



Avonvale & Cherry Gully Offset

Offset Area Annual Report

EPBC2015/7530

August 2025 | Year four

Koala (*Phascolarctos cinereus*) observed on the offset property in August 2025.



ONE ENVIRONMENT

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1.0 Background & management actions

This *Offset Area Annual Report (OAAR)* provides a status update on the offset obligations under the EPBC2015/7530 approval issued by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) on 5 February 2020.

As per the updated *Offset Area Management Plan (OAMP)*, the annual reporting anniversary for the offset area is 31 August.

This OAAR covers the period from 31 August 2024 until 31 August 2025 (herein referred to as 'offset reporting period'), and is the fourth year the offset area has been operational.

See Appendix A for more information about the offset site, including location.

Management actions

The approved offset area covers the dominant portions of the landholdings associated with the Avonvale and Cherry Gully property. The offset area was designed to consolidate existing and mixed habitat values on the western portion of both Avonvale and Cherry Gully and provide reconnected habitat to and along riparian gullies and on high moisture alluvial soils. Broadly, areas selected as part of the offset achieve one of the following outcomes:

- **Preservation** of existing remnant aged koala and grey-headed flying-fox habitat
- **Expansion and consolidation of remnant habitat areas** with mixed quality regrowth vegetation enhanced through a range of rehabilitation measures
- **Habitat recreation** by revegetating cleared land into habitat in logical infill locations to maximise the area and width of dedicated offset land
- **Habitat recovery and re-connection** through strategically located restoration and revegetation along site waterways, gullies and alluvial soils. Reinstating and enhancing waterway habitat also provides for direct wildlife connectivity between on/off-site habitat tracts to the east and west of the Ivory Creek Corridor.

There are nine categories of actions listed as relevant and required through the Avonvale and Cherry Gully offset area. Although in many actions there is overlap primarily the specific tasks can be considered to either reduce or remove an existing threat or improve or create new habitat opportunities. Some actions apply specifically to the koala species and others are designed to improve habitat and outcomes for both koalas and grey-headed flying fox. Some actions are limited to acute or specific locations, others apply to the entire offset area and selected actions will apply to the entire land holding, inclusive of areas retained for grazing.



The management actions which are to be completed across the offset area and in accordance with the *OAMP* include:

- **Management Action 1:** Vertebrate pest management
- **Management Action 2:** Weeds of national significance (reduction and management)
- **Management Action 3:** Stock management
- **Management Action 4:** Access management, trespass and neighbouring stock mustering controls
- **Management Action 5:** Wildfire management
- **Management Action 6:** Flooding, erosion and sedimentation management
- **Management Action 7:** Native seed collection and propagation
- **Management Action 8:** Regeneration & rehabilitation management
- **Management Action 9:** Revegetation (habitat creation) activities.



The entire offset area has now been planted, with routine inspections revealing the area is thriving.

2.0 Year four achievements



1

Planting areas are thriving

The planting areas continue to thrive, supported by consistent monitoring and maintenance. Median survival rates in EMZ 3 and 4 are well over 700 stems per hectare and include naturally regenerated saplings – for context, mature eucalypt forests typically support between 90 and 100 trees per hectare.

These excellent results validate the overplanting strategy, which was designed to accommodate initial high germination rates while anticipating natural thinning over time as trees compete for canopy space.

2

Targeted feral animal control

Continued to implement the intensive trapping and shooting program. This year the pest management team expanded the program to include 'calling' techniques and break the 'routine' pest management approach. This saw the successful removal of feral dogs, foxes and cats, which pose a threat to the koala. Wild pig and deer pest management controls also continued to be implemented to assist the natural regeneration and rehabilitation works.

3

Intensive weed management

Once again, the traditional summer wet season hampered spraying activities. To combat this, and thanks to good conditions, weed spraying activities began in September 2024 and were extended into July 2025.

4

Fire mitigation

Targeted cool burns were undertaken to reduce fire risk to the offset area and reduce fuel loads in the region. A coordinated burn activity was undertaken in quarter three 2024, followed by several smaller cool burns in 2025 – the most recent burn being in late-July/early-August.

3.0 Planned activities: 2025/26

MASTER ACTION

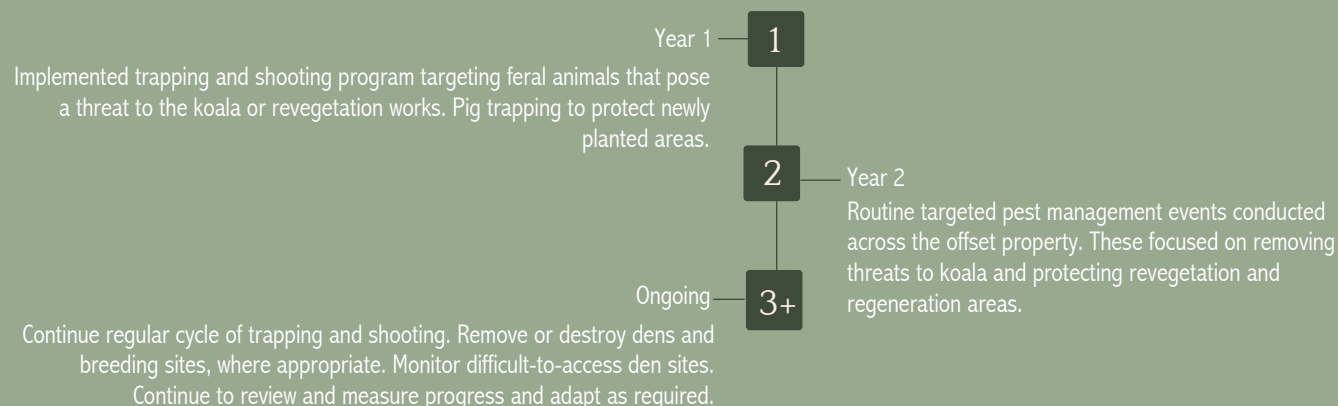
Action	2026																							
	End-Aug	Early-Sept	End-Sept	Early-Oct	End-Oct	Early-Nov	End-Nov	Early-Dec	End-Dec	Early-Jan	End-Jan	Early-Feb	End-Feb	Early-Mar	End-Mar	Early-Apr	End-Apr	Early-May	End-May	Early-June	End-June	Early-July	End-July	Early-Aug
Planting																								
Assisted native regeneration and revegetation management																								
Revegetation (habitat creation) - rip lines and pre-spraying	>>Completed<<																							
Revegetation (habitat creation) - planting	>>Completed<<																							
Neighbour consultation																								
Consultation with adjoining land owners on property activities (ongoing)																								
Fire management																								
Bushfire management planning																								
Controlled cool burns	Planned																							
Maintain internal and perimeter firebreaks																								
Property access and stock management																								
Monitor and maintain internal and perimeter access tracks through offset areas																								
Expand north Avonvale access tracks to support pest and fire management activities	Planned																							
Fence (including cattle exclusion) monitoring																								
Weed management																								
Weed spraying fence lines and firebreaks and internal access tracks																								
Spraying weeds of national significance (ie lantana)	Planned - weather dependent																							
Revegetation (habitat creation) - pre and post-plant spraying																								
Integrated vertebrate pest management																								
Wild dog, dingoes, pig, deer, cats, rabbit shooting/trapping																								
Erosion, flood and settlement management																								
Maintain storm water diversion bunds on perimeter fire tracks																								
Maintain areas revegetated for erosion control																								

4.0 Offset management action milestone tracking

A status summary of management action implemented, as per the approved management actions in the *OAMP (2022)* is provided below.

Management action 1: Vertebrate pest management

Vertebrate pest management action summary



Management action requirement	Year required	Comments
Detailed baseline surveys	Year 1	Detailed baseline surveys were conducted from August 2020 until 2 March 2022. Results of the detailed baseline surveys were included in the updated <i>OAMP</i> .
Develop on-site monitoring program	Year 1	A <i>Feral Animal Register (FAR)</i> has been developed to record all anecdotal and targeted sightings and cullings of feral animals.
Consult with Somerset Regional Council (SRC)	Year 1	Contact was made with Somerset Regional Council (SRC) Pest Management Specialist (PMS). The SRC PMS attended site and commenced the 1080 baiting program on 23 March 2022. This program is to be implemented on a quarterly basis.

Management action requirement	Year required	Comments
Develop initial <i>Pest Management Implementation Strategy (PMIS)</i>	Year 2	The <i>PMIS</i> was developed in accordance with the SRC PMS and an engaged pest management expert. The current pest management strategy involves undertaking quarterly targeted baiting and trapping programs with the use of specially trained tracking dogs.
Undertake targeted pest management activities	Year 1	Targeted pest management has been undertaken in accordance with the <i>PMIS</i> . Further, a quarterly baiting program has been established with the SRC and commenced on 23 March 2022.
Undertake targeted pest management activities	Year 2	During Year 2, four targeted pest management events were undertaken across the offset property.
Undertake targeted pest management activities	Year 3	Although a 1080 baiting program was initially implemented in collaboration with SRC, the results were deemed ineffective. This, combined with immediate neighbour concerns from using poisoned baits, resulted in the introduction of an intensive trapping and shooting program through adaptive management practices. This practice is now implemented within the offset area and across the entire Avonvale and Cherry Gully property. During Year 3, four targeted pest management events were once again undertaken across the offset property, in line with the agreed and revised <i>PMIS</i>. The intent of these exercises is to remove the threat of wild dogs to the koala, and other feral animals (like rabbits and pigs), which compromise viability of the regeneration and restoration works.
Undertake targeted pest management activities	Year 4	Continued to implement the intensive trapping and shooting program, in line with the agreed <i>PMIS</i> . This year the pest management team trialled interspersing this program with 'calling'. This is a technique that breaks the feral animals learned trapping behaviours, and sees pre-recorded feral animal calls used to attract and remove feral dogs, foxes and cats. Together these approaches have enabled the successful removal of these animals, which pose a threat to the koala. Wild pig and deer pest management controls also continue to be implemented to assist the natural regeneration and rehabilitation works within the offset site. Refer to Appendix B for a sample of the pest management activities.

Management action requirement	Year required	Comments
Decommission and remove any pest species denning, foraging or breeding features	Years 1-5	Where appropriate, dens, foraging and breeding features are removed or destroyed. However, some of these are deliberately retained to control regular pest monitoring and trapping activities, and prevent pests expanding their denning network. Destroying certain features can be futile as pests will re-establish existing and new features elsewhere, which makes pest management more difficult. Further, several dens have been found in physically constrained areas, like steep rocky outcrops, which cannot be safely removed using heavy equipment, or in protected koala habitat, like hollow gum trees. These areas are routinely monitored for shooting and trapping activities. A highly skilled team of small specially bred dogs that target dens, underground tunnels and burrows assist the property's pest management expert to execute the <i>PMIS</i> .
Undertake targeted pest management activities	Year 5	
Replicate detailed baseline surveys	Year 5	
Undertake targeted pest management activities	Years 6 – 10	
Replicate detailed baseline surveys	Year 10	
Undertake targeted pest management activities	Years 11 - 15	
Replicate detailed baseline surveys	Year 15	
Undertake targeted pest management activities	Years 16 - 20	
Replicate detailed baseline surveys	Year 20	



Management action 2: Weeds of national significance (reduction & management)

1. Targeted control

Intensive weed control focuses on lantana and other problematic groundcover weeds to support habitat restoration efforts.



2. Weather adjustments

In the past two years, weed spraying activities have continued well into the winter months, as a result of unseasonal wet and extreme dry periods.

3. Ongoing management

Intensive weed control typically occurs through the autumn and spring months, when conditions are cooler.

Management action requirement	Year required	Comments
Complete detailed baseline surveys	Year 1	Antenna based GPS surveys and detailed ortho-rectified drone aerial imagery were undertaken across the offset area. Results of the detailed baseline surveys were included in the updated <i>OAMP</i> .
Exclude stock from the offset area	Year 1	Cattle were removed from the offset area in 2021.
Detailed weed management control activities	Year 2	Intensive weed management control activities were undertaken monthly from September 2022 to March 2023.
Detailed weed management control activities	Year 3	After the 2023 winter break, intensive weed management control activities resumed monthly from September 2023 through to July 2024. These activities primarily targeted lantana and other dormant groundcover weeds. Unfortunately, weed spraying efforts were affected during this period due to the extreme weather, with very dry conditions experienced through end-2023 and wet conditions through early-2024 – hence the longer than normal weed spraying period.
Detailed weed management control activities	Year 4	After the 2024 late-winter break, intensive weed management control activities resumed monthly from September 2024. Once again, the traditional summer wet season hampered spraying activities. To combat this, and thanks to good conditions, weed spraying activities

Management action requirement	Year required	Comments
		extended into July 2025. All weed management activities focused on targeted lantana and other dormant groundcover weeds. Refer to Appendix C for a sample of the weed control activities.
Detailed weed management control activities	Year 5	
Replicate detailed baseline surveys	Year 5	
Detailed weed management control activities	Year 6-10	
Replicate detailed baseline surveys	Year 10	
Detailed weed management control activities	Year 10-15	
Replicate detailed baseline surveys	Year 15	
Detailed weed management control activities	Year 16-20	
Replicate detailed baseline surveys	Year 20	



Intensive weed management control activities continued to focus on lantana and other dormant groundcover weeds in and around the offset area.

Management action 3: Stock management

Management action requirement	Year required	Comments
Fencing in accordance with the indicative <i>Offset Area Fencing Plan</i>	Year 1	Internal fencing of the offset area has not yet commenced. As per management action three. Instead, all livestock have been removed from the entire Avonvale and Cherry Gully property. Discussions have commenced with DCCEEW to amend Condition 13 of the approval to remove the requirement to fence the offset area, if all livestock have been removed from the Avonvale and Cherry Gully property.
Fencing in accordance with the indicative <i>Offset Area Fencing Plan</i>	Year 2	Discussions continued with DCCEEW to amend Condition 13 of the approval to remove the requirement to fence the offset area, if all livestock have been removed from the Avonvale and Cherry Gully property.
Fencing in accordance with the indicative <i>Offset Area Fencing Plan</i>	Year 3	Still awaiting approval of Condition 13 variation application from DCCEEW. This approval would remove the requirement to fence the offset area boundaries given the Avonvale and Cherry Gully property has perimeter boundary fencing, and all livestock was removed from property in 2021. No internal boundary fencing is required between adjoining offset areas within the Avonvale and Cherry Gully property. A full stock exclusion fencing audit was undertaken along the perimeter boundaries of the Avonvale and Cherry Gully property to proactively mitigate cattle breaches occurring from adjoining properties. A routine fencing inspection, maintenance and replacement program continues to be implemented.
Entirety of offset area fencing to be installed	Year 3	See above.
Fence inspection and report or confirmation all livestock removed from Cherry Gully property	Year 4	Cattle were removed from the offset area in 2021. On 2 December 2024 DCCEEW approved the variation of conditions related to stock exclusion and fencing. This means the requirements for fencing around the offset area were removed, as



Management action requirement	Year required	Comments
		long as the external perimeter fences around the Avonvale and Cherry Gully property are maintained and fit for purpose. A routine fencing inspection, maintenance and replacement program continues to be implemented around the property perimeter.
Fence inspection and report	Year 5-20	



Management action 4: Access management, trespass, & neighbouring stock mustering controls

Management action requirement	Year required	Comments
Inspection and rectification of all external fence boundaries	Year 1	All external fence boundaries were inspected during Year 1. No external fence boundaries required rectification.
Adjoining landowners notified of offset areas, purpose and outcomes	Year 1	All adjoining owners of the offset area have been notified of the purpose and outcomes which are sought to be achieved. Communication with adjoining landholders is ongoing.
Access gates and signage to be installed and maintained where the offset area fencing crosses tracks required to be maintained for external land holder access	Year 3	There are no instances where offset area fencing crosses tracks required for external land holder access. Adjoining offset areas that have access gates are regularly inspected and maintained to ensure access for management activities.
No new access tracks through the offset area unless to support offset outcomes	Year 2-20	Additional access tracks were established in the northern section of the Avonvale offset area to support ongoing weed spraying operations. These works are expected to continue into Year 5. As part of fencing upgrade activities, access tracks around the perimeter boundary of the offset area were also upgraded to improve accessibility and operational efficiency. Maintenance of existing tracks — including surrounding access routes, creek crossings, and the property's fire management tracks — has been ongoing, particularly following the heavy rainfall events in the first quarter of 2025. To support these maintenance efforts, the property's heavy earthmoving fleet was expanded with the addition of a second dozer. The on-site quarry continues to provide a reliable source of gravel, enabling efficient repairs and track improvements.



Access tracks, creek crossings and fire breaks continue to be maintained, particularly after the heavy rainfalls experienced in the first quarter of 2025.

Management action 5: Wildfire management

Management action requirement	Year required	Comments
Continuation of existing fire break infrastructure maintenance (firebreaks and trails)	Year 1	Existing firebreaks and fire regimes have been continued during Year 1. External property boundaries have been cleared to maintain the existing fire management lines.
Develop an <i>Offset Area Wildfire Management Plan</i> (OAWMP)	Year 2	Wildfire mitigation measures, such as firebreaks, fire management lines and low-intensity burns, have been implemented in accordance with the direction of the Queensland Rural Fire Service (QFRS) recommendations. These wildfire mitigation measures will continue to be implemented and best practice used to inform any future mitigation measures. The OAWMP has been developed and implemented in accordance with recommendations.
Implement OAWMP	Year 3	Wildfire management mitigation measures continue to be implemented within the offset area, and right across the entire Avonvale and Cherry Gully property. These measures are in line with the OAMP actions, which have been endorsed by representatives of the QFRS.
Implement OAWMP	Year 4	In line with fire mitigation measures for the entire Avonvale and Cherry Gully property, and in-keeping with QFRS best practices, the following actions are routinely undertaken: • Maintaining internal and external fire breaks • Ensuring creek and bore pumps are maintained and ready for use, when needed • Reminding external contractors accessing the property of the importance of fire safety and fire prevention, with verbal communication followed up by an email • Maintaining fire extinguishers in machinery sheds, dozer, buggies and at neighbouring farmhouses • Working in collaboration with neighbouring property owners to ensure aligned fire management action ahead of the fire season • Maintaining the property's portable ATV water tank, ready for firefighting use.

Management action requirement	Year required	Comments
		For Year 4, cool burns in targeted areas of the property were undertaken to reduce fire risk to the offset area and the surrounding region. A planned burn activity occurred in quarter three 2024. Further QRFS permitted cool burns were undertaken in 2025 – the most recent burn being in late-July/early-August. These burns were instigated in consultation with adjoining property owners who also undertook their own coordinated burn activities.
Implement OAWMP	Year 5 – 20	



Cool burns in targeted areas of the property help reduce fire risk to the offset area and the surrounding region.

Management action 6: Flooding, erosion and sediment management

Management action requirement	Year required	Comments
Identify and map on-site locations of erosion and flood risk within the offset area	Year 1	Erosion point locations within Ivory Creek on the Avonvale and Cherry Gully properties were mapped during Year 1 and included on the <i>Avonvale Erosion Point Locations and Revegetation Map</i> , <i>Cherry Gully North Erosion Point Locations and Revegetation Map</i> and <i>Cherry Gully South Erosion Point Locations and Revegetation Map</i> within the amended OAMP.
Incorporate mapped flood/erosion risk areas into revegetation plans and programs	Year 1	Erosion point locations within Ivory Creek on the Avonvale and Cherry Gully properties was mapped during Year 1 and included on the <i>Avonvale Erosion Point Locations and Revegetation Map</i> , <i>Cherry Gully North Erosion Point Locations and Revegetation Map</i> and <i>Cherry Gully South Erosion Point Locations and Revegetation Map</i> within the amended OAMP.
Finalise EMZ 4 detailed revegetation and replanting plans and programs	Year 1	The detailed revegetation and replanting plan and program was finalised for EMZ 4. Planting within the Tranche 1 area commenced in April 2022 and was completed in July 2022.
Progressively implement stabilisation methods of high-risk planting areas, avoid planting between high bank or high-water mark during summer months	Year 2-20	Stabilisation of the EMZ 4 area has proven highly effective, thanks to strong survival rates, significant plant maturity – many of the trees are now four metres tall – and the positive impact of cattle removal in 2021, reducing erosion in this area.

Management action 7: Native seed collection and propagation

Management action requirement	Year required	Comments
Develop a seed collection program for EMZ1 and EMZ2 areas	Year 1	Collection of seed was prioritised based on a radius of koala observations on-site. Where a koala was observed on-site, priority seed collection areas have been identified. Priority of seed collection is as follows: • High Priority - 100m of koala observation • Medium Priority - 500m of koala observation • Low Priority - >500m of koala observation



Management action requirement	Year required	Comments
Consult adjoining landholders for permission to harvest seed (where necessary)	Year 1	Owing to the favourable weather conditions, harvesting seed from adjoining landholders was not necessary in Year 1.
Undertake the seed collection program	Year 1	Seed collection commenced in Year 1.
Establish site nursery for storage, propagation and germination of collected site seeds or establish a contract and relationship with an external nursery for storage, propagation and germination of collected site seeds.	Year 1	Owing to the large-scale mass planting associated with Tranche 1, the collected seed was transported to an off-site nursery for storage, propagation and germination.
Establish site nursery for storage, propagation and germination of collected site seeds or establish a contract and relationship with an external nursery for storage, propagation and germination of collected site seeds.	Year 2	Seed collection continued in Year 2 as per previously reported.
Continue the seed collection program	Year 3	Adequate quantities of high-quality seed stock were already available from previous collection activities from surrounding areas.
Undertake annual nursery stock take	Year 4-5	An annual nursery stock take is not needed as no further seed collection is required due to previously completed and highly successful planting and assisted regeneration activities within the offset area. These areas continue to be carefully monitored and adaptive measures taken, if needed.
Demonstrate that a minimum of 50% of planting stock used in all offset area vegetation has been grown from seed harvested from Koala food trees and Grey-headed Flying-fox foraging tree species on or immediately adjoining the offset area land holdings.	Year 5	

Management action 8: Regeneration and rehabilitation management

Management action requirement	Year required	Comments
Undertake detailed restoration work management areas mapping (stratify larger EMZ area into specific treatment zones)	Year 1	EMZ 1 and EMZ 2 were stratified into four zones, being: Regrowth Zone 1, Regrowth Zone 2, Remnant Zone 1 and Remnant Zone 2, as per the plan included within the <i>OAMP</i> .
Establish photo monitoring points and protocols (georeferenced star picket at photo monitoring locations)	Year 1	Photo point monitoring locations were GPS located within EMZ 1 & EMZ, 2 as per the plan included within the <i>OAMP</i> .
Complete treatment in the work management areas for EMZ 1 & EMZ 2	Year 2-4	As per management action two, intensive weed management work occurred in EMZ 1 and EMZ 2. Cool burns, together with wild pig and deer pest management controls, continue to be implemented to assist the natural regeneration and rehabilitation works.
Complete treatment in the work management areas for EMZ 1 & EMZ 2	Year 5-6	
Replicate MHQA and GHFF FHA surveys	Year 6	
Monitor and maintain EMZ1 and EMZ 2	Years 7-10	
Replicate MHQA and GHFF FHA surveys	Year 10	
Monitor and maintain EMZ1 and EMZ 2	Years 11-16	
Replicate MHQA and GHFF FHA surveys	Year 16	
Monitor and maintain EMZ1 and EMZ 2	Years 17-20	
Replicate MHQA and GHFF FHA surveys	Year 20	

Management action 9: Revegetation (habitat creation) activities

Management action requirement	Year required	Comments
Finalise locations, sequence and timing for revegetation program	Year 1	The revegetation of EMZ 3 and EMZ 4 was stratified into two tranches (Tranche 1 and Tranche 2). Tranche 1 is to be completed in Year 2 and Year 3, while Tranche 2 is to be completed in Year 4 and Year 5. The indicative tranche revegetation areas are shown in the <i>OAMP</i> .

Management action requirement	Year required	Comments
Cultivate and prepare Tranche 1 area in preparation for Year 2 planting.	Year 1	The Tranche 1 area was ripped and cultivated, where necessary, in preparation for planting. Planting commenced in April 2022 and was completed in July 2022.
Create Tranche 1 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 1	Tranche 1 is predominantly located along waterways or creek lines, and as such, water sources already exist.
Establish photo monitoring points and protocols for Tranche 1 areas (georeferenced star picket at photo monitoring locations)	Year 1	Photo point monitoring locations were GPS located within EMZ 3 and EMZ 4, as per the plan included within the <i>OAMP</i> .
Complete Tranche 1 revegetation zone	Year 2	As previously reported, the Tranche 1 area was planted between April and July 2022 all within Year 1.
Cultivate and prepare Tranche 1 area in preparation for Year 3 planting	Year 2	As previously reported, the Tranche 1 area was planted between April and July 2022 all within Year 1.
Create Tranche 1 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 2	This activity was completed within Year 1, ahead of schedule.
Establish photo monitoring points and protocols for Tranche 1 areas (georeferenced star picket at photo monitoring locations)	Year 2	This activity was completed within Year 1, ahead of schedule.
Complete Tranche 1 revegetation zone	Year 3	As previously reported, the Tranche 1 area was planted between April and July 2022, all within Year 1.
Cultivate and prepare Tranche 2 area in preparation for Year 4 planting	Year 3	The Tranche 2 (Years 4 and 5) planting areas were both completed in April of Year 2. Further infill planting zones within the Tranche 2 area were identified. The infill planting of these areas was completed in March 2024, with post plant spraying occurring in April 2024.
Create Tranche 2 water source for revegetation establishment (purpose	Year 3	Deliberate over planting of Tranche 2 negated the need for a water source within

Management action requirement	Year required	Comments
located dam or broadscale irrigation) (where necessary)		the offset area. This strategy of over planting, allowing for natural die back, has proven effective with excellent survival rates achieved. Rainfall averages and targeted control of pests have also assisted.
Establish photo monitoring points and protocols for Tranche 2 areas	Year 3	Photo point monitoring locations were logged in Year 2, ahead of schedule.
Monitor and maintain Tranche 1	Year 3	Monitoring and maintenance of Tranche 1 and 2 commenced in July 2022.
Complete Tranche 2 revegetation zone	Year 4	All planting activities were completed in Years 1, 2 and 3.
Cultivate and prepare Tranche 2 area in preparation for Year 5 planting	Year 4	All planting activities were completed in Years 1, 2 and 3.
Create Tranche 2 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 4	All planting activities were completed in Years 1, 2 and 3.
Establish photo monitoring points and protocols for Tranche 2 areas (georeferenced star picket at photo monitoring locations)	Year 4	All planting activities were completed in Years 1, 2 and 3.
Monitor and maintain Tranche 1 & 2	Year 4	Monitoring and maintenance of Tranche 1 and 2 commenced in July 2022 and remains ongoing.
All planting work completed within EMZ 4	Year 4	All planting activities were completed in Years 1, 2 and 3.
Complete Tranche 2 revegetation zone	Year 5	All planting activities were completed in Years 1, 2 and 3.
Monitor and maintain Tranche 1 & 2	Year 5	Monitoring and maintenance of Tranche 1 and 2 commenced in July 2022 and remains ongoing. All planting activities were completed in Years 1, 2 and 3.
All planting work completed within EMZ 3	Year 5	All planting activities were completed in Years 1, 2 and 3.
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Years 6-10	
Replicate MHQA & GHFF FHA transect surveys	Year 10	

Management action requirement	Year required	Comments
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Years 11-15	
Replicate MHQA & GHFF FHA transect surveys	Year 15	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Years 16-20	



5.0 EPBC2015/7530 conditions compliance

Conditions for the offset area were varied on 2 December 2024, following approval from DCCEEW. See Appendix D for a copy of the letter.

Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
5a.	To compensate for the clearing of 529 hectares (ha) of koala habitat, the functional loss of 51 ha of koala habitat, and 529 ha of grey-headed flying-fox foraging habitat, the approval holder must: legally secure a minimum of 1,131.5 ha of the Avonvale and Cherry Gully property offset area prior to commencement of the action.	Compliant (rectified as per discussions with Post Approvals)	The Avonvale and Cherry Gully property offset area was legally secured on 4 March 2021.
5b.	To compensate for the clearing of 529 ha of koala habitat, the functional loss of 51 ha of koala habitat, and 529 ha of grey-headed flying-fox foraging habitat, the approval holder must: within 20 business days of legally securing the Avonvale and Cherry Gully property offset area, provide the Department with written evidence demonstrating Avonvale and Cherry Gully property offset area has been legally secured, and Shapefiles of the offset attributes.	Compliant	The Department was notified of the offset area being legally secured on 22 March 2021. Due to the COVID 19 global pandemic during 2020 and 2021, legal securing of the offset site was delayed. The Department acknowledged this acceptable delay.
5c.	To compensate for the clearing of 529 ha of koala habitat, the functional loss of 51 ha of koala habitat, and 529 ha of grey-headed flying-fox foraging habitat, the approval holder must, within six months of approval, commence management activities at the Avonvale and Cherry Gully property offset area.	Compliant	Management actions commenced on the offset site on 31 August 2020, with the Department notified on the same day.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
6.	During Year 1, the approval holder must complete baseline surveys of the entire Avonvale and Cherry Gully property offset area to determine the extent of weed cover and seasonal feral animal abundance. The baseline surveys must be undertaken by a suitably qualified field ecologist in accordance with a scientifically valid, robust, and repeatable methodology.	Compliant	During Year 1, One Environment engaged Saunders Havill Group (SHG) as suitably qualified field ecologists and professionals to complete baseline surveys of the entire Avonvale and Cherry Gully Station property offset area. The baseline surveys focused on determining the extent of weed cover and seasonal feral animal abundance. The baseline data is included in the amended <i>OAMP</i> .
7a.	Within three months of completion of the baseline surveys required under Condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully property <i>OAMP</i> , to include the following: the results of the baseline surveys required under Condition 6.	Compliant	SHG was engaged in December 2021 as suitably qualified field ecologists and professionals to update the <i>OAMP</i> . The amended <i>OAMP</i> was finalised and published on 2 March 2022. The results of the baseline surveys required under Condition 6 are included in Section 5.1 and 5.2 of the amended <i>OAMP</i> .
7b.	Within three months of completion of the baseline surveys required under Condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully Property <i>OAMP</i> , to include the following: the detailed baseline habitat quality assessment data for each environmental management zone on the Avonvale and Cherry Gully property offset area as provided in the preliminary documentation and Direct Offset Chapter.	Compliant	SHG was engaged in December 2021 as suitably qualified field ecologists and professionals to update the <i>OAMP</i> . The amended <i>OAMP</i> was finalised and published on 2 March 2022. The detailed baseline habitat quality assessment data for each environmental management zone is included in Section 5.8 and 5.9 of the amended <i>OAMP</i> .



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
7c.	Within three months of completion of the baseline surveys required under Condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully property <i>OAMP</i> , to include the following: the species stocking rate scoring table.	Compliant	SHG was engaged in December 2021 as suitably qualified field ecologists and professionals to update the <i>OAMP</i>. The amended <i>OAMP</i> was finalised and published on 2 March 2022. The species stocking rate scoring table(s) for each environmental management zone is included in Section 5.8 and 5.9 of the amended <i>OAMP</i>.
7d.	Within three months of completion of the baseline surveys required under Condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully property <i>OAMP</i> , to include the following: the outcomes specified in conditions 10-18.	Compliant	SHG was engaged in December 2021 as suitably qualified field ecologists and professionals to update the <i>OAMP</i>. The amended <i>OAMP</i> was finalised and published on 2 March 2022. The outcomes specified in Conditions 10 – 18 are included throughout Section 5 of the amended <i>OAMP</i>.
7e.	Within three months of completion of the baseline surveys required under Condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully property <i>OAMP</i> , to include the following: a program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in conditions 10-18.	Compliant	SHG was engaged in December 2021 as suitably qualified field ecologists and professionals to update the <i>OAMP</i>. The amended <i>OAMP</i> was finalised and published on 2 March 2022. A program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in Conditions 10 – 18 is included in Table



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
			13 – 15, Table 17 – 19 and Section 5.10 of the amended OAMP.
8.	The updated Avonvale and Cherry Gully Stations <i>OAMP</i> must be published on the approval holder's website and remain published for the period this approval has effect. The approval holder must implement the published updated Avonvale and Cherry Gully property <i>OAMP</i> for the duration of the approval, and must achieve the outcomes required under conditions 10-18.	Compliant	The updated <i>OAMP</i> is published on the approval holder's website (refer to: https://www.merrylin.com/master-planned-communities).
9.	The approval holder must publish each Avonvale and Cherry Gully property's <i>OAMP</i> Annual Report on the website within 40 business days following the end of the 12-month period reported on in the Annual Report. The approval holder must keep each Avonvale and Cherry Gully property <i>OAMP</i> Annual Report published from the date it is first published until the end of the period of effect of this approval.	Compliant	This is the fourth OAAR. The 12-month reporting period for the OAAR is 31 August – 30 August. • First OAAR published on the approval holder's website within 40 business days of 31 August 2022 • Second OAAR published on the approval holder's website within 40 business days of 31 August 2023 • Third OAAR published on the approval holder's website within 40 business days of 31 August 2024 • Fourth OAAR published on the approval holder's website within 40 business days of 31 August 2025.
10.	The approval holder must demonstrate a reduction in the abundance of feral animals at the Avonvale and Cherry Gully property offset area by the end of Year 5, relative to the abundance determined by the baseline surveys, and ensure the abundance of feral animals is then maintained at, or reduced	Not applicable	Baseline surveys of feral animal abundance were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline feral animal abundance across the offset area has been incorporated in the amended <i>OAMP</i> . In conjunction with the baseline surveys, active feral



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
	below, the Year 5 abundance for the rest of the period of effect of the approval.		animal management has been occurring since the acquisition of the land holdings. Feral animal management has broader, more regional scale effects and therefore, continual, and ongoing feral animal management will remain. The current feral animal management regime is designed to achieve the demonstrated reduction by Year 5.
11a.	The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully property offset area is: less than 20% at the end of Year 5.	Not applicable	Baseline surveys of the extent of weed cover were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline extent of weed cover across the offset area has been incorporated in the amended OAMP. Following the completion of baseline surveys and extrapolation of data, the offset provider has engaged a suitably qualified weed removal specialist. The engaged contractor is scheduled to commence works in late 2022. It is considered the current weed management regime is designed to achieve the demonstrated reduction by Year 5 and Year 10, respectively.
11b.	The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully property offset area is: less than 5% at the end of Year 10 and for the rest of the period of effect of the approval.	Not applicable	Baseline surveys of the extent of weed cover were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline extent of weed cover across the offset area has been incorporated in the amended OAMP. Following the completion of baseline surveys and extrapolation of data, the offset provider has engaged a suitably qualified weed removal specialist. The engaged



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
			contractor is scheduled to commence works in late 2022. It is considered that the current weed management regime is designed to achieve the demonstrated reduction by Year 5 and Year 10, respectively.
12. (Updated)	For the protection of koala habitat, the approval holder must ensure that all stock are excluded from the Avonvale and Cherry Gully Stations offset area, by fauna friendly stock exclusion fencing, for the duration of the action and until at least the expiry date of this approval.	Compliant	All stock were removed from the entire Avonvale and Cherry Gully property in January 2022. Some redundant internal fencing, cattle and horse yards have been deconstructed to enable offset activities to occur. Given the removal of all stock from the entire Avonvale and Cherry Gully property and regular external fence checks, maintenance and replacement (if required), the risk of stock intrusion and impacts on the offset are mitigated.
13.	The approval holder must undertake ecological work to restore the regional ecosystems in the Avonvale and Cherry Gully property offset area in accordance with the Avonvale and Cherry Gully property <i>OAMP</i> and the Direct Offset Chapter.	Compliant	A number of management actions, in accordance with the amended <i>OAMP</i> , have commenced and will continue to be implemented. Implementation of the management actions in accordance with the <i>OAMP</i> are trending the offset area to achieving the restoration of the regional ecosystem vegetation communities.
14a.	The approval holder must achieve the following outcomes in Environmental Management Zone 1: A 57% increase, relative to the baseline habitat quality assessment data, in the average koala species stocking rate score by the end of Year 6, and subsequently maintain or exceed that average koala species	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
	stocking rate score for the remainder of the period of effect of the approval.		
14b.	The approval holder must achieve the following outcomes in Environmental Management Zone 1: Average tree canopy cover at >50% - <200% of the benchmark for Regional Ecosystem 12.11.14 by the end of Year 6 and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
14c.	The approval holder must achieve the following outcomes in Environmental Management Zone 1: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of Year 6 and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
14d.	The approval holder must achieve the following outcomes in Environmental Management Zone 1: The number of large trees >50% of the benchmark for the Regional Ecosystem by the end of Year 6 and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
14e.	The approval holder must achieve the following outcomes in Environmental Management Zone 1: An average of at least six different winter or spring flowering grey-headed flying-fox foraging species in each assessment plot by the end of Year 6,	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
	and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval.		
15a.	The approval holder must achieve the following outcomes in Environmental Management Zone 2: An 80% increase, relative to the baseline Habitat quality assessment data, in the average koala species stocking rate score by the end of Year 16, and subsequently maintain or exceed that average koala species stocking rate score for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
15b.	The approval holder must achieve the following outcomes in Environmental Management Zone 2: Average tree canopy cover at >50% - <200% of the benchmark for regional ecosystem 12.11.14 by the end of Year 16, and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
15c.	The approval holder must achieve the following outcomes in Environmental Management Zone 2: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of Year 16, and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval. The number of large trees >50% of the benchmark for the regional ecosystem by the end of Year 16, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
15d.	The approval holder must achieve the following outcomes in Environmental Management Zone 2: The number of large trees >50% of the benchmark for the regional ecosystem by the end of Year 16 and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
15e.	The approval holder must achieve the following outcomes in Environmental Management Zone 2: An average of at least 6 different winter or spring flowering grey-headed flying-fox foraging species in each assessment plot by the end of Year 6 and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
16a.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: Recreate the pre-clearing regional ecosystem by planting 399 ha of new koala habitat and grey headed flying-fox foraging habitat.	Compliant	400.70 ha of koala and grey-headed flying-fox habitat has been revegetated and restored within EMZ 3.
16b.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: All planting works must be completed by the end of Year 5.	Compliant	400.70 ha of koala and grey-headed flying-fox habitat has been revegetated and restored within EMZ 3.
16c.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: A 350% increase, relative to the baseline habitat quality assessment data, in the average koala species stocking rate score by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
16d.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average tree canopy cover at >10% - <50% of the benchmark for each regional ecosystem by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16e.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16f.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: An average of at least 6 different winter or spring flowering grey-headed flying-fox foraging species in each assessment plot by the end of Year 10, and subsequently maintain or exceed this diversity of foraging species for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16g.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: A 700% increase, relative to the baseline Habitat quality assessment data, in the average koala species stocking rate score by the end of Year 20, and subsequently maintain or exceed that average koala species stocking rate score for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16h.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average tree canopy cover at >50% - <200% of the benchmark for each Regional Ecosystem	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
	by the end of Year 20, and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.		
16i.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of Year 20, and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16j.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: The number of Large trees >50% of the benchmark for each regional ecosystem by the end of Year 20, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
17a.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: Recreate the pre-clearing Regional Ecosystem 12.3.7 or 12.3.3 by restoring 166.6 ha of new koala habitat and grey-headed flying-fox foraging habitat.	Compliant	171.90 ha of koala and grey-headed flying-fox habitat has been revegetated and restored within EMZ 4.
17b.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: All revegetation planting works completed by the end of Year 4.	Compliant	171.90 ha of koala and grey-headed flying-fox habitat has been revegetated and restored within EMZ 4.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
17c.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: A 30% increase, relative to the baseline habitat quality assessment data, in the average koala species stocking rate score by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17d.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average tree canopy cover at >10% - <50% of the benchmark for each regional ecosystem 12.3.7 by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17e.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17f.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: An average of at least 6 different winter or spring flowering grey-headed flying -fox foraging species in each assessment plot by the end of Year 10 and this diversity subsequently maintained or exceeded for remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17g.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: A 60% increase relative to the baseline Habitat quality assessment data, in the average koala species stocking rate score at Year 20, and subsequently maintain or exceed that average koala species stocking rate score for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
17h.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average tree canopy cover at >50%- <200% of the benchmark for each regional ecosystem by the end of Year 20 and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17i.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of Year 20, and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17j.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: The number of large trees >50% of the benchmark for the regional ecosystem by the end of Year 20, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
18.	The approval holder must demonstrate by Year 5 that a minimum of 50% of planting stock used in all offset area vegetation has been grown from seed harvested from koala food trees and grey headed flying-fox foraging tree species on or immediately adjoining the offset area land holdings.	Compliant	Since the initial reporting period, 145.60 ha of direct planting, 8.6 ha of infill planting and 427 ha of indirect planting have been completed. Due to the expedited planting program to reduce the time lag between the impact and realisation of the offset, the 145.60 ha of direct planting used a combination of seed harvested on-site, and seed sourced from a local nursery. The 427.0 ha of indirect planting has



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
			utilised seed from the natural seed bank on-site and therefore is considered to have been grown from seed harvested on-site. The total area of EMZ 2, 3 and 4 is 873 ha.
19.	The approval holder must engage a suitably qualified independent expert to undertake an assessment of the Avonvale and Cherry Gully property offset area at the end of each of Year 6, Year 10, Year 16 and Year 20 to assess whether the outcomes required in conditions 10-18 have been, or are likely to be, achieved. The findings of each assessment must be documented and published within six months of the end of each of Year 6, Year 10, Year 16 and Year 20, and provided to the Department within five business days of each being published.	Not applicable	Not applicable during this reporting period.

Appendices



Appendix A: About the offset site

About the offset site

The Avonvale and Cherry Gully offset property was established in 2020 as part of the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* approval associated with the residential development located at Undullah, Queensland to offset the impacts on Matters of National Environmental Significance (MNES) occurring as part of the development.

The historic Avonvale and Cherry Gully property is a privately owned 1,718 hectare (ha) property that dates back to the early 1900s, where early land uses included cattle grazing and timber harvesting. In recent history, the property has been home to a successful cattle grazing and beef farming enterprise, with an active feedlot permit allowing between 1,000 and 10,000 animals. The Avonvale and Cherry Gully property is located on Littles Road, Toogoolawah. The property is within the Somerset Regional Council (SRC) and is approximately 5.8 kilometres (km) west of the Toogoolawah township.

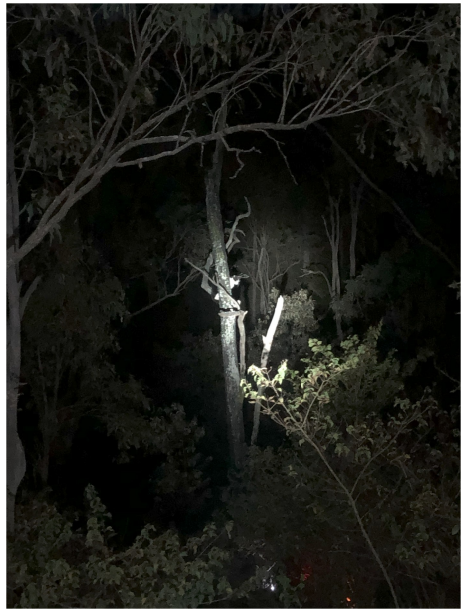


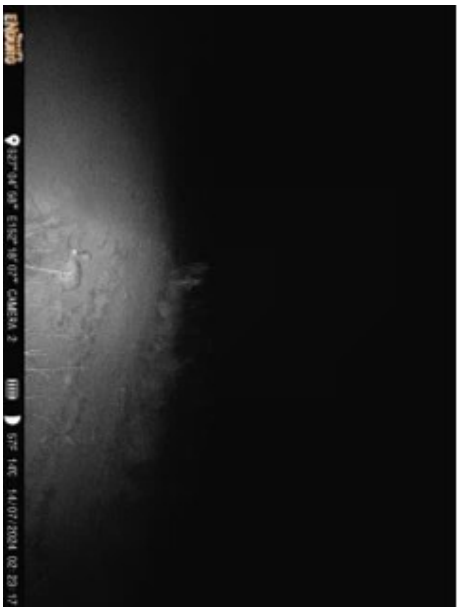
The entire offset area has now been planted and continues to be carefully monitored and maintained.

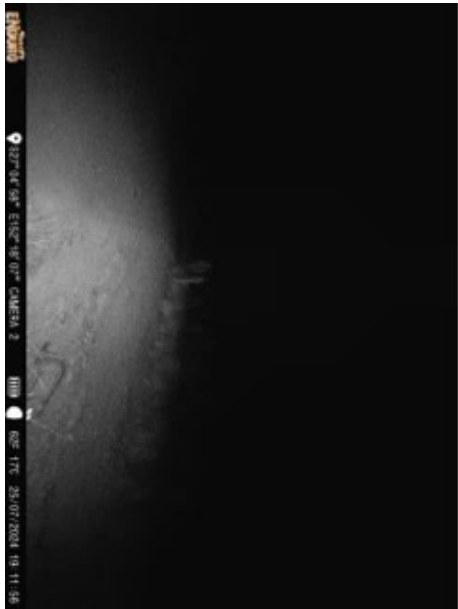
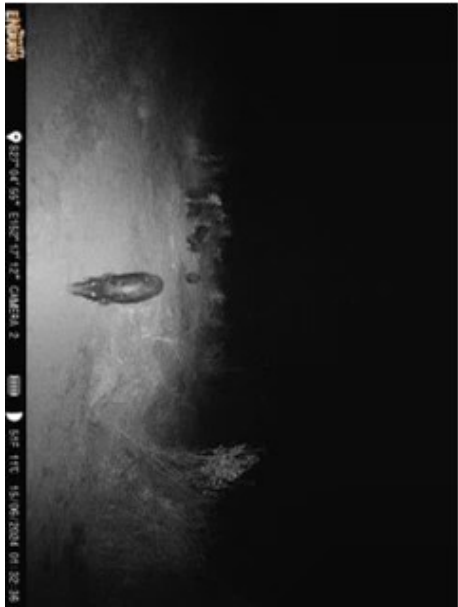
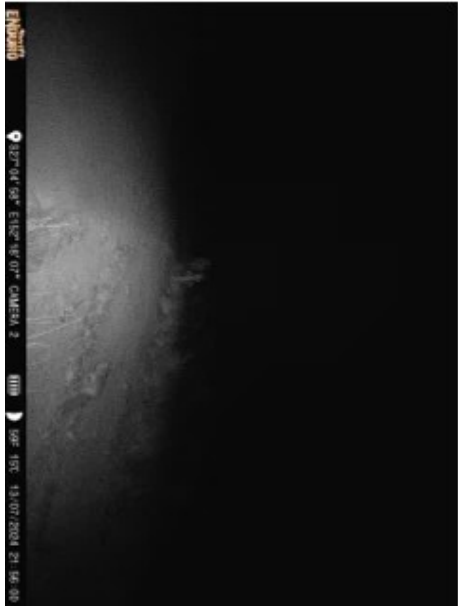


Appendix B : Sample pest management results













Appendix C: Sample weed management results

TANK DISTRIBUTION DETAILS:

Tank 1 volume: 600L 3.6L Straine 2L SP700 1L Red dye	Weather and Time details @ start time: 7.30 Delta T: Wind (speed & direction): 1A Temp: 22.4 Observations:
Tank 2 volume: 600L 3.6L Straine 2L SP700 1L Red dye	Weather and Time details @ start time: 9.30 Delta T: Wind (speed & direction): 2.9 Temp: 26.6 Observations:
Tank 3 volume: 600L 3.6L Straine 2L SP700 1L Red dye	Weather and Time details @ start time: 12.30 Delta T: Wind (speed & direction): 4.7 Temp: 27.9 Observations:
Tank 4 volume: 600L 3.6L Straine 2L SP700 1L Red dye	Weather and Time details @ start time: 7.30 Delta T: Wind (speed & direction): Temp: Observations:
Tank 5 volume:	Weather and Time details @ start time: 7.30 Delta T: Wind (speed & direction): Temp: Observations:
Tank 6 volume:	Weather and Time details @ start time: Delta T: Wind (speed & direction): Temp: Observations:

Additional Notes:

6:30am - 3:30pm (8.5hrs)

Signature: W. P. M. Name: Billy Date: 5/6/25

TANK DISTRIBUTION DETAILS:

Tank 1 volume: 600L 3.6L Straine 2L SP700 1L Red dye	Weather and Time details @ start time: 8.30 Delta T: Wind (speed & direction): 3.1 Temp: 26.2 Observations:
Tank 2 volume: 600L 3.6L Straine 2L SP700 1L Red dye	Weather and Time details @ start time: 10.30 Delta T: Wind (speed & direction): 5.3 Temp: 24.5 Observations:
Tank 3 volume: 600L 3.6L Straine 2L SP700 1L Red dye	Weather and Time details @ start time: 12.30 Delta T: Wind (speed & direction): 4.9 Temp: 26.7 Observations:
Tank 4 volume: 600L 3.6L Straine 2L SP700 1L Red dye	Weather and Time details @ start time: 2.30 Delta T: Wind (speed & direction): 4.3 Temp: 23.4 Observations:
Tank 5 volume:	Weather and Time details @ start time: Delta T: Wind (speed & direction): Temp: Observations:
Tank 6 volume:	Weather and Time details @ start time: Delta T: Wind (speed & direction): Temp: Observations:

Additional Notes:

7:30am - 5:30pm (10hrs)

Signature: W. P. M. Name: Billy Date: 4/6/25

Spray Plan and Application Record for TSME Services

Client Business Name	Little's - Somerset Ag		
Property Address			
Operator's Name	Billy		
Phone:		Email:	
Description of where pesticide was applied:			
PPE used	Application Equipment	Pest Type	Application Details
Overalls	Backpack	Weed	Spraying speed (km/h)
Gloves	Spraytank/Hand gun	Insect	Water Volume (L/ha)
Spirator/Mask	Boom Spray	Disease	Nozzle
Goggles	Drench gun	Vertebrate pest	Pressure
Other:	Other:	Other:	Pre-op Check OK? Yes No
Signs used to notify public?	Yes	No	
Spray zone	N/A	Yes	Neighbours Notified
Treatment comments/Instructions:		Date Notified	

Spray Mixture Ingredients	Batch Number	Application Rate
Product Used:		
Diluent:		
Wetting Agent:		
Other Ingredients:		

Spray Plan and Application Record for TSME Services

Client Business Name	Little's - Somerset Ag		
Property Address			
Operator's Name	Billy		
Phone:		Email:	
Description of where pesticide was applied:			
PPE used	Application Equipment	Pest Type	Application Details
Overalls	Backpack	Weed	Spraying speed (km/h)
Gloves	Spraytank/Hand gun	Insect	Water Volume (L/ha)
Spirator/Mask	Boom Spray	Disease	Nozzle
Goggles	Drench gun	Vertebrate pest	Pressure
Other:	Other:	Other:	Pre-op Check OK? Yes No
Signs used to notify public?	Yes	No	
Spray zone	N/A	Yes	Neighbours Notified
Treatment comments/Instructions:		Date Notified	

Spray Mixture Ingredients	Batch Number	Application Rate
Product Used:		
Diluent:		
Wetting Agent:		
Other Ingredients:		



Appendix D: Letter approving variation of conditions



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC 2015/7530

Director
Pioneer Fortune Pty Ltd

**Approval of variation of conditions for Master Planned Residential Development,
Greater Flagstone Priority Development Area, Undullah, Queensland**

Dear [REDACTED]

Thank you for your correspondence via Saunders Havill Group dated 12 March 2024 to the Department requesting the variation of conditions related to stock exclusion and fencing attached to the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval 2015/7530 dated 5 February 2020.

Officers of this Department have reviewed the variation request and briefed me. As delegate of the Minister for the Environment and Water, I have varied the conditions attached to EPBC Act approval 2015/7530 under section 143(1)(c) of the EPBC Act so as to remove the requirement for fencing around the entire perimeter of the *Avonvale and Cherry Gully Stations Offset area* for EPBC 2015/7530 as long as the external perimeter fences around both the Avonvale and Cherry Gully Stations are maintained and fit for purpose (i.e. fauna friendly stock exclusion fencing). The action must now be taken in accordance with the varied conditions specified in the **variation notification**, which has been attached for your information.

As you are aware, the Department has an active monitoring program which includes monitoring inspections, desk top document reviews and audits. Please ensure that you maintain accurate records of all activities associated with, or relevant to, the conditions of approval so that they can be made available to the Department on request.

Should you require any further information please contact Sarah Rottet on 02 5162 1578 or by email to PostApproval@dcceew.gov.au.

Yours sincerely

Rachel Short
Branch Head, Environment Assessments (Vic and Tas) and Post Approvals
Nature Positive Regulation Division
2 December 2024

Attached: Variation notification

DCCEEW.gov.au
John Gorton Building - King Edward Terrace, Parkes ACT 2600 Australia
GPO Box 3090 Canberra ACT 2601 ABN: 63 573 932 849
LET 572 v3.3