

Residential Development Lockyer Valley

Application Number: **03238**Commencement Date:
27/11/2025Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

1.1.2 Project industry type *

1.1.3 Project industry sub-type

1.1.4 Estimated start date *

1.1.4 Estimated end date *

1.2 Proposed Action details

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

The proposed Action involves a residential development at Lot 22 on CH312602, 48 Gutt Road, Regency Downs, Queensland (the Site). The Impact Area is located in the portion of the Project Area containing the greatest extent of existing disturbance and situated within non-remnant vegetation (Attachment A). While impact to vegetation onsite has been avoided as much as practical some vegetation removal is unavoidable to prepare the land for future urban purposes.

The Project Area is located within the Rural Residential Zone under the Lockyer Valley Planning Scheme 2014 (V1). The surrounding locality is predominantly characterised by rural residential land uses, with larger acreage residential lots to the north, south, east, and west. The Project Area is approximately 2.2 km north of the Warrego Highway and 2.8 km southeast of the Brisbane River. The broader site context and locality are illustrated in Attachment A - Figure 1.1.

Land surrounding the Project Area is largely cleared or otherwise modified for rural residential living, primary production, grazing, cropping, and other agricultural activities.

The proposed Impact Area is positioned within previously cleared and modified areas of the Project Area, as identified in Attachment A - Figure 1.2 Proposal development layout, which also illustrates the Avoidance Areas. Clearing of mature vegetation has been avoided, with development concentrated in areas subject to historical disturbance within non-remnant vegetation. Impacts are confined to the Development Footprint shown in Attachment A - Figure 1.2 Proposal development layout. The remainder of the Project Area will be avoided will be retained and avoided.

The Impact Area is approximately 3.5 ha, with avoidance of approximately 32.5 ha as shown in Appendix A - Figure 1.2 Proposal development layout.

The Action proposes to:

- Clear up to 3.5 ha of non-remnant vegetation consisting of scattered regrowth Eucalyptus crebra, exotic palms, invasive succulent species and other exotic horticultural plants. This may result in removal of non-hollow bearing koala food trees, and juvenile >4 m koala food trees.
- Demolish existing cement slabs within the impact area where previous infrastructure was sited. This will be managed by an erosion and sediment control plan and associated mitigation measures.
- Renovate an existing two-story dwelling. As this is a upgrade to existing infrastructure no impacts are likely.
- Renovated an existing swimming pool and associated pool fencing. As this is an upgrade to existing infrastructure no impacts are likely.
- Noise will be minimised during the installation of new infrastructure (“tiny homes”) by using prefabricated buildings. Noise will be restricted to hours in accordance with local council regulations.

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 Project Area is located within the Lockyer Valley Regional Council local government area in the State of Queensland. The Project Area has received prior development approval through Lockyer Valley Regional Council for Development Permit for Reconfiguration a Lot (1 into 31 Lots) under Council Reference RL2023/0010. A previous development within the Project Area has been assessed by the State Assessment Referral Agency (SARA) due to interference with Koala Habitat Area and clearing to native vegetation under Approval number - 2305-3474 SRA. See Attachment B – Local and State Development Approval for the project area for previous approval documentation through both SARA and Lockyer Valley Regional Council. It must be noted that these plans for development within the Project Area are no longer current for the purposes of this Referral, which contains a different Impact Area to the previous approvals.

SARA assessment triggers included;

- Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 – Development interfering with koala habitat in koala habitat areas outside koala priority areas;
- Schedule 10, Part 3, Division 4, Table 2, Item 1 – Reconfiguring a lot that involves clearing native vegetation.

It is important to mention the current area of impact is significantly less than the approval layouts within Appendix B, as the proponent has gone to significant efforts through an iterative design process to minimise impact on matters of environmental significance. The future proposed impact is to be located within the State mapped Regulated Vegetation Category X area of the Project Area.

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. *

Public notification was included in past development assessment process. No further public consultation has occurred to date due to sensitivities of MNES within the project area.

1.3.1 Identity: Referring party

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN 61107574514
Organisation name CQ Environmental Pty Ltd
Organisation address 4700 QLD

Referring party details

Name Patrice Brown
Job title Founder
Phone +61 7 4922 9252
Email admin@cqgroup.com.au
Address 180 Quay Street, Rockhampton Q 4700

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 125522367

Organisation name Hotas Holding Pty Limited

Organisation address 4151 QLD

Person proposing to take the action details

Name Seyon Won

Job title Director

Phone 0433805304

Email seyonwon@hotmail.com

Address Cavendish Rd Coorparoo QLD 4151

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. *

There are no prior, pending or ongoing proceedings for the Person proposing the action.

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

This information is unavailable.

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 125522367

Organisation name Hotas Holding Pty Limited

Organisation address 4151 QLD

Proposed designated proponent details

Name Seyon Won

Job title Director

Phone 0433805304

Email seyonwon@hotmail.com

Address Cavendish Rd Coorparoo QLD 4151

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	61107574514
Organisation name	CQ Environmental Pty Ltd
Organisation address	4700 QLD
Representative's name	Patrice Brown
Representative's job title	Founder
Phone	+61 7 4922 9252
Email	admin@cqgroup.com.au
Address	180 Quay Street, Rockhampton Q 4700

✔ 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	125522367
Organisation name	Hotas Holding Pty Limited
Organisation address	4151 QLD
Representative's name	Seyon Won
Representative's job title	Director
Phone	0433805304
Email	seyonwon@hotmail.com
Address	Cavendish Rd Coorparoo QLD 4151

✔ 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)?

Yes

1.4.2 Select reason for exemption

Small Business

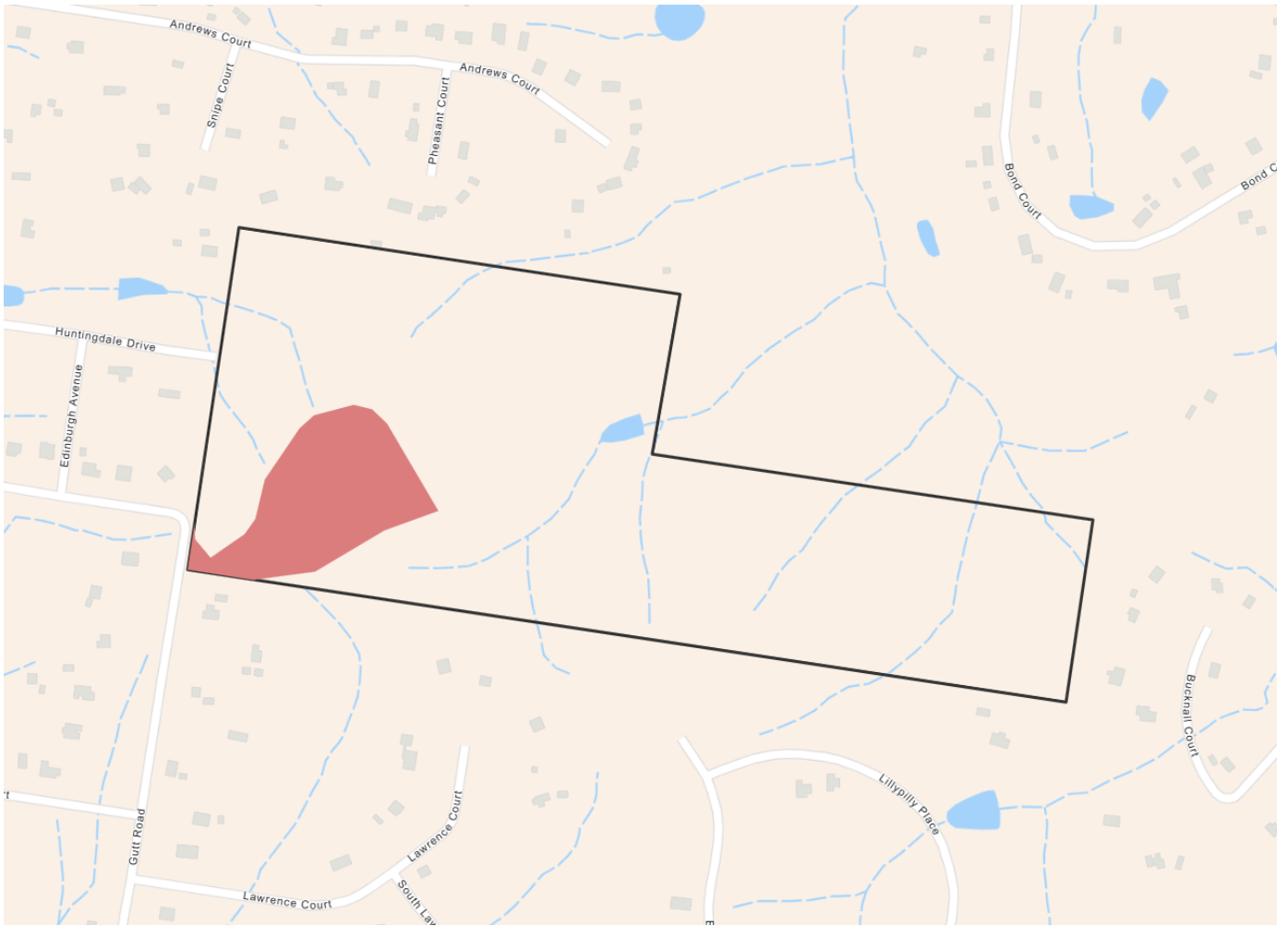
1.4 Payment details: Payment allocation

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: 36.07 Ha Disturbance Footprint: 3.41 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

48 Gutt Road, Regency Downs, Queensland (the Site). See Attachment A - Figure 1.1 Project A

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 tenure is freehold. See Attachment B.

3. Existing environment

3.1 Physical description

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

The Project Area consists of Lot 22 of CH312602, totalling approximately 36 hectares (ha) within the Lockyer Valley Regional Council Local Government Area, approximately 11km north-east of Laidley, 16km east of Gatton, 48km east of Toowoomba and 55 km west of Brisbane (refer to Attachment A Figures 1.1 and 1.2).

Vegetation within the Project Area is approximately 3.7 ha of non-remnant vegetation and 32.3 ha of remnant and regrowth vegetation. The Impact Area, which represents the portion of the land which will be developed as a part of the Action covers an area of approximately 3.5 ha of non-remnant vegetation the Project Area (See Attachment A Figure 1.2). The Impact Area has been historically cleared and is sparsely vegetated other than discrete areas containing horticultural, non-native plants and scattered native trees and shrubs. The Impact Area contains non-remnant vegetation and is wholly located within the existing 3.7 ha of non-remnant vegetation within the Project Area.

Key features of the Impact Area include the land was historically used for communal living with pre-existing infrastructure including driveways, a standing house, swimming pool, tennis courts and cement slabs where dwellings and sheds have been removed.

The land use surrounding the Project Area is rural residential, with residential lots bordering the majority of the Project Area boundary. Regrowth vegetation is located on the north-eastern boundary.

The Project Area is currently zoned as Rural Residential under the Lockyer Valley Planning Scheme, and contains Development Permit for Reconfiguration of a Lot for Subdivision as per Council approval RL2023/0010 (Refer to Attachment B). It must be noted that the Development Footprint (Impact Area) within approval RL2023/0010 is no longer current and does not form part of this Referral. However, some supporting documents within the development approval provide information relevant to the environmental conditions of the Project Area and are referenced herein accordingly.

Regarding State mapping layers, Fisheries linework for Queensland Waterways for Waterway Barrier works, three Low risk (green) mapped features exist onsite. These features transect the site boundary along the western boundary, with two additional green mapped linework located centrally and to the east running north. Regulated Vegetation mapping is mapped as Category X within the Impact Area of the site, Category B (Remnant Vegetation) surrounding the impact area, with Category C Vegetation (Regrowth) located to the east of the Project Area see Attachment A – Figure 3.1 and 3.2.

The Project Area outside of the Impact Area is mapped as essential habitat, including core Koala habitat. No essential habitat for any species is mapped within the Impact Area.

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

The Project Area is currently a vacant lot with existing infrastructure onsite. The land was historically used for communal living with pre-existing infrastructure including driveways, a standing house, swimming pool, tennis courts and cement slabs where dwellings and sheds have been removed.

The proposed use is small, prefabricated residential rental properties, utilising the existing cleared and modified Impact Area onsite for future built form and infrastructure.

The Proposed Action is associated with the development of the Impact Area to site for residential housing. Up to 55 prefabricated dwellings will be situated within the non-remnant vegetation and sited in the footprint of historical development within the Impact Area (refer to Attachment A Figure 1.2). Driveways will be constructed along an existing ring road that circles within the non-remnant vegetation. The existing house and pool will be renovated and used as a communal area and site office. Septic tanks will be situated as required. Stormwater management will utilise existing infrastructure. A fauna-friendly fence will be built around the perimeter of the Impact Area to restrict access into the remnant and regrowth vegetation in the Project Area.

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

No natural features occur within the Project Area. However, of note is the presence of a species listed as critically endangered under the EPBC Act. Refer to Attachment A and Attachment C (**Attachment C will not be made publicly available due to sensitivity reasons**).

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

Please refer to Attachment D.

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.

The PMST search for the Project Area with a 10 km radius buffer results identified 20 species of listed threatened flora, 33 listed threatened fauna species, 13 migratory species, 25 marine species and 8 Threatened Ecological Communities listed under the EPBC Act as potentially occurring within the Project Area (refer to Attachment A).

No protected plant high risk trigger areas were mapped within the Impact Area and no threatened plant species were recorded within the Impact Area or the wider Project Area during field surveys. Field surveys completed within the Project Area are detailed in Attachment C (**Attachment C will not be made publicly available due to sensitivity reasons**) and Attachment E. A comprehensive assessment of likelihood of occurrence of species listed under the EPBC Act is provided in Attachment A.

No essential habitat listed under the Vegetation Management Act is mapped within the Impact Area. Essential habitat is mapped within the wider Project Area (refer to Attachment A Figure 3.1). No essential habitat was observed within the Impact Area during field surveys, however essential habitat was confirmed across the Project Area outside of the Impact Area.

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

RE mapping within the Impact Area consists of non-remnant vegetation, whilst the Project Area is mapped as RE 12.9-10.2 *Corymbia citriodora* +/- *Eucalyptus crebra* open forest on sedimentary rocks (listed as least concern under the *Vegetation Management Act 1999* (Qld) (VMA) (refer to Attachment A Figure 3.1). Ground-truthing conducted during field surveys confirmed that the vegetation within the Impact Area and the broader Project Area was consistent with the RE mapping identified through desktop assessments. Soils are consistent with RE mapping.

3.3 Heritage

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

Not Applicable, none identified.

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

None identified to date.

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 Hydrologic Assessment and Stormwater Management Plan has been prepared to support the previous Development Permit Application and is provided in Attachment D.

The site exhibits uneven and varied topography with several seasonal creeks and waterways traversing the allotment. Existing development consists of one dwelling, tennis courts, driveways, a swimming pool, cement slabs throughout the non-remnant vegetation where small houses were previously sited, and informal tracks, while the remainder of the land comprises remnant and regrowth vegetation and vegetated creek embankments. The property fronts Gutt Road to the west and adjoins undeveloped reserve land along parts of its northern and eastern boundaries. A central high point results in drainage falling both eastward and westward, with no single dominant grade due to the multiple creek systems present. An aerial image with contour overlay is provided in Attachment D Figure 2.

Based on the available contour elevation data, the subject allotment contains undulating terrain with defined embankments to the creek lines that traverse the site. There is no existing stormwater pit-and-pipe network within, or immediately surrounding, the development site. Most of the site drains to the north-flowing creeks that form part of an unnamed system converging in Kensington Grove Park, while other areas drain to the west-flowing and south-flowing creek networks.

An assessment of existing site conditions was undertaken to delineate pre-development catchments. Only minor upstream catchments contribute overland flow into the site. Existing contour banks define the boundaries of overland flow paths and internal creek catchments. Upstream flows from the south are contained within the road reserves of Lillypilly Place and Eucalyptus Place, preventing inflows to the site and instead directing runoff around the allotment.

Based on this analysis, pre-development catchments were calculated for the site. A snapshot of these catchments is provided in Attachment D – Figure 5, and the pre-development stormwater catchment parameters are summarised in Attachment D – Table 1.

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	No	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

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

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

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

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

No

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

*

No World Heritage values are within the region.

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 National Heritage values are within the region.

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.

*

There are no upstream or downstream RAMSAR wetlands within 50-100 km of the Action. The nearest RAMSAR Wetland is Morton Bay.

The Action will have no measurable adverse effect on the value of Moreton Bay, given the Project's inland location, absence of direct hydrological connectivity and the implementation of erosion, sediment and water quality controls (refer Attachment D).

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>Arthraxon hispidus</i>	Hairy-joint Grass
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Cadellia pentastylis</i>	Ooline
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>Dasyurus hallucatus</i>	Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu]
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Delma torquata</i>	Adorned Delma, Collared Delma
No	No	<i>Dichanthium setosum</i>	bluegrass
No	No	<i>Erythroriorchis radiatus</i>	Red Goshawk
No	No	<i>Eucalyptus taurina</i>	Helidon Ironbark
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Furina dunmali</i>	Dunmall's Snake
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Geophaps scripta scripta</i>	Squatter Pigeon (southern)
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Hemiaspis damelii</i>	Grey Snake

Direct impact	Indirect impact	Species	Common name
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Hypochrysops piceatus</i>	Bulloak Jewel Butterfly
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Leuzea australis</i>	Austral Cornflower, Native Thistle
No	No	<i>Notelaea lloydii</i>	Lloyd's Olive
No	No	<i>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	No	<i>Petrogale penicillata</i>	Brush-tailed Rock-wallaby
No	No	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	<i>Phebalium distans</i>	Mt Berryman Phebalium
No	No	<i>Picris evae</i>	Hawkweed
No	No	<i>Potorous tridactylus tridactylus</i>	Long-nosed Potoroo (northern)
No	No	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Samadera bidwillii</i>	Quassia
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Thesium australe</i>	Austral Toadflax, Toadflax
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank
No	No	<i>Turnix melanogaster</i>	Black-breasted Button-quail

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
No	No	Grey box-grey gum wet forest of subtropical eastern Australia
No	No	Lowland Rainforest of Subtropical Australia

Direct impact	Indirect impact	Ecological community
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? *

No

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

*

Refer to Attachment A for a comprehensive significant impact assessment. The Impact Area is a small area contained within an already highly modified environment of residential development. All remnant vegetation and all regrowth vegetation will be avoided by the proposed Action.

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		<i>Actitis hypoleucos</i>	Common Sandpiper
Yes		<i>Apus pacificus</i>	Fork-tailed Swift
Yes		<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
Yes		<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes		<i>Calidris melanotos</i>	Pectoral Sandpiper
Yes		<i>Cuculus optatus</i>	Oriental Cuckoo, Horsfield's Cuckoo
Yes		<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
Yes		<i>Hirundapus caudacutus</i>	White-throated Needletail
Yes		<i>Motacilla flava</i>	Yellow Wagtail
Yes		<i>Pandion haliaetus</i>	Osprey
Yes		<i>Tringa nebularia</i>	Common Greenshank, Greenshank

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

No

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

*

Migratory shorebirds (Pectoral Sandpiper, Sharp-tailed Sandpiper, Common Greenshank, Common Sandpiper, Curlew Sandpiper) will not be impacted due to the absence of wetland habitats within the Project Area and the Impact Area.

Yellow wagtail habitat (low-lying grasslands near water bodies) is absent from the Project Area.

Oriental cuckoo may potentially occur within the Project Area. However the non-remnant nature of habitat to be disturbed within the Impact Area is low quality habitat, and the higher value remnant and regrowth vegetation within the Project Area is to be avoided by the Action.

Osprey are unlikely to utilise the site due to the absence of water bodies which are required by the species for foraging. The avoidance of remnant vegetation mitigates any impact on potential dispersal habitat for the species.

Fork-tailed swift and white-throated needletail may potentially overfly the site, however the avoidance of remnant and regrowth vegetation within the Project Area will retain dispersal and overflight feeding habitat.

Further information on migratory species considered likely to occur within the Impact Area is provided in Attachment A.

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 Action is not nuclear.

4.1.7 Commonwealth Marine Area

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

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

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

—

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 Action does not impact on 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 Action does not impact on the Great Barrier Reef due to its southerly location.

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 Action is not coal or gas.

4.1.10 Commonwealth Land

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

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

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

—

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

No

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

*

The Action does not 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.

—

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 Action does not have any impacts on overseas Commonwealth Heritage due to it being domestic.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

None

Conclusion on the likelihood of unlikely significant impacts

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

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

4.3 Alternatives

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

Yes

4.3.2 Do you have an alternative timeline you are proposing for your proposed action? *

No

4.3.3 Briefly describe why an alternate timeline for your proposed action was not possible.

*

The timeframes for construction are flexible and depend on the timing of approvals. As such the provided timeframes are estimated.

4.3.4 Do you have an alternative location you are proposing for your proposed action? *

No

4.3.5 Briefly describe why an alternative location for your proposed action was not possible. *

The Project Area is owned by the Proponent as freehold land. The Impact Area is the only development footprint available within the Project Area that will not have a significant impact on MNES threatened species (Refer Attachment A and Attachment C).

4.3.6 Do you have alternative activities you are proposing for your proposed action? *

No

4.3.7 Briefly describe why an alternative activity for your proposed action was not possible. *

At present no alternative activities are proposed.

4.3.4 Alternatives: Impact and mitigation

4.3.4.1 Do these alternatives have a different impact, avoidance, or mitigation measure compared to what you have already provided? *

No

4.3.5 Alternatives: Considered alternatives

4.3.5.1 Do you have any other alternative actions, including not taking the action, that you have considered but are not proposing as part of this referral? *

No

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A Sig Impact Assessment REDACTED.pdf Significant Impact Assessment for MNES Species - REDACTED	17/12/2025	No	High
#2.	Document	Att A Sig Impact Assessment.pdf Significant Impact Assessment for MNES Species	28/11/2025	Yes	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	Att B DA Approval SARA Response with conditions.pdf DA Approval for previous development plan	23/07/2024	No	High

2.2.5 Tenure of the action area relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att B DA Approval SARA Response with conditions.pdf DA Approval for previous development plan	22/07/2024		High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A Sig Impact Assessment.pdf Significant Impact Assessment for MNES Species	27/11/2025		High
#2.	Document	Att B DA Approval SARA Response with conditions.pdf DA Approval for previous development plan	22/07/2024		High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A Sig Impact Assessment.pdf Significant Impact Assessment for MNES Species	27/11/2025	Yes	High
#2.	Document	Att D Stormwater Mgt Plan.pdf Stormwater Management Plan and	16/05/2024	No	High

Hydrology for previous Development Application.

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A Sig Impact Assessment.pdf Significant Impact Assessment for MNES Species	27/11/2025	Yes	High
#2.	Document	Att C Fauna Habitat SENSITIVE.pdf Fauna habitat	23/10/2025	Yes	High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att D Stormwater Mgt Plan.pdf Stormwater Management Plan and Hydrology for previous Development Application.	15/05/2024		High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A Sig Impact Assessment.pdf Significant Impact Assessment for MNES Species	27/11/2025		High
#2.	Document	Att C Fauna Habitat SENSITIVE.pdf Fauna habitat	23/10/2025	Yes	High
#3.	Document	Att E Ecology 2024.pdf Previous ecological assessment of the Project Area	21/06/2024	No	Medium

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A Sig Impact Assessment.pdf Significant Impact Assessment for MNES Species	27/11/2025		High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att D Stormwater Mgt Plan.pdf Stormwater Management Plan and Hydrology for previous Development Application.	15/05/2024		High

4.1.4.3 (Threatened Species and Ecological Communities) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A Sig Impact Assessment.pdf Significant Impact Assessment for MNES Species	27/11/2025		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	Att A Sig Impact Assessment REDACTED.pdf Significant Impact Assessment for MNES Species - REDACTED due to sensitive information	27/11/2025		High

4.3.5 Why an alternative location for your proposed action was not possible

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A Sig Impact Assessment REDACTED.pdf Significant Impact Assessment for MNES Species - REDACTED due to sensitive information	27/11/2025		High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	61107574514
Organisation name	CQ Environmental Pty Ltd
Organisation address	4700 QLD
Representative's name	Patrice Brown
Representative's job title	Founder
Phone	+61 7 4922 9252
Email	admin@cqgroup.com.au
Address	180 Quay Street, Rockhampton Q 4700

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

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

By checking this box, I, **Patrice Brown of CQ Environmental Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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

✔ Completed Person proposing to take the action's declaration

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

ABN/ACN	125522367
Organisation name	Hotas Holding Pty Limited
Organisation address	4151 QLD
Representative's name	Seyon Won

Representative's job title Director
Phone 0433805304
Email seyonwon@hotmail.com
Address Cavendish Rd Coorparoo QLD 4151

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

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

I, **Seyon Won of Hotas Holding Pty Limited**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

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

Completed Proposed designated proponent's declaration

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

Same as Person proposing to take the action information.

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

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

I, **Seyon Won of Hotas Holding Pty Limited**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

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