

[REDACTED]
[REDACTED]
[REDACTED]

6 March 2026

To:

Minister for the Environment and Water
Australian Government
PO Box 6022
CANBERRA ACT 2600

Email:

TO: epbc@springfieldresidential.com

REF: EPBC Case 2019/8575

Dear Minister,

I am writing to voice my opposition to Stockland's proposed Springview Villages 2 & 3 on land owned by Cherish Enterprises within Woogaroo Forest and within the Springfield Structure Plan Development Control Plan area.

This proposed action is a controlled action and should be rejected!

Reason 1: Impact on Critical Habitat

The proposal has been deemed to impose a significant impact on critical habitat for the koala, grey-headed flying fox, powerful owl, swift parrot and regent honeyeater and therefore an offset is required. In addition, Woogaroo Forest is also home to migrants such as the Rufous Fantail, Black-faced Monarch, Spectacled Monarch, Rainbow Bee-eater, and White-throated Needle-tail. It is also one of the few remaining Lowland Rainforest of Subtropical Australia and is home to the rare plant *Coleus Habrophyllus*.

There is limited to no conserved habitat suitable in the Ipswich Region for offsets and any offsets, or financial offsets, will result in loss of hundreds if not thousands of birds and animals, including these endangered species. The forest itself, a complex, well established ecosystem with some trees hundreds of years old, is irreplaceable.

Vegetation on-site is largely intact and known koala food trees are present throughout. The proposed action will result in the direct impact (clearing) of approximately 136 ha of native vegetation that is habitat for the Koala, and an indirect impact of an additional 26 ha of native vegetation.

According to the Ecological Report, a habitat score calculation was completed in accordance with the EPBC Act referral guidelines for the vulnerable Koala (2014) and these areas were assessed to have a habitat score of 7 (where habitat is considered to be critical to the survival of the Koala under the referral guidelines). The proposed action is hence considered likely to have a significant impact on critical Koala habitat.

Documents submitted for Village 2 development application - Arcadis May 2020 Area Development Plan show 15 metres being removed off the ridgeline via earthworks and being dumped into gullies, with up to 15 metres of fill in some places. Residential blocks will be being created out of steep ridges and deep gullies.

In addition, I object to Cherish Enterprises Springview Villages 2 & 3 within Woogaroo Forest for the following reasons. These include:

Reason 2. The Springfield Structure Plan (SSP) – close to 30 years old -exempts all wildlife from protection, including endangered koalas. It was expanded and given extraordinary powers during a period when Ipswich City Council was sacked due to corruption including preferential treatment for developers.

The Springfield Structure Plan (SSP) – close to 30 years old -exempts all wildlife from protection, including endangered koalas within Woogaroo Forest – the location of the Springview Villages 2 &3 developments. The SSP was embedded in the Ipswich City Council Planning Scheme as of 2006, covers 3000 hectares located between Brisbane and Ipswich and is one of only 3 Development Control Plans left within QLD. It was designed to provide the owner of the land, also its developer, Springfield City Group (privately owned by Maha Sinnathamby and Bob Sharpless - current), with certainty in the '90s so that they could move forward and build Springfield - unimpeded. It has never been updated to reflect changes to environmental legislation to protect native species or habitat. The SSP is a major reason Ipswich City Council reportedly state that they cannot reject the any developments within SSP. The legal battle with the developer may be too costly for Council which has demonstrated little appetite to oppose the developments or to conserve remnant vegetation.

During the major growth stages of the SSP, its consolidation and embedding into the Ipswich Planning Scheme, Paul Pisasale was Mayor of Ipswich (2004 – 2017). Ipswich City Council was sacked in 2018. Pisasale was jailed for various crimes including official corruption, 27 counts of fraud and fraud of property.

This archaic piece of legislation – the SSP - should be updated to reflect changes to environmental protection laws and re-evaluated due to the corruption associated with Ipswich City Council that occurred during the SSP's consolidation and growth phases, before any further projects that require deforestation and loss of 'ecologically significant', 'core koala' habitats are allowed to proceed. *(It should be noted that at least*

3 councillors (one a lawyer) who were councillors during the SSP's consolidation and growth phases and who were 'sacked' have been re-elected and have considerable influence, to this day.)

Furthermore, the owner of the Cherish Enterprises parcel of land in question, Johnson Lin lost a defamation case in 2025 over a brothel link with ex-Mayor of Ipswich City Council, Paul Pisasle.

Reason 3. Minimal bushland conserved for wildlife habitat under the Springfield Structure Plan.

Of the 3000 hectares under the SSP less than 12% is earmarked conservation, and that includes a QEB easement in the far south of the SSP. The national conservation area recommended to prevent species extinction by the federal government is 30%. The removal of the Springview Villages 2 & 3 parcel of land of within the SSP will ensure that native species already under pressure will be under significantly more pressure – leading to the extinction of several species, including koalas in Woogaroo Forest and possibly in the Ipswich region. The area now known as Woogaroo Forest is in the north-eastern section of the SSP. Retaining the whole of Woogaroo Forest, some 420 hectares, would ensure that Springfield City Group met its moral obligations to Australia to conserve 30% of the 3000 hectares (*note that 'green space' can be sporting grounds or drainage swales – not conserved bushland habitat and Springfield City Group and Ipswich City Council regularly confuse the population by claiming thousands of hectares as 'green space' when much is already cleared land*), the remainder of which is largely now fully developed. If retained, Woogaroo Forest would reduce the chance of native species extinction in the region. Removal of approximately of well over 120 hectares of Woogaroo Forest for Springview Villages 2 & 3 developments is likely to lead to the demise of the resident population of koalas already under pressure. This is not a sustainable outcome and deprives future generations of their natural heritage values.

Reason 4. Ipswich Council LGA (Local Government Area) lags behind other SE QLD LGAs in conserving remnant vegetation.

The Ipswich region has a low percentage of bushland for conservation compared to many other regions and could go as low as 8% if the 4 projects within Woogaroo Forest, including the Springview Villages 2 & 3, are allowed to proceed. As a percentage of the local government area that is remnant vegetation, Ipswich region is down to 21%, nearby Lockyer Valley is 40%, Scenic Rim 29%, Sunshine Coast 41%, Brisbane 40%, Gold Coast 46% (*Source: Queensland Conservation Council's 'Holding the line – reversing biodiversity decline' - analysis of potential impacts and opportunities for biodiversity in shaping SEQ 2023*). I contend that enough is enough and the proposed Springview Villages 2 and 3 area should remain as conserved habitat along with the remaining Woogaroo Forest. Notably this area was labelled 'for conservation' on

Springfield City Group's Brookwater Residential land sales website for many years until 2025 and should remain 'for conservation.'

5. Exacerbating Urban Sprawl – unsustainable development

The Springfield area has experienced rapid growth, and much has been 'urban sprawl', miles of low-density housing with little attention given to long term sustainability with a laser-like focus on maximising profit. Woogaroo Forest, within which the Springview Villages 2 & 3 are planned, **is an effective carbon sink** and oxygen-producing wildlife haven for the whole area **reducing the 'heat island effect'** of urban sprawl. Removing 120+ hectares of the forest to make way for yet more low-density urban sprawl – Springview Villages 2 & 3 - will significantly increase the 'heat island effect' and decrease the value of the forest as a wildlife haven and carbon sink. Springview Villages 2 & 3 should not be allowed to proceed due to the potential 'heat island effect', negative impact on wildlife and the loss of the only significant carbon sink in the area. This is not sustainable.

Reason 6. Increased run-off will degrade platypus habitat and impacting downstream communities.

The proposed Springview Villages 2 & 3 developments will require significant earth works due to steep and rocky terrain. The plan indicates 14m cut off the top of the ridgeline to make it able to be built on. The land is therefore unlikely to be cheap nor help solve the 'housing crisis'. It is also very likely to increase run-off into Opossum Creek – known platypus habitat (sightings as recently as 2025) - and increase flooding. This creek and the platypus who live there are under pressure already due to increased run-off and pollutants from Springfield developments. The proposed Springview Villages 2 & 3 developments are likely to lead to the demise of platypus, degradation of Opossum Creek and contribute to further downstream flooding, impacting other wildlife habitats and existing residential areas.

Reason 7. Loss of 'Core Koala Habitat' and an 'Ecological Hotspot'

The location of the Springview Villages 2 & 3 development is '**core koala habitat**' and an '**ecological hotspot**' with lowland subtropical rainforest, comprising low microphyll vine forest on sedimentary rock with *Araucaria cunninghamii* and semi-evergreen vine thicket growing under *Eucalyptus moluccana* and ironbark. It that has not been logged for over 80 years and then only selectively. It is described as complex regional ecosystem, which is listed as 'Endangered', with only 13% of the original remaining. A wide variety of flora and fauna live there including over 130 native species of birds- some vulnerable and rare: over 80 native species of animals - some endangered, and over 470 native species of native plants- some hundreds of years old. The Springview Villages 2 & 3 should not proceed due to its location in the last small pocket remaining

of an established, complex ecosystem in the Ipswich region that supports a wide range of flora and fauna - one of the last remnants of this type of forest remaining.

Reason 8. The community does not have a \$billion 'war chest' available to fight the vested interests who seek to ensure that this project proceeds.

The developers are extremely wealthy – among Australia's richest. The EPBC decision is the only hope for the many hundreds of native species of flora and fauna that live where the Springview Villages development is to be located. The owners of Springfield City Group have been asked to leave Woogaroo Forest as a legacy for the community they have so successfully created, by a local environment group trying to save Woogaroo Forest. They were ignored. An award-winning local journalist fighting to save Woogaroo Forest has been made redundant and veiled warnings have been levelled at others involved in the fight. The EPBC can prevent the devastation of this valuable forest. The community and future generations are relying on it to do so.

Reason 9. Loss of Koalas and other iconic species in the wild – not good optics ahead of Olympics

The bulldozing of Woogaroo Forest and the demise of its koalas, platypus, echidnas, wallabies and other iconic Australian animals will not be good optics for Australia on the international stage in the lead up to the Olympics. Articles have already appeared in international media about 'no koalas left in the wild for Queensland Olympics'.

Reason 10. Ipswich City Council lags behind other LGAs when it comes to purchasing remnant bushland with ecologically valuable ecosystems for conservation.

This robs future generations of their environmental and recreational values. The Qld State government has tens of \$millions of funds from financial offsets paid by developers who have cleared land, including within Springfield, which could be used to purchase the Springview Villages 2 &3 developments site. Both Ipswich City Council and The Qld state government could work with the developer to conserve Woogaroo Forest for future generations. I implore that the EPBC consider this option and act to see it eventuates for the sake of hundreds, if not thousands of native birds and animals and for future human generations.

For all the above reasons, **Springview Villages 2 &3 developments** should not proceed. This is 2025, not the last century when the Springfield Structure Plan was created. We have evolved to understand the value of our natural environments and the importance of preserving these for both native species and human survival. The corruption that has led to the Springfield Structure Plan's strength and power should not be allowed to continue. The hundreds, if not thousands of native birds and animals that

live in Woogaroo Forest should not be bulldozed into oblivion and current and future generations of the Springfield community should not be left without the environmental values they deserve. Without intervention, an environmental tragedy will unfold while the eyes of the world are on SEQLD and Australia.

Yours sincerely,

████████████████████

██████████