

# Child Street Residential Development

Application Number: **01822**

Commencement Date:  
**04/05/2023**

Status: **Locked**

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## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Child Street Residential Development

#### 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 \*

30/06/2025

#### 1.1.4 Estimated end date \*

30/06/2026

## 1.2 Proposed Action details

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

The proposed action will be undertaken as a Reconfiguration of a Lot (ROL) at 36 Child Street, Riverview, located on Lot 45 on RP887270, herein referred to as the 'project area', which is 40.87 ha. The proposed action involves two stages, with the first stage being a 1 into 4 lot subdivision, involving:

- Lot 1 (7.5 ha)– 1 into 89 lot residential subdivision, plus drainage reserve (Stage 2, with residential development to be undertaken in 3 stages);
- Lot 2 (28.83 ha) – retained vegetation;
- Lot 3 (0.5 ha) – local parkland to the north-east of the subdivision area; and
- Lot 4 (4.04 ha) – linear parkland facilities adjacent the creek on the eastern boundary of the assessment area.

The proposed action has been approved by Ipswich City Council (ICC). Refer to **Attachment J - 1419-2022-RAL ICC Decision Notice, page 2** for the development approval and conditions and **Attachment K -1419-2022-RAL ICC DA Approved Plans, page 1** for the amended in red layout. Please note the number of lots are still under negotiation with ICC. The development footprint is not proposed to change.

Stage 2 will involve the subdivision for residential development of Lot 1, which will be undertaken in 3 stages. Refer to **Attachment K -1419-2022-RAL ICC DA Approved Plans, page 3**. S5 Environmental understand that proposed vegetation clearing is restricted to the proposed development footprint (Lot 1 and Lot 3).

The subject site is located within the Ipswich City Council (ICC) local government area, and is zoned under the Ipswich City Council Planning Scheme 2006 as Recreation zone (84.9%) and Residential low density (15.4%).

The proposed action will involve permanent vegetation clearing (detailed below). S5 Environmental understand that post development, the project area will largely consist of residential dwellings with turfed/landscaped gardens, and bitumen access roads with planted road verge vegetation and associated footpaths.

Vegetation within Lot 2 and Lot 4 will undergo rehabilitation, as per the conditions of approval from ICC. Refer to **Attachment J - 1419-2022-RAL ICC Decision Notice, page 22** for the relevant condition (Condition 28) and **Attachment C - S522117\_DRMP\_001-001(A)** for the Detailed Rehabilitation Management Plan (DRMP). Lot 4, referred to in the DRMP as Rehabilitation Management Unit (RMU) 1 and RMU 2 will be dedicated to Council at the end of the two year monitoring and maintenance period, post completion of rehabilitation.

Permanent vegetation clearing required for the proposed action will involve:

- 0.28 ha of RE 12.9-10.19 (ground-truthed to contain remnant vegetation)
- 3.89 ha of patches of regrowth RE 12.9-10.19 and non-remnant vegetation (exotic grasslands)
- 0.84 ha of RE 12.9-10.2 (ground-truthed to contain remnant vegetation)
- 2.93 ha of patches of regrowth RE 12.9-10.2 and non-remnant vegetation (exotic grasslands)
- 0.035 ha of RE 12.3.7 (ground-truthed to contain remnant vegetation)

Refer to **Attachment A - S522117DEA001\_v1.1, pages 28-40, 48-49** for more details.

Overall, the proposed vegetation clearing for for the residential subdivision will equate to 7.5 ha, with 0.5 of shrub and groundcover cleared for the local park land. Native canopy trees will be retained within the local parkland.

*Please note: the Detailed Ecological Assessment references works associated with a proposed sewer line in the south-eastern extent of the lot. These works are not being undertaken as part of the proposed action. Please refer to **Attachment L - B070\_C600 SewerOW, page 8** for the proposed sewer line connection location, which is within the road reserve, and will not require additional trees to be removed.*

Clearing of the above vegetation is considered to potentially impact upon three Matters of National Environmental Significance, being the EPBC the swift parrot (*Lathamus discolor*; critically endangered), the koala (*Phascolarctos cinereus*; endangered), and the grey-headed flying-fox (*Pteropus poliocephalus*; vulnerable).

The proposed action will potentially directly impact upon the koala through loss of potential habitat (being the Regional Ecosystems (REs) detailed above) and potentially directly impact upon the grey-headed flying-fox. Consideration has also been given to the swift parrot. Refer to **Attachment B - Child Street Fauna Assessment.pdf, pages 16-18 20, 24**

The proposed action is also expected to increase vehicle and foot traffic to the area, posing a potential threat to koalas having to traverse internal roads and driveways to access surrounding vegetation. Currently within proximity of the proposed action, the only sealed road is Old Ipswich Road, located to the north. This road is highly trafficked, with no current fauna-friendly infrastructure such as one-way fencing.

The increase of sound during clearing, excavation, demolition, construction and increased vehicle movement within the project area is likely to disturb the koala to some extent. Individuals found in urban environments are twice as likely to respond to human disturbance, making the species hypersensitive, and desire to avoid human disturbances can lead to the animal expending unnecessary energy (**Kinsella et al. 2014, page 27-30**), resulting in increased stress for the animal.

The nearest flying fox roost (known to contain grey-headed flying foxes) is located over 3 km to the west (**DCCEEW, 2022**), which means the development is unlikely to cause disturbances to any known flying fox camp. However, the removal of mature eucalypts may remove foraging habitat for individuals that seasonally forage in the area.

For the swift parrot, which rely on autumn and winter foraging of eucalypt forest and woodland species, the removal of vegetation may reduce the availability of a food resource which is critical in the lifecycle of the species. Further, residential development has been identified as a threats to the species. Refer to **Attachment F - National Recovery Plan for the Swift Parrot.pdf, page 3 and 12**. As the species breeds in Tasmania in the spring and summer months, the removal of vegetation as part of the proposed action is not expected to impact on breeding and nesting behaviors. Refer to **Attachment F - National Recovery Plan for the Swift Parrot.pdf, page 11**.

**The clearing of the abovementioned vegetation will be referred to as the 'referable activity'.**

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

Yes

### **1.2.3 Is the proposed action the first stage of a staged development (or a larger project)?**

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### **1.2.5 Provide information about the staged development (or relevant larger project).**

As mentioned above, the proposed action will be undertaken as a Reconfiguration of a Lot (ROL) at 36 Child Street, Riverview, located on Lot 45 on RP887270, herein referred to as the 'subject site' . The proposed action involves two stages, with the first stage being a 1 into 4 lot subdivision, involving:

- Lot 1 (7.5 ha)– 1 into 89 lot residential subdivision, plus drainage reserve (number of residential lots are currently being negotiated with ICC);
- Lot 2 (28.83 ha) – retained vegetation;
- Lot 3 (0.5 ha) – local parkland to the north-east of the subdivision area, which will retain canopy trees over mown lawn; and
- Lot 4 (4.04 ha) – linear parkland facilities adjacent the creek on the eastern boundary of the assessment area.

Refer to **Attachment K -1419-2022-RAL ICC DA Approved Plans, page 1.**

Stage 2 will involve the subdivision for residential development of Lot 1, which will be undertaken in 3 stages. S5 Environmental understand that proposed vegetation clearing, the referable action, is restricted to the proposed development footprint (Lot 1 and Lot 3).

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

## EPBC Act 1999

The proposed

development may have an impact on three matters of national environmental significance; the EPBC threatened species koala, grey-headed flying-fox and swift parrot. A grey-headed flying-fox was located during the fauna surveys. Refer to **Attachment B - Child Street Fauna Assessment.pdf, page 24, 52.**

No Threatened Ecological Communities were identified during the site inspection.

The project area is located 30- 40 km upstream from the Moreton

Bay Ramsar Wetland and as such is unlikely to be impacted by the works associated with the proposed development. Refer to **Attachment A - S522117DEA001\_v1.1, page 22.**

## Vegetation Management Act 1999, Planning Act 2016 and Planning Regulation 2017

The project area is mapped to contain:

- 11.1 ha of Category X vegetation;
- 21.6 ha of Category C vegetation (Endangered, Of concern and Least concern REs);
- 8.1 ha of Category B vegetation (Least concern and Of concern);
- essential habitat on the essential habitat map for koala, Lloyd's native olive (*Notelea lloydii*), slender milk vine (*Marsdenia coronata*) and plunkett mallee (*Eucalyptus curtisii*).

As the proposed clearing is for an urban purpose in an urban area, clearing of mapped vegetation is considered exempt clearing work under the VM Act if approved under a Development Application from the local government authority).

The proposed development is largely outside the mapped koala habitat and is likely to remove approximately 6 ha of mapped core Koala Habitat Area. S5 Environmental understands that a State Code 25 assessment for the proposed clearing of mapped KHA is not required in this instance as the development application was lodged prior to February 2020 when this legislation came into effect. Refer to **Attachment A - S522117DEA001\_v1.1, page 22, 45.**

## State Planning Policy (SPP)

The SPP ensures the State's interests in planning are protected through Local Government Planning Schemes. The SPP is used by Local Governments to be integrated into local Planning Schemes. S5 Environmental understands that the local government, Ipswich City Council (ICC), has not appropriately integrated the SPP into the local planning scheme, as such, the proposed action must be assessed against state planning policy benchmarks. The subject site contains:

- Wildlife habitat (endangered or vulnerable);
- Wildlife habitat (special least concern animal);
- Wildlife habitat (koala habitat areas – core);
- Regulated vegetation (category B);
- Regulated vegetation (category C);
- Regulated vegetation (Essential Habitat); and
- Regulated vegetation (intersecting a watercourse).

The proposed action will interfere with approx. 720 m<sup>2</sup> of mapped MSES wildlife habitat (endangered or vulnerable/ special least concern/ koala habitat areas - core) and regulated vegetation (essential habitat). A response to the SPP Biodiversity benchmarks has been provided. Refer to **Attachment A - S522117DEA001\_v1.1, page 23, 136-138.**

## Nature Conservation Act 1992

The project area is mapped to contain a High Risk area for Protected Plant species under the NC Act. No threatened plant species were identified during site surveys.

Potentially active breeding places were observed during the field survey. A fauna spotter to inspect site prior to clearing. If breeding places are detected at any time during site works, works must cease, and a Species Management Program prepared and submitted to the State. Refer to **Attachment A - S522117DEA001\_v1.1, page 45.**

No fauna protected under the NC Act were located during the fauna surveys.

Biosecurity Act 2014

The project area is mapped within Fire Ant Biosecurity Zone 2. Additionally, several State class listed pest flora species were identified on the investigation area. Refer to **Attachment A - S522117DEA001\_v1.1, page 45.**

Ipswich City Planning Scheme 2006

Ipswich City Planning Scheme 2019 does not incorporate a specific matters of local environmental significance overlay. Biodiversity is assessed through the SPP.

**1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. \***

No public consultation has been undertaken regarding the project area. Public notification is not required as part of the current application with Ipswich City Council.

## 1.3.1 Identity: Referring party

### **Privacy Notice:**

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

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

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

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Alternatively, email us at [privacy@awe.gov.au](mailto:privacy@awe.gov.au).

**Confirm that you have read and understand this Privacy Notice \***

### **1.3.1.1 Is Referring party an organisation or business? \***

Yes

Referring party organisation details

**ABN/ACN** 74600187844  
**Organisation name** S5 CONSULTING PTY LTD  
**Organisation address** 2/265 Sandgate Road, Albion, 4010 QLD

Referring party details

**Name** Rob Siddle  
**Job title** Director  
**Phone** 0735053053  
**Email** office@s5consulting.com.au  
**Address** 2/265 Sandgate Road, Albion

### 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** 76677953141  
**Organisation name** QUAYSTONE DEVELOPMENT PTY LTD  
**Organisation address** 2000 NSW

Person proposing to take the action details

**Name** David Lee  
**Job title** Project Director  
**Phone** 02 9127 8050  
**Email** david.lee@quaystone.com.au  
**Address** Level 32, 1 Market Street Sydney, NSW 2000

**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. \***

Quaystone Development has a satisfactory record of responsible environment management. Quaystone Development has not had environmental actions in the past.

**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**

Quaystone Development has an environmental policy. Please refer to **Attachment H - Quaystone Environment Policy and Statement**.

**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** 76677953141  
**Organisation name** QUAYSTONE DEVELOPMENT PTY LTD  
**Organisation address** 2000 NSW

Proposed designated proponent details

**Name** David Lee  
**Job title** Project Director  
**Phone** 02 9127 8050  
**Email** david.lee@quaystone.com.au  
**Address** Level 32, 1 Market Street Sydney, NSW 2000

## 1.3.4 Identity: Summary of allocation

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## ✔ Confirmed Referring party's identity

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

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ABN/ACN	74600187844
Organisation name	S5 CONSULTING PTY LTD
Organisation address	2/265 Sandgate Road, Albion, 4010 QLD
Representative's name	Rob Siddle
Representative's job title	Director
Phone	0735053053
Email	office@s5consulting.com.au
Address	2/265 Sandgate Road, Albion

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## ✔ 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.

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ABN/ACN	76677953141
Organisation name	QUAYSTONE DEVELOPMENT PTY LTD
Organisation address	2000 NSW
Representative's name	David Lee
Representative's job title	Project Director
Phone	02 9127 8050
Email	david.lee@quaystone.com.au
Address	Level 32, 1 Market Street Sydney, NSW 2000

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## ✔ 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.

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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

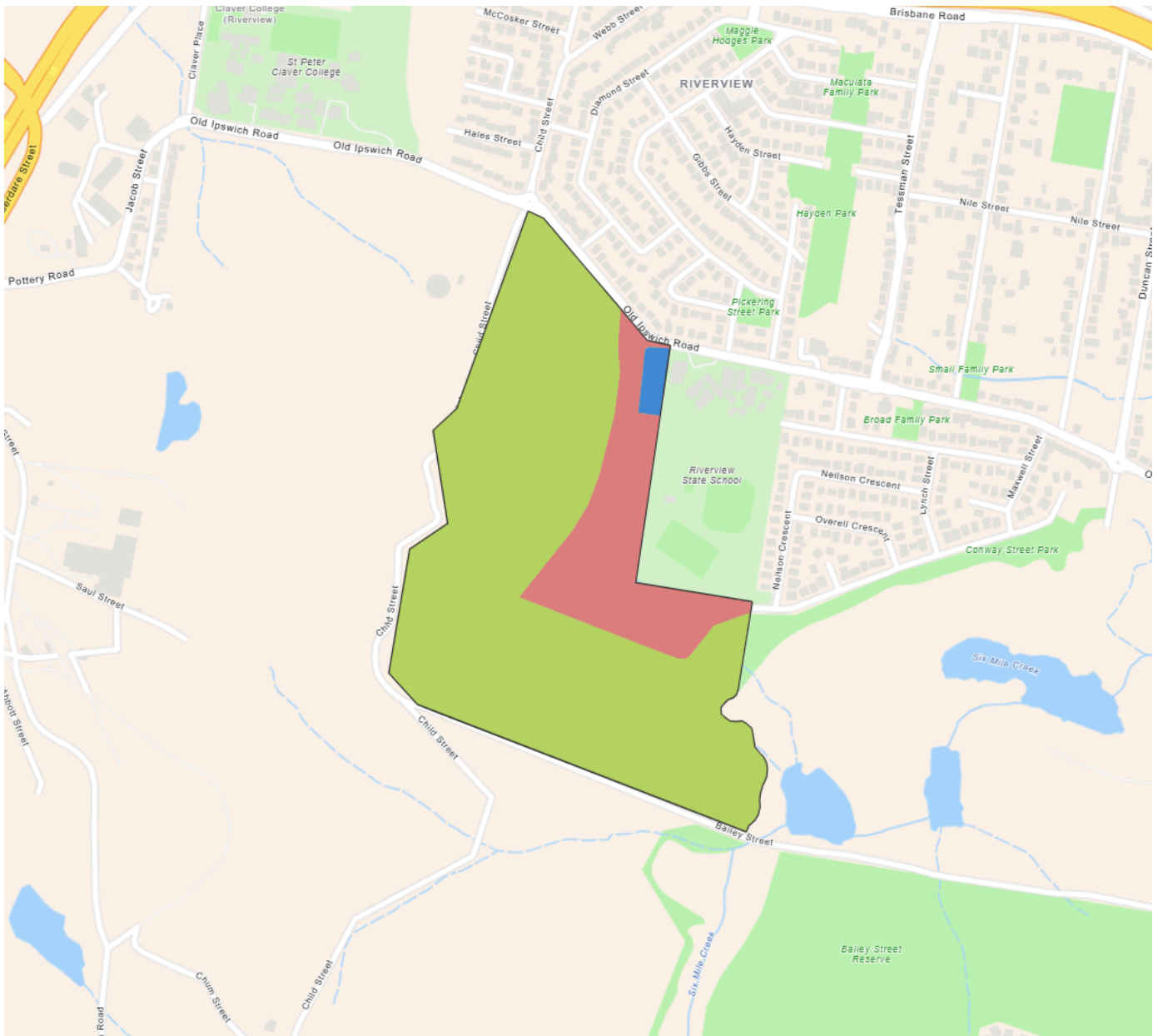
## 1.4 Payment details: Payment allocation

**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: 40.87 Ha Disturbance Footprint: 7.50 Ha Avoidance Area: 0.50 Ha Retention Area: 32.87 Ha**

## 2.2 Footprint details

### 2.2.1 What is the address of the proposed action? \*

36 Child Street, Riverview

### 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? \*

Lot 45 on RP887270 is freehold land.

## 3. Existing environment

## 3.1 Physical description

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

The project area is approximately 22.6 km to the south-west of Brisbane CBD.

The project area is currently zoned Recreation Zone (84.9% - southern portion) and Residential Low Density (15.4% - northern portion), under Ipswich City Council's Planning Scheme 2006.

Land to the north of the project area is zoned as Residential Low Density, with a school (Riverview Primary School) to the east zoned as Special Uses. Land to the west and south of the project area is zoned as Regional Business and Industry, and has been historically disturbed through mining activities. Vegetation to the south-east of the site is zoned as Recreation, and follows the Six Mile Creek corridor in a south to north-eastern direction.

The project area contains an overflow dam, numerous unsealed and eroded tracks, extensive vegetated areas of remnant and non-remnant vegetation, open exotic grasslands and a western ridgeline. The northern portion of the site indicated a predominantly native woodland vegetation community whilst the majority of the site indicated historical modification, including earthworks, overflow dams, and clearing. There are significant areas of disturbance, dumping and 4WD created erosion observed throughout. These current land uses indicate that the project area currently is not used for residential or legal recreation purposes. The project area included patches indicated a regenerating ecosystem and evidence of historical bushfire was noted through areas of the site.

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

As mentioned above, the proposed project area is not currently largely used, with the exception of illegal rubbish dumping and 4WD recreation.

The proposed action will include a residential subdivision in the north-eastern extent of the subject site (adjacent the school) and will include a parkland.

The remaining land and vegetation within the project area will be retained (retention area 32.87 ha) or included as a parkland facility (avoidance area; 0.5 ha). Refer to **Attachment K -1419-2022-RAL ICC DA Approved Plans, page 1 and 2.**

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

The project area itself is located within the increasingly urbanized suburb of Riverview, and is located within a State-wide terrestrial biodiversity corridor, running north to south connecting extensive vegetation within and adjacent to the assessment area with Bailey Street Reserve and Rhondda Road Reserve to the south. Refer to **Attachment A - S522117DEA001\_v1.1, page 47**. These vegetated areas are the closest reserves to the proposed project area, and contain mapped category b, category c and KHA, Refer to **Attachment G - Nearby Conservation Areas, page 1**. It should be noted that these areas are mapped as Recreation Zoning under the ICCs planning scheme.

These reserves may facilitate connectivity to White-Rock Conservation Reserve, which is located approx. 7km to the south of the project area.

The only major disruption to this linkage is Redbank Plains Road around 3.5 km south of the project area. Refer to **Attachment B - Child Street Fauna Assessment, Figure 3.3**.

Connectivity to vegetation to the north, and the State-wide riparian corridor associated with Brisbane River is impacted by high density subdivisions and the Centenary Highway.

Vegetation associated with a tributary or Six Mile Creek directly adjoins vegetation within the assessment area with a corridor of vegetation along Six Mile Creek running east-west. The assessment area is not located within a regional biodiversity corridor. Refer to **Attachment A - S522117DEA001\_v1.1, page 47**

The assessment area itself is extensively vegetation with no significant impediments to fauna movement across the site or through the locality, with the exception of the mining lease land to the west which contains isolated fragments of vegetation surrounded by completely denuded gullies.

The proposed action will involve permanent vegetation clearing. S5 Environmental understand that post development, the project area will largely consist of residential dwellings with turfed/landscaped gardens, and bitumen access roads with planted road verge vegetation and associated footpaths.

The project area itself is not considered to contain unique natural values. Areas of the project area with the highest natural value is considered to be generally areas within the western extent of the project area. This was assessed through Regional Ecosystem verification and BioCondition surveys conducted across the extent of the assessment area. Proposed vegetation clearing within the development footprint is generally restricted to areas of lower ecological value

(i.e., received a low BioCondition score and were determined to be non-remnant communities), being the eastern extent of the site. Refer to **Attachment A - S522117DEA001\_v1.1, Section 5.1.1 (pages 28-30), Section 5.1.3 (pages 30-32)**.

However, clearing of the above vegetation is considered to potentially impact upon three Matters of National Environmental Significance, being the EPBC the swift parrot (*Lathamus discolor*; critically endangered), the koala (*Phascolarctos cinereus*; endangered), and the grey-headed flying-fox (*Pteropus poliocephalus*; vulnerable).

### **3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.**

Land generally slopes downwards from north-west to the south-eastern extent of the subject site, from 84 m AHD to 12 m AHD.

## 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**

The vegetation within the project area was broadly broken into three local habitat values, being associated with eucalypt woodland dominated vegetation (remnant and regrowth), exotic grassland dominated vegetation (in the east) and aquatic habitat associated with the waterway corridor along Six Mile Creek and the large dam in the south-west corner of the project area. Within the project area, three Regional Ecosystems were identified (of varying condition which either can be categorized as woodland or exotic grassland), with BioCondition surveys undertaken to determine functionality of the REs. These results will be discussed in **Section 3.2.2** in more detail.

### **Eucalypt Woodland**

The eucalypt woodland dominated the project area, with the most intact woodland occurring outside the proposed development footprint, in the northern and western portions of the project area. Varying levels of historical earthworks, uncontrolled fill, hard rubbish, unsealed vehicle tracks and areas of low to moderate levels of erosion were evident within the proposed development footprint, reducing habitat opportunities and habitat value within this area. Due to historical modification across the regrowth communities (including within the proposed development footprint), the structural complexities and many of the habitat components were lacking, and the presence of mature hollow-bearing trees was lacking. As indicated by the flora surveys, native shrub cover varied extensively across the site, however thickets of exotic vegetation such as lantana are likely to provide important habitat for small native birds such as fairy-wrens and reptiles within these disturbed areas.

Across the broader project area, fallen timber and leaf litter, along with varying mid- and understorey within the eucalypt woodland areas presented a moderate to high quality level of habitat for numerous native birds, mammals and reptiles. This vegetation represented a largely naturally functioning system. Significant areas of the site indicated regrowth woodland communities with a native canopy and mixture of native and exotic understorey vegetation.

Extensive coverage of eucalypt species across the project area, but particularly within remnant areas (western extent) outside the proposed development footprint, are likely to provide seasonal foraging habitat for the grey-headed flying fox and several glider species and foraging habitat for the koala. However, it should be noted that the Terrestrial Threatened Fauna Species Survey and Habitat Assessment (2022) determined that the lack of evidence of koala activity would suggest that most of the project area is not important habitat for this species (Refer to **Attachment B - Child Street Fauna Assessment, Section 3.2.5, page 15** for field results of Koala Assessments).

### **Exotic Grassland**

Large portions within the project area, particularly within and adjacent the proposed development area consisted of exotic grassland areas that had historically been extensively cleared and disturbed via vehicle use and illegal dumping of household rubbish. These areas presented the lowest ecological and habitat value across the project area, though likely provide temporary refuge for small mammals and reptiles moving through the site and locality, and foraging opportunities for birds of prey and reptiles such as the eastern brown snake (*Pseudonaja textilis*) observed on site.

### **Aquatic Habitat**

The south-eastern boundary of the project area borders Six Mile Creek which was observed to be flowing and varied in width from 2-8 m (being wider towards the south). Two constructed dams were also present in the south-west corner of the project area, one of which was observed to be dry during the window in which fieldwork was conducted.

Riparian habitat was present surrounding both the constructed dam and Six Mile Creek, with a native dominated canopy and weed dominated understorey. The constructed dam was also host to several aquatic flora species, including cumbungi, knotweed, and stonewarts. Aquatic habitat quality of Six Mile Creek was

considered much higher than that of the constructed dam, with numerous habitat opportunities for macroinvertebrates, amphibians and reptiles, including undercut banks, shallow and deep pools, runs and riffles. In contrast, the constructed dam was largely stagnant with higher turbidity and less variation in habitat within the waterbody.

State-mapped watercourses across the remainder of the project area, including through the proposed development area were observed to comprise narrow ephemeral drainage lines which did not support any riparian vegetation or evidence of water flow or opportunities for aquatic habitat at the time of inspection.

Refer to **Attachment A - S522117DEA001\_v1.1, page 48-49** for more details regarding flora ecosystems.

### **Fauna**

Targeted fauna surveys were undertaken for the following species and targeted methodology:

- Koala - Spot assessment and Thermal Imaging Koala Survey
- Greater glider, powerful owl and grey-headed flying fox - spotlighting surveys
- Glossy black cockatoo - survey of suitable foraging vegetation for evidence of feeding
- Spotted tail quoll - habitat and active targeted surveys, baited camera traps
- Swift parrot and regent honeyeater - diurnal bird surveys along transects
- Fish - targeted fish trapping using standard fish traps
- Diurnal Herpetofauna Ground Searches - active diurnal ground searches
- Scat and pellet searches
- Nocturnal call playback surveys
- Camera traps

Refer to **Attachment B - Child Street Fauna Assessment, Section 2.0, page 4-6** for more information regarding specific survey methodologies.

One threatened vertebrate fauna species, the **grey-headed flying fox** was located during drone thermal imaging survey. Habitat for this species occurs in the form of flowering eucalypts across large parts of the project area.

Potential foraging habitat for **koala**, powerful owl, and **swift parrot** is present in the form of mature eucalypt woodland across the project area, and although undetected the presence of these species cannot be ruled out. There is no breeding habitat for the powerful owl or swift parrot and the lack of evidence of koala activity would suggest that most of the project area is not important habitat for these species.

Good quality habitat for the tusked frog is present within the riparian communities of Six Mile Creek and the presence of this species within this area cannot be ruled out.

Habitat quality for spotted tail quoll and greater glider, regent honeyeater and glossy black- cockatoo are low and these species are unlikely to occur within the project area. There is low potential for dispersing individuals of these species to occur within the riparian habitats associated with Six-Mile Creek but there is no breeding habitat present for any of these species.

As such, the species protected under the EPBC Act, the **koala**, **grey-headed flying fox** and the **swift parrot**, which have either confirmed within the project area or to have potential foraging habitat within the project area, have been considered for this referral.

Refer to **Attachment B - Child Street Fauna Assessment, Appendix C**, for a full list of species identified within the project area during fauna surveys

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

The field assessment identified three distinct Regional Ecosystems (REs) across the project area.

### **RE 12.9-10.19**

Vegetation within the northern extent of the project area was consistent with RE 12.9-10.19, which is described as '*Eucalyptus fibrosa* subsp. *fibrosa* woodland on sedimentary rocks'. This vegetation was characterized by a broad-leaved ironbark (*Eucalyptus fibrosa* subsp. *fibrosa*) woodland. Within the north of the project area, tree height and canopy cover were consistent with remnant status for this RE, while vegetation to the east, within the proposed development footprint was considered to contain areas of regrowth and non-remnant, due to a generally sparser canopy and areas of exotic grass.

Across both the remnant and regrowth/non-remnant areas of this RE, the tree 1 (T1) layer predominantly consisted of broad-leaved ironbark, broad-leaved spotted gum, and grey-box, with grey gum, northern grey ironbark, rusty gum, white mahogany and spotted gum also present. The shrub 1 (S1) layer was sparse to moderately dense and was dominated by Brisbane golden wattle, black wattle, and red ash. A S2 layer was present and was dominated by the native species hopbush, native rosemary, and prickly bitter pea. The ground cover 1 (G1) layer was dominated by native grasses wiry panic and kangaroo grass, with native forbs such as white root and star goodenia sporadically present.

Within the proposed development footprint (regrowth/non-remnant area), exotic species dominated the understorey. Species included mother-of-millions, aloe vera, lantana, creeping lantana and exotic grasses including *Bothriochloa* sp.

The proposed development footprint (regrowth/non-remnant) area was in a more modified state, with evidence of historical clearing now characterised by exotic grassy fields, earthworks, vehicle use, and dumping of hard waste. Some vegetation in this area was characterized by exotic grassland and lantana dominated patches with sparse, mature canopy species such as grey gum, and sporadic stands of swamp she-oak and black she-oak. The S1 layer was largely denuded in the east, likely as a result of historical burns and earthworks, with the understorey dominated by exotic grasses, lantana and giant devil's fig.

Across the project area and proposed development footprint, expanses of this vegetation community were highly modified by historical earthworks, uncontrolled fill, hard rubbish and unsealed vehicle tracks, displaying low to moderate levels of erosion. It was evident that historical earthworks had disturbed the mature canopy, however evidence of recruitment of native canopy species was noted throughout this area (remnant), and a native, though sparse, mid and understorey was present throughout.

Leaf litter and fallen timber were scattered throughout this vegetation community at a moderate to heavy density. Evidence of a recent fire was noted on the trunks of canopy trees in the east. Exotic species were sporadically present in patches but rarely dominant within the remnant area.

### **RE 12.9-10.2**

The predominant portion of the project area, including much of the western ridgeline and disturbed patches moving east into the proposed development footprint, was characterised by RE 12.9-10.2, which is described as '*Corymbia citriodora* subsp. *variegata* +/- *Eucalyptus crebra* open forest on sedimentary rocks'.

Composition of the T1 layer varied throughout this community, with the western ridgeline characterised by lemon-scented spotted gum and spotted gum, large-leaved spotted gum, grey gum, Queensland blue gum, narrow-leaved red gum, cadaghi, and gum-topped box, as well as gum-topped box and cadaghi hybrids. Scattered patches of regrowth were present along the base of the ridgeline, as well as stands of she-oak predominantly east of the dam. Canopy height across this RE was consistent with remnant status, however canopy cover varied considerably across the site, with areas in the west reaching remnant status, while historical logging in the eastern extent of this vegetation community meant large areas had not yet reached remnant status.

The S1 layer throughout this RE was moderately dense to sparse (moving west to east) with dominant species including black wattle, red ash and fan wattle. Exotic species were present in sporadic patches forming a S2 layer which included leucaena and pink tephrosia.

Particularly within the proposed development footprint, S2 and G1 layers were dominated by lantana, creeping lantana, Rhodes grass, para grass, and red natal grass, purple fountain grass and exotic *Bothriochloa* sp.

Unsealed vehicle tracks were prevalent throughout this community across the assessment area with extensive evidence of erosion. An area at the northern extent of the vegetation community comprised open rubble and broken brick with scattered regenerating canopy.

Along the southern boundary, narrow streams flowing over exposed bedrock were observed with some standing water observed to be suffering a high level of algal growth.

The south-western corner of the project area included a man-made dam and an overflow dam area to the west (which was dry at the time of inspection) supporting a modified wetland community. The dam wall and upper banks were vegetated with broad-leaved ironbark, cadaghi, grey gum, river she-oak and gum-topped box. The eastern dam contained water and was dominated by stonewart, cumbungi, martweed, and spiny rush.

### **RE 12.3.7**

This vegetation community included much for the proposed Linear Parkland area within the project area, and comprised an extensive stand of river she-oak with scattered Queensland blue gum and spotted gum, with Moreton Bay ash (*Corymbia tessellaris*) which was dominant to the west of the vegetation community. Vegetation appeared generally consistent with the mapped pre-clear RE 12.3.7, described as '*Eucalyptus tereticornis*, *Casuarina cunninghamiana* subsp. *cunninghamiana* +/- *Melaleuca* spp. fringing woodland'. The S1 layer was sparse to moderate with scattered lantana infestation and the understorey was dominated by exotic grasses.

Along the eastern project area boundary, this vegetation community is bordered by Six Mile Creek. The eastern boundary of the creek line forms the cadastral boundary of the site. The riparian community of Six Mile Creek was characterised by forest red gum, river oak, swamp box (*Lophostemon suaveolens*), broad-leaved apple and weeping bottlebrush. The shrub layer was a mixture of native and exotic species including native black wattle and juvenile eucalypts and exotic broad-leaved pepper, lantana, Singapore daisy, and Chinese elm. The understorey was predominately exotic grass including South African pigeon grass, Rhodes grass, pink tephrosia, para grass and umbrella sedge. Also present was native spiny-head mat-rush and common rush.

Assessed remnant and non-remnant (including regrowth areas) vegetation has been visually displayed in **Attachment A - S522117DEA001\_v1.1, Figure 9, p 32.**

A BioCondition assessment was undertaken across the REs, with 9 transects surveyed throughout the project area. Proposed vegetation clearing within the development footprint (i.e. the referable activity) is generally restricted to areas of lower ecological value (i.e., received a low BioCondition score and were determined to be non-remnant/regrowth communities), being the eastern extent of the site.

Refer to **Attachment A - S522117DEA001\_v1.1, p 30-32** for further details.

The underlying major geologies, associated landforms and geomorphic processes were generally mapped as a mix between land zones 9 and 10, which are described by Queensland Government (**Queensland Government, 2022, webpage**) as follows:

Land Zone 9 (fine grained sedimentary rocks): Fine grained sedimentary rocks, generally with little or no deformation and usually forming undulating landscapes. Siltstones, mudstones, shales, calcareous sediments, and labile sandstones are typical rock types although minor interbedded volcanics may occur.

Includes a diverse range of fine textured soils of moderate to high fertility, predominantly Vertosols, Sodosols, and Chromosols.

Land Zone 10 (coarse grained sedimentary rocks): Medium to coarse grained sedimentary rocks, with little or no deformation, forming plateaus, benches and scarps. Includes siliceous (quartzose) sandstones, conglomerates and minor interbedded volcanics, and springs associated with these rocks. Excludes overlying Cainozoic sand deposits (land zone 5). Soils are predominantly shallow Rudosols and Tenosols of low fertility, but include sandy surfaced Kandosols, Kurosols, Sodosols and Chromosols.

Other land zones mapped within the site include land zone 3, which are described by Queensland Government (**Queensland Government, 2022, webpage**) as follows:

Land Zone 3 (recent Quaternary alluvial systems): Recent Quaternary alluvial systems, including closed depressions, paleo-estuarine deposits currently under freshwater influence, inland lakes and associated wave built lunettes. Excludes colluvial deposits such as talus slopes and pediments. Includes a diverse range of soils, predominantly Vertosols and Sodosols; also with Dermosols, Kurosols, Chromosols, Kandosols, Tenosols, Rudosols and Hydrosols; and Organosols in high rainfall areas.

Soil quality throughout the site was generally reflected by the level of modification and disturbance. Soil in highly modified areas appeared compacted, while vegetated areas were observed to contain a level of leaf litter retention (refer to Refer to **Attachment A - S522117DEA001\_v1.1, page 35-40**).

## 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.

None apply to the project area.

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

None apply to the project area.

## 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. \*

Under the State's *Waterway barrier works spatial overlay*, the site has been mapped as containing one red mapped waterway (high risk), encroaching into the site in the south-eastern boundary. This waterway is associated with a tributary of Six Mile Creek, and was ground-truthed during the site inspection. A number of degraded water bodies were observed and assessed across the broader project area, no aquatic habitat was observed within the proposed disturbance area. Refer to **Attachment A - S522117DEA001\_v1.1, page 23 and 40.**

To determine the health and functionality of the water bodies, and Aquatic Ecological Assessment was undertaken. Macroinvertebrate sampling and habitat assessment was conducted in two of the waterbodies. Macroinvertebrate are considered indicator species of waterbody health. Waterbodies on site scored either 'Significantly impaired', 'severely impaired' or 'extremely impaired' when the edge habitat and bed habitat were surveyed. Refer to **Attachment A - S522117DEA001\_v1.1, section 5.2.**

The physical habitat variables and results for each survey were assessed. One waterbody scored 45 out of the possible 125 points (considered 'poor'), with the other scoring 84 (considered "good"). Refer to **Attachment A - S522117DEA001\_v1.1, section 5.3.**

## 4. Impacts and mitigation

## 4.1 Impact details

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

<b>EPBC Act section</b>	<b>Controlling provision</b>	<b>Impacted</b>	<b>Reviewed</b>
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.**

\*

The proposed development is not located within or within proximity to a World Heritage Site, and hence is not expected to impact a World Heritage Site.

### **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.**

\*

The proposed development is not located within or within proximity to a National Heritage Site, and hence is not expected to impact upon a National Heritage Site.

### **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.

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Ramsar wetland</b>
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.**

\*

With the implementation of best practice storm water management, the proposed development is not expected to impact the Moreton Bay Ramsar Wetland. Further, the proposed development does not involve impact to a watercourse or drainageway or vegetation associated within a watercourse or drainageway and hence is not expected to directly or indirectly influence upstream catchments of the Moreton Bay Wetland.

**4.1.4 Threatened Species and Ecological Communities**

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

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

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

### Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Argynnis hyperbius inconstans</i>	Australian Fritillary
No	No	<i>Arthraxon hispidus</i>	Hairy-joint Grass
No	No	<i>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>Coleus habrophyllus</i>	
No	No	<i>Cupaniopsis shirleyana</i>	Wedge-leaf Tuckeroo
No	No	<i>Cyclopsitta diophthalma coxeni</i>	Coxen's Fig-Parrot
No	No	<i>Dasyurus hallucatus</i>	Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu]
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>Erythrorchis radiatus</i>	Red Goshawk
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Fontainea venosa</i>	
No	No	<i>Furina dunmalli</i>	Dunmall's Snake

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Geophaps scripta scripta</i>	Squatter Pigeon (southern)
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Hemiaspis damelii</i>	Grey Snake
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Macadamia integrifolia</i>	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak
No	No	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut
No	No	<i>Macroderma gigas</i>	Ghost Bat
No	No	<i>Mixophyes fleayi</i>	Fleay's Frog
No	No	<i>Notelaea ipsviciensis</i>	Cooneana Olive
No	No	<i>Notelaea lloydii</i>	Lloyd's Olive
No	No	<i>Notelaea x ipsviciensis</i>	Cooneana Olive
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pachyptila turtur subantarctica</i>	Fairy Prion (southern)
No	No	<i>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
Yes	Yes	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	<i>Planchonella eerwah</i>	Shiny-leaved Condoo, Black Plum, Wild Apple
No	No	<i>Plectranthus habrophyllus</i>	
No	No	<i>Potorous tridactylus tridactylus</i>	Long-nosed Potoroo (northern)
Yes	No	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox

Direct impact	Indirect impact	Species	Common name
No	No	Rhaponticum australe	Austral Cornflower, Native Thistle
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 (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community
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. \***

The proposed development is expected to have a potential direct impact on the koala (*Phascolarctos cinereus*), grey-headed flying-fox (*Pteropus poliocephalus*), with impacts to the Swift Parrot (*Lathamus discolor*) considered via self-assessment EPBC Act *MNES Significant Impact guidelines*. Refer to **Attachment N - Significant Impact Assessment**.

*Note: all reference material documents and links utilized for the Significant Impact Assessment have been attached below.*

### **Direct Impacts to the koala**

The proposed development area contains approx. 1.16 ha of ground-truthed remnant and 3.84 ha of non-remnant/regrowth vegetation (RE 12.9-10.19, 12.9-10.2, and 12.3.7) known to provide suitable 'medium' quality habitat for koalas (**DESI, 2024; DES, 2020**). Queensland blue gum (*Eucalyptus tereticornis*), spotted gum (*Corymbia citriodora*) and gum topped box (*Eucalyptus moluccana*) were the highest recorded key foraging species on site (refer to **Attachment M -S524141\_VRP\_001-020(A) pg 5-18**).

The Spot Assessment Technique (SAT) and thermal imaging surveys found no evidence of koala activity or presence, indicating that the site had not been utilised by the species for some time (refer to **Attachment B - Child Street Fauna Assessment, page 13**).

However, the vegetation within the site makes up part of a vegetated corridor, which is associated with Six Mile Creek. This corridor provides connectivity to vegetated reserves to the south of the site.

The presence of healthy koala habitat trees means that the trees within the site have the potential to be occupied by the species. Further, DCCEEW states that koala occupancy should be assumed if habitat is present, or the area is likely to be utilised for koala movement (**DAWE, 2022**). As such, the removal of approx. 318 koala habitat trees may reduce the area of occupancy of the species along this local corridor.

The species, or evidence of the species (i.e. scats or tree scratches representative of the species), was not detected on site. Direct impacts for the koala include removal of habitat and land clearing.

### **Indirect Impacts to the koala**

Indirect impacts for the koala include increased vehicle presence and increased noise and light, which can be associated with both the construction and post-development phase. Further, increased number of domesticated animals, specifically dogs, may pose a threat to the koala post-development.

### **Direct Impacts to the grey-headed flying-fox**

Clearing of native vegetation has been particularly wide-spread over the range of the grey-headed flying-fox in eastern Australia and is assumed to have resulted in the destruction or disturbance of both roosting and foraging habitat for the grey-headed flying-fox. Habitat loss has resulted in a decrease in the variety of flowering and fruiting species, particularly those with a high nectar output, such as *Melaleuca* forests, and other winter flower species such as Queensland blue gum (*Eucalyptus tereticornis*).

Maintaining diversity in Myrtaceae species is thus a critical factor in the national recovery of the species, and particularly winter and spring flowering species such as *E. tereticornis*, *E. seeana*, *E. crebra*, *E. siderophloia*, *Corymbia citriodora*, *Grevillea robusta*, and *Melaleuca quinquenervia* in south-east Queensland, provide reliable food sources during critical periods in the reproductive life cycle of the species (**Eby and Law, 2008, section 3.5.1, page 22**).

The approximate 318 NJKHTs proposed for removal include species such as Queensland blue gum (*Eucalyptus tereticornis*), northern grey ironbark (*Eucalyptus siderophloia*) and spotted gum (*Corymbia citriodora*), amongst other flowering gum tree species. These species are considered habitat critical to the survival of the species (**Government of South Australia, 2021**).

Additionally, vegetation communities containing native species used for foraging occurring within 20 km of a nationally important flying-fox camp is considered to be critical to the species. The subject site is approximately approx. 10.3 km from a nationally important camp located at Mcleod Country Golf Club, Mt Ommaney (DCCEEW, 2022).

The species was observed during the thermal drone survey fauna assessment on site (refer to **Attachment B - Child Street Fauna Assessment, page 11**). Direct impacts for the grey-headed flying fox include removal of foraging resources.

#### **Consideration of Impacts to the Swift Parrot**

It has been determined that the proposed development is not likely to have a direct or indirect impact on the swift parrot Refer to **Attachment N - Significant Impact Assessment**.

#### **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. \***

The Department of the Environment states: *A 'significant impact' is an impact which is important, notable, or of consequence, having regard to its context or intensity. Whether or not an action is likely to have a significant impact depends upon the sensitivity, value, and quality of the environment which is impacted, and upon the intensity, duration, magnitude and geographic extent of the impacts.*

*To be 'likely', it is not necessary for a significant impact to have a greater than 50% chance of happening; it is sufficient if a significant impact on the environment is a real or not remote chance or possibility (DoE, 2013, page 3).*

As the development proposes removal of approximately 318 ha koala habitat trees and grey-headed flying-fox feed trees:

- The proposed development **could potentially reduce the area of occupancy** of the koala;
- The proposed development **could possibly adversely affect habitat critical to the survival** for the grey-headed flying fox (i.e. removal of foraging habitat within 20 km of a nationally important camp).

As such, it has been assessed that the proposed development may cause a significant impact to the koala and grey-headed flying fox.

#### **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 project area is zoned by ICC as Recreation Zone and Residential Low Density. The proposed action is considered an appropriate development within the site, with the disturbance of the proposed action informed by an ecological assessment. The proposed action will provide additional necessary housing within the suburb of Riverview, with close access to current regional transport links, such as the Cunningham Highway and Warrego Highway, and community infrastructure, such as the neighboring school Riverview Primary School.

The proposed action does not fragment vegetation, and has been informed by ecological assessment, and located within lower ecologically valuable areas, and adjacent an existing school, where indirect impacts (noise, light) are already present.

Extensive areas of vegetation to the west and south (32.87 ha), largely zoned as Recreation Zone will be retained and rehabilitated, strengthening the linkage south along the Six Mile Creek corridor

No koalas were observed one site, with low utility noted (lack of scats and tree scratches). The species was also not detected during thermal night drone. The grey-headed flying-fox was detected using this method of surveying. The species was detected within vegetation proposed to be retained. Given the highly mobile nature of the species, 32.87 ha of foraging habitat will be available for the species to utilize for seasonal foraging.

The proposed development was assessed against the relevant criteria in the *Matters of Environmental Significance Significant Impact Guidelines 1.1* (Department of the Environment, 2013) for endangered (koala) and vulnerable (grey-headed flying-fox) species. In summary, the proposed development is not considered likely to have a significant impact on either species, and hence not be a controlled action for the following main reasons:

1. The low utility (i.e. no scats or tree scratches) of the koala was detected during the survey area.
2. The grey-headed flying fox was identified on site (within vegetation proposed for retention via thermal night drone). The species is highly mobile, and will have access to the 32.87 ha of foraging habitat retained.
3. The proposed action does not fragment vegetation, and has been informed by ecological assessment and located within lower ecologically valuable areas.

**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. \***

The following measures to reduce and mitigate impact to koala and the grey-headed flying fox have been proposed:

Vegetation will require removal as part of the development. For the removal of vegetation within the Development Footprint, the following fauna management measures will be undertaken:

1. A licensed Fauna Spotter Catcher to undertake a pre-clearance survey no more than 48 hours prior to the commencement of clearing works and to be present at all times during clearing works. Should a koala and grey-headed flying-fox be identified during the pre-clearance survey, works must immediately cease and a 50m buffer be created around the tree identified as containing the koala or grey-headed flying-fox. No works should be undertaken within this exclusion area until the koala has moved outside the investigation area on its own volition.
2. Any recovered fauna may be re-located into the vegetation associated with surrounding bushland areas;
3. The fauna spotter catcher must direct clearing works at all times and works cease/pause at the fauna spotter's request; and
4. Any injured fauna resulting from clearing works are to be handled only by the qualified Fauna Spotter/Catcher and taken to a veterinary clinic or registered wildlife carer.

Further mitigation measures include:

1. During the construction period, noise levels should be limited to acceptable levels. The use of temporary noise barrier fencing is recommended during koala breeding times (September to February) to ensure impacts to breeding are minimised.
2. Rehabilitation of 32.87 ha of the project area is to be undertaken as per **Attachment C - S522117\_DRMP\_001-001(A)**. Extensive planting is proposed for the Linear parkland (4.04 ha; to be dedicated to ICC). Weed control is proposed throughout the entire of the retained area, with dumped rubbish to also be removed.
3. Domestic animals should be excluded from the site at all times during construction.
4. Vehicle movements should be managed through traffic calming devices like speed bumps to control vehicle speed within and approaching (driveway) the site to reduce potential for fauna vehicle strike;
5. Outdoor and security lighting should be wildlife friendly e.g. directional lighting focused toward the centre of the development; the use of shields or fittings can minimise light spill into adjacent vegetation and direct light to where it is needed; lighting could be placed lower, to minimise ecological impacts;
6. Pet exclusion fencing is proposed to be installed surrounding the entirety of the residential development footprint. Fauna-friendly fencing is proposed for the balance of the fencing adjacent vegetated areas. Refer to **Attachment C - S522117\_DRMP\_001-001(A), page 1, page 3**.

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

### **Matters of National Environmental Significance**

The proposed development is not considered likely to be a controlled action, and hence is not considered likely to require offsets at the Commonwealth level.

### **Matters of State Environmental Significance**

State Planning Policy (SPP)

Under the SPP, the site contains:

- Wildlife habitat (endangered or vulnerable);
- Wildlife habitat (special least concern animal);
- Wildlife habitat (koala habitat areas – core);
- Regulated vegetation (category B);
- Regulated vegetation (category C);
- Regulated vegetation (Essential Habitat); and
- Regulated vegetation (intersecting a watercourse).

The proposed action will interfere with approx. 720 m<sup>2</sup> of mapped MSES wildlife habitat (endangered or vulnerable/ special least concern/ koala habitat areas - core) and regulated vegetation (essential habitat).

Offsets for MSES must be prescribed under State assessment legislative framework. S5 Environmental understand mechanism for the provision of offsets for MSES are within the following:

- Planning Regulation 2017;
- Nature Conservation Act 1992
- Environmental Protection Act; and
- Local government planning schemes.

S5 Environmental understand that offsets are not applicable in this instance, given that regulated vegetation and essential habitat are considered exempt clearing works, with the development application lodged prior to 2020, meaning that the koala legislation Wildlife habitat (koala habitat areas – core) is not applicable. The development is not interfering with a watercourse (not applicable). Further, offsets for Wildlife habitat (endangered or vulnerable) and Wildlife habitat (special least concern animal) are not applicable.

### **Matters of Local Environmental Significance**

ICC has not integrated the State Planning Policy (SPP) for State interest biodiversity. As such, the proposed development must be assessed against the SPP for biodiversity. The ICC planning scheme nor the SPP for biodiversity do not require the provision of offsets for MSES.

## **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>Monarcha melanopsis</i>	Black-faced Monarch
No	No	<i>Motacilla flava</i>	Yellow Wagtail
No	No	<i>Myiagra cyanoleuca</i>	Satin Flycatcher
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pandion haliaetus</i>	Osprey
No	No	<i>Rhipidura rufifrons</i>	Rufous Fantail
No	No	<i>Symposiachrus trivirgatus</i>	Spectacled Monarch
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.**

\*

The likelihood of occurrence and impact was assessed for Migratory species by Terrestria Ecological Management ecologists. This assessment included determination of the presence of suitable habitat within the project area and the vicinity, as well as assessment of occurrence records within a 10 km radius of the project area (using the Queensland WildLife Online database). Refer to **Attachment B - Child Street Fauna Assessment, section 3.2.4, page 11-13**. This assessment determined that the project area and vicinity was not likely to provide suitable habitat for any listed Migratory species, and hence the proposed development is considered unlikely to impact directly or indirectly upon these species.

#### **4.1.6 Nuclear**

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

No

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

\*

The proposed development does nuclear power generation or related power or nuclear activities.

#### **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.**

\*

The project area is not within, or within proximity to a Commonwealth Marine Area and hence is unlikely to impact upon a Commonwealth Marine Area.

## **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 project area is not within the vicinity of the Great Barrier Reef, or involve watercourses and associated vegetation within the Great Barrier Reef catchment areas.

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

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

No

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

\*

The proposed development does not impact water resources in relation to large coal mining development or coal seam gas mining.

## **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.

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

No

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

\*

The proposed development is not within Commonwealth Land.

**4.1.11 Commonwealth Heritage Places Overseas**

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

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

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

—

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

No

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

\*

The proposed development does not impact places on the Commonwealth Heritage List.

**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. \*

Alternative layouts have been negotiated with ICC. Refer to **Attachment D - Previous Layout, page 2**. The local parkland has been relocated within the disturbance area, resulting in additional area for retention and rehabilitation. This demonstrates intent to reduce impact, and retains an additional 0.5 ha of native canopy trees within the subdivision layout.

State regulated vegetation and koala habitat mapping limit where residential development can be undertaken within South-east Queensland. The development has received approval by ICC, with the development considered exempted clearing works in relation to the clearing of native regulated vegetation, and koala habitat mapping not applicable given that the the development application was lodged prior to February 2020, when this legislation came into effect.

Further, the site is zoned by ICC as Recreation Zone and Residential Low Density. The proposed action is considered an appropriate development within the site, with the disturbance of the proposed action informed by an ecological assessment. The proposed action will provide additional necessary housing within the suburb of Riverview, with close access to current regional transport links, such as the Cunningham Highway and Warrego Highway, and community infrastructure, such as the neighboring school Riverview Primary School.

## 5. Lodgement

## 5.1 Attachments

### 1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - S522117DEA001_v1.1.pdf A detailed ecological assessment of the ecological values of within the project area and relevant legislative requirements	22/11/2022	No	High
#2.	Document	Attachment B - Child Street Fauna Assessment.pdf Threatened fauna species survey and habitat assessment	14/10/2022	No	High
#3.	Document	Attachment C - S522117_DRMP_001-001(A).pdf Detailed Rehabilitation Management Plan, conditioned by Ipswich City Council as part of the approval process	14/03/2023	No	High
#4.	Document	Attachment F - National Recovery Plan for the Swift Parrot.pdf National recovery plan for the swift parrot	01/01/2011	No	High
#5.	Document	Attachment J - 1419-2022-RAL ICC Decision Notice.pdf Development approval and conditions from ICC	29/09/2023	No	High
#6.	Document	Attachment K -1419-2022-RAL ICC DA Approved Plans.pdf amended in red development layout	29/09/2023	No	High
#7.	Document	Attachment L - B070_C600 Sewer_OW.pdf sewer reticulation layout sheet	09/05/2024	No	High
#8.	Link	<a href="https://scholars.unh.edu/cgi/viewcontent.cgi?art..">Effects of Audible Human Disturbance on Koala (Phascolarctos cinereus)</a> <a href="https://scholars.unh.edu/cgi/viewcontent.cgi?art..">https://scholars.unh.edu/cgi/viewcontent.cgi?art..</a>	01/01/2014		High
#9.	Link	<a href="https://www.environment.gov.au/webgis-framework/">National Flying-fox monitoring viewer</a> <a href="https://www.environment.gov.au/webgis-framework/">https://www.environment.gov.au/webgis-framework/..</a>			High

### 1.2.5 Information about the staged development

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Type	Name	Date	Sensitivity	Confidence
#1.	Document Attachment K -1419-2022-RAL ICC DA Approved Plans.pdf amended in red development layout	28/09/2023	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 Attachment A - S522117DEA001_v1.1.pdf A detailed ecological assessment of the ecological values of within the project area and relevant legislative requirements	21/11/2022	No	High
#2.	Document Attachment B - Child Street Fauna Assessment.pdf Threatened fauna species survey and habitat assessment	13/10/2022	No	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.	Document Attachment H - Quaystone Environment Policy and Statement.pdf Quaystone Environment Policy and Statement	01/01/2024	No	High

3.1.2 Existing or proposed uses for the project area

Type	Name	Date	Sensitivity	Confidence
#1.	Document Attachment K -1419-2022-RAL ICC DA Approved Plans.pdf amended in red development layout	28/09/2023	No	High

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

Type	Name	Date	Sensitivity	Confidence
#1.	Document Attachment A - S522117DEA001_v1.1.pdf A detailed ecological assessment of the ecological values of within the project area and relevant legislative requirements	21/11/2022	No	High
#2.	Document Attachment B - Child Street Fauna Assessment.pdf	13/10/2022	No	High

Threatened fauna species survey and habitat assessment

#3.	Document	Attachment G - Nearby Conservation Areas.pdf State Planning Policy Interactive Mapping System print for category C, B and KHA mapped areas.	08/06/2023	No	High
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3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - S522117DEA001_v1.1.pdf A detailed ecological assessment of the ecological values of within the project area and relevant legislative requirements	21/11/2022	No	High
#2.	Document	Attachment B - Child Street Fauna Assessment.pdf Threatened fauna species survey and habitat assessment	13/10/2022	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - S522117DEA001_v1.1.pdf A detailed ecological assessment of the ecological values of within the project area and relevant legislative requirements	21/11/2022	No	High
#2.	Link	<a href="https://www.qld.gov.au/environment/plants-animal..">Land Zone Definitions https://www.qld.gov.au/environment/plants-animal..</a>			High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - S522117DEA001_v1.1.pdf A detailed ecological assessment of the ecological values of within the project area and relevant legislative requirements	21/11/2022	No	High
#2.	Document	Attachment I - S522117_AEA_v1.0.pdf Preliminary Ecological Assessment	22/05/2023	No	High

investigating the health of the waterbodies located on site.

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	Attachment A - S522117DEA001_v1.1.pdf A detailed ecological assessment of the ecological values of within the project area and relevant legislative requirements	21/11/2022	No	High
#2.	Document	Attachment B - Child Street Fauna Assessment.pdf Threatened fauna species survey and habitat assessment	13/10/2022	No	High
#3.	Document	Attachment M - S524141_VRP_001-018(A).pdf Vegetation retention and removal plan	16/09/2024	No	High
#4.	Document	Attachment N - Significant Impact Assessment.pdf Significant Impact Assessment for the koala, grey-headed flying-fox and swift parrot	24/09/2024	No	High
#5.	Link	<a href="https://www.ala.org.au/">Atlas of Living Australia</a> <a href="https://www.ala.org.au/">https://www.ala.org.au/</a>			High
#6.	Link	<a href="https://apps.information.qld.gov.au/Storymaps/Bi..">Biomaps</a> <a href="https://apps.information.qld.gov.au/Storymaps/Bi..">https://apps.information.qld.gov.au/Storymaps/Bi..</a>			High
#7.	Link	<a href="https://environment.desi.qld.gov.au/__data/asset..">Department of Environment and Science (2022a)</a> <a href="https://environment.desi.qld.gov.au/__data/asset..">https://environment.desi.qld.gov.au/__data/asset..</a>			High
#8.	Link	<a href="https://www.environment.nsw.gov.au/resources/nat..">Flying-fox camps - natural resource management information note</a> <a href="https://www.environment.nsw.gov.au/resources/nat..">https://www.environment.nsw.gov.au/resources/nat..</a>			High
#9.	Link	<a href="https://environment.desi.qld.gov.au/wildlife/ani..">Koala facts</a> <a href="https://environment.desi.qld.gov.au/wildlife/ani..">https://environment.desi.qld.gov.au/wildlife/ani..</a>			High
#10.	Link	<a href="https://www.environment.gov.au/webgis-framework/">National Flying Fox Viewer</a> <a href="https://www.environment.gov.au/webgis-framework/">https://www.environment.gov.au/webgis-framework/..</a>			High

#11.	Link	National Recovery Plan for the Grey-headed Flying-fox <a href="https://www.dcceew.gov.au/sites/default/files/do..">https://www.dcceew.gov.au/sites/default/files/do..</a>		High
#12.	Link	National Recovery Plan for the Koala <a href="https://www.dcceew.gov.au/environment/biodiversi..">https://www.dcceew.gov.au/environment/biodiversi..</a>		High
#13.	Link	National Recovery Plan for the Swift Parrot <a href="https://www.dcceew.gov.au/environment/biodiversi..">https://www.dcceew.gov.au/environment/biodiversi..</a>		High
#14.	Link	Ranking the feeding habitats of Grey-headed flying foxes for conservation management <a href="https://www.environment.nsw.gov.au/resources/thr..">https://www.environment.nsw.gov.au/resources/thr..</a>	01/01/2008	Medium
#15.	Link	Regional Ecosystems <a href="https://apps.des.qld.gov.au/regional-ecosystems/">https://apps.des.qld.gov.au/regional-ecosystems/..</a>		High
#16.	Link	Seasonal movements of grey-headed flying-foxes, Pteropus poliocephalus (Chiroptera : Pteropodidae), <a href="https://www.publish.csiro.au/WR/WR9910547">https://www.publish.csiro.au/WR/WR9910547</a>	01/01/1991	Medium
#17.	Link	Spatial Modelling for Koalas in South-east Queensland <a href="https://environment.des.qld.gov.au/__data/assets..">https://environment.des.qld.gov.au/__data/assets..</a>		High
#18.	Link	Species Profile and Threats Database <a href="https://www.environment.gov.au/cgi-bin/sprat/pub..">https://www.environment.gov.au/cgi-bin/sprat/pub..</a>		High
#19.	Link	Terrestrial Vertebrate Fauna Survey Guidelines for Queensland <a href="https://www.qld.gov.au/environment/plants-animal..">https://www.qld.gov.au/environment/plants-animal..</a>		High
#20.	Link	The establishment and dynamics of a recently established urban	30/09/2004	High

camp of Pteropus poliocephalus

outsid

<https://www.researchgate.net/publication/2301975..>

4.1.4.5 (Threatened Species and Ecological Communities) Why you consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	<a href="https://www.dcceew.gov.au/sites/default/files/do..">Matters of National Environmental Significance Significant impact guidelines 1.1</a>			High

4.1.4.8 (Threatened Species and Ecological Communities) Why you think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	<a href="https://www.dcceew.gov.au/sites/default/files/do..">Matters of National Environmental Significance Significant impact guidelines 1.1</a>			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	Attachment C - S522117_DRMP_001-001(A).pdf Detailed Rehabilitation Management Plan, conditioned by Ipswich City Council as part of the approval process	13/03/2023	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	Attachment B - Child Street Fauna Assessment.pdf Threatened fauna species survey and habitat assessment	13/10/2022	No	High

4.3.8 Why alternatives for your proposed action were not possible

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment D - Previous Layout.pdf Previous development layout	15/11/2022	No	High

## 5.2 Declarations

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## Completed Referring party's declaration

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

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ABN/ACN	74600187844
Organisation name	S5 CONSULTING PTY LTD
Organisation address	2/265 Sandgate Road, Albion, 4010 QLD
Representative's name	Rob Siddle
Representative's job title	Director
Phone	0735053053
Email	office@s5consulting.com.au
Address	2/265 Sandgate Road, Albion

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

I would like to receive notifications and track the referral progress through the EPBC portal. \*

By checking this box, I, **Rob Siddle of S5 CONSULTING PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. \*

I would like to receive notifications and track the referral progress through the EPBC portal. \*

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## 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.

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ABN/ACN	76677953141
Organisation name	QUAYSTONE DEVELOPMENT PTY LTD
Organisation address	2000 NSW
Representative's name	David Lee

Representative's job title	Project Director
Phone	02 9127 8050
Email	david.lee@quaystone.com.au
Address	Level 32, 1 Market Street Sydney, NSW 2000

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

I would like to receive notifications and track the referral progress through the EPBC portal. \*

I, **David Lee of QUAYSTONE DEVELOPMENT 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. \*

I would like to receive notifications and track the referral progress through the EPBC portal. \*

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### **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.

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Same as Person proposing to take the action information.

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

I would like to receive notifications and track the referral progress through the EPBC portal. \*

I, **David Lee of QUAYSTONE DEVELOPMENT 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. \*

I would like to receive notifications and track the referral progress through the EPBC portal. \*