

# Pormpuraaw residential subdivision

Application Number: **03437**Commencement Date:  
**06/05/2026**Status: **Locked**

## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Pormpuraaw residential subdivision

#### 1.1.2 Project industry type \*

Residential Development

#### 1.1.3 Project industry sub-type

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#### 1.1.4 Estimated start date \*

29/07/2026

#### 1.1.4 Estimated end date \*

29/07/2027

## 1.2 Proposed Action details

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

The project is led by Langtree Consulting Engineers who is assisting the Queensland State Government, Department of Women, Aboriginal and Torres Strait Islander Partnerships and the Multiculturalism (DWATSIPM) and Pormpuraaw Aboriginal Shire Council to establish two (2) urban expansion areas in the north and south of the township of Pormpuraaw located on the central west coast of Cape York Peninsular.

The northern expansion covers a section within Lot 511 SP327449 and proposes the establishment of:

- 15 residential lots
- Road and road reserve to service residential lots
- Essential management clearing buffer of 22.5 m (1.5 x canopy height of adjacent vegetation)

The southern expansion covers a section within within Lot 512 SP327448 and proposes the establishment of:

- 20 residential lots
- Road and road reserve to service residential lots
- Essential management clearing buffer of 22.5 (1.5 x canopy height of adjacent vegetation)

An ecological assessment was undertaken in May 2023 for the proposal, see Attachment 'R2026-559 - Pormpuraaw Ecological Assessment.pdf'. In July 2024, the proposal gained approval under the Planning Act 2016 s64, with separate approvals for the northern subdivision (2402-39309 SRA) and the southern subdivision (2402-39321 SRA). Although the proposal is approved by SARA, this is subject to conditions including *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) assessment and *Nature Conservation Act 1992* (NC Act) approval related to the Cooktown orchid (*Dendrobium bigibbum*) population that has been recorded on the project site.

A field survey as per the Qld flora survey guidelines (protected plants) was undertaken in December 2025 to assess the extent of the Cooktown orchid population and quantify the impacts to the population within the project site clearing alignment, see Attachment 'R2026-561 - Pormpuraaw PPS and IMP.pdf'.

A total of 7.27 hectares of vine thicket RE 3.2.2, of which the 1,031 individuals of Cooktown orchids are present, is proposed to be cleared to establish the proposal.

*Note that the redacted versions of both reports prepared for public release are attached as Attachment 'R2026-560 – Pormpuraaw Ecological Assessment – Public Release Version.pdf' and Attachment 'R2026-562 – Pormpuraaw Protected Plant Survey and Impact Management Plan – Public Release Version.pdf'.*

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

No

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

The proposed residential subdivision is subject to a range of Commonwealth and Queensland legislation and planning frameworks that regulate biodiversity protection, vegetation clearing, land use, and environmental management, with relevance summarised below:

- **Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act):** Relevant as the project will impact the EPBC-listed Vulnerable species, the Cooktown orchid. Triggers the requirement for this referral.
- **Planning Act 2016:** The proposal was approved in July 2024 under this Act (SARA approvals 2402-39309 SRA and 2402-39321 SRA). Approval is subject to conditions, including further assessment and approvals under the EPBC Act and the NC Act.
- **Nature Conservation Act 1992:** Relevant due to the presence of the NC Act Vulnerable-listed Cooktown orchid on site. Approval is required for the clearing, disturbance, and proposed translocation of this protected plant species.
- **Vegetation Management Act 1999:** Relevant as the project involves clearing of mapped vegetation for subdivision development.
- **Environmental Protection Act 1994:** Relevant to construction and operational phases of the project, including erosion, sediment control, and general environmental duty.
- **Biosecurity Act 2014:** Manages biosecurity risks, including the spread of invasive plants and animals. Relevant to construction activities and vegetation clearing, requiring implementation of weed and pathogen hygiene measures.

In summary, while the project has received approval under the Planning Act 2016, it remains subject to additional approvals and compliance requirements under the EPBC Act and NC Act due to the presence and proposed impact to the significant population of Cooktown orchid, as well as other state legislation regulating vegetation clearing and environmental management.

### 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. \*

Public consultation has been undertaken and will continue throughout the project, with Pormpuraaw Aboriginal Shire Council directly involved as a key project partner alongside Langtree Consulting Engineers and the Queensland State Government DWATSIPM.

## 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 National Environmental Protection Agency (the agency) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the agency 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 agency will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

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

Yes

## Referring party organisation details

|                             |                                            |
|-----------------------------|--------------------------------------------|
| <b>ABN/ACN</b>              | 51617130079                                |
| <b>Organisation name</b>    | 4 Elements Consulting                      |
| <b>Organisation address</b> | 169-171 Aumuller Street, Bungalow QLD 4870 |

## Referring party details

|                  |                                        |
|------------------|----------------------------------------|
| <b>Name</b>      | Ryan Hughes                            |
| <b>Job title</b> | Principal Ecologist                    |
| <b>Phone</b>     | 1300 432 368                           |
| <b>Email</b>     | ryan@4ec.com.au                        |
| <b>Address</b>   | 169-171 Aumuller Street, Bungalow 4870 |

## 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

**ABN/ACN** 29611368024

**Organisation name** Langtree Consulting Engineers

**Organisation address** Level 1, 14 Ingham Road, West End Townsville, QLD 4810

## Person proposing to take the action details

**Name** Brett Langtree

**Job title** Principal Engineer and Director

**Phone** 0400699979

**Email** brett@langtreeconsulting.com.au

**Address** Level 1, 14 Ingham Road, West End Townsville, QLD 4810

**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. \***

Langtree Consulting Pty Ltd is not subject to any prosecutions or proceedings under the EPBC Act. Langtree Consulting Pty Ltd also maintains an Environmental Management System certified to ISO 14001:2015, see Attachment 'Langtree Consulting ISO Cert.pdf'.

**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**

Langtree Consulting Pty Ltd operates an Environmental Management System certified to ISO 14001:2015 and implements an Environmental Policy as part of its integrated management framework, see Attachment 'Langtree Consulting ISO Cert.pdf' and Attachment 'Environmental Policy from Langtree Consulting Integrated Management System Manual Issue 13.pdf'. The Environmental Policy commits to environmental protection, pollution prevention, compliance with relevant environmental legislation and regulations, establishment of environmental objectives and targets, and continual improvement of environmental management performance.

**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>              | 29611368024                                            |
| <b>Organisation name</b>    | Langtree Consulting Engineers                          |
| <b>Organisation address</b> | Level 1, 14 Ingham Road, West End Townsville, QLD 4810 |

## Proposed designated proponent details

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>Name</b>      | Brett Langtree                                         |
| <b>Job title</b> | Principal Engineer and Director                        |
| <b>Phone</b>     | 0400699979                                             |
| <b>Email</b>     | brett@langtreeconsulting.com.au                        |
| <b>Address</b>   | Level 1, 14 Ingham Road, West End Townsville, QLD 4810 |

## 1.3.4 Identity: Summary of allocation

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## ✔ Confirmed Referring party's identity

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

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|                            |                                            |
|----------------------------|--------------------------------------------|
| ABN/ACN                    | 51617130079                                |
| Organisation name          | 4 Elements Consulting                      |
| Organisation address       | 169-171 Aumuller Street, Bungalow QLD 4870 |
| Representative's name      | Ryan Hughes                                |
| Representative's job title | Principal Ecologist                        |
| Phone                      | 1300 432 368                               |
| Email                      | ryan@4ec.com.au                            |
| Address                    | 169-171 Aumuller Street, Bungalow 4870     |

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## ✔ 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.

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|                            |                                                        |
|----------------------------|--------------------------------------------------------|
| ABN/ACN                    | 29611368024                                            |
| Organisation name          | Langtree Consulting Engineers                          |
| Organisation address       | Level 1, 14 Ingham Road, West End Townsville, QLD 4810 |
| Representative's name      | Brett Langtree                                         |
| Representative's job title | Principal Engineer and Director                        |
| Phone                      | 0400699979                                             |
| Email                      | brett@langtreeconsulting.com.au                        |
| Address                    | Level 1, 14 Ingham Road, West End Townsville, QLD 4810 |

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## ✔ 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? \*

Person proposing to take the action

## 2. Location

## 2.1 Project footprint



## 2.2 Footprint details

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

Lot 511 SP327449 and Lot 512 SP327448, Pormpuraaw.

### 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? \*

Lot 511 SP327449 and Lot 512 SP327448 are both freehold land.

## 3. Existing environment

## 3.1 Physical description

### 3.1.1 Describe the current condition of the project area's environment.

The project area is predominantly remnant vegetation, consistent with Vegetation Management Act 1999 mapping as Category B remnant vegetation (see Attachment 'R2026-559 - Pormpuraaw Ecological Assessment.pdf', Figure 3, page 6). A small portion of the southern urban expansion area occurs within land mapped for residential use in the township of Pormpuraaw, where vegetation is more modified due to existing land use. Overall, remnant vegetation within the site is fragmented, with disturbance mainly occurring along edges in the southern portion of the site, where weed incursions are localised around roadside verges. Some canopy gaps associated with past storm damage and clearing for tracks are present, along with other evidence of human activity including debris and localised dumping. There is no indication of recent major bushfire or flood events significantly altering site condition, although ongoing edge disturbance has contributed to localised degradation.

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

The proposed use of the project area is a residential subdivision to support urban expansion within Pormpuraaw, including the establishment of residential lots and associated infrastructure such as roads.

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

The project area contains predominantly Category B remnant vegetation mapped as least concern regional ecosystem under the Vegetation Management Act 1999. The entire site is also mapped within a high risk protected plant trigger area and includes regulated vegetation identified as essential habitat for the Cooktown orchid. While no nationally significant wetlands or marine areas occur within the project footprint, the site is located in proximity to the Commonwealth Marine Area and nationally-listed wetlands (see Attachment 'R2026-559 - Pormpuraaw Ecological Assessment.pdf', Section 3.0, pages 21-28).

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

The project site has a low-lying elevation range of approximately 5–10 m above sea level.

## 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.

Vegetation within the project area comprises predominantly remnant semi-deciduous vine thicket and associated least concern regional ecosystems. Flora surveys undertaken as part of the Pormpuraaw Ecological Assessment recorded 131 flora species from 56 families (see Attachment 'R2026-559 - Pormpuraaw Ecological Assessment.pdf', Appendix E). The project area also occurs within a high-risk protected plant trigger area and supports a substantial population of the Cooktown orchid (*Dendrobium bigibbum*). Targeted surveys undertaken in December 2025 recorded 2,913 individuals within the project site and 100 m assessment buffer, with 1,031 individuals occurring within the direct clearing footprint and asset protection buffer areas (see Attachment 'R2026-561 - Pormpuraaw PPS and IMP.pdf'). Cooktown orchids were confined to semi-deciduous vine thicket associated with old coastal sand dunes and were most commonly recorded on wild prune (*Sersalisia sericea*). No other threatened flora species were recorded during field assessments or identified as likely to occur within the project area (see Attachment 'R2026-559 - Pormpuraaw Ecological Assessment.pdf', Appendix A and Appendix F).

Fauna surveys recorded 36 fauna species, comprising 33 bird species, two amphibians, and one reptile species (see Attachment 'R2026-559 - Pormpuraaw Ecological Assessment.pdf', Table 8, pages 42-43). No threatened fauna species listed under the EPBC Act or NC Act were recorded during field surveys. However, the white-throated needletail was identified as having potential to occur within vine thicket habitat based on the habitat assessment and likelihood modelling (see Attachment 'R2026-559 - Pormpuraaw Ecological Assessment.pdf', Appendix A). The proposal has been designed to avoid impacts to melaleuca wetland communities and associated habitat values, including wetlands of high ecological significance.

The project area generally exhibited low weed prevalence within intact remnant vegetation, with weed incursions largely confined to disturbed areas such as roadside edges and adjacent residential land. No Weeds of National Significance or prohibited invasive species under the *Biosecurity Act 2014* were recorded during field surveys. The most commonly observed weed species included hyptis, sida acuta, neem, and tridax daisy, with neem recorded sporadically throughout vine thicket vegetation.

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

A detailed vegetation assessment undertaken within the project area identified two least concern regional ecosystems (REs) within the proposed clearing footprint, comprising predominantly semi-deciduous vine thicket (RE 3.2.2) with minor areas of *Acacia crassicaarpa* open forest and grassland (RE 3.2.5a) (see Attachment 'R2026-559 - Pormpuraaw Ecological Assessment.pdf'). The dominant vegetation community occurs on old, deflated coastal sand dunes and supports a low closed forest canopy generally 6–12 m in height, with common canopy species including *Ganophyllum falcatum*, *Mimusops elengi*, *Gyrocarpus americanus*, *Ficus virens*, and *Litsea glutinosa*. The understory supports a diversity of shrubs, vines, grasses, and epiphytes, including abundant populations of the Cooktown orchid within moderately open sections of vine thicket vegetation.

Minor canopy gaps associated with historical storm activity and existing vehicle tracks support small areas of more open vegetation and grassland. Vegetation condition across the project area is generally fragmented but retains remnant ecological characteristics, including coarse woody debris and native understory composition. Weed prevalence was generally low outside disturbed edges and access areas. The project area occurs on well-drained sandy soils associated with coastal dune systems.

Melaleuca open forest wetland communities (RE 3.2.3) occur adjacent to, but outside, the direct clearing footprint in both the northern and southern expansion areas. The northern wetland community is partially mapped as a High Ecological Significance wetland, and no clearing is proposed within these wetland vegetation communities (see Attachment 'R2026-559 - Pormpuraaw Ecological Assessment.pdf').

## 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.

No Commonwealth Heritage Places were identified within the project site or the 10 km search radius based on the Protected Matters Search Tool results.

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

The project area is located within the Pormpuraaw Aboriginal Shire Council area.

## 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. \*

No mapped or observed wetlands, waterways, or permanent surface water features are present within the site. Surface hydrology is limited to diffuse overland flow during rainfall events, with no defined drainage lines traversing the project area.

## 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                                                            | Yes      | 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.

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#### 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 are no World Heritage Areas within the project site.

### 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 the project 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.

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**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. \***

There are no Ramsar-listed wetlands within the project site.

**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                                    | Common name                                                                                    |
|---------------|-----------------|--------------------------------------------|------------------------------------------------------------------------------------------------|
| Yes           |                 | <i>Calidris acuminata</i>                  | Sharp-tailed Sandpiper                                                                         |
| Yes           |                 | <i>Calidris canutus</i>                    | Red Knot, Knot                                                                                 |
| Yes           |                 | <i>Calidris ferruginea</i>                 | Curlew Sandpiper                                                                               |
| Yes           |                 | <i>Caretta caretta</i>                     | Loggerhead Turtle                                                                              |
| Yes           |                 | <i>Charadrius leschenaultii</i>            | Greater Sand Plover, Large Sand Plover                                                         |
| Yes           |                 | <i>Chelonia mydas</i>                      | Green Turtle                                                                                   |
| Yes           |                 | <i>Dasyurus hallucatus</i>                 | Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu]               |
| Yes           | Yes             | <i>Dendrobium bigibbum</i>                 | Cooktown Orchid                                                                                |
| Yes           |                 | <i>Dermochelys coriacea</i>                | Leatherback Turtle, Leathery Turtle, Luth                                                      |
| Yes           |                 | <i>Eretmochelys imbricata</i>              | Hawksbill Turtle                                                                               |
| Yes           |                 | <i>Erythrorhynchus radiatus</i>            | Red Goshawk                                                                                    |
| Yes           |                 | <i>Gallinago hardwickii</i>                | Latham's Snipe, Japanese Snipe                                                                 |
| Yes           |                 | <i>Lepidochelys olivacea</i>               | Olive Ridley Turtle, Pacific Ridley Turtle                                                     |
| Yes           |                 | <i>Limosa lapponica baueri</i>             | Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit                                   |
| Yes           |                 | <i>Natator depressus</i>                   | Flatback Turtle                                                                                |
| Yes           |                 | <i>Numenius madagascariensis</i>           | Eastern Curlew, Far Eastern Curlew                                                             |
| Yes           |                 | <i>Pristis pristis</i>                     | Large-tooth Sawfish, Freshwater Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish |
| Yes           |                 | <i>Probosciger aterrimus macgillivrayi</i> | Palm Cockatoo (Australian)                                                                     |
| Yes           |                 | <i>Rostratula australis</i>                | Australian Painted Snipe                                                                       |

| Direct impact | Indirect impact | Species                              | Common name                                                |
|---------------|-----------------|--------------------------------------|------------------------------------------------------------|
| Yes           |                 | Saccolaimus saccolaimus nudiclunatus | Bare-rumped Sheath-tailed Bat, Bare-rumped Sheath-tail Bat |
| Yes           |                 | Sternula albifrons                   | Little Tern                                                |
| Yes           |                 | Tringa nebularia                     | Common Greenshank, Greenshank                              |
| Yes           |                 | Tyto novaehollandiae kimberli        | Masked Owl (northern)                                      |
| Yes           |                 | Xeromys myoides                      | Water Mouse, False Water Rat, Yirrkoo                      |

## Ecological communities

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### 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. \*

There are no Threatened Ecological Communities within the project site; however, the EPBC vulnerable-listed Cooktown orchid (*Dendrobium bigibbum*) is likely to be impacted by the proposal. Direct impacts to the species resulting from the development include direct removal of plants and loss of habitat, while indirect impacts include weed invasion, edge effects and fragmentation, pollution, altered hydrological regimes, and erosion and sedimentation (4 Elements, 2026b: pp. 32 - 34).

Refer to the Ecological Assessment - Appendix A: Likelihood of Occurrence Assessment for the justification of exclusions of all other threatened species returned in the above search.

### 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. \*

The proposed action is not expected to result in a significant impact to *D. bigibbum*, as mitigation and management measures have been developed to avoid and minimise impacts to the species and will be implemented throughout the proposed works. These measures are outlined in the Protected Plants Survey (PPS) and Impact Management Plan (IMP) report and are described further in Section 4.1.4.10 below (4 Elements, 2026b).

In addition, the proposed approach and mitigation measures were discussed with the Department of Climate Change, Energy, the Environment and Water (DCCEEW) during a pre-referral meeting, with feedback from that consultation confirming the action is not a significant impact.

#### 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.

\*

As outlined above in Section 4.1.4.9, the proposed action is not considered to be a controlled action as mitigation and management measures have been developed to avoid and minimise impacts to *D. bigibbum* throughout the project (4 Elements, 2026b; and Section 4.1.4.10 below). The pre-referral meeting with DCCEEW also confirmed the action is not considered a controlled action.

#### 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. \*

The primary aim of impact management for the project is to ensure “no net loss” of threatened plants, as defined under the Nature Conservation (Wildlife Management) Regulation 2020 Protected Plants Assessment Guidelines. The Impact Management Plan undertaken by 4 Elements Consulting addressed the following mitigation measures for plants within the direct clearing alignment and clearing impact area (CIA):

- Translocation of *D. bigibbum* directly impacted by vegetation clearing within the alignment
- Establishment of tree protection zones (TPZs) for host trees bearing *D. bigibbum* adjacent to retained vegetation
- Management of weed incursions and edge effects imposed by clearing adjacent to retained vegetation

Refer to Section 7.0 of the PPS and IMP report for further details on the management of impacts (4 Elements, 2026b; pp. 35 - 43).

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

No environmental offsets are proposed for this project.

## 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                          | Common name                                |
|---------------|-----------------|----------------------------------|--------------------------------------------|
| Yes           |                 | <i>Actitis hypoleucos</i>        | Common Sandpiper                           |
| Yes           |                 | <i>Apus pacificus</i>            | Fork-tailed Swift                          |
| Yes           |                 | <i>Calidris acuminata</i>        | Sharp-tailed Sandpiper                     |
| Yes           |                 | <i>Calidris canutus</i>          | Red Knot, Knot                             |
| Yes           |                 | <i>Calidris ferruginea</i>       | Curlew Sandpiper                           |
| Yes           |                 | <i>Calidris melanotos</i>        | Pectoral Sandpiper                         |
| Yes           |                 | <i>Caretta caretta</i>           | Loggerhead Turtle                          |
| Yes           |                 | <i>Cecropis daurica</i>          | Red-rumped Swallow                         |
| Yes           |                 | <i>Charadrius leschenaultii</i>  | Greater Sand Plover, Large Sand Plover     |
| Yes           |                 | <i>Chelonia mydas</i>            | Green Turtle                               |
| Yes           |                 | <i>Crocodylus porosus</i>        | Salt-water Crocodile, Estuarine Crocodile  |
| Yes           |                 | <i>Cuculus optatus</i>           | Oriental Cuckoo, Horsfield's Cuckoo        |
| Yes           |                 | <i>Dermochelys coriacea</i>      | Leatherback Turtle, Leathery Turtle, Luth  |
| Yes           |                 | <i>Eretmochelys imbricata</i>    | Hawksbill Turtle                           |
| Yes           |                 | <i>Gallinago hardwickii</i>      | Latham's Snipe, Japanese Snipe             |
| Yes           |                 | <i>Glareola maldivarum</i>       | Oriental Pratincole                        |
| Yes           |                 | <i>Hirundo rustica</i>           | Barn Swallow                               |
| Yes           |                 | <i>Lepidochelys olivacea</i>     | Olive Ridley Turtle, Pacific Ridley Turtle |
| Yes           |                 | <i>Limosa lapponica</i>          | Bar-tailed Godwit                          |
| Yes           |                 | <i>Natator depressus</i>         | Flatback Turtle                            |
| Yes           |                 | <i>Numenius madagascariensis</i> | Eastern Curlew, Far Eastern Curlew         |
| Yes           |                 | <i>Pandion haliaetus</i>         | Osprey                                     |

| Direct impact | Indirect impact | Species            | Common name                                                                                   |
|---------------|-----------------|--------------------|-----------------------------------------------------------------------------------------------|
| Yes           |                 | Pristis pristis    | Largetooth Sawfish, Freshwater Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish |
| Yes           |                 | Sternula albifrons | Little Tern                                                                                   |
| Yes           |                 | Tringa nebularia   | Common Greenshank, Greenshank                                                                 |

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

Yes

**4.1.5.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. \***

The fork-tailed swift was the only migratory species identified as having a potential to be impacted by the proposal (4 Elements, 2026a; p. 44).

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

\*

No

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

The migratory species will not accumulate in significant numbers locally to lead to the project having a disturbance on large numbers of individuals. It is considered highly unlikely that the vegetation clearance, in an area of non-remnant vegetation, will impact on ecologically significant habitat for this species, such that it interferes with the breeding, foraging or roosting of migratory species. The fork-tailed swift is largely an aerial species in Australia and is not recorded as occurring within semi-deciduous vine thicket vegetation that will be impacted as a result of the proposal. External to the project site, there are large tracts of available vegetation for these species to utilise. The results of this assessment determined that there is no reasonable likelihood of a significant impact on EPBC Act 1999 listed migratory species.

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

No

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

\*

The proposed action is not considered to be a controlled action under the EPBC Act, as it is not likely to result in a significant impact on any MNES. As discussed in the previous response, the proposal is unlikely to significantly impact listed migratory species due to the absence of ecologically significant habitat within the project area and the availability of suitable habitat within the surrounding landscape.

**4.1.5.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. \***

There are no avoidance or mitigation measures proposed in relation to migratory species.

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

There are no environmental offsets proposed in relation to 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 Commonwealth nuclear values present within the project site.

**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.

—

**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. \***

There are no Commonwealth Marine Areas present within the project site.

**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. \***

There are no Great Barrier Reef Marine Parks present within the project site.

**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.**

\*

There are no water resources in relation to large coal mining development or coal seam gas present within the project site.

**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.

—

**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 Commonwealth Lands present within the project site.

**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.

—

**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. \***

There are no Commonwealth Heritage sites identified within the project 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 proposed action is limited to the identified project area due to existing infrastructure, access and servicing requirements, and the suitability of the sand dune landforms for development. Alternative locations to the east and west on the site require interacting with floodprone estuarine and alluvial soils. The lower-lying floodplain areas adjacent to the proposed clearing alignment were considered unsuitable due to flooding constraints and the potential for greater impacts on sensitive habitats and ecological values.

## 5. Lodgement

## 5.1 Attachments

## 1.2.1 Overview of the proposed action

|     | Type     | Name                                                                                                                                                | Date       | Sensitivity | Confidence |
|-----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|------------|
| #1. | Document | R2026-559 - Pormpuraaw Ecological Assessment.pdf<br>Pormpuraaw Ecological Assessment                                                                | 09/06/2026 | Yes         | High       |
| #2. | Document | R2026-560 - Pormpuraaw Ecological Assessment - Public Release Version.pdf<br>Pormpuraaw Ecological Assessment for public release                    | 09/06/2026 | No          | High       |
| #3. | Document | R2026-561 – Pormpuraaw PPS and IMP.pdf<br>Pormpuraaw Protected Plant Survey and Impact Management Plan                                              | 09/06/2026 | Yes         | High       |
| #4. | Document | R2026-562 – Pormpuraaw PPS and IMP – Public Release Version .pdf<br>Pormpuraaw Protected Plant Survey and Impact Management Plan for public release | 09/06/2026 | No          | High       |

## 1.3.2.17 (Person proposing to take the action) Proposer's history of responsible environmental management

|     | Type     | Name                                                                       | Date | Sensitivity | Confidence |
|-----|----------|----------------------------------------------------------------------------|------|-------------|------------|
| #1. | Document | Langtree Consulting ISO Cert.pdf<br>Langtree Consulting ISO certification. |      | No          | High       |

## 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

|     | Type     | Name                                                                                                                                       | Date | Sensitivity | Confidence |
|-----|----------|--------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|------------|
| #1. | Document | Environmental Policy from Langtree Consulting Integrated Management System Manual Issue 13.pdf<br>Langtree Consulting Environmental Policy |      | No          | High       |
| #2. | Document | Langtree Consulting ISO Cert.pdf<br>Langtree Consulting ISO certification.                                                                 |      | No          | High       |

## 3.1.1 Current condition of the project area's environment

|     | Type     | Name                                                                                 | Date       | Sensitivity | Confidence |
|-----|----------|--------------------------------------------------------------------------------------|------------|-------------|------------|
| #1. | Document | R2026-559 - Pormpuraaw Ecological Assessment.pdf<br>Pormpuraaw Ecological Assessment | 08/06/2026 |             | High       |

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

|     | Type     | Name                                                                                 | Date       | Sensitivity | Confidence |
|-----|----------|--------------------------------------------------------------------------------------|------------|-------------|------------|
| #1. | Document | R2026-559 - Pormpuraaw Ecological Assessment.pdf<br>Pormpuraaw Ecological Assessment | 08/06/2026 |             | High       |

## 3.2.1 Flora and fauna within the affected area

|     | Type     | Name                                                                                                   | Date       | Sensitivity | Confidence |
|-----|----------|--------------------------------------------------------------------------------------------------------|------------|-------------|------------|
| #1. | Document | R2026-559 - Pormpuraaw Ecological Assessment.pdf<br>Pormpuraaw Ecological Assessment                   | 08/06/2026 |             | High       |
| #2. | Document | R2026-561 – Pormpuraaw PPS and IMP.pdf<br>Pormpuraaw Protected Plant Survey and Impact Management Plan | 08/06/2026 |             | High       |

## 3.2.2 Vegetation within the project area

|     | Type     | Name                                                                                 | Date       | Sensitivity | Confidence |
|-----|----------|--------------------------------------------------------------------------------------|------------|-------------|------------|
| #1. | Document | R2026-559 - Pormpuraaw Ecological Assessment.pdf<br>Pormpuraaw Ecological Assessment | 08/06/2026 |             | High       |

## 5.2 Declarations

## ✔ Completed Referring party's declaration

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

|                            |                                            |
|----------------------------|--------------------------------------------|
| ABN/ACN                    | 51617130079                                |
| Organisation name          | 4 Elements Consulting                      |
| Organisation address       | 169-171 Aumuller Street, Bungalow QLD 4870 |
| Representative's name      | Ryan Hughes                                |
| Representative's job title | Principal Ecologist                        |
| Phone                      | 1300 432 368                               |
| Email                      | ryan@4ec.com.au                            |
| Address                    | 169-171 Aumuller Street, Bungalow 4870     |

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

☒ Check this box to confirm these are the correct identification details. \*

☒ By checking this box, I, **Ryan Hughes of 4 Elements Consulting**, 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. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

## ✔ 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               | 29611368024                                            |
| Organisation name     | Langtree Consulting Engineers                          |
| Organisation address  | Level 1, 14 Ingham Road, West End Townsville, QLD 4810 |
| Representative's name | Brett Langtree                                         |

|                            |                                                        |
|----------------------------|--------------------------------------------------------|
| Representative's job title | Principal Engineer and Director                        |
| Phone                      | 0400699979                                             |
| Email                      | brett@langtreeconsulting.com.au                        |
| Address                    | Level 1, 14 Ingham Road, West End Townsville, QLD 4810 |

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

☒ Check this box to confirm these are the correct identification details. \*

☒ I, **Brett Langtree of Langtree Consulting Engineers**, 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. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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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. \*

☒ Check this box to confirm these are the correct identification details. \*

☒ I, **Brett Langtree of Langtree Consulting Engineers**, 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. \*

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

