation and high value regrowth areas are described in Chapter 8 of **ATT A_SPA_&_PBC_EAR, Section 8, Pages 35 - 51**. Mitigation measures relate to impacts associated with the iterative design process (**ATT A_SPA_&_PBC_EAR, Section 8.1, Page 35**), World heritage properties (**ATT A_SPA_&_PBC_EAR, Section 8.2, Page 36**), World and National heritage (**ATT A_SPA_&_PBC_EAR, Section 8.3, Page 40**) , vegetation (**ATT A_SPA_&_PBC_EAR, Section 8.4, Page 44**), fauna (**ATT A_SPA_&_PBC_EAR, Section 8.5, Page 44**), biosecurity (**ATT A_SPA_&_PBC_EAR, Section 8.6, Page 49**) and the construction phase (**ATT A_SPA_&_PBC_EAR, Section 8.7, Page 49**). Overarching mitigation and management measures (**ATT A_SPA_&_PBC_EAR, Section 8.8, Page 50**) for the project are:

- Minimising the construction footprint required to the minimum practical width to retain mature trees and other vegetation where possible
- Utilising arborist (minimum Australian Qualification Framework Level 5) advice and supervision during works to ensure that trees identified for retention adjacent to works are suitably protected from damage
- Clearing of animal breeding places, including hollows and nests, should be avoided as far as practical
- Development of an SMP for the Project
- Any potential animal breeding places shall be checked by a Fauna Spotter Catcher prior to clearing to assess animal breeding. Should evidence of animal breeding be identified either:
    - No clearing shall be undertaken of the animal breeding place until the breeding has ceased, and the animal (and offspring) vacate the breeding place, or
    - Activities are undertaken in accordance with an approved Species Management Program for tampering with an animal breeding place should development include clearing of animal breeding place
- Minimising ground disturbance and implementing the ESCP
- To reduce potential impacts to the spiny crayfish, robust erosion and sediment control measures should be developed for bridge construction activities near Purling Brook Creek. Focus should be placed on reducing impacts to this habitat by minimizing vegetation removal near the stream banks and implementing the ESCP to maintain high water quality
- Water quality monitoring should be undertaken before and during construction to assist with the management of potential impacts to spiny crayfish. Understanding the baseline / existing water quality characteristics of the creek will help track the effectiveness of the ESCP, identify potential problems early on, and allow for corrective actions to be taken
- Developing a Biosecurity Subplan as part of the CEMP to manage the potential introduction and spread of weeds, pathogens and fire ants during construction
- A protected plants survey should be commissioned in accordance with DETSI's Flora Survey Guidelines – Protected Plants, to locate and assess the presence of protected plant species, regulated under the NC Act (DETSI, 2025a). Survey results should be reported to DETSI and may be required to support clearing permit applications
- Utilise fauna friendly lighting and in-ground path markers to minimise light spill and disturbance for adjacent fauna habitats
- Promoting habitat connectivity for fauna through sensitive design measures such as the raised boardwalks proposed as part of the Project and incorporating fauna sensitive fencing, where

applicable

Additionally, a tree management plan (**Att H_SPA_&_PBC_TreeSurvey**) and landscape package (**Att I_SPA_&_PBC_LandscapePackage**) have been developed to promote the preservation and enhancement of the aesthetic and ecological value of the site, while also ensuring the health and safety of trees and vegetation. A tree survey plan of the development footprint and associated botanical and arboricultural data has been included in the Project (**Att H_SPA_&_PBC_TreeSurve**).

Refer to **Att A_SPA_&PBC_EAR, Chapter 10, page 53.**

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. *

This Report was produced to provide an assessment of the Project regarding design and relevant statutory instruments. To produce this document a field survey was completed in addition to desktop surveys to outline the environmental values within the site that have the potential to trigger any environmental legislative approvals in at a Commonwealth, State and local level. In addition to field survey an iterative design optioneering process has been undertaken since 2020, to refine the design of Project infrastructure to ensure that as many MNES and MSES were avoided and where impacts to these matters of environmental significance could not be avoided impacts were minimised and/or mitigated.

No Endangered TECs were recorded during the survey, however minor impacts are anticipated to remnant and non-remnant vegetation, which forms habitat for the species outlined in Section 7.2 of the EAR (**ATT A_SPA_&_PBC_EAR, Section 7.2, Page 31**). The iterative environmentally sensitive design process will ensure environmental impacts are limited as far as possible. Vegetation cleared to accommodate access and operations associated with the construction of the suspension bridge, revitalisation of the look-outs and upgraded walking tracks will be reinstated as part of the landscaping plan. Additionally, no threatened species under the EPBC Act are likely to be significantly impacted by the Project.

Based on the findings of the assessment, the proposed action is not expected to have a significant impact on MNES as defined under the EPBC Act. The Project footprint (2.16 ha) has been designed to avoid areas of high environmental value, with potential impacts further minimised through the implementation of comprehensive mitigation and management measures consistent with relevant guidelines. It is also in QWS&P's interest to limit the extent of disturbance, as the site's existing natural character is a key attraction for visitors. The Project will therefore be designed to blend into the surrounding landscape to ensure that these natural values are maintained and.

Any residual impacts are expected to be minor, localised, and temporary, with no measurable effect on the ecological character, population viability, or long-term conservation status of protected species, ecological communities, or World and National Heritage values. Accordingly, whilst referral to DCCEEW is merited, the proposed action should not be considered a controlled action.

Refer to **ATT A_SPA_&_PBC_EAR, Section 10, Page 53**.

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. *

Although the site is located within Springbrook National Park, much of the area near the Settlement Day Use Area is non-remnant vegetation, consistent with historical plantings associated with the management of the protected area. While some site values suggest potential habitat for MNES-listed fauna, the Project design demonstrates a considered approach that balances the need to upgrade existing QPWS&P facilities with the objective of minimising disturbance to environmental values. No TECs are present on site; however, minor impacts to remnant vegetation (RE 12.8.1 and RE 12.8.19) and high value regrowth vegetation areas are anticipated (**Refer to Figure 3 of Att B_SPA_&_PBC_Figures1-3**).

Mitigation measures to manage the anticipated minor impacts to remnant vegetation and high value regrowth areas are described in Chapter 8 of **ATT A_SPA_&_PBC_EAR, Section 8, Pages 35 - 51**. Mitigation measures relate to impacts associated with the iterative design process (**ATT A_SPA_&_PBC_EAR, Section 8.1, Page 35**), World heritage properties (**ATT A_SPA_&_PBC_EAR, Section 8.2, Page 36**), World and National heritage (**ATT A_SPA_&_PBC_EAR, Section 8.3, Page 40**) , vegetation (**ATT A_SPA_&_PBC_EAR, Section 8.4, Page 44**), fauna (**ATT A_SPA_&_PBC_EAR, Section 8.5, Page 44**), biosecurity (**ATT A_SPA_&_PBC_EAR, Section 8.6, Page 49**) and the construction phase (**ATT A_SPA_&_PBC_EAR, Section 8.7, Page 49**). Overarching mitigation and management measures (**ATT A_SPA_&_PBC_EAR, Section 8.8, Page 50**) for the project are:

- Minimising the construction footprint required to the minimum practical width to retain mature trees and other vegetation where possible
- Utilising arborist (minimum Australian Qualification Framework Level 5) advice and supervision during works to ensure that trees identified for retention adjacent to works are suitably protected from damage
- Clearing of animal breeding places, including hollows and nests, should be avoided as far as practical
- Development of an SMP for the Project
- Any potential animal breeding places shall be checked by a Fauna Spotter Catcher prior to clearing to assess animal breeding. Should evidence of animal breeding be identified either:
    - No clearing shall be undertaken of the animal breeding place until the breeding has ceased, and the animal (and offspring) vacate the breeding place, or
    - Activities are undertaken in accordance with an approved Species Management Program for tampering with an animal breeding place should development include clearing of animal breeding place
- Minimising ground disturbance and implementing the ESCP
- To reduce potential impacts to the spiny crayfish, robust erosion and sediment control measures should be developed for bridge construction activities near Purling Brook Creek. Focus should be placed on reducing impacts to this habitat by minimizing vegetation removal near the stream banks and implementing the ESCP to maintain high water quality
- Water quality monitoring should be undertaken before and during construction to assist with the management of potential impacts to spiny crayfish. Understanding the baseline / existing water quality characteristics of the creek will help track the effectiveness of the ESCP, identify potential problems early on, and allow for corrective actions to be taken
- Developing a Biosecurity Subplan as part of the CEMP to manage the potential introduction and spread of weeds, pathogens and fire ants during construction
- A protected plants survey should be commissioned in accordance with DETSI's Flora Survey Guidelines – Protected Plants, to locate and assess the presence of protected plant species, regulated under the NC Act (DETSI, 2025a). Survey results should be reported to DETSI and may be required to support clearing permit applications
- Utilise fauna friendly lighting and in-ground path markers to minimise light spill and disturbance for adjacent fauna habitats
- Promoting habitat connectivity for fauna through sensitive design measures such as the raised boardwalks proposed as part of the Project and incorporating fauna sensitive fencing, where

applicable

Additionally, a tree management plan (**Att H_SPA_&_PBC_TreeSurvey**) and landscape package (**Att I_SPA_&_PBC_LandscapePackage**) have been developed to promote the preservation and enhancement of the aesthetic and ecological value of the site, while also ensuring the health and safety of trees and vegetation. A tree survey plan of the development footprint and associated botanical and arboricultural data has been included in the Project (**Att H_SPA_&_PBC_TreeSurve**).

Refer to **Att A_SPA_&PBC_EAR, Chapter 10, page 53.**

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

No Endangered TECs were recorded during the survey, however minor impacts are anticipated to remnant and non-remnant vegetation, which forms habitat for the species outlined in Section 7.2 of the EAR (**ATT A_SPA_&_PBC_EAR, Section 7.2, Page 31**). The iterative environmentally sensitive design process will ensure environmental impacts are limited as far as possible. Vegetation cleared to accommodate access and operations associated with the construction of the suspension bridge, revitalisation of the look-outs and upgraded walking tracks will be reinstated as part of the landscaping plan. Additionally, no threatened species under the EPBC Act are likely to be significantly impacted by the Project.

Based on the findings of the assessment, the proposed action is not expected to have a significant impact on MNES as defined under the EPBC Act. The Project footprint (2.16 ha) has been designed to avoid areas of high environmental value, with potential impacts further minimised through the implementation of comprehensive mitigation and management measures consistent with relevant guidelines. It is also in QWS&P's interest to limit the extent of disturbance, as the site's existing natural character is a key attraction for visitors. The Project will therefore be designed to blend into the surrounding landscape to ensure that these natural values are maintained and.

Any residual impacts are expected to be minor, localised, and temporary, with no measurable effect on the ecological character, population viability, or long-term conservation status of protected species, ecological communities, or World and National Heritage values. Accordingly, whilst referral to DCCEEW is merited, the proposed action should not be considered a controlled action. Consequently, offsets have not been considered as part of this Project.

Refer to **ATT A_SPA_&_PBC_EAR, Section 10, Page 53**.

4.1.5 Migratory Species

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

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

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

Direct impact	Indirect impact	Species	Common name
No	No	Actitis hypoleucos	Common Sandpiper
No	No	Apus pacificus	Fork-tailed Swift
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calidris melanotos	Pectoral Sandpiper
No	No	Cuculus optatus	Oriental Cuckoo, Horsfield's Cuckoo
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Motacilla flava	Yellow Wagtail
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pandion haliaetus	Osprey

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. *

Fauna surveys conducted on Site have assessed the likelihood of threatened species occurring on, or proximal to the Site in conjunction with desktop reviews of sightings (**Att A_SPA&PBC_EAR_Section 4.2, Page 23**). No migratory species are considered likely to occur in proximity to the site.

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. *

There are no Nuclear facilities proximal to the Site and the action is not for Nuclear facilities.

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. *

There are no Commonwealth Marine Areas proximal to the 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. *

There is no Great Barrier Reef area proximal to the Site.

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. *

There are no water resource in relation to large coal mining development or coal seam gas proximal to the Site and the proposed action will not require water from this water resource.

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. *

Springbrook National Park is not Commonwealth (federal) land; it is a protected national park in Queensland, Australia, managed by the Queensland Government. It is part of the Gondwana Rainforests of Australia World Heritage Area, which is managed through a partnership between the Australian, New South Wales, and Queensland governments.

4.1.11 Commonwealth Heritage Places Overseas

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

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

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

—

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

No

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

The proposed action is not located on, or proximal to, Commonwealth Heritage Places Overseas.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

None

Conclusion on the likelihood of unlikely significant impacts

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

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

4.3 Alternatives

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

No

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

Iterative design process

An iterative design process has underpinned the development of construction of the bridge, upgrade of the Settlement Picnic Area and Purling Brook causeway, look-outs and walking track (**Att A_SPA&PBC_EAR_Section 8.1, Page 35**). The design process has undergone a collaborative evolution informed by on-going accumulation of desktop and site based data/results coupled with multidisciplinary advice on design requirements. Focus has been placed on balancing infrastructure requirements and environmental values. This iterative process of informing design has occurred through: :

1. Desktop assessments
2. Site based surveys
3. Review and workshop of site based survey results
4. Review and testing of various designs and cost benefit analysis
5. Review of design options with the ultimate client, and
6. Refinement of design options.

Refinement of design options

Since 2020, the Settlement Picnic Area, Purling Brook causeway, lookouts, and walking track upgrades have been refined with a focus on minimising disturbance to the surrounding Gondwana Rainforests WHA. The design process aligns with QPWS&P principles of minimising ecological and visual impacts and applying a low-impact approach (**Att A_SPA&PBC_EAR_Section 2.1, Page 8**).

Key project elements and approaches:

- Lookouts: Reuse of existing platforms; elevated structures with minimal footprint; pier footings to reduce ground disturbance; low seating/retaining walls to protect vegetation.
- Visitor Hub & Amenities: Sited to avoid trees, minimise earthworks, and integrate revegetation; open, organic roof structure; passive irrigation via roof runoff; native/endemic planting palette.
- Walking Tracks: Alignment follows existing tracks and contours; minimal widening (550 mm) for accessibility; elevated boardwalk above existing track to protect roots and reduce earthworks.
- Causeway Bridge: Alignment selected to minimise clearing; single-span 40 m suspension bridge elevated 7–8 m above creek, above Q500 flood levels, reducing works in the waterway.
- Carparking: Utilises existing cleared area; integrates replanting and tree retention; landscaped with native planting and swales for passive irrigation; screened from Carricks Road.
- Carricks Road Upgrades: Minor widening and grading to accommodate increased visitation, designed to limit disturbance within the road corridor.
- Planting Palette: Focus on biodiversity, use of endemic species, and reintroducing native vegetation into the disturbed Settlement Day Use Area.

Refer to Section 2.1 and Section 8.1 of **Att A_SPA&PBC_EAR.**

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	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	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Link	Biosecurity Act 2014 https://www.legislation.qld.gov.au/view/html/inf..			High
#3.	Link	Environment Protection and Biodiversity Conservation Act 1999 https://www.legislation.gov.au/C2004A00485/lates..			High
#4.	Link	Koala legislation and policy https://environment.qld.gov.au/wildlife/animals/..			High
#5.	Link	Nature Conservation (Koala) Conservation Plan 2017 https://www.legislation.qld.gov.au/view/html/inf..			High
#6.	Link	Nature Conservation Act 1992 https://www.legislation.qld.gov.au/view/html/inf..			High
#7.	Link	Planning Act 2016 https://www.legislation.qld.gov.au/view/html/inf..			High
#8.	Link	Planning our city https://www.goldcoast.qld.gov.au/Planning-buildi..			High
#9.	Link	Planning Regulation 2017 https://www.legislation.qld.gov.au/view/html/inf..			High
#10.	Link	State Planning Policy https://www.planning.qld.gov.au/planning-framewo..			High

1.3.2.17 (Person proposing to take the action) Proposer's history of responsible environmental management

Type	Name	Date	Sensitivity	Confidence
#1.	Link	Values-Based Management Framework https://parks.qld.gov.au/management/plans-strate..		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	Nature Conservation Act 1992 https://www.legislation.qld.gov.au/view/html/inf..			High
#2.	Link	Queensland's Protected Area Strategy 2020–2030 https://parks.qld.gov.au/management/plans-strate..			High

2.2.5 Tenure of the action area relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High
#3.	Link	Springbrook plateau site upgrades project 2025–28 https://parks.qld.gov.au/parks/springbrook/about..			High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Springbrook National Park https://parks.qld.gov.au/parks/springbrook/about..			High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att C_SPA&PBC_Referral2014-7290.pdf EPBC Referral for the Purling Brook Falls suspension bridge project	26/08/2014	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High
#3.	Document	Att D_SPA&PBC_PMST.pdf PMST search tool results	27/04/2025	No	High
#4.	Document	Att E_SPA&PBC_MSES_&_Wildnet.pdf MSES Report and WildNet search results	14/08/2025	No	High
#5.	Document	Att F_SPA_&_PBC_VMPR.pdf Vegetation Management Property Report	21/04/2025	No	High
#6.	Link	Environment Protection and Biodiversity Conservation Act 1999 https://www.legislation.gov.au/C2004A00485/asmad..			High
#7.	Link	Nature Conservation Act 1992 https://www.legislation.qld.gov.au/view/html/inf..			High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025		High
#3.	Document				

Att G_SPA_&_PBC_SurveyResults.pdf Site survey results	08/09/2025	No	High	

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Link	World Heritage places - Gondwana Rainforests of Australia https://www.dcceew.gov.au/parks-heritage/heritag..			High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Gondwana Rainforests of Australia World Heritage Area (Queensland Section) https://environment.qld.gov.au/management/world-..			High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High

4.1.1.2 (World Heritage) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High
#3.	Document	Att H_SPA_&_PBC_TreeSurvey.pdf Arboricultural Impact Assessment	30/06/2025	No	High
#4.	Document	Att I_SPA_&_PBC_LandscapePackage.pdf Landscape package	24/07/2025	No	High

4.1.1.6 (World Heritage) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence

#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High

4.1.1.9 (World Heritage) Why you do not think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High

4.1.1.10 (World Heritage) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High
#3.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High
#4.	Document	Att H_SPA_&_PBC_TreeSurvey.pdf Arboricultural Impact Assessment	30/06/2025	No	High
#5.	Document	Att I_SPA_&_PBC_LandscapePackage.pdf Landscape package	24/07/2025	No	High

4.1.1.11 (World Heritage) Proposed offsets relevant to avoidance or mitigation measures

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Link	Environment Protection and Biodiversity Conservation Act 1999 https://www.legislation.gov.au/C2004A00485/asmad..			High
#3.	Link	EPBC Act environmental offsets policy https://www.dcceew.gov.au/environment/epbc/publi..			High

4.1.2.2 (National Heritage) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High

#3.	Document	Att H_SPA_&_PBC_TreeSurvey.pdf Arboricultural Impact Assessment	30/06/2025	No	High
#4.	Document	Att I_SPA_&_PBC_LandscapePackage.pdf Landscape package	24/07/2025	No	High

4.1.2.6 (National Heritage) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High

4.1.2.9 (National Heritage) Why you do not think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High

4.1.2.10 (National Heritage) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High
#3.	Document	Att H_SPA_&_PBC_TreeSurvey.pdf Arboricultural Impact Assessment	30/06/2025	No	High
#4.	Document	Att I_SPA_&_PBC_LandscapePackage.pdf Landscape package	24/07/2025	No	High

4.1.2.11 (National Heritage) Proposed offsets relevant to avoidance or mitigation measures

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High

4.1.3.3 (Ramsar Wetland) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	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 A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High
#3.	Document	Att H_SPA_&_PBC_TreeSurvey.pdf Arboricultural Impact Assessment	30/06/2025	No	High
#4.	Document	Att I_SPA_&_PBC_LandscapePackage.pdf Landscape package	24/07/2025	No	High

4.1.4.3 (Threatened Species and Ecological Communities) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA&PBC_EAR.pdf Ecological Assessment Report	08/09/2025	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 A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High
#3.	Document	Att H_SPA_&_PBC_TreeSurvey.pdf Arboricultural Impact Assessment	30/06/2025	No	High
#4.	Document	Att I_SPA_&_PBC_LandscapePackage.pdf Landscape package	24/07/2025	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 A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High
#3.	Document	Att H_SPA_&_PBC_TreeSurvey.pdf Arboricultural Impact Assessment	30/06/2025	No	High
#4.	Document	Att I_SPA_&_PBC_LandscapePackage.pdf Landscape package	24/07/2025	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 A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High
#2.	Document	Att B_SPA&PBC_Figures1-3.pdf Figures 1 - 3, included in the EAR	08/09/2025	No	High
#3.	Document	Att H_SPA_&_PBC_TreeSurvey.pdf Arboricultural Impact Assessment	30/06/2025	No	High
#4.	Document	Att I_SPA_&_PBC_LandscapePackage.pdf Landscape package	24/07/2025	No	High

4.1.4.11 (Threatened Species and Ecological Communities) Proposed offsets relevant to avoidance or mitigation measures

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	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 A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High

4.3.8 Why alternatives for your proposed action were not possible

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A_SPA_&_PBC_EAR.pdf Ecological Assessment Report	29/09/2025	No	High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	31195566910
Organisation name	The Trustee for 28 South Environmental Trust
Organisation address	4151 QLD
Representative's name	Mitch Taylor
Representative's job title	Director
Phone	0488 204 523
Email	EPBC@28south.com.au
Address	Level 2, Cameron House, , Fortitude Valley, QLD, 4006

☑ 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, **Mitch Taylor of The Trustee for 28 South Environmental Trust**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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	46640294485
Organisation name	DEPARTMENT OF THE ENVIRONMENT, TOURISM, SCIENCE AND INNOVATION
Organisation address	4000 QLD
Representative's name	Phillip Maizey

Representative's job title	Senior Project Officer
Phone	0435792516
Email	Phillip.Maizey@detsi.qld.gov.au
Address	Level 5, 400 George Street, Brisbane, Queensland

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

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

☑ I, **Phillip Maizey of DEPARTMENT OF THE ENVIRONMENT, TOURISM, SCIENCE AND INNOVATION**, 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, **Phillip Maizey of DEPARTMENT OF THE ENVIRONMENT, TOURISM, SCIENCE AND INNOVATION**, 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.