

Proposed Industrial Development at North Maclean

Application Number: 01319

Commencement Date: 13/07/2022

Status: Locked

1. About the project

1.1 Project details

1.1.1 Project title *

Proposed Industrial Development at North Maclean

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 *

1/04/2023

1.1.4 Estimated end date *

31/12/2023

1.2 Proposed Action details

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

The proposed action contemplates the development of low and medium impact industry, research and technology industry and service industry at 4653 - 4691 Mount Lindesay Highway, North Maclean which is part of the Greater Flagstone Priority Development Area, a State coordinated urban growth area approximately 30 kilometers south of Brisbane.

The sites context is shown on page 30 of Att 1 - Terrestrial Ecological Assessment Report V2 2022-08-12.

The footprint of the proposed action is limited to the eastern part of the site, comprising an area of 20 hectares. The balance of the site will be retained as conservation area apart from a strip at the far eastern end of the site which is earmarked for resumption by the Queensland Department of Transport and Main Road for the widening and upgrade of the Mount Lindesay Highway.

The initial phase of the Proposed Action will entail clearing of the vegetation on the development footprint after which civil groundworks necessary to establish a flat construction pad will be undertaken together with any stormwater mitigation work. Other than vegetation clearing, impacts to the environment will arise from the emission of noise and dust from civil groundworks. Thereafter construction of the industrial uses will be undertaken and although the final form of the development is not yet known, environmental impacts are expected to be minimal. Access to the site will be from either Mount Lindesay Highway or the Wearing development site directly to the north and will not entail any environmental disturbance.

Noise is expected to impact upon local fauna however the fauna will be habituated to noise impacts from similar development on the site immediately to the north.

Dust is expected to impact upon vegetation in the immediate vicinity of the Disturbance Footprint although mitigated by the fact that land to the north, south and east is largely cleared and the retention area to the west is buffered by stormwater infrastructure.

Accordingly, impacts following ground work are expected to minimal if any impacts arise at all.

The Total Development Footprint (Project Area) is 36.38 hectares, of which:

- (i) The Disturbance Footprint is 19.22 hectares;
- (ii) The Retention Area is 15.76 hectares;
- (iii) The Avoidance area is 1.4 hectares.

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

No

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

The Protected Matters Search Tool and site assessment has demonstrated Matters of National Environmental Significance may be impacted by the proposed action, necessitating compliance with the Environmental Protection, Biodiversity and Conservation Act 1999 (Cth).

The proposed action is assessable development under the *Planning Act* (Qld) 2016 which, along with the *Planning Regulation* (Qld) 2017 establishes and regulates the development planning in Queensland.

A development approval will be required under the Logan (City) Planning Scheme 2015 due to impacts on Matters of State and Local Environmental Significance and which regulates town planning with the jurisdiction.

Planning Act 2016 (Qld) which establishes the planning regime in Queensland.

Planning Regulation 2017 (Qld) which regulates the planning regime in Queensland and provides State level assessment benchmarks.

South-East Queensland Regional Plan 2017 which provides a high level regional planning framework across South East Queensland.

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 although it will form part of the development assessment.

1.3.1 Identity: Referring party

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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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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN	31195566910
Organisation name	The Trustee for the 28 South Environmental Trust
Organisation address	11/24 Martin Street, Fortitude Valley

Referring party details

Name	Wayne Moffitt
Job title	Director
Phone	0417672227
Email	andrew@28south.com.au
Address	11/24 Martin 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	653 978 646
Organisation name	Macleay Estates Pty Ltd
Organisation address	Suite 1903, 123 Eagle Street, Brisbane, Queensland 4000

Person proposing to take the action details

Name	Brad Hanson
Job title	Project Manager
Phone	0412851168
Email	brad@bradhanson.com.au
Address	Suite 1903, 123 Eagle Street, Brisbane Queensland 4000

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 Maclean Estates or any of the executive officers of the company under Commonwealth or State law, for the protection of the environment, or the conservation and sustainable use of natural resources.

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	653 978 646
Organisation name	Maclean Estates Pty Ltd
Organisation address	Suite 1903, 123 Eagle Street, Brisbane, Queensland 4000

Proposed designated proponent details

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Name	Brad Hanson
Job title	Project Manager
Phone	0412851168
Email	brad@bradhanson.com.au
Address	Suite 1903, 123 Eagle Street, Brisbane Queensland 4000

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	31195566910
Organisation name	The Trustee for the 28 South Environmental Trust
Organisation address	11/24 Martin Street, Fortitude Valley
Representative's name	Wayne Moffitt
Representative's job title	Director
Phone	0417672227
Email	andrew@28south.com.au
Address	11/24 Martin 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	653 978 646
Organisation name	Maclean Estates Pty Ltd
Organisation address	Suite 1903, 123 Eagle Street, Brisbane, Queensland 4000
Representative's name	Brad Hanson
Representative's job title	Project Manager
Phone	0412851168
Email	brad@bradhanson.com.au
Address	Suite 1903, 123 Eagle Street, Brisbane Queensland 4000

✔

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 Has the department issued you with a credit note? *

No

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

No

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

No

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

No

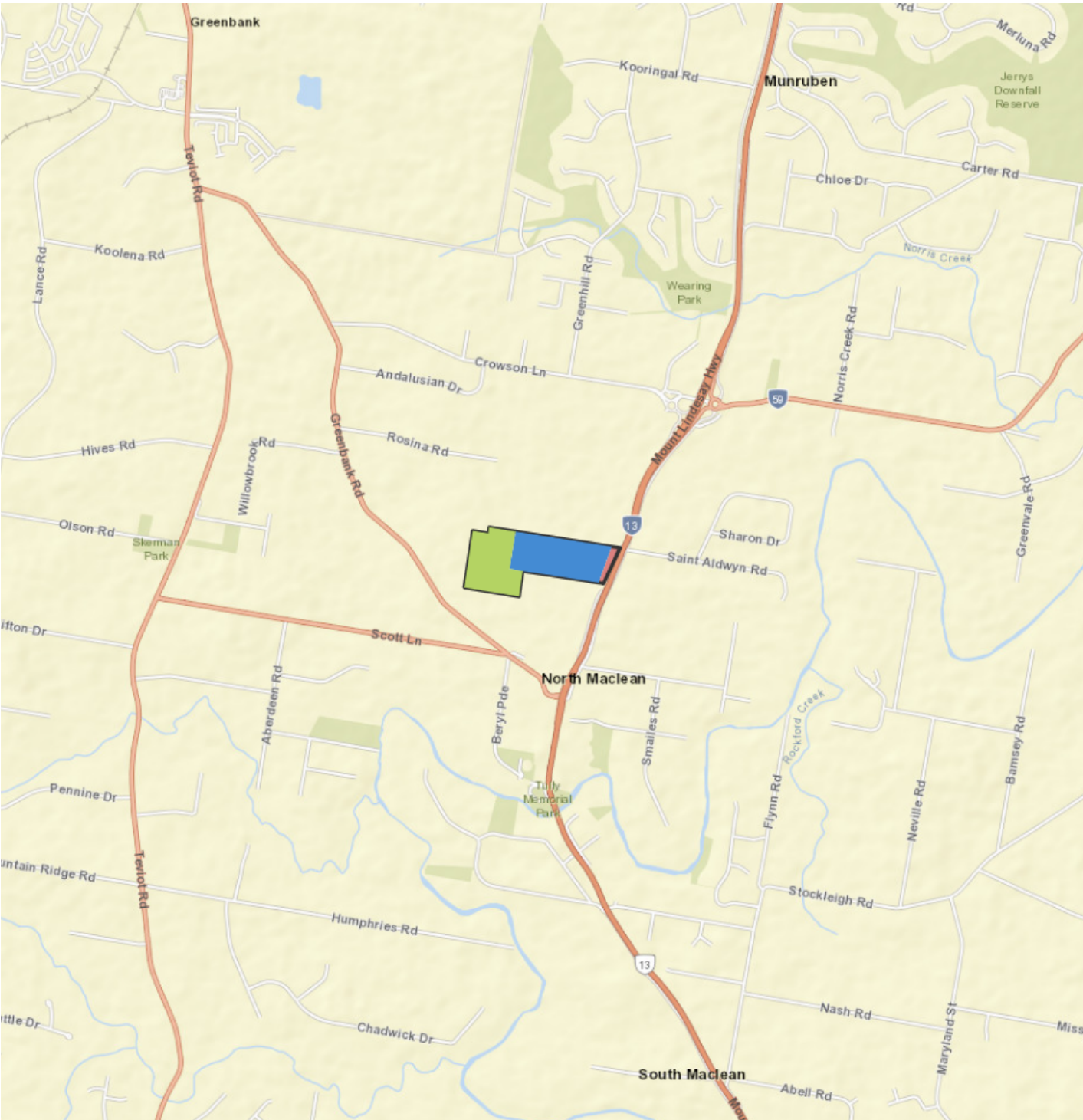
1.4 Payment details: Payment allocation

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

Person proposing to take the action

2. Location

2.1 Project footprint



2.2 Footprint details

2.2.1 What is the address of the proposed action? *

4653 - 4691 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.

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, 9.25 kilometers west of Logan Village and 19 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 currently land use is consistent with a unimproved large rural residential allotment.*

The Site's land use planning intent is governed by the Greater Flagstone Urban Development Area Interim Land use Plan (ILP). The ILP identifies the Site as part of a 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.

Economic Development Queensland (EDQ), the State's government's land use planning agency, approved context plan envisages Low and Medium Impact Industry, Research and Technology Industry and some Service industry. Extractive, High Impact and Noxious and Hazardous industry uses are prohibited by the ILP in this zone.

ATT1 - Terrestrial Ecology Assessment Report describes the current conditions of the site, including the location, topography, overland flow paths, vegetation and fauna in sections 1.2.1, 2.0 and 3.0. Key findings are as follows:

Topographically, the Subject Site and surrounding locality are characterised by gently undulating sandstone hillslopes intersected by overland flow paths. The Site occurs in a largely fragmented and agricultural setting, particularly lower lying fertile alluvial areas adjoining the Logan River to the Sites east. The Site is currently well-vegetated; however, on closer inspection reveals historic disturbance. Historic aerial photography show that the eastern parts of the Site have been completely cleared and have only regenerated to their present state since the late 1970's. The western parts of the Site have suffered significantly less disturbance, a factor that can be likely attributed to the occurrence of paperbark wetlands.

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. It is noted that more mature vegetation and habitat features such as hollow bearing trees became more abundant as habitats transitioned into the paperbark swamps which dominate the western third of the Site (which largely align with the proposed avoidance and retention areas of the Proposed Action). Fauna surveys and assessments carried out over the Site affirmed that these western areas comprise the Site's higher value habitats as outlined in Attachment 12 of the Terrestrial Ecological Assessment Report. The eastern areas, while not bereft of habitat, there is a lesser abundance of structural complexities and habitat features.

This pattern of disturbance has informed the Proponent's footprint, insofar that development is restricted to the generally more disturbed areas, while the generally more intact areas are retained in a conservation area.

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 threatened ecological community, a Matter of National Environmental Significance. This community is restricted to the southwestern corner of the Site and is well-removed from direct development impacts. There is potential for indirect impacts, but these can be reasonable managed;
- Koala, a Matter of National Environmental Significance. Koala is known from the adjoining landscape and was expected to occur at the Site. The development footprint will remove 19.22 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 Environment Protection and Biodiversity 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 Matter of National Environmental Significance. The development footprint will remove 19.22 of variable quality habitat for Grey-headed flying fox, giving rise to a Significant Impact and also requiring further assessment and approval under the EPBC Act. Offset provided for koala will also benefit Grey-headed flying fox; 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 occur as individuals and coppicing clumps in parts of the development footprint. These plants will be impacted by the Proposed Action. The Proponent will be seeking approval from the State regulator to translocate these plants on-site where possible, and otherwise to the proposed offset site. The Proponent has engaged 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.

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

The site immediately to the north has the benefit of an approval for industrial development.

The Site's land use planning intent is governed by the Greater Flagstone Urban Development Area Interim Land use Plan (ILP). The ILP identifies the Site as part of a 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.

Economic Development Queensland (EDQ), the State's government's land use planning agency, approved context plan envisages Low and Medium Impact Industry, Research and Technology Industry and some Service industry. Extractive, High Impact and Noxious and Hazardous industry uses are prohibited by the ILP in this zone.

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

Current aerial photography indicates the Site to be well-vegetated, but 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:

- The earliest available aerial photography (1948) shows the development footprint almost entirely cleared at this time. Low-lying areas in the Site's west remained uncleared;
- Photography from 1962 shows a similar extent of clearing, but is captured at a higher resolution and more clearly illustrates a Swamp tea tree (*Melaleuca irbyana*) community in the Site's south west. This conservation-significant community is discussed further in later sections of this report;
- By 1973, some regeneration had commenced, but it is apparent that the eastern parts of the Site remain heavily disturbed;
- By 1990, regrowth has become more advanced in the eastern part of the Site, but the historic clearing is still apparent. Vegetation in the Site's west remains intact, and adjoining areas are recovering well.

Subsequent photography shows that the Site has continued to regenerate since this time, but the impact of historic clearing remain readily apparent on-ground. Most notable is the even age regrowth in the Site east, and the lack of mature and hollow-bearing trees (a function of vegetation age). This lack of tree hollows has implication for conservation-significant species that might otherwise be expected to occur at the Site (e.g., Greater glider). Further discussion follows in this report.

Topographically, the Site is characterised by gently undulating sandstone hillslopes and an overland flow path. Although not a recognised watercourse, the overland flow path commences on land located immediately to the north, which has the benefit of an approval for industrial development and is assigned to the *Industry and Warehouse Precinct* and the *Business, Research and Technology Precinct*.

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

Elevation within the Project Area is characterised by gentle undulations from 20m above sea level across most of the site with higher points of 30m above sea level at the north eastern extent and towards the central portion of the project area.

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 - Terrestrial Ecological Assessment Report V2 2022-08-12 in sections 2.0 and 3.0. Key findings are as follows:

The land is well-vegetated, but closer inspection reveals historic disturbance. Historic aerial photography show that the eastern parts of the Site have been completely cleared and have only regenerated to their present state since the late 1970's. The western parts of the Site have suffered significantly less disturbance, a factor that can be likely attributed to the occurrence of paperbark wetlands. This pattern of disturbance has informed the Proponent's footprint, insofar that development is restricted to the generally more disturbed areas, while the generally more intact areas are retained in a conservation area.

Extensive infield survey efforts found the Site's vegetation is comprised of four main vegetation communities, which are described as:

- Coastal grey box (*Eucalyptus moluccana*) and Narrow-leaved ironbark (*Eucalyptus crebra*) +/- Pink bloodwood (*Corymbia intermedia*), Smooth-barked apple (*Angophora leiocarpa*) and Narrow-leaved red gum (*Eucalyptus seeana*) Reflective of the preclear RE 12.3.19
- Coastal grey box (*Eucalyptus moluccana*), Narrow-leaved red ironbark (*Eucalyptus crebra*) +/- Queensland blue gum (*Eucalyptus tereticornis*) - Reflective of RE 12.3.19
- Broad-leaved paperbark (*Melaleuca quinquenervia*) open forest - Reflective of RE 12.3.5
- Swamp Tea-tree (*Melaleuca irbyana*) open to closed forest - Reflective of RE 12.3.18.

An extensive Fauna survey of the Site by ecosmart Ecology recorded a total of 57 fauna species were during the survey including eight amphibians, 33 birds and 16 mammals. No reptiles were noted. All recorded species are considered common/least concern under legislation except six introduced species and one Endangered species, the Koala. The site is generally an isolated forest patch, and may limit fauna movement to support some more mobile robust species.

It is noted that more mature vegetation and habitat features such as hollow bearing trees became more abundant as habitats transitioned into the paperbark swamps which dominate the western third of the Site (which largely align with the proposed avoidance and retention areas of the Proposed Action). Fauna surveys and assessments carried out over the Site affirmed that these western areas comprise the Site's higher value habitats and the presence of a number of native species as outlined in Att 1 - Terrestrial Ecological Assessment Report V2 2022-08-12 -Attachment 12.

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 threatened ecological community, a Matter of National Environmental Significance. This community is restricted to the southwestern corner of the Site and is well removed from direct development impacts. There is potential for indirect impacts, but these can be reasonable managed;
- Koala, a Matter of National Environmental Significance. Koala is known from the adjoining landscape and was expected to occur at the Site. The development footprint will remove 19.22 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 Environment Protection and Biodiversity 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 Matter of National Environmental Significance. The development footprint will remove 19.22 of variable quality habitat for Grey-headed flying fox, giving rise to a Significant Impact and also requiring further assessment and approval under the EPBC Act. Offset provided for koala will also benefit Grey-headed flying fox; 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 occur as individuals and coppicing clumps in parts of the development footprint. These plants will be impacted by the Proposed Action. The Proponent will be seeking approval from the State regulator to translocate these plants on-site where possible, and otherwise to the proposed offset site. The Proponent has engaged 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.

See sections 2.1 and 2.2 of Att 1 - Terrestrial Ecological Assessment Report V2 2022-08-12 .

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 register.

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

The cultural heritage party for the area is Danggan Balun (Five Rivers) People country.

There are no Aboriginal or Torres Strait Islander cultural heritage site points recorded on the Site.

There are no Aboriginal or Torres Strait Islander cultural heritage site polygons recorded on the Site.

3.4 Hydrology

3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

Topographically, the Subject Site is characterised by gently undulating sandstone hillslopes and an overland flow path. The overland flow path, which is not a recognised watercourse, commences on the Wearing Developments Site to the north. Approvals for that project allow for the overland flow path to be repositioned to the western boundary and incorporated into the stormwater treatment system.

Once discharged to the Subject Site, flows progress through a broad flat area of land supporting paperbark forest. At the time of survey this area was wet (noting well above average rainfall for Summer-Autumn 2022), but in more regular conditions the community is likely to be seasonally dry. The overland flow path progresses past the Subject Site’s southern boundary before turning east and then north, where it is significantly disrupted by a former aquaculture farm now used for an unknown form of landscape yard or soil stockpile/treatment area. This use significantly disrupts natural flows and fauna movement along the overland flow path.

As the overland flow path re-enters the Subject Site, naturalistic conditions are returned for a short section, but the Wearing Development Approval to the north allows for flows to be captured at the southern boundary of that site (northern boundary of the Subject Site) and piped north to an existing culvert under the Mount Lindsay Highway.

This outcome was allowed on the Wearing Development Site after detailed assessment determined that the overland flow path did not have waterway values or provide fish passage. It logically follows that this assessment of waterway values downstream from the Subject Site extinguishes the Waterway for Waterway Barrier Works designation on the Subject Site.

See section 1.2 of Att 1 - Terrestrial Ecological Assessment Report V2 2022-08-12 .

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

EPBC Act section	Controlling provision	Impacted	Reviewed
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. *

The site is not located near any World heritage areas.

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 matters on site.

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. *

The Site is located 34 kilometers from the nearest point of Moreton Bay and is too remote to have any impact.

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
No	No	Anthochaera phrygia
No	No	Anthochaera phrygia
No	No	Anthochaera phrygia
No	No	Anthochaera phrygia
No	No	Argynnis hyperbius inconstans
No	No	Argynnis hyperbius inconstans
No	No	Argynnis hyperbius inconstans
No	No	Argynnis hyperbius inconstans
No	No	Arthraxon hispidus
No	No	Arthraxon hispidus

Direct impact	Indirect impact	Species
No	No	Arthraxon hispidus
No	No	Arthraxon hispidus
No	No	Botaurus poiciloptilus
No	No	Botaurus poiciloptilus
No	No	Botaurus poiciloptilus
No	No	Botaurus poiciloptilus
No	No	Calidris ferruginea
No	No	Calidris ferruginea
No	No	Calidris ferruginea
No	No	Calidris ferruginea
Yes		Calyptorhynchus lathamii lathamii
No	No	Chalinolobus dwyeri
No	No	Chalinolobus dwyeri
No	No	Chalinolobus dwyeri
No	No	Chalinolobus dwyeri
No	No	Charadrius leschenaultii
No	No	Charadrius leschenaultii
No	No	Charadrius leschenaultii
No	No	Charadrius leschenaultii
No	No	Coeranoscincus reticulatus
No	No	Coeranoscincus reticulatus
No	No	Coeranoscincus reticulatus
No	No	Coeranoscincus reticulatus
No	No	Cyclopsitta diophthalma coxeni
No	No	Cyclopsitta diophthalma coxeni
No	No	Cyclopsitta diophthalma coxeni
No	No	Cyclopsitta diophthalma coxeni
No	No	Dasyurus maculatus maculatus (SE mainland population)
No	No	Dasyurus maculatus maculatus (SE mainland population)
No	No	Dasyurus maculatus maculatus (SE mainland population)
No	No	Dasyurus maculatus maculatus (SE mainland population)
No	No	Delma torquata
No	No	Delma torquata
No	No	Delma torquata
No	No	Delma torquata

Direct impact	Indirect impact	Species
No	No	Dichanthium setosum
No	No	Dichanthium setosum
No	No	Dichanthium setosum
No	No	Dichanthium setosum
No	No	Erythrotriorchis radiatus
No	No	Erythrotriorchis radiatus
No	No	Erythrotriorchis radiatus
No	No	Erythrotriorchis radiatus
No	No	Falco hypoleucos
No	No	Falco hypoleucos
No	No	Falco hypoleucos
No	No	Falco hypoleucos
No	No	Fontainea venosa
No	No	Fontainea venosa
No	No	Fontainea venosa
No	No	Fontainea venosa
No	No	Furina dunmalli
No	No	Furina dunmalli
No	No	Furina dunmalli
No	No	Furina dunmalli
No	No	Geophaps scripta scripta
No	No	Geophaps scripta scripta
No	No	Geophaps scripta scripta
No	No	Geophaps scripta scripta
No	No	Grantiella picta
No	No	Grantiella picta
No	No	Grantiella picta
No	No	Grantiella picta
No	No	Hirundapus caudacutus
No	No	Hirundapus caudacutus
No	No	Hirundapus caudacutus
No	No	Hirundapus caudacutus
No	No	Lathamus discolor
No	No	Lathamus discolor
No	No	Lathamus discolor

Direct impact	Indirect impact	Species
No	No	Lathamus discolor
No	No	Macadamia integrifolia
No	No	Macadamia integrifolia
No	No	Macadamia integrifolia
No	No	Macadamia integrifolia
No	No	Macadamia tetraphylla
No	No	Macadamia tetraphylla
No	No	Macadamia tetraphylla
No	No	Macadamia tetraphylla
No	No	Maccullochella mariensis
No	No	Maccullochella mariensis
No	No	Maccullochella mariensis
No	No	Maccullochella mariensis
No	No	Macroderma gigas
No	No	Macroderma gigas
No	No	Macroderma gigas
No	No	Macroderma gigas
No	No	Notelaea ipsviciensis
No	No	Notelaea ipsviciensis
No	No	Notelaea ipsviciensis
No	No	Notelaea ipsviciensis
No	No	Numenius madagascariensis
No	No	Numenius madagascariensis
No	No	Numenius madagascariensis
No	No	Numenius madagascariensis
No	No	Petauroides volans
No	No	Petauroides volans
No	No	Petauroides volans
No	No	Petauroides volans
No	No	Petaurus australis australis
No	No	Petaurus australis australis
No	No	Petaurus australis australis
No	No	Petaurus australis australis
Yes	No	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)
Yes	No	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)

Direct impact	Indirect impact	Species
Yes	No	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)
Yes	No	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)
No	No	Potorous tridactylus tridactylus
No	No	Potorous tridactylus tridactylus
No	No	Potorous tridactylus tridactylus
No	No	Potorous tridactylus tridactylus
Yes	No	Pteropus poliocephalus
Yes	No	Pteropus poliocephalus
Yes	No	Pteropus poliocephalus
Yes	No	Pteropus poliocephalus
No	No	Rhodamnia rubescens
No	No	Rhodamnia rubescens
No	No	Rhodamnia rubescens
No	No	Rhodamnia rubescens
No	No	Rhodomyrtus psidioides
No	No	Rhodomyrtus psidioides
No	No	Rhodomyrtus psidioides
No	No	Rhodomyrtus psidioides
No	No	Rostratula australis
No	No	Rostratula australis
No	No	Rostratula australis
No	No	Rostratula australis
No	No	Samadera bidwillii
No	No	Samadera bidwillii
No	No	Samadera bidwillii
No	No	Samadera bidwillii
No	No	Thesium australe
No	No	Thesium australe
No	No	Thesium australe
No	No	Thesium australe
No	No	Turnix melanogaster
No	No	Turnix melanogaster
No	No	Turnix melanogaster
No	No	Turnix melanogaster

Ecological communities

Direct impact	Indirect impact	Ecological community
Yes		Coastal Swamp Oak (<i>Casuarina glauca</i>) 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	Yes	Swamp Tea-tree (<i>Melaleuca irbyana</i>) 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. *

Koala: Direct impacts arises due to the clearing of habitat in the development footprint. The impact will be addressed by an offset together with a consolidated conservation area with linkages to the broader landscape.

Grey-headed Flying fox: Direct impacts arise due to the loss of foraging habitat. Retained vegetation in the conservation area in the Site's west will provide foraging habitat and contribute to linkages.

Swamp Tea Tree: An indirect impact might be caused by hydraulic conditions.

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: Clearing of habitat will have a significant impact on koala having regard to the Significant Impact Guidelines.

Grey-headed Flying Fox: Clearing of habitat will reduce foraging opportunities, when, considered against the Significant Impact Guidelines will result in a significant impact.

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. *

The Proposed Action will result in the clearing of koala habitat and foraging opportunities for grey-headed flying fox.

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. *

15.7 hectares of the 36.3 hectare site has been reserved for conservation. That area will maintain koala habitat, swamp tea-tree, foraging opportunities for various fauna including grey-headed flying fox as well as maintaining linkages to the broader landscape. Additionally the conservation area will be rehabilitated through weeding.

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

An offset site has been secured 38km west of the Site at Ebenezer. The proposed offset will focus on establishing Queensland blue gum woodland. See Figure 11 of Att 1 - Terrestrial Ecology Assessment Report.

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
No	No	Actitis hypoleucos

Direct impact	Indirect impact	Species
No	No	Apus pacificus
No	No	Calidris acuminata
No	No	Calidris ferruginea
No	No	Calidris melanotos
No	No	Charadrius leschenaultii
No	No	Cuculus optatus
No	No	Gallinago hardwickii
No	No	Hirundapus caudacutus
No	No	Monarcha melanopsis
No	No	Motacilla flava
No	No	Myiagra cyano-leuca
No	No	Numenius madagascariensis
No	No	Rhipidura rufifrons
No	No	Symposiachrus trivirgatus
No	No	Tringa nebularia

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 could provide habitat for White-throated needletail however this species occupies a very large home range containing a variety of habitats. The Proposed Action will only affect 19.22 hectares which will only be a small component of that range. Additionally, habitat will be maintained on the adjoining areas. The small area of habitat loss will not fragment the large areas traversed by the species and nor will their breeding cycle be interrupted. Clearing is unlikely to cause any meaningful decline in habitat for this species.

The site does not provide important habitat for the Fork-tailed swift as it roosts aerially, the Site does not support an ecologically significant proportion of the species population, is a non-breeding migrant to Australia so the proposed action won't affect their lifecycle and it is not a widespread species in eastern and south-eastern Australia.

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.

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.

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.

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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 Proponent has a contract over the land and the proposed uses accord with the future planning intent. The Site's land use planning is governed by the *Greater Flagstone Area Interim Land use Plan* which identifies the Site as part of a *Proposed Urban Development Area* and as an *Existing and Proposed Major Employment Area*. Also, the EDQ approved context plan identifies the footprint as Industry and Business Zone. There is a need for this type of development and the Proposal seeks to satisfy that need.

A 14.6 hectare reservation area has been included. The Proponent could have sought to develop this area as well, however it was considered beneficial from an ecology perspective to retain this area in its natural state.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

#1.	Proposed industrial development at North Maclean	Document	Terrestrial ecology assessment report
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5.2 Declarations

☒ **Completed Referring party's declaration**

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

ABN	31195566910
Organisation name	The Trustee for the 28 South Environmental Trust
Organisation address	11/24 Martin Street, Fortitude Valley
Representative's name	Wayne Moffitt
Representative's job title	Director
Phone	0417672227
Email	andrew@28south.com.au
Address	11/24 Martin Street, 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, **Wayne Moffitt 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	653 978 646
Organisation name	Maclean Estates Pty Ltd
Organisation address	Suite 1903, 123 Eagle Street, Brisbane, Queensland 4000
Representative's name	Brad Hanson
Representative's job title	Project Manager
Phone	0412851168
Email	brad@bradhanson.com.au
Address	Suite 1903, 123 Eagle Street, Brisbane Queensland 4000

☒ 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, **Brad Hanson of Maclean Estates 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, **Brad Hanson of Maclean Estates 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. *