

# Redlands Coast Regional Sport and Recreation Precinct

Application Number: **01503**Commencement Date: **31/10/2022**Status: **Locked**

## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Redlands Coast Regional Sport and Recreation Precinct

#### 1.1.2 Project industry type \*

Tourism and Recreation

#### 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 \*

31/12/2026

## 1.2 Proposed Action details

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

The Redlands Coast Sport and Recreation Precinct is intended to meet the current and growing sport and recreation needs of Redlands Coast while also protecting the natural habitat.

Over 160,000 people live in Redlands, and by 2041 that is expected to increase to 188,000.

Redland City Council (RCC) investigations revealed that to meet the health and wellbeing needs of the existing and growing population, the city has a shortfall in sporting land of 75 ha. The Precinct will significantly reduce this deficit. Council purchased this strategic site to secure land for this purpose.

The Precinct's primary tenant sporting clubs are classified as regional, attracting players and teams from outside of Redland City and delivering a regional benefit to surrounding Local Government Areas (LGAs).

Facility specifications are being designed to a regional standard to accommodate state competitions and major sporting events. Given the levels of service and design standards, the venue is expected to facilitate training venues for the 2032 Olympics.

The development provides essential community infrastructure in response to identified need. The essential need has been identified for both local and regional communities.

Specifically, RCC identified a shortfall of land for formal sporting opportunities, competing demand for existing sporting spaces across the city and projected population growth.

#### **Project specific locational requirements.**

This intergenerational community infrastructure development is strategically located in the southern end of Redlands Coast in the city's high growth area. New urban communities in the south of the city include: the South West Victoria Point Structure Plan, Weinam Creek PDA, Shoreline Master Plan, South East Thornlands Structure Plan and the Kinross Road Structure Plan.

In what has historically been a quieter and less developed part of the city, it is recognised that existing services in this area, which encompasses the established villages of Mount Cotton, Victoria Point and Redland Bay, will not meet the needs of the growing population. A range of infrastructure projects are being planned to support the exponential population growth of which this project is one.

This site was acquired based on its location and physical characteristics (slope, cleared areas, size and shape) required to support regional sporting facilities.

**Project Scope**

Upon completion, the facility (as illustrated in Att 1 - Site Masterplan) will include:

- BMX facility, pump track and learn to ride track
- Criterium track
- Regionally-significant play precinct, including wet and dry play areas and a play pavilion
- NRL fields
- Touch football fields
- Three clubhouses for NRL, touch football and cycling clubs
- Low-impact bush trails
- A central naturally vegetated waterway corridor
- Associated site infrastructure, including internal roads, maintenance facilities, services

The project will be constructed over two stages, with Stage 1 expected for commencement of construction in early 2023.

**Nature of the Proposed Action:**

The proposed works involve clearing, site establishment, earthworks and construction/building works for construction and on-going operation and management of the following:

- 3 x Rugby league fields covering 3.5ha
- 13 x Touch football fields covering 7.6 ha
- Rugby league and touch football club house incorporating a footprint of 1,783 m2 and 1,461 m2 respectively.
- 450 m BMX facility
- 1,768 m Criterium track
- Cycle clubhouse incorporating a footprint of 901 m2
- Regional play-precinct Wet and dry areas including 1.85 ha of infrastructure and open space
- Play pavilion and amenities comprising a footprint of 491 m2
- 700m Intermediate and advanced pump tracks, learn to ride facility
- Ancillary infrastructure 1.9 km of internal roads
- 2 ha allocated to provide sufficient car parking to accommodate the facility and events (i.e. 800 plus car parks)
- Maintenance facilities including a shed with a footprint of 213 m2
- Site services including water, sewer and electricity to the site (predominantly located outside of the project area)
- Widening of Heinemann Road and construction of new accesses to the site via two new roundabouts and a bus drop-off facility (predominantly located outside the project area)
- Management and recreation trails extending 2 km (including the perimeter maintenance access trail and internal low-impact walking trails within the Retention Area)
- Rehabilitation of 7.6 ha of the central waterway corridor including weed management and infill planting of 1,791 trees.

The following areas are relevant to the proposed development and are attached as shapefiles to this application:

Development Footprint = 159.3ha, including a Disturbance Footprint of 32.7ha, Retention area of 123.2ha and Avoidance Area of 3.3ha. Please refer areas in Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Figure 1, page 10).

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

Yes

**1.2.3 Is the proposed action the first stage of a staged development (or a larger project)?**

Yes

**1.2.5 Provide information about the staged development (or relevant larger project).**

The project will be delivered in two main stages as summarised below, and shown spatially in Att 2 - Project Masterplan and Staging.

Note that impacts to MNES occur primarily within Stage 1 works. This EPBC referral pertains to both Stage 1 and 2 actions.

The cycle precinct is the subject of a Material Change of Use application, and so a substage (Stage 1B) has been defined for the purposes of separating out that component of the project for approval purposes, but Stage 1A and Stage 1B as shown in Att 2, page 1-2, will be undertaken concurrently as a single construction project.

**Stage 1 (Construction early 2023, duration ~18 months)**

- Vegetation clearing to whole site
- Bulk earthworks for playing fields
- Maintenance shed
- Northern roundabout and internal driveway
- Enabling infrastructure (water, electricity, comms).
- Rehabilitation (revegetation) works to central corridor
- Play Precinct
  - Playground

- Pump track
- Event space
- Play pavilion
- Play precinct carpark
- Cycle Precinct:
  - Criterium track
  - BMX Track
  - Cycle clubhouse
  - Cycle precinct carpark

#### **Stage 2 (Construction circa 2025, duration ~18 months)**

- Playing surface for NRL fields
- NRL Clubhouse
- Playing surface for touch fields
- Touch clubhouse
- Bus drop off bay
- Balance of site carparking
- Southern roundabout and entrance
- Heinemann Rd works
- Sewage pump station
- Recycled water supply

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

A detailed report Redlands Coast Regional Sport and Recreation Precinct Permits and Applications Report (Mecone April 2022) is provided, in Att 3 - Permits and Applications Report, which details the relevant commonwealth legislation (see Att 3 - Part 1, Section 3.1, page 5), state legislation (see Att 3 - Part 1, Section 3.2, page 5) and local instruments (see Att 3 - Part 1, Section 3.1, page 8).

Redland City Council is referring this Project to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The EPBC Act provides a framework to protect and manage matters of national environmental significance (MNES). The results of the ecological assessment indicate that four threatened fauna species, a migratory species and a threatened ecological community are 'known' or 'likely' to occur within the Project Area. An assessment against the Significant Impact Guidelines 1.1 determined that the Action is unlikely to result in a significant impact on a MNES (see Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Appendix F, page 78-79). Relevant Conservation advice, Recovery Plans, Guidelines and supporting documentation available via the Species Profile and Threats Database for each MNES were considered as relevant to the Action ((see Att 4, Section 3.1.2, page 22; Section 3.2.3, page 32; and Appendix F, page 78-79).

#### **Approvals obtained to date**

- Significant Community Project Designation dated 22 Feb 2022 under Section 10(5) of the Vegetation Management Act (1999)
- Relevant Purpose Designation dated 5 July 2022 under Section 22A of the Vegetation Management Act (1999)

#### **Applications Pending**

- Operational works for clearing of native vegetation; and material change of use for outdoor sport and recreation (cycling tracks and associated clubhouse). Redlands City Council reference MCU22/0105, confirmation notice dated 29 August 2022).
- Operational works for clearing of native vegetation Redlands City Council reference OPW22/0076, confirmation notice dated 27 October 2022)
- A High-Risk Species Management Program (Att 21 - High-risk Species Management Program, pages 1-9) and associated Fauna Impact Management Plan (Att 22 - Fauna Impact Management Plan\_V2, pages 1-145) will be submitted to the Department of Environment and Science and will consider all colonial breeding species and species least concern species known to occur within the Project Area.

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

A communications and engagement plan for the project was developed in 2019 and has helped ensure meaningful consultation with stakeholders and the wider Redlands Coast and south-east Queensland community via a range of activities since that time. A project website was developed to support delivery of the communications and engagement plan (Link - Your Say - Redlands Coast Regional Sports and Recreation Precinct).

#### **Consultation during master planning**

In April 2019, Ross Planning was engaged to undertake master planning for the project. Consultation was identified as one of seven stages of the process required to develop the Master Plan (Att 5 - Redlands Coast Regional Sport and Recreation Precinct Master Plan, Section 1.4, page 8).

In June 2019, Ross Planning concluded consultations with internal and external stakeholders and through that process identified a number of sporting clubs whose current situation meant they might be open to relocating to the Precinct. Further consultation was undertaken with those clubs and also with State and peak sporting bodies.

In August 2019, Council delivered an information session about the project to environmental organisations including Birdlife Southern Queensland, Wildlife Preservation Society of Queensland Bayside, Koala Action Group and Eprapah Creek Catchment Landcare Association, with apologies received from five other environmental organisations. Feedback from attendees was captured to inform the Master Plan and included commentary on trails, waterways, flora and fauna, facilities and traffic.

Ross Planning presented initial Master Planning findings to Council on 27 August 2019, with a further 'functional concept' workshop on 10 September 2019.

At the request of Minister de Brenni, an additional community information session was held on 15 September 2019 at Mount Cotton Hall. The information session was advertised widely using advertising in the local newspaper, social media posts, posters around the city, on-site signage, letters and flyers letterbox dropped to neighbours of the site, and emails to groups including environmental groups and local schools. More than 60 people attended the session and were provided with background information about the project and an overview of the next steps.

On 18 December 2019, Council unanimously voted to take the draft Master Plan to the community for consultation (Att 6 - Redlands Coast Regional Sport and Recreation Precinct Master Plan DRAFT, pages 1-60).

The consultation period commenced on 22 January 2020 and concluded on 19 February 2020. A survey was developed and offered online and on paper. The consultation was advertised widely with a full page advertisement in the local newspaper, social media posts, posters around the city, on-site signage, letters and flyers letterbox dropped to neighbours of the site, and emails to groups including environmental groups and local schools.

A number of consultation activities encouraged informed participation:

- An information session for prospective tenant clubs held at the Alexandra Hills Hotel conference centre – attended by 10 club management representatives
- A community information session at Cleveland Memorial Hall – attended by 40 people including neighbours, business owners, sports club members, environmental group members, equestrians
- Eight pop-up community information sessions held at high traffic shopping areas across the city – around 140 people engaged with the pop-up sessions.

The online survey was hosted on the project webpage. 6,710 visits to the page were recorded during the consultation period, with 4,310 aware participants (visited at least one page) and 2,834 informed participants (downloaded a document, viewed a photo or FAQ list).

At the end of the consultation period, 324 online survey responses and seven paper responses had been submitted. Of the 324 surveys submitted, 30 indicated complete satisfaction with the draft Master Plan. More than 40 different suggestions were recorded in the 'what don't you like' section of the survey, 14 of which were repeated numerous times. These included a lack of equestrian facilities, a lack of AFL fields, lack of indoor sports facility, no oval field space (e.g., AFL or cricket), environmental impact concerns, and the need for road upgrades to support increased traffic. Respondents liked the retention of green space and natural surrounds, that the plan addressed the city's lack of sporting space, that it would take pressure off Pinklands Sporting Complex, the parking and play spaces, that it was family friendly with something for everyone, the cycling facilities (BMX, cycling, pump, trails), the investment in an outdoor lifestyle and a number of respondents stated their appreciation of the land being developed for sport rather than small lot housing. Feedback was detailed in the master plan consultation evaluation report and helped inform development of the concept design.

#### **Further engagement with environmental groups**

Following release of the concept design in 2021 and preliminary design in 2022, Council again invited environmental groups to briefing meetings. Feedback from the 2021 concept design meeting regarding concerns about old trees in the north-west section of the site informed an altered site layout in 2022's preliminary design. Other feedback related to roads and other infrastructure, waterways, fire management and the need for facilities to be multi-use and accessible by all community members.

#### **Engagement with QYAC**

Council has consulted with the Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) at all relevant points during project planning to help ensure cultural heritage investigations and studies are completed correctly and in accordance with all agreements. Council is committed to protecting the city's valuable cultural heritage. All pages of Att 7 - Cultural Heritage Study – NOT TO BE MADE PUBLIC will not be made publicly available due to cultural sensitivity reasons.

#### **Consultation with Elders**

Council reached out to traditional owner groups about providing future support for initiatives and projects related to the project. The Minjerribah Moorgumpin Elders in Council (MMEIC) subsequently supported Council by researching and providing advice on a key initiative that is not yet in the public realm, and has expressed interest in being involved in future initiatives related to the project.

#### **Consultation with tenant clubs, traditional owner and MMEIC to develop a promotional video**

To raise awareness of the project when the concept design for the precinct was delivered, Council worked with tenant club representatives and club members to film sports footage and introductions about the clubs, their history, their membership and what the new facility would mean to them. The Welcome to Country for the video was presented, with permission from the MMEIC Elders, by a Quandamooka woman who was also a touch football coach and player with Redlands Touch Association, one of the primary tenant clubs. The resultant video received more than 370 likes on Council's Facebook page, a very positive response for Council's Facebook presence at the time (Link - New state-of-the-art home for local sports clubs).

#### **Ongoing consultation and collaboration with primary tenant clubs to ensure fit-for-purpose facilities**

Since Council confirmed the primary tenant clubs in June 2021, Council officers have involved primary tenant club representatives in conversations and decisions about facility design. Officers have regularly held in-depth meetings, phone calls and design briefings with club representatives to help ensure precinct facilities are fit for their club's purposes while also meeting critical principles relating to environment, accessibility, inclusion and sustainability. For example, when considering the detailed design of the criterium track, BMX track and shared clubhouse, club representatives participated in online meetings with designers.

#### **Other community consultations that provided historical rationale for the project**

The Redland Open Space Strategy 2026 (2012) involved community-wide consultation, with a resultant recommendation to acquire new land for sporting purposes in the south of the city (Att 8 - Redland Open Space Strategy 2026, Item Number 40, page 12) (Att 8, Section titled *Redlands Regional Sport Facility Plan 2008*, page 284). The Redlands Coast Regional Sport and Recreation Precinct project is a direct result of that consultation and resultant strategy.

The project is also a catalyst project under the Strong Communities objective in Council's Corporate Plan (Att 9 - Our Future Redlands – A Corporate Plan to 2026 and Beyond, page 29).

## 1.3.1 Identity: Referring party

### Privacy Notice:

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

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

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

Personal information may be disclosed to other Australian government agencies, persons or organisations where necessary for the above purposes, provided the disclosure is consistent with relevant laws, in particular the Privacy Act 1988 (Privacy Act). Your personal information will be used and stored in accordance with the Australian Privacy Principles.

See our Privacy Policy to learn more about accessing or correcting personal information or making a complaint. Alternatively, email us at [privacy@awe.gov.au](mailto:privacy@awe.gov.au).

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

### 1.3.1.1 Is Referring party an organisation or business? \*

Yes

#### Referring party organisation details

<b>ABN/ACN</b>	32061537666
<b>Organisation name</b>	Bligh Tanner Pty Ltd
<b>Organisation address</b>	Level 9, 269 Wickham St Fortitude Valley Qld 4006

#### Referring party details

<b>Name</b>	Alan Hoban
<b>Job title</b>	Director
<b>Phone</b>	0400 742 836
<b>Email</b>	<a href="mailto:alan.hoban@blightanner.com.au">alan.hoban@blightanner.com.au</a>
<b>Address</b>	Level 9, 269 Wickham St, Fortitude Valley Qld 4006

## 1.3.2 Identity: Person proposing to take the action

### 1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? \*

No

**1.3.2.2 Is Person proposing to take the action an organisation or business? \***

Yes

Person proposing to take the action organisation details	
<b>ABN/ACN</b>	86058929428
<b>Organisation name</b>	Redland City Council
<b>Organisation address</b>	Corner Middle and Bloomfield Streets, Cleveland QLD 4163
Person proposing to take the action details	
<b>Name</b>	Dr Nicole Davis
<b>Job title</b>	General Manager, Infrastructure and Operations
<b>Phone</b>	07 3829 8999
<b>Email</b>	civicanopenspace@redland.qld.gov.au
<b>Address</b>	Corner Middle and Bloomfield Streets, Cleveland QLD 4163

**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. \***

<ul style="list-style-type: none"> <li>• Yes, Redland City Council and Dr Nicole Davis have a satisfactory record of responsible environmental management.</li> <li>• Redland City Council and Dr Nicole Davis have not been subject to any proceedings relating to the organization's/individual's environmental management.</li> <li>• Redland City Council have no previous EPBC referrals. Redland City Council have not previously undertaken actions referred under the Act.</li> </ul> <p>The proposed actions will be undertaken in accordance with Redland City Council's environmental policies and frameworks as detailed and attached to the response in Section 1.3.2.18 of this Response.</p>
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**1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework**

<ul style="list-style-type: none"> <li>• Redland City Council managing more than 4,900 ha of conservation and green spaces.</li> <li>• Conservation land makes up 17.7% of the Council owned/managed land in the Redlands Coast and includes: <ul style="list-style-type: none"> <li>◦ conservation areas</li> <li>◦ nature refuges</li> </ul> </li> </ul>
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- bushland refuges
- nature belts
- creek corridors
- urban habitat
- conservation coastal foreshores
- wetlands
- drainage reserves and/or road reserves.
- The **Conservation Land Management Strategy** (Att 10 - Conservation Land Management Strategy, page 1-121) provides strategic direction for managing conservation land in the Redlands Coast. It provides a:
  - clear set of guidelines for identifying and categorising conservation land
  - coordinated approach to conservation land management
  - set of principles to help Council improve biodiversity services, environmental planning and operational management.
- All programs are completed for the **Koala Conservation Strategy Action Plan 2016–2021** (Att 11 - Koala Conservation Strategy Action Plan 2016–2021, page 1-14).
- Council adopted the **Koala Conservation Plan 2022–2027** (commenced July 2022) (Att 12 - Koala Conservation Plan 2022–2027, page 1-22). The objectives of the Plan are:
  - Decisions based on science
  - Protect and Improve Koala Habitat
  - Reduce Koala Deaths
  - Community making a difference
- Bushcare, environmental partnerships and conservation services strategically consider and plan the delivery of their programs and associated restoration and revegetation works within the priority mapped core habitat and wildlife corridors in accordance with the **Wildlife Connection Plan 2018** (Att 13 - Wildlife Connection Plan 2018, page 1-53).
- The **Redland City Plan** supports the Wildlife Connection Plan. (Refer Link - Redland City Plan)
- **Environment Levy** - Currently the levy for the Environment and Coastal Management Separate Charge is \$161.52 per annum. The levy funds land maintenance, rehabilitation and purchase, including:
  - acquisition of bushland and urban koala properties
  - terrestrial and aquatic maintenance and rehabilitation.
  - The view a list of 'Environmental Land Acquisitions' and 'Areas of Land Acquisitions' refer to Link - Environmental levy.
- Council continues to enhance and encourage **environmental understanding through our education opportunities** offered to the community. The IndigiScapes Centre received more than 12,000 visitors in the fourth quarter (2021/22) across a range of events and programs. The Community Environment Fair and EcoMarket was held in June 2022, showcasing educational activities and cultural experiences across the wildlife and bushcare programs, including bush food cooking and native bee demonstrations, tribal experiences, fungi walk and composting talks.
- **Natural Environment Policy** (ENV-001-P) – Policy Objective: Our corporate decisions protect, enhance and restore the health and viability of the City's natural terrestrial and aquatic values both on public and private lands and aquatic environments, for their inherent value and the benefit, use and lifestyle of current and future generations of our community. Refer to Att 14 - Natural Environmental Policy (ENV-001-P), page 1-3.
- **Green Living Policy** (ENV-002-P) – Policy Objective: Our corporate decisions enable Council to 'lead by example' in making informed choices in addressing the risks and threats of climate change, applying ecologically sustainable development principles, practicing energy, fuel and resource efficient operations across our built environment and business activities, and through supporting green living opportunities in the community. Refer to Att 15 - Green Living Policy (ENV-002-P), page 1-2.

### 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	
<b>ABN/ACN</b>	86058929428
<b>Organisation name</b>	Redland City Council
<b>Organisation address</b>	Corner Middle and Bloomfield Streets, Cleveland QLD 4163
Proposed designated proponent details	
<b>Name</b>	Dr Nicole Davis
<b>Job title</b>	General Manager, Infrastructure and Operations

<b>Phone</b>	07 3829 8999
<b>Email</b>	civicanopenspace@redland.qld.gov.au
<b>Address</b>	Corner Middle and Bloomfield Streets, Cleveland QLD 4163

## 1.3.4 Identity: Summary of allocation

### ✔ Confirmed Referring party's identity

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

ABN/ACN	32061537666
Organisation name	Bligh Tanner Pty Ltd
Organisation address	Level 9, 269 Wickham St Fortitude Valley Qld 4006
Representative's name	Alan Hoban
Representative's job title	Director
Phone	0400 742 836
Email	alan.hoban@blightanner.com.au
Address	Level 9, 269 Wickham St, Fortitude Valley Qld 4006

### ✔ Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	86058929428
Organisation name	Redland City Council
Organisation address	Corner Middle and Bloomfield Streets, Cleveland QLD 4163
Representative's name	Dr Nicole Davis
Representative's job title	General Manager, Infrastructure and Operations
Phone	07 3829 8999
Email	civicanopenspace@redland.qld.gov.au
Address	Corner Middle and Bloomfield Streets, Cleveland QLD 4163

### ✔ Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

## 1.4 Payment details: Payment exemption and fee waiver

### 1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? \*



No

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

No

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

No

**1.4.7 Has the department issued you with a credit note? \***

No

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

No

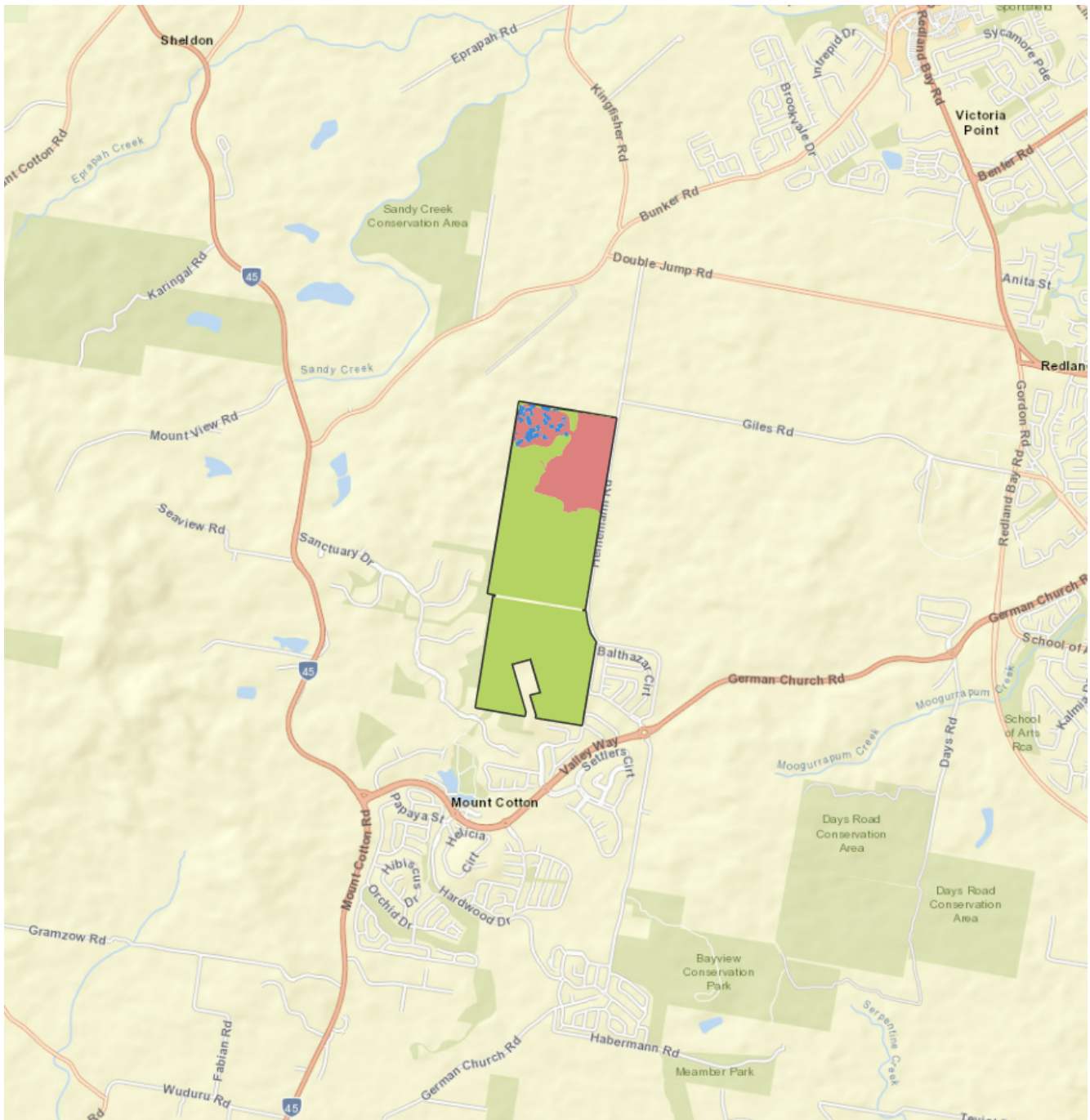
## 1.4 Payment details: Payment allocation

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

Referring party

## 2. Location

### 2.1 Project footprint



## 2.2 Footprint details

### 2.2.1 What is the address of the proposed action? \*

277-293 Heinemann Road, Mount Cotton

### 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? \*

Land is freehold land owned by Redland City Council and will be operated by Redland City Council

## 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 within the suburb of Mount Cotton in the Redland City Council Local Government Area. The 159-hectare (ha) property is located at 277-293 Heinemann Road, Mount Cotton and is described as (Lot 420 S312160 and Lot 2 RP227426). The Project Area is located approximately 25.5km southeast of Brisbane, 4km west of Redland Bay and 11.5km south of the Cleveland Business District.

The northern portion of the Project Area (approximately 33 ha) has been selectively cleared and until recently, used for grazing. This portion of the Project Area is generally degraded as a result of agricultural use and is characterised by paddocks with scattered retained trees. An existing shed is located within the southern extent of the paddock and there are internal and perimeter barbed wire fences. A central waterway corridor traverses through the northern portion of the Project Area and supports aquatic habitats and an ephemeral waterway. The southern portion of the Project Area supports remnant and regrowth vegetation and the waterway corridor.

The Project Area is currently zoned as rural under the *Redland City Plan 2018* (Link - Redland City Plan 2018) and the current site usage is consistent with this zoning. Adjoining sites are utilised for residential and agricultural purposes. Property adjoining the northern portion of the Project Area is zoned as rural residential. The Heinemann Road Reservoirs are located in the southern portion of the Project Area in the separate allotment of Lot 2 RP227426 and is zoned as community facilities.

The majority of the Project Area is bound by Heinemann Road to the east. Heinemann Road is a 80km/h sealed dual-direction carriageway which connects Double Jump Road to the north and Valley Way to the south. The southern extent of the Project Area is partially bound by Balthazar Court and Taffeta Drive associated with the adjoining residential area. Adjoining the majority of the western extent of the Project Area is zoned as rural and supports a poultry farm.

The Project Area is accessed via Heinemann Road. Formal access to the Heinemann Road Reservoir is from Heinemann Road within an easement in the southern portion of the Project Area. An informal vehicle track from Heinemann Road links to an existing shed located in the disturbed northern portion of the Project Area.

The proposal includes new site access points via roundabouts on Heinemann Road at the north-eastern and south-eastern corners of the Project Area. As shown on the Masterplan and Staging Plan (Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Appendix A, page 74), the north-eastern roundabout forms part of the Stage 1 works and the south-eastern roundabout will be delivered as part of Stage 2 along with a bus bay/drop off area and continuation of the driveway delivered as part of Stage 2. The new site access points will be utilised for construction and then ongoing operational purposes.

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

The major industry in the project area is currently agriculture. A diverse range of commercial, community, professional and personal services support the established suburbs in the vicinity of the Project Area namely, Mount Cotton, Redland Bay and Victoria Point. The Mount Cotton residential area extends to the southern boundary of the Project Area.

The Project Area is currently zoned as rural under the *Redland City Plan 2018* (Link - Redland City Plan 2018) with the former site usage consistent with this zoning. The Project Area will be rezoned under a planning scheme amendment from rural to recreation (i.e. Disturbance Footprint) and open space (i.e. Retention Area). The proposed use of the Project Area is recreation and conservation and the Redland City Council proposes to construct the essential community infrastructure in response to identified need as a result of the outcomes of the Redland Sport Land Demand Study (Redland City Council, 2016) (Att 16 - Redland Sport Land Demand Study 2016). The scope of work includes five key components including sporting facilities, cycling facility, regional play-precinct, ancillary infrastructure and conservation and recreation.

The key project components include:

- Sporting facilities:

- 3 x Rugby league fields covering 3.5 ha in total
- 13 x Touch football fields covering 7.6 ha
- Rugby league and touch football clubhouse incorporating a footprint of 1,783 m<sup>2</sup> and 1,461 m<sup>2</sup> respectively.
- Cycling facility :
  - 450 m BMX facility
  - 1,768 m Criterium track
  - Cycle clubhouse incorporating a footprint of 901 m<sup>2</sup>
- Regional play-precinct:
  - Wet and dry areas including 1.85 ha of infrastructure and open space
  - Play pavilion and amenities comprising a footprint of 491 m<sup>2</sup>
  - 700m Intermediate and advanced pump tracks, learn to ride facility
- Ancillary infrastructure:
  - 1.9 km of internal roads
  - 2 ha allocated to provide sufficient car parking to accommodate the facility and events (i.e. 800 plus car parks)
  - Maintenance facilities including a shed with a footprint of 213 m<sup>2</sup>
  - Services including water, sewer and electricity
- Conservation and recreation:
  - Management and recreation trails extending ~2 km including the perimeter trail and internal trails within the Retention Area.
  - Rehabilitation of 7.6 ha of the central waterway corridor including weed management and infill planting of 1,791 trees.

The project will be constructed over two stages as outlined in Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Appendix A, page 74 .

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

The Matters of National Environmental Significance Report (Att 4 - Matters of National Significance Report-v4-2023-01-18, Section 3.1.2, page 22) indicates that a single patch of Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland within the Project Area meets the key diagnostic criteria and condition threshold and is considered to be Good Condition (Class 2) TEC. This patch is shown in Att 4, Figure 4, page 28 and comprises 1.59 ha. The location of the patch within the waterway/ecological corridor indicates that the patch is considered high value.

The Project Area forms part of local and state biodiversity corridors (Att 4 - Matters of National Significance Report-v4-2023-01-18, page 39 , Figure 7).

The southern portion of the Project Area supports remnant vegetation containing Of Concern and Endangered Regional Ecosystems as shown in Att 4 - Matters of National Significance Report-v4-2023-01-18, Figure 3, page 27. This provides connectivity to the local network of bushland reserves to the east and south-east including:

- Days Road Conservation Area;
- Bayview Conservation Area ;
- Kidd Street Conservation Area;
- Serpentine Creek Conservation Area;
- Native Dog Road Conservation Area; and
- Carbrook Wetlands Conservation Park.

To the north, the Project Area has connectivity to Sandy Creek Conservation Area, Eastern Escarpment Conservation Area, Venman Bushland National Park and Daisy Hill Conservation Park; however, the regional corridor is fragmented by roads, urban areas and agriculture areas. Refer to Att 4 - Matters of National Significance Report-v4-2023-01-18, Section 3.2.3, page 32.

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

Elevations within the Project Area range from approximately 70m Australian Height Datum (AHD) in the vicinity of the reservoirs to 30m AHD in the northern portion of the Project Area. The Project Area generally slopes towards the north. The topography of the Project Area is characterised by gently rolling slopes in the eastern and western parts with a central low-lying ephemeral waterway corridor. High points of approximately 50-60m AHD are present within areas of remnant vegetation within the Project Area.

The proposed Disturbance Footprint is undulating with slope measurements up to 3 degrees.

## 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 previous Ecological Assessment Reports (Att 17 - Ecological Assessment Report 2019 and Att 18 - Ecological Assessment Report 2021) included detailed flora and fauna surveys completed in 2019 and 2021 and were supplemented by additional surveys in 2022. The flora assessment included:

- Presence/absence and extent of the Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland Threatened Ecological Community (TEC):
  - the assessment targeted vegetation communities subject to inundation i.e. (predominantly landzone 3) with vegetation communities dominated by *Melaleuca quinquenervia* (Broad-leaved paperbark).
  - as per the survey requirements of the Conservation Advice (DAWE, 2021) plots of 0.04 ha were surveyed. Specifically, a single point was used to define the centre of the circular assessment area with a radius of 11m. Data was collected at these points generally in accordance with quaternary assessments as described in the Methodology for surveying and mapping regional ecosystems and vegetation (Neldner et al. 2022). Critical information pertaining to the key diagnostics and condition classes, categories, and thresholds of the *Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland* were collected in these areas.
  - plots were distributed sufficiently to represent variation across the patches.
- Identification of flora species (Att 17 - Ecological Assessment Report 2019, Appendix C and Att 18 - Ecological Assessment Report 2021);
  - Identified species of significance (Att 17 - Ecological Assessment Report 2019, Appendix C and Att 18 - Ecological Assessment Report 2021); and
  - Identification and mapping of weed hot spots (Att 17 - Ecological Assessment Report 2019, Figure 6 and Att 18 - Ecological Assessment Report 2021, Figure 5).

The general fauna survey techniques employed during the 2019 Cardno Ecological Assessment were augmented by the additional survey efforts in 2021 and 2022 as specified in Att 4 - Matters of National Significance Report-v4-2023-01-18, Section 2.2, page 10. Considering the significant previous flora and fauna assessments completed to date, Raptor Environmental provided a supplementary survey to build on the existing assessments to specifically assess Matters of National Environmental Significance (MNES) that may apply to the Project. Fauna surveys completed include:

- Two diurnal days during Spring (30 September and 14 October 2022) (Att 4 - Matters of National Significance Report-v4-2023-01-18, Section 2.2, page 14)
- One day and one night during a one-day survey period in winter (10th June 2020) (Att 18 - Ecological Assessment Report 2021, Section 2.2, page 4).
- Three days and two nights during a 28-day survey period in spring (16th – 17th September and 15th October 2020) (Att 18 - Ecological Assessment Report 2021, Section 2.2, page 5)
- Five days and four nights during a 14-day survey period in winter (4th – 7th and 17th June 2019) (Att 17 - Ecological Assessment Report 2019, Section 2.2.6, page 6)

Specific survey methods were also utilised to target the detection of the following species or groups of species:

- Microbats,
- *Pteropus poliocephalus* (Grey-headed flying-fox),
- Gliders (including *Petauroides volans* (Greater glider), *Petaurus breviceps* (Sugar glider), *Petaurus norfolcensis* (Squirrel glider), and *Petaurus australis* (Yellow-bellied glider)),
- *Ninox strenua* (Powerful owl),
- *Calyptorhynchus lathami lathami* (Southern-glossy black-cockatoo), and
- *Phascolarctos cinereus* (Koala).

A total of 61 fauna species were recorded (Att 17 - Ecological Assessment Report 2019, Section 3.2 page 9). This included 47 bird species, 10 mammal species, one reptile species and three amphibians. In Cardno's 2021 report (Att 18 - Ecological Assessment Report 2021, Section 3.1.2, page 10), a total of 70 fauna species were recorded, including 37 bird species, 22 mammal species, five reptile species, three amphibians, two fish and one crustacean. Incorporating the results of both studies, 95 fauna species were found within the Project Area as discussed in Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Section 3.2.2, page 29. Pest fauna species have also been recorded in the Project Area as outlined in Att 18 - Ecological Assessment Report 2021, Section 3.1.5.2, page 20.

During the field assessment by Cardno in 2021, 198 flora species, including 70 exotic species (non-native and non-local), from 81 families were recorded. All native species detected are listed as Least Concern as defined under the provisions of the *Nature Conservation (Plants) Regulation 2020* (i.e. no Critically Endangered, Endangered, Vulnerable or Near Threatened species were recorded). No flora species listed under the EPBC Act were recorded and, no species listed as significant under *Planning Scheme Policy 1 - Environmental Significance* were recorded (Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Section 3.2.1, page 29). The likelihood of occurrence assessment and field assessments resulted in no threatened flora considered to be "known or likely to occur" within the Project Area.

Notable fauna observations are outlined in Att 18 - Ecological Assessment Report 2021, Appendix J, Section 3.3, page 4. Species not listed under the EPBC Act as MNES species include:

- *Pseudophryne raveni* (Copper-backed brood frog) and a number of bird species were identified and associated with drainage lines/waterbodies
- *Macropus rufogriseus* (Red-necked wallaby) was frequently identified in the proposed disturbance footprint
- Camera traps identified *Petaurus breviceps* (Sugar glider), *Tachyglossus aculeatus* (Short-beaked echidna) and *Nyctophilus gouldi* (Gould's long-eared bat)
- A Wedge-tailed eagle (*Aquila audax*) and nest were observed within the Project Area.

Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Section 3.2.2, page 29-30, details the results of the likelihood of occurrence assessment for threatened species and field assessment results indicate that five MNES fauna species are 'known' or 'likely' to occur within the Project Area. Species that have previously been recorded within the Project Area include the Endangered *Phascolarctos cinereus* (Koala) and the Marine *Bubulcus ibis* (Cattle egret). Additionally, *Calyptorhynchus lathami lathami* (South-eastern glossy black cockatoo), *Petauroides volans* (Central greater glider) and *Pteropus poliocephalus* (Grey-headed flying-fox) are considered 'likely' to occur within the Project Area.

In relation to these MNES fauna species, the Matters of National Environmental Significance Report discusses the presence of habitat values of the following species as summarised below:

- Koala (Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Section 3.2.3.1, page 32)
  - Two records of koalas were identified by Cardno in 2021 on camera traps within the southern portion of the Project Area within the proposed Retention Area.
  - Koala scats were recorded in 2019 and 2021 surveys at 3 locations – one within the proposed Disturbance Footprint and two within the proposed Retention Area.
  - The Project Area as a whole is considered Koala habitat.
  - Based on the koala habitat characterisation completed (Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Table 18, page 35), the project area contains 112.5ha of Category A, 15.3ha of Category B and 31.9ha of Category C koala habitat (refer Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Figure 6, p38)
- Greater glider (Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Section 3.2.3.2, page 40)
  - Targeted surveying has not recorded the Greater glider in the Project Area however remnant vegetation in the southern portion of the Project Area and established corridors potentially support habitat for this species
  - the Disturbance Footprint is unlikely to support Greater glider habitat due to the lack of contiguous canopy cover that would limit the capability of the Greater glider to move through the area.
  - The habitat assessment concluded that habitat critical to the survival of the Greater glider is present in the Retention Area, however, the Disturbance Footprint does not meet the criteria to be considered habitat critical to the survival of the Greater glider.
- Grey-headed flying fox (Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Section 3.2.3.3, page 42)
  - The Project Area does not support a known Grey-headed flying fox roost; however, the National Flying-fox viewer illustrates that a roost containing Grey-headed flying fox is located approximately 5km from the Project Area at Weinnam Creek wetlands.
  - Grey-headed flying fox is considered 'likely' to occur at the Project Area for foraging purposes only.
  - Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Figure 8, page 44 demonstrates foraging habitat trees within the disturbance footprint.
- South-eastern glossy black-cockatoo (Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Section 3.2.3.4, page 45)
  - No records or evidence of South-eastern glossy black-cockatoo were recorded during the field assessments.
  - The assessment identified that the Retention Area provides patches of suitable foraging habitat and the Disturbance Footprint contains 10 hollows that meet the above characteristics to be considered potential nesting habitat for the South-eastern glossy black-cockatoo (Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Figure 9, page 47).

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

Geotechnical investigations were undertaken in December 2021 by Core Consultant (refer to Att 19 - Geotechnical Investigation 2021). Test pit excavation and in situ testing were carried out at 46 locations within the proposed affected area to depths of between 1.7 m and 5 m below ground level (BGL) and additional boreholes were drilled along Heinemann Road. The subsurface conditions encountered in the test pits in the higher parts of the Project Area generally comprised a layer of silty clayey sand and silty clay topsoil, underlain by firm to hard residual soils (and extremely weathered material) comprising silty/sandy/gravelly clay and clay, and dense to very dense clayey gravelly sand and clayey gravel to depths of between 1.4 m and 5 m BGL. The residual soils and extremely weathered materials were underlain by extremely to moderately weathered, inferred low to high strength, and typically highly fractured siltstone, sandstone, and conglomerate. Groundwater seepage/inflow was encountered in some of the test pits at depths of between 0.3 m and 3.8 BGL.

In the lower lying drainage corridor area the subsurface conditions encountered in the test pits generally comprised a weaker clay layer in the upper part of the profile comprising soft to firm clay to depths of up to 0.7 m BGL. Groundwater was encountered at the surface in the test pits in these lower lying parts. Standing water was also observed at the surface in other parts of the lower-lying area at the time of the investigation.

The northern portion of the Project Area is characterised by historically grazed and selectively cleared land and the balance of the Project Area is predominately remnant vegetation and a waterway corridor is centrally located traversing south to north through the Project Area (refer to Att 4, Section 3.1, page 20-29).

As per Att 4 - Part 1, Section 3.1.1, page 20, with reference to Queensland's vegetation mapping framework, the Project Area supports Regulated Vegetation including Category X (non-remnant) areas, Category B (remnant vegetation) and Category C (High-value regrowth). The Vegetation Management Property Report identifies six Regional Ecosystems (REs) occurring within the Project Area.

Areas mapped as Category B (remnant vegetation) appear to support vegetation that meets the requisite height, cover and species compositions to accord with remnant; and Category C areas have not been cleared in the past 15 years. Ground-truthing field assessments found that the boundaries of mapped polygons are accurate to the scale at which they are mapped and, while most attributions are generally correct, areas mapped as RE 12.11.24/12.11.25 shared greater affiliation with RE 12.11.23.

Areas along a waterway that traverses the centre of the Disturbance Footprint are considered RE 12.3.11 by the Queensland Government. Ground truthing found that some areas do not support the full suite of species diagnostic of this RE and would more appropriately be described as RE 12.3.6. Of the vegetation associations present those areas according with RE 12.3.6 are the only ones that equate directly with a TEC. Specifically, these areas accord with the Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland. Additional areas that would not accord with the definition of remnant under Queensland's vegetation framework would also accord with the TEC provided the Key Diagnostics and Condition classes, categories, and thresholds are met. A single patch of TEC is located within the Project Area that meets the key diagnostic criteria and condition threshold and is considered the TEC. This patch is shown in Att 4, Figure 4, page 28 and comprises 1.59 ha. Whilst the patch does meet the Class requirement to be considered high value, the location within the waterway/ecological corridor which supports habitat for the endangered Koala indicates that the patch is high value.

#### Disturbance Footprint and Avoidance Area

The Disturbance Footprint is predominately mapped as Category X (area) with an area of Category B (remnant vegetation) of 1,196 m<sup>2</sup> will be impacted. An estimated 18% of Category C (High-value regrowth) across the Project Area will be impacted (i.e. 19,615m<sup>2</sup>). Areas mapped as regrowth of heterogeneous patches of REs 12.11.24/12.11.25 support vegetation that has greater affiliations with RE 12.11.23.

The Avoidance Area located within the western extent of the Disturbance Footprint is characterised by a scattered mature canopy with slashed grass understorey. The canopy in the Avoidance Area is dominated by *E. pilularis*, *E. racemosa* and *Corymbia intermedia*. Trees within the Avoidance Area contain several hollow-bearing limbs. The Avoidance Area is proximately mapped under the Regulated Vegetation Map as containing Category X (areas) however 3760m<sup>2</sup> are mapped as Category B (High-value regrowth) containing RE 12.11.24/12.33.25 at a ratio of 70/30%.

#### Retention Area

The presence of heterogeneous areas of remnant and regrowth REs 12.11.23/12.11.27 dominate the Retention Area. Both REs are listed as Endangered under the *Vegetation Management Act 1999*. The canopy is dominated by *E. racemosa* and *C. intermedia* in some areas and shifts to dominance by *E. pilularis* in others. The sub-canopy supports *Lophostemon suaveolens* in some areas and in lower slopes consists of *Melaleuca quinquenervia*. The shrub layer is generally absent. The ground layer includes several native species and is generally dominated by *Entolasia stricta* on drier ridges. Despite evidence of some historic logging, these areas were generally in good condition with little disturbance and weed infestation observed.

*Melaleuca quinquenervia* dominated swamp areas are associated with watercourses and associated alluvial plains (i.e. located on land zone 3). *Melaleuca quinquenervia* dominate the canopy in these areas, which also supported a sub-canopy largely containing *Melaleuca quinquenervia*. The shrub layer, where present, was observed to support a number of *Solanum* species including *Solanum stelligerum* (Devil's needles) and the non-native *Solanum torvum* (Devil's fig). The ground layer generally included *Juncus* spp. (Rushes) and *Axonopus compressus* (Broad-leaved carpet grass). *Melaleuca* dominated swamp areas are associated with the watercourse and associated alluvial plains in the Retention Area within the central waterway corridor within the northern portion of the Project Area. *Melaleuca quinquenervia* dominate the canopy in these areas, which also supports an emergent canopy of scattered *E. tereticornis*. The shrub layer, where present, was observed to support several *Solanum* species including *S. stelligerum* and the exotic *S. torvum*. The ground layer generally included *Juncus* species and *Axonopus compressus*. This vegetation community aligns with RE 12.3.6 which allows for the presence of *Melaleuca quinquenervia* on lower slopes

## 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.

There are no Commonwealth heritage places that apply to the project area.

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

- The site is within the area administered for Aboriginal Cultural Heritage purposes by Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC).
- A cultural heritage study was undertaken using historic information, oral history and local knowledge, aerial photographs and field observations for identifying sites and areas of archaeological potential.
- The study is documented in the report : S. Love, P. Fowler, M. Finlayson, and T. Robins 2019. ACHA 2003 Part 6 Cultural Heritage Study- Report and Application: Redlands Coast Regional Sport and Recreation Precinct, Mount Cotton (June 2019). Everick Heritage Pty Ltd. Unpublished report prepared for Quandamooka Yoolooburrabee Aboriginal Corporation for consideration of inclusion onto the Cultural Heritage Register. (Att 7 - Cultural Heritage Study - NOT TO BE MADE PUBLIC, page 1-76) Note: Att 7 will not be made publicly available due to cultural sensitivity reasons.
- Only one artefact was noted in the project area. The artefact could no longer be located on a follow up visit to the site.
- As per Cultural Heritage Study recommendations further test pitting was conducted on site in July 2022, and Cultural Heritage monitors will be present during bulk earthworks.
- Due process under relevant Legislation will be followed during construction works.

## 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. \*

The catchment to the ephemeral waterway within the site is approximately 305 hectares and has an existing impervious fraction of about 1% of catchment area.

The waterway is ungauged, and there are no registered bores within 2 km of the project site based on the Qld Government's Queensland Globe mapping system.

Apart from three small depressions/ponds, the waterway is highly ephemeral as evidenced by the lack of any defined waterway channel, a lack of riparian ground covers indicative of persistently wet ground.

The attached Stormwater Management Plan and flood study (Bligh Tanner, 2022) (Att 20 - Stormwater Management Plan) documents the preexisting flood hydrology of the site and describes the impacts of development on both flooding and low flow hydrology.

The majority of impervious surfaces associated with the development sheet flow onto adjacent landscaped areas. Based on the definitions in Australian Rainfall and Runoff, these areas are indirectly connected impervious areas and not effective impervious areas. The sports fields make up a large portion of the development and have higher infiltration rate compared to the existing pervious areas and further help to buffer the impacts of impervious surfaces within the fields precinct.

A 10 year simulation demonstrates there be negligible impact on the frequency and duration of inundation. The earlier concept design included two large ponds for water storage, and these have since been removed from the design to avoid impacts on shallow groundwater hydrology as extraction of water from those ponds for irrigation would have invariably lowered local groundwater levels.

The development will result in 13% site imperviousness. Modelling was conducted to determine the change in daily flow through the ephemeral waterway on site from this increase in hardstand area, coupled with increased permeability of the sports fields. The result show negligible changes to post development flows confirming that the development will not cause an appreciable difference to site hydrology.

## 4. Impacts and mitigation

### 4.1 Impact details

#### Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	Yes	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth heritage places overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

#### 4.1.1 World Heritage

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

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



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

—

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

No

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

There is no World Heritage site within or proximate to the development.

**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.

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

No

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

There are no national heritage places within a 3km radius of the 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 Project is unlikely to result in direct or indirect impacts on Moreton Bay RAMSAR. The Project Area is located approximately 8.5km southwest of the Moreton Bay RAMSAR site.

Stormwater Quality Management is addressed in section 7 of the Stormwater Management Plan (Att 20 - Stormwater Management Plan - Part 1, Section 7, page 22). Modelling using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) software has been undertaken to confirm the identified water quality objectives from the State Planning Policy can be achieved through the implementation of the following construction phase mitigation measures including:

- development of construction phase Erosion and Sediment Control Plans (ESCP) by a Certified Practitioner is Soil Erosion and Sediment Control (CPESC).
- integration of ESCPs into the Construction Environmental Management Plan (CEMP) for each project phase.
- regular soil erosion and sediment control audits during construction to be undertaken by a CPESC.
- water quality monitoring requirements will be documented in the CEMP.

A reference CEMP for the project has been prepared and attached as Att 28 - CEMP. The CEMP may be updated based on input from the appointed Contractor and including any conditions arising from the EPBC referral.

The site Operational Management Plan will include maintenance requirements for the stormwater reuse systems and emergency procedures in the event of stormwater contamination.

#### 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	<i>Acronychia littoralis</i>
No	No	<i>Anthochaera phrygia</i>
No	No	<i>Argynnis hyperbius inconstans</i>
No	No	<i>Arthraxon hispidus</i>
No	No	<i>Baloghia marmorata</i>
No	No	<i>Bosistoa transversa</i>
No	No	<i>Botaurus poiciloptilus</i>
No	No	<i>Calidris canutus</i>
No	No	<i>Calidris ferruginea</i>
No	Yes	<i>Calyptorhynchus lathami lathami</i>
No	No	<i>Chalinolobus dwyeri</i>
No	No	<i>Charadrius leschenaultii</i>
No	No	<i>Coeranoscincus reticulatus</i>
No	No	<i>Corchorus cunninghamii</i>
No	No	<i>Cryptocarya foetida</i>
No	No	<i>Cryptostylis hunteriana</i>
No	No	<i>Cupaniopsis shirleyana</i>
No	No	<i>Cyclopsitta diophthalma coxeni</i>
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)

Direct impact	Indirect impact	Species
No	No	Delma torquata
No	No	Endiandra floydii
No	No	Erythroriorchis radiatus
No	No	Falco hypoleucos
No	No	Geophaps scripta scripta
No	No	Grantiella picta
No	No	Hemiaspis damelii
No	No	Hirundapus caudacutus
No	No	Lathamus discolor
No	No	Macadamia integrifolia
No	No	Macadamia tetraphylla
No	No	Macroderma gigas
No	No	Numenius madagascariensis
No	Yes	Petauroides volans
No	No	Petaurus australis australis
No	No	Phaius australis
Yes	No	Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)
No	No	Planchonella eerwah
No	No	Potorous tridactylus tridactylus
Yes	No	Pteropus poliocephalus
No	No	Rhodamnia rubescens
No	No	Rhodomyrtus psidioides
No	No	Rostratula australis
No	No	Samadera bidwillii
No	No	Sternula nereis nereis
No	No	Thesium australe
No	No	Turnix melanogaster

#### Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community
Yes	No	Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
No	No	Lowland Rainforest of Subtropical Australia

#### 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. \*

Direct and potential indirect impacts are outlined in Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Section 4.1 and Section 4.2, pages 49-52.

A summary of direct impacts as a result of the Project area is detailed below:

- Direct impacts to the Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland include the removal of 0.38 ha which will reduce the extent of occurrence within the Project Area. The Vegetation Management Plan (Att 23 - Vegetation Management Plan V2.1) includes site establishment protocols that minimise the risk of clearing activities extending beyond the clearing footprint.
- Impacts to Koala (*Phascolarctos cinereus*) associated with the Project include the direct impact on the following koala habitat categories:
  - 0.17 ha of Category A koala habitat;
  - 5.9 ha of Category B koala habitat; and
  - 26.9 ha of Category C koala habitat.
- In the absence of suitable controls, possible risks associated with this impact include injury or mortality of Koalas during the removal of Koala habitat. However, this risk is unlikely to occur as the clearing of Koala habitat will comply with clearing areas and sequential clearing requirements as per the *Nature Conservation (Koala) Plan 2017* and specified in the Wildlife Habitat Management Plan (Att 18 - Ecological Assessment Report 2021, Appendix I).
- The Disturbance Footprint supports habitat for foraging individual Grey-headed flying-fox (*Pteropus poliocephalus*) and directly impacts 438 live foraging trees including scattered winter and spring flowering species. The vegetation community in the Disturbance Footprint is limited to scattered retained individual trees and is unlikely to represent critical habitat for the Grey-headed flying fox. The Vegetation Management Plan (Att 23 - Vegetation Management Plan V2.1) includes site establishment protocols that minimise the risk of clearing activities extending beyond the clearing footprint.

Potential indirect impacts on threatened species and the threatened ecological community are detailed below.

#### **Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland**

- Potential for increased weed invasion and/or spread as a result of construction impacts and edge effects;
- An altered fire regime such as an increase in intensity and frequency can disrupt the life cycle processes in many flora and fauna species within the TEC.

#### **Koala (*Phascolarctos cinereus*)**

- Potential reduction in the suitability of surrounding koala habitat due to the introduction of a less-compatible land-use (i.e. Sport and Recreation).
- The koala habitat within the Project Area forms part of a local corridor which connects the site to the north to a stepping stone corridor and to the south with a state corridor. Koala were recorded during the 2019 and 2021 field surveys which indicate that the Project Area supports suitable habitat for koalas. The Disturbance Footprint contains scattered retained trees within a cleared paddock and provides movement opportunities for Koalas between habitats. The Project Area is within a fragmented landscape and the eastern boundary of the Project Area is bound by Heinemann Road. The habitat within the Disturbance Footprint supports connectivity to Koala habitat to the north and south of the Project Area. The Project has the potential to limit movement opportunities for Koala during construction.
- Koalas have an increased risk of injury and mortality as a result of increased vehicle movement during construction. Further, Koalas have an increased risk of injury and mortality as a result of traffic movement on internal roads and dog attack during the operational phase. The design mitigation includes measures to reduce the risk of vehicle strike. These risks can be effectively mitigated by implementing strict controls during construction and operation.
- Construction activities have the potential to introduce and/or spread invasive species. This can result in alterations to the natural ecosystem processes and increase competition and predation. Inappropriate waste disposal has the capacity to attract invasive fauna species. The Ecological Assessment Report (Att 18 - Ecological Assessment Report, Section 3.1.5.2, page 20) identified weed species present within the Project Area including weeds listed as restricted under the *Biosecurity Act (QLD) 2014*. *Lantana camara* (Lantana) was recorded in scattered to moderate density within the Project Area and has the potential to reduce habitat quality (DAWE, 2022). Risks from invasive species can be mitigated through routine controls, the implementation of the Rehabilitation Plan (Att 24 - Rehabilitation Plan) and the Redlands Coast Biosecurity Plan 2018-2023 (Att 26 - Redlands Coast Biosecurity Plan 2018-2023, Priority Invasive Pest Program, page 27-56).
- Vegetation clearing can cause degradation to adjoining habitats as a result of increased exposure to noise and light. Construction will result in an increase in vehicle movement and noise in the short-term. The design incorporates ecologically sensitive lighting and the operational phase incorporates a management plan which places restrictions on the use of lighting and site access.
- Increased intensity or frequency of bushfires has the potential to impact biodiversity, alter ecological mechanisms and change biotic interactions. The risk of increased intensity of bushfires will be managed through Redland City Council Planned Burn Program (Redland City Council, 2022).

#### **Greater glider (*Petauroides volans*)**

- Inappropriate fire regimes have the potential to decrease available habitat including hollow-bearing trees and modify the floristic composition of Greater glider habitat. The fire regime will be managed through Redland City Council Planned Burn Program (Redland City Council, 2022).
- Greater glider habitat within the Project Area is present within the Retention Area. The design has mitigated the risk of impacting Greater glider habitat by avoiding impacting the ecological values within the southern two-thirds of the Project Area. The Project Area has connectivity to stepping stone and state corridor and the Disturbance Footprint is largely fragmented from surrounding habitat due to the lack of a contiguous canopy within the existing paddocks.
- Construction activities have the potential to introduce and/or spread invasive fauna species which may increase the risk of predation. The European fox has previously been recorded within the Project Area (Att 18 - Ecological Assessment Report 2021, Section 3.1.5.2, page 20)). Risks from invasive species can be mitigated through routine controls.
- Construction activities have the potential to introduce and/or spread weeds. This can result in alterations to the natural ecosystem processes (i.e. edge effects). The Ecological Assessment Report (Att 18 - Ecological Assessment Report 2021, Section 3.1.5.2, pp. 20) identified weed species present within the Project Area including weeds listed as restricted under the Biosecurity Act 2014. Risks from invasive flora species will be mitigated through routine controls, and the implementation of the Rehabilitation Plan (Att 24 - Rehabilitation Plan) and the Redlands Coast Biosecurity Plan 2018-2023 (Att 26 - Redlands Coast Biosecurity Plan 2018 - 2023 – Priority Invasive Pest Program, page 27-56).

**Grey-headed flying-fox (*Pteropus poliocephalus*)**

- The Project has the potential to increase injury and mortality as a result of entanglement in the ball net fencing. Risks associated with entanglement have been mitigated in the design and operational phases.
- Vegetation clearing has the potential to cause injury and mortality to individuals foraging in trees. Increased traffic during the construction phase may increase the risk of fauna injury and mortality. The risk of injury and mortality is unlikely given the species does not roost within the Project Area and clearing will be limited to daylight hours.
- Clearing vegetation has potential to increase noise and light exposure, adversely impacting foraging behaviour. The operational phase of the Project will increase noise and light due to lighting of the sports fields, vehicles and car park lighting. Disturbance to Grey-headed flying fox is unlikely; no camps are known to occur within or adjacent to the Project Area. Construction will be limited to daylight hours and it is unlikely that that impacts from construction will impact the species.

**South-eastern glossy black cockatoo (*Calyptorhynchus lathami lathmi*)**

- Inappropriate fire regimes have potential to impact feeding/breeding habitats. Burning of fire-sensitive tree species (e.g. *Allocasuarina littoralis*) may render foraging habitat unsuitable for a long-period of time. The fire regime will be managed through Redland City Council Planned Burn Program (Redland City Council, 2022).
- The loss of foraging habitat and large hollow-bearing trees as a result of native vegetation clearing in the disturbed footprint has the potential to reduce habitat, fragment and degrade existing habitats. The design avoids clearing foraging habitat and vegetation clearing will result in no net loss in hollows as a result of hollow salvage and installation within the Retention Area.
- Increased spread and proliferation of invasive weeds have potential to modify floristic and structural characteristics of the habitat. Risks from invasive species can be mitigated through routine controls and implementation of the Rehabilitation Plan (Att 24 - Rehabilitation Plan).
- Construction activities have the potential to introduce and/or spread invasive fauna species resulting in alterations to natural ecosystem processes and predation. The risk of nest predation by Common ringtail possums has potential to increase due to inadequate waste management during construction. Risks from invasive species can be mitigation through routine controls.

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

No

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

A Significant Impact Assessment for MNES listed under the EPBC Act and considered known or likely to occur within the Project Area is present in Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Appendix G, including:

- Endangered species and an ecological community:
  - Koala (*Phascolarctos cinereus*)
  - Greater glider (*Petauroides volans*)
  - Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland ecological community
- Vulnerable species
  - South-eastern glossy black cockatoo (*Calyptorhynchus lathami lathmi*)
  - Grey-headed flying-fox (*Pteropus poliocephalus*)

This significant impact assessment concluded that the proposed Action is unlikely to have a significant impact on a MNES. The following provides a summary of each MNES applicable to the project:

**Koala (*Phascolarctos cinereus*)**

The Disturbance Footprint impacts 0.005% of the south east Queensland bioregion population (i.e. 0.82 of a koala). The Project avoids impacting 126.3 ha of koala habitat and maintains dispersal opportunities in the Disturbance Footprint. The Project is unlikely to result in a significant impact, however, referral of the Project to the Commonwealth Department of Climate Change, Energy, the Environment and Water is recommended.

**Greater glider (*Petauroides volans*)**

The Disturbance Footprint is unlikely to support Greater glider habitat due to the lack of a contiguous canopy and indirect impacts are adequately addressed in avoidance and mitigation measures.

**Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland ecological community**

The Disturbance Footprint directly impacts 0.38 ha of the periphery of the TEC and the Project has the potential to have an indirect impact on the TEC as a result of changes to the hydrological regime, weeds and fire regime. Indirect impacts have been addressed in the Stormwater Management Plan (Att 20 - Stormwater Management Plan), Rehabilitation Plan (Att 24 - Rehabilitation Plan) and Council's Planned Burn Program.

**South-eastern glossy black cockatoo (*Calyptorhynchus lathami lathmi*)**

The Disturbance Footprint does not support foraging resources and contains several hollows with characteristics consistent with those preferred by South-eastern glossy black-cockatoo. Hollows will be salvaged and reinstalled within the Retention Area.

**Grey-headed flying-fox (*Pteropus poliocephalus*)**

The Disturbance Footprint supports habitat for foraging individuals and directly impacts 438 live foraging trees including scattered winter and spring flowering species. The vegetation community in the Disturbance Footprint is limited to scattered retained individual trees and is unlikely to represent critical habitat for the Grey-headed flying fox.

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

No

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

The Proponent does not anticipate there will be significant impacts on listed threatened species or their habitat or threatened ecological communities or their supporting habitat.

**Koala (*Phascolarctos cinereus*)**

The Project is unlikely to lead to a long-term decrease in the size of an important population for the Koala. The Project will require the removal Koala habitat including:

- 0.17 ha of Category A koala habitat
- 5.9 ha of Category B koala habitat
- 26.9 ha of Category B koala habitat

The Disturbance Footprint directly impacts, at most, 0.005% of the south east Queensland bioregion Koala population (i.e. 0.82 of a koala). The design maintains foraging and dispersal opportunities within the Avoidance Area and retained waterway corridor. Further, dispersal opportunities will be maintained within the Disturbance Footprint during the operational phase of the Project. Ecological corridors within the Project Area will be retained and enhanced by the Project as such genetic diversity and long-term evolutionary development will be maintained. Dispersal opportunities will be maintained to the north linking with the local stepping stone corridor and south to the state corridor. The Project avoids clearing Koala habitat including Category A and patches of Category B and will restore patches of Category C and B. Whilst the Disturbance Footprint directly impacts koala habitat, it is unlikely to adversely impact habitat critical to the survival of an important population.

The assessment against the significant impact criteria indicated that the Project is unlikely to have a significant impact on Koala (refer to Att 4 Matters of National Environmental Significance Report-v4-2023-01-18, Appendix G).

**Greater glider - southern and central (*Petauroides volans*)**

The Disturbance Footprint is unlikely to support Greater glider habitat due to the lack of contiguous canopy cover that limits the capability of the Greater glider to move through the area. This absence of canopy limits the capability of the Greater glider to den, move through or forage in the area. The broad contiguous areas of habitat in the southern portion of the Retention Area supports potential habitat for Greater gliders. Potential indirect impacts include inappropriate fire regimes and construction activities that have the potential to introduce and/or spread invasive species as a result of edge effects and waste disposal. The indirect impacts as a result of the Project are unlikely to lead to a long-term decrease in the size of a Greater glider population.

The Retention Area will be protected and enhanced as part of the Project and the Disturbance Footprint does not contain suitable habitat due to the lack of contiguous canopy cover. The Project is unlikely to cause further decline of the species. The Project is unlikely to have a significant impact on the Greater Glider (refer to Att 4, Appendix G).

**Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland**

The Project Area contains 1.59 ha of Coastal Swamp Oak Threatened Ecological Community (TEC). The Disturbance Footprint directly impacts 0.38 ha of TEC and the Project has the potential to have an indirect impact on the TEC as a result of changes to the hydrological regime. Further indirect impacts include the potential for weed invasion and altered fire regimes.

The Project will protect the TEC in the Retention Area within the central waterway corridor. The TEC will be rehabilitated to extend the TEC by 140% in the future. Potential indirect impacts are addressed in the measures outlined in the Stormwater Management Plan (Att 20 - Stormwater Management Plan, Section 6, page 21) that show negligible changes to post-development flows confirming that the development will not cause an appreciable difference to site hydrology. Further, the Construction and Operational Management Plans for the project will include ongoing invasive species management. The Project is unlikely to interfere with the recovery of the TEC. The Project is unlikely to have a significant impact on Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland (refer to Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Appendix G).

**South-eastern glossy black cockatoo (*Calyptorhynchus lathami lathmi*)**

A population of South-eastern glossy black cockatoo has not been recorded or identified within the Project Area. The species has previously been recorded in Bayview Conservation Park, Daisy Hill Conservation Park, and Scribbly Gum Conservation Park. Records are predominately located within the Southern Moreton Bay Islands and North Stradbroke Island.

The Retention Area supports foraging resources and hollows that provide potential breeding habitat. The Disturbance Footprint is unlikely to support habitat for the South-eastern glossy black cockatoo. The Disturbance Footprint does not impact foraging resources for the species. A total of ten hollows with characteristics consistent with those preferred by the South-eastern glossy black-cockatoo were recorded within the Disturbance Footprint and seven will be impacted by the Project. The hollows identified within the seven trees which will be directly impacted will be salvaged and installed within the Retention Area. Installation of salvaged hollows will consider the lighting design and face hollows away from flood-lit fields. Given the Disturbance Footprint does not contain foraging habitat, the removal of seven potential hollows is unlikely to lead to a long-term decrease in the size of the population of the South-eastern glossy black-cockatoo. The Project is unlikely to lead to a long-term decrease in the size of an important population of South-eastern glossy black-cockatoo. The Project is unlikely to fragment an existing population.

Vegetation clearing has been minimised and the Project avoids clearing 126.5 ha of native vegetation. The Disturbance Footprint does not fragment the species' habitat. Fire management for the Project Area will be managed under Council's Planned Burn Program. The Project will not interfere with stakeholder or community engagement across the species range, nor would it interfere with high-level monitoring and research priorities. The Project retains foraging opportunities and breeding habitat for the South-eastern glossy black cockatoo within the Retention Area. The Project is unlikely to interfere with the recovery of the species (refer to Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Appendix G).

**Grey-headed flying-fox (*Pteropus poliocephalus*)**

The Project Area does not contain a known roost site for the Grey-headed flying-fox. The closest recorded roost site that hosts Grey-headed flying-foxes is located 5km from the Project Area at Weinnam Creek wetlands. The Project Area contains suitable foraging habitat including *Eucalyptus*, *Corymbia*, *Angophora*, and *Melaleuca*. The Retention Area supports foraging resources that will be retained for the Project. The Disturbance Footprint will directly impact foraging resources for the species including 438 live potential foraging trees. The design includes ball net fencing which has the potential to impact foraging individuals. Proposed mitigation measures include white fencing for visibility, taut installation to minimise entrapment and frequent operational fencing checks to monitor impacts on Grey-headed flying-fox. Further, the design will include retractable netting to minimise the period of installation when fields are not in use.

Given the distance to the nearest roost is approximately 5km from the Project Area and Grey-headed flying fox have been known to fly as far as 40 km to feed the Disturbance Footprint is likely to support habitat for foraging individuals. Therefore the removal of 438 live foraging trees and proposed ball-net fencing is unlikely to lead to a long-term decrease in the size of the local population of Grey-headed flying-fox. Potential indirect impacts associated with the establishment and/or spread of invasive species will be managed in the Rehabilitation Plan area and the Redlands Coast Biosecurity Plan 2018-2023 (Att 26 – Priority Invasive Pest Program, page 27-56). The Project is unlikely to have a significant impact on the Grey-headed flying-fox (refer to Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18, Appendix G).

#### 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. \*

Avoidance, minimisation and mitigation measures during the design, construction and operational phases to mitigate potential impacts are detailed in the following sections of the MNES Report (Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18) and summarised below.

##### Design Phase Avoidance and Mitigation Measures (Att 4, Section 5.1, page 53-56):

1. The design avoids directly impacting 1.2 ha of TEC within the Project Area.
2. The direct impact of 0.38 ha of TEC will not intersect the area of TEC into two or more patches, but instead occurs on the periphery of the TEC polygon.
3. The design avoids directly impacting the central waterway corridor which contains areas that can be restored to support future TEC.
4. The proposed Project modifies the land use from agriculture (historically grazed land) to recreation and open space and removes the pressures of grazing from the extent of TEC.
5. The Rehabilitation Plan (Att 24 - Rehabilitation Plan, pages 1-21) details the restoration of the two patches of vegetation that do not currently meet the condition threshold to be the TEC due to the predominately weedy understorey (Patches 1 and 4). These patches and other areas to be restored have the potential to meet the requirements to be the TEC in the future and generate an additional 2.18 ha of potential Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland. The restoration of the TEC will result in a 140% increase in TEC within the Project Area. Weed management measures are detailed in the Rehabilitation Plan including control techniques, maintenance, inspections and reporting requirements.
6. Potential indirect impacts on the TEC have been addressed in the Stormwater Management Plan (Att 20 - Stormwater Management Plan, Section 6, page 21) which includes a 10-year simulation demonstrating negligible impact on frequency and duration of inundation. Development will result in 13% site imperviousness. Modelling was conducted to determine the change in daily flow through the ephemeral waterway on site from this increase in hardstand area, and with increased permeability of the sports fields. Result show negligible changes to post-development flows.
7. Potential indirect impacts as a result of uncontrolled bushfires are adequately addressed in the Bushfire Management Plan (Att 25 - Bushfire Management, Section 6, pages 13-15) and Redland City Council's Parks and Conservation Planned Burn Program (Redland City Council, 2022b).
8. The Master Plan avoids clearing an additional 181 trees since the Preliminary Master Plan (Att 6- Redlands Coast Regional Sport and Recreation Precinct Master Plan DRAFT, page 50) include using locally important koala habitat trees and foraging trees for Grey-headed flying fox..
9. The design avoids clearing the scattered native canopy within the cycle precinct which maintains movement and foraging opportunities within the western portion of the Project Area.
10. Att 6, page 24 identified significant ecological values including Koala Habitat within the southern portion of the Project Area and the design avoids impacting this area. The resultant Master Plan design avoids clearing 126.3 ha of koala habitat within the Project Area including:
  1. 112.3 ha of Category A koala habitat;
  2. 9.4 ha of Category B koala habitat; and
  3. 4.6 ha of Category C koala habitat.
11. The Rehabilitation Plan (Att 24, page 31) proposes 76,017m<sup>2</sup> of the on-ground restoration including incorporating 1,791 trees including:
  1. locally important koala trees and ancillary habitat tree species for koala;
  2. foraging trees for Grey-headed flying fox and South-eastern glossy black cockatoo.
12. Weed management measures are detailed in the Rehabilitation Plan (Att 24, pages 12-14).
13. The planting for the Rehabilitation Plan (Att 24, page 31) will be sourced from seeds collected from multiple parent trees within the koala habitat in the Retention Area to ensure local scale preferences and nutritional diversity.
14. The design includes vehicle strike mitigation measures including signage, pavement stencilling, reduced speed limit to 30km/hr across the Project and closure of the Precinct nightly at 10 pm to minimise night traffic.
15. Heinemann Road speed limit to be reduced from 80km/hr to 60km/hr to minimise the risk of vehicle strike.
16. The ecologically sensitive design retains a scattered mature native canopy within the proposed cycle precinct as such dispersal opportunities are maintained within the Avoidance Area. The design maintains permeability throughout the Precinct and incorporates fauna-friendly fencing.
17. The central waterway corridor within the northern portion of the Project Area will be retained and enhanced and provide a climate refuge that contributes to the Project Area's resilience to drying conditions and will provide a cooler refuge during periods of bushfire and heatwaves.
18. The design includes the removal of the existing barbed wire fencing within the paddocks and perimeter of the Project Area which removes the risk of entanglement, mortality and injury.
19. The design includes the salvage of hollow-bearing limbs of greater than 10cm diameter and installation within the retained vegetation in the Retention Area to ensure no net loss in hollows as a result of the Project.
20. The design includes chain-saw hollows created from several cleared trees and installed vertically within the Retention Area.

21. The ball net fencing design minimises impacts on Grey-headed flying fox and birds. Proposed netting is white (visible for nocturnal flying mammals and birds). Netting installed taut and maintained to minimise the risk of entanglement. The ball net fencing aperture size of <5mm. Further, the design includes retractable netting to minimise the period of installation.
22. The design incorporates ecologically sensitive lighting to minimise impacts on Grey-headed flying fox and other fauna species.

#### Construction and Operation Phase Mitigation Measures

1. An erosion and sediment control plan is to be developed as part of the Construction Environmental Management Plan (CEMP) (Att 28 - CEMP, p15-18)
2. Routine dust suppression and monitoring will be undertaken as per the protocols included in the CEMP (Att 28 - pages 29-30).
3. Weather will be monitored during construction and temporary controls will be established during weather events
4. The extent of vegetation clearing will be demarcated as identified in Att 23 - Vegetation Management Plan V2.1, pages 46-47. Exclusion fencing and signage are to be installed prior to clearing and the extent of clearing is to be communicated to construction supervisors.
5. Water quality monitoring and inspections as detailed in the erosion and sediment control plan will be undertaken.
6. Weed control as detailed in Att 24, pages 12-14 is to be implemented and maintained as per the maintenance schedule.
7. Weed Management Plan is to be developed as part of the final CEMP.
8. Pre-clearance surveys will be conducted by a fauna spotter catcher and koala spotter prior to clearing to identify any individual Koala and fauna species. Koalas must be allowed to move out of the construction area of their own accord as detailed in Att 18 - Cardno Ecological Assessment Report 2021, Appendix I.
9. Att 18, Appendix I includes construction mitigation measures including sequential clearing, koala spotter supervision, clearing limits/day, and limiting to clearing to outside of the Koala breeding season.
10. Permeability through the Disturbance Footprint will be maintained through the protection and enhancement of the central waterway corridor within the Retention Area through the implementation of the Rehabilitation Plan.
11. A Waste Management Plan will be developed as part of the CEMP and will specify the disposal and removal of waste during construction to minimise the risk of attracting invasive fauna species.
12. A wildlife incident procedure is to be included in the CEMP including contact details of wildlife carers and a local veterinary practice and risk management with open excavations and trenching.
13. The CEMP is to specify no dogs within the construction site.
14. A Traffic Management Plan is to be included in the CEMP which details designated access routes, speed limits and identified ecologically sensitive areas.
15. Ensure all employees, contractors and sub-contractors undertake an environmental awareness induction to inform of the presence of MNES within the Project Area.
16. Salvaged hollows will consider the lighting design and face hollows away from flood-lit fields.
17. Clearing and construction works are limited to daylight hours to avoid foraging individuals
18. Construction works within proximity of the Retention Area are to avoid the peak breeding season of South-eastern glossy black-cockatoo (i.e. February – August).
19. The Rehabilitation Plan area is monitored for the first two years post-construction and at six-monthly intervals thereafter until the performance targets have been achieved. Weed management implemented for five years as part of the maintenance schedule.
20. Weed management outside of the Rehabilitation Plan area will be managed as per the requirements of Att 26 - Redlands Coast Biosecurity Plan 2018-2023, pages 1-122. Council will control invasive plants and animals within the Retention Area, including targeted control of invasive species identified within Att 18, page 20, including one category 3, 4, 5 and 6 restricted invasive animal under the *Biosecurity Act 2014*, 11 Category 3 restricted weeds under the *Biosecurity Act 2014* and five Weeds of National Environmental Significance.
21. Redland City Council's Parks and Conservation Planned Burn Program includes hazard reduction burns within the Project Area and will consider the requirements of the TEC (i.e. low intensity).

Att 12 - Koala Conservation Plan 2022-2027, page 1-22, details initiatives across the local government area. Region scale initiatives and the application to the Project Area and surrounding Mount Cotton are detailed in Att 4, Table 28, page 60.

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

The proposal is not considered to have a significant residual impact on MNES and therefore offsets are not proposed.

#### 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
No	No	Apus pacificus
No	No	Calidris acuminata
No	No	Calidris canutus
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	Myiagra cyanoleuca
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 Project is unlikely to have any direct or indirect impact on a migratory species. No migratory species were recorded within the Project Area (Att 18 - Ecological Assessment Report 2021, Appendix B). The Project Area supports minor areas of foraging habitat and no breeding colonies of migratory species. The Project is unlikely to modify, destroy or isolate an area of important habitat for migratory species. It is unlikely that the Disturbance Footprint will have a direct or indirect impact on migratory species.

**4.1.6 Nuclear**

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

No

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

There are no nuclear matters relevant to the application

**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 EPBC Act Protected Matters Report for a 3km radius from the approximate centre of the site indicates that there are no commonwealth marine areas within the search area or which relate to it.

**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 EPBC Act Protected Matters Report for a 3km radius from the approximate centre of the site indicates that the Great Barrier Reef Marine Park does not relate to the search area. The site is located approximately 6km to the west of the coast. A Stormwater Management Plan (Att 20 - Stormwater Management Plan) has been developed for the project and detailed Erosion and Sediment Control Plans will be developed for the construction phase to mitigate any potential water quality impacts from the proposed works.

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

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

No

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

The proposed works do not involve 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. \***

There are no direct or indirect impacts to 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 are no Commonwealth heritage places overseas within or proximate to the site

## 4.1.12 Commonwealth or Commonwealth Agency

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

No

## 4.2 Impact summary

### Conclusion on the likelihood of significant impacts

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

*None*

### Conclusion on the likelihood of unlikely significant impacts

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

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

## 4.3 Alternatives

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

No

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

The Project Area was acquired based on its location and physical characteristics (slope, cleared areas, size and shape) required to support regional sporting facilities (refer to Att 16 - Redland Sport Land Demand Study 2016 (Redland City Council, 2016).

The 2012-2026 Open Space Strategy (Att 8 - Redland Open Space Strategy 2026 (2012), page 59) highlighted the significant shortfall in sporting land of 75 ha in the LGA. The report included recommendations for land acquisition to accommodate current demand and future growth. Redland City Council advised, that three potential alternative sites were identified as suitable locations for sporting land. However, the land acquisition process ruled out the three alternatives and the current Project Area was strategically acquired to partially meet the shortfall in sporting land and has the dual purpose of expanding Redland City Council's conservation network.

- Redlands City Council Local Government Area (LGA) is experiencing significant population growth (particularly in the Southern part of the city). This growth is expected to continue for the foreseeable future.
- Open space infrastructure (e.g. sport and recreation facilities) is needed to support this population growth and diversity of new communities (younger population).
- The Council aims to create wholistic communities incorporating mix of biodiversity, sports, recreation and social infrastructure.
- Existing sports parks are at capacity with limited to no options to expand areas for increased use.
- Redland Open Space Strategy (December 2012) (Att 8 - Redland Open Space Strategy 2026, page 59) recommended to "Acquire new land for sporting purposes in the south of the city".
- Redland Sport Land Demand Study (August 2016) (Att 16 - Redland Sport Land Demand Study 2016, page 9) recommended to "Undertake initiatives to find suitable land in Redland to accommodate current demand and future growth. Put forward to Council suitable options for consideration through workshops and reports".

- The land at 277-293 Heinemann Road, Mount Cotton was purchased in June 2017 partly for the purpose of development of sport and recreation facilities (approx. 30% or 47ha) and partly for conservation land protection (approx. 70% or 112ha). Therefore, the site provides opportunity for much needed community infrastructure whilst also protecting vast majority of the purchased land for conservation purposes.
- The Heinemann Road site is located in the southern, high growth area of the city.
- Being a greenfield site, it enables Council to demonstrate/showcase innovative sustainability features.
- The purchased site enables flexible and other uses into the future (multi-use).
- The fact remains that Heinemann Road site will not meet all of City's current or future sport and recreation needs.
- Redlands Coast has very limited land that may be suitable for sports and active recreation uses.
- With the purchase of the Heinemann Road site, Redland City Council undertook further comprehensive analysis across the whole City identifying opportunities for additional suitable sport and recreation land (see Att 27 - Additional Sport and Recreation Land - Location Summary). Some of the information gathered included: Address, land size, tenure, land use, zoning, contours, electricity, sewer, water, city plan overlay impacts (incl. environmental), contours. Out of 18 potential sites, only 3 were considered feasible but none compare in size and function to the subject site.
- Redland City Council uses the following criteria to assess land suitability for sporting use:
  - ≥10Ha in size (orientation, car parking, accessibility, buffering, etc.)
  - Relatively flat
  - Minimal flood and storm tide impacts
  - Minimal environmental significance impacts
  - Synergy with surrounding properties

During the Master Planning process specific sports (oval field sports) and layouts (sports fields on eastern side) were reviewed and rejected to avoid and minimise the area of vegetation clearing and disturbance.

## 5. Lodgement

### 5.1 Attachments

#### 1.2.1 Overview of the proposed action

#1.	Att 1 - Site Masterplan	Document	Site illustrative master plan
#2.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report

#### 1.2.5 Information about the staged development

#1.	Att 2 - Project Masterplan and Staging	Document	Project Staging Plan
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#### 1.2.6 Commonwealth or state legislation, planning frameworks or policy documents that are relevant to the proposed action

#1.	Att 21 - High-risk Species Management Program	Document	High-risk Species Management Program
#2.	Att 22 - Fauna Impact Management Plan_V2	Document	Fauna Impact Management Plan
#3.	Att 3 - Permits and Applications Report	Document	Permits and applications report
#4.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report and appendices, incorporating the Significant Impact Assessment for Threatened Species and Threatened Ecological Communities

#### 1.2.7 Public consultation regarding the project area

#1.	Att 5 - Redlands Coast Regional Sport and Recreation Precinct Master Plan	Document	Redlands Coast Regional Sport and Recreation Precinct Master Plan
#2.			

	Att 6 - Redlands Coast Regional Sport and Recreation Precinct Master Plan DRAFT	Document	Redlands Coast Regional Sport and Recreation Precinct Master Plan DRAFT
#3.	Att 7 - Cultural Heritage Study - NOT TO BE MADE PUBLIC	Document	Cultural Heritage Study
#4.	Att 8 - Redland Open Space Strategy 2026	Document	This strategy examines parks and open spaces using an innovative approach which involves looking at what activities people like to do in the city's parks and open spaces.
#5.	Att 9 - Our Future Redlands - Corporate Plan to 2026 and Beyond	Document	The plan introduces our new city vision – Naturally wonderful lifestyle. Connected communities. Embracing opportunities – and describes seven 2041 goals supported by objectives, catalyst projects and initiatives.
#6.	New state-of-the-art home for local sports clubs	Link (Webpage)	<a href="https://www.facebook.com/RedlandCouncil/videos/434067858598280">https://www.facebook.com/RedlandCouncil/videos/434067858598280</a>
#7.	Your Say - Redlands Coast Regional Sport and Recreation Precinct	Link (Webpage)	<a href="https://yoursay.redland.qld.gov.au/SportandRecPrecinct">https://yoursay.redland.qld.gov.au/SportandRecPrecinct</a>

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

#1.	Att 10 - Conservation Land Management Strategy	Document	Conservation Land Management Strategy
#2.	Att 11 - Redland Koala Conservation Action Plan 2016-2021	Document	This plan documents actions to progress the Strategic Outcomes and Objectives outlined in the Redland Koala Conservation Strategy 2016.
#3.	Att 12- Koala Conservation Plan 2022–2027	Document	Redland City Koala Conservation Plan
#4.	Att 13 - Wildlife Connection Plan 2018	Document	Redland City Wildlife Connection Plan
#5.	Att 14 - Natural Environmental Policy (ENV-001-P)	Document	Redland City Council Natural Environment Policy
#6.	Att 15 - Green Living Policy (ENV-002-P)	Document	Redland City Council Green Living Policy
#7.	Environment levy	Link (Webpage)	<a href="https://www.redland.qld.gov.au/info/20266/public_conservation_land/6">https://www.redland.qld.gov.au/info/20266/public_conservation_land/6</a>
#8.	Redland City Plan 2018	Link (Webpage)	<a href="http://pdonline.redland.qld.gov.au/pages/plan/book.aspx?exhibit=RCC_CP_v4">http://pdonline.redland.qld.gov.au/pages/plan/book.aspx?exhibit=RCC_CP_v4</a>

3.1.1 Current condition of the project area's environment

#1.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report and appendices, incorporating the Significant Impact Assessment for Threatened Species and Threatened Ecological Communities
#2.	Redland City Plan 2018	Link (Webpage)	<a href="http://pdonline.redland.qld.gov.au/pages/plan/book.aspx?exhibit=RCC_CP_v4">http://pdonline.redland.qld.gov.au/pages/plan/book.aspx?exhibit=RCC_CP_v4</a>

3.1.2 Existing or proposed uses for the project area

#1.	Att 16 – Redland Sport Land Demand Study 2016	Document	Redland Sport Land Demand Study 2016 - Confidential document
#2.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report and appendices, incorporating the Significant Impact Assessment for Threatened Species and Threatened Ecological Communities
#3.	Redland City Plan 2018	Link (Webpage)	<a href="http://pdonline.redland.qld.gov.au/pages/plan/book.aspx?exhibit=RCC_CP_v4">http://pdonline.redland.qld.gov.au/pages/plan/book.aspx?exhibit=RCC_CP_v4</a>

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

#1.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report and appendices, incorporating the Significant Impact Assessment for Threatened Species and Threatened Ecological Communities
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## 3.2.1 Flora and fauna within the affected area

#1.	Att 17 - Ecological Assessment Report 2019	Document	Ecological Assessment Report from 2019 prepared by Cardno
#2.	Att 18 - Ecological Assessment Report 2021	Document	Ecological Assessment report from 2021 prepared by Cardno
#3.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report and appendices, incorporating the Significant Impact Assessment for Threatened Species and Threatened Ecological Communities
#4.	Conservation Advice for the COASTAL SWAMP SCLEROPHYLL FOREST OF NEW SOUTH WALES AND SOUTH EAST QUEEN	Link (Webpage)	<a href="http://www.environment.gov.au/biodiversity/threatened/communities/pt-conservation-advice.pdf">http://www.environment.gov.au/biodiversity/threatened/communities/pt-conservation-advice.pdf</a>
#5.	Methodology for surveying and mapping regional ecosystems and vegetation communities in Queensland	Link (Webpage)	<a href="https://www.publications.qld.gov.au/ckan-publications-attachments-prod/resources/6dee78ab-c12c-4692-">https://www.publications.qld.gov.au/ckan-publications-attachments-prod/resources/6dee78ab-c12c-4692-</a>

## 3.2.2 Vegetation within the project area

#1.	Att 19 - Geotechnical Investigation 2021	Document	Geotechnical investigation finding
#2.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report and appendices, incorporating the Significant Impact Assessment for Threatened Species and Threatened Ecological Communities
#3.	Vegetation Management Act 1999	Link (Webpage)	<a href="https://www.legislation.qld.gov.au/view/pdf/inforce/current/act-1999-090">https://www.legislation.qld.gov.au/view/pdf/inforce/current/act-1999-090</a>

## 3.3.2 Indigenous heritage values that apply to the project area

#1.	Att 7 - Cultural Heritage Study - NOT TO BE MADE PUBLIC	Document	Cultural Heritage Study
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## 3.4.1 Hydrology characteristics that apply to the project area

#1.			
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Att 20 - Stormwater Management Plan	Document	Stormwater management Plan
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## 4.1.3.3 (Ramsar Wetland) Why your action is unlikely to have a direct and/or indirect impact

#1.	Att 20 - Stormwater Management Plan	Document	Stormwater Management Plan
#2.	Att 28 - CEMP	Document	Reference project construction environmental management plan (CEMP). CEMP to be updated with input from appointed Contractor and conditions of the EPBC referral.

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

#1.	Att 18 - Ecological Assessment Report 2021	Document	Ecological Assessment Report undertaken for the project during Master Plan phase
#2.	Att 23 - Vegetation Management Plan V2.1	Document	Vegetation Management Plan for vegetation clearing works
#3.	Att 24 - Rehabilitation Plan	Document	Site rehabilitation plan
#4.	Att 26 - Redlands Coast Biosecurity Plan 2018-2023	Document	Redlands Coast Biosecurity Plan 2018-2023
#5.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report and appendices, incorporating the Significant Impact Assessment for Threatened Species and Threatened Ecological Communities
#6.	Biosecurity Act 2014	Link (Webpage)	<a href="https://www.legislation.qld.gov.au/view/pdf/inforce/current/act-2014-007">https://www.legislation.qld.gov.au/view/pdf/inforce/current/act-2014-007</a>
#7.	National Recovery Plan for the Koala	Link (Webpage)	<a href="https://www.dcceew.gov.au/sites/default/files/documents/recovery-plan-koala-2022.pdf">https://www.dcceew.gov.au/sites/default/files/documents/recovery-plan-koala-2022.pdf</a>
#8.	Nature Conservation (Koala) Conservation Plan 2017	Link (Webpage)	<a href="https://www.legislation.qld.gov.au/view/pdf/inforce/current/sl-2017-0152">https://www.legislation.qld.gov.au/view/pdf/inforce/current/sl-2017-0152</a>
#9.	Planned burn scheduled – Monday 13 June 2022	Link (Webpage)	<a href="https://news.redland.qld.gov.au/2022/06/planned-burn-scheduled-monday-13-june-2022/">https://news.redland.qld.gov.au/2022/06/planned-burn-scheduled-monday-13-june-2022/</a>

## 4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

#1.	Att 20 - Stormwater Management Plan	Document	Stormwater management plan
#2.	Att 24- Rehabilitation Plan	Document	Rehabilitation Plan
#3.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report and appendices, incorporating the Significant Impact Assessment for Threatened Species and Threatened Ecological Communities
#4.	Planned burn scheduled – Monday 13 June 2022	Link (Webpage)	<a href="https://news.redland.qld.gov.au/2022/06/planned-burn-scheduled-monday-13-june-2022/">https://news.redland.qld.gov.au/2022/06/planned-burn-scheduled-monday-13-june-2022/</a>

## 4.1.4.9 (Threatened Species and Ecological Communities) Why you do not think your proposed action is a controlled action

#1.	Att 20 - Stormwater Management Plan	Document	Stormwater Management Plan
#2.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report and appendices, incorporating the Significant Impact Assessment for Threatened Species and Threatened Ecological Communities



#3.	Planned burn scheduled – Monday 13 June 2022	Link (Webpage)	<a href="https://news.redland.qld.gov.au/2022/06/planned-burn-scheduled-monday-13-june-2022/">https://news.redland.qld.gov.au/2022/06/planned-burn-scheduled-monday-13-june-2022/</a>
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## 4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

#1.	Att 12- Koala Conservation Plan 2022–2027	Document	Koala Conservation Plan 2022-2027
#2.	Att 18 - Cardno Ecological Assessment Report 2021	Document	Ecological Assessment Report undertaken for the project during Master Plan phase, incorporating Wildlife Habitat Management Plan
#3.	Att 23 - Vegetation Management Plan V2.1	Document	Vegetation Management Plan
#4.	Att 24 - Rehabilitation Plan	Document	Rehabilitation Plan
#5.	Att 25 - Bushfire Management Plan 2022	Document	Bushfire Management Plan
#6.	Att 26 - Redlands Coast Biosecurity Plan 2018-2023	Document	Redlands Coast Biosecurity Plan 2018-2023
#7.	Att 26 - Redlands Coast Biosecurity Plan 2018-2023	Document	Redlands Coast Biosecurity Plan 2018-2023
#8.	Att 28 - CEMP	Document	Reference construction environmental management plan (CEMP). CEMP to be updated with input from appointed Contractor and EPBC referral conditions.
#9.	Att 4 - Matters of National Environmental Significance Report-v4-2023-01-18	Document	MNES Report and appendices, detailing avoidance, minimisation and mitigation measures
#10.	Att 6 - Redlands Coast Regional Sport and Recreation Precinct Master Plan DRAFT	Document	Redlands Coast Regional Sport and Recreation Precinct Master Plan DRAFT
#11.	Biosecurity Act 2014	Link (Webpage)	<a href="https://www.legislation.qld.gov.au/view/pdf/inforce/current/act-2014-007">https://www.legislation.qld.gov.au/view/pdf/inforce/current/act-2014-007</a>
#12.	Planned burn scheduled – Monday 13 June 2022	Link (Webpage)	<a href="https://news.redland.qld.gov.au/2022/06/planned-burn-scheduled-monday-13-june-2022/">https://news.redland.qld.gov.au/2022/06/planned-burn-scheduled-monday-13-june-2022/</a>

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

#1.	Att 18 - Ecological Assessment Report 2021	Document	Ecological Assessment Report 2021
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## 4.1.8.3 (Great Barrier Reef) Why your action is unlikely to have a direct and/or indirect impact

#1.	Att 20 - Stormwater Management Plan	Document	Stormwater Management Plan
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## 4.3.8 Why alternatives for your proposed action were not possible

#1.	Att 16 – Redland Sport Land Demand Study 2016	Document	Redland Sport Land Demand Study 2016 - Confidential document
#2.	Att 27 - Additional Sport and Recreation Land - Location Summary	Document	Additional Sport and Recreation Land - Location Summary - CONFIDENTIAL

#3. Att 8 - Redland Open Space Document  
Strategy 2026

Redland Open Space Strategy 2026

## 5.2 Declarations

### ✔ Completed Referring party's declaration

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

ABN/ACN	32061537666
Organisation name	Bligh Tanner Pty Ltd
Organisation address	Level 9, 269 Wickham St Fortitude Valley Qld 4006
Representative's name	Alan Hoban
Representative's job title	Director
Phone	0400 742 836
Email	alan.hoban@blightanner.com.au
Address	Level 9, 269 Wickham St, Fortitude Valley Qld 4006

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

I would like to receive notifications and track the referral progress through the EPBC portal. \*

By checking this box, I, **Alan Hoban of Bligh Tanner Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. \*

I would like to receive notifications and track the referral progress through the EPBC portal. \*

### ✔ Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	86058929428
Organisation name	Redland City Council
Organisation address	Corner Middle and Bloomfield Streets, Cleveland QLD 4163
Representative's name	Dr Nicole Davis
Representative's job title	General Manager, Infrastructure and Operations
Phone	07 3829 8999
Email	civicanopenspace@redland.qld.gov.au
Address	Corner Middle and Bloomfield Streets, Cleveland QLD 4163

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, **Dr Nicole Davis of Redland City Council**, 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. \*
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**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.

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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, **Dr Nicole Davis of Redland City Council**, 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. \*