

Develop a Battery Energy Storage System (BESS), Swanbank, Qld.

Application Number: 03493

Commencement Date:
12/06/2026

Status: Locked

1. About the project

1.1 Project details

1.1.1 Project title *

Develop a Battery Energy Storage System (BESS), Swanbank, Qld.

1.1.2 Project industry type *

Energy Generation and Supply (non-renewable)

1.1.3 Project industry sub-type

Transmission Line

1.1.4 Estimated start date *

01/09/2027

1.1.4 Estimated end date *

01/06/2029

1.2 Proposed Action details

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

ZEBRE Pty Ltd (the proponent) will develop a Battery Energy Storage System (BESS) and associated external underground cable transmission line connection to the nearby Blackstone electrical substation site (The Project). The BESS is located at Lot 1 on RP13538, Patrick Street, Swanbank. Lot 1 has been selected for the BESS location to avoid environmental values including the Koala Habitat Area as described further in Section 2. ZEBRE Pty Ltd has a land option agreement in place for the purchase of Lot 1 on RP13538 and Lot 3 on RP13538. Lot 3 on RP13538 is included in the land agreement for the project to support the development as balance land. The associated transmission line connection is located along the southern boundary of Lot 100 on SP295353 and the western section of Lot 22 on SP195262.

The project area is composed of Lot 3, Lot 1, Transmission line easement and Transmission line connection route. Total project area is 11.01 hectares. Disturbance footprint is Lot 1, Transmission line easement, and Transmission line connection = 6.33 hectares. Within Lot 1, about 1.57 ha of native woodland vegetation will be avoided and not disturbed. An additional undisturbed footprint is Lot 3 = 4.68 hectares. Refer to **Attachment 1**; Noblevale BESS EPBC Act Self Assessment Report - Figure 1 for map of project area.

The installation of a battery energy storage system will occur on a repurposed mining site in the Swanbank Industrial Area near Bundamba Creek, Ipswich, in south-east Queensland. The 180 MW/360 MWh Noblevale Battery will store excess electricity and provide equivalent power for up to 50,000 homes for at least 2 continuous hours during times of significant electricity demand. Note that the project capacity may increase slightly while maintaining the same footprint due to technology improvements available at the time of construction. Refer to **Attachment 1**; Noblevale BESS EPBC Act Self Assessment Report – Appendix A for the site layout; that includes:

- 3 battery yards
- Substation
- Underground transmission connection
- Internal roads, car parking and site access
- Site office and storage shed
- Underground sewage/waste water holding tank/ rainwater tank
- Stormwater detention basin
- Koala proof fencing

Following is a breakdown of the construction activities proposed:

- Site mobilisation and installation of a perimeter fence
- Earthworks to level the site and create bench surfaces for BESS equipment
- Civil works to prepare the internal access road, equipment foundations and trenches for electrical and communications cabling
- Equipment delivery
- Installation of BESS equipment
- Electrical cabling and connection
- Structural works and installation of site office, control building and maintenance shed
- Commissioning and energisation

The BESS development design has been refined to consolidate the development footprint to minimise vegetation clearing and ecological impacts as much as possible from the construction activities. The development footprint has been consolidated to the eastern and central portion of the site and retains the existing patch of remnant vegetation at the western end. All areas of State mapped Koala Habitat Area are retained. The development will require the removal of 17 medium to large native canopy trees that provide habitat values for Koalas. The development will maintain the habitat connectivity of the vegetation on site for these species with other koala habitat vegetation patches in the area. The proposed external transmission line will have no impacts upon native vegetation, habitat or wildlife movement corridors. Refer to Attachment 1 - Noblevale BESS EPBC Act Self Assessment Report, Table 8: Significant impact assessment - *Phascolarctos cinereus* (Koala), page 51.

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? *

State legislation

1. On 11th December 2025, under the Planning Act 2016 (Qld), Ipswich City Council approved the development application for the material change of use for the development of a Battery Energy Storage System (Lot 1 on RP13538) and transmission line (Lot 100 on SP295353).
2. On 24th August 2023, the proponent entered into a Land Option Agreement for the purchase of Lot 1 on RP13538 and Lot 3 on RP13538. Lot 1 on RP13538 is to be developed for the purpose of a BESS with Lot 3 on RP13538 to be set aside from development and used as a buffer to nearby residents and the existing mapped koala habitat vegetation on this lot is to be improved and maintained.

Commonwealth legislation

In accordance with Sections 67 and 67A of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any works that have the potential to result in an impact on any Matters of National Environmental Significance (MNES) or on Commonwealth land are considered 'controlled actions' and require a referral to the Federal Minister for the Environment for approval.

An EPBC Act self-assessment has been undertaken for the proposed action – refer **Attachment 1**; Noblevale BESS EPBC Act Self Assessment Report. The outcome of this assessment is that the proposed action is not expected to result in a significant impact on any Matters of National Environmental Significance.

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. *

A letter and project information brochure (**Attachment 2**) were distributed to residents within 5km of the project site in May 2025. A further brochure with updated timelines and project status is scheduled to be mailed out to nearby residents in August 2026.

The Yuggera and Ugarapul People are the primary First Nations stakeholder for the Noblevale BESS project, with ZEBRE having engaged with the group throughout the past 18 months. ZEBRE and the Yuggera and Ugarapul People (YUP) have developed a Cultural Heritage Management Plan (CHMP), along with YUP's lawyers. The CHMP is currently being finalised prior to execution by both parties. Following execution of the CHMP, a cultural heritage site survey will be conducted by representatives of the Yuggera and Ugarapul People. Refer to **Attachment 3** for CHMP written notice.

1.3.1 Identity: Referring party

Privacy Notice:

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

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

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See our Privacy Policy to learn more about accessing or correcting personal information or making a complaint. Alternatively, email us at Privacy@NationalEPA.gov.au.

☒ **Confirm that you have read and understand this Privacy Notice ***

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	97117883173
Organisation name	RPS AAP CONSULTING PTY LTD
Organisation address	4006 QLD

Referring party details

Name	Mick Le Riche
Job title	Technical Director
Phone	(07) 3539 9500
Email	mick.leriche@rpsconsulting.com
Address	Level 8, 31 Duncan Street, 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	24682424906
Organisation name	ZEBRE PTY LTD
Organisation address	Level 22, 727 Collins Street, Docklands, VIC, 3008

Person proposing to take the action details

Name	Shelley Bambrook
Job title	Development Manager
Phone	0490 848 875
Email	shelley.bambrook@zebre.com.au
Address	Level 22, 727 Collins Street, Docklands, VIC, 3008

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

Yes

Joint Venture Name	Business Address	ABN/ACN	Responsible Person	Email
ZEBRE Pty Ltd	Level 22, 727 Collins Street, Docklands, VIC, 3008	24682424906	Joey Yeo	joey.yeo@zebre.com.au

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

Yes

1.3.2.16 Describe the nature of the trust arrangement in relation to the proposed action. *

The ZEBRE Pty Ltd joint venture parties are ZEN Energy Future and HD Renewable Energy.

The ZEBRE Pty Ltd joint venture owns the Noblevale I Project I Pty Ltd as trustee of the Noblevale I Project Trust entity.

The Noblevale BESS Project is owned by the Trust, which acts through the Trustee entity appointed to represent the Trust and control its assets. As is customary for projects of this nature, the Trustee will assume the rights, obligations and liabilities for and on behalf of the Trust, including in respect of the Proposed Action.

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. *

ZEBRE has previously progressed the 111MW Templers BESS project (South Australia), complying with permit and approval conditions throughout construction and through the operational phase to date. The Solar River Project Pty Ltd, also managed by the same team, received an EPBC Controlled Action in November 2025 for the Solar River solar farm and BESS project which is located in South Australia.

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

ZEBRE's environmental policy focuses on delivering sustainable energy solutions while operating in an environmentally responsible manner (**Attachment 4**). The company is committed to complying with applicable environmental laws, minimising environmental impacts through pollution prevention, efficient resource use, waste reduction, and transparent reporting of its sustainability performance.

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? *

No

1.3.3.2 Is Proposed designated proponent an organisation or business? *

Yes

Proposed designated proponent organisation details

ABN/ACN	24682424906
Organisation name	ZEBRE PTY LTD
Organisation address	3008 VIC

Proposed designated proponent details

Name	Joey Yeo
Job title	ZEBRE Company Secretary
Phone	0478 664 687
Email	joey.yeo@zebre.com.au
Address	Level 22, 727 Collins Street, Docklands, VIC, 3008

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	97117883173
Organisation name	RPS AAP CONSULTING PTY LTD
Organisation address	4006 QLD
Representative's name	Mick Le Riche
Representative's job title	Technical Director
Phone	(07) 3539 9500
Email	mick.leriche@rpsconsulting.com
Address	Level 8, 31 Duncan Street, 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	24682424906
Organisation name	ZEBRE PTY LTD
Organisation address	Level 22, 727 Collins Street, Docklands, VIC, 3008
Representative's name	Shelley Bambrook
Representative's job title	Development Manager
Phone	0490 848 875
Email	shelley.bambrook@zebre.com.au
Address	Level 22, 727 Collins Street, Docklands, VIC, 3008

✔ 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.

ABN/ACN	24682424906
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Organisation name	ZEBRE PTY LTD
Organisation address	3008 VIC
Representative's name	Joey Yeo
Representative's job title	ZEBRE Company Secretary
Phone	0478 664 687
Email	joey.yeo@zebre.com.au
Address	Level 22, 727 Collins Street, Docklands, VIC, 3008

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

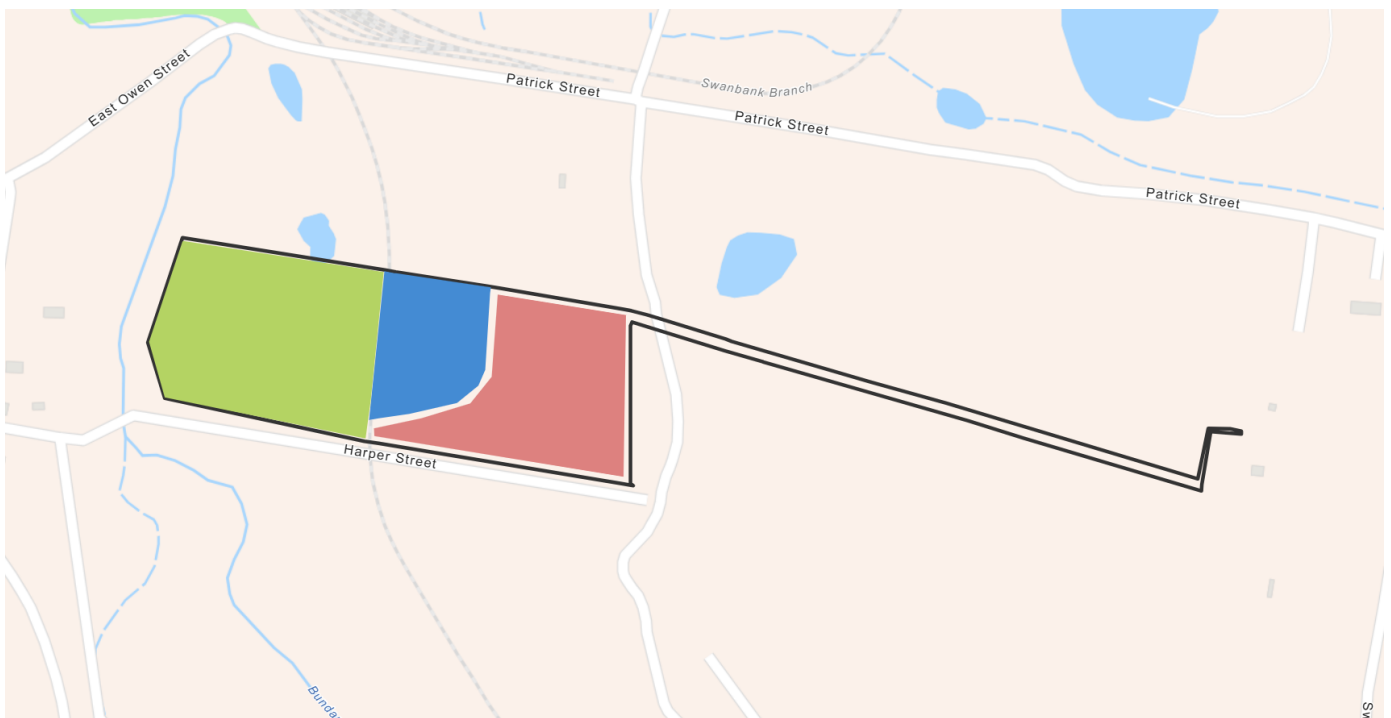
1.4 Payment details: Payment allocation

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: 9.72 Ha Disturbance Footprint: 2.81 Ha Avoidance Area: 1.57 Ha Retention Area: 3.88 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Lot 1 on RP13538, Un-named road south of Patrick Street, Swanbank, QLD.

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

Queensland

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

No

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

Freehold

3. Existing environment

3.1 Physical description

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

The BESS site (Lot 1) comprises a single lot with an area of approximately 4.7 hectares within the Ipswich City Council area and within the locality of Swanbank, Queensland. The BESS site (Lot 1) is situated within a broad category of grazing native vegetation, composed of degraded eucalypt woodland and exotic pasture with scattered canopy trees. Lot 3 contains remnant eucalypt woodland that will not be disturbed by the proposed action.

The proposed external underground transmission line corridor traverses an area that is currently occupied by a high-voltage overhead power line and associated easement. This area is currently devoid of native vegetation and is occupied by managed exotic pasture grasses and weeds, and areas of exposed earth/gravel.

A rail corridor occurs between Lot 1 and Lot 3. The corridor is narrow at about 11 metres. It is fenced on both sides. It is used infrequently by the Queensland Pioneer Steam Railway organisation.

The BESS site (Lot 1) within the Project Area contains a small section of native vegetation at the northwestern end, as well as some scattered large trees in the south-eastern corner of the site. An ecological survey identified three vegetation communities:

- Degraded eucalypt woodland
- Exotic pasture with scattered canopy trees
- Non-remnant vegetation (transmission line corridor)

Detailed description of the existing environment provided at section 2 of the attached Noblevale BESS EPBC Act self-assessment report (**Attachment 1**)

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

The Project area is currently used for cattle grazing.

The majority of the Lot 1 (BESS site) is zoned as Industry Investigation area zone and a small portion of Environmental Management zone in the southeast corner of the site under the Ipswich City Plan 2025. The BESS site and surrounding areas are likely to be incorporated into future development of energy infrastructure as part of the Swanbank Clean Energy Hub and development of infrastructure in association with the Queensland Government's Clean Energy initiatives.

The Ipswich City Plan 2025 identifies: majority of Lot 1 (BESS site) within the Local Government Infrastructure Plan Developable Area; and all of Lot 3 within the Environmental Management area. Refer to Figure 13 of the attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**)

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

The natural features of the area relate to Koala habitats. The BESS site (Lot 1) contains remnant vegetation mapped as Core Koala Habitat Area by the Queensland Government. Core koala habitat area also occurs in Lot 3. Refer to Figure 11 of the attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**)

Koala habitat restoration areas occur to the north-west, north-east and south of the project area. Refer to Figure 12 of the attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**)

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

The BESS site (Lot 1) gently slopes from east to west with a gradient of approximately 8%.

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.

An ecological site assessment has been undertaken for the BESS site (Lot 1) and the transmission line easement - refer Appendix B Green Tape Solutions – Ecological Assessment Report of the attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**). The site assessment did not identify EPBC Act threatened ecological communities. The following vegetation communities were identified.

Degraded Eucalypt woodland; The BESS site (Lot 1) contains a patch of native vegetation which corresponds to a Eucalypt open woodland with a dominant canopy of Queensland blue gum (*Eucalyptus tereticornis*) and Moreton bay Ash (*Corymbia tessellaris*). Juveniles of these species also form a subcanopy, which also includes soap tree (*Alphitonia excelsa*) and black wattle (*Acacia leiocalyx*). The understorey contains various native species such as blueberry flax lilly (*Dianella caerulea*), kangaroo grass (*Themeda triandra*), barbed wire grass (*Cymbopogon refractus*) and *Lomandra* sp. Weed species present include lantana (*Lantana camara*), Guinea grass (*Megathyrsus maximus*), corky passion vine (*Passiflora suberosa*), wild tobacco (*Solanum mauritianum*) and Chinese elm (*Celtis sinensis*). The canopy height ranges from 8-20m, with an average height of around 15m. Canopy cover is around 50%. This community currently meets the criteria for remnant status (RE 12.9-10.7) under Queensland government vegetation mapping system.

Exotic Pasture with scattered canopy trees; The majority of the vegetation on the BESS site (Lot 1) consists of unmanaged grasslands and pasture with scattered native canopy trees. The native trees present in this community include gum-topped box (*Eucalyptus mollucana*), Queensland blue gum (*Eucalyptus tereticornis*), Moreton bay Ash (*Corymbia tessellaris*) and narrow leaved iron bark (*Eucalyptus crebra*). Canopy cover is sparse (10-15%) however many of the trees are quite large (up to 25m high and over 500mm DBH), and some of them may have hollows in them, although no hollows were seen when on site. This community mapped as Category X (non-remnant) under Queensland government vegetation mapping.

Non-remnant vegetation; the cleared power line easement lacks native vegetation and is instead filled with managed exotic pasture grasses and weeds, along with certain sections of exposed earth and gravel. This community is mapped as a Category X (non-remnant) under the Queensland government vegetation mapping.

The ecological site assessment made the following observations regarding biodiversity values & invasive species.

Biodiversity values

During the site assessment no threatened flora or fauna species were identified on the BESS site (Lot 1). Koala habitat trees are present on site, and a total of 857 sightings of koalas have been recorded in a 10 km radius from the site over a period of many years. The site assessment did not detect any koala scats. Suitable koala habitat is present within the BESS site and connectivity with other koala habitat patches was noted during the site assessment, it is likely that koalas utilise site vegetation at least periodically, particularly during movement, natal dispersal and breeding.

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

Vegetation status described above in previous section. Many weed species are present on site, including restricted invasive species listed under the *Biosecurity Act 2014* (Qld), including:

- lantana (*Lantana camera*);
- wild tobacco (*Solanum mauritianum*);
- Chinese elm (*Celtis sinensis*)
- Guinea grass (*Megathyrsus maximus*)

The importance of remnant vegetation within the Project Area on Lot 1 and Lot 3 providing Koala habitat has been discussed in section 3.1.3 of this referral form.

Queensland soil mapping databases indicate the Project area does not contain potential acid sulphate soils or gully erosion sites.

3.3 Heritage

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

No Commonwealth heritage places overseas, or other places recognised as having heritage value apply to the Project area.

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

A search of the Queensland Government Aboriginal and Torres Strait Islander Cultural Heritage Database and Register was undertaken and no cultural heritage areas were identified within or adjacent to the Project area.

Despite the lack of recorded cultural heritage sites of significance, the proposed development is to be undertaken in accordance with the Queensland Government Cultural Heritage Duty of Care Guidelines (2005). A CHMP has been developed with the Yuggera Ugarapul People and is in the process of being finalised. The CHMP details a cultural heritage survey that will be conducted on the site by YUP representatives and the process to be followed for cultural heritage monitoring during earthworks.

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. *

Bundamba Creek flows adjacent to the western boundary of Lot 3. Within Lot 3, a constructed dam occurs in the northeast corner. Lot 1 (BESS Site) also contains a constructed dam but no other water features occur within the Lot. There are no registered groundwater bores within the Project area.

There are no nationally or internationally important wetlands within or immediately downstream of the Project area.

Qld Government mapping databases indicates the project area:

- Does not contain State MSES wetland values on or downstream of the project area and does not occur within a wetland protection area.
- Does not impact on any mapped waterways identified on the Queensland Waterways for Waterway Barrier Works Map.
- Does not impact on any mapped watercourses that would interfere with overland flow that would require State regulatory approval (Water Act 2000).

Ipswich City Plan 2025 mapping indicates overland flow path covers all of Lot 3 and part of Lot 1 (BESS site) – refer Figure 14 of the attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 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	Yes	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

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

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

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

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

No

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

*

In accordance with the PMST report generated through this referral portal, there are no World Heritage properties within 10 km of the Project Area. The activities proposed as part of this project will not have direct or indirect impacts . No World Heritage properties present within or within vicinity of the Project Area.

Refer Appendix D – EPBC Act PMST report of attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**).

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.

*

In accordance with the PMST report generated through this referral portal, there are no National Heritage properties within 10 km of the Project Area. The activities proposed as part of this project will not have direct and/or indirect impacts.

Refer Appendix D – EPBC Act PMST report of attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**)

4.1.3 Ramsar Wetland

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

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

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

Direct impact	Indirect impact	Ramsar wetland
No	No	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.

*

In accordance with the PMST report generated through this referral portal, there are no Ramsar Wetlands within 10 km of the Project Area. Moreton Bay Ramsar Wetland is 30-40 km downstream of the Project area. The activities proposed as part of this project is unlikely to have direct and/or indirect impacts.

Refer Appendix D – EPBC Act PMST report of attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**)

An Erosion and Sediment Control Plan will be developed that contains erosion and sediment control measures to mitigate potential offsite impacts from civil/earthworks. The BESS site will contain a stormwater detention basin to mitigate stormwater runoff and potential offsite impacts to downstream waterways.

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>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Coleus habrophyllus</i>	
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>Erythrotriorchis 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

Direct impact	Indirect impact	Species	Common name
No	No	Hemiaspis damelii	Grey Snake
No	No	Hirundapus caudacutus	White-throated Needletail
No	No	Lathamus discolor	Swift Parrot
No	No	Leuzea australis	Austral Cornflower, Native Thistle
No	No	Notelaea lloydii	Lloyd's Olive
No	No	Notelaea x ipsviciensis	Cooneana Olive
No	No	Petauroides volans	Greater Glider (southern and central)
No	No	Petaurus australis australis	Yellow-bellied Glider (south-eastern)
No	Yes	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	Planchonella eerwah	Shiny-leaved Condoo, Black Plum, Wild Apple
No	No	Potorous tridactylus tridactylus	Long-nosed Potoroo (northern)
No	No	Pteropus poliocephalus	Grey-headed Flying-fox
No	No	Rhodamnia rubescens	Scrub Turpentine, Brown Malletwood
No	No	Rhodomyrtus psidioides	Native Guava
No	No	Rostratula australis	Australian Painted Snipe
No	No	Samadera bidwillii	Quassia
No	No	Stagonopleura guttata	Diamond Firetail
No	No	Thesium australe	Austral Toadflax, Toadflax
No	No	Tringa nebularia	Common Greenshank, Greenshank
No	No	Turnix melanogaster	Black-breasted Button-quail

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community

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
No	No	Poplar Box Grassy Woodland on Alluvial Plains
No	No	Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions
No	No	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland

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

Yes

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

The proposed BESS development footprint will require the removal of 17 medium to large native canopy trees. These trees are considered important food trees for the koala in the region and may have indirect impacts.

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

*

No

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

Significant impacts upon Threatened Ecological Communities are unlikely due to their absence within the Project area based upon an ecological site assessment.

Significant impacts upon Threatened Species are unlikely due to their absence within the Project area based upon an ecological site assessment. No threatened species are expected to potentially occur within the site/utilise the site, except for the Koala and Central Greater Glider.

The development of Lot 1 for the BESS will not impact on the majority of the vegetation on this site, only removing 17 trees within the vegetation community of *Exotic Pasture with scattered canopy trees*. The development will maintain the habitat connectivity of the vegetation on Lot 1 for these species by not removing Core Koala habitat mapped vegetation that occurs on Lot 1 (BESS site) and Lot 3. Accordingly, significant impacts upon threatened species are unlikely. Refer Appendix B Ecological Assessment Report of the attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**).

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

No

4.1.4.9 Please elaborate why you do not think your proposed action is a controlled action.

*

Not a controlled action as the proposed action has been designed to not reduce the area of Core Koala habitat area. Refer to attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**).

The project has been designed to avoid impacts to mapped core Koala habitats that occur in Lot 3 and western part of Lot 1. The BESS development footprint will be restricted to disturbed grazing pasture on Lot 1. It is acknowledged that 17 canopy trees will be cleared for the Project. The trees are not located in an area mapped as Core Koala habitat. It is noted that the tree species being removed are considered important food trees for the koala in the region. As Core Koala habitat within the Project Area will not be disturbed, works are considered unlikely to disrupt the breeding cycle of individual koalas potentially utilising the Project Area.

Maintaining the koala habitat area on Lot 1 and Lot 3 preserves the connectivity with the larger koala habitat area in the region. Preserving Lot 3 will create a buffer between the BESS facility and the residents on Bligh Street. This action will protect Koala habitat edges that are critical for their survival, as they provide access to food and shelter. The loss and fragmentation of habitat edges can lead to increased stress, disease and population declines. This conservation effort by the proponent will protect these edges and maintain koala habitat.

The proponent will establish a vegetation rehabilitation and establishment fund to finance the revegetation of Lot 3 during the construction phase of the BESS facility. Revegetating koala habitat will occur in accordance with:

- *Revegetating koala habitat*, 2022 Beale P (et al), ANU, report prepared for the Department of Climate Change, Energy, the Environment and Water, Canberra,
- *Koala Sensitive Design Guideline 2022*, DES, Qld Government

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

The ecological site assessment did not identify any threatened species of ecological communities within the Project area. Nevertheless, it is acknowledged that Koalas are likely to utilise site vegetation.

Mitigation measures include project design to: Maintain Koala core habitat areas; Expand and improve Koala habitat areas; and Maintain connectivity between Koala habitat areas.

Refer to attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**).

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

The purchase of Lot 3 as part of the Land Option Agreement for the proposed action will create a buffer between the BESS facility and the residents on Bligh Street. This action will protect Koala habitat edges that are critical for their survival, as they provide access to food and shelter. The loss and fragmentation of habitat edges can lead to increased stress, disease and population declines. This conservation effort will protect these edges and maintain koala habitat.

Refer to Section 4.2.3.1 Koala habitat mitigation measures of the attached Noblevale BESS - EPBC Act self-assessment report (**Attachment 1**).

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

*

Direct/indirect impacts are unlikely as due to the nature and location of the proposed action. The project area does not contain habitats critical to the survival of migratory species. The clearing of vegetation is limited to 17 trees and will not fragment or reduce the occupancy of important populations of migratory species.

4.1.6 Nuclear

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

No

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

*

The proposed action does not contain 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.

—

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

No

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

*

The proposed action occurs over 30 km inland from the coast.

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.

*

Unlikely to have direct/indirect impacts due to the nature and location of the proposed action occurring over 30km inland from the coast and not being located within a catchment of the Great Barrier Reef.

4.1.9 Water resource in relation to large coal mining development or coal seam gas

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

No

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

*

The proposed action is not a large coal mining or coal seam gas development.

4.1.10 Commonwealth Land

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

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

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

—

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

No

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

The proposed action is not located on Commonwealth land and is unlikely to result in any direct or indirect impact to Commonwealth land.

The project is located on freehold land - not state or federal owned land.

4.1.11 Commonwealth Heritage Places Overseas

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

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

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

—

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

No

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

The proposed action occurs in Queensland and not overseas.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

None

Conclusion on the likelihood of unlikely significant impacts

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

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

4.3 Alternatives

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

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.

*

ZEBRE has a land option agreement with a finite duration which requires that we progress the development before the land option expires. ZEBRE has selected the timeline to align with the term of the land option and to allow a reasonable time for the development phase of the project including conducting the required environmental studies and assessments, performing the electricity grid analysis, preparing the grid connection package, engaging with community, first nations and other stakeholders, and progressing the necessary approvals. With the target date of June 2029 for commercial operations of the facility, the project will be supporting the renewable energy transmission by providing storage capacity on the electricity network.

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 development site was selected as the land use zoning allowed for code assessable development. Furthermore, the site is well located in a non-residential area (i.e. no nearby sensitive receivers) in close proximity to existing electricity infrastructure (substation and transmission lines).

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. *

An alternative site was not selected as the selected site complied with local government zoning plans for industrial development.

The location is suitable for the construction of the BESS on disturbed grazing land while maintaining Koala habitat connectivity. Thereby ensuring ecological sustainable development by the conservation of core habitat for the Koala.

It is important that the site is close to existing electricity infrastructure (transmission substation) to minimise the length of transmission cable required to connect to the electricity grid.

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 1-Noblevale BESS EPBC Act Self Assessment Report.pdf Self-assessment of potential impacts upon matters of national environmental significance.	29/04/2026	No	High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 2-Community letter & brochure.pdf Community letter and project information brochure	12/06/2026	No	High
#2.	Document	Att 3-Cultural Heritage Plan written notice.pdf Written notice for cultural heritage management plan	26/11/2025	No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 4- Environment Policy Statement.pdf Environmental policy statement	12/06/2026	No	High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	97117883173
Organisation name	RPS AAP CONSULTING PTY LTD
Organisation address	4006 QLD
Representative's name	Mick Le Riche
Representative's job title	Technical Director
Phone	(07) 3539 9500
Email	mick.leriche@rpsconsulting.com
Address	Level 8, 31 Duncan Street, Fortitude Valley, QLD, 4006

☒ 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, **Mick Le Riche of RPS AAP CONSULTING 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	24682424906
Organisation name	ZEBRE PTY LTD
Organisation address	Level 22, 727 Collins Street, Docklands, VIC, 3008
Representative's name	Shelley Bambrook

Representative's job title	Development Manager
Phone	0490 848 875
Email	shelley.bambrook@zebre.com.au
Address	Level 22, 727 Collins Street, Docklands, VIC, 3008

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

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

☒ I, **Shelley Bambrook of ZEBRE 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, **Shelley Bambrook of ZEBRE PTY LTD**, the Person proposing the action, consent to the designation of **Joey Yeo of ZEBRE PTY LTD** 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.

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.

ABN/ACN	24682424906
Organisation name	ZEBRE PTY LTD
Organisation address	3008 VIC
Representative's name	Joey Yeo
Representative's job title	ZEBRE Company Secretary
Phone	0478 664 687
Email	joey.yeo@zebre.com.au
Address	Level 22, 727 Collins Street, Docklands, VIC, 3008

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

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

☒ I, **Joey Yeo of ZEBRE PTY LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

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