

Residential Development Park Ridge QLD

Application Number: 03531

Commencement Date:
08/07/2026

Status: Locked

1. About the project

1.1 Project details

1.1.1 Project title *

Residential Development Park Ridge QLD

1.1.2 Project industry type *

Residential Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/10/2026

1.1.4 Estimated end date *

31/12/2030

1.2 Proposed Action details

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

Arcene Communities No. 1 Pty Ltd ('the Proponent') is proposing a residential development including residential allotments, internal roads, and detention/drainage areas and environmental open space area on freehold land located at 126-130 Park Ridge Road, Park Ridge, Queensland described as Lot 4 on RP868515. The proposed action sits adjacent to several other current and future residential developments that will cater for the increasing housing demands in South-East Queensland (SEQ). The referral area is zoned for 'Mixed Use' and 'Environmental Management & conservation' under the Logan City Council Planning Scheme. The total referral area is 5.65 ha and the proposed development footprint is 4.58 hectares most of which is Locally mapped Primary Vegetation Management Area and State mapped Koala Habitat Area. The land is a vacant patch of vegetation surrounded by roads and current and future residential developments.

The referral area is located within the north-western portion of the suburb of Park Ridge approximately 10 kilometres (km) north-west of Logan Village and 1.3 km east of the Mount Lindesay Highway. The site is bound by Park Ridge Road to the south and bordered on the eastern and western boundaries by current and future approved residential development. To the north of the site is retained vegetation adjacent to an unnamed tributary of Scrubby Creek within a Logan City Council mapped biodiversity corridor.

Activities necessary to deliver this project include vegetation clearing, construction of residential dwellings and associated roads, pathways, and infrastructure including for stormwater and drainage, and ongoing standard maintenance of the associated roads, pathways, and infrastructure. Clearing of vegetation involves a total of 4.58 ha .

The proposed disturbance activities required to undertake the proposed action will run through stages including preliminary works, the broad-scale clearing of vegetation, earthworks and construction to deliver the development site and then operational impacts. Preliminary works include site assessment and survey, geotechnical testing and preparation of the site, such as the installation of construction fencing. These works are not considered likely to have a significant impact but will involve limited vegetation and ground disturbance relative to the existing disturbed site conditions. Site clearing is likely to be undertaken sequentially and aligned with approval conditions that reflect State legislative requirements, including daily clearing limits and fauna controls specified under the State Nature Conservation Act. Site clearing will directly impact on vegetative values that provide habitat for native fauna, noting risks to fauna will be mitigated under fauna management controls. Earthworks and construction will introduce potential impacts, such as increased human presence, light and noise disturbance, dust, weed and pathogen contamination, vehicular movements and risk of fauna strike, barriers to dispersal and hydrological changes, and these can be effectively mitigated with standard operating procedures and best practice methodologies as conditioned by the State and Council. Operational impacts include increased risk of vehicle strike, domestic animals that may be threats to native species, barriers to dispersal, light and noise disturbance, weed and pathogen contamination and increased human presence. Through detailed design and the implementation of best practice operating procedures, implementing approval conditions and legislative controls required in urbanised environments, these impacts relative to vegetation clearing are considered likely to be effectively mitigated.

Site context, the referral area, and the proposed development layout are shown on *Att 1 MNES Report, Figures 1, 2, and 3*, respectively.

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 proposed action is being referred under the *Environmental Protection and Biodiversity Conservation Act 1999* for potential impacts to Matters of National Environmental Significance. Refer to *Att 1 MNES Report Section 4.1.1*.

Att 1 MNES Report, Section 4.1.2, pp 24-25 and Section 4.1.3, pp25-29 provide the details of the relevant legislation that applies to the referral area that at the State level includes the Queensland *Planning Regulation 2017*, *Vegetation Management Act 1999*, and *Nature Conservation Act 1992*. At the Local level, the referral area is located within the Logan City Council Local Government Area.

Under Queensland *Planning Regulation 2017* (PR) legislation, the referral area is predominantly mapped with core Koala Habitat Area (KHA) outside of a Koala Priority Area (KPA).

Under the State *Vegetation Management Act 1999*, the referral area is predominantly mapped as Category B (remnant), with some Category X (non-remnant) vegetation in the southern portion and a few very small regions of Category C (high-value regrowth) in the northern portion. The referral area is mapped as predominantly Category B (remnant) 'Least Concern' RE12.9-10.4 with some regions of Category B (remnant) and Category C (high-value regrowth) 'Endangered' RE12.9-10.12 and a small region of composite 'Endangered' RE12.9-10.4/12.9-10.12/12.9-10.17c/12.5.3a associated with Category C (high-value regrowth).

Under the *Nature Conservation Act 1992* (NCA) Protected Plants Flora Trigger Survey Map, the referral area is wholly outside of the 'High Risk' area for protected plants.

The Proponent will ensure that any development obligations pursuant to the provisions of the *Aboriginal Cultural Heritage Act 2003* and the *Planning Act 2016* are complied with in respect to the proposed development.

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. *

A 30 day public notification period occurred in accordance with State regulations.

Public notification will be required under this EPBC Act referral.

1.3.1 Identity: Referring party

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

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

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	24144972949
Organisation name	Saunders Havill Group Pty Ltd
Organisation address	9 Thompson Street Bowen Hills 4006 QLD

Referring party details

Name	Andrew Davies
Job title	Principal Environmental Scientist
Phone	07 3251 9455
Email	andrewdavies@saundershavill.com
Address	9 Thompson Street Bowen Hills 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 696010625

Organisation name Arcene Communities No. 1 Pty Ltd

Organisation address 60 Belvedere Crescent Sunnybank Hills QLD 4109

Person proposing to take the action details

Name Chiu-Chuan Wang

Job title Owner

Phone 0412 719 365

Email claire727@hotmail.com

Address 60 Belvedere Crescent Sunnybank Hills QLD 4109

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. *

Arcene Communities No. 1 Pty Ltd has not received or delivered on an EPBC approval before. They do not have any current proceedings under Commonwealth, State or territory law for the protection of the environment or the conservation and sustainable use of natural resources.

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

Arcene Communities No.1 Pty Ltd is newly formed and as such has not received or delivered on an EPBC approval before. No environmental policy and planning framework currently exists for the business.

The proponent is committed to delivering the project as per best practice environmental requirements and existing approval requirements.

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	696010625
Organisation name	Arcene Communities No. 1 Pty Ltd
Organisation address	60 Belvedere Crescent Sunnybank Hills QLD 4109

Proposed designated proponent details

Name	Chiu-Chuan Wang
Job title	Owner
Phone	0412 719 365
Email	claire727@hotmail.com
Address	60 Belvedere Crescent Sunnybank Hills QLD 4109

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	24144972949
Organisation name	Saunders Havill Group Pty Ltd
Organisation address	9 Thompson Street Bowen Hills 4006 QLD
Representative's name	Andrew Davies
Representative's job title	Principal Environmental Scientist
Phone	07 3251 9455
Email	andrewdavies@saundershavill.com
Address	9 Thompson Street Bowen Hills 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	696010625
Organisation name	Arcene Communities No. 1 Pty Ltd
Organisation address	60 Belvedere Crescent Sunnybank Hills QLD 4109
Representative's name	Chiu-Chuan Wang
Representative's job title	Owner
Phone	0412 719 365
Email	claire727@hotmail.com
Address	60 Belvedere Crescent Sunnybank Hills QLD 4109

✔ Confirmed Proposed designated proponent's identity

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

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

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

No

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

No

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

No

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

No

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

No

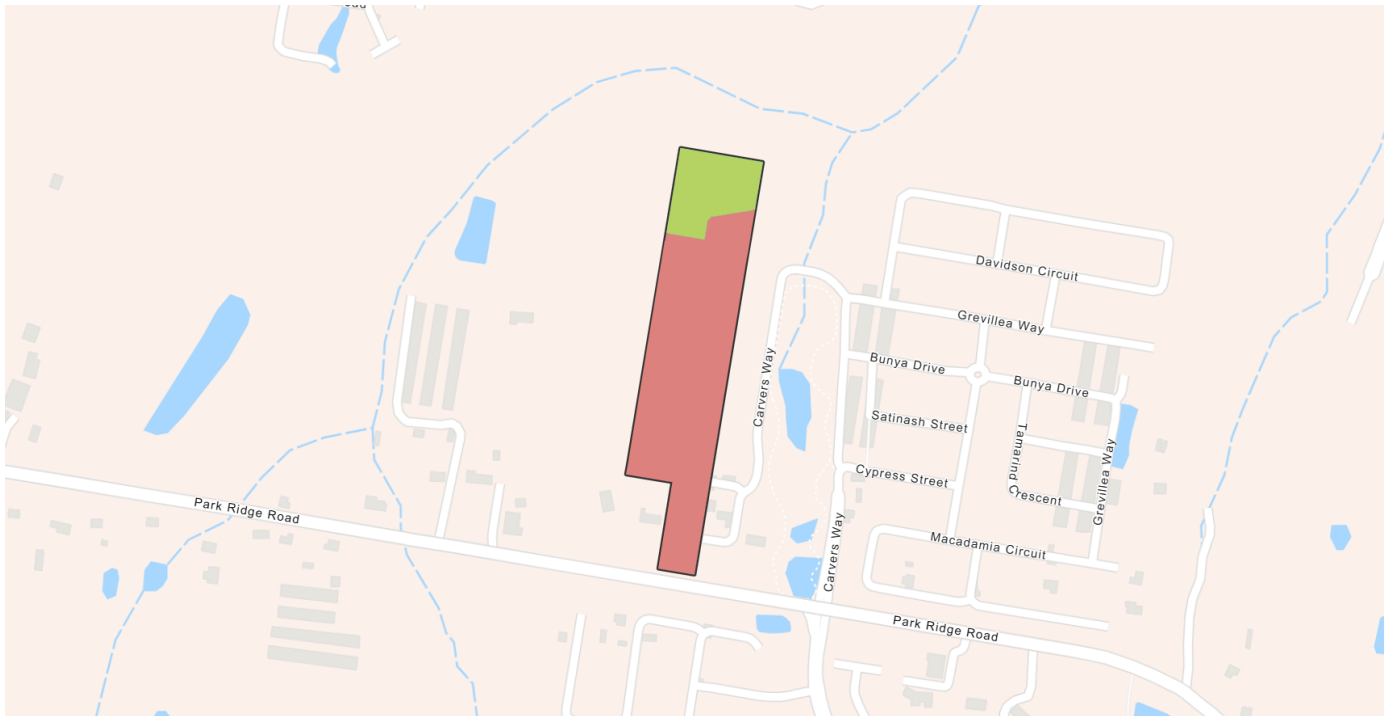
1.4 Payment details: Payment allocation

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

Person proposing to take the action

2. Location

2.1 Project footprint



Project Area: 5.67 Ha **Disturbance Footprint:** 4.59 Ha **Avoidance Area:** 1.07 Ha **Retention Area:** 1.07 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

126-130 Park Ridge Road, Park Ridge, Queensland 4125

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

Queensland

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

No

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

The property is freehold.

3. Existing environment

3.1 Physical description

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

The referral area is located at Park Ridge Road, Park Ridge, Queensland described as Lot 4 on RP868515. The referral area is located within the north-western portion of the Park Ridge, approximately 10 kilometres (km) north-west of Logan Village and 1.3 km east of Mount Lindesay Highway. The site is bound by Park Ridge Road to the south and bordered on the eastern and western boundaries by current and future approved residential development. To the north of the site is retained vegetation adjacent to an unnamed tributary of Scrubby Creek within Logan City Council's mapped biodiversity corridor. The referral area, and surrounding landscape, is zoned as 'Mixed Use' and 'Environmental Management & Conservation' under the *Logan Planning Scheme 2015*. Logan City Council zoning is shown on *Att 1 MNES Report, Plan 4*.

Land adjoining the referral area to the west remains for now as large lot residential. Land adjoining the referral area to the west is mostly mapped as Category X (non-remnant) with some small regions of Category B (remnant) and Category C (high-value regrowth) vegetation, but is covered by development approvals and applications, like much of the surrounding area. Only land adjoining the north of the site is anticipated to not be impacted by current or future development as it is designated as biodiversity corridor by Council. The proposed development will retain and rehabilitate the northern region of the site as conservation land.

The referral area is located in a landscape that has been subject to extensive historical and contemporary modification. Historically, the surrounding area was used for rural land uses with major roads and high-density developments occurring from 1978. Since 2020 there has been a notable increase in medium-density residential development within the locality of the referral area. The broader landscape is shifting from large lot residential land uses to smaller lot residential development, with the planning intent of the region highlighted by the significant number of approved developments over surrounding land holdings. *Att 1 MNES Report, Plan 2 and Plan 3* show the historical aerial imagery and current development approvals and applications in the surrounding landscape.

The referral area is on very gradual north-east facing slope at 54 m AHD in the southern portion of the site and 40 m AHD in the northern portion of the site. The referral area itself is mapped as composite land zone 9-10 as defined by the *Land zones of Queensland*. Land Zone 9-10 includes undulating country on sedimentary rocks. The referral area is mapped as having Rudosol/Tenosol soils under the Australian Soil Classification which are generally lack developed A and B horizons.

Under the Vegetation Management Act 1999, the referral area is predominantly mapped as Category B (remnant), with some Category X (non-remnant) vegetation in the southern portion and a few very small regions of Category C (high-value regrowth) in the northern portion. The referral area is mapped as predominantly Category B (remnant) 'Least Concern' RE12.9-10.4 with some regions of Category B (remnant) and Category C (high-value regrowth) 'Endangered' RE12.9-10.12 and a small region of composite 'Endangered' RE12.9-10.4/12.9-10.12/12.9-10.17c/12.5.3a associated with Category C (high-value regrowth). Field surveys identified vegetation across the referral area to be consistent with Eucalypt woodland with indicator species of RE12.9-10.4 in the south and central region of the site and 12.9-10.12 in the north. There was no significant difference in vegetation between the mapped category C vegetation and surrounding remnant vegetation in both form and species composition. Full details of field survey findings are presented within *Att 1 MNES Report, Section 5*.

Field surveys confirmed that the referral area contains relatively intact Eucalypt woodland dominated by species reflective of RE 12.9-10.4 in the south including *Eucalyptus seeana* (Narrow-leaved Red Gum) and *Angophora leiocarpa* (Smooth-barked Apple). *Eucalyptus racemosa* (Scribbly Gum) is notably sparse in this area despite being a main component of re 12.9-10.4 likely due to historical selective logging. Vegetation within the north is reflective of RE12.9-10.12 *Corymbia intermedia* with occasional *Angophora leiocarpa*, *Eucalyptus seeana*, *Eucalyptus siderophloia*, *Eucalyptus tereticornis* and *Eucalyptus racemosa*. The sub-canopy is sparse across the site but typically dominated by native species. Despite constituting remnant vegetation, field surveys identified that the majority of vegetation displays evidence of disturbance from historical land-uses and thus does not resemble old growth forest.

Only sixty-eight (68) trees on site had a diameter greater than 500 mm, and only twenty (20) trees were recorded as containing hollows, ten (10) of which were dead/stag trees. This is a relatively low number of hollow-bearing trees, and so the potential habitat for hollow-dependent native fauna on site is considered minimal. Further, aggressive, highly competitive invasive avifauna such as *Manorina melanocephala* (Noisy Minor) were observed, reducing the potential for opportunistic foraging of less aggressive native species.

The south of the referral area (approximately 0.6 ha) is mapped as Category X (non-remnant) vegetation, displayed significant disturbance and is dominated by weeds and regrowth. Category X (non-remnant) vegetation and some small regions of Category C (regrowth) and Category B (remnant) vegetation are located adjacent in the western neighbouring lots identified as Lot 3 on RP868515, Lot 1 on RP170091 and Lot 2 on RP170091. These lots are dominated by maintained lawn, overgrown exotic grass species, weed incursion and some small areas of regrowth is present. To the south and east of the referral area are lots that have undergone development and have been largely cleared.

Although the majority of the referral area contains mapped remnant vegetation, the suitability of the referral area as potential long-term habitat for threatened species is severely limited due to the current and intended future land uses on and adjoining the site and lack of connectivity. The referral area is not considered large, only 5.65 ha, which greatly limits the resources available to native species that might attempt to rely solely on the referral area for habitat. The referral area also largely lacks viable movement opportunity for fauna as a result of current and future developments, roads and highly modified land-uses. The exception to this is vegetation within the north of the site that adjoins to a larger network of retained vegetation within Logan City council environmental corridor mapping.1.2h a of vegetation within the north of the referral area will be retained and rehabilitated as an environmental open space area adding to the greater network of environmental corridor for expected common urbanised fauna.

To the south of the referral area is Park Ridge road that runs along the entire southern boundary. This road is approximately 10 m in width and provides a significant barrier to fauna movement. Furthermore, south of Park ridge road is a newly constructed residential development surrounded by non-fauna friendly fencing. To the east and west of the referral area are lots that have current approvals for development with the majority of the largely disturbed vegetation on site anticipated to be cleared. The development design to the west indicates vegetation within the north is to be retained as environmental open space area that adjoins the planned environmental open space area on site. As a result, potential fauna movement is highly limited to the south, east and west of the site and the region of highest potential for fauna movement is to be retained and rehabilitated as an environmental open space area in the north.

Therefore, despite the relatively intact vegetation within the referral area, the quality of potential habitat is low for native species other than those that are highly mobile and urbanised and do not require old-growth forests or hollows. Further, the ample availability of large areas of potential habitat within Karawatha Forest to the north and Greenbank Army Training Area and White Rock Conservation Park to the south, is far more likely to be utilised by threatened fauna than the comparatively low-value and relatively poorly connected habitat within the referral area.

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

The referral area is a vacant 5.65 ha patch of disturbed vegetation situated between roads and existing and future developments. The proposed land has historically remained largely vegetated but has been selectively logged, with vegetation cover increasing between 1948 and 2004 as shown in the historical aerial imagery provided in *Att 1 MNES Report, Plan 2*.

The proposed use of the referral area is for residential development and environmental open space area, which aligns with the current and emerging land use of 'Mixed Use' and 'Environmental management and conservation' zoning within the greater locality.

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

The referral area does not contain any outstanding natural features or unique values. The closest conservation areas are all at least 5 km from the project area and separated by major roads or existing or approved future urban development.

The predominant RE 12.9-10.4 is least concern and the region of 'Endangered' remnant RE12.9-10.12 within the north of the site is to be largely retained and rehabilitated as environmental open space area.

Field surveys of the referral area did not observe any unique or important habitat.

A site context analysis plan is provided as *Att 1 MNES Report, Plan 3*.

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 referral area is on very gradual north-east facing slope at 54 m AHD in the southern portion of the site and 40 m AHD in the northern portion of the site. The referral area itself is mapped as composite land zone 9-10 as defined by the *Land zones of Queensland*. Land Zone 9-10 includes undulating country on sedimentary rocks. The referral area is mapped as having Rudosol/Tenosol soils under the Australian Soil Classification which are generally lack developed A and B horizons.

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.

Flora

A total of eighty-eight (88) flora species were recorded within the referral area during field surveys, as listed in *Att 1 MNES Report, Appendix D*. Of those, forty-five (45) are native and forty-three (43) species are considered to be non-native or weedy species. No flora species listed under the EPBC Act and NCA were recorded in or adjoining the referral area.

Field surveys confirmed the majority of the referral area contains remnant vegetation generally consistent with the RE mapping of Least Concern RE12.9-10.4 and Endangered RE12.9-10.12. In the south where RE12.9-10.4 is mapped vegetation was dominated by *Eucalyptus* and *Corymbia* species including *Eucalyptus seeana* (Narrow-leaved Red Gum) and *Angophora leiocarpa* (Smooth-barked Apple). *Eucalyptus racemosa* (Scribbly Gum) is notably sparse in this area despite being a main component of RE12.9-10.4 likely due to historical selective logging. Vegetation within the north is reflective of RE12.9-10.12 *Corymbia intermedia* with occasional *Angophora leiocarpa*, *Eucalyptus seeana*, *Eucalyptus siderophloia*, *Eucalyptus tereticornis* and *Eucalyptus racemosa*. The sub-canopy is sparse across the site, but typically dominated by native species including *Alphitonia excelsa* (Soap Tree) and *Acacia sp.* Despite constituting remnant vegetation, field surveys identified that the majority of vegetation displays evidence of disturbance from historical land-uses and thus does not resemble old growth forest. The ground layer was observed to be variable throughout the site, with some areas dominated by leaf litter, other areas dominated by native species including *Entolasia stricta* (Wiry Panic), and *Cymbopogon refractus* (Barbed Wire Grass) and patches of introduced species including *Lantana montevidensis* (Creeping Lantana) and *Passiflora suberosa* (Corky Passion). Vegetation both within the canopy, sub-canopy and ground layer of mapped Category X within the south of the referral area was observed to be dominated by invasive and weedy species including *Syagrus romanzoffiana* (Coco's Palm), *Pinus elliotii* (Slash Pine), *Corymbia torelliana* (Cadaghi), *Murraya paniculata* (Mock Orange), *Lantana camara* (Lantana), *Lantana montevidensis* (Creeping Lantana), *Emilia sonchifolia* (Emilia), *Sphagneticola trilobata* (Singapore Daisy) and *Passiflora suberosa* (Corky Passion). Occasional large Eucalypts are present within mapped Category X *Corymbia intermedia* (Pink Bloodwood), *Eucalyptus siderophloia* (Grey Ironbark), *Corymbia citriodora* (Spotted Gum).

Fauna

A total of forty-seven (47) fauna species were recorded during field surveys, inclusive of motion sensor camera traps, nocturnal targeted surveys and incidental observations, including thirty-two (32) birds, thirteen (13) mammals, two (2) of which were invasive, one (1) reptile and one (1) native amphibian. Two conservation significant fauna species were recorded during the field survey. Threatened fauna species *Pteropus poliocephalus* (Grey-headed flying fox) and *Phascolarctos cinereus* (Koala) were observed within the referral area during surveys. *Pteropus poliocephalus* (Grey-headed flying fox) was observed during nocturnal surveys on the 11th and 25th of September. *Phascolarctos cinereus* (Koala) was observed during nocturnal surveys on the 25th of September and captured on two of the three deployed Camera traps on four occasions. SAT surveys detected indirect evidence of Koala in the form of scats at SAT 4 (scats at 3 out of 30 trees observed). Motion sensor camera traps also detected the presence of at least one *Vulpes vulpes* (European Red Fox), which is known to pose a significant threat to native fauna, including the Koala. A complete fauna species list is provided in *Att 1 MNES Report, Table 12, p42* and the full SAT survey results are provided in *Att 1 MNES Report, Appendix G*.

Multiple targeted fauna survey methods completed in accordance with relevant Commonwealth and State survey methodologies were implemented during the field survey period to target presence of potential MNES. This included spotlighting, motion-triggered camera detection, crepuscular and diurnal meander surveys, active searches for signs of fauna usage (*i.e.*, Koala SAT surveys), and searches and assessment of foraging values and habitat suitability. Targeted surveys were conducted for Koala (*Phascolarctos*

cinereus), Grey-headed Flying-fox (*Pteropus poliocephalus*), Greater Glider (*Petauroides volans*), Yellow-bellied Glider (*Petaurus australis australis*) and listed birds. Details of the methodology and survey dates are provided in the summary of fauna survey techniques and effort in *Att 1 MNES Report, Table 11, p40*.

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

Dominant vegetation communities have been ground-truthed through multiple site walkovers using a GPS and aerial imagery to define boundaries. The referral area is mapped as predominantly Category B (remnant) 'Least Concern' RE12.9-10.4 with some regions of Category B (remnant) and Category C (high-value regrowth) 'Endangered' RE12.9-10.12 and a small region of composite 'Endangered' RE12.9-10.4/12.9-10.12/12.9-10.17c/12.5.3a associated with Category C (high-value regrowth). Field surveys identified vegetation across the referral area to be consistent with Eucalypt woodland with indicator species of RE12.9-10.4 in the south and central region of the and 12.9-10.12 in the north of the referral area. There was no observable difference in vegetation between the mapped category C vegetation and surrounding remnant vegetation in both form and species composition. All communities present within and adjacent to the referral area are described below and displayed on *Att 1 MNES Report, Plan 5*.

The following vegetation communities have been delineated on-ground:

1. Remnant (Category B) vegetation indicative of RE12.9-10.4

Vegetation across the majority of the referral area is generally consistent with the RE mapping of 12.9-10.4 consisting of *Eucalyptus* and *Corymbia* species. Although vegetation was not dominated by *Eucalyptus racemosa* it constitutes a significant element of the vegetation community and it appeared selective logging may have led to observed reduction in presence, the other species reflective of RE 12.9-10.4 including *Eucalyptus seeana* (Narrow-leaved Red Gum), *Angophora leiocarpa* (Smooth-barked Apple), *Eucalyptus siderophloia* (Grey Ironbark) and *Corymbia intermedia* (Pink Bloodwood) were observed. The shrub layer contains largely native species including *Alphitonia excelsa* (Soap Tree) and *Acacia* sp. with sparse patches of introduced species including *Lantana camara* (Lantana). The ground layer was observed to be variable throughout the site, with some areas dominated by leaf litter, other areas dominated by native species including *Entolasia stricta* (Wiry Panic), and *Cymbopogon refractus* (Barbed Wire Grass) and patches of introduced species including *Lantana montevidensis* (Creeping Lantana) and *Passiflora suberosa* (Corky Passion).

2. Remnant (Category B) vegetation indicative of RE12.9-10.12

Vegetation within the northern most extent of the referral area is generally consistent with the RE mapping of 12.9-10.12 consisting of *Eucalyptus* and *Corymbia* species. Vegetation was dominated by *Corymbia intermedia* with occasional *Angophora leiocarpa*, *Eucalyptus seeana*, *Eucalyptus siderophloia*, *Eucalyptus tereticornis* and *Eucalyptus racemosa*. The shrub layer contains largely native species including *Alphitonia excelsa* (Soap Tree) and *Acacia* species. The ground layer was observed to be predominantly native species in particular *Entolasia stricta* (Wiry Panic), and *Cymbopogon refractus* (Barbed Wire Grass). Weedy introduced species were occasionally present in the ground layer, in particular a large area being dominated by *Passiflora suberosa* (Corky Passion).

3. Non-remnant (Category X) vegetation

The balance of the referral area displayed significant disturbance as a result of historical land clearing. The Category X (non-remnant) vegetation is located adjacent to the road and highly disturbed lots along the eastern and western sides. Scattered large Eucalypts were present within this region of the site reflective of RE 12.9-10.4 including *Corymbia intermedia* (Pink Bloodwood), *Eucalyptus siderophloia* (Grey Ironbark) and *Corymbia citriodora* (Spotted Gum). However, invasive species were a significant part of the canopy, notably *Syagrus romanzoffiana* (Cocos Palm), *Pinus elliotii* (Slash Pine) and *Corymbia torelliana* (Cadaghi). The shrub layer was observed to be dominated by exotic species including *Murraya paniculata* (Mock Orange) and WONS *Lantana camara* (Lantana). The ground layer was also dominated by exotic species including *Lantana montevidensis* (Creeping Lantana), *Emilia sonchifolia* (Emilia) *Sphagneticola trilobata* (Singapore Daisy) and *Passiflora suberosa* (Corky Passion).

3.3 Heritage

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

No Commonwealth Heritage Places are known to be located within or adjacent to the referral area.

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

No Indigenous cultural heritage values are currently known to occur within the referral area. However, a precautionary approach will be adopted, whereby best-practice procedures for the identification, management, and protection of any potential Indigenous cultural heritage values encountered on site will be implemented.

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. *

No mapped waterways or drainage features under the *Water Act 2000* or the *Fisheries Act 1994* are mapped on site. Field surveys confirmed no regions indicative of waterways were present on site.

The Moreton Bay Ramsar Site (MBRS) is approximately 10-20 km north of the referral area and there is no direct hydraulic or any other connection from the referral area to the MBRS. As such, the referral area is considered substantially separate from MBRS and is therefore not considered to impact upon it.

4. Impacts and mitigation

4.1 Impact details

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

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

4.1.1 World Heritage

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

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

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

—

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

No

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

*

There are no world heritage areas impacted.

4.1.2 National Heritage

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

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

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

—

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

No

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

*

There are no national heritage areas impacted.

4.1.3 Ramsar Wetland

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

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

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

Direct impact	Indirect impact	Ramsar wetland
Yes		Moreton Bay

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

No

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

*

Moreton Bay is a significant distance from the site and not connected by any hydrological features. There will be no impact on Moreton Bay.

4.1.4 Threatened Species and Ecological Communities

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

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

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

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Argynnis hyperbius inconstans</i>	Australian Fritillary
No	No	<i>Arthraxon hispidus</i>	Hairy-joint Grass
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Cyclopsitta diophthalma coxeni</i>	Coxen's Fig-Parrot
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Delma torquata</i>	Adorned Delma, Collared Delma
No	No	<i>Dichanthium setosum</i>	bluegrass
No	No	<i>Erythroriorchis radiatus</i>	Red Goshawk
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Fontainea venosa</i>	
No	No	<i>Furina dunmali</i>	Dunmall's Snake
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Geophaps scripta scripta</i>	Squatter Pigeon (southern)
No	No	<i>Grantiella picta</i>	Painted Honeyeater

Direct impact	Indirect impact	Species	Common name
No	No	Hemiaspis damelii	Grey Snake
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Lathamus discolor	Swift Parrot
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 Queensland Nut
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Petauroides volans	Greater Glider (southern and central)
No	No	Petaurus australis australis	Yellow-bellied Glider (south-eastern)
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	Planchonella eerwah	Shiny-leaved Condoo, Black Plum, Wild Apple
No	No	Potorous tridactylus tridactylus	Long-nosed Potoroo (northern)
No	No	Pseudomys novaehollandiae	Pookila, New Holland Mouse
No	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Rhodamnia rubescens	Scrub Turpentine, Brown Malletwood
No	No	Rhodomyrtus psidioides	Native Guava
No	No	Rostratula australis	Australian Painted Snipe
No	No	Samadera bidwillii	Quassia
No	No	Stagonopleura guttata	Diamond Firetail
No	No	Thesium australe	Austral Toadflax, Toadflax
No	No	Tringa nebularia	Common Greenshank, Greenshank
No	No	Turnix melanogaster	Black-breasted Button-quail

Ecological communities

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

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

Yes

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

Koala (*Phascolarctos cinereus*)

A full assessment against the Significant Impact Guidelines 1.1 is provided in *Att 1 MNES Report, Section 8.2*. This assessment determined the proposed action has potential to have a significant impact on Koala.

The proposed action will require the removal of 4.58 ha of potential Koala habitat comprised of mapped Category X (non-remnant) vegetation, Category B (remnant) vegetation identified as 'Least Concern' RE 12.9-10.4, Category B (remnant) and Category C (high-value regrowth) vegetation identified as 'Endangered' RE 12.9-10.12 and Category C (high-value regrowth) vegetation identified as 'Endangered' RE 12.9-10.4/12.9-10.12/12.9-10.17c/12.5.3a.

While vegetation within the referral area was observed to be currently utilised by Koala it is likely that it is only used for opportunistic forage and dispersal habitat. This is supported by SAT surveys that located Koala scat at three (3) of the one-hundred and twenty (120) trees surveyed indicating 'low usage'. Evidence of Koala and Koala sightings were largely concentrated within the north of the site. Vegetation within the north is to be retained and rehabilitated as an environmental open space area.

A direct impact on Koala habitat is likely.

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

*

Yes

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

A full assessment against the Significant Impact Guidelines 1.1 is provided in *Att 1 MNES Report, Section 8.2, pp 65-77*. This assessment determined the proposed action has potential to have a significant impact on Koala.

The proposed action will require the removal of 4.58 ha of Koala habitat. Historically the referral area contributed to a relatively well-connected patch of habitat, however, the rapid development of the local area has resulted in the majority of the site being surrounded by high levels of disturbance with current and future residential development approved in adjacent lots to south, east and west. As such, and despite relatively intact vegetation within the referral area, connectivity potential is significantly limited.

While vegetation within the referral area was observed to be currently utilised by Koala it is likely that it is only used for opportunistic forage and dispersal habitat. This is supported by SAT surveys that located Koala scat at three (3) of the one-hundred and twenty (120) trees surveyed indicating 'low usage'. Evidence of Koala and Koala sightings were largely concentrated within the north of the site that is to be retained and rehabilitated.

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.

*

The rapid development of the local area has resulted in the majority of the site being surrounded by high levels of disturbance with current and future residential development approved in adjacent lots to south, east and west. As such, and despite relatively intact vegetation within the referral area, connectivity potential is significantly limited. Whilst Koala individuals were observed to currently enter the referral area due to its connectivity to the north encouraging Koalas into this region could present hazards due to current development to the east, future development slated for the western lot and a main road identified as Park Ridge Road to the south. The western lot identified as Lot 2RP170091 has current approvals for reconfiguration under application number RL/51/2024. Its design indicates that the majority of the site is to be cleared with some retained vegetation in the north. This region of retained vegetation aligns with vegetation to be retained as environmental open space within the referral area.

Vegetation within the north of the site is to be retained and rehabilitated as an environmental open space area. Additionally, the proposed action has been approved at a State and Council level with potential impacts to Koala being deemed acceptable and a substantial environmental offset totalling \$1,742,648.09 being paid to State and Council for impacts to mapped habitat. Notably, should the project be deemed a controlled action for impacts on Koala and an offset under the EPBC Act imposed, this would supersede and replace the other offset requirements and the State would not receive any finding for Koala habitat regeneration.

The referral area is largely zoned as 'Mixed use' with a region of 'Environmental management and conservation area' within the north of the site. Areas of 'Mixed use' within the greater locality have been converting from low-density residential to medium density residential for over a decade, with a significant increase in this from 2020 onwards. Areas zoned as 'Environmental management and conservation area' in the locality have been largely retained as vegetation corridors. As such, the proposed action is inline with the current intent of land-use within this zoning.

Therefore, while there is potential for the proposed action to have a significant impact on Koala it is recommended that it not be a controlled action. This is due to the substantial financial offset already provisioned for and the proposed action already receiving State and Council endorsement, including stringent conditions for fauna controls to mitigate potential adverse impacts. Furthermore, the site is already highly disturbed with limited connectivity that will be further reduced by current and future developments to the south, east and west.

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. *

Vegetation Clearing and Management Plan

A Vegetation Clearing and Management Plan (VCMP) will form part of the broader management document for the proposed action. The VCMP will cover clearing of all vegetation within the referral area and include details on:

Vegetation to be removed.

All civil works likely to impact on existing vegetation.

Temporary and permanent exclusion and protection fencing.

Roles and responsibilities for site contractors, the developer and the consultant group.

Stockpiling and site access locations.

A clearing sequence plan showing the commencement of clearing and direction of removal (this will be in conjunction with the Fauna Management Plan to allow for the appropriate flushing of fauna towards safe havens and/or the application of an appropriate relocation program).

Links to weed management and revegetation proposals.

The stock piling and reuse of cleared vegetation.

Fauna Management Plan

A Fauna Management Plan (FMP) will be prepared for potential impacts of the construction phase covering the loss of vegetated areas, isolated trees and likely barriers and impediments to local dispersal. The FMP will link closely with the VCMP and include details on:

Species surveyed as using the site with a focus on those most likely impacted by development works.

A list of relevant State and Commonwealth legislation constraints and controls for the above listed fauna.

A plan showing existing habitat opportunities and locations.

Details of the threats to existing fauna species.

Clearing sequence plan from the VCMP.

Management and mitigation measures.

Fauna spotter role, contacts and certification.

Specific fauna management procedures for potential or known habitat trees.

Koala Management Plan

A Koala specific management plan has already been approved and conditioned under the State approval. The Koala Management Plan outlines mitigation controls for Koala above and beyond those prescribed in a typical Fauna Management Plan and aligns with all regulatory provisions under relevant State policy and legislation. Refer to *Att 2 Koala Management Plan* for further details.

Fauna Spotter Catcher

A registered and suitability qualified fauna spotter catcher/ecologist will need to be employed for clearing works to implement a protocol of best management practises. Significant habitat features, should any be identified on site, will be flagged prior to clearing events and these areas supervised by an appropriately

experienced Ecologist. Identified within the clearing supervision protocol should be flagging of hollow bearing trees, if present, followed by the removal of vegetation surrounding them. After 24 to 72 hours, these trees should then be removed.

The objective of this is to enable hollow dependant fauna an opportunity to move on their own accord as many species utilise multiple den/roost sites within a given home range should they occur. Where required, native fauna situated within areas to be cleared will be relocated to a secure area of similar habitat prior to the commencement of vegetation clearance works by a registered fauna spotter/catcher. Should any removal and relocation of nests be required, it is to be undertaken by a suitably qualified and experienced person and advice sought where necessary.

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

The proposed action has been approved at a State and Council level with potential impacts to Koala being deemed acceptable and a substantial environmental offset totalling \$1,742,648.09 being paid to State and Council for impacts to mapped habitat. Refer *Att 1 MNES Report, Appendix E and Appendix F* for existing approvals.

Notably, should the project be deemed a controlled action for impacts on Koala and an offset under the EPBC Act imposed, this would supersede and replace the other offset requirements and the State would not receive any finding for Koala habitat regeneration.

4.1.5 Migratory Species

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

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

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

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

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

No

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

*

No migratory species will be impacted. Refer to *Att1 MNES Report Section 4.2.4 and Section 8.6*.

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 matters impacted.

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 impacted.

4.1.8 Great Barrier Reef

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

No

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

*

The Great Barrier Reef is not impacted.

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.

*

This is not a mining or gas action.

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. *

There is no Commonwealth Land impacted.

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. *

There are no Commonwealth Heritage Places impacted.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

- Threatened Species and Ecological Communities (S18)

Conclusion on the likelihood of unlikely significant impacts

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

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

4.3 Alternatives

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

No

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

The proposed action is for a residential development that will provide seventy (70) residential dwellings within the region zoned as 'Mixed Use' and environmental open space area within the region zoned as 'Environmental management and Conservation' under the *Logan Planning Scheme* 2015. This development is needed to cater for the increasing housing demands in South-East Queensland (SEQ). The site has been chosen due to the marginal environmental values present on site as a result of surrounding disturbance and land-use conversion.

Given the zoning of the referral area and surrounding approved developments the referral area is not intended to be retained. The referral area does not contain any important or unique environmental values and while it is considered there is some potential for a significant impact on MNES these have already had provisions for significant offsets at the State and Local level. Therefore, potential alternatives are both unnecessary and ineffective at meeting the needs this proposed action seeks to satisfy.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	12014 MNES Report 20260708.pdf This document provides the majority of the analysis against impacts on MNES.	08/07/2026	No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	12014 KMP.pdf It is the State approved Koala Management Plan for the project/	18/10/2024	No	High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	24144972949
Organisation name	Saunders Havill Group Pty Ltd
Organisation address	9 Thompson Street Bowen Hills 4006 QLD
Representative's name	Andrew Davies
Representative's job title	Principal Environmental Scientist
Phone	07 3251 9455
Email	andrewdavies@saundershavill.com
Address	9 Thompson Street Bowen Hills 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, **Andrew Davies of Saunders Havill Group Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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

✔ Completed Person proposing to take the action's declaration

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

ABN/ACN	696010625
Organisation name	Arcene Communities No. 1 Pty Ltd
Organisation address	60 Belvedere Crescent Sunnybank Hills QLD 4109
Representative's name	Chiu-Chuan Wang

Representative's job title	Owner
Phone	0412 719 365
Email	claire727@hotmail.com
Address	60 Belvedere Crescent Sunnybank Hills QLD 4109

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

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

☒ I, **Chiu-Chuan Wang of Arcene Communities No. 1 Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

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

☒ **Completed Proposed designated proponent's declaration**

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

Same as Person proposing to take the action information.

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

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

☒ I, **Chiu-Chuan Wang of Arcene Communities No. 1 Pty Ltd**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

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

