



Title of Proposal - Proposed Residential Development at 173-215 Paradise Road and 204 Learoyd Road, Willawong

Section 1 - Summary of your proposed action

Provide a summary of your proposed action, including any consultations undertaken.

1.1 Project Industry Type

Residential Development

1.2 Provide a detailed description of the proposed action, including all proposed activities.

Uniland Pty Ltd proposes a residential subdivision of approximately 279 lots on approximately 54.79 hectares (ha) of Freehold land located at 173-215 Paradise Road and 204 Learoyd Road, Willawong (the Site). The developable area covers approximately 19.4 ha with the remainder of the site (approximately 35.39 ha) to be transferred to council as part of an Infrastructure Agreement. The proposed action includes the development of detached housing, constructed wetlands for stormwater quality management, rehabilitation of approximately 19.39 ha adjacent to Oxley Creek.

The location of the Site is shown in Figure 1, in the attached document Figure 1 - Site and Locality Plan, below. The location of the action, vegetation communities and habitat have been graphically represented and discussed in the Ecological Assessment (S5 Environmental, 2015), in the attached document S50033ER001 Report.

It should be noted that the Development Application was lodged with Brisbane City Council (BCC) on 23rd of December 2008 and was 'properly' made on 4th of March 2009 (Reference No: A002229617). BCC issued its Acknowledgement Notice on 19th March 2009 and subsequently an amended Acknowledgement Notice was issued on 5th of May 2009. Therefore, the legislative and planning overview provided in the attached Ecological Assessment (S5 Environmental, 2015) has assessed the planning frameworks in place 'as at' the date the assessment became properly made. In addition, this assessment reviews the proposal against legislative frameworks and policy at the date of the assessment.

1.3 What is the extent and location of your proposed action? Use the polygon tool on the map below to mark the location of your proposed action.

Area	Point	Latitude	Longitude
Development Area	1	-27.597322608628	153.02471170495
Development Area	2	-27.59914816114	153.02443275521
Development Area	3	-27.599281273154	153.02535543511



Area	Point	Latitude	Longitude
Development Area	4	-27.601087777367	153.02503357003
Development Area	5	-27.601392027778	153.02707204888
Development Area	6	-27.607647989593	153.02591333458
Development Area	7	-27.607324741959	153.02415380547
Development Area	8	-27.606963464062	153.02355299065
Development Area	9	-27.606183860332	153.02372465203
Development Area	10	-27.606526126067	153.02325258324
Development Area	11	-27.60591765291	153.02265176842
Development Area	12	-27.605119026762	153.02269468377
Development Area	13	-27.604586606097	153.02275905678
Development Area	14	-27.604529560872	153.02121410439
Development Area	15	-27.603883046249	153.02145013878
Development Area	16	-27.603597817997	153.02099952767
Development Area	17	-27.604054182844	153.02087078164
Development Area	18	-27.603369634861	153.01949749062
Development Area	19	-27.602894251801	153.01913271019
Development Area	20	-27.602418866679	153.01904687951
Development Area	21	-27.601981510546	153.01896104882
Development Area	22	-27.601620215032	153.01842460701
Development Area	23	-27.600916636139	153.01840314934
Development Area	24	-27.600840573286	153.01775941918
Development Area	25	-27.599984862546	153.01793108056
Development Area	26	-27.600079941847	153.01821003029
Development Area	27	-27.599281273154	153.01887521813
Development Area	28	-27.598577679246	153.01799545357
Development Area	29	-27.598083259203	153.01853189538
Development Area	30	-27.599072097059	153.02385339806
Development Area	31	-27.597208510586	153.02423963616
Development Area	32	-27.597303592296	153.02471170495
Development Area	33	-27.597322608628	153.02471170495

1.5 Provide a brief physical description of the property on which the proposed action will take place and the location of the proposed action (e.g. proximity to major towns, or for off-shore actions, shortest distance to mainland).

The Site is approximately 17 kilometres (km) south of the Brisbane CBD, in the suburb of Willawong.

The Site is located in the easternmost corner of the Oxley Wedge and is surrounded by industrial and residential activities. Primary road frontage is to Paradise Road, with secondary road frontage provided from Learoyd Road. Historical uses of the Site include low intensity



agriculture as well as a period of extensive sand mining, which occurred between the early 1950s to the mid-1970s. A series of water bodies located in the western and southern portions of the Site are remnant indicators of former sand extraction in this area of the Site.

The majority of the site is vegetated, with the exception of the waterbodies associated with Oxley Creek, cleared areas surrounding the existing two residences and portions within the northern and southern sections of the site. The vegetation communities on Site are broadly described as regrowth vegetation, exotic grassland and mixed complex woodland to open forest. Evidence of gross clearing and under-scrubbing is evident across the greater balance of the Site, particularly in the eastern sector where regrowth areas have re-established. Large mature eucalypts have been retained and are scattered throughout the site, predominantly in areas associated with Oxley Creek and an area located within the north-eastern corner of the Site. Overall, however, the site is characteristic of an area which has experienced significant disturbance. In the main, vegetation lacks the structural complexity of a naturally functioning system and there is evidence of significant and widespread weed infestation across the site.

1.6 What is the size of the development footprint or work area?

54.79 hectares

1.7 Is the proposed action a street address or lot?

Lot

1.7.2 Describe the lot number and title. Lots 1 & 2 on RP87500; Lots 5-10 and 12-17 on RP75165; and Lot 18 on RP69231

1.8 Primary Jurisdiction.

Queensland

1.9 Has the person proposing to take the action received any Australian Government grant funding to undertake this project?

No

1.10 Is the proposed action subject to local government planning approval?

Yes

1.10.1 Is there a local government area and council contact for the proposal?

Yes

1.10.1.0 Council contact officer details



1.10.1.1 Name of relevant council contact officer.

David Hooper

1.10.1.2 E-mail

dave.hooper@brisbane.qld.gov.au

1.10.1.3 Telephone Number

07 3403 9889

1.11 Provide an estimated start and estimated end date for the proposed action.

Start date 07/2018

End date 07/2023

1.12 Provide details of the context, planning framework and State and/or Local government requirements.

The Site is located within the Brisbane City Council (BCC) local government area.

The Site is located entirely within the urban footprint in the South East Queensland Regional Plan 2009-2031.

A Development Application for the site was submitted to BCC by Uniland on 23 December 2008 and was “properly” made on 4 March 2009 (Reference No: A002229617). BCC issued its acknowledgement Notice on 19 March 2009 and subsequently an amended Acknowledgement Notice was issued on 5 May 2009. An Information Request was received on 30 March 2009. The Development Application has been in an extended information request period since 2009. It should be noted that the Development Application is being assessed by BCC under the planning framework in place at the time of submission with consideration given to current planning mechanisms.

Under the *Brisbane City Plan 2000*, the Site was zoned as Emerging Community (EC) in the north-east and Rural (RU) in the south-west. The Site contains vegetation protected under Brisbane City Council’s Natural Assets Local Law (NALL) and permits will be required for any clearing of this vegetation. The site is within the Calamvale District Local Plan (2000) and indicates the south-western portion of the site within a Waterway Corridor and states, “*This area forms part of the broader “Oxley Wedge” greenspace system and provides links with core wildlife habitat areas and movement corridors within the Willawong and Acacia Ridge Local Plan areas and the Karawatha-Greenbank Corridor.*”

A Property Map of Assessable Vegetation (PMAV) applies to the Site (PMAV Number 2006/008410; Agreement Date: 30/11/2006). The vegetation on the Site has been amended to Category X (i.e. vegetation not regulated under the *Vegetation Management Act 1999*).



Further, the current Regulated Vegetation Management mapping indicates that the Site does not contain remnant vegetation.

The broader area surrounding the Site, known as Paradise Wetlands, has been extensively assessed as part of the preparation of a statutory “neighbourhood plan”, which is included in the *Brisbane City Plan 2014*.

A rehabilitation strategy has been prepared as part of the Neighbourhood Plan, which identified an extensive program of rehabilitation in the riparian corridor. In addition, a larger scale rehabilitation plan for the Lower Oxley Creek (encompassing Paradise Wetlands) was prepared at the same time, and provided for contiguous north-south vegetation corridors along both Oxley and Blunder Creeks, with several east-west corridors linking the two. The Neighbourhood Plan provides for vegetation retention and revegetation in the strategic corridors as well as vegetation offsets in a few locations outside the corridors where clearing is permitted.

The South-East Queensland Koala Conservation State Planning Regulatory Provision (as amended in November 2015) regulates assessable development, which is development that planning schemes or planning legislation has identified as requiring assessment, where that development meets certain triggers. The Site is located within the Koala Assessable Development Area and an identified Koala Broad-hectare Area (Oxley Wedge Broad-hectare Area, see **Figure 7** in **Attachment C**) and is mapped as “medium value bushland”. The Koala SPRP provisions do not apply to this development application as the assessment was properly made prior to the instrument’s commencement. In this instance, the development application defers to the Draft Koala SPRP (refer Section 5.3.9 of the Detailed Ecological Assessment, S5 Environmental, 2015).

For more detail on the legislative context for the site, please refer to **Section 5** of the attached **Detailed Ecological Assessment** (see **Attachment D**).

1.13 Describe any public consultation that has been, is being or will be undertaken, including with Indigenous stakeholders.

Not applicable.

1.14 Describe any environmental impact assessments that have been or will be carried out under Commonwealth, State or Territory legislation including relevant impacts of the project.

The Koala is listed as Vulnerable in the South-East Queensland bioregion under the EPBC Act. S5 Environmental negotiated an appropriate offset with BCC to mitigate the loss of on-site Koala habitat. An Oxley Creek Rehabilitation Master Plan (S5 Environmental, 2017, see Attachment D) has been prepared for the proposed development that incorporates the relevant on-ground offset planting as part of an extensive (35 ha) rehabilitation master plan for Oxley Creek.



1.15 Is this action part of a staged development (or a component of a larger project)?

Yes

1.15.1 Provide information about the larger action and details of any interdependency between the stages/components and the larger action.

S5 Environmental understand that the proposed subdivision will be a 5 stage development (exact staging yet to be confirmed). This referral covers the entire development, as described above.

1.16 Is the proposed action related to other actions or proposals in the region?

No



Section 2 - Matters of National Environmental Significance

Describe the affected area and the likely impacts of the proposal, emphasising the relevant matters protected by the EPBC Act. Refer to relevant maps as appropriate. The [interactive map tool](#) can help determine whether matters of national environmental significance or other matters protected by the EPBC Act are likely to occur in your area of interest. Consideration of likely impacts should include both direct and indirect impacts.

Your assessment of likely impacts should consider whether a bioregional plan is relevant to your proposal. The following resources can assist you in your assessment of likely impacts:

- [Profiles of relevant species/communities](#) (where available), that will assist in the identification of whether there is likely to be a significant impact on them if the proposal proceeds;
- [Significant Impact Guidelines 1.1 – Matters of National Environmental Significance](#);
- [Significant Impact Guideline 1.2 – Actions on, or impacting upon, Commonwealth land and Actions by Commonwealth Agencies](#).

2.1 Is the proposed action likely to impact on the values of any World Heritage properties?

No

2.2 Is the proposed action likely to impact on the values of any National Heritage places?

No

2.3 Is the proposed action likely to impact on the ecological character of a Ramsar wetland?

No

2.4 Is the proposed action likely to impact on the members of any listed threatened species (except a conservation dependent species) or any threatened ecological community, or their habitat?

No

2.5 Is the proposed action likely to impact on the members of any listed migratory species, or their habitat?

No



2.6 Is the proposed action to be undertaken in a marine environment (outside Commonwealth marine areas)?

No

2.7 Is the proposed action likely to impact on any part of the environment in the Commonwealth land?

No

2.8 Is the proposed action taking place in the Great Barrier Reef Marine Park?

No

2.9 Will there be any impact on a water resource related to coal / gas / mining?

No

2.10 Is the proposed action a nuclear action?

No

2.11 Is the proposed action to be taken by the Commonwealth agency?

No

2.12 Is the proposed action to be undertaken in a Commonwealth Heritage Place Overseas?

No

2.13 Is the proposed action likely to impact on any part of the environment in the Commonwealth marine area?

No



Section 3 - Description of the project area

Provide a description of the project area and the affected area, including information about the following features (where relevant to the project area and/or affected area, and to the extent not otherwise addressed in Section 2).

3.1 Describe the flora and fauna relevant to the project area.

Refer to **Sections 3.2 and 3.3** of the **Ecological Assessment** in the attached document **S50033ER001 Report**.

3.2 Describe the hydrology relevant to the project area (including water flows).

Refer to **Sections 4.3 and 7.0** of the **Ecological Assessment** in the attached document **S50033ER001 Report**.

3.3 Describe the soil and vegetation characteristics relevant to the project area.

Refer to **Sections 3.1 and 3.2** of the **Ecological Assessment** in the attached document **S50033ER001 Report**.

3.4 Describe any outstanding natural features and/or any other important or unique values relevant to the project area.

Refer to the **Ecological Assessment** in the attached document **S50033ER001 Report**.

3.5 Describe the status of native vegetation relevant to the project area.

Refer to **Sections 3.2 and 5.3** of the **Ecological Assessment** in the attached document **S50033ER001 Report**.

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

Not applicable.

3.7 Describe the current condition of the environment relevant to the project area.



Refer to the **Ecological Assessment** in the attached document **S50033ER001 Report**.

3.8 Describe any Commonwealth Heritage Places or other places recognised as having heritage values relevant to the project area.

Not applicable.

3.9 Describe any Indigenous heritage values relevant to the project area.

None identified to date.

3.10 Describe the tenure of the action area (e.g. freehold, leasehold) relevant to the project area.

Freehold.

3.11 Describe any existing or any proposed uses relevant to the project area.

The site is currently largely unused. The rear portion of the site (south-western portion) is a disused former sand mining area and there are two residences on Site – one in the northern portion of the Site on 204 Learoyd Road and one near the middle of the Site.



Section 4 - Measures to avoid or reduce impacts

Provide a description of measures that will be implemented to avoid, reduce, manage or offset any relevant impacts of the action. Include, if appropriate, any relevant reports or technical advice relating to the feasibility and effectiveness of the proposed measures.

Examples of relevant measures to avoid or reduce impacts may include the timing of works, avoidance of important habitat, specific design measures, or adoption of specific work practices.

4.1 Describe the measures you will undertake to avoid or reduce impact from your proposed action.

Refer to **Section 6.0** of the “**Ecological Assessment**” in the attached **S50033ER001 Report**.

4.2 For matters protected by the EPBC Act that may be affected by the proposed action, describe the proposed environmental outcomes to be achieved.

The proposed development includes a significant investment in the rehabilitation of 34 ha of degraded former sand mining land along the regionally significant Oxley Creek waterway corridor. This 34 ha will be handed over to BCC and form part of a larger scale rehabilitation plan for the Lower Oxley Creek (encompassing Paradise Wetlands).

The proposed rehabilitation works for the Site are detailed in the attached “**Oxley Creek Rehabilitation Master Plan**” (document ID S50033_RMP_001-006(D)).

The Rehabilitation Mater Plan includes removal of significant hard rubbish and uncontrolled fill, treatment of extensive fire ant infestations in coordination with the Department of Agriculture and Fisheries (DAF), and bank stabilisation works on a severely eroded section of Oxley Creek. It also includes the creation of artificial wetlands surrounding existing final void areas on the site and the re-creation of local Regional Ecosystems on the site. An assisted natural regeneration program over the 34 ha will be facilitated through an initial prescribed burn, removal of exotic grassland, and infill planting with high flow tolerant native species.

S5 Environmental noted no evidence of the presence of koala during the site assessments for the Detailed Ecological Assessment, which included a significant fauna study. Anecdotal evidence from the current caretaker of the site indicate Koalas have had no recorded occurrence in the area within the last 10 years (period of caretaking). An overarching aim of the Oxley Creek Rehabilitation Master Plan is to enhance the significant Oxley Creek wildlife corridor to provide movement opportunities for native wildlife, including koalas, and to create habitat for native wildlife. To this end, the planting palette includes a significant planting of koala habitat trees.



The rehabilitation plan also includes bushfire hazard reduction methods in the form of a bushfire buffer, comprising a maintained mown understory and retained canopy and a prescribed burn to reduce fuel loads amongst other management benefits.

Furthermore, the Oxley Creek Rehabilitation Master Plan will utilise the existing unsealed access tracks, which will be remediated and constructed as permanent vehicle tracks with bollards erected to restrict vehicle access, except for rehabilitation contractors and BCC staff.

Biobasins for stormwater management are to be installed in cleared or degraded areas to improve water quality flowing into Oxley Creek while avoiding additional vegetation impacts.



Section 5 – Conclusion on the likelihood of significant impacts

A checkbox tick identifies each of the matters of National Environmental Significance you identified in section 2 of this application as likely to be a significant impact.

Review the matters you have identified below. If a matter ticked below has been incorrectly identified you will need to return to Section 2 to edit.

5.1.1 World Heritage Properties

No

5.1.2 National Heritage Places

No

5.1.3 Wetlands of International Importance (declared Ramsar Wetlands)

No

5.1.4 Listed threatened species or any threatened ecological community

No

5.1.5 Listed migratory species

No

5.1.6 Commonwealth marine environment

No

5.1.7 Protection of the environment from actions involving Commonwealth land

No

5.1.8 Great Barrier Reef Marine Park

No

5.1.9 A water resource, in relation to coal/gas/mining

No



5.1.10 Protection of the environment from nuclear actions

No

5.1.11 Protection of the environment from Commonwealth actions

No

5.1.12 Commonwealth Heritage places overseas

No

5.2 If no significant matters are identified, provide the key reasons why you think the proposed action is not likely to have a significant impact on a matter protected under the EPBC Act and therefore not a controlled action.

The proposed action is not likely to have a significant impact on a matter of national environmental significance. Field surveys have been carried out extensively over the Site and have not observed any listed threatened species within the Site. No other matters of national environmental significance are likely to be impacted by the proposed action (refer to the **“Ecological Assessment”** in the attached file **S50033ER001 Report**).

Mitigation measures of the proposed action include a substantial portion of the site (62 %) is to be enhanced and rehabilitated and will be added to BCC’s Lower Oxley Creek rehabilitated waterway corridor.



Section 6 – Environmental record of the person proposing to take the action

Provide details of any proceedings under Commonwealth, State or Territory law against the person proposing to take the action that pertain to the protection of the environment or the conservation and sustainable use of natural resources.

6.1 Does the person taking the action have a satisfactory record of responsible environmental management? Please explain in further detail.

Uniland Pty Ltd has had no previous prosecutions or actions taken against it for environmental issues. In addition, none of the directors of Uniland have had prosecutions or actions taken against them or their previous companies. In this context, Uniland's environmental management record is considered satisfactory.

6.2 Provide details of any past or present proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against either (a) the person proposing to take the action or, (b) if a permit has been applied for in relation to the action – the person making the application.

None.

6.3 Will the action be taken in accordance with the corporation's environmental policy and planning framework?

Yes

6.3.1 If the person taking the action is a corporation, please provide details of the corporation's environmental policy and planning framework.

As part of development works Uniland Pty Ltd will prepare and implement a Construction Environmental Management Plan (CEMP) that will include all of the environmental conditions of the development. All personnel and contractors will be inducted onto the CEMP to ensure that these environmental management requirements are understood and complied with.

6.4 Has the person taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act?

No



Section 7 – Information sources

You are required to provide the references used in preparing the referral including the reliability of the source.

7.1 List references used in preparing the referral (please provide the reference source reliability and any uncertainties of source).

Reference Source	Reliability	Uncertainties
• S5 Environmental, 2015. "Ecological Assessment. 173-215 Paradise Road & 204 Learoyd Rd, Willawong"; • S5 Environmental, 2017. "Oxley Creek Rehabilitation Master Plan".	The information provided in this referral has been generated from the S5 Environmental reports "Detailed Ecological Assessment", prepared in 2015, and "Oxley Creek Rehabilitation Master Plan", prepared in 2017 and is based on several site visits and reference sources. The reliability of the data is considered sound and any limitations are discussed in each document.	None.



Section 8 – Proposed alternatives

You are required to complete this section if you have any feasible alternatives to taking the proposed action (including not taking the action) that were considered but not proposed.

8.0 Provide a description of the feasible alternative?

The proposed action gives the opportunity for the Project area to be developed and rehabilitated in a consolidated and coordinated manner. This approach will provide an opportunity for greater environmental benefits to be achieved than if the 15 Lots were developed independently. In coordination with Council, S5 Environmental and the project team, the Subdivision layout was revised to retain the most significant stand of near remnant vegetation located in the north-eastern portion of the site. The resulting layout allows for the retention and enhancement of the majority of this vegetation community. Refer to Vegetation Community 4 represented graphically in Figure 5: Vegetation Communities in the attached Ecological Assessment (in attachment **S50033ER001 Appendices**).

8.1 Select the relevant alternatives related to your proposed action.

8.27 Do you have another alternative?

No



Section 9 – Contacts, signatures and declarations

Where applicable, you must provide the contact details of each of the following entities: Person Proposing the Action; Proposed Designated Proponent and; Person Preparing the Referral. You will also be required to provide signed declarations from each of the identified entities.

9.0 Is the person proposing to take the action an Organisation or an Individual?

Organisation

9.2 Organisation

9.2.1 Job Title

Director

9.2.2 First Name

Lin

9.2.3 Last Name

Zhou

9.2.4 E-mail

herbzhou@bigpond.net.au

9.2.5 Postal Address

16 Totten Close
Eight Mile Plains QLD 4113
Australia

9.2.6 ABN/ACN

ABN

38109682420 - UNILAND PTY. LTD.

9.2.7 Organisation Telephone

0738416365



9.2.8 Organisation E-mail

herbzhou@bigpond.net.au

9.2.9 I qualify for exemption from fees under section 520(4C)(e)(v) of the EPBC Act because I am:

Not applicable

Small Business Declaration

I have read the Department of the Environment and Energy's guidance in the online form concerning the definition of a small a business entity and confirm that I qualify for a small business exemption.

Signature:..... Date:

9.2.9.2 I would like to apply for a waiver of full or partial fees under Schedule 1, 5.21A of the EPBC Regulations

No

9.2.9.3 Under sub regulation 5.21A(5), you must include information about the applicant (if not you) the grounds on which the waiver is sought and the reasons why it should be made

Person proposing the action - Declaration

I, Lin Zhou, 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 of or for the benefit of any other person or entity.

Signature:..... [Signature] Date: 5-6-2017

I, Lin Zhou, the person proposing the action, consent to the designation of _____ as the proponent of the purposes of the action describe in this EPBC Act Referral.

Signature:..... [Signature] Date: 5-6-2017

9.3 Is the Proposed Designated Proponent an Organisation or Individual?



Organisation

9.5 Organisation

9.5.1 Job Title

Director

9.5.2 First Name

Lin

9.5.3 Last Name

Zhou

9.5.4 E-mail

herbzhou@bigpond.net.au

9.5.5 Postal Address

16 Totten Close
Eight Mile Plains QLD 4113
Australia

9.5.6 ABN/ACN

ABN

38109682420 - UNILAND PTY. LTD.

9.5.7 Organisation Telephone

0738416365

9.5.8 Organisation E-mail

herbzhou@bigpond.net.au

Proposed designated proponent - Declaration

I, Lin Zhou, the proposed designated proponent, consent to the designation of myself as the proponent for the purposes of the action described in this EPBC Act Referral.



Signature: Date: 5-6-2017

9.6 Is the Referring Party an Organisation or Individual?

Organisation

9.8 Organisation

9.8.1 Job Title

Principal

9.8.2 First Name

Simon

9.8.3 Last Name

Young Berryman

9.8.4 E-mail

simon@s5consulting.com.au

9.8.5 Postal Address

22 Wolverhampton Street
Stafford QLD 4053
Australia

9.8.6 ABN/ACN

ABN

82440704793 - The Trustee for the S5 Consulting Unit Trust

9.8.7 Organisation Telephone

0733560550

9.8.8 Organisation E-mail

office@s5consulting.com.au

Referring Party - Declaration



I, Simon Young BERRYMAN, I 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.

Signature: [Signature] Date: 5/6/17



Appendix A - Attachments

The following attachments have been supplied with this EPBC Act Referral:

1. 20170426_outstanding_matters_to_be_resolved.pdf
2. figure_1_-_site_and_locality_plan.pdf
3. s50033_rmp_001-006d.pdf
4. s50033er001_appendices.pdf
5. s50033er001_report.pdf
6. site_boundary.zip