

# Blackburn Road Residential Development

Application Number: **03288**

Commencement Date:  
**22/12/2025**

Status: **Locked**

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## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Blackburn Road 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 \*

01/01/2027

#### 1.1.4 Estimated end date \*

01/01/2035

## 1.2 Proposed Action details

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

The proposed action is located on freehold land described as Lot 2 on RP13959, Lot 3 on RP13959, Lot 2 on CG3476, Lot 9 on SP138523 and Lot 1 on RP105779 ('the site'). The site, excluding Lot 1 on RP105779, is owned by the proponent. Lot 1 on RP105779 is currently under acquisition by the proponent. The site is approximately 75.5 ha in size and is improved by dwellings, agriculture and ancillary infrastructure.

The proposed action will include a residential subdivision (approx. 1,000 lots) and ancillary infrastructure, as well as a vegetated corridor along an un-named watercourse. The proposed action will provide residential growth in a key growth area of the Elimbah locality.

The disturbance footprint of the proposed action occupies approximately 63.8 ha of the site (85%). The proposed action includes an open space corridor occupying approximately 11.7 ha of the site (15%). The open space corridor includes existing cleared and vegetated areas, which will be rehabilitated / revegetated. Activities that will take place include pre-construction / early works (site analysis, demarcation and maintenance), construction (vegetation clearing, stockpiling, earthworks, service installation, temporary infrastructure and traffic management) and post-construction (rehabilitation). The aforementioned activities will have direct and indirect impacts on the environment (adverse and beneficial).

Further details on the proposed action are provided in Section 2 of the attached Matters of National Environmental Significance Report (Litoria Consulting, v 1.0, December 2025).

### 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 site is designated as an SEQ Development Area (Urban Footprint) as described in ShapingSEQ 2023. ShapingSEQ is the Queensland Government's 25-year strategic plan to guide the future growth of the South East Queensland region. ShapingSEQ 2023 encourages the efficient use of available land to provide more housing in existing urban areas. The Urban Footprint identifies land that can accommodate the region's growth needs to 2046. It includes established urban areas and land with potential for new development.

Relevant State / local permits may be required.

### 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. \*

Cultural Heritage: The proponent has engaged Everick Heritage to prepare an indigenous and non-indigenous cultural heritage assessment and the preparation of a cultural heritage management plan. We expect this to commence in 2026.

Community Engagement: The proponent is proposing to undertake extensive community engagement to support the development proposal. This includes both statutory community engagement as part of a future town planning application and assessment process, and extensive voluntary community engagement program to be undertaken in 2026. This community engagement will seek community input on the character, land uses, open space and housing typology with the project. The proponent will be working with Fourfold Studios to undertake this work.

### 1.3.1 Identity: Referring party

#### **Privacy Notice:**

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**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** 42677357201  
**Organisation name** LITORIA HOLDINGS PTY LTD  
**Organisation address** 4006 QLD

Referring party details

**Name** Kaleena Fry  
**Job title** Practice Director  
**Phone** 0738524855  
**Email** kaleena.fry@litoria.com.au  
**Address** PO Box 460, Paddington, 4064

### 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** 83161448139  
**Organisation name** DFC (PROJECT MANAGEMENT) PTY LTD  
**Organisation address** 3143 VIC

Person proposing to take the action details

**Name** Vaughn Bowden  
**Job title** Project Director  
**Phone** +61 7 3457 8622  
**Email** vaughn.bowden@denniscorp.com.au  
**Address** Level 7, 189 Grey Street, South Brisbane Queensland

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

No

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

No

**1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. \***

The Dennis Family Corporation (DFC) and its related entities have a long track record of delivering large-scale greenfield residential communities. As such, we can demonstrate a track record of responsible environmental management practices and outcomes. Such examples include:

- The development of a number of waterway corridors and wetlands designed to Melbourne Waters 'Waterway Corridors – Guidelines for greenfield development areas within the Port Phillip and Western Region' best practice guidelines, that create or enhance existing waterways, allowing for the appropriate treatment of wastewater and enabling natural flora and fauna to flourish and succeed.
- The entering into a Landowner Agreement made pursuant to Part 8 of the Conservation, Forests, and Lands Act 1987 with The Secretary to the Department of Environment, Land, Water and Planning (Victoria) to achieve the Management Commitments in order to improve the condition of Native Vegetation on an ongoing basis on a site known as 'Hoopers Paddock' on our Ashbury project in Armstrong Creek. In particular the outcomes of the LMCA seek to:
  - conserve and enhance wildlife habitat on the Site;
  - enhance the ecological significance of the Native Vegetation on the Site;
  - improve the bushland and trees on the Site; and
  - protect natural features on the site including rock formations, watercourses, lakes, ponds, marshes and other bodies of water on the Site.
- The preparation of a Growling Grass Frog Salvage and Relocation Plan at Donnybrook Road, Donnybrook. The study area contained a large dam which was decommissioned as part of a culvert upgrade works package to service surrounding residential development. The site was within a Precinct Structure Plan that was one of 12 precincts endorsed under the Melbourne Strategic Assessment (MSA) program under Part 10 of the EPBC Act. Actions associated with urban development located inside the MSA program are subject to the Part 10 approval and do not require an additional EPBC Act referral for impacts to Matters of National Environmental Significance.
- Approved Action (as varied)- EPBC2011/6063, involving ongoing monitoring and reporting on an annual basis.

Nil proceedings have taken place. In April 2024, DFC was issued a 'show cause' notice regarding compliance with offset management plans associated with one of the offset sites related to EPBC2011/6063, which was responded to with evidence of compliance and ongoing works in accordance with management obligations. No further activity has occurred on this matter to date.

Previous referred actions include:

- EPBC 2011/6063 – Approval of a Controlled Action to develop the second stage of a 1486 lot housing development at the Modeina Estate (Precinct 2) in Burnside, Victoria. The Approval was dated 25th July 2015, with a Consolidated Variation Notice issued by the then-named Department of the Environment and Energy on 9th November 2018.
- Approved Action (as varied)- EPBC2011/6063 – To develop Modeina Estate Precinct 2, a residential housing estate development in the Melbourne suburb of Burnside, Victoria. Relevant threatened species included:
  - Growling Grass Frog
  - Striped Legless Lizard
  - Spiny Rise Flower / Natural Temperate Grassland of the Victorian Volcanic Plain
- Offsets were obtained across various offset sites. This included collaboration with Victoria University and the Spiny Rice Flower (*Pimelea spinescens*) Recovery Team, undertaking research, propagation and conservation of the species at the Modeina Estate.

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

The Dennis Family Corporation does not have a formal environmental policy and planning framework. However, it has a house team of town planners that specialise in large greenfield development projects and utilise the services of expert consultants in various fields, including environmental, urban design and engineering, to impart best practice in the protection and improvement of natural waterways, conservation corridors and flora and fauna habitat. Adherence to relevant Commonwealth and State Acts, Regulations and Policies is continuously monitored.

### 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

<b>ABN/ACN</b>	83161448139
<b>Organisation name</b>	DFC (PROJECT MANAGEMENT) PTY LTD
<b>Organisation address</b>	3143 VIC

#### Proposed designated proponent details

<b>Name</b>	Vaughn Bowden
<b>Job title</b>	Project Director
<b>Phone</b>	+61 7 3457 8622
<b>Email</b>	vaughn.bowden@denniscorp.com.au
<b>Address</b>	Level 7, 189 Grey Street, South Brisbane Queensland

## 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	42677357201
Organisation name	LITORIA HOLDINGS PTY LTD
Organisation address	4006 QLD
Representative's name	Kaleena Fry
Representative's job title	Practice Director
Phone	0738524855
Email	kaleena.fry@litoria.com.au
Address	PO Box 460, Paddington, 4064

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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	83161448139
Organisation name	DFC (PROJECT MANAGEMENT) PTY LTD
Organisation address	3143 VIC
Representative's name	Vaughn Bowden
Representative's job title	Project Director
Phone	+61 7 3457 8622
Email	vaughn.bowden@denniscorp.com.au
Address	Level 7, 189 Grey Street, South Brisbane Queensland

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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

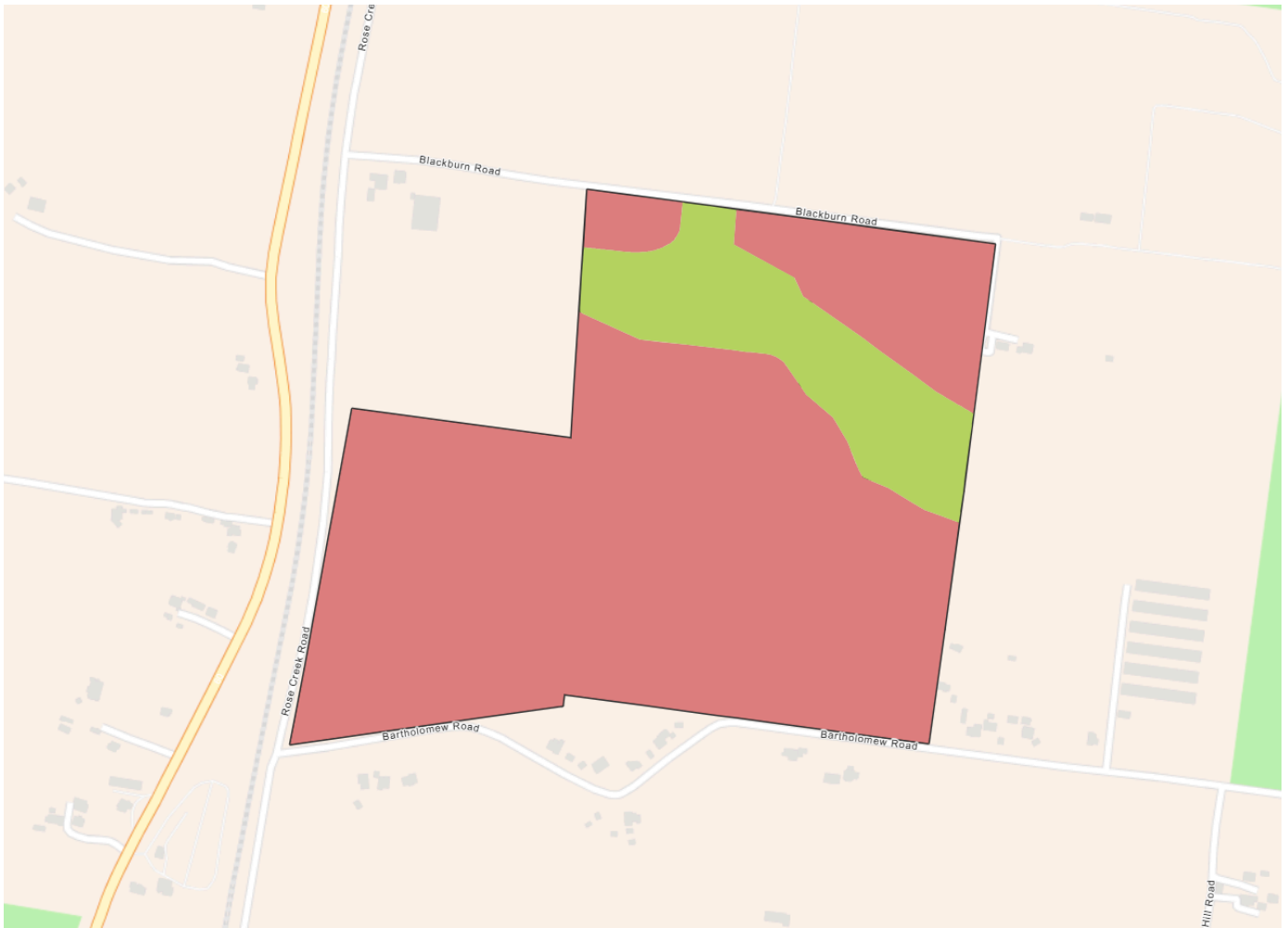
## 1.4 Payment details: Payment allocation

**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: 75.68 Ha Disturbance Footprint: 63.94 Ha Retention Area: 11.75 Ha**

## 2.2 Footprint details

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

42-80 Blackburn Road, Elimbah 4516

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

Queensland

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

No

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

Freehold

The site, excluding Lot 1 on RP105779, is owned by the proponent. Lot 1 on RP105779 is currently under acquisition by the proponent.

## 3. Existing environment

## 3.1 Physical description

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

The proposed action is located on land described as Lot 2 on RP13959, Lot 3 on RP13959, Lot 2 on CG3476, Lot 9 on SP138523 and Lot 1 on RP105779 ('the site'). The site is approximately 75.5 ha in size and is improved by dwellings, agriculture and ancillary infrastructure. The balance of the site supports predominantly native vegetation along a riparian corridor.

The site is located in the Elimbah locality, which is situated approximately 58 km north of Brisbane. The site is accessible from sealed roads, including, Rose Creek Road, Blackburn Road and Bartholomew Road (via Beerburrum Road).

The site and surrounding area are zoned as 'Rural' under the Moreton Bay Regional Council Planning Scheme. The site is designated as an SEQ Development Area (Urban Footprint) as described in ShapingSEQ 2023.

The surrounding areas comprise a range of land uses, including rural residential properties, agricultural land and plantation forestry. Whilst small areas to the north, east, and south (associated with Six Mile Creek) of the site contain native vegetation, the majority of vegetation surrounding the site comprises large-scale exotic plantations within Beerburrum East State Forest and Beerburrum West State Forest. The site is connected to the Glasshouse Mountains National Park (located to the north-west), through plantation forest and some native vegetation along Beerburrum Creek (and tributaries).

The site has been highly modified for agricultural / commercial uses, including drainage modification (construction of dams and channels for agriculture). Additionally, portions of the site contain areas that are, or are characteristic, of pine plantation. Areas of native vegetation were variable in condition (i.e., 16 - 90% exotic understorey cover), with evidence of constructed tracks and the presence of domestic animals (e.g., horses). As a result, weed encroachment and pest fauna are prevalent across the site. Historically, areas of the site (Lot 9 on SP138523) were used for recreation (i.e., dirt bikes), which have now been overtaken by regrowth vegetation.

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

The site is improved by dwellings, agriculture and ancillary development. The majority of the site is used for agricultural / commercial purposes (incl. cropping and a nursery), which is indicated by cleared pastures and vegetation planted in rows.

The proposed use for the land is residential development. The disturbance footprint of the proposed action occupies approximately 63.8 ha of the site (85%), of which 63 ha is in existing cleared / disturbed areas.

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

The site is located approximately 4 km from the Glasshouse Mountains National Park.

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

Landform across the site comprises gently underlying rises (GR) (National Committee on Soil and Terrain 2009), ranging from 18 to 34 metres AHD. Modification of the land is evident from the contour data. Modification had been undertaken to construct multiple dams and drainage lines across the site.

## 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.**

Field investigations confirmed the presence of four (4) distinct vegetation survey units (VSUs) across the site, reflecting variation in geology, dominant flora species, and disturbance history. Vegetation condition ranged from moderately to highly disturbed. VSUs can generally be described as:

- VSU 1 – existing highly disturbed / modified areas comprised of pasture, crops, existing development and scattered trees.
- VSU 2 – disturbed areas dominated by the exotic *Pinus elliottii*. The upper canopy (T1) layer was dominated by *Pinus elliottii* (>60% cover). In the southern portion of the site, this VSU also contained *Eucalyptus seeana*, *Lophostemon suaveolens* and *Corymbia intermedia* in the canopy. The middle–northern portion of the site presented as a pine plantation. The subcanopy (T2) contained *Lophostemon suaveolens*, *Alphitonia excelsa*, *Melaleuca nodosa* and the exotic *Cinnamomum camphora* (Camphor Laurel). The upper shrub layer (S1) contained native species, including *Acacia leiocalyx* and *Alphitonia excelsa*, while the lower shrub layer (S2) was dominated by exotics, including *Lantana camara* and *Ochna serrulata*. The understorey contained native vegetation, such as *Lomandra longifolia*, *Entolasia stricta* and *Imperata cylindrica*. The southern portion (near roads) was dominated by exotic understorey species, including *Urochloa decumbens* and *Ageratum houstonianum*. A small area in the eastern portion of the site presented as pine regrowth (< 4 m height), with species such as *Leptospermum polygifolium*, *Lophostemon suaveolens*, *Alphitonia excelsa*, *Lantana camara* and *Melaleuca pachyphylla*.
- VSU 3 – disturbed areas dominated by the exotic *Pinus elliottii*. The upper canopy (T1) layer was dominated by *Pinus elliottii* with scattered *Eucalyptus racemosa*, *Melaleuca quinquenervia* and some *Corymbia intermedia*. The subcanopy (T2) contained *Lophostemon suaveolens*, *Alphitonia excelsa*, *Melaleuca quinquenervia* and the exotic *Cinnamomum camphora* (Camphor Laurel). The shrub layer was dominated by exotics, including *Lantana camara*, *Senna pendula* var. *glabrata* and *Murraya paniculata*. The understorey contained a mix of native and exotic vegetation, such as *Urochloa decumbens*, *Hypolepis muelleri* and *Sticherus lobatus*.
- VSU 4 – disturbed mid-dense forest generally consistent with RE 12.3.5 / 12.3.4 / 12.3.14, along modified drainage features. Canopy (T1) species included *Melaleuca quinquenervia* and *Eucalyptus robusta* with *Pinus elliottii*. The subcanopy (T2) contained *Lophostemon suaveolens*, *Alphitonia excelsa*, *Glochidion ferdinandi*, and *Acacia melanoxylon*. The shrub layer contained native and exotic / non-endemic species, including *Hakea actites*, *Archontophoenix alexandrae*, *Leptospermum speciosum*, *Banksia robur*, *Melaleuca pachyphylla* and *Lantana camara*. The understorey contained native and exotic species including, *Gleichenia dicarpa*, *Blechnum indicum*, *Gahnia sieberiana*, *Persicaria strigosa* and *Xanthorrhoea johnsonii*. The extent of weed disturbance within this VSU varied across the patch, from 30% - 90% exotic ground cover (with the eastern portion being most disturbed).

VSU 3 and 4 contained potential habitat for listed threatened fauna species, including the Koala, Greater Glider, Grey-headed Flying-fox, Glossy Black-cockatoo and Giant Barred Frog. No listed threatened fauna or flora species were confirmed to be present at the site. VSU 3 and 4 did contain habitat for other confirmed native species, including woodland-dependent birds, amphibians, reptiles and mammals (i.e., macropods and bandicoots).

VSU 4 was confirmed during targeted investigations to be the listed Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland threatened ecological community.

Further information on flora and fauna is described in the attached Matters of National Environmental Significance Report (Litoria Consulting, v 1.0, December 2025).

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

Clearing in Queensland is regulated through the vegetation management framework, which is supported by a number of maps. The *Regulated Vegetation Management Map* and the *Vegetation Management Supporting Map* identify the vegetation categories and regional ecosystems, wetlands, watercourse and drainage features and essential habitat needed to determine clearing requirements as specified in the vegetation management framework.

The *Regulated Vegetation Management Map* identifies areas of the site containing Category B (remnant vegetation), Category C (high-value regrowth vegetation) and Category X (non-remnant). Remnant vegetation is primarily contained within the proposed action's 'retained' corridor, and is associated with parts of VSU 3 and 4.

Disturbances within areas of native vegetation can be attributed to existing disturbances on site, including agricultural land uses (e.g., machinery movement across creek corridors, nutrient-rich soils suitable for weed species), historically constructed dams and streams throughout VSU 4, as well as edge effects. Vegetation directly adjacent to VSU 3 and 4, were highly disturbed and dominated by pine plantation or pine regrowth.

Further information on vegetation is described in the attached Matters of National Environmental Significance Report (Litoria Consulting, v 1.0, December 2025).

## 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.

Not applicable. The site does not contain any **Commonwealth heritage places overseas**.

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

The proponent has engaged Everick Heritage to prepare an indigenous and non-indigenous cultural heritage assessment and the preparation of a cultural heritage management plan. We expect this to commence in 2026.

## 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. \*

The site is located within the Elimbah Creek catchment and drains eastward to the southern end of Pumicestone Passage. The site sits within the Beerburrum Creek subcatchment. This creek has a confluence about one kilometre east of the Bruce Highway where the waterway becomes known as Elimbah Creek.

The catchment is heavily disturbed with large sections of the catchment used for forestry (pine plantations) and intensive horticulture, and rural residential/large-lot lifestyle living. There are some protected areas (Glasshouse Mountains National Park to the north and Beerburrum Forest Reserve to the west). Major linear infrastructure includes the M1 Motorway 'Bruce Highway' and the Caboolture – Sunshine Coast rail line.

The site contains several un-named watercourse / drainage features which bisect the site from west to east and north to south.

Refer to the attached Surface Water Management Plan for further details.

## 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.

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

No

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

\*

The site is not located within a World Heritage property.

### **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.

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#### **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 action is not located within or adjacent to a National Heritage Place.

### **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.**

\*

The site is not located within the Ramsar site. The approach to avoiding adverse impacts to the Ramsar Wetland is by achieving neutral or improved water quality outcomes at the site boundary. The attached Surface Water Management Plan (pg. 39) confirms that, with the incorporation of best-practice Water Sensitive Urban Design (WSUD) measures—specifically bioretention systems, infiltration trenches, and staged erosion and sediment controls—the development achieves neutral or improved outcomes (i.e., no adverse impacts on Ramsar Wetlands).

**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>Acacia attenuata</i>	
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Argynnis hyperbius inconstans</i>	Australian Fritillary
No	No	<i>Arthraxon hispidus</i>	Hairy-joint Grass
No	No	<i>Bosistoa transversa</i>	Three-leaved Bosistoa, Yellow Satinheart
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes	Yes	<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>Cryptostylis hunteriana</i>	Leafless Tongue-orchid
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>Erythroriorchis radiatus</i>	Red Goshawk
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
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>Limnodromus semipalmatus</i>	Asian Dowitcher
No	No	<i>Macadamia integrifolia</i>	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak
No	No	<i>Macadamia ternifolia</i>	Small-fruited Queensland Nut, Gympie Nut
No	No	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut
No	No	<i>Mixophyes fleayi</i>	Fleay's Frog
Yes	Yes	<i>Mixophyes iteratus</i>	Giant Barred Frog, Southern Barred Frog
No	No	<i>Mordacia praecox</i>	Non-parasitic Lamprey, Precocious Lamprey
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Persicaria elatior</i>	Knotweed, Tall Knotweed
Yes	Yes	<i>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	No	<i>Phaius australis</i>	Lesser Swamp-orchid
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>Potorous tridactylus tridactylus</i>	Long-nosed Potoroo (northern)
No	No	<i>Pseudomugil mellis</i>	Honey Blue Eye, Honey Blue-eye
Yes	Yes	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood
No	No	<i>Rhodomyrtus psidioides</i>	Native Guava

Direct impact	Indirect impact	Species	Common name
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Samadera bidwillii</i>	Quassia
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Sternula nereis nereis</i>	Australian Fairy Tern
No	No	<i>Thesium australe</i>	Austral Toadflax, Toadflax
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank
No	No	<i>Triunia robusta</i>	Glossy Spice Bush
No	No	<i>Turnix melanogaster</i>	Black-breasted Button-quail
No	No	<i>Xeromys myoides</i>	Water Mouse, False Water Rat, Yirrkoo
No	No	<i>Zieria exsul</i>	Banished Stink Bush

### 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
Yes	Yes	Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
No	No	Lowland Rainforest of Subtropical Australia
No	No	Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions

**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 disturbance footprint of the proposed action occupies approximately 63.8 ha of the site (85%). The disturbance footprint has been located, to the greatest extent practicable, within existing disturbed areas of the site. Approximately 56.8 ha (89%) is located within existing developed areas. The proposed action will directly impact <0.8 ha of listed threatened fauna habitat and TEC (combined). Direct impacts on the identified Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland TEC are 0.27 ha. Impacted fauna habitat includes potential habitat for the Koala, Greater Glider, Grey-headed Flying-fox, Glossy Black-cockatoo and Giant Barred Frog.

Indirect impacts, such as edge effects, modification of abiotic factors, have been identified as potential impacts associated with the proposed action.

Further information on direct and indirect impacts is located in Section 7 and 8 of the attached Matters of National Environmental Significance Report (Litoria Consulting, v 1.0, December 2025).

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

\*

No

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

Due to the scale / extent of the proposed action, impacts are not likely to be a Significant Impact as the action will result in less than 0.8 ha of direct impacts (i.e., vegetation clearing). In addition, the proposed action will provide a net gain in habitat / TEC area. Reconstruction (revegetation) will result in a net gain, with over seven (7) times the clearing area being reinstated. The total area of rehabilitation and reconstruction is 11.7 ha.

As such, the proposed action is unlikely to decrease the size of a population / TEC, reduce the area of occupancy, fragment populations or vegetation, disrupt breeding cycles, lead to a decline in a species, lead to a substantial change in species composition, or introduce disease / invasive species.

A complete assessment of Significant Impacts is outlined in Section 8 of the attached Matters of National Environmental Significance Report (Litoria Consulting, v 1.0, December 2025).

**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.**

\*

It is unlikely that the proposed action is a controlled action, as impacts are not expected to be a Significant Impact and are less than 0.8 ha.

A complete assessment of Significant Impacts is outlined in Section 8 of the attached Matters of National Environmental Significance Report (Litoria Consulting, v 1.0, December 2025).

**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 proposed action has been planned and will be taken, with regard to the mitigation hierarchy: *avoid, mitigate, repair, offset* (National Environmental Standard (Draft), 2025). The action includes avoidance and mitigation in accordance with the aforementioned hierarchy. Based on the significant impact assessment results (i.e., no significant impacts), repair and offset requirements are not applicable.

The proposed action has avoided and minimised impacts by consolidating the disturbance footprint to existing cleared / disturbed areas. Through a series of design iterations, the following principles and measures were adopted to avoid impacts on MNES:

- Maximising the use of the existing cleared / disturbed area (VSU 1) and avoiding clearing of native vegetation to the greatest extent;
- Siting of the development outside of corridors to avoid vegetation / habitat fragmentation;
- Retaining a vegetated riparian corridor to maintain connectivity to eastern bushland and riparian areas;
- Retaining and rehabilitating 11.7 ha of vegetation on site.

The proposed action will mitigate impacts on MNES through an overarching Environmental Management Plan (EMP) and will integrate *vegetation management, rehabilitation, fauna management, biosecurity management, dust and sediment management, surface water management, noise management and light management*. The attached Matters of National Environmental Significance Report (Litoria Consulting, v 1.0, December 2025) outlines environmental management outcomes for each of the aforementioned EMP management sections.

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

Based on the significant impact assessment results (i.e., no significant impacts), offset requirements are not applicable.

**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>Limnodromus semipalmatus</i>	Asian Dowitcher
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.**

\*

A heuristic likelihood assessment determined that no migratory species are likely to occur on site. Additionally, no migratory species were confirmed during field assessments.

**4.1.6 Nuclear**

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

No

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

\*

The proposed action does not include nuclear.

#### **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.

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**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 proposed action is not located within or adjacent to 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 proposed action is not located within or adjacent to the Great Barrier Reef.

**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 action does not involve large coal mining development or coal seam gas.

**4.1.10 Commonwealth Land**

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

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

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

—

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

No

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

\*

The proposed action is not located within or adjacent to 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 action is not located within or adjacent to a Commonwealth Heritage Place Overseas.

**4.1.12 Commonwealth or Commonwealth Agency**

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

No

## 4.2 Impact summary

### Conclusion on the likelihood of significant impacts

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

*None*

### Conclusion on the likelihood of unlikely significant impacts

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

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

## 4.3 Alternatives

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

No

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

Due to the location being identified within the SEQ Urban Footprint – the area is recognised at a local and State level as providing a key growth area for the region of Elimbah to provide a range of services, employment and residential growth. This area will enable future social, economic and community growth to be established through a concentrated and well considered approach. In addition, existing infrastructure (i.e., local school) within the suburb will serve the growing community, and the local commuter train station invites a compact urban form.

## 5. Lodgement

## 5.1 Attachments

### 1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	251222 MNES Report Appendices (reduced file size).pdf Appendices to MNES Report	22/12/2025	No	High
#2.	Document	251222 MNES Report v1.0 (reduced file size).pdf Assessment of MNES (desktop and field assessment)	22/12/2025	No	High

### 3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	251222 MNES Report Appendices (reduced file size).pdf Appendices to MNES Report	21/12/2025		High
#2.	Document	251222 MNES Report v1.0 (reduced file size).pdf Assessment of MNES (desktop and field assessment)	21/12/2025		High

### 3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	251222 MNES Report Appendices (reduced file size).pdf Appendices to MNES Report	21/12/2025		High
#2.	Document	251222 MNES Report v1.0 (reduced file size).pdf Assessment of MNES (desktop and field assessment)	21/12/2025		High

### 3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	2024.0581-RP03-P1-Rose Creek Surface Water Management Plan.pdf Assessment and management plan for surface water		No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	2024.0581-RP03-P1-Rose Creek Surface Water Management Plan.pdf	28/11/2025		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	42677357201
Organisation name	LITORIA HOLDINGS PTY LTD
Organisation address	4006 QLD
Representative's name	Kaleena Fry
Representative's job title	Practice Director
Phone	0738524855
Email	kaleena.fry@litoria.com.au
Address	PO Box 460, Paddington, 4064

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, **Kaleena Fry of LITORIA HOLDINGS 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.

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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	83161448139
Organisation name	DFC (PROJECT MANAGEMENT) PTY LTD
Organisation address	3143 VIC
Representative's name	Vaughn Bowden

Representative's job title	Project Director
Phone	+61 7 3457 8622
Email	vaughn.bowden@denniscorp.com.au
Address	Level 7, 189 Grey Street, South Brisbane Queensland

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

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

I, **Vaughn Bowden of DFC (PROJECT MANAGEMENT) 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.

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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. \*

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

I, **Vaughn Bowden of DFC (PROJECT MANAGEMENT) 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.