EPBC Act referral

Australian Government
Department of Agriculture, Water and the Environment

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Title of proposal	**2020/8791 - Residential Development, Ripley**

Section 1

Summary of your proposed action

1.1 Project industry type Residential Development

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

The proposed action involves the creation of a residential development within the urban core of the Ripley Valley Priority Development Area (RVPDA). The proposed action is located on land at 633 Ripley Road, Ripley, Queensland, where this referral considers potential impacts to part of Lot 2 on RP806983 (refer attached site aerial). The referral area is inclusive of the infill residential development that aligns with the adjoining residential approval EPBC 2015/7513), and is separate to the town centre development (EPBC 2015/7417) that is for a different purpose and will be constructed by a different proponent.

The proposed action involves the creation of a residential development within the urban core of the Ripley Valley PDA. The proposed action includes mixed-density residential dwellings, a local park area, sub arterial road, internal road network, and supporting infrastructure. This will involve the construction of 123 dwellings across 115 allotments. The proposed development layout is shown and discussed in detail in the attached EPBC referral assessment report.

1.3 What is the extent and location of your proposed action?

See Appendix B

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 referral area within Lot 2 on RP806983 is located in the Ripley Valley which is located in the western growth corridor of South East Queensland, approximately 5 km southeast of Ipswich CBD and 30 km south west of the Brisbane CBD.

The referral area is located in a landscape that has been subject to extensive modification through logging and agricultural practices. The site has become increasingly vegetated over time since historical clearing due to the increase in regrowth vegetation.

Connectivity towards the north and north-east is limited by Ripley Road and residential developments associated with the RVPDA. Connectivity to the south is restricted by Centenary Highway. The site retains sporadic and fragmented connectivity to the west through the adjoining bushland in an area already compromised by existing approvals under the EPBC Act.

1.6 What is the size of the proposed action area development footprint (or work area) including disturbance footprint and avoidance footprint (if relevant)?

The referral area is a total of 11 hectares, and the direct impact area (clearing of regrowth vegetation) is 9.65 ha.

1.7 Proposed action location

Lot - Lot 2 on RP806983

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?

☐ Yes ☑ No

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

☑ Yes ☐ No

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

☐ Yes ☑ No

1.11 Provide an estimated start and estimated end date for the proposed action	Start Date	01/02/2021
	End Date	01/02/2031

1.12 Provide details of the context, planning framework and state and/or local Government requirements

The referral area is located in the Ripley Valley which is located in the western growth corridor of South East Queensland, approximately 5 km southeast of Ipswich CBD and 30 km south west of the Brisbane CBD.

In 2009, Ripley Valley was identified under the South East Queensland Regional Plan 2009 -2031 (SEQRP) by the State Government because of its potential to absorb a vast portion of the regional area's population over the two-decade timeframe. The SEQRP suggests a serious population influx to the region with projections of 120,000 residents needing to be accommodated in more than 50,000 dwellings. It is envisaged the Ripley Valley Town Centre will provide 1,500 residences for 3,750 people, 70,000 m2 of retail floor space and 200,000 m2 of mixed use commercial space. It will act as an integrated Town Centre, connecting land to the north and south while servicing the growing Ripley Valley community.

The RVPDA was declared by the then Department of State Development, Infrastructure and Planning on 8 October 2010 and covers a total area of 4,680 hectares in the Ripley Valley of South East Queensland. The referral site is located within the RVPDA urban core that is part of the Ipswich City Council Local Government Area, situated within South East Queensland. The Urban Core Centre is the focal point in the Ripley Valley PDA in terms of density, land use and accessibility. As such it accommodates the highest order mixed use activities such as commercial, business, professional, community, entertainment and retail characterised by a maximum building height of 12 storeys. The urban core will exhibit the following characteristics (refer Image, below):

- Safe, attractive, and permeable movement networks for pedestrians and cyclists.
- Ground floor areas which are used primarily for retail, shop front and other active uses.
- Upper floor areas which are used for a variety of uses including retail, office, entertainment and residential uses.
- Buildings fronting streets that are a minimum of two storeys in height.
- Lower intensity or large building format uses which are 'sleeved' by active street frontage uses.
- Parking in basements or where provided at ground level, screened from streets and other public areas by buildings or landscaping.
- High quality design that recognises the importance of streetscape and public realm and contributes to the overall attractiveness of the Urban Core Centre.
- Built form and associated earthworks that takes precedence over the natural environment in matters concerning pedestrian movements, building disposition, street and open space design.
- Views to Flinders Peak and the Grampian Hills from key streets, public spaces and buildings.
- Buildings, streets and parks that optimise physical and visual connections to the Bundamba Creek greenspace corridor.

A 'Main Street' development typology will form the central linear node for retail land uses within the Urban Core Centre. As such the 'main street' will be a hub for specialty retail, entertainment, recreation, leisure, cultural, food, beverage and dining facilities.

The Urban Core Centre will be comprised of nine development parcels incorporating a transit centre for the proposed Rail Corridor and a Regional, District and Local bus service, retail floor space and of mixed use urban core commercial space and residential uses. This primary destination point will ultimately be actively accessible and linked to the proposed railway station and transit interchange, as well as having potential for an urban relationship with a town square plaza. The Urban Core Centre will accommodate other key land uses such as educational, health and civic facilities, as well as having an interface with Bundamba Creek's riparian corridor.

The proposed action for planning purposes is guided by the Ripley Valley Priority Development Area Development Scheme as implemented by Economic Development Queensland (EDQ).

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

No public consultation has been undertaken to this stage as it was not required.

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

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The proposed action does not trigger an environmental impact assessment under Queensland legislation.

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

☐ Yes ☑ No

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

☐ Yes ☑ No

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Section 2

Matters of national environmental significance

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

☐ Yes ☑ No

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

☐ Yes ☑ No

2.3 Is the proposed action likely to have any direct or indirect impact on the ecological character of a Ramsar wetland?

☐ Yes ☑ No

2.4 Is the proposed action likely to have any direct or indirect impact on the members of any listed species or any threatened ecological community, or their habitat?

☑ Yes ☐ No

Species or threatened ecological community

Koala (Phascolarctos cinereus)

Impact

The Koala is found from north-east Queensland to the south-east corner of South Australia. As a consequence of translocations, the Koala are found outside their historic range, for example, Kangaroo Island. The distribution of the Koala is influenced by altitude, temperature and leaf moisture. The density of the Koala population in coastal regions is generally greater than inland areas. Koalas are known to naturally inhabit a range of temperate, sub-tropical and tropical forest, woodland and semi-arid communities dominated by Eucalyptus sp.

While the vegetation across the site has been classed as habitat critical to the survival of the species (receiving a score of 6/10 using the Koala Habitat Assessment Tool), its removal is unlikely to have a significant impact on the availability of habitat in the landscape, given its relatively small size and value and surrounding fragmentation. The removal of 9.65 ha of vegetation considered Koala habitat on-site would not isolate or fragment habitat as it is located within encroaching development and the Town Centre precinct located to the north and east. The surrounding landscape contains a mix of existing developments and approvals for development, which will result in the severe isolation of habitat on-site. The removal of this habitat is considered highly unlikely to lead to species decline.

Species or threatened ecological community

Grey-headed Flying-fox (Pteropus policephalus)

Impact

The GHFF is heavily dependent on the availability of foraging resources and roost sites. As canopy feeding frugivores and nectarivores, GHFFs frequent fruiting and flowering trees in rainforests, open eucalypt forests, woodlands, Melaleuca sp. swamps and Banksia woodlands. The GHFF is also known to forage in fruit crops and introduced tree species within urban environments. Roost sites for the GHFF are commonly within dense vegetation close to water, primarily rainforest patches, stands of Melaleuca sp., mangroves or riparian vegetation.

This species was not observed utilising the site nor observed as a fly over species. Further, no suitable roosting sites occur on or adjacent to the site. Despite this, vegetation across the site is considered to be potential low value foraging habitat for the species. The proposal will result in the removal of 9.65 ha of potential low value GHFF foraging habitat. SEQ has a

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permanent and abundant population of GHFF and available habitat is spread throughout the region given the high prevalence of eucalypts. While vegetation on site is considered potential foraging habitat for the species, due to the limited habitat quality, proximity to development and absence of evidence of the species utilising the site even as a transient visitor, the site is not considered to provide critical habitat supporting an important population of the species. The proposed action is unlikely to lead to a decrease in the size of any local GHFF populations.

2.4.2 Do you consider this impact to be significant?

☐ Yes ☑ No

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

☐ Yes ☑ No

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

☐ Yes ☑ No

2.7 Is the proposed action likely to be taken on or near Commonwealth land?

☐ Yes ☑ No

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

☐ Yes ☑ No

2.9 Is the proposed action likely to have any direct or indirect impact on a water resource from coal seam gas or large coal mining development?

☐ Yes ☑ No

2.10 Is the proposed action a nuclear action?

☐ Yes ☑ No

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

☐ Yes ☑ No

2.12 Is the proposed action to be undertaken in a Commonwealth Heritage place overseas?

☐ Yes ☑ No

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

☐ Yes ☑ No

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Section 3

Description of the project area

3.1 Describe the flora and fauna relevant to the project area

Flora:

A total of 86 flora species were recorded within the vegetation communities on site during field surveys. Of the 86 flora species recorded throughout the entire site, 37 species are considered to be non-native / introduced species. A total of 49 flora species are native.

Field survey confirmed the vegetation on-site consists of four (4) vegetation communities.

1. Regrowth RE12.9-10.2 representative vegetation (Corymbia citriodora subsp. variegata and Eucalyptus crebra dominated);
2. Regrowth RE12.9-10.7a representative vegetation (Eucalyptus siderophloia and E. tereticornis dominated);
3. Non-remnant area including dwelling and planted landscape trees; and
4. Cleared areas.

The vegetation on-site is considered to be most accurately mapped as 'high value regrowth' status vegetation. RE12.9-10.2 and RE12.9-10.7a were confirmed on-site. No species representative of RE12.9-10.16 were found on-site. The majority of the site is dominated by regrowth vegetation with only sparse, large diameter Eucalyptus tereticornis (Forest Red Gum). Ground-truthed environmental values were somewhat inconsistent with the mapping. Species composition and form consistent with the mapped RE was found to extend further north than the mapping.

Characteristics of RE12.9-10.2 were more dominant on the upper slopes of the site, concentrated in the south-western portion of the site and nearer to the dwelling area in the south-east. Eucalyptus crebra (Narrow-leaved Ironbark) and Corymbia citriodora subsp. variegata (Spotted Gum) were the dominant canopy species in this area. The balance of the site is dominated by regrowth RE12.9-10.7a, particularly on the lower slopes in the central and northern portion of the site. Species representative of RE12.9-10.7a including Eucalyptus tereticornis (Forest Red Gum) and Eucalyptus siderophloia (Grey Ironbark) were more dominant on the lower slopes which was found to dominate the majority of the regrowth areas on site.

Fauna:

Database searches returned 23 fauna species listened as threatened under the EPBC Act and/or NC Act, as having been previously recorded or predicted to occur within 5 km of the referral area. Of the 23 identified fauna species, six were assigned a moderate or greater likelihood of occurring on site. These species include, Koala, Grey-headed Flying-fox, Swift Parrot, Regent Honeyeater, Collared Delma and Greater Glider.

A number of fauna species were captured using the motion sensor cameras including dogs (suspected wild dog and two large uncollared but likely to be domestic), Eastern Grey Kangaroo, European Hare, Australian Wooduck, Masked Lapwing and Brushtail Possum. Only common and pest fauna species were recorded.

A total of 38 fauna species were recorded during the field survey, including 28 birds, six mammals, three reptiles and one amphibian. Evidence of Koala was observed on-site in the form of scats (refer below for further details). No other conservation significant fauna species or evidence of their activity were recorded during the field survey.

Database searches returned 16 migratory fauna species listed as threatened under the EPBC Act and/or NC Act, as having been previously recorded or predicted to occur within 5 km of the referral area. Following the likelihood of occurrence assessment, no species were identified as having a moderate or greater likelihood of occurring on-site. No migratory fauna species of conservation significance were recorded during the field survey.

Refer to attached EPBC Referral document for detailed flora and fauna assessment.

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

The project area is approximately 11 ha in total, with ground elevations ranging from approximately 90 m above sea level (ASL) in the south to 50 m ASL to the north.

The VMA mapped watercourse and Department of Agriculture and Fisheries mapped 'low' risk waterway for waterway barrier works intersecting the western portion of the site was assessed. The mapped waterway was found to be an eroded drainage line transitioning into overland flow path. No water or riparian vegetation was present. The channel was comprised of bare ground and grass.

No direct changes to waterways is proposed, and hence no significant changes to water flows and hydrological processes

as a result of development will occur.

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

Land zone 9-10 dominates the site, consisting of fine to coarse grained sedimentary rocks, including sandstone, siltstones, mudstones and shales.

The site is mapped as containing composite regrowth RE12.9-10.2/12.9-10.7a/12.9-10.16 (70/25/5 %) and remnant RE 12.9-10.2, although the later was confirmed as regrowth in the field. The Regional Ecosystems are described below:

- RE12.9-10.2: “Corymbia citriodora subsp. variegata open forest or woodland usually with Eucalyptus crebra. Other species such as Eucalyptus tereticornis, E. moluccana, E. acmenoides and E. siderophloia may be present in scattered patches or in low densities. Understorey can be grassy or shrubby. Shrubby understorey of Lophostemon confertus (whipstick form) often present in northern parts of bioregion. Occurs on Cainozoic and Mesozoic sediments. (BVG1M: 10b)”.
- RE12.9-10.7a: “Eucalyptus siderophloia, Corymbia intermedia +/- E. tereticornis and Lophostemon confertus open forest. Occurs on Cainozoic and Mesozoic sediments in near coastal areas. (BVG1M: 12a)”.
- RE12.9-10.16: “Microphyll to notophyll vine forest +/- Araucaria cunninghamii” were observed.

Field survey confirmed the vegetation on-site consists of four (4) vegetation communities.

1. Regrowth RE12.9-10.2 representative vegetation (Corymbia citriodora subsp. variegata and Eucalyptus crebra dominated);
2. Regrowth RE12.9-10.7a representative vegetation (Eucalyptus siderophloia and E. tereticornis dominated);
3. Non-remnant area including dwelling and planted landscape trees; and
4. Cleared areas.

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

From an MNES perspective, no outstanding natural features and/or any other important or unique values relevant to the project area were identified on or proximal to the subject site. Within the wider region approximately 2 km to the south, more optimal, permanent and connected habitat is considered to exist. These areas are largely intact and are not bound or restricted by urban development. The area to the south is considered to provide continued connectivity potential for fauna movement across the landscape, and provides superior biodiversity values to those within the referral area.

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

The site is mapped as containing composite regrowth RE12.9-10.2/12.9-10.7a/12.9-10.16 (70/25/5 %) and remnant RE 12.9-10.2, although he later was confirmed as regrowth in the field.

The vegetation on-site is considered to be most accurately mapped as ‘high value regrowth’ status vegetation. RE12.9-10.2 and RE12.9-10.7a were confirmed on-site. No species representative of RE12.9-10.16 were found on-site. The majority of the site is dominated by regrowth vegetation with only sparse, large diameter Eucalyptus tereticornis (Forest Red Gum). Ground-truthed environmental values were somewhat inconsistent with the mapping. Species composition and form consistent with the mapped RE was found to extend further north than the mapping.

Characteristics of RE12.9-10.2 were more dominant on the upper slopes of the site, concentrated in the south-western portion of the site and nearer to the dwelling area in the south-east. Eucalyptus crebra (Narrow-leaved Ironbark) and Corymbia citriodora subsp. variegata (Spotted Gum) were the dominant canopy species in this area. The balance of the site is dominated by regrowth RE12.9-10.7a, particularly on the lower slopes in the central and northern portion of the site. Species representative of RE12.9-10.7a including Eucalyptus tereticornis (Forest Red Gum) and Eucalyptus siderophloia (Grey Ironbark) were more dominant on the lower slopes which was found to dominate the majority of the regrowth areas on site

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

Gground elevations ranging from approximately 90 m ASL in the south to 50 m ASL to the north. The average elevation across the site is approximately 8%.

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

The referral area is located in a landscape that has been subject to rapid landscape changes and urbanisation within the past 5 years since the inception of the Ripley Valley PDA in 2010. The site is dominated by regrowth and mature eucalypts, and has been subject to historic vegetation clearing. Due largely to the surrounding urban development, the site retains limited biodiversity values and contains a relatively degraded ground cover which is dominated by weeds and pastural and exotic grass species.

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The referral area is bound by Centenary Highway to the south, fragmented bushland to the west and rural residential properties to the north and east. Large-scale residential development exists to the north of the site on the northern side of Ripley Road. The site retains some connectivity to the west, however, it is relatively limited to the north, south and east by arterial roads and development.

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

The EPBC Act Protected Matters Report indicated that no World Heritage Properties, National Heritage Places or any other Commonwealth Heritage Places exist within a 5 km radius of the site of the proposed action. Refer to EPBC Referral report attached.

3.9 Describe any Indigenous heritage values relevant to the project area

Areas where significant ground disturbances have previously occurred (observed across this referral area) are generally unlikely to contain aspects of intact Indigenous cultural heritage. Notwithstanding, no areas or artefacts of Indigenous heritage significance have been identified within the referral area.

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

The lot related to the proposed action is held under freehold tenure.

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

The site is currently vacant and dominated by regrowth and mature eucalypts, where evidence of historic vegetation clearing is present. The proposed action involves creating a residential community which is part of the wider Urban Core of the Ripley Valley PDA. Surrounding land uses include residential developments, future sports precinct and town centre shopping precinct.

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Section 4

Measures to avoid or reduce impacts

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

Design of the proposed action has considered the requirements of legislative compliance as well as potential impacts to the environment. During the construction phase, the following mitigation measures will be implemented.

1. Vegetation Clearing and Management Plan -
A Vegetation Clearing and Management Plan (VC&MP) should form part of the broader management document submitted as part of the operational works application for the development site. The VC&MP should cover clearing of all vegetation listed in this report and include details on:
- Clearly show trees to be removed
- All civil works likely to impact on existing vegetation
- Temporary and permanent exclusion and protection fencing
- Roles and responsibilities for site contractors, the developer and the consultant group
- Stockpiling and site access locations
- A clearing sequence plan showing the commencement of clearing and direction of removal (this should be in conjunction with the Fauna Management Plan to allow for the appropriate flushing of fauna towards safe havens and/or the application of an appropriate relocation program)
- Links to weed management and revegetation proposals
- The stock piling and reuse of cleared vegetation.

2. Fauna Management Plan -
A Fauna Management Plan (FMP) should be prepared for potential impacts of the construction phase covering the loss of vegetated areas, isolated trees and likely barriers and impediments to local dispersal.

The FMP should link closely with the VC&MP and include details on:
- Species surveyed as using the site with a focus on those most likely impacted by development works
- A list of relevant State and Commonwealth legislation constraints and controls for the above listed fauna
- A plan showing existing habitat opportunities and locations
- Details of the threats to existing fauna species
- Clearing sequence plan from the VC&MP
- Management and mitigation measures i.e. temporary use of fauna exclusion fencing
- Fauna spotter role, contacts and certification
- Specific fauna management procedures for potential or known habitat trees.

3. Fauna Spotter Catcher -
A registered and suitability qualified fauna spotter catcher/ecologist will need to be employed for the construction phase of the Project to implement a protocol of best management practises. Significant habitat features, should any be identified on site, will be flagged prior to clearing events and these areas supervised by an appropriately experienced ecologist. Identified within the clearing supervision protocol should be flagging of hollow bearing trees followed by the removal of vegetation surrounding them. After 24 to 72 hours, these trees should then be removed. Trees must be directionally felled into open or already cleared areas.

The objective of this is to enable hollow dependant fauna an opportunity to move on their own accord as many species utilise multiple den/roost sites within a given home range. Certain areas would be identified and flagged as significant such as old-growth trees with hollow resources and on-site identification to construction personnel will help reduce/avoid clearing. Where required, native fauna situated within areas to be cleared will be relocated to a secure area of similar habitat prior to the commencement of vegetation clearance works by a registered fauna spotter/catcher. Should any removal and relocation of nests be required, it is to be undertaken by a suitably qualified and experienced person and advice sought where necessary.

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

Potential impacts to Koala and GHFF associated with construction activities (i.e. injury during land clearing, entrapment within excavated trenches) will be avoided via the implementation of environmental management controls and work practices as described in section 4.1 above. These mitigation measures are commonplace throughout the Ipswich City local government area and South East Queensland.

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Section 5

Conclusion on the likelihood of significant impacts

5.1 You indicated the below ticked items to be of significant impact and therefore you consider the action to be a controlled action

- ☐ World Heritage properties
- ☐ National Heritage places
- ☐ Wetlands of international importance (declared Ramsar wetlands)
- ☐ Listed threatened species or any threatened ecological community
- ☐ Listed migratory species
- ☐ Marine environment outside Commonwealth marine areas
- ☐ Protection of the environment from actions involving Commonwealth land
- ☐ Great Barrier Reef Marine Park
- ☐ A water resource, in relation to coal seam gas development and large coal mining development
- ☐ Protection of the environment from nuclear actions
- ☐ Protection of the environment from Commonwealth actions
- ☐ Commonwealth Heritage places overseas
- ☐ Commonwealth marine areas

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 Koala and Grey-headed Flying-fox (GHFF) were the only MNES considered to be at a potential risk of a significant residual impact as a result of the proposed action, although the risk was deemed low (refer attached EPBC referral assessment report for further details). The proposed action is unlikely to have a significant impact on GHFF or Koala, or any other protected matters assessed within the accompanying referral assessment report. Therefore, the proposed action is not considered a controlled action, as follows.

Grey-headed Flying-fox:

This species was not observed utilising the site nor observed as a fly over species. Further, no suitable roosting sites occur on or adjacent to the referral area. Vegetation across the site is considered to be of potential low value foraging habitat for the species within a surrounding landscape that contains vast tracts of more optimal foraging habitat. The proposal will result in the removal of 9.65 ha of potential low value GHFF foraging habitat, but will not impact on any roosting sites. Notably, the potential habitat on-site predominantly consists of regrowth eucalypt bushland with only sparse large diameter specimens so it is not considered noteworthy foraging habitat for GHFF.

Notably, South East Queensland has a permanent and abundant population of GHFF and available more optimal habitat is spread throughout the region given the high prevalence of relatively undisturbed eucalypt woodlands. Due to the vast quantity and higher quality of eucalypt bushland in the surrounding landscape and the GHFF's high mobility, the small amount of relatively poor quality foraging habitat on-site is not considered critical to the survival of this species. Therefore, considering the removal of approximately 9.65 ha of potential low value GHFF foraging habitat from within the referral area, the proposed action is unlikely to have a significant impact to GHFF.

Koala:

The action is unlikely to interfere substantially with the recovery of the Koala. The site is located on the eastern edge of fragmented bushland. Removal of 9.65 ha of vegetation on-site will marginally reduce available habitat fort he species, however, it occurs in an area that is already highly fragmented and disturbed. Furthermore, the vegetation is identified as lower quality habitat due to the dominance of regrowth, close proximity to dwellings and presence of threats to the species (i. e., large domestic/wild dogs). Evidence of wild dogs and other pest species was observed on-site using motion sensor cameras. Threats to Koalas are therefore already present on-site. Further, the presence of existing developments, approvals for development and infrastructure including a rail corridor, town centre and roads reduces the overall suitability of the habitat to Koala persistence.

Due to the site's location on the edge of developments occurring within the Ripley Valley PDA and where it does not provide connectivity to the north, east or south due to encroaching developments, it is not anticipated that the removal of low quality vegetation on-site would affect the viability of the Koala population in the area. Therefore, the proposed action is unlikely to significantly impact Koala or Koala habitat.

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Section 6

Environmental record of the person proposing to take the action

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

Yes, BCove 4 Pty Ltd understands and recognises it has a duty of care to the environment. The company's environmental management record does not include any instances of contraventions or non-compliances with development approval conditions.

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

N/A - BCove 4 Pty Ltd does not have 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.

6.3 If it is a corporation undertaking the action will the action be taken in accordance with the corporation's environmental policy and framework?

☑ Yes ☐ No

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

Bcove 4 Pty Ltd is a subsidiary of Sekisui House, a company that employs an environmental policy that emphasises the integration of the natural and built environment. There is a strong emphasis on the construction of low emissions houses, which will be implemented at the Ripley site. Sekisui House applies the Gohon no ki Landscaping Concept to their community design. This concept follows sustainable Satoyama landscapes ('fingers of green' within peri-urban or environmental / urban fringe) and focuses on retention of the natural environment and the use of indigenous species in landscaping.

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?

☑ Yes ☐ No

6.4.1 EPBC Act No and/or Name of Proposal

EPBC 2015/7513 - ECCO Ripley Residential Development

The following have been referred as part of Sekisui House:
EPBC 2010/5731 - Camden Lakeside Residential Development
EPBC 2013/6979 - El Caballo Blanco, Gledswood and Lakeside Residential Development
EPBC 2015/7471 - Ripley Town Centre Development

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Section 7

Information sources

Reference source

Gonzalez-Astudillo, V, Allavena, R, Mckinnon, A, Larkin, R & Henning, J, 2017, 'Decline causes of Koalas in South East Queensland, Australia: a 17-year retrospective study of mortality and morbidity', Scientific Reports, 7:42587.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Department of Transport and Main Roads, 2016, Moreton Bay Rail, Koala Action Plan, Queensland Government.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Duncan, A., G.B. Baker & N. Montgomery, 1999, The Action Plan for Australian Bats, Canberra: Environment Australia.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Phillips, S & Callaghan, J 2011, "The Spot Assessment Technique: a tools for determining localised levels of habitat use by Koala Phascolarctos cinereus", Australian Zoologist, 35:3.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Tidemann, C.R., 1998, Grey-headed Flying-fox, Pteropus poliocephalus, Temminck, 1824, In: Strahan, R., ed. The Mammals of Australia. Frenchs Forest: New Holland Publishers Pty Ltd.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Ipswich City Council, 2006, Ipswich Planning Scheme, Ipswich.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Department of Agriculture, Water and the Environment, 2020, Pteropus poliocephalus in Species Profile and Threats Database, Department of the Environment, Canberra.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Department of the Environment and Energy, 2020, Monitoring Flying-fox Populations – Interactive Flying-fox Web Viewer, Department of the Environment and Energy, Australian Government.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Department of Environment and Science (2017), Grey-headed flying-fox, Queensland Government.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Eyre TJ, Ferguson DJ, Hourigan CL, Smith GC, Mathieson MT, Kelly, AL, Venz MF, Hogan, LD & Rowland, J., 2018, Terrestrial Vertebrate Fauna Survey Assessment Guidelines for Queensland, Department of Environment and Science, Queensland Government, Brisbane.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

EPBC Act Referral Guidelines for the vulnerable koala (combined populations of Queensland, New South Wales and the Australian Capital Territory), Commonwealth of Australia, 2014.

Reliability

Information is reliable and current.

Uncertainties

Nil

Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Reference source

Department of Agriculture, Water and the Environment, 2020, Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) in Species Profile and Threats Database, Department of the Environment, Canberra.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Department of Agriculture, Water and the Environment, 2013, Matters of Nation Environmental Significance – Significant Impact Guidelines 1.1 Environment Protection and Biodiversity Conservation Act 1999, Australian Government.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

Atlas of Living Australia, 2020, Spatial Data Portal [https://spatial.ala.org.au/], accessed September 2020.

Reliability

Information is reliable and current.

Uncertainties

Nil

Reference source

10143 E Ripley Road, Ripley, Ecological Assessment – Matters of National Environmental Significance, prepared by Saunders Havill Group for BCove 4 Pty Ltd, dated 11 September 2020.

Reliability

Information is reliable and current.

Uncertainties

Nil

Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Section 8

Proposed alternatives

Do you have any feasible alternatives to taking the proposed action?

Yes ☑ No

Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Section 9

Person proposing the action

9.1.1 Is the person proposing the action a member of an organisation?

☑ Yes ☐ No

Organisation

Organisation name	BCOVE 4 PTY LTD
Business name	
ABN	31123079836
ACN	
Business address	Level 1, 97 Boundary Street, West End, 4101, Queensland, Australia
Postal address	Level 1, 97 Boundary Street, West End, 4101, Queensland
Main Phone number	0733613777
Fax	
Primary email address	daniel.flanagan@sekisuihouse.com.au
Secondary email address	

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

☐ Small business
☑ Not applicable

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

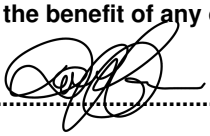
☐ Yes ☑ No

9.1.3 Contact

First name	Daniel
Last name	Flanagan
Job title	Development Manager
Phone	0733613777
Mobile	
Fax	
Email	daniel.flanagan@sekisuihouse.com.au
Primary address	Level 1, 97 Boundary Street, West End, 4101, Queensland, Australia
Address	

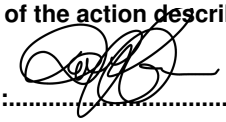
Declaration: Person proposing the action

I, Daniel Flanagan **, 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.**



Signature: ..... Date: 25/09/2020

I, Daniel Flanagan on behalf of Bcove 4 Pty Ltd **, the person proposing the action, consent to the designation of** Daniel Flanagan on behalf of Bcove 4 Pty Ltd **as the proponent for the purposes of the action described in this EPBC Act Referral.**



Signature:.....Date: 25/09/2020

Australian Government
Department of Agriculture, Water and the Environment

Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Proposed designated proponent

9.2.1 Is the proposed designated proponent a member of an organisation?

☑ Yes ☐ No

Organisation

Organisation name	BCOVE 4 PTY LTD
Business name	
ABN	31123079836
ACN	
Business address	Level 1, 97 Boundary Street, West End, 4101, Queensland, Australia
Postal address	Level 1, 97 Boundary Street, West End, 4101, Queensland
Main Phone number	0733613777
Fax	
Primary email address	daniel.flanagan@sekisuihouse.com.au
Secondary email address	

9.2.2 Contact

First name	Daniel
Last name	Flanagan
Job title	Development Manager
Phone	0733613777
Mobile	
Fax	
Email	daniel.flanagan@sekisuihouse.com.au
Primary address	Level 1, 97 Boundary Street, West End, 4101, Queensland, Australia
Address	

Declaration: Proposed Designated Proponent

I, Daniel Flanagan on behalf of Bcove 4 Pty Ltd **,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:** 25/09/2020

Australian Government
Department of Agriculture, Water and the Environment

Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Referring party (person preparing the information)

9.3.1 Is the referring party (person preparing the information) a member of an organisation?

☑ Yes ☐ No

Organisation

Organisation name	Saunders Havill Group Pty Ltd
Business name	SAUNDERS HAVILL GROUP
ABN	24144972949
ACN	
Business address	9 Thompson St, Bowen Hills, 4006, QLD, Australia
Postal address	
Main Phone number	1300123744
Fax	
Primary email address	mail@saundershavill.com
Secondary email address	

9.3.2 Contact

First name	Andrew
Last name	Davies
Job title	Principal Environmental Scientist
Phone	0732519425
Mobile	
Fax	
Email	andrewdavies@saundershavill.com
Primary address	9 Thompson St, Bowen Hills, 4006, QLD, Australia
Address	

Declaration: Referring party (person preparing the information)

I, *Andrew Davies* **, 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: ..... Date: *25/09/2020*

Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Appendix A

Attachment

Document Type	File Name
action_area_images	10143 E Figure 2 Site Aerial B.pdf
action_area_images	10143_Referral_area_v2_poly.shp
supporting_tech_reports	10143_EPBC_REFERRAL_20200911-compressed.pdf
supporting_tech_reports	10143_EPBC referral_20200924_AMENDED-compressed.pdf

Appendix B

Coordinates

Area 1
-27.684101361851,152.79382301641
-27.684170758952,152.79402951603
-27.685742471514,152.79374941058
-27.685837130162,152.79430956183
-27.686044396496,152.79576621405
-27.689152147327,152.79521842701
-27.689330737881,152.79518637164
-27.688952098128,152.7925263232
-27.688772662974,152.79255664665
-27.683948262593,152.79341648772
-27.684027179471,152.79361862701
-27.684101361851,152.79382301641