

## Notification of Final Preliminary Documentation Under Section 95 B (2) of the Environment Protection and Biodiversity Conservation Act 1999

### EPBC Referral 2021/8968 – Publication of Final Preliminary Documentation and Response to Public Comment

414 Old Maitland Road Residential Subdivision, Mardi, NSW.

Notice of Publication of Final Preliminary Documentation and Response to Public Comment Under the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (the Act).

The following notice is published pursuant to Section 95B (2) of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

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 through Preliminary Documentation.

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; and
- **Threatened Species:** Biconvex Paperbark (*Melaleuca biconvexa*) & Scrub Turpentine (*Rhodamnia rubescens*).

Comments on the proposed action were invited between 20 October till the 2 November 2021. Two submissions were received during the public comment period. In accordance with Section 95B (2) of the EPBC Act, notice is given that the response to submissions relating to this proposed action is on display.

The Public Submissions Report and the Final Preliminary Documentation for the proposed action will be on display online at <https://stevensgroup.com.au/>, at no cost, for 20 business days between 1 December 2021 till the 30 December 2021:

Documentation is provided for information purposes only and not for additional comment.

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](mailto: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](mailto: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:	22/11/2021
Date of publication of final preliminary documentation:	01/12/2021
Length of time information is available for public viewing (20 business days):	30/12/2021
Final Date for public viewing:	30/12//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:	<a href="https://stevensgroup.com.au/">https://stevensgroup.com.au/</a>