

PRELIMINARY DOCUMENTATION RESPONSE: ADDENDUM 1

Citiswich – Stage 7

.....
31 October 2024
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1 INTRODUCTION

The following report provides further information regarding the Citiswich – Stage 7 development located on Warrego Highway in Bundamba, Queensland (the proposed action). The proposed action is currently being assessed via Preliminary Documentation (PD) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) for significant impacts on the Grey-Headed Flying-Fox (GHFF). The following information comprises Addendum 1 to the Preliminary Documentation Response report dated 5 August 2024 (August 2024 PD Report) in response to the additional information requested by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) on 14 October 2024 (the request) as part of a controlled action decision made on 18 March 2022 for the Citiswich development (EPBC 2021/9112). The request was made following recent technical reviews and updates to local and State authority requirements identified by Walker Bremer Park Pty Ltd (the proponent) that have resulted in the need to make minor revisions to the boundaries of the development footprint.

The request states:

Under section 132 of the EPBC Act, if the Minister for the Environment and Water believes on reasonable grounds that he or she does not have enough information to make an informed decision whether or not to approve, for the purposes of a controlling provision, the taking of an action, the Minister may request the designated proponent and/or any other person the Minister considers appropriate to provide specified information relevant to making the decision. On this basis and as a delegate of the Minister I request the provision of the following information:

- 1. Details of any amendments to the proposed action, including maps and details showing the difference in the proposed impact footprint and a description of key differences that would contribute towards a possible variation of the proposed action.*
- 2. Detailed reasons for any variations to the proposed action.*
- 3. Details on how the nature of the proposed action may vary, and any impacts of the potential amended proposed action on MNES compare with the proposed action.*
- 4. If applicable, detail any impacts of the proposed variation on MNES not considered in the referral or assessment of the original proposal.*

Section 2 of this addendum lists the information requested by DCCEEW on 14 October 2024, and responses to the requested information. It also contains details concerning the outcome of the invitation to comment process undertaken in accordance with the Minister’s direction to publish the August 2024 PD Report pursuant to section 95A of the EPBC Act. It is intended that this document constitutes Addendum 1 to the August 2024 PD Report. Accordingly, to the extent that information contained in this document is different from (or additional to) the information contained in the August 2024 PD Report, then the content of this document will prevail to the extent of the inconsistency (and the August 2024 PD Report is to be read accordingly).

2 RESPONSE AND OTHER INFORMATION

TABLE 1: INFORMATION REQUEST RESPONSE

Request for further information to inform the decision on approval for Citiswich – Stage 7, Warrego Highway, Bundamba, Queensland		
No.	Department request (Letter dated 14 October 2024)	Response
1	Details of any amendments to the proposed action, including maps and details showing the difference in the proposed impact footprint and a description of key differences that would contribute towards a possible variation of the proposed action.	There is no change being sought to the nature of the proposed action, the nature of the proposed works, the land the subject of the Referral or the offset proposal. A minor revision is being sought to the proposed development footprint. See Appendix 1 for a summary of minor revisions to the proposed development footprint including map showing applicable differences.
2	Detailed reasons for any variations to the proposed action.	The minor revision to the development footprint is proposed due to further site investigations and Authority requirements (both existing and anticipated). See Appendix 2 for a summary of reasons for the minor revisions.
3	Details on how the nature of the proposed action may vary, and any impacts of the potential amended proposed action on MNES compare with the proposed action.	There is no change being sought to the nature of the proposed action, the nature of impacts on MNES or the offset proposal. The minor revision results in some habitat areas initially marked for retention that will now be removed, while others initially marked for removal will now be retained. Overall, the minor revision to the development footprint results in a net benefit to MNES due to increased habitat retention (+0.15 ha) and relocation of impacts away from continuous vegetated patches.

Preliminary Documentation Response: Addendum

Citiswich – Stage 7

Request for further information to inform the decision on approval for Citiswich – Stage 7, Warrego Highway, Bundamba, Queensland		
No.	Department request (Letter dated 14 October 2024)	Response
		See Appendix 1 for a summary of minor revisions to the proposed development footprint including change to impacts on MNES.
4	If applicable, detail any impacts of the proposed variation on MNES not considered in the referral or assessment of the original proposal.	Not applicable, as there is no variation to the proposed action.

Public Consultation Outcome

In accordance with the Minister’s direction to publish pursuant to section 95A of the EPBC Act, the August 2024 PD Report was made available for public consultation between 29 August 2024 and 12 September 2024 at the locations specified below. No public comments were received arising from that public consultation process.

In person

Hard copies were available for viewing at the locations listed below;

- Ipswich City Council – 1 Nicholas Street, Ipswich, QLD
- State Library of Queensland - Cultural Precinct, Stanley Pl, South Brisbane, QLD

Electronically

A PDF version of the 2024 PD Report could be viewed via the Citiswich Website:

www.citiswich.com.au

APPENDIX 1: SUMMARY OF THE MINOR REVISION

TABLE 2: SUMMARY OF THE MINOR REVISION TO THE PROPOSED DEVELOPMENT FOOTPRINT.

Item	Prior (as at 5 August 2024)	Current (as at the date of this Addendum)
Stage 7 Total Area	112.0 ha.	No change.
Nature of works	Subdivision of land into 20 industrial use lots and operation works to develop and service the industrial lots.	No change.
Development footprint	As per the Preliminary Documentation. Total proposed area: 70.0ha.	Total proposed area: 72.0 ha.
Impacts to native vegetation communities (GHFF foraging habitat, see Figure 1)	Removed 17.4 ha. Retained 17.3 ha.	Removed 17.25 ha. Retained 17.45 ha. The minor revision results in a net increase in GHFF habitat retention of 0.15 ha and therefore provides a net benefit to the availability of foraging habitat on the site.
Offset Proposal and Offset Management Plan	As per Preliminary Documentation.	No change. Despite the increase in habitat retention, there is no change to the offset proposal, therefore, impacts are more than adequately offset.
New or altered edge effects	As per Preliminary Documentation (Figure 20) new or altered edge effects are approximately 1.5km.	A decrease of new or altered edge effects within GHFF foraging habitat by approximately 400m (27%) resulting in a reduction of perimeter-to-area ratio. This reduces the risk of indirect impacts and increases the resilience of retained foraging habitats.
Habitat fragmentation	As per Preliminary Documentation, an area of habitat is subdivided by a proposed road (see Area #A, Figure 1).	Retaining GHFF foraging habitat in Area #A reduces fragmentation by avoiding clearing and segmentation of a larger continuous patch of vegetation (see Figure 1). New areas removed are generally located into edge-effected or smaller vegetative patches (Areas #B and #H). This reduces the risk of indirect impacts and increases the resilience of retained foraging habitats.
Maturity of retained vegetation	As per the Preliminary Documentation.	The reduction in clearing of GHFF foraging habitat within Area #A will result in the retention of a larger number of mature trees which are more important GHFF foraging habitat than some exchange areas now proposed to be removed (Areas #B and #H).



Legend

 Site

Cadastral

 Lot boundary

 Easement

Development footprint

 Current (as at the date of this Addendum)

 Prior (as at 5 August 2024)

Summary of the minor revision (Resulting in a net increase in GHFF habitat retention of 0.15 ha)

 Reduced impact to open space / disturbed area (0.39 ha)

 Increased impact to open space / disturbed area (2.81 ha)

 Reduced impact to GHFF habitat (0.77 ha)

 Increased impact to GHFF habitat (0.62 ha)

GHFF habitat retained and removed (as of the date of this Addendum)

 Removed (17.25 ha)

 Retained (17.45 ha)

1:10,000

Date Created: 29/10/2024

FIGURE 1: SUMMARY OF THE MINOR REVISION TO THE DEVELOPMENT FOOTPRINT, INCLUDING UPDATES TO RETAINED AND REMOVED HABITAT FOR GHFF.

APPENDIX 2: REASONS FOR THE MINOR REVISION

TABLE 3: REASONS FOR THE MINOR REVISIONS (BY LOCATION).

Works description (refer to Figure 1 for map of locations A-I)	Requirements
#A Alternative Road Alignment	<p>Geotechnical / Council Requirements</p> <p>Recent geotechnical investigations required a revision of design parameters for the entry road into the project.</p> <p>This has resulted in the northern entry road option no longer being required, reducing the proposed GHFF impact by approximately 0.77 ha (see Appendix 1). In order to achieve this, the remaining road entry required widening slightly to accommodate the increase in road level from RL18.7 to RL20.5.</p>
#B Drainage Works	<p>Council Requirements</p> <p>To comply with Council requirements and Operational Works approval to manage scour and erosion from the drainage channel.</p>
#C Temp Detention Basin	<p>Land Management / Council Requirements</p> <p>To manage any erosion and sediment during the earthworks, a temporary basin is required to ensure the site drains appropriately from the commencement of earthworks until the site is stabilised at completion.</p> <p>This is a council approval requirement.</p>
#D Earthworks	<p>Council Requirements</p> <p>The recent proposed changes to the Ipswich City planning scheme, which changed the Q100 flood level from RL18.7 to RL20.5, has created an additional footprint area.</p> <p>As a result, an increase in pad height means an increase in the embankment/batter extent.</p>
#E Temp Detention Basin	<p>Land Management / Council Requirements</p> <p>To manage any erosion and sediment during the earthworks, a second temporary basin is required to ensure the site drains appropriately from the commencement of earthworks until the site is stabilised at completion.</p> <p>This is a council approval requirement.</p>
#F Earthworks	<p>Council Requirements</p> <p>The recent proposed changes to the planning scheme, which changed the Q100 flood level from RL18.7 to RL20.5, has created an additional footprint area.</p> <p>As a result, an increase in pad height means an increase in the embankment/batter extent.</p>
#G Earthworks	<p>Council / Dept of Fisheries Requirements</p> <p>The recent proposed changes to the planning scheme, which changed the Q100 flood level from RL18.7 to RL20.5, has created an additional footprint area.</p> <p>As a result, an increase in pad height means an increase in the embankment/batter extent.</p> <p>Further information from the Department of Agriculture and Fisheries (Qld) regarding the culvert structure requirements for waterway barrier works resulted in additional treatment upstream and downstream of the structure.</p>

#H Earthworks	Council Requirements The recent proposed changes to the planning scheme, which changed the Q100 flood level from RL18.7 to RL20.5, has created an additional footprint area. As a result, an increase in pad height means an increase in the embankment/batter extent.
#I Earthworks	Council / Dept of Fisheries Requirements The recent proposed changes to the planning scheme, which changed the Q100 flood level from RL18.7 to RL20.5, has created an additional footprint area. As a result, an increase in pad height means an increase in the embankment/batter extent. Further information from the Department of Fisheries regarding the culvert structure requirements for waterway barrier works resulted in additional treatment upstream and downstream of the structure.