

26 September 2024

Attn: Alex Winkler

Roubaix Properties

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## RE: Ecological Advice in regard to the proposed development of Lots 3-5 on RP137101 (Mount Lindsay Highway, North Maclean)

Alex

### 1. Understanding of the Brief

Thank you for the opportunity to advise regarding this matter. We understand that:

- (i) You are the owner of Lots 3-5 on RP137101 (**Site**). The locality of the Site is shown by **Inset 1**. The Site's more immediate setting and boundaries are shown by **Inset 2**;
- (ii) The Site is within the Greater Flagstone Priority Development Area, under which it is identified as part of an *Existing and Proposed Major Employment Area*. Further, it is identified as an *Industry and Business Zone* under the North Maclean Enterprise Area Context Plan;
- (iii) You will be lodging a development application over the Site for development consistent with the landuse designation noted in (ii);
- (iv) While the Site is heavily degraded, the development application needs to be supported by an ecological assessment report identifying the limited ecological values that occur, and the applicable environmental planning legislation; and
- (v) In regard to providing this advice, it is relevant to note that we have coordinated ecological assessment for a number of other sites in the locality (**Inset 3**).

### 2. Assessment

- (i) EPBC Act
  - (a) Actions that will or may give rise to a Significant Impact on Matters of National Environmental Significance (**MNES**) require a referral to the Department of Climate Change, Energy, the Environment and Water (**DCCEEW**) for assessment (and potential further approval) under the *Environment Protection and Biodiversity Conservation Act 1999* (**EPBCA**);
  - (b) The Site is in a landscape known to support MNES, including Threatened Ecological Communities, and listed fauna such as the Koala and the Grey-headed flying fox. While not

recorded from the immediate locality, habitat for other sparsely distributed fauna species such as the Swift parrot also occurs;<sup>1</sup>

- (c) Aerial photography shows that the Site is almost entirely cleared, and heavily degraded by its historic use as an aquaculture farm. The Vegetation Management Supporting Map shows that the Site does not support Remnant (Category B) or Regrowth (Category C) regulated vegetation (**Inset 4**), which is consistent with observations made during our site inspection. The lack of such vegetation precludes the potential occurrence of MNES TEC's and establishes that habitat conditions for MNES fauna known from the locality are also poor; and
  - (d) The footprint of the proposed development is small and a logical extension of approved development on the Maclean Estates site to the north. The Site is also completely cleared, and its development will not cause indirect impacts of concern. The proposed development will not give rise to a Significant Impact on MNES, and there is no requirement for the project to be referred to DCCEEW for further assessment and approval under the EPBCA.
- (ii) Greater Flagstone Development Scheme
    - (a) The Greater Flagstone Development Scheme identifies that the Site's landuse designation as Industry and Business. The Site does not contain areas designated Environmental Protection.
  - (iii) North Maclean Enterprise Area Context Plan
    - (a) The EDQ-endorsed North Maclean Enterprise Area Context Plan includes the Site in the Industry and Business Zone. Land to the Site's west is included in the Indicative Future Biodiversity Corridor designation.
  - (iv) PDA Guideline 17
    - (a) PDA Guideline No. 17 (Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDA's) outlines obligations in regard to these ecological values;
    - (b) The Development Scheme requires:
      - The protection of viable remnant vegetation containing endangered regional ecosystems;
      - Development to avoid (to the greatest extent possible) the clearing of areas mapped as having High Value Bushland on the SPP 2/10 Koala Conservation Maps;
      - Development to cater for koala movement between conserved areas of bushland habitat; and
      - Development to incorporate koala sensitive urban design.
    - (c) In regard to the remnant vegetation obligation, the Site does not support remnant vegetation (and even little scattered vegetation) (**Inset 4**). The remnant vegetation obligation does not apply; and
    - (d) In regard to the koala habitat obligation;
      - The current koala mapping is an appropriate surrogate for the SPP 2/10 koala mapping (**Inset 5**). The mapping shows that the Site does not contain a Koala Habitat Area. The

<sup>1</sup> Experience arising from: (i) EPBC Referral 2013/6941; (ii) EPBC Referral 2022/09304; and (iii) EPBC Referral 2023/09607.

Maclean Estates development site to the north is mapped as a Koala Habitat Area, but approvals are in place for the development of this site;

- Given the Maclean Estates approval to the north, the Site no longer fulfills a role in facilitating koala movement between more intact areas of vegetation to its north and west. Instead, the approved pattern of development will see koala movement restricted to areas west of the Site; and
- In light of the preceding points, there is no need for the proposed development to facilitate koala movement by incorporating koala sensitive urban design principles.

(v) Qld Waterways for Waterway Barrier Works

- (a) Waterway Barrier Works approval requirements are not extinguished by the Site's inclusion in a PDA. Inset 6 shows that the Site supports no such waterways.

Please call if you have any further questions regarding this matter.

Kind regards,

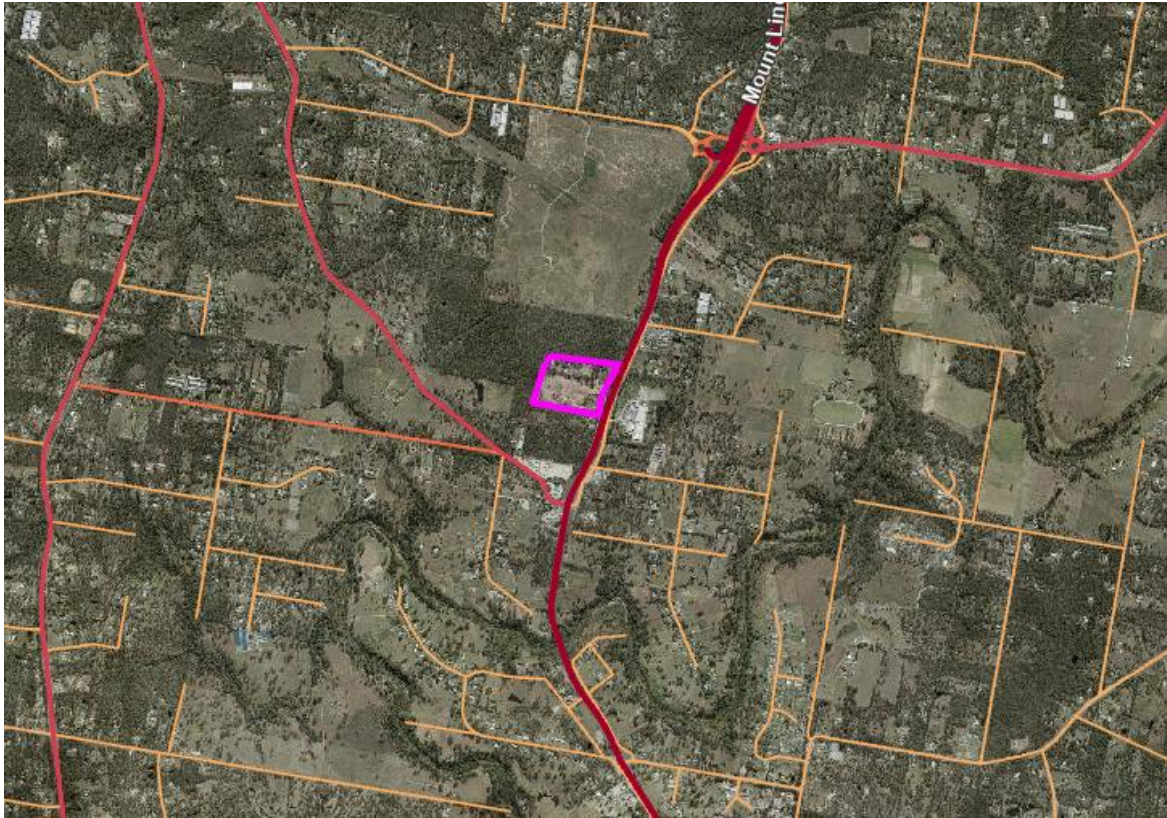


Wayne Moffitt

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**Inset 1 – Site locality. The Site is shown in pink outline**

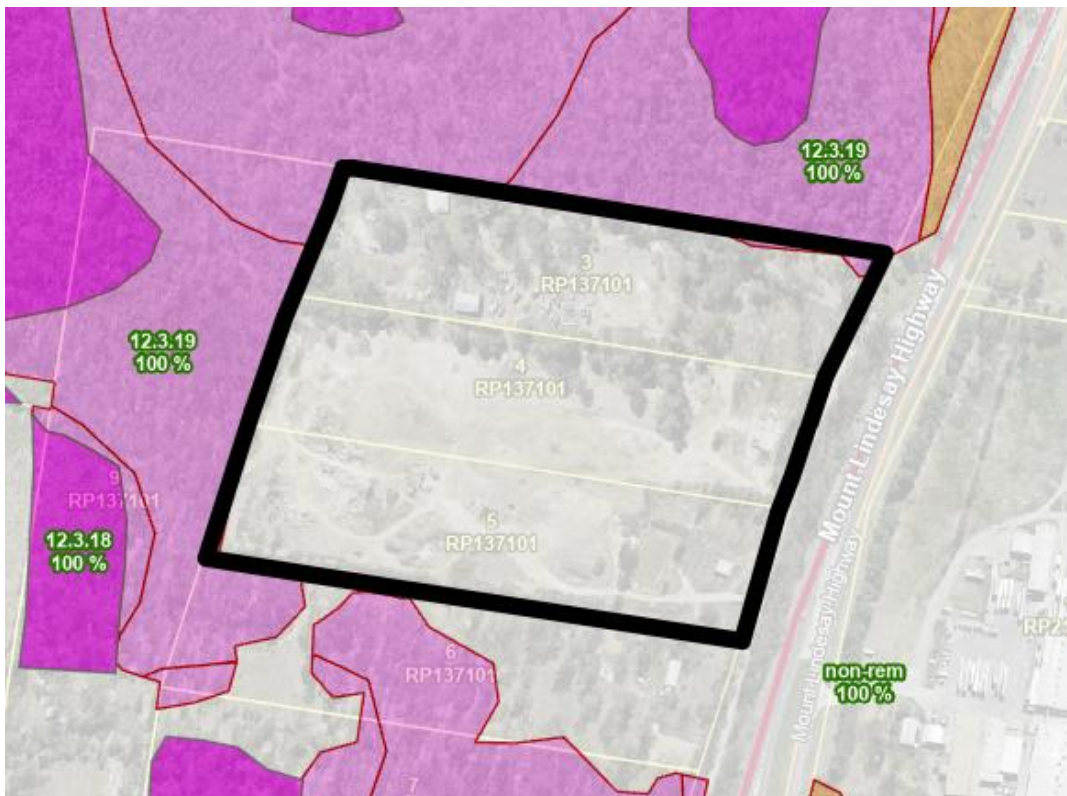


**Inset 2 – The Site's more immediate setting and boundaries. The Site is shown in pink outline**





Inset 3 – EDQ and EPBC Development Assessment experience in the adjoining landscape (Site in pink)



Inset 4 – Vegetation Management Supporting Map. The Site boundary is shown in black





**Inset 5 – Current Koala Mapping. The Site boundary is shown in black**



**Inset 6 – Qld Waterways for Waterway Barrier Works. The Site boundary is shown in black**