

Notification of Publication of Preliminary Documentation

EPBC Referral 2021/8968 – Notice for Public Comment

414 Old Maitland Road Residential Subdivision, Mardi, NSW.

Notice of Publication of Preliminary Documentation Under the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (the Act).

The following notice is published pursuant to Section 95A; Direction to publish referral information and invitation to comment.

Transnational Pastoral Pty. Ltd and Stevens Holdings Pty. Ltd are the entities intending to take the action as part of the proposed subdivision at the above address, to subdivide eight (8) existing allotments into two Torrens Title lots, one containing all of the land zoned R5 Large Lot Residential and E3 Environmental Management and the remainder being all of the land zoned E2 Environmental Conservation. The E2 zoned land is to be the subject of a Biodiversity Stewardship Agreement under the *Biodiversity Conservation Act 2016*. The residential subdivision proposal involves a number of stages that will ultimately result in the creation of 246 residential allotments under two Community Title schemes. The proposal (reference: EPBC 2021/8968) has been deemed a controlled action under Section 75 of the EPBC Act and is being assessed by Preliminary Documentation requiring further information.

Each matter within the controlled action that is protected by a provision of Part 3 under Section 18 and 18A of the EPBC Act: Listed threatened species and ecological communities include;

- **Threatened Ecological Community:** River-flat Eucalypt Forest on coastal floodplains of southern New South Wales and eastern Victoria (River-flat Eucalypt Forest) – Critically Endangered
- **Threatened Species:** Biconvex Paperbark (*Melaleuca biconvexa*) & Scrub Turpentine (*Rhodamnia rubescens*)

As part of the draft Preliminary Documentation and associated material relating to the proposal comments in writing are invited for anyone to give, within the period specified in the direction for the Preliminary Documentation and associated material relating to the proposal. Date of direction to publish was 23 September 2021; Final date of publication for preliminary documentation is the 20 October 2021; with documents being available for public comment for 10 days (final date for comment 2 November 2021). Information will be made available at <https://stevensgroup.com.au/> and will also be displayed in newspapers and through the local council during the prescribed period. Details of dates and timelines associated with the publication are outlined in the Table below.

Due to current restrictions associated with COVID-19, public display of the material is not feasible. In the event that a member of the public does not have access to the internet to access the website provided, a copy of the documentation can be supplied via email or via direct mail. Please contact simon@andersonep.com.au to arrange either of these services.

If a member of the public cannot access the document from this website, requires assistance or is a person with special needs (i.e., for whom English is a second language or who has a vision impairment) may contact Simon Purcell for assistance 0405 165 721. A copy of the documentation can be provided either via email or direct mail. Hard copies will be provided at no cost. Please contact Simon Purcell from Anderson Environment and Planning to arrange either of these services via email simon@andersonep.com.au.

Notice Item	Comment
Identification number for the action, allocated by the Department:	EPBC 2021/8968
Date of Direction to publish – preliminary documentation:	23/09/2021
Final date for publication of preliminary documentation (20 business days from provision of the direction to publish letter):	20/10/2021
Length of time information is available for public comment (10 business days):	02/11/2021
Final Date for providing comment:	02/11/2021
Action Title:	414 Old Maitland Road Residential Subdivision
Location of the action:	Mardi, NSW
Person intending to take the action:	Transnational Pastoral Pty. Ltd and Stevens Holdings Pty. Ltd
Each matter protected by a provision of Part 3 of the Act: Listed threatened species and communities (sections 18 and 18A):	
Threatened Ecological Community:	River-flat Eucalypt Forest on coastal floodplains of southern New South Wales and eastern Victoria (River-flat Eucalypt Forest) – Critically Endangered
Threatened Species:	Biconvex Paperbark (<i>Melaleuca biconvexa</i>)
Threatened Species:	Scrub Turpentine (<i>Rhodamnia rubescens</i>)
Digital copies of materials are available at:	https://stevensgroup.com.au/