

# Urban Development, Junction Road, Karalee

Application Number: 02726

Commencement Date:  
18/12/2024

Status: Locked

## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Urban Development, Junction Road, Karalee

#### 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 \*

01/05/2025

#### 1.1.4 Estimated end date \*

18/12/2025

## 1.2 Proposed Action details

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

## Introduction

Zuri Properties Pty Ltd (**Zuri**) is seeking development its land located at 2-34 & 36-62 Junction Road, Karalee and is more formally described as Lot 8 SP118670 and Lot 32 on SP204664 (**the site**). Zuri seeks to undertake clearing for a future urban development (residential) in accordance with the Draft Ipswich Planning Scheme (**Draft Scheme**) which zones the land as Medium Density Residential. The Draft Scheme is to be adopted on 1 July 2025. Zuri does not yet have a detailed plan of development for the site, however the proposed action (referred herein as the **Proposed Action**) will include the development of residential lots (for medium density development) and associated roads, stormwater and parklands. All external connections for the site are to be provided via Junction Road and/or Hope Way with a lawful point of discharge for the site to culverts under the Warrego Highway. In order to undertake the development, preparatory works will be required, which includes the clearing of vegetation on the site.

Zuri has undertaken an assessment of the impacts on Matters of National Environmental Significance (**MNES**) associated with the proposed action, which have are provided in Attachment 2: MNES Report. The MNES Report has been prepared by BAAM Ecological Consultants.

It is acknowledged by Zuri that, should the action be considered a Controlled Action, and an assessment be undertaken and approved by DCCEEW, that DCCEEW may impose conditions on the Controlled Action which will influence the future urban development on the site.

## The Site

The subject site is located at 2-34 & 36-62 Junction Road, Karalee and is more formally described as Lot 8 SP118670 and Lot 32 on SP204664. These are freehold allotments which together have a combined area of 15.601ha.

## Proposed Action

The proposed action includes the clearance of vegetation for future urban development. The vegetation to be cleared includes habitat of threatened and/or migratory fauna species. The disturbance area of the clearing to enable the Controlled Action is approximately 10ha.

The future urban development of the site is to be for residential development in accordance with the Draft Planning Scheme zoning of the site. The extent and form of the development is not currently known, but will include low rise and medium density housing - mainly in the form of attached and detached housing.

The extent of proposed vegetation clearing is shown on the proposed vegetation removal plan is approximately over 10ha. A power easement runs along the northern boundary adjacent to Junction Road, while a strip of land along the majority of the southern boundary is planned to be resumed by the State Government for a future upgrade to the Warrego Highway; a 5m buffer is provided to the latter - these areas are not proposed to be cleared.

## Purpose of the proposed action

The proposed clearing is intended to prepare the site for future development for an urban purpose. The site is included in the Local Business and Industry Zone under the current Ipswich Planning Scheme 2006. Under the Draft Ipswich Planning Scheme which is due to be adopted in the first half of 2025, the site is designated within the Medium Density Residential Zone and intended to provide much needed residential housing at a density of 50 - 75 dwellings per hectare. The Draft Planning Scheme received State Government approval on 14 February 2025 and is intended to be adopted on 1 July 2025. The site is in a strategic location being adjacent to the Karalee District Centre and bus interchange, as well as the Warrego Highway. Prelodgement Meetings have been undertaken with the Ipswich City Council which indicate support for the development of the site to its full residential potential. An application for Operational Works (vegetation clearing) has been made to clear the property in anticipation for the associated residential development in the future.

At this current stage there is no anticipated specific type of development, rather a generic intent which is a low - medium density residential development in line with the Draft Planning Scheme intent. Accordingly, the proposed action is properly described as:

*Vegetation clearing for a proposed future urban purpose. the future urban purpose will include residential development at a density of 50 - 75 dwellings per hectare, in accordance with the planning scheme intent. This will likely take the form of attached and detached housing.*

It is acknowledged that conditions may be placed on the action to control impacts on Matters of National Environmental Significance.

#### **Proposed Activities associated with referral**

The activities associated with this referral include the clearing and removal of vegetation from the site for the purpose of future residential development. This will include the following actions:

- **Site preparation** - felling of trees, grubbing of root balls and removal of resultant green waste from site. Appropriate erosion control measures and minor earthworks will be undertaken as part of the process.
- **Construction** - earthworks and built form works - the extent of this is currently unknown.
- **Operation:** the land will be developed for residential development. The development will include residential buildings, including detached and attached dwellings (townhouses and low-medium rise unit development). The development will include roads, parkland, utility and infrastructure and stormwater infrastructure. All infrastructure connections to the site will be provided through Junction Road and/or Hope Way. The stormwater lawful point of discharge is via culverts underneath the Warrego Highway.
- **Decommission:** there will be no decommissioning.

The subsequent development activity will be a future urban purpose: residential development. As outlined above, the final development design and extent is currently unknown, but will be in accordance with the proposed intent of the planning scheme: Low and Medium Density residential development. Accordingly, we seek to progress the proposed action on the basis that DCCEEW can impose conditions which regulate the future use of the site.

#### **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? \***

## **Applications**

Applications for vegetation clearing have been made to relevant state and local governments with the following references:

SARA Application ref: 2408-41831 SDA

Local Gov Application ref: 9840/2024/OW

## **Previous Applications**

A previous development application was approved by Ipswich City Council in 2011 for development in accordance with the Karalee Business and Technology Park Masterplan. The approval was for the Reconfiguration of a Lot (Two (2) Lots into 25 Lots, plus Drainage Land and Road Reserve) and permitted full clearing of the site as part of the approved development. Please refer to *Attachment 5* which includes the previous approved plan of development.

Local Gov Application ref: 7986/2009/CA

This was followed by an extension to relevant period which extended the relevant period up to and including 4 January 2019 for the preliminary approval component and 4 January 2018 for the reconfiguring a lot development component.

Local Gov Application ref: 7986/2009/MA/A

## **Local Government**

At present, the IPS does not include any ecological or biodiversity relevant overlays, although the proposed clearing will be subject to the Vegetation Management Code. The proposal can comply with the VM Code.

## **EPBC Act**

The proposed action is being referred under the Environmental Protection and Biodiversity Conservation Act 1999 for potential impacts to Matters of National Environmental Significance - Refer to MNES Report attached.

## **State Legislation - Vegetation Management Act & Planning Act**

Refer to section 4.1 of the EAR Report attached

## **State Legislation - SEQ Koala Conservation Strategy**

Refer to section 4.3 of the EAR Report attached

## **State Legislation - Nature Conservation Act**

Refer to section 5 of the EAR Report attached

## **State Legislation - Biosecurity Act**

Refer to section 6 of the EAR Report attached

**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. \***

At present, there has been no public consultation undertaken for this project other than with the relative parties. Once the referral is confirmed to be valid, provided the information set out in Schedule 2 of the EPBC regulations, the referral will be published and all of its supporting documents on the EPBC public portal for public comments for 10 business days.

### 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.

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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

<b>ABN/ACN</b>	91747743779
<b>Organisation name</b>	Development Directive
<b>Organisation address</b>	884 Logan Road, Holland Park West 4121

Referring party details

<b>Name</b>	Lachlan Macgregor
<b>Job title</b>	Director
<b>Phone</b>	0452226254
<b>Email</b>	lachlan@developmentdirective.com.au
<b>Address</b>	884 Logan Road, Holland Park West

## 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

<b>ABN/ACN</b>	75615214910
<b>Organisation name</b>	Zuri Properties Pty Ltd
<b>Organisation address</b>	132 Commercial Road Teneriffe QLD 4005

Person proposing to take the action details

<b>Name</b>	Ben Plunkett
<b>Job title</b>	Senior Project Manager
<b>Phone</b>	07 3254 2933
<b>Email</b>	ben.plunkett@bmigroup.com.au
<b>Address</b>	132 Commercial Road, Teneriffe QLD 4005



**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. \***

Zuri Properties Pty Ltd has a satisfactory record of responsible environment management.

**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**

Zuri Properties Pty Ltd does not have an environmental policy.

**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>	75615214910
<b>Organisation name</b>	Zuri Properties Pty Ltd
<b>Organisation address</b>	132 Commercial Road Teneriffe QLD 4005

Proposed designated proponent details

<b>Name</b>	Ben Plunkett
<b>Job title</b>	Senior Project Manager
<b>Phone</b>	07 3254 2933
<b>Email</b>	ben.plunkett@bmigroup.com.au
<b>Address</b>	132 Commercial Road, Teneriffe QLD 4005

### 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	91747743779
Organisation name	Development Directive
Organisation address	884 Logan Road, Holland Park West 4121
Representative's name	Lachlan Macgregor
Representative's job title	Director
Phone	0452226254
Email	lachlan@developmentdirective.com.au
Address	884 Logan Road, Holland Park West

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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	75615214910
Organisation name	Zuri Properties Pty Ltd
Organisation address	132 Commercial Road Teneriffe QLD 4005
Representative's name	Ben Plunkett
Representative's job title	Senior Project Manager
Phone	07 3254 2933
Email	ben.plunkett@bmigroup.com.au
Address	132 Commercial Road, Teneriffe QLD 4005

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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

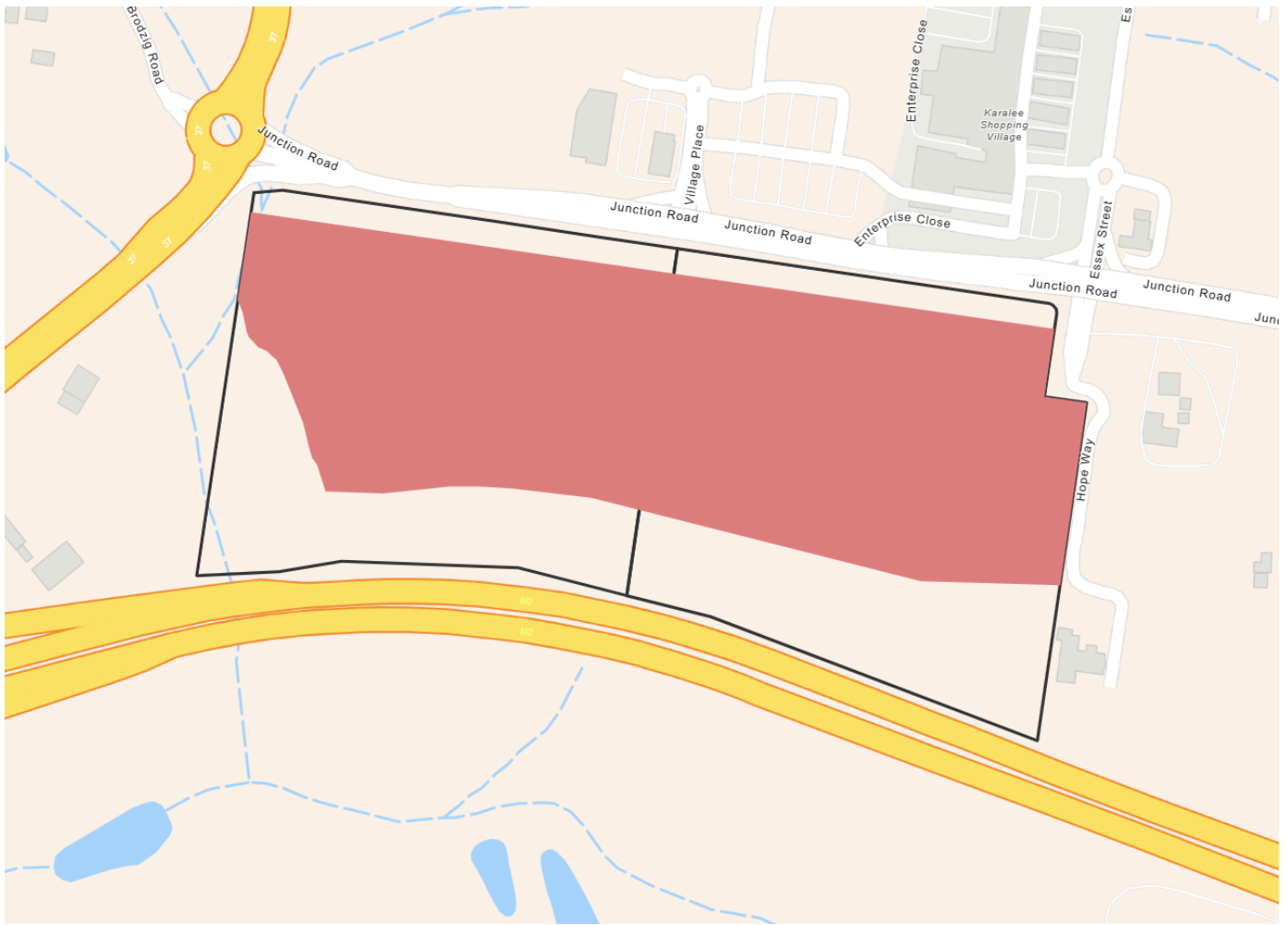
## 1.4 Payment details: Payment allocation

**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: 15.63 Ha Disturbance Footprint: 10.04 Ha**

## 2.2 Footprint details

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

2-34 & 36-62 JUNCTION ROAD, KARALEE QLD 4306

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

Queensland

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

No

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

The property is freehold and owned by Zuri Properties Pty Ltd.

## 3. Existing environment

## 3.1 Physical description

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

The subject site is located within the suburb of Karalee and is Located immediately north of the Warrego Highway, the site forms part of the primarily residential suburb of Karalee which is approximately 10 km north-east of central Ipswich and 20 km from central Brisbane. Surrounding sites have undergone substantial change over the past 5 years, including residential subdivisions and commercial expansion of the Karalee shopping village on the opposite side of Junction Road.

A gravel vehicle track entering the north of Lot 8SP118670 from Junction Road runs along the western site boundary to a small, cleared area in the south-west corner containing a pumphouse, while a decommissioned vehicle track overgrown with woody regrowth runs from the pumphouse along the southern boundary of the subject site. A small creek is present to the west with a small portion of the waterway transecting the south-west corner of the subject site. Weed density throughout the site is generally low with the exception of heavy infestations concentrated around the western end, primarily associated with prior disturbances and increased moisture and nutrients associated with the waterway. Weeds are most prevalent along the peripheries of the site.

A previous development application was approved by Ipswich City Council in 2011 for development in accordance with the Karalee Business and Technology Park Masterplan. The approval was for the Reconfiguration of a Lot (Two (2) Lots into 25 Lots, plus Drainage Land and Road Reserve) and permitted full clearing of the site as part of the approved development.

The site is included in the Local Business and Industry Zone and more particularly the Sub-Area LB3 – Karalee. The development of this Sub Area is intended to support the roles of the Karalee Major Neighbourhood Centre in providing services and uses not catered for within the neighbourhood centre. Within the Draft Ipswich Planning Scheme (Ipswich Plan 2024) the site continues to be zoned for urban development but is included in the Medium density residential zone. The intent of the zone is to provision for low - medium density housing with a density between 50 - 75 dwellings per ha. The development of the land in accordance with the Current or Draft Planning scheme will follow the controlled action, however is not part of the controlled action.

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



The site is currently vacant and only comprises of vegetation, relevant infrastructure (driveways, fences, etc) and a sewer pump station. Surrounding sites have undergone substantial change over the past 5 years, including residential subdivisions and commercial expansion of the Karalee shopping village on the opposite side of Junction Road.

The site has been historically used for mining purposes, with an abandoned mine mapped on the site. The site has been the subject of a development approval for an industrial sub-division, however this approval has lapsed. The site is still located within the Local Business and Industry Zone however is designated in the Medium Density Residential Zone under the Draft Planning Scheme and is intended for residential development.

An application for subsequent Material Change of Use and/or Reconfiguring a Lot is planned. The current application for Operational works has been expedited on the basis that while the planning scheme's direction on land use may not be resolved immediately, clearing is required to facilitate future urban development.

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

This site has not been identified as containing outstanding natural features or unique values. The site comprises mixed eucalypt woodland/open forest that is relatively common in south-east Queensland. Few large, hollow-bearing trees and logs are present. A small portion of a minor creek traverses the south-west corner of the site.

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

The referral area is undulating in areas although has fairly consistent elevation with higher elevations along the north eastern boundary of the site, lowering in elevation towards the central/south and south-west of the subject area. The highest areas of the site are approximately 42m AHD (in the west) gradually sloping to approximately 20-40m AHD across the majority of 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.**

## **Flora**

The PMST (Appendix 2 of the MNES Report) indicates numerous EPBC Act listed threatened flora species have potential to occur in the local area. The Queensland WildNet database (Appendix 2 of the MNES Report) has records for two (2) of the PMST predicted species within 5 km of the subject site, these being: *Notelaea lloydii* (Vulnerable); and *Notelaea x ipsviciensis* (Critically Endangered). *Lloyd's Native Olive Notelaea lloydii* occurs in open eucalypt forest, often near the margins of vine thickets, vine forests and softwood scrub on stony, shallow and rocky soils derived from sandstone or acid volcanic rocks, often on steep slopes, or near drainage lines. Fifteen occurrence records in a 5km radius of the subject site were returned in the WildNet database search (Appendix 2 of the MNES Report) and the subject site supports some suitable habitat for the species (being comprised of open eucalypt forest on sedimentary rocks [(sandstone)]). However, there are no vine thickets, vine forests or steep slopes within the subject site, and targeted searches did not detect the presence of this species. Consequently, it is considered unlikely to occur. *Cooneana Olive Notelaea x ipsviciensis* is known from three closely clustered subpopulations around Dinmore, approximately 4.5km southeast of the subject site. The species is primarily associated with eucalypt-dominated dry sclerophyll communities situated on poor, sandstone-based soils where it grows as an understory plant. Suitable habitat conditions for the species are present within the subject site; however, given the very restricted known distribution (<2km<sup>2</sup> range) and no observation of the species during targeted searches, it is considered unlikely to occur. No other EPBC Act listed threatened flora species were recorded during the field survey and, considering the search effort undertaken and the type and condition of habitats observed, none of the other flora species returned in the PMST report are considered likely to occur within or adjacent to the subject site.

## **Fauna**

Fauna recorded during recent site surveys consisted largely of locally common, wide-ranging, open forest bird species, with the most common species recorded being Scarlet Honeyeater *Myzomela sanguinolenta*, Rainbow Lorikeet *Trichoglossus moluccanus*, Yellow-faced Honeyeater *Caligavis chrysops*, and Noisy Miner *Manorina melanocephala*. Other fauna directly observed or heard during the field survey included Lace Monitor *Varanus varius*, Eastern Grey Kangaroo *Macropus giganteus*, Red-necked Wallaby *Macropus rufogriseus*, Swamp Wallaby *Wallabia bicolor*, Common Brushtail Possum *Trichosurus vulpecula*, Common Ringtail Possum *Pseudocheirus peregrinus*, Sugar Glider *Petaurus breviceps*, Grey-headed Flying-fox *Pteropus poliocephalus*, Tawny Frogmouth *Podargus strigoides*, Southern Boobook *Ninox boobook*, Striped Marshfrog *Limnodynastes peronii* and Cane Toad *Rhinella marina*. In addition, Short-beaked Echidna *Tachyglossus aculeatus*, Red Fox *Vulpes vulpes*, and Black Rat *Rattus rattus* were recorded on camera traps.

The PMST (Appendix 2 of the MNES Report) indicates numerous EPBC Act listed threatened fauna species have potential to occur in the local area. However, for some of these species, the subject site is outside their known range, and/or habitats utilised by the species are not present within the subject site; hence, marine fish, marine turtles, pelagic (ocean going) birds, shorebirds and wetland birds have been excluded from further assessment, along with species that inhabit wet/dry rainforest, wet sclerophyll, wallum/heath and swamps, and species with current distributions outside the local area (based on lack of recent, local records).

In addition to Grey-headed flying-fox (which was recorded during recent surveys), a likelihood of occurrence assessment for the remaining species has determined that Koala *Phascolarctos cinereus* and White-throated Needletail *Hirundapus caudacutus* are likely to occur, South-eastern Glossy Black-Cockatoo *Calyptorhynchus lathami lathami*, Regent Honeyeater *Anthochaera phrygia*, Swift Parrot *Lathamus discolor*, Spotted-tail Quoll *Dasyurus maculatus maculatus* and Greater Glider *Petauroides volans* have low potential to occur, and Collared Delma *Delma torquata* is unlikely to occur. Further details are provided in the attached MNES Report.

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

The majority of the subject site currently supports mixed eucalypt open forest (Photo 1 of MNES report), indicative of the following regional ecosystems (REs):

- RE 12.9-10.2 *Corymbia citriodora* subsp. *variegata* +/- *Eucalyptus crebra* open forest on sedimentary rocks
- RE 12.9-10.17 *Eucalyptus acmenoides*, *E. major*, *E. siderophloia* +/- *Corymbia citriodora* subsp. *variegata* open forest on sedimentary rocks
- RE 12.9-10.7 *Eucalyptus crebra* +/- *E. tereticornis*, *Corymbia tessellaris*, *Angophora* spp. and *E. melanophloia* woodland on sedimentary rocks.

A gravel vehicle track entering the north of Lot 8SP118670 from Junction Road runs along the western boundary to a small, cleared area in the south-west corner containing a pumphouse, while a decommissioned vehicle track overgrown with woody regrowth runs from the pumphouse along the southern boundary of the subject site.

A minor creek is present to the west with a small portion of the waterway transecting the south-west corner of the subject site.

Weed density throughout the site is generally low with the exception of heavy infestations concentrated around the western end, primarily associated with prior disturbances and increased moisture and nutrients associated with the waterway. Weeds are most prevalent along the peripheries of the site.

Few large, hollow-bearing trees and logs were observed within the subject site (Photos 2 and 3 in MNES Report); however, the abundance of Brushtail Possums recorded during spotlighting indicates there may have been more than observed. The locations of significant hollow trees and logs are presented on Figure 3.1 of the MNES Report.

## **3.3 Heritage**

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

No Commonwealth Heritage Places are known to be located on or adjacent to the site.

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

No Indigenous heritage values are known for the site.

## 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. \***

A minor creek is present to the west with a small portion of the waterway transecting the south-west corner of the subject site however no clearing is proposed within this watercourse.

## 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.

\*

There is no potential for the proposed action to impact on 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.

\*

There is no potential for the proposed action to impact on 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.

Direct impact	Indirect impact	Ramsar wetland
No	No	Gippsland Lakes
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.**

\*

There is no potential for the proposed action to impact on a Wetland of International Importance (Ramsar).

#### **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>Amphibromus fluitans</i>	River Swamp Wallaby-grass, Floating Swamp Wallaby-grass
No	No	<i>Antechinus minimus maritimus</i>	Swamp Antechinus (mainland)
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Ardena grisea</i>	Sooty Shearwater
No	No	<i>Argynnis hyperbius inconstans</i>	Australian Fritillary
No	No	<i>Arthraxon hispidus</i>	Hairy-joint Grass
No	No	<i>Balaenoptera borealis</i>	Sei Whale
No	No	<i>Balaenoptera musculus</i>	Blue Whale
No	No	<i>Balaenoptera physalus</i>	Fin Whale
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Caladenia tessellata</i>	Thick-lipped Spider-orchid, Daddy Long-legs
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
Yes	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Carcharodon carcharias</i>	White Shark, Great White Shark
No	No	<i>Caretta caretta</i>	Loggerhead Turtle
No	No	<i>Centrophorus harrissoni</i>	Harrisson's Dogfish, Endeavour Dogfish, Dumb Gulper Shark, Harrison's Deepsea Dogfish
No	No	<i>Centrophorus uyato</i>	Little Gulper Shark

Direct impact	Indirect impact	Species	Common name
No	No	Chalinolobus dwyeri	Large-eared Pied Bat, Large Pied Bat
No	No	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
No	No	Chelonia mydas	Green Turtle
No	No	Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)
No	No	Coleus omissus	
No	No	Commersonia prostrata	Dwarf Kerrawang
No	No	Cupaniopsis shirleyana	Wedge-leaf Tuckeroo
No	No	Cyclopsitta diophthalma coxeni	Coxen's Fig-Parrot
No	No	Dasyurus hallucatus	Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu]
No	No	Dasyurus maculatus maculatus (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	Dermochelys coriacea	Leatherback Turtle, Leathery Turtle, Luth
No	No	Dichanthium setosum	bluegrass
No	No	Diomedea antipodensis	Antipodean Albatross
No	No	Diomedea antipodensis gibsoni	Gibson's Albatross
No	No	Diomedea epomophora	Southern Royal Albatross
No	No	Diomedea exulans	Wandering Albatross
No	No	Diomedea sanfordi	Northern Royal Albatross
No	No	Dodonaea procumbens	Trailing Hop-bush
No	No	Erythrorhynchus radiatus	Red Goshawk
No	No	Eubalaena australis	Southern Right Whale
No	No	Falco hypoleucos	Grey Falcon
No	No	Fontainea venosa	
No	No	Fregetta grallaria grallaria	White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian)
No	No	Furina dunmalli	Dunmall's Snake
No	No	Galaxiella pusilla	Eastern Dwarf Galaxias, Dwarf Galaxias

Direct impact	Indirect impact	Species	Common name
No	No	Galeorhinus galeus	School Shark, Eastern School Shark, Snapper Shark, Tope, Soupfin Shark
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
No	No	Geophaps scripta scripta	Squatter Pigeon (southern)
No	No	Grantiella picta	Painted Honeyeater
No	No	Halobaena caerulea	Blue Petrel
No	No	Heleioporus australiacus flavopunctatus	Southern Owl Frog
No	No	Hemiaspis damelii	Grey Snake
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Hoplostethus atlanticus	Orange Roughy, Deep-sea Perch, Red Roughy
Yes	No	Lathamus discolor	Swift Parrot
No	No	Lepidium hyssopifolium	Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed
No	No	Limosa lapponica baueri	Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit
No	No	Lissolepis coventryi	Swamp Skink, Eastern Mourning Skink
No	No	Litoria aurea	Green and Golden Bell Frog
No	No	Litoria raniformis	Southern Bell Frog,, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog
No	No	Macroderma gigas	Ghost Bat
No	No	Macronectes giganteus	Southern Giant-Petrel, Southern Giant Petrel
No	No	Macronectes halli	Northern Giant Petrel
No	No	Melanodryas cucullata cucullata	South-eastern Hooded Robin, Hooded Robin (south-eastern)
No	No	Mixophyes fleayi	Fleay's Frog
No	No	Neophema chrysogaster	Orange-bellied Parrot

Direct impact	Indirect impact	Species	Common name
No	No	Neophema chrysostoma	Blue-winged Parrot
No	No	Notelaea ipsviciensis	Cooneana Olive
No	No	Notelaea lloydii	Lloyd's Olive
No	No	Notelaea x ipsviciensis	Cooneana Olive
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pachyptila turtur subantarctica	Fairy Prion (southern)
Yes	No	Petauroides volans	Greater Glider (southern and central)
No	No	Petaurus australis australis	Yellow-bellied Glider (south-eastern)
Yes	No	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	Phoebastria fusca	Sooty Albatross
No	No	Planchonella eerwah	Shiny-leaved Condoo, Black Plum, Wild Apple
No	No	Potorous tridactylus tridactylus	Long-nosed Potoroo (northern)
No	No	Prasophyllum frenchii	Maroon Leek-orchid, Slaty Leek-orchid, Stout Leek-orchid, French's Leek-orchid, Swamp Leek-orchid
No	No	Prototroctes maraena	Australian Grayling
No	No	Pseudomys novaehollandiae	New Holland Mouse, Pookila
No	No	Pterodroma leucoptera leucoptera	Gould's Petrel, Australian Gould's Petrel
Yes	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Pterostylis chlorogramma	Green-striped Greenhood
No	No	Pycnoptilus floccosus	Pilotbird
No	No	Rexea solandri (eastern Australian population)	Eastern Gemfish
No	No	Rhincodon typus	Whale Shark
No	No	Rhodamnia rubescens	Scrub Turpentine, Brown Malletwood
No	No	Rhodomyrtus psidioides	Native Guava

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Samadera bidwillii</i>	Quassia
No	No	<i>Senecio psilocarpus</i>	Swamp Fireweed, Smooth-fruited Groundsel
No	No	<i>Seriolella brama</i>	Blue Warehou
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Sternula albifrons</i>	Little Tern
No	No	<i>Sternula nereis nereis</i>	Australian Fairy Tern
No	No	<i>Thalassarche bulleri</i>	Buller's Albatross, Pacific Albatross
No	No	<i>Thalassarche bulleri platei</i>	Northern Buller's Albatross, Pacific Albatross
No	No	<i>Thalassarche carteri</i>	Indian Yellow-nosed Albatross
No	No	<i>Thalassarche cauta</i>	Shy Albatross
No	No	<i>Thalassarche chrysostoma</i>	Grey-headed Albatross
No	No	<i>Thalassarche eremita</i>	Chatham Albatross
No	No	<i>Thalassarche impavida</i>	Campbell Albatross, Campbell Black-browed Albatross
No	No	<i>Thalassarche melanophris</i>	Black-browed Albatross
No	No	<i>Thalassarche salvini</i>	Salvin's Albatross
No	No	<i>Thalassarche steadi</i>	White-capped Albatross
No	No	<i>Thelymitra epipactoides</i>	Metallic Sun-orchid
No	No	<i>Thesium australe</i>	Austral Toadflax, Toadflax
No	No	<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Plover, Eastern Hooded Plover
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank
No	No	<i>Turnix melanogaster</i>	Black-breasted Button-quail
No	No	<i>Uperoleia martini</i>	Martin's Toadlet
No	No	<i>Xerochrysum palustre</i>	Swamp Everlasting, Swamp Paper Daisy

## Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Coastal Swamp Oak ( <i>Casuarina glauca</i> ) Forest of New South Wales and South East Queensland ecological community
No	No	Grey box-grey gum wet forest of subtropical eastern Australia
No	No	Lowland Rainforest of Subtropical Australia
No	No	Natural Damp Grassland of the Victorian Coastal Plains
No	No	Poplar Box Grassy Woodland on Alluvial Plains
No	No	Subtropical and Temperate Coastal Saltmarsh
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 action proposes to remove approximately 10ha of vegetation. However a portion of land in the western portion of the site is proposed to be retained for environmental management purposes, which has a size of approximately 1.2ha.

The clearing of vegetation may have the following impacts:

#### 1. Loss of habitat

The proposed action will result in the permanent loss of 10 ha of known habitat for Grey-headed Flying-fox and potential habitat for Koala, Greater Glider, Glossy Black-Cockatoo, Swift Parrot and terrestrial migratory birds species.

#### 2. Fragmentation and Barriers to Movement

The proposed action will reduce the existing 14 ha patch of habitat to a relatively narrow corridors of retained vegetation. It will see this disturbance area developed for urban residential development. This will occur within a locality that has already undergone significant, recent clearing and fragmentation for residential and commercial purposes, and will undergo construction/upgrading of transport infrastructure, thereby reducing the subject site's value as a potential refuge for Koalas and Greater Gliders negotiating the surrounding landscape.

The proposed action will also hinder the safe movement of Koalas and prevent the movement of Greater Glider within the cleared/developed portion of the subject site, through the removal of vegetation and development of residential areas and an associated increase in fencing, dogs and vehicle movements. It is noted, however, that movement between the subject site and adjacent habitats is already compromised by major roadways and surrounding industrial, commercial and residential land uses, which is likely to explain the lack of Greater Glider records within and around the subject site, and the lack of evidence for Koala usage of the subject site. Existing connections between vegetation to be retained and surrounding patches of remnant vegetation that are less than 100-200 m from vegetation to be retained will be maintained, and there will be no increase in distance between vegetation to be retained and surrounding patches of remnant vegetation that are less than 100-200 m from vegetation to be retained.

#### 3. Death or Injury to Fauna

Koalas being struck by vehicles on roads is recognised as a major source of Koala mortality (Gonzalez-Astudillo et al. 2017; McAlpine et al. 2006; Niehaus and Wilson, 2018; Tisdell et al. 2017). Dog attacks are also a significant cause of death and injury, especially in areas within and adjacent to peri-urban and residential areas (DPIE 2020).

The construction of an internal road network within the subject site associated with the future urban use of the land, and the increases in traffic on surrounding roads and domestic dogs associated with new residential developments, will increase the risk of vehicle/Koala interactions at this location. This will occur within a locality that has already experienced a significant increase in vehicle movements and the presence of domestic pets as a result of residential and commercial development, and will continue to experience an increase in threats from vehicle strike as a result of planned construction/upgrading of transport infrastructure, thereby reducing the subject site's value as a potential refuge for Koalas and Greater Gliders negotiating the surrounding landscape.

The removal of vegetation can also result in injury or death to Koalas and Greater Gliders if present within the clearing area at the time of clearing. Without proper management, clearing activities may also force Koalas and Greater Gliders onto adjoining roadways, exposing them to high risk of vehicle strike.

#### 4. Indirect impacts

No significant, indirect impacts to adjacent habitat are expected, given that most land adjacent to the subject site is already devoid of native habitat, existing connections between vegetation to be retained and surrounding patches of remnant vegetation that are less than 100-200 m from vegetation to be retained will

be maintained, and there will be no increase in distance between vegetation to be retained and surrounding patches of remnant vegetation that are less than 100-200 m from vegetation to be retained.

Even so, without appropriate management, secondary impacts to vegetation to be retained within the subject site may occur through “edge effects” such as increased desiccation, light penetration, wind-throw, herbivory and weed invasion. In particular, introduced weeds can change vegetation community composition, although the results of the recent surveys indicate there are already heavy infestations within the western portion of the subject site (i.e. within habitat to be retained), primarily associated with prior disturbances and increased moisture and nutrients associated with the waterway.

An increase in hardstand surfaces and stormwater run-off associated with the future urban use of the land can impact downstream habitats, particularly those in low-lying areas, through alterations to base flows, as well as to the frequency and extent of flooding.

Adjacent roads and pathways associated with the future urban use of the land will require artificial lighting, which may affect feeding, dispersal and breeding behaviour of Koalas and Greater Gliders, and feeding behaviour of Grey-headed Flying-fox.

#### 5. Cumulative impacts

The proposed action will contribute to the cumulative impacts on Grey-headed Flying-fox and may contribute to the cumulative impacts on Koala, Greater Glider, Glossy Black-Cockatoo, Swift Parrot and terrestrial migratory birds species that have resulted from substantial habitat loss associated with new developments within the south-east Queensland region over recent years.

#### **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. \***



## **THREATENED SPECIES**

A detailed assessment significant impact has been undertaken within the MNES report attached. In particular, table 5.1-5.5 undertakes an assessment in accordance with the Significant Impact Guidelines for MNES. This assessment has been undertaken for the Swift Parrot, Koala, Greater Glider, Grey-headed Flying Fox and Glossy Black-Cockatoo.

Overall, the assessment finds that there is a moderate-high risk that the proposed action will lead to a significant impact on Grey-headed Flying-fox and Koala, by removing critical habitat and interfering with the recovery of these species. The other species are not expected to occur within the local area or utilise the habitats currently available in the subject site to such an extent that the proposed action would significantly impact any local/national populations. In relation to the Koala and Grey-headed Flying Fox:

### **Koala**

The proposed action will result in the removal of the majority of habitat from the subject site, and although this habitat may not currently support resident Koalas or frequent visitation, it represents a relatively large patch of mature habitat in the context of the immediate landscape, and the proposed action will reduce the existing patch to a relatively narrow corridors of retained vegetation within a locality that has already undergone significant, recent clearing and fragmentation for residential and commercial purposes, and will undergo construction/upgrading of transport infrastructure, thereby reducing the subject site's value as a potential refuge for Koalas negotiating the surrounding landscape. Consequently, the proposed action may adversely affect habitat critical to the survival of the species

As mature male Koalas have increased mobility during the breeding season, and may be more reliant on the retention of these relatively large patches negotiating the surrounding landscape, the proposed action may disrupt the breeding cycle of the local population.

The Commonwealth's Referral Guidance for the Endangered Koala notes that the species has been deeply impacted by prolonged drought, Black Summer bushfires and the cumulative impacts of disease, urbanisation and habitat loss over the past 20 years, and these factors have led to Koalas in QLD being listing as endangered. This highlights the challenges the species is facing, and ensures that all assessments under the EPBC Act will be considered in terms of their local impacts. All land within the subject site comprises suitable habitat for Koala, all eucalypts that dominate the vegetation within the subject site are considered important Koala food tree species, and these vegetated areas are mapped by the State Government as core Koala habitat. There are numerous records for Koala in the local area, although no conclusive evidence of Koala presence was recorded within the subject site during the recent surveys, despite extensive targeted searching. It is noted that safe Koala movement between the site and surrounding habitats is already compromised by major roadways and surrounding industrial, commercial and residential land uses, which is likely to explain the lack of Koala activity observed, despite the species being known in the local area. Even so, given the species is known in the local landscape and suitable habitats are present, the species is considered to have potential to access and move through the subject site on occasion. The proposed action will result in the removal of the majority of habitat from the subject site, and although this habitat may not currently support resident Koalas or frequent visitation, it represents a relatively large patch of mature habitat in the context of the immediate landscape, and the proposed action will reduce the existing patch to a relatively narrow corridors of retained vegetation within a locality that has already undergone significant, recent clearing and fragmentation for residential and commercial purposes, and will undergo construction/upgrading of transport infrastructure, thereby reducing the subject site's value as a potential refuge for Koalas negotiating the surrounding landscape. Consequently, the proposed action may contribute to cumulative impacts that have led to a long-term decrease in the size of the Koala population.

### **Grey-headed Flying-fox**

High risk of significant impact. Important winter foraging tree species occur in vegetation across the subject site, which, in combination with the wider landscape, provides an important feeding resource for Grey-headed Flying-fox. The proposed action will result in the removal of the majority of habitat from the subject site, which represents a relatively large patch of mature habitat in the context of the immediate landscape, and the proposed action will reduce the existing patch to a relatively narrow corridors of retained vegetation within a locality that has already undergone significant, recent clearing and fragmentation for residential and commercial purposes. Consequently, the proposed action will adversely affect habitat critical to the survival of this species.

#### **MIGRATORY BIRDS**

In terms of the terrestrial migratory birds species that are likely to, or may, utilise habitats within the subject site, the draft referral guideline for 14 birds listed as migratory species under the EPBC Act (Commonwealth of Australia 2015) provides guidelines for assessing the importance of habitat for these species. The referral guideline specifies that an action is likely to have a significant impact on these migratory species if there is a real chance or possibility that it will seriously disrupt the lifecycle (breeding, feeding, migration or resting behaviour) of an 'ecologically significant proportion of the population' of these migratory species. An ecologically significant proportion of the population is defined at a national level as 0.1% of the estimated national population of the species, and at an international level as 1% of the population of the species. The relevant population size and habitat area thresholds for the migratory species assessed as likely or with potential to occur in the subject site are summarised in Table 5.6 within the MNES Report.

Habitat within the study area that may be used by migratory species does not meet the population or habitat area thresholds for recognition as important habitat for the likely or potentially occurring migratory species, as only a few individuals may occur; therefore, no significant impact to migratory species is expected to occur as a result of the proposed action.

#### **4.1.4.7 Do you think your proposed action is a controlled action? \***

Yes

#### **4.1.4.8 Please elaborate why you think your proposed action is a controlled action. \***

There is a high risk the proposed action will have a significant impact on Grey-headed Flying-fox, and a moderate risk the proposed action will have a significant impact on Koala. Refer to Section 5 of MNES Report, and more particularly Table 5.2 and Table 5.4 (respectively).

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

## **Vegetation Clearing and Management Plan**

A Vegetation Clearing and Management Plan (VC&MP) should form part of the broader management document submitted as part of the operational works application for the development site. The VC&MP should cover clearing of all vegetation listed in this report and include details on:

- Clearly show trees to be removed
- All civil works likely to impact on existing vegetation
- Temporary and permanent exclusion and protection fencing
- Roles and responsibilities for site contractors, the developer and the consultant group
- Stockpiling and site access locations
- A clearing sequence plan showing the commencement of clearing and direction of removal (this should be in conjunction with the Fauna Management Plan to allow for the appropriate flushing of fauna towards safe havens and/or the application of an appropriate relocation program) Links to weed management and revegetation proposals
- The stock piling and reuse of cleared vegetation Fauna Management Plan

## **Fauna Management Plan**

A Fauna Management Plan (FMP) should be prepared for potential impacts of the construction phase covering the loss of vegetated areas, isolated trees and likely barriers and impediments to local dispersal.

The FMP should link closely with the VC&MP and include details on:

- Species surveyed as using the site with a focus on those most likely impacted by development works
- A list of relevant State and Commonwealth legislation constraints and controls for the above listed fauna
- A plan showing existing habitat opportunities and locations
- Details of the threats to existing fauna species
- Clearing sequence plan from the VC&MP
- Management and mitigation measures i.e. temporary use of fauna exclusion fencing
- Fauna spotter role, contacts and certification
- Specific fauna management procedures for potential or known habitat trees.

## **Fauna Spotter Catcher**

A registered and suitability qualified fauna spotter catcher/ecologist will need to be employed for the construction phase of the project to implement a protocol of best management practises. Significant habitat features, should any be identified on site, will be flagged prior to clearing events and these areas supervised by an appropriately experienced Ecologist. Identified within the clearing supervision protocol should be flagging of hollow bearing trees, if present, followed by the removal of vegetation surrounding them. After 24 to 72 hours, these trees should then be removed. Trees must be directionally felled into open or already cleared areas. The objective of this is to enable hollow dependant fauna an opportunity to move on their own accord as many species utilise multiple den/roost sites within a given home range should they occur. Certain areas could be identified and flagged as significant, such as old[1]growth trees with hollow resources and on-site identification to construction personnel will help reduce/avoid clearing. Where required, native fauna situated within areas to be cleared will be relocated to a secure area of similar habitat prior to the commencement of vegetation clearance works by a registered fauna spotter/catcher. Should any removal and relocation of nests be required, it is to be undertaken by a suitably qualified and experienced person and advice sought where necessary.

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

It is intended to provide a like for like offset at an appropriately identified offset receiving site.

**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.

<b>Direct impact</b>	<b>Indirect impact</b>	<b>Species</b>	<b>Common name</b>
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Ardenna carneipes</i>	Flesh-footed Shearwater, Fleshy-footed Shearwater
No	No	<i>Ardenna grisea</i>	Sooty Shearwater
No	No	<i>Balaenoptera bonaerensis</i>	Antarctic Minke Whale, Dark-shoulder Minke Whale
No	No	<i>Balaenoptera borealis</i>	Sei Whale
No	No	<i>Balaenoptera edeni</i>	Bryde's Whale
No	No	<i>Balaenoptera musculus</i>	Blue Whale
No	No	<i>Balaenoptera physalus</i>	Fin Whale
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Calidris ruficollis</i>	Red-necked Stint
No	No	<i>Caperea marginata</i>	Pygmy Right Whale
No	No	<i>Carcharhinus longimanus</i>	Oceanic Whitetip Shark
No	No	<i>Carcharias taurus</i>	Grey Nurse Shark
No	No	<i>Carcharodon carcharias</i>	White Shark, Great White Shark
No	No	<i>Caretta caretta</i>	Loggerhead Turtle
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Chelonia mydas</i>	Green Turtle
No	No	<i>Dermochelys coriacea</i>	Leatherback Turtle, Leathery Turtle, Luth

Direct impact	Indirect impact	Species	Common name
No	No	Diomedea antipodensis	Antipodean Albatross
No	No	Diomedea epomophora	Southern Royal Albatross
No	No	Diomedea exulans	Wandering Albatross
No	No	Diomedea sanfordi	Northern Royal Albatross
No	No	Eubalaena australis	Southern Right Whale
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
Yes	No	Hirundapus caudacutus	White-throated Needletail
No	No	Isurus oxyrinchus	Shortfin Mako, Mako Shark
No	No	Lagenorhynchus obscurus	Dusky Dolphin
No	No	Lamna nasus	Porbeagle, Mackerel Shark
No	No	Limosa lapponica	Bar-tailed Godwit
No	No	Macronectes giganteus	Southern Giant-Petrel, Southern Giant Petrel
No	No	Macronectes halli	Northern Giant Petrel
No	No	Megaptera novaeangliae	Humpback Whale
No	No	Monarcha melanopsis	Black-faced Monarch
No	No	Monarcha trivirgatus	Spectacled Monarch
No	No	Myiagra cyanoleuca	Satin Flycatcher
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Orcinus orca	Killer Whale, Orca
No	No	Phoebastria fusca	Sooty Albatross
No	No	Physeter macrocephalus	Sperm Whale
No	No	Rhincodon typus	Whale Shark
No	No	Rhipidura rufifrons	Rufous Fantail
No	No	Sternula albifrons	Little Tern
No	No	Thalassarche bulleri	Buller's Albatross, Pacific Albatross
No	No	Thalassarche carteri	Indian Yellow-nosed Albatross

Direct impact	Indirect impact	Species	Common name
No	No	Thalassarche cauta	Shy Albatross
No	No	Thalassarche chrysostoma	Grey-headed Albatross
No	No	Thalassarche eremita	Chatham Albatross
No	No	Thalassarche impavida	Campbell Albatross, Campbell Black-browed Albatross
No	No	Thalassarche melanophris	Black-browed Albatross
No	No	Thalassarche salvini	Salvin's Albatross
No	No	Thalassarche steadi	White-capped Albatross
No	No	Tringa nebularia	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.**

\*

Habitat within the site that may be used by migratory species does not meet the population or habitat area thresholds for recognition as important habitat for the likely or potentially occurring migratory species, as only a few individuals may occur; therefore, no significant impact to migratory species is expected to occur as a result of the proposed action.

## 4.1.6 Nuclear

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

No

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

\*

The proposed action does not comprise a nuclear action

#### **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.**

\*

It is considered unlikely for the proposed action to impact on Commonwealth Marine Areas.

#### **4.1.8 Great Barrier Reef**

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

No

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

\*

There is no potential for the proposed action to impact on the GBRMP

#### **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 will not have a direct or indirect impact on 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.**

\*

There is no potential for the proposal to impact commonwealth land

**4.1.11 Commonwealth Heritage Places Overseas**

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

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

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

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

No

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

There is no potential for the proposal to impact commonwealth places overseas.

**4.1.12 Commonwealth or Commonwealth Agency**

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

No

## 4.2 Impact summary

### Conclusion on the likelihood of significant impacts

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

- Threatened Species and Ecological Communities (S18)

### Conclusion on the likelihood of unlikely significant impacts

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

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

## 4.3 Alternatives

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

No

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

The site is designated for urban development within the State (Shaping SEQ 2023 (Regional Plan)) and Local (Ipswich Planning Scheme & Draft Ipswich Planning Scheme). In particular the site has been designated within the Medium Density Residential Zone under the Draft Planning Scheme, with the intent to provide between 50 - 75 dwellings per ha. Over the area of the clearance footprint, this is between 500 - 750 dwellings. The site is a significant and strategic residential infill site for the Ipswich City Council.

The site is appropriate for the development of affordable housing adjacent to a District Centre and connected to public transport (Bus interchange at Karalee Shopping Centre) and private transport (Warrego Highway). The site is near major employment areas, including Citiswitch, Redbank Motorway Estate and Ipswich CBD. It is an appropriate site for residential development.

The proposed action has been considerate of important ecological values on site (in the west of the site) and seeks to maintain those values along the waterway which traverses the western portion of the site.

There is no alternatives for the clearing and future development of the site as there are no other appropriate locations for achieving critical mass in dwelling density or Medium Density Zoned land within the vicinity of the site and/or the Karalee District Centre.

## 5. Lodgement

## 5.1 Attachments

### 1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	250314 Total Vegetation Clearing Footprint.pdf Vegetation Clearing Footprint	03/04/2025		High
#2.	Document	Attachment 2 - MNES Report.pdf MNES Assessment Document		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 3 - Operational Works Ecological Assessment.pdf An ecological assessment of 2-34 and 36-62 Junction road, Karalee to inform Operation works – clearing applications to Ipswich City Council (ICC) and the State Assessment and Referral Agency (SARA) or a proposed development and associated clearing activities.		No	High
#2.	Document	Attachment 5 - Previous Local Government Approved Application - 7986-2009-CA.pdf Previous Council Approved Application		No	High

### 3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 1 - Contour Plan.pdf Contour Plan		No	High

### 3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 2 - MNES Report.pdf MNES Assessment Document			High

### 3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment 2 - MNES Report.pdf MNES Assessment Document			High

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

	Type	Name	Date	Sensitivity	Confidence

#1.	Document	Attachment 4 - Waterway Map.pdf Waterway Map	No	High
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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 2 - MNES Report.pdf MNES Assessment Document		No	High

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.	Document	Attachment 2 - MNES Report.pdf MNES Assessment Document		No	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.	Document	Attachment 2 - MNES Report.pdf MNES Assessment Document		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 2 - MNES Report.pdf MNES Assessment Document		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	91747743779
Organisation name	Development Directive
Organisation address	884 Logan Road, Holland Park West 4121
Representative's name	Lachlan Macgregor
Representative's job title	Director
Phone	0452226254
Email	lachlan@developmentdirective.com.au
Address	884 Logan Road, Holland Park West

☒ 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, **Lachlan Macgregor of Development Directive**, 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	75615214910
Organisation name	Zuri Properties Pty Ltd
Organisation address	132 Commercial Road Teneriffe QLD 4005
Representative's name	Ben Plunkett

Representative's job title	Senior Project Manager
Phone	07 3254 2933
Email	ben.plunkett@bmigroup.com.au
Address	132 Commercial Road, Teneriffe QLD 4005

☒ 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, **Ben Plunkett of Zuri Properties 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, **Ben Plunkett of Zuri Properties 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. \*