

Construction and Operation of Small Lot Industrial Development

Application Number: **02702**

Commencement Date:

26/11/2024Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Construction and Operation of Small Lot Industrial Development

1.1.2 Project industry type *

Commercial 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 *

01/08/2026

1.2 Proposed Action details

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

*

The Proposed Action is located at 4745-4759 and 4761-4773 Mount Lindsay Highway, North Maclean (Lot 7 and 8 RP137101 respectively), herein referred to as 'the **Site**'. The Site consists of 8.2 hectares (**ha**) of undeveloped relatively well-vegetated land. North Maclean is situated within the Logan City Council (**LCC**) Local Government Area (**LGA**) and is part of the GFPDA, a State coordinated urban growth area approximately 30 km south of Brisbane (**Att.1-EAR-20241128, Figure 1**). In recent years, DCCEEW has assessed many referrals for residential development in nearby parts of the GFPDA. The Site has been designated Industry and Business Zone by EDQ and the Proposed Action will align with this planning intent by providing employment opportunities through industry for residents in the surrounding GFPDA.

Contextually, the Site is situated within an area defined by three roads/major highways, being the Mount Lindsay Highway, Greenbank Road, and Crowson Lane. Various large-scale industrial and residential developments are currently being constructed within this area. Lot 1 on RP113251 and Lot 39 on SP258739 are both approved developments actively undergoing earthworks and are located 450 m and 700 m north of the Site, respectively. More locally, Lot 3, 4 and 6 on RP137101 are approved industrial developments that have since commenced earthworks. These developments are reflective of the intended land use within the EDQ approved Industry and Business Zoning and have furthered ecological disturbance directly adjacent to the Site and reduced any northward connectivity (**Att.1-EAR-20241128, Inset 1, Page 2**). Within this area, pre-existing large lot residential and rural residential land uses are present, and generally, larger tracts of connected vegetation are absent or impeded by ecological barriers.

Within the Site's more immediate setting, numerous anthropogenic land uses exist, significantly altering the Site's ecological setting with harsh ecological barriers. These are visualised in **Att.1-EAR-20241128, Figure 2** and include:

- The Mount Lindsay Highway, immediately east of the Site and further industrial (truck and trailer repair center), retail, and residential uses;
- An industrial development (tiny home provider) (DEV2017/848) and service station to the south of the Site, both bound by Greenbank Road;
- Cleared allotments for future industrial development in the north (DEV2024/1470); and
- Timber supply mill abutting the western boundary.

While almost entirely surrounded by degraded land uses, some habitat connectivity is present in the northwest corner of the Site, where the Site adjoins the timber supply mill (Lot 9 on RP137101) and the immediately adjoining lot to the north (Lot 6 on RP137101), though lower intensity anthropogenic usage is still evident in this area. See **Att.1-EAR-20241128, Section 1.2.1, Page 1-2**, for full further details.

Current aerial photography indicates the Site to be well-vegetated. The Site maintains some connectivity to a broader vegetation patch in the northwest (southwestern extent of Lot 1 on RP113251 and into Lot 2 on RP868726) via a connected vegetation canopy in the northwest of Site. Closer examination reveals much of the vegetation to be regrowth arising from clearing from before the 1950's and maintained well into the 1970's.

Topographically, the Site is situated on a broad flat area of sandstone soils adjacent to gently sloping hills. The Site is within the locality of the Logan River and an unnamed tributary of the Logan River, however, is not directly connected to any watercourses or overland flow paths. An

overland flow path intersecting the lots north of the Site extends to interface of north-westerly corner of Lot 7 RP137101 and Lot 9 RP137101, although is not within the Site boundary.

The Site is located at 4745-4759 and 4761-4773 Mount Lindesay Highway, North Maclean on Lot 7 and 8 RP137101, respectively. The Site has previously been undeveloped and exists in a mostly vegetated state across the 8.2 ha area. The built form associated with the Proposed Action will require a flat pad landform to facilitate typical industrial land uses. As such, the Proposed Action's disturbance footprint comprises the entirety of the 8.2 ha Site as depicted in **Att.1-EAR-20241128, Figure 4**.

The Proposed Action intends to subdivide the Site into low-density industrial lots which will require earthworks across the entirety (8.2 ha) of the Site (**Att.1-EAR-20241128, Attachment 3**). Greater design detail is not readily available at this stage. The lot configuration will be determined at a later stage of the project when potential end users and their requirements have been identified. However, the Proposed Action is expected to require lots adept to facilitate industrial tenancies, on-site car parking, delivery bays and internal roads. Ancillary services would also be required such as electrical supply, lighting, stormwater, sewerage, potable water, and communications. Construction and operational access is expected to be from the Mount Lindesay Highway.

While the design detail is preliminary, this does not limit understanding of potential impacts given the known disturbance area and end land use. A setback along the Mount Lindesay Highway may be integrated into the design pending the timing of design progression and timing of the Queensland Department of Transport and Main Roads future Mount Lindesay Highway upgrade. However, these works are expected to result in a permanent direct impact. Contextually, the EDQ Context Plan's designation for the Site (Industry and Business Zone) envisages Low and Medium Impact Industry. Extractive, High Impact, and Noxious and Hazardous industry uses are prohibited by the ILP in this zone. The EDQ Context Plan does not identify any Potential Greenspace or Indicative Future Biodiversity Corridors within the Site boundary (**Att.1-EAR-20241128, Attachment 2**). In this regard, the Proposed Action's development form is aligned with the intentions of the EDQ Context Plan.

The Proponent is coordinating EPBC Act and EDQ approvals concurrently and seeks to have all approvals in place by Q4 2025 with a view to commencing operational works in Q1 2026.

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? *

Commonwealth

The Proposed Action is referred as it is considered a controlled action requiring approval from the Minister under the *Environment Protection and Biodiversity Conservation Act 1999*. This viewpoint is based on the potential for significant impacts to threatened species, being Matters of National Environmental Significance (**MNES**), that are known or expected to occur on and adjacent to the Site.

State

Potential impacts to Matters of State Environmental Significance are regulated under the State planning framework, and affiliated environmental legislation and instruments. This includes:

- the *Planning Act 2016* (**Planning Act**) – The Planning Act is Queensland’s overarching planning legislation, and establishes the planning approval framework under which development approval is typically assessed against;
- the *State Planning Policy 2017* (**SPP**) – The SPP is a statutory instrument made by the State under the Planning Act. It sets out overarching policies regarding a broad range of matters of interest to the State, including ecological matters. The SPP is relevant for the setting of goals in which the Priority Development Area (**PDA**) is aligned with;
- the *Economic Development Act 2012* (**ED Act**) – The ED Act facilitates economic development, and development for community purposes, in the State. The declaration of a PDA is a primary way of achieving the ED Act’s purpose. A PDA changes how the Planning Act and local government planning instruments apply to the area. Development is streamlined through efficient plan making, and development assessment processes with shorter timeframes and fewer statutory steps.
- the *Urban Land Development Authority Act 2007* (**ULDA Act**) – The ULDA Act gives power to the Urban Land development Authority (**ULDA**) which is a key element of the Queensland Housing Affordability Strategy and the production of Urban Development Areas and respective Development Schemes.
- The Greater Flagstone Urban Development Area Development Scheme 2011(**GFUDA Development Scheme**) – The GFUDA Development Scheme establishes the planning approval framework under which development approval within the Greater Flagstone Priority Development Area (**GFPDA**) is assessed and is the GFPDA’s independent Development Scheme. This is the State based framework in which the Proposed Action’s development approval will be assessed against. This Development Scheme has been informed by the *South East Queensland Regional Plan 2009-2031* and Logan City Council’s *Flagstone Strategic Plan 2010*.
- the *Vegetation Management Act 1999* (**VM Act**) – The VM Act operates in tandem with the Planning Act, by establishing a system for identifying and classifying protected categories of vegetation. The VM Act is primarily given effect through the Planning Act, which identifies circumstances in which clearing of vegetation protected by the VM Act is prohibited, requires approval, or may occur “as of right”. Therefore, to the extent that the Proposed Action involves clearing of native vegetation, that clearing will be regulated by the VM Act. As the Proposed Action is within a PDA, this assessment pathway is altered. However, Regulated Vegetation and Regional Ecosystem mapping remains relevant to inform of the Site’s ecological values;
- the *Nature Conservation Act 1992* (**NC Act**) – The NC Act establishes a specific framework, including standalone approval processes, for the protection of particular areas, flora and fauna. To the extent that the proposed action may involve any matters protected under the NC Act, all necessary approvals will be obtained in accordance with the NC Act;
- the *Environmental Offsets Act 2015* (**Offsets Act**) – The Offsets Act establishes a uniform State wide framework for the imposition of conditions requiring environmental offsets. To the extent that the development approval for the Proposed Action requires such offsets in relation to Matters of State Environmental Significance (**MSES**), or Matters of Local Environmental Significance (**MLES**), those offsets will be given effect through conditions

imposed in accordance with the Offsets Act. As the Proposed Action is within a PDA, this assessment pathway is altered.

The Proposed Action for planning purposes is guided by the State Development Assessment Provisions under the Planning Act.

Local

The Site is located in the Logan City Council (**LCC**) Local Government Area. As the Site is within a PDA within LCC LGA, LCC are the assessment managers assessing against the GFUDA Development Scheme. Elements of the *Logan Planning Scheme 2015* (**LCC Planning Scheme**) are integrated into the GFUDA Development Scheme, however, the LCC Planning Scheme does not have effect.

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

No public consultation has been undertaken.

1.3.1 Identity: Referring party

Privacy Notice:

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

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

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

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	31195566910
Organisation name	The Trustee for the 28 South Environmental Trust
Organisation address	Level 2/354 Brunswick Street, Fortitude Valley

Referring party details

Name	Mitch Taylor
Job title	Director
Phone	0488 204 523
Email	EPBC@28south.com.au
Address	U11/24 Martin St, Fortitude Valley, QLD 4006

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 676543285

Organisation name Roubaix Properties No 4705 Pty Ltd

Organisation address 10 Omar St, Ipswich Qld 4305

Person proposing to take the action details

Name Alexander Winkler

Job title Director

Phone 0408109983

Email awinkler@roubaixproperties.com.au

Address 10 Omar St, Ipswich Qld 4305

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 have been no proceedings against Roubaix Properties No 4705 Pty Ltd or any of the executive officers of the company under Commonwealth or State law in relation to environmental matters, or the conservation and sustainable use of natural resources. The executive officers are committed to environmental stewardship and achieving balanced environmental outcomes in an environmentally responsible matter.

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

Roubaix Properties No 4705 Pty Ltd is an established organisation continuing to build its environmental track-record. The organisation is experienced in responsible environmental management and have been operating in the South East Queensland bioregion since 2013, providing familiarity with Commonwealth, State and local planning and environmental legislative requirements and frameworks. The organisation does not have environmental policy and planning framework documentation.

Roubaix Properties No 4705 Pty Ltd recognises that the Proposed Action has the potential to cause a significant impact on the environment and is committed to report on, monitor, rehabilitate/offset impacted environmental matters to ensure a balanced outcome is achieved over time. Reporting and monitoring will be applied commensurate with the scale and complexity of the Proposed Action.

There have been no proceedings against Roubaix Properties No 4705 Pty Ltd or any of the executive officers of the company under Commonwealth or State law in relation to environmental matters, or the conservation and sustainable use of natural resources. The executive officers are committed to environmental stewardship and achieving balanced environmental outcomes in an environmentally responsible matter.

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	676543285
Organisation name	Roubaix Properties No 4705 Pty Ltd
Organisation address	10 Omar St, Ipswich Qld 4305

Proposed designated proponent details

Name	Alexander Winkler
Job title	Director
Phone	0408109983
Email	awinkler@roubaixproperties.com.au
Address	10 Omar St, Ipswich Qld 4305

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	31195566910
Organisation name	The Trustee for the 28 South Environmental Trust
Organisation address	Level 2/354 Brunswick Street, Fortitude Valley
Representative's name	Mitch Taylor
Representative's job title	Director
Phone	0488 204 523
Email	EPBC@28south.com.au
Address	U11/24 Martin St, Fortitude Valley, QLD 4006

✓ 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	676543285
Organisation name	Roubaix Properties No 4705 Pty Ltd
Organisation address	10 Omar St, Ipswich Qld 4305
Representative's name	Alexander Winkler
Representative's job title	Director
Phone	0408109983
Email	awinkler@roubaixproperties.com.au
Address	10 Omar St, Ipswich Qld 4305

✔ 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

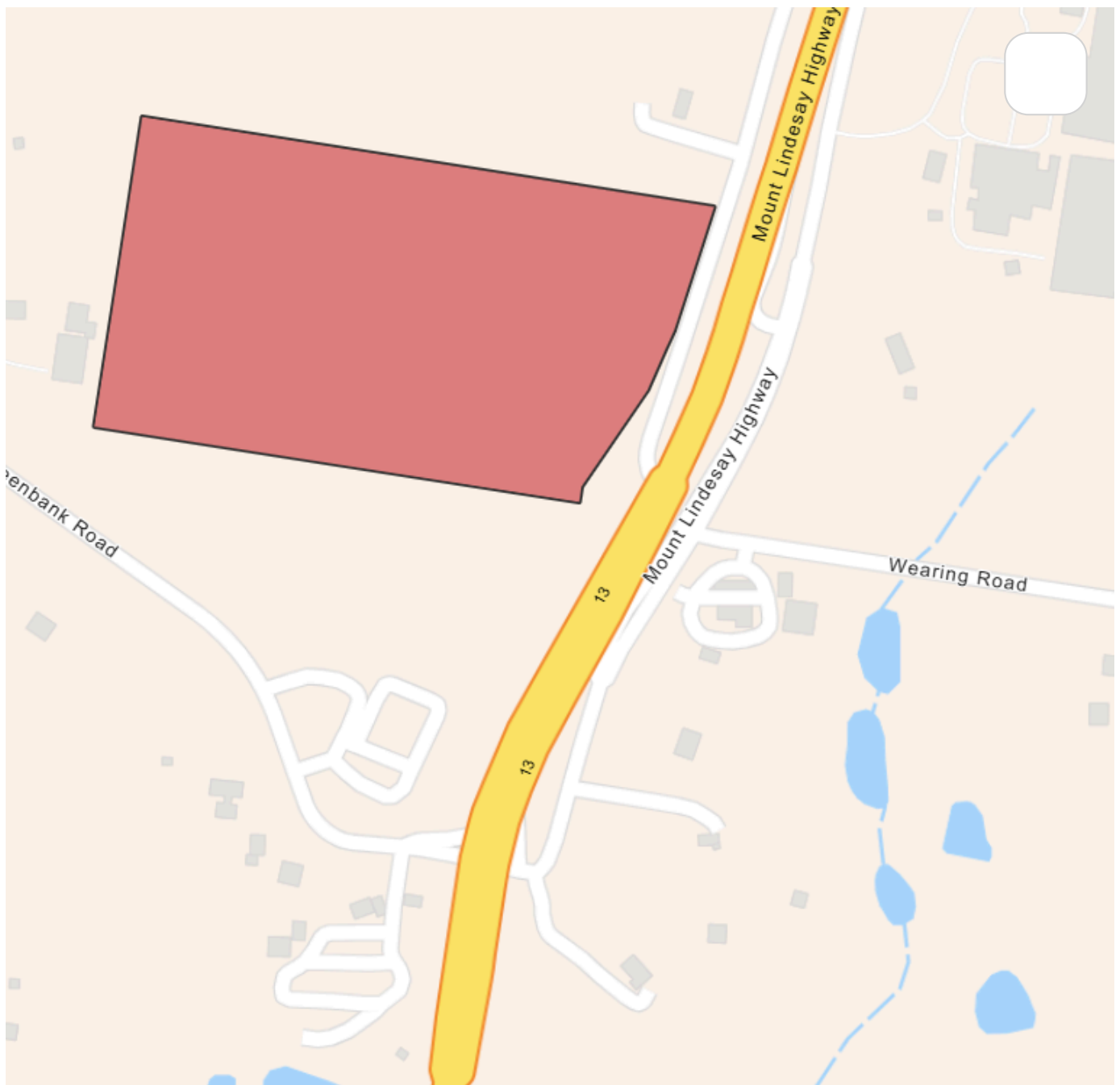
1.4 Payment details: Payment allocation

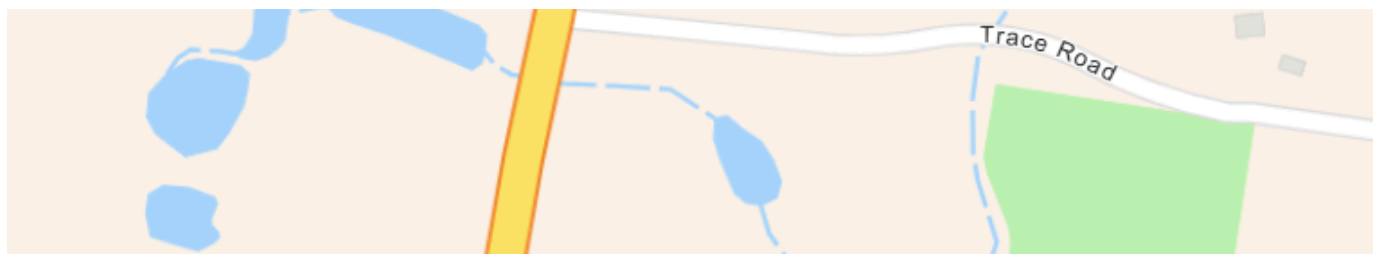
1.4.11 Who would you like to allocate as the entity responsible for payment? *

Person proposing to take the action

2. Location

2.1 Project footprint





Project area (8.21 Ha)
Disturbance footprint (8.21 Ha)

Maptaskr © 2025 -27.772830, 153.017615

Powered By Esri - Sources: Esri, TomTom, Gar...

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

4745-4759 and 4761-4773 Mount Lindesay Highway, North Maclean

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 Proponent has a contract over the land with the owner of the freehold. A setback along the Mount Lindesay Highway may be integrated into the Project Area pending the timing of design progression and timing of the Queensland Department of Transport and Main Roads future Mount Lindesay Highway upgrade.

3. Existing environment

3.1 Physical description

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

The Project Area is located approximately 30 kilometers south of Brisbane, 9.7 kilometers west of Logan Village and approximately 20 kilometers south-west of Beenleigh in North Maclean which lies within the jurisdiction of the Logan City Council and in the Greater Flagstone Priority Development Area.

The Site's land use planning intent is governed by the Greater Flagstone Urban Development Area Interim Land use Plan (ILP). The ILP identified the Site as part of the Proposed Urban Development Area and more specifically as an Existing and Proposed Major Employment Area. The Logan City Council is upgrading infrastructure in the broader locality to meet the demands of this planned future development. The Site is zoned under the EDQ Approved North Maclean Context Plan as 'Industry and Business'. Contextually, the EDQ Context Plan's designation for the Site (Industry and Business Zone) envisages Low and Medium Impact Industry. Extractive, High Impact, and Noxious and Hazardous industry uses are prohibited by the ILP in this zone. The EDQ Context Plan does not identify any Potential Greenspace or Indicative Future Biodiversity Corridors within the Site boundary (**Att.1-EAR-20241128, Attachment 2**). In this regard, the Proposed Action's development form is aligned with the intentions of the EDQ Context Plan.

Topographically, the Site is situated on a broad flat area of sandstone soils adjacent to gently sloping hills. The Site is within the locality of the Logan River and an unnamed tributary of the Logan River, however, is not directly connected to any watercourses or overland flow paths. An overland flow path intersecting the lots north of the Site extends to interface of north-westerly corner of Lot 7 RP137101 and Lot 9 RP137101, although is not within the Site boundary (**Att.1-EAR-20241128, Figure 3**).

The Sites current land use is consistent with a well-vegetated undeveloped lot; however, on closer inspection reveals historic disturbance. A review of historical aerial imagery from QImagery identified largescale clearing of the Site and northern lots from before the 1950's and well into the 1970's (**Att.1-EAR-20241128, Figure 5**). Two patches along the eastern and western border were retained and suffered significantly less disturbance during this period, though it is noted the eastern polygon eventually suffered modest disturbance throughout toward the 1970's, but was not entirely cleared.

Contextually, the Site is situated within an area defined by three roads/major highways, being the Mount Lindsay Highway, Greenbank Road, and Crowson Lane. Various large-scale industrial and residential developments are currently being constructed within this area. Pre-existing large lot

residential and rural residential land uses are present within this area, and generally, larger tracts of connected vegetation are absent or impeded by ecological barriers. Lot 1 on RP113251 and Lot 39 on SP258739 are both approved developments actively undergoing earthworks and are located 450 m and 700 m north of the Site, respectively. Within the Site's more immediate setting, numerous anthropogenic land uses exist, significantly altering the Site's ecological setting with harsh ecological barriers. These include:

- The Mount Lindsay Highway, immediately east of the Site and further industrial (truck and trailer repair center), retail, and residential uses;
- An industrial development (tiny home provider) (DEV2017/848) and service station to the south of the Site, both bound by Greenbank Road;
- Cleared allotments for future industrial development in the north (DEV2024/1470); and
- Timber supply mill abutting the western boundary.

Queensland Herbarium pre-clear regional ecosystem (**RE**) mapping shows that historically the Site predominantly supported RE 12.3.19 with approximately 35% of the Site being represented by RE 12.3.18 in the west. A minor element of RE 12.9-10.27 was present in the northeast corner of the Site. The short description of these pre-clear REs are provided in **Att.1-EAR-20241128, Section 2.3.1, Page 8** and are as follows:

- **RE 12.3.19** – gum-topped box (*Eucalyptus moluccana*) and/or forest red gum (*Eucalyptus tereticornis*) and narrow-leaved ironbark (*Eucalyptus crebra*) open forest to woodland, with a sparse to mid-dense understorey of Swamp Tea-tree (*Melaleuca irbyana*) on alluvial plains.
- **RE 12.3.18** – Swamp Tea-tree (*Melaleuca irbyana*) low open forest or thicket. Emergent gum-topped box (*Eucalyptus moluccana*), narrow-leaved ironbark (*Eucalyptus crebra*), forest red gum (*Eucalyptus tereticornis*) or spotted gum (*Corymbia citriodora* subsp. *Variegata*) may be present. Occurs on Quaternary alluvial plains where drainage of soils is impeded. Palustrine.
- **RE 12.9-10.27** – *Corymbia* sp. and/or *Eucalyptus* sp. dominated open forest with a very sparse to mid-dense understorey of Swamp Tea-tree (*Melaleuca irbyana*) on sedimentary rocks.

The cessation of clearing in the 1980's allowed for regrowth vegetation of the pre-clear regional ecosystems RE 12.3.19 and RE 12.3.18 to occur across the centre of the Site.

Att.1-EAR-20241128, Section 2.3.2, Pages 8-9 provides description of the Regulated Vegetation on the Site. At present, the Site contains: 2.51 hectares Category B (Remnant); 4.91 hectares Category C (High Value Regrowth); and 0.78 hectares Category X (Non-remnant) vegetation according to the Regulated Vegetation Management Maps. Category B (Remnant) vegetation mapped on Site is represented by two distinct polygons of vegetation. A western polygon consisting of 'Endangered' RE 12.3.18 and an eastern polygon comprised of 'Endangered' RE 12.3.19. Category C (High Value Regrowth) encompasses the core of the Site and connects the two Category B (Remnant) vegetation polygons. The Category C (High Value Regrowth) polygon is comprised of the same two REs, though predominantly represented by RE 12.3.19. A minor (0.02 hectare) portion of the Category C (High Value Regrowth) vegetation is represented by 'Endangered' RE 12.9-10.27 in the northeast corner of the Site. Elements of Category X (Non-remnant) vegetation are mostly present in the northwest portion of the Site. Minor incursions of Category X (Non-remnant) vegetation are found along the peripheries of the Site.

Att.1-EAR-20241128, Section 5.1, Page 22 provides general fauna values of the Site. Surveys found that vegetation and habitats found within the Site represent lower quality habitats due to historical disturbances, which is reflective of the lack of ground shelter opportunities and younger stature of the vegetation cohorts comprising the shrub and canopy layers. Fauna surveys and assessments carried out over the Site affirmed that the western and eastern patches were higher value habitats (**Att.1-EAR-20241128, Figure 6**). Although the Site is broadly vegetated, the impact of historic clearing remains evident on-ground most notably in the lack of mature aged forest and exotic species disturbance. The vegetation within the Site is limited in its value to arboreal fauna due to its young age. None of the trees on Site hosted hollows of a suitable size as to provide habitat for arboreal mammals or for use by hollow nesting species. No significant nests, dreys, termitaria, or other habitat elements were identified. A modest coverage of leaf litter is present on Site, intermixed with areas of increased grass and herb coverage. Aquatic or riparian habitats were not identified owing to the lack of waterways or dams on Site.

Att.1-EAR-20241128, Section 5.3, Page 24 provides details of the habitat connectivity of the Site. The Site is well set back from any Statewide biodiversity corridors and contains moderately compromised linkages to formalised corridors such as the regionally significant Flinders-Karawatha Corridor. The corridor is the “the largest remaining continuous stretch of open eucalypt forest in Southeast Queensland and a significant landscape feature for the region. The corridor is about 56,350 ha in size and about 60km long” (**DEHP 2015**). Maintenance of Flinders-Karawatha Corridor has been considered in the broadscale planning defining the bounds of the PDA. South of the Site is a State recognised Riparian buffer zone skirting the Logan River.

The Site is not within a Southeast Queensland Biodiversity Planning Assessment (**BPA**) bioregional corridor. The mapping illustrates that there is greatly limited habitat connection potential beyond the Site’s eastern boundary, where the Mount Lindesay Highway creates a significant barrier to movement. There is restricted habitat connection directly northwest of the Site, though is accessible via a narrow movement opportunity as adjacent land parcels have been subject to historical clearing and/or facilitate active anthropogenic land uses. This connection from Site can eventually provide fauna connection a larger tract of vegetation. The Site itself is not located within any sub-regional or local corridors, hence the PDA zoning.

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

The Site was historically cleared for rural purposes from before the 1950's and well into the 1970's. Clear sub-division of lots by the 1980's ceased any further anthropogenic disturbance on the Site. Uptake of rural purpose and industry land use was seen in the immediate surrounds where an aquaculture farm to the north was operating by 1990 and the neighbouring site to the west has been cleared for rural purpose. Similar land uses were consistent throughout the locality and continued to increase through to 2024 (**Att.1-EAR-20241128, Attachment 5**).

The Site’s land use planning intent is governed by the Greater Flagstone Urban Development Area Interim Landuse Plan (**ILP**). The ILP identifies the Site as part of the Proposed Urban Development Area (**Att.1-EAR-20241128, Attachment 1**), and more specifically as an Existing and proposed Major Employment Area.

At closer scale, the development intent is illustrated by an EDQ Approved North Maclean Context Plan (**EDQ Context Plan**), which identifies the development footprint as Industry and Business Zone (**Att.1-EAR-20241128, Attachment 2**). This precinct continues through to the soil/landscape yard to the north and beyond. The intention of the EDQ designation is that the land will provide a

major employment hub for the rapidly growing residential population. The local authority LCC is upgrading infrastructure (roads, sewer, water) in the broader locality to meet the demands of this planned future development.

Given the planning context of the Site, the Proposed Action intends to subdivide the Site into low-density industrial lots which will require earthworks across the entirety (8.2 ha) of the Site (**Att.1-EAR-20241128, Attachment 3**). Greater design detail is not readily available at this stage. The lot configuration will be determined at a later stage of the project when potential end users and their requirements have been identified. However, the Proposed Action is expected to require lots adept to facilitate industrial tenancies, on-site car parking, delivery bays and internal roads. Ancillary services would also be required such as electrical supply, lighting, stormwater, sewerage, potable water, and communications. Construction and operational access is expected to be from the Mount Lindesay Highway.

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

Ecological assessment identified the Site supports communities and species of conservation significance including: the Swamp Tea-tree Forest Threatened Ecological Community, Koala and Grey-headed Flying-fox.

Regional Ecosystem mapping and field verification of the Site identifies two distinct large patches (an eastern and a western patch) generally consistent with RE 12.3.19. The Site is within the geographic range of this TEC, and the community exhibits the TEC's identified form (a dense thicket 8-12m high, with few shrubs and vines). Field verification against the Conservation Advice and key diagnostic criteria associated with the TEC determined that the Site contains 2.58 ha of the TEC, with 0.12 ha located immediately adjoining the Site. Some sporadic Swamp Tea-tree specimens can be found on Site outside of these patches, but the specimens occur as individual plants or as small groups comprised of multiple coppice-regrowth stems. This is likely a response to historic clearing. As such, the scattered swamp tea-tree individuals do not represent the TEC. However, these specimens are listed as Endangered under the Nature Conservation (Protected Plants) Regulation 2020 (refer **Att.1-EAR-20241128, Section 4.2.2, Page 20-21**).

Field assessment included three SAT survey sites to determine levels of use as prescribed by Phillips and Callaghan (2011). Plots were distributed across the entirety of the Site. The analysis revealed a strike rate of 13%, 33% and 7% for SATs one, two and three, respectively. Utilising the East Coast Low Density koala population, the utilisation equates to two SATs returning a 'High' rating, and one SAT returning a 'Medium (Normal)' utilisation. Where a given SAT site returns an activity level within the prescribed range for 'Medium (Normal)' to 'High' use, the level of use is indicative of more sedentary ranging patterns, as opposed to more transient movement patterns. As such, the survey results would appear to suggest that koalas utilise the Site with a modest amount of activity. The Site is considered to contain 8.2 ha of suitable koala habitat including preferred koala food trees (refer **Att.1-EAR-20241128, Section 5.2.1, Page 22**).

Database searches identified the Site is located within less than 10 km from Flying-fox Camps:

- Undulluh, Homestead Drive (Flagstone) (464) – Approximately 6 km southwest of Site – Last surveyed in November 2020 – Last detected GHFF in 2013.
- Boronia Heights, Warana Ct (848) – Approximately 8 km north of Site – Last surveyed May 2022 – Last detected GHFF August 2019.

The Grey-headed Flying-foxes are highly mobile fauna that commute daily to foraging areas usually within 15km from the roost site (**Tidemann, 1998**) and are capable of nightly flights of up to 50km from their roost (**Eby, 1991**). The Grey-headed Flying-fox primarily feed on nectar and pollen from winter flowering eucalypts (genera *Eucalyptus*, *Corymbia* and *Angophora*), *Melaleuca* and *Banksia* (**Duncan et al. 1999**). Species within some of these genera are present on the Site, representing some foraging habitat considered critical foraging habitat for the Grey-headed Flying fox.

Whilst the vegetation on Site contains winter blossoming eucalypt species, majority of the site had been largely cleared with the exception of the far western and south-eastern border. The vegetation which is now regenerative, is fragmented and comprised of mid-mature trees (40-50 years of age) suggesting vegetation of moderate (rather than high) forage value for this species (refer **Att.1-EAR-20241128, Section 5.2.2, Pages 22-23**).

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

Topographical survey reveals the Site to be uniformly level at 27m AHD across the majority of the Site. Levels do not appear to reduce below 26.5m AHD and the greatest height occurs up to 29m AHD along the eastern boundary of Site. While hydraulic assessment has not yet been performed, the Site is predominantly flat and is expected to have a very gradual fall in west to east direction (refer **Att.1-EAR-20241128, Figure 3** and **Att.1-EAR-20241128, Attachment 3**).

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 flora and fauna within the affected area together with investigations of surveys is extensively set out in **Att.1-EAR-20241128, Section 2.4 - Section 5.2.6, pages 8 - 24**. Key findings are as follows:

Current aerial photography indicates the Site to be well-vegetated. The Site maintains some connectivity to a broader vegetation patch in the northwest (southwestern extent of Lot 1 on RP113251 and into Lot 2 on RP868726) via a connected vegetation canopy in the northwest of Site. Closer examination reveals much of the vegetation to be regrowth arising from clearing from before the 1950's and maintained well into the 1970's.

Queensland Herbarium pre-clear regional ecosystem (**RE**) mapping shows that historically the Site predominantly supported RE 12.3.19 with approximately 35% of the Site being represented by RE 12.3.18 in the west. A minor element of RE 12.9-10.27 was present in the northeast corner of the Site. The short description of these pre-clear REs are provided as follows:

- **RE 12.3.19** – gum-topped box (*Eucalyptus moluccana*) and/or forest red gum (*Eucalyptus tereticornis*) and narrow-leaved ironbark (*Eucalyptus crebra*) open forest to woodland, with a sparse to mid-dense understorey of Swamp Tea-tree (*Melaleuca irbyana*) on alluvial plains.
- **RE 12.3.18** – Swamp Tea-tree (*Melaleuca irbyana*) low open forest or thicket. Emergent gum-topped box (*Eucalyptus moluccana*), narrow-leaved ironbark (*Eucalyptus crebra*), forest red gum (*Eucalyptus tereticornis*) or spotted gum (*Corymbia citriodora* subsp. *Variegata*) may be present. Occurs on Quaternary alluvial plains where drainage of soils is impeded. Palustrine.
- **RE 12.9-10.27** – *Corymbia* sp. and/or *Eucalyptus* sp. dominated open forest with a very sparse to mid-dense understorey of Swamp Tea-tree (*Melaleuca irbyana*) on sedimentary rocks.

The Regulated Vegetation Management Maps (**RVMM**) within the Vegetation Management Reports (**Att.1-EAR-20241128, Attachment 5**) show that the Site presently contains:

- 2.51 ha Category B (Remnant);
- 4.91 ha Category C (High Value Regrowth); and
- 0.78 ha Category X (Non-remnant) vegetation.

Methodologies for assessment included:

- Targeted field survey was performed to identify the presence or absence of individual EPBC Act and NC Act listed threatened species
- Quaternary observations supported by photographic assessment, were used over the Site to assess vegetation communities and regulated vegetation mapping extents
- Regional ecosystem determinations were made to assess accuracy of mapping and/or variance in the RE categorization
- The determination of remnant status of existing vegetation
- The Phillips and Callaghan (2011) Spot Assessment Technique (**SAT**) was performed for signs of koala activity (scats).
- Opportunistic searches of fauna encountered, heard or detected were recorded throughout the entire duration of the survey.

Field survey efforts found the Site's vegetation is comprised of five main vegetation communities, which are described as:

- Vegetation Community 1 – *Lophostemon suaveolens* regrowth dominated open forest;
- Vegetation Community 2 – *Eucalyptus siderophloia* dominated eucalyptus open forest;
- Vegetation Community 3 – *Eucalyptus tereticornis* dominated open woodland;
- Vegetation Community 4 – *Eucalyptus tereticornis* with *Eucalyptus siderophloia* open woodland;

- Vegetation Community 5 – *Melaleuca irbyana* thickets

Field verification identifies two distinct large patches (an eastern and a western patch, Vegetation Community 5) generally consistent with RE 12.3.19 (*Eucalyptus moluccana* and/or *Eucalyptus tereticornis* and *Eucalyptus crebra* open forest to woodland, with a sparse to mid-dense understorey of *Melaleuca irbyana* on alluvial plains). These areas equate to 2.7ha and represent the Swamp Tea-tree (*Melaleuca irbyana*) Forest of SEQ Threatened Ecological Community.

Assessment of the Site for fauna habitat values found that the Site was entirely representative of dry sclerophyll forest and lacked significant habitat features or values. The fauna observed on Site during the survey was largely restricted to common, urban adaptive and highly mobile avian fauna including noisy miner (*Manorina melanocephala*), little friarbirds (*Philemon citreogularis*) and laughing kookaburras (*Dacelo novaeguineae*). One macropod species, the eastern grey kangaroo (*Macropus giganteus*), was observed on Site during the survey.

While no species of conservation significance were directly observed during the survey, koala SAT surveys showed that koala (*Phascolarctos cinereus*) have utilised the Site (**Att.1-EAR-20241128, Figure 7**). Koala scats and scratches were found under a variety of trees including ironbarks (*Eucalyptus siderophloia*), grey box (*Eucalyptus moluccana*) and forest red gum (*Eucalyptus tereticornis*). These scats and scratches, while not a direct sighting, indicate utilisation by the koala.

The vegetation within the Site is largely limited in its value to arboreal fauna due to its young age. None of the trees on Site hosted hollows of a suitable size as to provide habitat for arboreal mammals or for use by hollow nesting species. No significant nests, dreys, termitaria, or other habitat elements were identified. A modest coverage of leaf litter is present on Site, intermixed with areas of increased grass and herb (*Lomandra* sp.) coverage.

Aquatic or riparian habitats were not identified owing to the lack of waterways or dams on Site.

Ecological assessment has determined that the Site supports communities and species of conservation significance. Their occurrence and relationship to the development is as follows:

- The Swamp Tea-tree TEC, a Critically Endangered MNES – Field assessment confirmed this TEC to be present on the Site where the extent is restricted to two patches along the western and southeastern border of the Site. A total of 2.7 ha of the TEC has been mapped, of which 2.58 ha occurs on Site. Given the Proposed Action seeks to develop the entirety of the Site, it is assumed indirect impact will occur to the 0.12 ha balance of TEC adjoining the Site. Therefore, 2.7 ha of the TEC on and adjoining the site will be impacted. Resultant impacts will be managed through offset delivery and a comprehensive Recovery Plan;
- Koala, an Endangered MNES – Koala is known from the adjoining landscape and was expected to occur at the Site. The Proposed Action will remove 8.2 ha of variable quality habitat for koala. This will give rise to a Significant Impact on koala, in turn requiring further assessment and approval under the EPBC Act. A natural consequence of this assessment process is the Proponent's obligation to balance development impacts through provision of offsets. The Proponent is well-advanced with offset planning and secured an offset site;
- Grey-headed flying fox, a Vulnerable MNES – The Proposed Action will impact 7.42 ha of habitat for Grey-headed flying fox, giving rise to a Significant Impact and also requiring further assessment and approval under the EPBC Act; and
- Swamp Tea-tree (*Melaleuca irbyana*), which as an individual, is afforded protected as an Endangered species under the Nature Conservation (Protected Plants) Regulation 2020. Specimens primarily occur in large clumps within the two identified patches of TEC in the west and east, but also as individuals scattered throughout the Site. These plants will be

directly impacted by the Proposed Action. The Proponent will be seeking approval from the State regulator to translocate reproductive material from the plants on-site where possible to the offset site. The Proponent seeks to employ a methodology that has been developed by a recognised expert with a track record in successful translocation of this species and will be preparing a translocation management strategy to support the application

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

Queensland Herbarium pre-clear regional ecosystem (RE) mapping shows that historically the Site predominantly supported RE 12.3.19 with approximately 35% of the Site being represented by RE 12.3.18 in the west. A minor element of RE 12.9-10.27 was present in the northeast corner of the Site. The short description of these pre-clear REs are provided in **Att.1-EAR-20241128, Section 2.3.1, Page 8** and are as follows:

- **RE 12.3.19** – gum-topped box (*Eucalyptus moluccana*) and/or forest red gum (*Eucalyptus tereticornis*) and narrow-leaved ironbark (*Eucalyptus crebra*) open forest to woodland, with a sparse to mid-dense understorey of Swamp Tea-tree (*Melaleuca irbyana*) on alluvial plains.
- **RE 12.3.18** – Swamp Tea-tree (*Melaleuca irbyana*) low open forest or thicket. Emergent gum-topped box (*Eucalyptus moluccana*), narrow-leaved ironbark (*Eucalyptus crebra*), forest red gum (*Eucalyptus tereticornis*) or spotted gum (*Corymbia citriodora* subsp. *Variegata*) may be present. Occurs on Quaternary alluvial plains where drainage of soils is impeded. Palustrine.
- **RE 12.9-10.27** – *Corymbia* sp. and/or *Eucalyptus* sp. dominated open forest with a very sparse to mid-dense understorey of Swamp Tea-tree (*Melaleuca irbyana*) on sedimentary rocks.

Category B (Remnant) vegetation mapped on Site is represented by two distinct polygons of vegetation (2.51 ha). A western polygon consisting of 'Endangered' RE 12.3.18 and an eastern polygon comprised of 'Endangered' RE 12.3.19.

Category C (High Value Regrowth) encompasses the core of the Site (4.91 ha) and connects the two Category B (Remnant) vegetation polygons. The Category C (High Value Regrowth) polygon is comprised of the same two REs, though predominantly represented by RE 12.3.19. A minor (0.02 hectare) portion of the Category C (High Value Regrowth) vegetation is represented by 'Endangered' RE 12.9-10.27 in the northeast corner of the Site.

Elements of Category X (Non-remnant) vegetation (0.78 ha) are mostly present in the northwest portion of the Site. Minor incursions of Category X (Non-remnant) vegetation are found along the peripheries of the Site.

Examination of historic aerial imagery reveals much of the vegetation to be regrowth arising from clearing from before the 1950's and maintained well into the 1970's. This historic disturbance provides explanation to the vegetations young age category and lack of mature forest features such as hollows. Review also identifies that a patch of vegetation in the west of Site has existed relatively unphased over time, and a patch in the east which was not cleared entirely but suffered moderate disturbance over time. These patches are largely in alignment with the field verified areas that equate to 2.7ha and represent the Swamp Tea-tree (*Melaleuca irbyana*) Forest of SEQ Threatened Ecological Community.

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.

The Site is not listed on the Commonwealth Heritage register (refer **Att.2-EPBC Act Protected Matters Report, Matters of National Environmental Significance**), nor is it listed under the Queensland Heritage register (refer **Att.3-Queensland Heritage Register**).

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

The Aboriginal and Torres Strait Islander Cultural Heritage Database (cultural heritage database) and Aboriginal and Torres Strait Islander Cultural Heritage Register (cultural heritage register) have been searched to reveal the following:

The cultural Heritage Part for this area is Danggan Balun (Five Rivers) People country.

There are no Aboriginal or Torres Strait Islander cultural heritage site points recorded in the search area.

There are no Aboriginal or Torres Strait Island cultural heritage site polygons recorded in the search area.

There are no Cultural Heritage Bodies recorded in the search area.

There are no Cultural Heritage Management Plans recorded in the search area.

There are no Designated Landscape Areas recorded in the search area.

There are no Registered Cultural Heritage Study Areas recorded in the search area.

There are no National Heritage Areas (Indigenous values) recorded in the search area.

See **Att.4-Aboriginal and Torres Strait Island Cultural Heritage Register, Page 3** for full search report.

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. *

Hydraulic assessment has not yet been performed, the Site is predominantly flat and is expected to have a very gradual fall in west to east direction. Topographical survey reveals the Site to be uniformly level at 27m AHD across the majority of the Site. Levels do not appear to reduce below 26.5m AHD and the greatest height occurs up to 29m AHD along the eastern boundary of Site.

See **Att.1-EAR-20241128, Figure 3** for survey findings.

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

EPBC Act section	Controlling provision	Impacted	Reviewed
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. *

There are no World Heritage properties proximal to the Site (**Att. 2-EPBC Act Protected Matters Report, Matters of National Environment Significance**).

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. *

There are no National Heritage Places proximal to the Site (**Att. 2-EPBC Act Protected Matters Report, Matters of National Environment Significance**).

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. *

The Site is located 34 kilometers from the nearest point of Moreton Bay and is too remote to have any impact. No water features link the Site to the Ramsar wetland. Mitigation measures such as Erosion and Sediment Control Plans will be employed to limit impacts associated with sedimentation. No impact will be had as a result of the Proposed Action.

4.1.4 Threatened Species and Ecological Communities

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

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

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

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Argynnis hyperbius inconstans</i>	Australian Fritillary
No	No	<i>Arthraxon hispidus</i>	Hairy-joint Grass
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Coeranoscincus reticulatus</i>	Three-toed Snake-tooth Skink
No	No	<i>Cyclopsitta diophthalma coxeni</i>	Coxen's Fig-Parrot
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>Erythrorhynchus radiatus</i>	Red Goshawk
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Fontainea venosa</i>	
No	No	<i>Furina dunmalli</i>	Dunmall's Snake
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>Lathamus discolor</i>	Swift Parrot
No	No	<i>Macadamia integrifolia</i>	Macadamia Nut, Queensland Nut Tree, Smooth-shelled Macadamia, Bush Nut, Nut Oak
No	No	<i>Macadamia tetraphylla</i>	Rough-shelled Bush Nut, Macadamia Nut, Rough-shelled Macadamia, Rough-leaved Queensland Nut
No	No	<i>Maccullochella mariensis</i>	Mary River Cod
No	No	<i>Macroderma gigas</i>	Ghost Bat
No	No	<i>Notelaea lloydii</i>	Lloyd's Olive
No	No	<i>Notelaea x ipsviciensis</i>	Cooneana Olive
No	No	<i>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
Yes	Yes	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	<i>Picris evae</i>	Hawkweed
No	No	<i>Planchonella eerwah</i>	Shiny-leaved Condoo, Black Plum, Wild Apple
No	No	<i>Potorous tridactylus tridactylus</i>	Long-nosed Potoroo (northern)
No	No	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila
Yes	Yes	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood
No	No	<i>Rhodomyrtus psidioides</i>	Native Guava
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Samadera bidwillii</i>	Quassia

Direct impact	Indirect impact	Species	Common name
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	Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
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
Yes	Yes	Swamp Tea-tree (Melaleuca irbyana) Forest of South-east Queensland
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. *

Impacts associated with the Proposed Action are largely direct impacts as the Proposed Action seeks to clear the entirety of the Site to create a level foundation for an industrial lot subdivision.

MNES Considered a Direct Significant Impact

- The Swamp Tea-tree TEC, a Critically Endangered MNES – Field assessment confirmed this TEC to be present on the Site where the extent is restricted to two patches along the

western and southeastern border of the Site. A total of 2.7 ha of the TEC has been mapped, of which 2.58 ha occurs on Site. Given the Proposed Action seeks to develop the entirety of the Site, it is assumed indirect impact will occur to the 0.12 ha balance of TEC adjoining the Site. Therefore, 2.7 ha of the TEC on and adjoining the site will be impacted. Resultant impacts will be managed through offset delivery and a comprehensive Recovery Plan (see **Att.1-EAR-20241128, Section 7.1, Page 27-30**);

- Koala, an Endangered MNES – Koala is known from the adjoining landscape and was expected to occur at the Site. The Proposed Action will remove 8.2 ha of variable quality habitat for koala. This will give rise to a Significant Impact on koala, in turn requiring further assessment and approval under the EPBC Act. A natural consequence of this assessment process is the Proponent's obligation to balance development impacts through provision of offsets. The Proponent is well-advanced with offset planning and secured an offset site (see **Att.1-EAR-20241128, Section 7.3, Page 34-36**); and
- Grey-headed flying fox, a Vulnerable MNES – The Proposed Action will impact 7.42 ha of habitat for Grey-headed flying fox, giving rise to a Significant Impact and also requiring further assessment and approval under the EPBC Act (see **Att.1-EAR-20241128, Section 7.2, Page 31-33**).

MNES Assessed and Considered Not to Constitute a Significant Impact

- Coastal Swamp Sclerophyll Forest - Historical clearing for agriculture pursuits and ongoing maintenance has significantly modified the native vegetation coverage on the Site. The Site is not mapped to contain a RE associated with the Swamp Sclerophyll TEC and is above 20 m ASL. Further, the Swamp Sclerophyll TEC Conservation Advice identifies one of the key diagnostic criteria as being located within 20 km from the coast. As the Site is over 30 km from the eastern coast, it fails Criterion 1 of the key diagnostic characteristics for the TEC. Therefore, vegetation on Site is not representative of the TEC (see **Att.1-EAR-20241128, Section 4.2.1, Page 20**).
- Subtropical Eucalypt Floodplain Forest and Woodland of the New South Wales North Coast and South East Queensland Bioregions - RE's 12.3.19 and RE 12.3.18 associated with this TEC are present on Site. However, assessment indicates this vegetation is unlikely to satisfy the key diagnostic criteria for this TEC as the vegetation:
 - Lacks the level of biodiversity typically associated with the TEC, particularly in the ground cover, owing to high level of historic disturbance.
 - While mapped on an alluvial landzone, the Site contains dry sclerophyll vegetation and appears to lack localised riparian features such as river floodplains, riparian zones (e.g., along riverbanks, lake foreshores and creek lines), the floors of tributary gullies, floodplain pockets, alluvial flats, fans, terraces, and localised colluvial fans; or depressions.
 - Lacks the typical mature canopy height that can exceed 40 m, though it is acknowledged that canopy height of the TEC can be significantly shorter.
 - Lacks the commonly dominant canopy species such as *Lophostemon confertus*, *Eucalyptus grandis*, and the *Syncarpia* genus (see **Att.1-EAR-20241128, Section 4.2.3, Page 21-22**).
- Spotted-tailed Quoll - Refer **Att.1-EAR-20241128, Section 5.2.3, Page 23**.
- Greater Glider & Yellow-bellied Glider - Refer **Att.1-EAR-20241128, Section 5.2.4, Page 23**.
- White-throated Needletail - Refer **Att.1-EAR-20241128, Section 5.2.5, Page 24**.
- Fork-tailed Swift - Refer **Att.1-EAR-20241128, Section 5.2.6, Page 24**.

Other MNES presence or habitat was not identified or not identified in significant enough proportions to warrant further assessment.

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

Yes

4.1.4.5 Describe why you consider this to be a Significant Impact. *

Koala Significant Impact Assessment

While a number of indirect impacts to the koala are considered unlikely to result from the Proposed Action, the direct impacts associated with the Proposed Action and this assessment are considered to result in significant impact. It is considered that this impact constitute a 'significant impact' on the basis that:

- The Site contains 8.2 ha of suitable koala habitat including preferred koala food trees and the Proposed Development will result in a reduction of this suitable koala habitat.
- The SAT surveys indicate that koala do utilise the area, and utilisation rates reflect that of more sedentary individuals.

See **Att.1-EAR-20241128, Section 7.3, Page 34-36** for full species SIA.

Grey-headed Flying-fox Significant Impact Assessment

The Proposed Action will result in significant impacts to the grey-headed flying-fox. It is considered that this impact does constitute a 'significant impact' on the basis that:

- The Site representing a very small portion of locally available resources, however, contains winter flowering food tree species that are considered habitat critical to the survival of the species. The impact area is for this species is 7.42 ha and is being permanently impacted at the Site location.
- Given the high mobility of the species, it is likely they are present in the locality and utilisation of the Site by the species cannot be ruled out.

See **Att.1-EAR-20241128, Section 7.2, Page 31-33** for full species SIA.

Swamp Tea-tree TEC Significant Impact Assessment

The consolidation of individuals into a fragmented landscape with low food quality and availability may lead to increased mating competition. The Proposed Action is considered to result in a significant impact to the Critically Endangered Swamp Tea-tree TEC. It is considered that this impact constitutes a 'significant impact' on the basis that:

- The majority (77%) of patches of Swamp tea-tree TEC are represented by patches less than 5 ha in size and the Proposed Action will impact via direct removal 2.70 ha of the TEC.
- A permanent change to biotic and abiotic conditions on Site will be realised in which recovery of the TEC at this location will not be achievable.

While it is acknowledged that an impact of 2.70 ha of the TEC would be realised, if an offset is delivered that includes this MNES, the Proposed Action can facilitate a net increase in the Swamp Tea-tree TEC over time.

See **Att.1-EAR-20241128, Section 7.2, Page 31-33** for full TEC SIA.

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.

*

This Terrestrial Ecological Assessment Report provides information on the MNES of significant impact, and others known from the locality, and supports a Controlled Action Referral to the Commonwealth Regulator. It is acknowledged that the Proposed Action will give rise to impact on MNES as identified above in Section 4.1.4.5 of the referral. However, the Site is well positioned for development given the previous disturbance history and Industry and Business zoning in the EDQ Context Plan. Given the planned future development within the PDA boundary, the 'do nothing' scenario for the Site would ultimately result in an isolated fragment of Swamp Tea-tree TEC, with little to no ecological connectivity with the surrounding landscape. Further, development elsewhere, especially sites not zoned for development, could give rise to undesirable ecological disturbance.

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. *

Assessment of the relevant MNES to the project has been undertaken in accordance with the MNES significant impact criteria (**Att.1-EAR-20241128, Section 5.2, Page 22-24**). Analysis indicates that significant residual impacts are expected for Swamp Tea-tree TEC, the koala and the grey-headed flying-fox, even after the implementation of all mitigation measures, including rehabilitation; therefore, it is expected that environmental offsets will be required for the Proposed Action. Offsets will need to be provided in accordance with the requirements of the EPBC Act and EPBC Act Offsets Policy. A candidate offset site for the Proposed Action has been identified, located in Mutdapilly, approximately 46 km west of the impact site.

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

A candidate offset site for the Proposed Action has been identified, located in Mutdapilly, approximately 46 km west of the impact site (**Att.1-EAR-20241128, Figure 9**). This candidate offset site is currently being investigated by the Proponent to validate the site's ecological credentials. Through further assessment of the site, consideration will be given to the viability of transplanting swamp tea-tree (*Melaleuca irbyana*) reproductive material from the impact site for use in regeneration efforts on the offset site. Such an initiative would require endorsement, via protected plant permit, from the Department of the Environment, Tourism, Science and Innovation. While it is acknowledged that an impact of 2.70 ha of the TEC would be realised, if an offset is delivered that includes this MNES, the Proposed Action can facilitate a net increase in the Swamp Tea-tree TEC over time. The offset Site will also be able to support the offset of koala and grey-headed flying-fox habitat within a near/similar locality as the impact Site.

4.1.5 Migratory Species

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

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

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

Direct impact	Indirect impact	Species	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Cuculus optatus</i>	Oriental Cuckoo, Horsfield's Cuckoo
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe

Direct impact	Indirect impact	Species	Common name
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	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. *

The Site lacks the riparian margins, marine fringes and general habitat offerings required by the majority of the migratory species identified in the PMST. Assessment was performed for migratory species with the greatest likelihood of occurrence, such as the fork-tailed swift (*Apus pacificus*) (Att.1-EAR-20241128, Section 5.2.6, Page 24) and white-throated needletail (*Hirundapus caudacutus*) (Att.1-EAR-20241128, Section 5.2.5, Page 24) owing to their aerial nature. Simultaneously, their aerial nature, migratory patterns and habitat requirements result in an unlikely likelihood of occurrence on Site. The Site itself represents only a fraction of these species' potential area of activity within the broader locality given larger patches of vegetation to the northwest, therefore ground changes to vegetation as a result of the Proposed Action are unlikely to impact the species significantly and no further assessment has been made against the Significant Impact Guidelines.

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. *

There are no uses proposed nor in the vicinity which involve any nuclear activities.

4.1.7 Commonwealth Marine Area

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

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

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

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

No

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

The Proposal is remote from any Commonwealth Marine Area. No water features link the Site to downstream marine areas. Mitigation measures such as Erosion and Sediment Control Plans will be employed to limit impacts associated with sedimentation. No impact will be had as a result of the Proposed Action.

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 Site is located approximately 400 kilometers south of the southern most point of the Great Barrier Reef. No water features link the Site to the Great Barrier Reef. Mitigation measures such as Erosion and Sediment Control Plans will be employed to limit impacts associated with sedimentation. No impact will be had as a result of the Proposed Action.

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 proposal is for neither large coal mining development or coal seam gas.

4.1.10 Commonwealth Land

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

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

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

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

No

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

The Site is not located on or near Commonwealth land.

4.1.11 Commonwealth Heritage Places Overseas

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

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

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

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

No

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

The Site is not located on or near a Commonwealth heritage place overseas.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

- Threatened Species and Ecological Communities (S18)

Conclusion on the likelihood of unlikely significant impacts

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

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

4.3 Alternatives

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

No

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

The Site is well positioned for development given the previous disturbance history and Industry and Business zoning in the EDQ Context Plan. Given the planned future development within the PDA boundary, the 'do nothing' scenario for the Site would ultimately result in an isolated fragment of Swamp Tea-tree TEC, with little to no ecological connectivity with the surrounding landscape. Further, development elsewhere, especially sites not zoned for development, could give rise to undesirable ecological disturbance. The property market within the Ripley Valley PDA is competitive and the timing of availability/sale of land is largely outside of the realm of control to the Proponent.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidentiality
#1.	Document	Att.1-EAR-20241128.pdf Terrestrial Ecological Assessment Report	28/11/2024	High	

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidentiality
#1.	Document	Att.1-EAR-20241128.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	
#2.	Link	Flinders Karawatha Corridor Management Strategy 2014–2019 https://nla.gov.au/nla.obj-2742628512/view	01/02/2014	High	

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidentiality
#1.	Document	Att.1-EAR-20241128.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	

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

	Type	Name	Date	Sensitivity	Confidentiality
#1.	Document	Att.1-EAR-20241128.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	
#2.	Link	Seasonal movements of grey-headed flying-foxes, Pteropus poliocephalus (Chiroptera:Pteropodidae) https://www.publish.csiro.au/wr/WR9910547	01/01/1991	High	
#3.	Link	Species Profile and Threats Database - Pteropus poliocephalus — Grey-headed Flying-fox		High	

http://www.environment.gov.au/cgi-bin/sprat/publ..			
#4.	Link	The Action Plan for Australian Bats https://webarchive.nla.gov.au/awa/20170226172357..	High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.1-EAR-20241128.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.1-EAR-20241128.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.1-EAR-20241128.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	

3.3.1 Commonwealth heritage places overseas or other places that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.2 - EPBC Act Protected Matters Report.pdf Protected Matters Report over the Site.	12/11/2024	High	
#2.	Document	Att.3 - Queensland Heritage Register.pdf State heritage search results.	02/12/2024	High	

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att.4 - Aboriginal and Torres Strait Islander Cultural Heritage Register.pdf Aboriginal and Torres Strait Islander Cultural Heritage search results.	29/11/2024	High	

3.4.1 Hydrology characteristics that apply to the project area

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Type	Name	Date	Sensitivity	Confidence
#1.	Document 1-EPBC Act Protected Matters Report.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	

4.1.1.3 (World Heritage) Why your action is unlikely to have a direct and/or indirect impact

Type	Name	Date	Sensitivity	Confidence
#1.	Document 2 - EPBC Act Protected Matters Report.pdf Protected Matters Report over the Site.	11/11/2024	High	

4.1.2.3 (National Heritage) Why your action is unlikely to have a direct and/or indirect impact

Type	Name	Date	Sensitivity	Confidence
#1.	Document 2 - EPBC Act Protected Matters Report.pdf Protected Matters Report over the Site.	11/11/2024	High	

4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

Type	Name	Date	Sensitivity	Confidence
#1.	Document 1-EPBC Act Protected Matters Report.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	

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

Type	Name	Date	Sensitivity	Confidence
#1.	Document 1-EPBC Act Protected Matters Report.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	

4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

Type	Name	Date	Sensitivity	Confidence
#1.	Document 1-EPBC Act Protected Matters Report.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	

4.1.4.11 (Threatened Species and Ecological Communities) Proposed offsets relevant to avoidance or mitigation measures

Type	Name	Date	Sensitivity	Confidence
#1.	Document 1-EPBC Act Protected Matters Report.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	

4.1.5.3 (Migratory Species) Why your action is unlikely to have a direct and/or indirect impact

Type	Name	Date	Sensitivity	Confidentiality
#1.	Document 1-EAR-20241128.pdf Terrestrial Ecological Assessment Report	27/11/2024	High	

5.2 Declarations



Completed Referring party's declaration

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

ABN/ACN	31195566910
Organisation name	The Trustee for the 28 South Environmental Trust
Organisation address	Level 2/354 Brunswick Street, Fortitude Valley
Representative's name	Mitch Taylor
Representative's job title	Director
Phone	0488 204 523
Email	EPBC@28south.com.au
Address	U11/24 Martin St, Fortitude Valley, QLD 4006

- ☒ 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, **Mitch Taylor of The Trustee for the 28 South Environmental Trust**, 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	676543285
Organisation name	Roubaix Properties No 4705 Pty Ltd
Organisation address	10 Omar St, Ipswich Qld 4305
Representative's name	Alexander Winkler
Representative's job title	Director
Phone	0408109983
Email	awinkler@roubaixproperties.com.au
Address	10 Omar St, Ipswich Qld 4305

☒ 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, **Alexander Winkler of Roubaix Properties No 4705 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, **Alexander Winkler of Roubaix Properties No 4705 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. *