

Residential Development Project

Application Number: 02760

Commencement Date:
29/01/2025

Status: Locked

1. About the project

1.1 Project details

1.1.1 Project title *

Residential Development Project

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 *

01/01/2026

1.1.4 Estimated end date *

31/12/2029

1.2 Proposed Action details

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

HB QLD Pty Ltd ('the Proponent'), is proposing a residential development on land located at 103 – 175 Bayliss Road, South Ripley, described as Lot 7 on RP836942 and Lot 78 on SP308008. The referral area is situated within the suburb of South Ripley approximately 14.5km south-east of Ipswich and 34km south-west of Brisbane. The land holding is centrally located within the Queensland Government's Ripley Valley Priority Development Area (RVPDA) adjacent to existing residential developments and land zoned as the same. The RVPDA is supported by significant Queensland Government investment in roads, sewer and

water purposefully designed to enable projects to commence and alleviate housing pressure in the South East Queensland region (Site context, the referral area, and the proposed development layout are shown on *Att 1 MNES Report, Figure 1, 2, and 3* respectively.

Activities necessary to deliver this project include direct impacts including vegetation clearing followed by bulk earthworks, construction of residential dwellings and associated roads, pathways, and infrastructure including for stormwater and drainage, and ongoing standard maintenance of the associate roads, pathways, and infrastructure. The entire referral area (21.9 ha) is proposed to be impacted and was assessed on-ground as:

1. Non-remnant vegetation indicative of RE12.9-10.7 – 5.5 ha
2. Non-remnant vegetation indicative of RE12.9-10.2 – 10.4 ha
3. Cleared areas – 5.8 ha

A number of small, constructed dams are also present within the referral area (0.3ha).

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

No

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

The proposed action is being referred under the *Environmental Protection and Biodiversity Conservation Act 1999* for potential impacts to Matters of National Environmental Significance. Refer to *Att 1 MNES Report pp. 58*

Under the *Vegetation Management Act 1999*, the referral area is mapped wholly as Category X (non-remnant) vegetation as a result of historical clearing. Pre-clear vegetation mapping shows that most of the site would have comprised of 'Of Concern' RE12.9-10.7 with small pockets of RE12.9-10.2/12.9-10.19 and RE12.3.3 refer in *Att 1 MNES Report, Figure 4*. Category X (non-remnant) vegetation is exempt to clear.

The development proposal occurs within the former Ripley Valley Urban Development Area (UDA), declared under the Urban Land Development Authority Act 2007 (ULDA Act). This legislation supersedes the requirements of Local Government planning provisions (in this case, the Ipswich City Council Planning Scheme) and selective other state legislation (e.g., Vegetation Management Act 1999, and others). Development applications referred to EDQ for assessment against the Ripley Valley UDA Development Scheme will be assessed by ICC against EDQ's Implementation Guidelines

Under the *Nature Conservation Act 1992* (NCA) Protected Plants Flora Trigger Survey Map, the referral area is partly mapped as 'High Risk'. Prior to clearing, a flora survey and associated report will be completed in accordance with the Flora Survey Guidelines – Protected Plants provided by the Department of Environment, Science, and Innovation.

The Proponent is advised to ensure that any development obligations pursuant to the provisions of the *Aboriginal Cultural Heritage Act 2003* and the *Planning Act 2016* are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.

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. *

The proponent has commenced a Cultural and Heritage Management Plan with local Indigenous group, Yuggera Ugarapul People (YUP). They have also undertaken Council planning approval, as well as consultation with owners of the adjoining land.

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

ABN/ACN	24144972949
Organisation name	Saunders Havill Group Pty Ltd
Organisation address	4006 QLD

Referring party details

Name	Liam Brzezinski
Job title	Senior Ecologist
Phone	0431173273
Email	liambrzezinski@saundershavill.com
Address	9 Thompson Street, Bowen Hills, 4006 QLD

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	26638077415
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Organisation name HB QLD PTY LTD

Organisation address 3008 VIC

Person proposing to take the action details

Name Peter Johnson

Job title National Development Director

Phone 0400661594

Email pj@hbland.com.au

Address Suite 323, Oracle South, Level 3, 17 Elizabeth Avenue, Broadbeach, QLD,
4218

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. *

HB QLD Pty Ltd has a history of delivering projects with a satisfactory record of responsible environmental management. HB QLD Pty Ltd delivers land estates in both SEQ and Victoria to a high standard. HB QLD Pty Ltd has received and delivered on two EPBC approvals and offsets on sites in both Ripley Valley and Collingwood Park QLD. HB QLD Pty Ltd does not have any present proceedings under Commonwealth, State or territory law for the protection of the environment or the conservation and sustainable use of natural resources.

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

HB QLD Pty Ltd do not currently have an Environmental Policy. However, HB QLD Pty Ltd are committed to delivering projects that comply with legislative and regulatory requirements as a minimum. HB QLD Pty Ltd endeavour to continually improve on environmentally responsible actions through cooperation with their suppliers and contractors. This project specifically includes a significant biodiversity assessment report which outlines site specific management plans under local legislation.

1.3.3 Identity: Proposed designated proponent

1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? *

Yes

Proposed designated proponent organisation details

ABN/ACN 26638077415

Organisation name HB QLD PTY LTD

Organisation address 3008 VIC

Proposed designated proponent details

Name Peter Johnson

Job title National Development Director

Phone 0400661594

Email pj@hbland.com.au

Address

Suite 323, Oracle South, Level 3, 17 Elizabeth Avenue, Broadbeach, QLD, 4218

1.3.4 Identity: Summary of allocation

✔ Confirmed Referring party's identity

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

ABN/ACN	24144972949
Organisation name	Saunders Havill Group Pty Ltd
Organisation address	4006 QLD
Representative's name	Liam Brzezinski
Representative's job title	Senior Ecologist
Phone	0431173273
Email	liambrzezinski@saundershavill.com
Address	9 Thompson Street, Bowen Hills, 4006 QLD

✔ Confirmed Person proposing to take the action's identity

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

ABN/ACN	26638077415
Organisation name	HB QLD PTY LTD
Organisation address	3008 VIC
Representative's name	Peter Johnson
Representative's job title	National Development Director
Phone	0400661594
Email	pj@hbland.com.au

Address

Suite 323, Oracle South, Level 3, 17 Elizabeth Avenue, Broadbeach,
QLD, 4218

✔ Confirmed Proposed designated proponent's identity

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

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

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

No

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

No

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

No

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

No

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

No

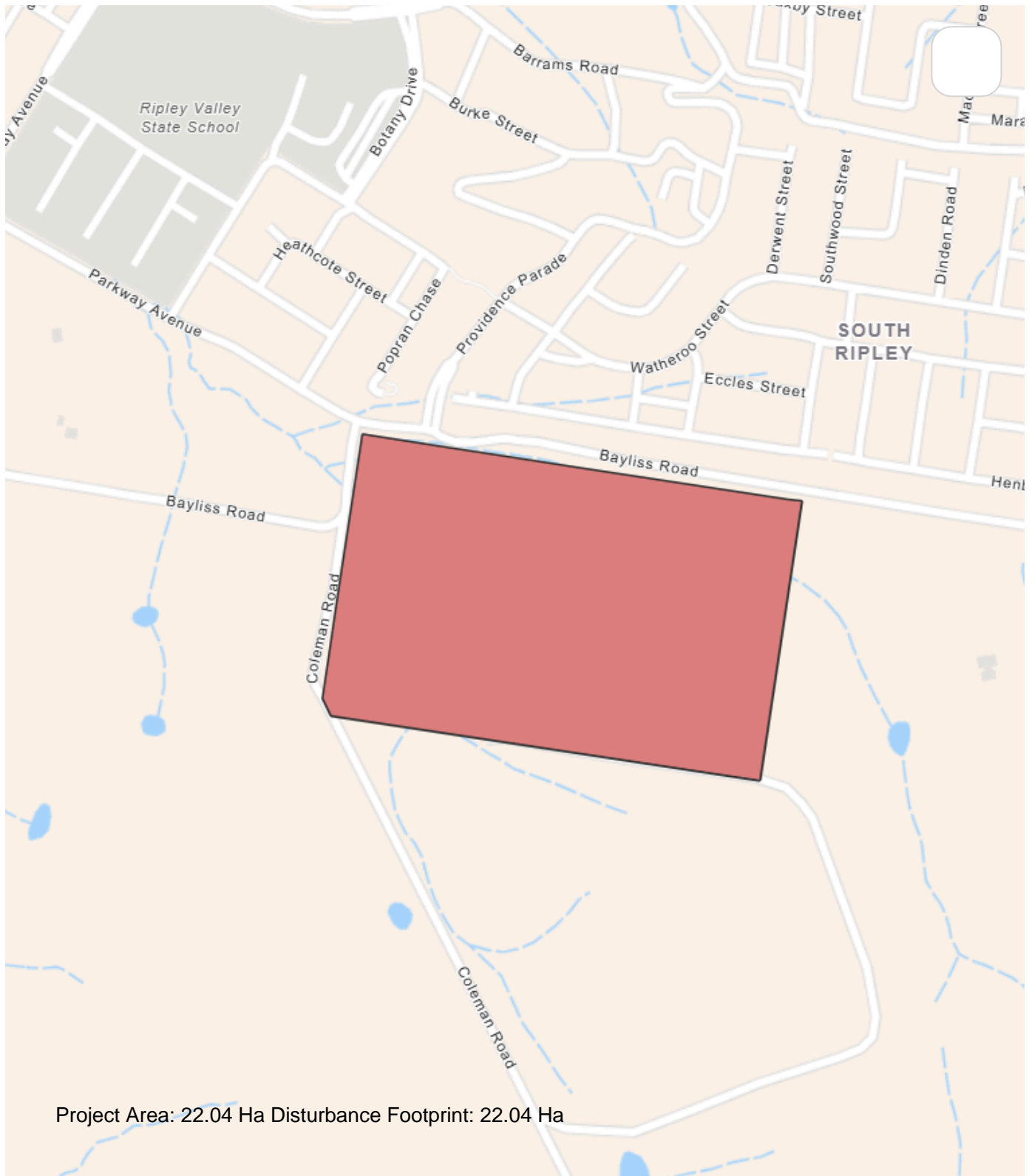
1.4 Payment details: Payment allocation

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

Person proposing to take the action

2. Location

2.1 Project footprint





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2.2 Footprint details

2.2.1 What is the address of the proposed action? *

103-175 Bayliss Road, South Ripley, Queensland 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 project site is freehold

3. Existing environment

3.1 Physical description

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

The referral area is located in a landscape that has seen extensive modification for pastoral and agricultural uses. Since the designation of the Ripley Valley Priority Development Area (RVPDA) in 2011, rapid urbanisation has occurred across the local landscape particularly to the north. Contextually the site is bound by rural properties varying in size. To the north of the site is 'Providence Central' which is a largely completed development in the centre of RVPDA. To the north-west of the referral area is a development site under construction (the 'Alcove') with roads and lot parcels completed. To the west of the referral area is a partially vegetated land parcel that is zoned wholly as 'urban living' and has a local planning approval (7193/2017/PDA). To the east is another similar sized rural lot. South-west of the referral area is a large rural property that is almost completely cleared paddocks. This site is currently being assessed under the EPBC Act (EPBC 2023/09690) for a master planned community. To the south of the referral area is another site under assessment with the EPBC Act (EPBC 2021/9061).

The site was predominantly cleared from at least the 1960's with a dominance of grass paddocks maintained through the 1980s and 1990s. The promotion of grass paddocks is likely to have been to facilitate rural land uses such as cattle agistment. Some regrowth vegetation has occurred in the 2010s indicating juvenile aged vegetation. Historic land-uses on the referral area are consistent with the broader landscape where surrounding properties have also been historically cleared and maintained for >40 years (refer to *Att 1 MNES Report Plan 1*).

The site is mapped as entirely Category X (non-remnant) vegetation under the Queensland Government's *Vegetation Management Act 1999* (VMA) as a result of on-going maintenance and an approved Property Map of Assessable Vegetation (PMAV 20018/001633). Surrounding properties are similarly mapped as predominantly Category X (non-remnant) with some areas of Category C (high-value Regrowth) and patches of Category B (remnant) vegetation further east (refer *Att 1 MNES Report Figure 4*). The lack of remnant vegetation and dominance of Category X (non-remnant) vegetation is reflective of rural areas where continued slashing and grazing has occurred to promote pasture uses.

This site has been historically cleared and highly modified for rural uses. Scattered vegetation values are present including cleared open areas, regrowth and scattered larger trees. Pre-clear RE mapping indicates the site was historically comprised of predominantly Of Concern RE12.9-10.7 with composite RE12.9-10.2/12.9-10.7/12.9-10.19 in the east. A small polygon of pre-clear RE12.3.3 is mapped along a cleared portion of the western boundary.

Field surveys identified the majority of the referral area as containing tree species, where present, indicative of 'Of Concern' RE12.9-10.7 being *Eucalyptus crebra* (Narrow-leaved Ironbark), *Eucalyptus tereticornis* (Forest Red Gum), *Corymbia tessellaris* (Moreton Bay Ash) and *Eucalyptus melanophloia* (Silver-leaf Ironbark). As a result of historical and continued rural pursuits, the understory consisted of predominantly regrowth acacia species and dense patches of exotic *Lantana camara* (Lantana). Native and exotic grasses were present throughout.

In the south-east of the referral area *Corymbia citriodora* (Spotted Gum) was observed as being the dominant canopy species and therefore vegetation in this area was more reflective of 'Least Concern' RE 12.9-10.2. The understory was similarly disturbed in this area with *Lantana camara* (Lantana) dominant and acacia regrowth.

As the entire referral area is mapped as Category X (non-remnant) vegetation, on-ground vegetation characteristics were utilised to delineate vegetation communities. Field surveys identified three (3) vegetation communities within the referral area defined as: (refer *Att 1 MNES Report Plan 5*).

1. Non-remnant vegetation indicative of RE12.9-10.7
2. Non-remnant vegetation indicative of RE12.9-10.2
3. Cleared areas

Two historical stockpiles are present within the referral area which were identified on-ground as being almost completely devoid of vegetation, instead consisting of only exposed ground, weeds and some acacia regrowth. No elements of 'Least Concern' RE12.9-10.19 or 'Endangered' RE12.3.3 were observed within the referral area.

A review of the Australian Soil Resource Information System (ASRIS) soil mapping shows that the referral area and surrounding properties are mapped as containing solely Sodosols (refer *Att 1 MNES Report Figure 5*). Sodosols are defined as texture-contrast soils with impermeable subsoils due to the concentration of sodium. These soils occupy a large area of inland Queensland. Generally, Sodosols have low-nutrient status and are vulnerable to erosion.

Two drainage features are present within the referral area in the south-west and along the northern boundary. These drainage features were identified on-ground as modified flowpaths with minimal waterway features. No riparian vegetation or specific habitat types associated with waterways were observed. Several small, constructed dams were observed across the site refer *Att 1 MNES Report Section 4.2*.

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

The proposed use of the referral area is for residential development, as aligns with the 'Urban Living' zoning under the Ripley Valley Priority Development Area. The project is proposed to provide housing in an urbanised area and help alleviate housing pressures in SEQ.

The referral area is a vacant 21.9 hectare property consisting of cleared areas and regrowth vegetation. The site is situated immediately south of 'Providence Central' and Bayliss Road with neighbouring properties of various sizes. Notably, the majority of land holdings in close proximity to the project site have EPBC approval or applications reflecting the planning intent of the region refer *Att 1 MNES Report, Plan 2*.

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

The referral has been historically cleared with on-going rural uses resulting in vegetation on-site largely reflecting regrowth. Therefore, the referral area does not contain any outstanding natural features or unique values. Field surveys of the referral area did not observe any unique or important habitat, nor any direct evidence of threatened species.

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 lowest in the north-west at around 54m AHD and rises to a high point in the south-east at approximately 94m AHD. The referral area itself is mapped as land zone 9-10. Land Zone 9-10 includes undulating country on sedimentary rocks. The referral area is mapped as having Sodosol soils under the Australian Soil Classification (ASC), refer *Att 1 MNES Report Figure 5*, which are generally low fertile soils found in poorly drained sites.

3.2 Flora and fauna

3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

Flora

A total of eighty-four (84) flora species were recorded across the referral area during field surveys, as listed in *Att 1 MNES Report, Appendix E*. Of the eighty-four (84) flora species recorded, thirty-seven (37) are native and forty-seven (47) species are considered to be non-native / introduced species. No flora species listed under the EPBC Act and NCA were recorded in or adjoining the referral area.

Field surveys confirmed the entire referral area as Category X (non-remnant) vegetation reflective of historical rural uses. Native canopy species are present across the referral area which generally reflect RE12.9-10.7 being *Eucalyptus crebra* (Narrow-leaved Ironbark), *Eucalyptus tereticornis* (Forest Red Gum), *Corymbia tessellaris* (Moreton Bay Ash) and *Eucalyptus melanophloia* (Silver-leaf Ironbark). Vegetation in the south-east of the referral area showed a dominance of *Corymbia citridora* (Spotted Gum) which more closely reflects RE12.9-10.2. The subcanopy and shrub layer were sparse and included some regrowth native species and exotic *Lantana camara* (Lantana). The ground layer consists of a mixture of native and exotic pasture grasses. Notably, large portions of the site have been completely cleared for historical stockpiles and consisted of exposed ground and some regrowth acacia species *Att 1 MNES Report, Plan 5*.

Two drainage features are present within the referral area in the south-west and along the northern boundary. These drainage features were identified on-ground as modified flowpaths with minimal waterway features. No riparian vegetation or specific habitat types associated with waterways were observed. Several small, constructed dams were observed across the site.

Desktop analysis of vegetation communities indicates that no REs representative of Threatened Ecological Communities (TEC) are mapped on-site. Field surveys confirmed that no TECs are present on or adjacent to the site. Full details of field survey findings are presented within *Att 1 MNES Report, Section 4, pp 15-53*.

Fauna

Multiple targeted fauna survey methods completed in accordance with relevant Commonwealth and State survey methodologies were implemented during the field survey period to target presence of potential MNES. This included spotlighting, motion-triggered camera detection, crepuscular and diurnal meander surveys, active searches for signs of fauna usage (*i.e.*, Koala SAT surveys), and searches and assessment of foraging values and habitat suitability. Details of the methodology and survey dates are provided in summary of fauna survey techniques and effort is provided in *Att 1 MNES Report, Table 1 and Table 2*.

A total of fifty-eight (58) fauna species were recorded during field surveys, inclusive of motion sensor camera traps, nocturnal targeted surveys and incidental observations, including forty-eight (48) birds, seven (7) mammals, four (4) amphibians and two (2) reptiles. No conservation significant fauna species were directly recorded during the field survey. However, SAT surveys detected indirect evidence of Koala in the form of scats at 1 of the 6 SAT locations (low use). Motion sensor camera traps also detected the presence of at least one European Red Fox which are known to pose a significant threat to native fauna, including the Koala. A complete fauna species list is provided in *Att 1 MNES Report, Table 9*, and the full SAT survey results are provided in *Att 1 MNES Report, Appendix D*.

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

Field surveys confirmed the entire referral area as Category X (non-remnant) vegetation reflective of historical rural uses. Native canopy species are present across the referral area which generally reflect RE12.9-10.7 being *Eucalyptus crebra* (Narrow-leaved Ironbark), *Eucalyptus tereticornis* (Forest Red Gum), *Corymbia tessellaris* (Moreton Bay Ash) and *Eucalyptus melanophloia* (Silver-leaf Ironbark). Vegetation in the south-east of the referral area showed a dominance of *Corymbia citridora* (Spotted Gum) which more closely reflects RE12.9-10.2. The subcanopy and shrub layer were sparse and included some regrowth native species and exotic *Lantana camara* (Lantana). The ground layer consists of a mixture of native and exotic pasture grasses. Notably, large portions of the site have been completely cleared for historical stockpiles and consisted of exposed ground and some regrowth acacia species.

Three vegetation communities were identified on-ground being:

1. Non-remnant vegetation indicative of RE12.9-10.7

2. Non-remnant vegetation indicative of RE12.9-10.2
3. Cleared areas

All communities present within and adjacent to the referral area are described below and displayed on *Att 1 MNES Report, Plan 5*.

A review of the Australian Soil Resource Information System (ASRIS) soil mapping shows that the referral area and surrounding properties are mapped as containing solely Sodosols (refer *Att 1 MNES Report, Figure 5*). Sodosols are defined as texture-contrast soils with impermeable subsoils due to the concentration of sodium. These soils occupy a large area of inland Queensland. Generally, Sodosols have low-nutrient status and are vulnerable to erosion.

3.3 Heritage

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

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

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

No Indigenous heritage values are known to occur within the referral area. The proponent is progressing the Cultural Heritage Management Plan (CHMP) for the area. The proponent is aware of their duty of care obligations and will engage with the traditional owners prior to the commencement of work.

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 referral area contains drainage flowpaths on-site. Flow paths on-site travel downstream to the north-west to merge with Bundamba Creek. Bundamba Creek meanders north through high density residential, industrial and rural land to merge with the Bremer River, onto the Brisbane River and ultimately into Moreton Bay at the Port of Brisbane. This is a distance of at least 100km.

4. Impacts and mitigation

4.1 Impact details

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

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	Yes	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes

EPBC Act section	Controlling provision	Impacted	Reviewed
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.

*

No World Heritage Sites exist within or near to the referral area. The closest World Heritage Site is the Gondwanan Rainforests of Australia (Main Range National Park) of which is approximately 44 km south-west of the referral area. Due to the distance of the project site away from this area, it is unlikely that it will have an impact on any World Heritage places.

4.1.2 National Heritage

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

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

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

—

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

No

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

No.
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
Yes		Moreton Bay

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

No

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

*

Flow paths on-site travel downstream to the north-west to merge with Bundamba Creek. Bundamba Creek meanders north through high density residential, industrial and rural land to merge with the Bremer River, onto the Brisbane River and ultimately into Moreton Bay at the Port of Brisbane. This is a distance of at least 100km.

The referral area is significantly far from the nearest point of the Moreton Bay RAMSAR Wetland. Furthermore, the proposed development will implement the necessary stormwater management plans during the construction and operation phases of the project.

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

No other wetlands of international importance occur within close proximity of the project extent. No direct impacts on the wetland are anticipated to occur as a result of the project construction and operation.

4.1.4 Threatened Species and Ecological Communities

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

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

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

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Argynnis hyperbius inconstans</i>	Australian Fritillary
No	No	<i>Arthraxon hispidus</i>	Hairy-joint Grass
No	No	<i>Bosistoia transversa</i>	Three-leaved Bosistoia, 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
No	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Coleus habrophyllus</i>	

Direct impact	Indirect impact	Species	Common name
No	No	Cupaniopsis shirleyana	Wedge-leaf Tuckeroo
No	No	Cupaniopsis tomentella	Boonah 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	Delma torquata	Adorned Delma, Collared Delma
No	No	Dichanthium setosum	bluegrass
No	No	Erythrotriorchis radiatus	Red Goshawk
No	No	Falco hypoleucos	Grey Falcon
No	No	Fontainea venosa	
No	No	Furina dunmalli	Dunmall's Snake
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	Hemiaspis damelii	Grey Snake
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Lathamus discolor	Swift Parrot
No	No	Leuzea australis	Austral Cornflower, Native Thistle
No	No	Macroderma gigas	Ghost Bat
No	No	Notelaea lloydii	Lloyd's Olive
No	No	Notelaea x ipsviciensis	Cooneana Olive
No	No	Petauroides volans	Greater Glider (southern and central)
No	No	Petaurus australis australis	Yellow-bellied Glider (south-eastern)
No	No	Petrogale penicillata	Brush-tailed Rock-wallaby
Yes	No	Phascolarctos cinereus (combined populations of Qld, NSW and the	Koala (combined populations of Queensland, New South Wales and the

Direct impact	Indirect impact	Species	Common name
		ACT)	Australian Capital Territory)
No	No	Picris evae	Hawkweed
No	No	Planchonella eerwah	Shiny-leaved Condoo, Black Plum, Wild Apple
Yes	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Rhodamnia rubescens	Scrub Turpentine, Brown Malletwood
No	No	Rhodomyrtus psidioides	Native Guava
No	No	Rostratula australis	Australian Painted Snipe
No	No	Samadera bidwillii	Quassia
No	No	Stagonopleura guttata	Diamond Firetail
No	No	Thesium australe	Austral Toadflax, Toadflax
No	No	Tringa nebularia	Common Greenshank, Greenshank
No	No	Turnix melanogaster	Black-breasted Button-quail

Ecological communities

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

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

Yes

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

The referral area does contain native trees of the *Eucalyptus* and *Corymbia* genus that may provide potential habitat for threatened fauna species. However, the highly modified nature of the site has resulted in a dominance of cleared areas and regrowth vegetation which limits the suitability of potential habitat. Several species highlighted as potentially occurring as part of the desktop assessment were subsequently downgraded to a 'low' likelihood of occurrence following field surveys, owing to a lack of records, lack of evidence and lack of suitable habitat. However, the project will directly impact habitat to Koala and Grey-headed Flying-fox.

Phascolarctos cinereus (Koala)

The Koala occurs in a range of environments containing eucalypt forest or woodland. Despite historical clearing occurring over the entire referral area and Category X (non-remnant) status, Non-juvenile Koala Habitat Trees (NJKHTs) are present including *Eucalyptus tereticornis* (Forest Red Gum), *Eucalyptus siderophloia* (Grey Ironbark), *Corymbia citriodora* (Spotted Gum) and *Corymbia tessellaris* (Moreton Bay Ash). Several detailed surveys were completed including spotlighting and SAT assessments. SAT assessments were utilised to detect indirect evidence of Koala activity across the referral area, to determine the likelihood of occurrence on-site. A total of six (6) SAT assessments were completed as well as incidental surveys occurring across the site. Detailed surveys failed to directly detect Koala however indirect evidence in the form of scats were recorded only at 'SAT 1' which indicates 'low' usage. This evidence suggests that the referral area is not currently occupied by a population of Koala and is more likely to be used by transient individuals.

Koalas are known to occur within the local area with several sightings recorded on publicly available databases (ALA and biomaps). Notably, no sightings of the species have been recorded on-site with the majority of records west of Ripley Road, north of the Centenary Highway and in White Rock Conservation Park to the east (*refer Att 1 MNES, Plan 6*). The referral area is located within a highly modified landscape that has been subject to extensive historical modification for rural purposes and more recent residential and infrastructure developments. The strategic planning of the site has resulted in 100% 'urban living' zoning with much of the surrounding land zoned the same. The referral area does retain some local level connectivity in an east-west direction and the referral area does contain vegetation that would be considered Koala habitat.

Grey-headed flying-fox (*Pteropus poliocephalus*)

Pteropus poliocephalus (Grey-headed Flying-fox) requires foraging resources and roosting sites to persist. The species is known to use a wide variety of habitats including subtropical and temperate rainforests, tall sclerophyll forest and woodlands, heaths, swamps and also urban and agricultural areas where food trees have been cultivated.

The species is highly adaptive with its diverse native diet, which it can supplement with introduced species. It is known to forage within a variety of habitat areas as each resource does not produce food throughout the entire year. There are no observed roosts on-site, with the nearest roost located 8.6 km north-west of the site in Yamanto (479). This roost was last surveyed in 2020 where GHFF were present.

There are several scattered sightings within the broader locality with most records observed close to the Yamanto camp. Notably, two recent records (2023) are present approximately 5km east of the site within White Rock Conservation Park (*refer refer Att 1 MNES, Plan 7*). The referral area does contain potential foraging species however, given the extensive historical clearing, vegetation is largely of regrowth value and does not contain vegetation density reflective of remnant vegetation. Additionally, the referral area

contains larger cleared areas that do not provide any foraging resources for the species. Therefore, foraging habitat within the referral area is considered low value, particularly given the availability of large areas of suitable habitat within White Rock Conservation Park to the east.

Refer Att 1 MNES, Section 4.3.2 for fauna assessment results.

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. *

Koala (*Phascolarctos cinereus*)

A full assessment against the Significant Impact Guidelines 1.1 is provided in *Att 1 MNES Report, Section 7.2, pp. 70-78*.

The proposed action will require the removal of 15.9 ha of vegetation including recognised Koala habitat trees. The species is known to be present in the local area, according to Queensland Wildnet Data, which dates back to the 1980s, twenty-one (21) Koalas have been recorded within a 5 km radius of the site. A review of ALA and Biomaps indicated that these records vary from relatively recent (2020) to historical (1987). The closest recorded sighting of Koala to the referral area is from 2007 adjacent to Ripley Road. More recent records of Koala (within 7 years) are located in White Rock Conservation Park 4.5 km east of the site; Deebing Heights 5km west and Goolman, forming part of Goolman Conservation Estate to the south. A number of referrals have been made within the vicinity of the project site and Koala scats, typically of a low level activity, are noted in the local context. Several targeted surveys were completed across the referral area including SATs and nocturnal searches. No direct evidence of the species was observed. Indirect evidence in the form of scats were recorded at only 1 of the 6 SAT locations indicating 'low' usage. The proposed action will remove 15.9 ha of vegetation on-site that provides potential foraging/dispersal habitat for the Koala. Therefore, there is potential that the proposed action will reduce the area of occupancy of the species

Grey-headed Flying-fox (*Pteropus poliocephalus*)

A full assessment against the Significant Impact Guidelines 1.1 is provided in *Att 1 MNES Report, Section 7.3, pp. 78-86*. This assessment determined the proposed action is unlikely to result in a Significant Impact to Grey-headed Flying-fox (GHFF).

Field surveys identified native trees across the referral area including *Corymbia citriodora* (Spotted Gum), *Corymbia intermedia* (Pink Bloodwood), *Corymbia tessellaris* (Moreton Bay Ash), *Eucalyptus melanophloia* (Silver-leaf Ironbark), and *Eucalyptus crebra* (Narrow-leaved Ironbark). A review of the National Flying-fox monitoring viewer identified a GHFF roost approximately 8km north-west of the site (Yamanto (851)), while the nearest roost of national significance is Inala (1219) approximately 20 km north-east.

While native trees are present across the referral area, historical land clearing and on-going rural uses has resulted in dominance of regrowth vegetation and cleared areas. Trees on-site include species of an age, size and type which qualify as potential foraging trees. While it is plausible that from time to time these trees maybe foraged by GHFF, in line with smaller acreage or larger lot residential areas, removal of these trees would result in an immeasurably low reduction of available habitat within the immediate area and an imperceptible reduction in the local region.

Given the dominance of regrowth vegetation and cleared areas, locality and distance from known roost sites, the site is not considered to provide critical habitat supporting an important population of the species. The proposed action is unlikely to lead to a long-term decrease in the size of any local GHFF populations. No roosts were observed within, or adjacent to, the referral area, nor have they been reported in the ecological reporting for any adjoining land holdings.

No roosts are present on/or adjacent to the site. The site retains limited ecological value for the species, confined to regrowth vegetation. The proposed action will not reduce the area of occupancy of an important population of GHFF as no roost was observed on-site and recently active roost of national significance is present approximately 20km north-east of the site. Furthermore, there is an abundance of suitable habitat associated with White Rock Conservation Park.

The high mobility of the species, lack of evidence of usage and availability of suitable habitat in the broader landscape indicates the impact to foraging habitat within the referral is unlikely to have a significant impact on the species.

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. *

Contextually the referral area is located within an area allocated for urban development which is reflected in the several approved and under assessment developments. The referral area does contain 15.9 ha of vegetation including recognised Koala habitat trees. Despite field survey not directly observing the species with only limited indirect evidence indicating low usage, the project will reduce the availability of habitat in the area and therefore there is potential for a significant impact.

The significant impact assessment for Grey-headed Flying Fox concluded that it is unlikely that the proposed action will have a significant impact on the species. While potential foraging habitat for the species is present within the referral area, the high mobility of the species, lack of evidence of occurrence, and abundance of suitable habitat in the locality indicates that removal of vegetation on-site will not significantly reduce the availability of habitat for the species.

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. *

Construction Phase

General mitigation measures to be implemented during the construction phase of the Project are outlined below. It is understood that the impact area will be securely fenced for security purposes and to mitigate potential threats to fauna during construction

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

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-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 anticipated that in seeking an EPBC approval, offsets will be detailed in future assessments/reporting

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
Yes		Actitis hypoleucos	Common Sandpiper
No	No	Apus pacificus	Fork-tailed Swift
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calidris melanotos	Pectoral Sandpiper
No	No	Cuculus optatus	Oriental Cuckoo, Horsfield's Cuckoo
No	No	Gallinago hardwickii	Latham's Snipe, Japanese Snipe
No	No	Hirundapus caudacutus	White-throated Needletail
Yes		Motacilla flava	Yellow Wagtail
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.

*

Database searches returned eleven (11) migratory fauna species listed as threatened under the EPBC Act and/or NC Act, as having been previously recorded or predicted to occur within 5 km of the referral area.

The desktop assessment highlighted *Gallinago hardwickii* (Latham's Snipe) and *Rostratula australis* (Australian Painted Snipe) as having potential to occur within the referral area.

The Latham's Snipe and Australian Painted Snipe are wetland birds that occur in permanent and ephemeral wetlands. They usually inhabit open, freshwater wetlands with low, dense vegetation.

The referral area does not contain true wetland environments favoured by the species with potentially suitable habitat confined to a series of constructed farm dams. These dams were dominated by pasture grasses as a result of historic and contemporary cattle grazing. While the species has been observed utilising constructed dams in the local area, they are more frequently observed within the vicinity of Bundamba Lagoon, a large waterbody with dense native wetland vegetation, providing suitable habitat approximately 4 km south-east of the referral area. Following detailed field surveys over multiple days, the Latham's Snipe and Australian Painted Snipe was not observed utilising dams on-site. It is considered unlikely that the species would utilise dams on-site given the suitability of habitat associated with Bundamba Lagoon to the south-east. The removal of low-value habitat within the referral area is not considered to significantly reduce the availability of habitat within the local area as the size of Bundamba lagoon is capable of supporting a high number of individuals.

Following field surveys and the likelihood of occurrence assessment, no species were identified as having a moderate or greater likelihood of occurring on-site.

4.1.6 Nuclear

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

No

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

*

The proposed action does not comprise a nuclear action, and therefore a direct and / or indirect impact is not predicted.

4.1.7 Commonwealth Marine Area

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

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

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

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

No

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

*

The proposed action is not being undertaken in 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 more than 360km south of the Great Barrier Reef Marine Park, and is not considered to directly and / or indirectly impact upon it.

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 project will not have a direct nor indirect impact on a water resource in relation to 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.

*

Mapping indicates commonwealth lands approximately 5km from the referral area, however the lands are separated from the referral area by a highly modified landscape inclusive of large-scale developments and major roads. Therefore, it is considered highly unlikely that the proposed action will have any direct or indirect impacts on these lands.

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 to occur on or adjacent to Commonwealth heritage places overseas.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

- Threatened Species and Ecological Communities (S18)

Conclusion on the likelihood of unlikely significant impacts

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

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

4.3 Alternatives

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

No

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

The proposed action is for a residential development that will provide residential dwellings within the ‘Urban Living’ zone of the Ripley Valley Priority Development Area (RVPDA), to cater for the increasing housing demands in South-East Queensland (SEQ). Since this development is proposed specifically to meet the need and designated Priority Development Area, alternative locations are not relevant. Given the zoning of the referral area and surrounds as ‘Urban Living’ under a priority development designation, the referral area is not intended to be retained. Therefore, potential alternatives are both unnecessary and ineffective at meeting the needs this proposed action seeks to satisfy.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

Type	Name	Date	Sensitivity	Confidence
#1.	Document 1 MNES Report.pdf Technical report relating to Matters of National Environmental Significance	27/01/2025	High	

5.2 Declarations

☒ Completed Referring party's declaration

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

ABN/ACN24144972949

Organisation nameSaunders Havill Group Pty Ltd

Organisation address	4006 QLD
Representative's name	Liam Brzezinski
Representative's job title	Senior Ecologist
Phone	0431173273
Email	liambrzezinski@saundershavill.com
Address	9 Thompson Street, Bowen Hills, 4006 QLD

☒ 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, **Liam Brzezinski of Saunders Havill Group Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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

Completed Person proposing to take the action's declaration

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

ABN/ACN	26638077415
Organisation name	HB QLD PTY LTD
Organisation address	3008 VIC
Representative's name	Peter Johnson
Representative's job title	National Development Director
Phone	0400661594
Email	pj@hbland.com.au
Address	Suite 323, Oracle South, Level 3, 17 Elizabeth Avenue, Broadbeach, QLD, 4218

☒ 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, **Peter Johnson of HB QLD 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. *

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

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

Same as Person proposing to take the action information.

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

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

☒ I, **Peter Johnson of HB QLD 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. *