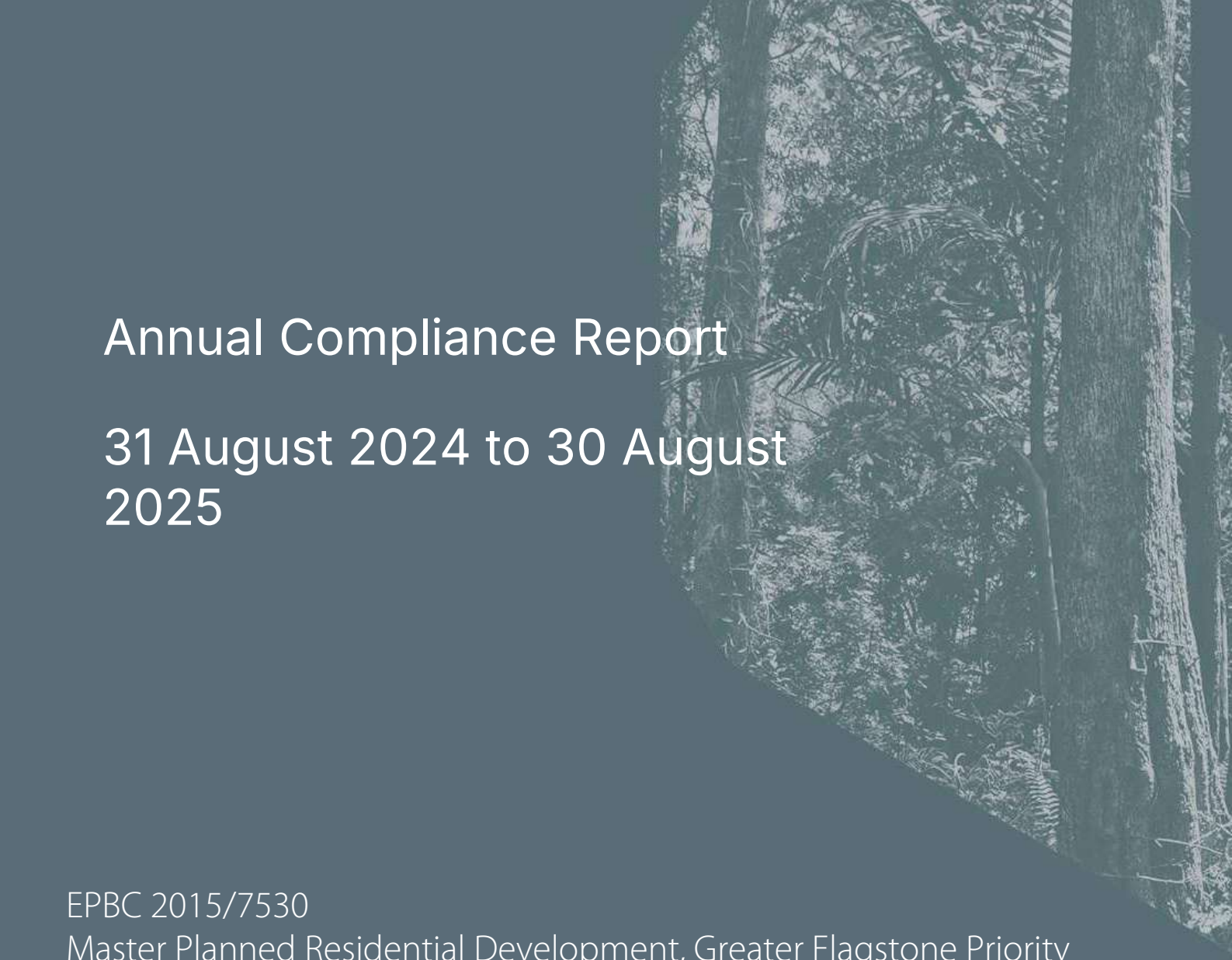




Annual Compliance Report

31 August 2024 to 30 August
2025

EPBC 2015/7530

Master Planned Residential Development, Greater Flagstone Priority
Development Area, Queensland

Prepared for Pioneer Fortune Pty Ltd
21 October 2024
7391 E



**Saunders
Havill**

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Document Control

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Document Issue

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Prepared by
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1. Introduction

Saunders Havill Group (SHG) was engaged by Pioneer Fortune Pty Ltd to prepare this Annual Compliance Report for the Master Planned Residential Development located within the Greater Flagstone Priority Development Area, Queensland, the project has previously been referred to as 'Undullah' but is currently known as 'Monarch Glen' after a district realignment. This report provides an assessment of project compliance with the approval granted under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (ref EPBC 2015/7530) and is specifically required by condition 26 of the approval granted on 5 February 2020 (**Appendix A**). The approval was issued by the Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW), formerly known as the Department of Agriculture, Water and the Environment (DAWE).

The Monarch Glen Project area covers approximately 1,024 hectares (ha) of land of which the EPBC Approval allows for the clearing of 529 ha of Koala and Grey-headed Flying-fox critical habitat. The project is located approximately 25 kilometres south-east of Ipswich City and 27 kilometres south-west of Logan City (**Figure 1**). The surrounding landscape contains a mixture of cleared agricultural land and vacant bushland, however, the majority of adjoining allotments, including those to the north, east, south and south-west are included within the Greater Flagstone Priority Development Area (PDA) and are either earmarked for or under development (**Figure 2**). The offset areas for the project are located near the town of Toogoolawah north-west of the impact site.

An audit of the approval EPBC 2015/7530 is currently being conducted by DCCEEW. The Audit is outside of the reporting period, and the final audit report is yet to be issued by the Department. Therefore, any findings of the audit will be reported on in the next ACR.

A summary of the activities as the impact and offset sites for the project are provided below and the EPBC approval compliance table is provided in **Section 4** as **Table 1**.

1.1. Approval details

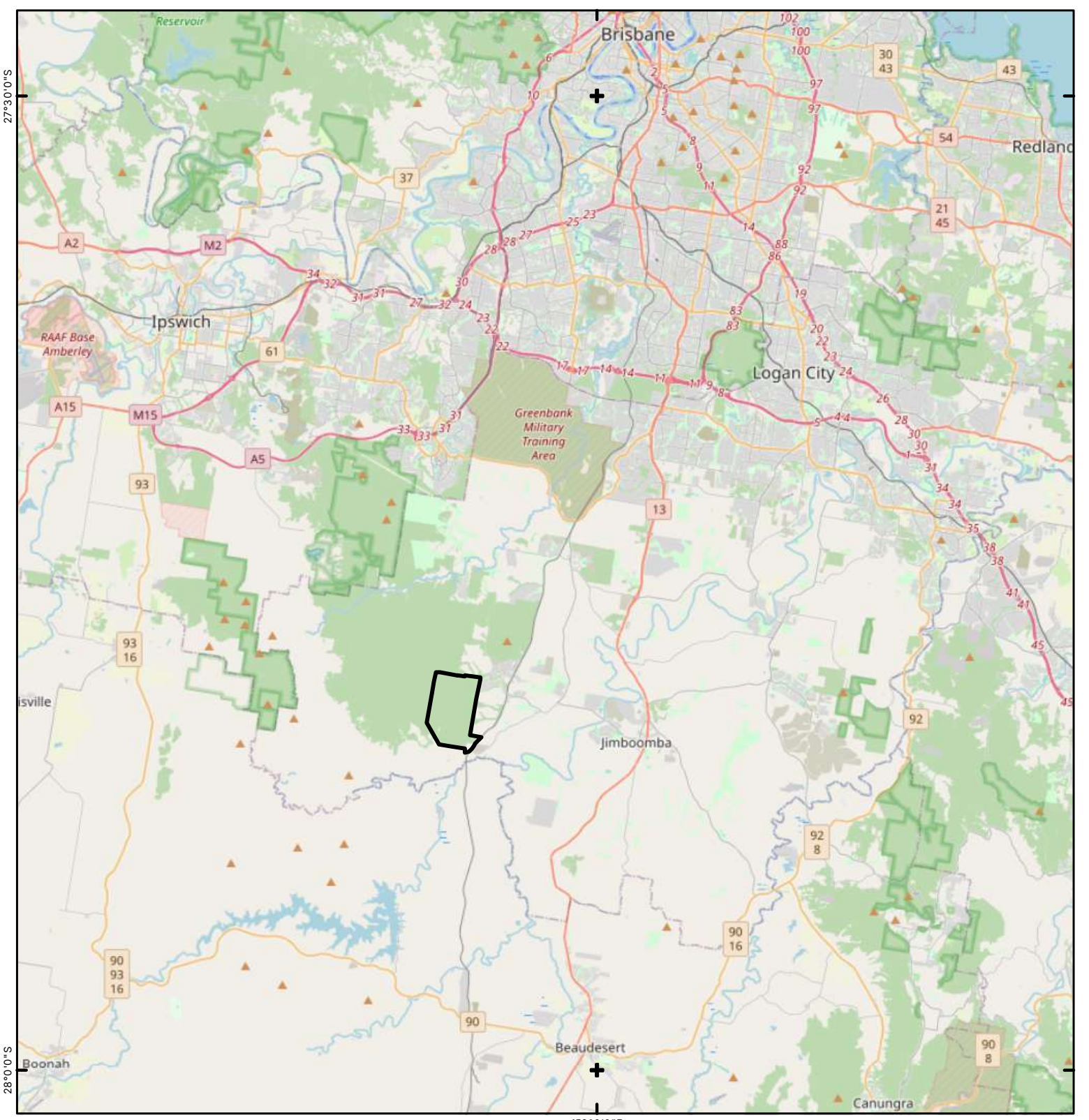
Commonwealth reference	EPBC 2015/7530
Approval holder	Pioneer Fortune Pty Ltd
Approval date	5 February 2020
Expiry date of approval	1 February 2050
Approved action	Master Planned Residential Development, Greater Flagstone Priority Development Area, Undullah, Queensland
Controlling provision	Approved – listed threatened species and communities (sections 18 & 18A)
Project commencement	31 August 2020
Reporting period	31 August 2024 – 30 August 2025
Address	Wyatt Road, Monarch Glen – Greater Flagstone PDA



Local government area

Logan City Council (Site is within a PDA and Jurisdiction for assessment and approval is provided through Economic Development Queensland (Queensland Government))





LEGEND

 Referral Area

Figure 1

Site Context

FILE REFERENCE
11731 E 2025 ACR1 Figure 1 Site Context A
DATE
2/10/2025

MONARCH GLEN PROJECT

0 2 4 6 8 km

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:300,000

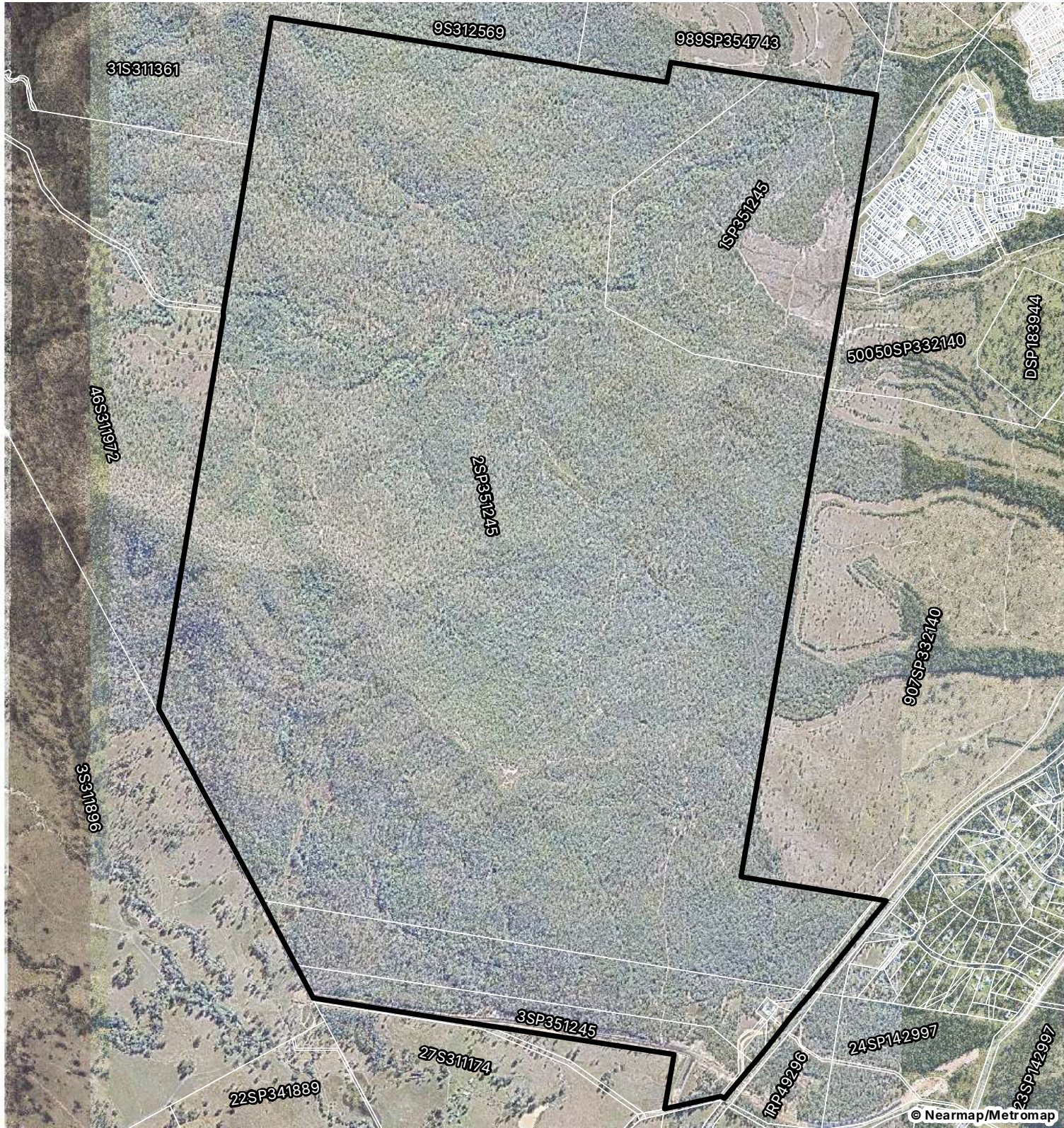


CLIENT

MONARCH
GLEN NO 1 PTY
LTD

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LEGEND

Qld DCDB

Referral Area

Figure 2

Site Aerial

FILE REFERENCE
11731 E 2025 ACR1 Figure 2 Site Aerial A

DATE
2/10/2025

MONARCH GLEN PROJECT

0 200 400 600 800 1,000 m

COORDINATE SYSTEM **SCALE (A4)**
GDA 2020 MGA Z56 1:22,500

CLIENT

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GLEN NO 1 PTY
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1.2. Declaration of accuracy

In making this declaration, I am aware that sections 490 and 491 of the EPBC Act make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed	
	
Full name	Andrew Ridley
Position	Principal Environmental Scientist
Organisation	Saunders Havill Group ABN 24 144 972 949
Date	21 October 2025



2. Description of activities – impact area

2.1. Extent of works

Clearing works commenced during the later part of the reporting period in the month of July 2025 within the first stage of the project located in northeastern portion of the site. At the time of survey on the 26th of August 2025, clearing was still underway. A total of 37.82 ha of Koala and Grey-headed Flying-fox habitat had been cleared within the reporting period (**Plan 1**). No clearing had taken place within Conservation area A or B. Following the clearing of vegetation, the temporary Koala exclusion fence will be installed prior to the commencement of construction. The Department will be notified of the commencement of construction as per the conditions of the approval.

2.2. Fauna spotter engagement

Condition 2a of the approval requires a qualified Fauna Spotter Catcher be engaged during all clearing and construction to minimise the risk of injury or death to Koalas.

Australia Wide Environmental Consultants (AWEC) has been appointed as the Fauna Spotter Catcher. The Fauna Spotter Catcher has prepared a Wildlife Protection and Management Plan (WPMP) and Wildlife and Habitat Impact Mitigation Plan (WHIMP) to mitigate impacts to all fauna including Koala during clearing activities. References of AWEC Environmental Consultants current licenses and operating permits as the appointed fauna spotter catcher in Section 2 of the Wildlife Protection Management Plan (**Appendix C**).

2.3. On-site conservation area

Approval for the On-site Conservation Area A by the Queensland State Government issued on the 20 December 2023. Evidence of the legal securement of the On-site Conservation Area is provided in **ACR 3 – Appendix B. Management activities**

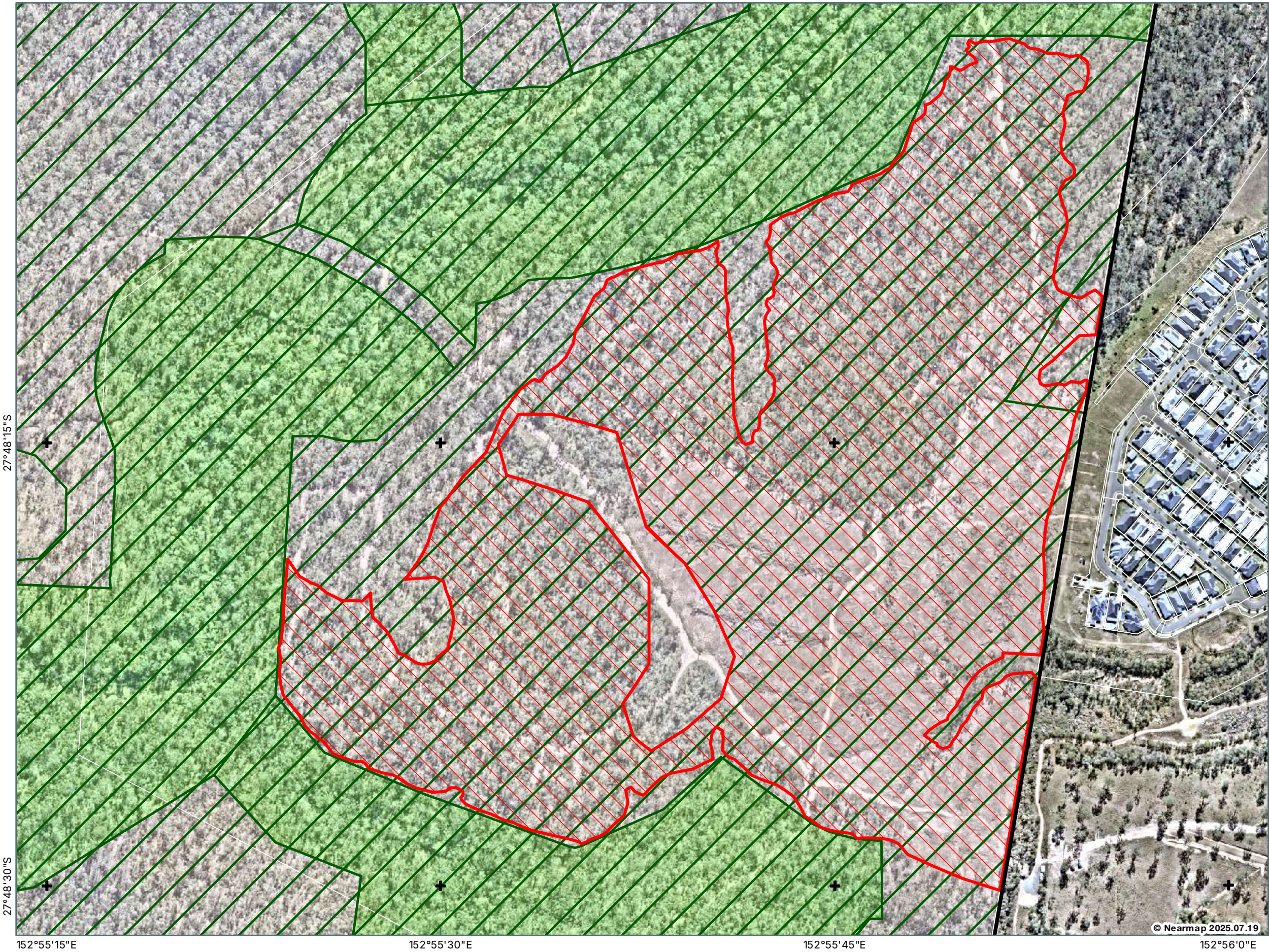
Management of the on-site conservation area A and B have included:

- Ceasing all destructive activities such as logging within the conservation areas
- Removal of all stock from the project site

Now that clearing has commenced at the impact site more active management of the conversation area will begin including weed removal and installation of bushfire management access tracks.



1. VEGETATION CLEARING REVIEW (AUGUST 2025)



Notes:
The information on this plan is not suitable for any purpose other than the expressed use of the Client. Property dimensions, areas, numbers of lots and contours and other physical features may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of Saunders Havill. Unless a development approval states otherwise, this is not an approved plan.

Layer Sources
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
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Updated data available at
<http://qldspatialinformation.qld.gov.au/catalogue/>
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LEGEND

- Qld DCDB
- Impact site
- Koala & Grey-headed Flying-fox habitat
- EPBC Approval areas
 - Conservation Area B
 - Development Area
- Koala & Grey-headed Flying-fox habitat cleared [37.82 ha] (date surveyed: 2025.08.26)



3. Description of activities – offset area

3.1. Offset Area Annual Report

A detailed Offset Area Annual Report (OAAR) has been prepared by One Environment (2025) (**Appendix B**). As per the updated Offset Area Management Plan (OAMP), the annual reporting anniversary for the offset area is 31 August. The OAAR included in this ACR is the fourth OAAR completed by the offset provider following the approved OAMP within the first ACR reporting period, hence the discrepancy with the reporting years between the ACR and the OAAR.

Offset management actions that were achieved at the offset area through to the end of the reporting period include:

- 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.
- External boundary fence and gates are regularly inspected and maintained as required.

The OAAR was published on the approval holder's website at: <https://www.merrylin.com/master-planned-communities> within 40 business days of the reporting period by at least the **17th of September 2025** (**Figure 3**).





Figure 3: Evidence of the publication of the OAAR on the project website.

3.2. Habitat creation

Conditions 16 and 17 require the recreation habitat for Koala and Grey Headed Flying-fox.

Habitat Creation

16. 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**.
- All planting works must be completed by the end of **Year 5**.

17. 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**.
- All revegetation planting works completed by the end of **Year 4**.

Revegetation planting works within EMZ 3 and 4 are complete and management efforts are now monitoring and maintenance of the created habitat. 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.

The offset provider has applied the overplanting strategy, designed to accommodate initial high germination rates while anticipating natural thinning over time as trees compete for canopy space.

3.3. Pest control

The offset provided continued to implement the intensive trapping and shooting program, in line with the agreed PMIS. Within the reporting period 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 of the OAAR for a sample of the pest management activities.

Where appropriate, dens, foraging and breeding features are removed or destroyed. However, some of these are deliberately retained for regular pest monitoring and trapping activities and prevent pests expanding their denning network to unknown locations. 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 pest activity instead of being removed.

3.4. Weed management

Intensive weed management control activities resumed monthly from September 2024. Spraying during the summer wet season was hampered because of rain. Weed spraying activities were therefore extended into July 2025 to maintain weed management. All weed management activities focused on targeted lantana and other dormant groundcover weeds. Refer to Appendix C of OAAR for a sample of the weed control activities.

3.5. Wildfire management

Cool burns in targeted areas of the offset property were undertaken within the reporting period 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.



4. EPBC approval conditions compliance table

The EPBC approval conditions for the Monarch Glen project are replicated in **Table 1** with a designation on compliance or non-compliance if the condition was applicable during the reporting period, and evidence and comments as necessary. A copy of the EPBC approval and conditions is provided in **Appendix A**.

Table 1: EPBC approval conditions compliance table.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
1	For the protection of the Koala and Grey-headed Flying-fox, the approval holder: a. May undertake minor clearing within On-site Conservation area B; b. Must not clear more than 50 ha of Koala Habitat and Grey-headed Flying-fox foraging habitat within the development area, until the approval holder has demonstrated to the Department that a minimum of 300 ha of new Koala Habitat and Grey-headed Flying-fox foraging habitat has been planted within Environmental Management Zone 3 and Environmental Management Zone 4 within the Avonvale and Cherry Gully Stations Offset area; and the requirements of condition 3 have been met;	Compliant	a. No Minor Clearing occurred within the On-site Conservation area B during the reporting period. b. Clearing works commenced at the impact in the northeast of the site. During the reporting period a total of 37.82 ha of Koala and Grey-headed Flying-fox habitat (Plan 1).

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	c. Must not clear more than 100 ha of Koala habitat and Grey-headed Flying-fox foraging habitat within the development area, until the outcomes required under sub-conditions 16(b) and 17(b) have been achieved; and d. Must not clear more than 529 ha of Koala habitat and Grey-headed Flying-fox foraging habitat within the development area.		
2	For the protection of the Koala Habitat and Grey-headed Flying-fox foraging Habitat, the approval holder must implement the Natural Environment Overarching Site Strategy at the project site for the period of effect of the approval. In particular the approval holder must: a. Engage a qualified Fauna Spotter catcher during clearing and construction to minimise the risk of injury or death to Koalas; b. Install temporary Koala exclusion fencing around each stage of construction work, immediately after clearing and prior to the commencement of construction, to prevent Koalas entering any area where construction is occurring. Temporary Koala exclusion fencing must remain in place until all	Compliant	a. Australia Wide Environmental Consultants was appointed as the Fauna Spotter Catcher for the clearing activities undertaken during the reporting period. References of AWEC Environmental Consultants current licenses and operating permits as the appointed fauna spotter catcher in Section 2 of the Wildlife Protection and Management Plan (WPMP) and Wildlife and Habitat Impact Mitigation Plan (WHIMP) (Appendix C). b. Clearing within the initial stage of works at the impact site was still being undertaken at the end of the reporting period. Installation of the temporary Koala exclusion fence had been commenced in areas already cleared of vegetation but was not yet complete. Construction had not commenced at the impact site. c. Not applicable during this reporting period No Dogs are allowed on site during construction activities and no residential lots have been sold at the impact site.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	construction activities within any fenced area are completed; c. Implement measures to restrict dogs from entering On-site Conservation area A and On-site Conservation area B unless they are controlled on a lead, and provide prominent, easily understood signage at each entry point specifying that all dogs must be kept on lead; d. Implement traffic calming measures and install prominent signage to limit vehicle speeds to minimise the risk of injury or deaths of Koalas occurring on residential roads at the project site; e. Provide Fauna Movement Solutions including (but not limited to) Koala exclusion fencing, and underpasses where roads intercept conservation areas and/or where bridges do not otherwise provide for fauna movement; and f. Install prominent, easily understood Koala awareness signage where roads in the development area are located adjacent to On-site Conservation area A and/or On-site Conservation area B, following construction.		Therefore, no dogs are allowed within the entire Monarch Glen site. d. Not applicable during this reporting period. No roads have been constructed at the impact site. e. Not applicable during this reporting period. No roads intercepting conservation area have been constructed on the impact site at this time. f. Not applicable during this reporting period. No roads have been installed at the impact site at this time.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
3	Within 3 years of the date this approval decision, the approval holder must legally secure On-site Conservation area A . Within 20 business days of legally securing this area, the approval holder must provide the Department with written evidence demonstrating that On-site Conservation area A has been legally secured .	Rectified - Compliant	The On-site Conservation Area A was legally secured on the 20 December 2023. Evidence is provided in the Year 3 ACR.
4	The approval holder must manage On-site Conservation area A and On-site Conservation area B so as to meet the requirements of these conditions until such time as it can provide the Department with written evidence demonstrating that the Council has accepted responsibility for on-going management of On-site Conservation area A and On-site Conservation area B.	Compliant	Management of the on-site conservation area A and B have included: • Ceasing all destructive activities such as logging within the conservation areas • Removal of all stock from the project site Now that clearing has commenced at the impact site more active management of the conversation area will begin including weed removal and installation of bushfire management access tracks.
5	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: a. Legally secure a minimum of 1,131.5 ha of the Avonvale and Cherry Gully Stations Offset area prior to the commencement of the action; and	Compliant (<i>as rectified with the Department as part of Year 1 Annual Compliance Report</i>)	The Avonvale and Cherry Gully Station Offset Area was legally secured on 4 March 2021. The department was notified of the offset area being legally secured on 22 March 2021. Due to the global pandemic during 2020 and 2021, the legally securing of the offset site was delayed. Management actions commenced on the offset site on 31 August 2020. The department were notified of the commencement of the management activities on the Avonvale and Cherry Gully Station Offset Area on 31 August 2020.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	b. Within 20 business days of legally securing the Avonvale and Cherry Gully Stations Offset area, provide the Department with written evidence demonstrating that Avonvale and Cherry Gully Stations Offset area has been legally secured, and Shapefiles of the offset attributes. c. Within 6 months of approval, the approval holder must commence management activities at the Avonvale and Cherry Gully Stations Offset area. <i>Note: Uses or activities at the offset site are not permitted if they are not compatible with the primary purpose of conservation.</i>		
6	During year 1 , the approval holder must complete baseline surveys of the entire Avonvale and Cherry Gully Stations 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, the offset provider engaged Saunders Havill Group (SHG) as suitably qualified field ecologists and professionals to complete baseline surveys of the entire Avonvale and Cherry Gully Station 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 Offset Area Management Plan (OAMP).
7	Within 3 months of completion of the baseline surveys required under condition 6, the approval holder must engage a suitably qualified field	Compliant	The SHG were engaged in December 2021 as suitably qualified field ecologists and professionals to update the OAMP. The amended OAMP was finalised and published on 2 March 2022.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	ecologist to update the Avonvale and Cherry Gully Stations Offset area Management Plan, to include the following: a. the results of the baseline surveys required under condition 6; b. the detailed baseline Habitat quality assessment data for each environmental management zone on the Avonvale and Cherry Gully Stations Offset area as provided in the preliminary documentation and Direct Offset Chapter; c. the Species Stocking Rate scoring table; d. the outcomes specified in conditions 10-18; and e. a program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in conditions 10-18.		(a) The results of the baseline surveys required under Condition 6 are included in Section 5.1 and 5.2 of the amended OAMP. (b) The detailed baseline habitat quality assessment data for each environmental management zone is included in Section 5.8 and 5.9 of the amended OAMP. (c) The species stocking rate scoring table(s) for each environmental management zone is included in Section 5.8 and 5.9 of the amended OAMP. (d) The outcomes specified in Conditions 10 – 18 are included throughout Section 5 of the amended OAMP. (e) 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 13 – 15, Table 17 – 19 and Section 5.10 of the amended OAMP.
8	The updated Avonvale and Cherry Gully Stations Offset area Management Plan 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 Stations Offset area Management Plan for the duration of the	Compliant	The updated OAMP is published on the approval holder's website (refer to: https://www.merrylin.com/master-planned-communities).

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	approval, and must achieve the outcomes required under conditions 10-18.		
9	The approval holder must publish each Avonvale and Cherry Gully Stations Offset area Management Plan 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 Stations Offset area Management Plan Annual Report published from the date it is first published until the end of the period of effect of this approval.	Compliant	The Forth OAAR (August 2025) has been published on the approval holder's website at the weblink below within the conditioned time period (see Figure 3). It is important to note that the first OAAR covers the period from the issuing of the EPBC approval (5 February 2020) until 31 August 2024. https://www.merrylin.com/master-planned-communities
PEST AND WEED MANAGEMENT			
10	The approval holder must demonstrate a reduction in the abundance of feral animals at the Avonvale and Cherry Gully Stations Offset area by the end of year 5 , relative to the abundance determined by the baseline surveys, and ensure that the abundance of feral animals is then maintained at, or reduced below, the year 5 abundance for the rest of the period of effect of the approval.	Not applicable	The 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 OAMP. In conjunction with the baseline surveys, active feral animal management has been occurring since the acquisition of the land holdings by the offset provider. Feral animal management has broader, more regional scale effect 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. Refer to the OAAR provided at Appendix B for further

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
			information and evidence of the ongoing feral animal management.
11	The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully Stations Offset area is: a. less than 20% at the end of year 5; and b. less than 5% at the end of year 10 and for the rest of the period of effect of the approval.	Not applicable	The 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. Extensive ongoing evidence has been provided by the Offset Provider in regard to weed control and management. Based on the level of success completed to date it is considered that the current weed management regime is designed to achieve the demonstrated reduction by Year 5 and Year 10, respectively. Refer to the OAAR provided at Appendix B for further information on the implementation of weed management measures.
STOCK EXCLUSION			
12	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 2021. Some redundant internal fencing, cattle and horse yards have been deconstructed to enable offset activities to occur. Regular external fence checks, maintenance and replacement (if required) are part of the management of the offset site. Note – This condition was part of the variation approved in December 2024.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
HABITAT QUALITY IMPROVEMENT			
13	The approval holder must undertake ecological work to restore the Regional Ecosystems in the Avonvale and Cherry Gully Stations Offset area in accordance with the Avonvale and Cherry Gully Stations Offset area Management Plan and the Direct Offset Chapter .	Compliant	A number of management actions in accordance with the amended OAMP have commenced and will continue to be implemented. Implementation of the management actions in accordance with the OAMP are trending the offset area to achieving the restoration of the regional ecosystem vegetation communities. Refer to the OAAR for further information.
14	The approval holder must achieve the following outcomes in Environmental Management Zone 1: a. 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 Stocking Rate score for the remainder of the period of effect of the approval. b. 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. c. Average recruitment of woody perennial species in the ecologically dominant layer	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period. Based on the information available the outcomes appear on track to be met by the end of year 6.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	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. d. 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. e. 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.		
15	The approval holder must achieve the following outcomes in Environmental Management Zone 2: a. 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	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period. Based on the information available the outcomes appear on track to be met by the conditioned timeframe.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	remainder of the period of effect of the approval. b. 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. c. 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. d. 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.		

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
16	The approval holder must achieve the following outcomes in Environmental Management Zone 3: a. Recreate the pre-clearing Regional Ecosystem by planting 399 ha of new Koala Habitat and Grey Headed Flying-fox foraging Habitat. b. All planting works must be completed by the end of Year 5. c. 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. d. Average tree canopy cover at >10% - <50% of the benchmark for each Regional Ecosystem by the end of year 10. e. Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of year 10. f. 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	Compliant for 16a and b. Not applicable for 16c-j	Conditions 16a and b have been satisfied. A total of 400.70 ha of koala and grey-headed flying-fox habitat has been revegetated and restored within EMZ 3. Since the Year 3 ACR, 8.7 ha of additional infill planting areas were identified within EMZ 3 with the balance planting completed in March 2024 to further support regeneration in EMZ 3. Monitoring will now turn to plant survival and replacement rotations.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	species for the remainder of the period of effect of the approval. g. 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. h. 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. i. 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. j. 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		

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	the remainder of the period of effect of the approval.		
17	The approval holder must achieve the following outcomes in Environmental Management Zone 4: a. 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. b. All revegetation planting works completed by the end of Year 4. c. 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. d. Average tree canopy cover at >10% - <50% of the benchmark for each Regional Ecosystem 12.3.7 by the end of year 10. e. Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of year 10. f. 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	Compliant for 17a and b Not applicable for 17c-j	Conditions 17a and b have been satisfied. Review of the offset site EMZs has determined that 171.90 ha of koala and grey-headed flying-fox habitat has been revegetated and restored within EMZ 4. As per Attachment C of the <i>OAAR – Year 3</i>, a further 8.7 ha of infill planting zones was completed in year 3 to further support regeneration in EMZ 4. Monitoring will now turn to plant survival and replacement rotations.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	remainder of the period of effect of the approval. g. 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. h. 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. i. 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. j. 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		

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	the remainder of the period of effect of the approval.		
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	During the OAAR reporting period, 145.6 ha of direct planting, 8.6 ha of infill planting and 427 ha of indirect planting has been completed. Due to the expedited planting program to reduce the time lag between the impact and realisation of the offset, the 145.6 ha of direct planting utilised a combination of seed harvested on-site, and seed sourced from a local nursery. The 427.0 ha of assisted revegetation activities has utilised seed from the natural seed bank on-site and therefore is considered to have been grown from seed harvested on-site. As such, current calculations indicate that 74.57% of plant stock has been grown from seed harvested on-site.
19	The approval holder must engage a suitably qualified independent expert to undertake an assessment of the Avonvale and Cherry Gully Stations 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 assessments must be documented and published within 6 months of the end of each of year 6, year 10, year 16 and year 20 , and be provided to the Department within five (5) business days of each being published .	Not applicable	Not applicable during this reporting period.
20	If, at any time during the period of effect of the approval, the Minister is not satisfied that any of the	Not applicable	Not applicable during this reporting period.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	requirements or outcomes under conditions 10- 18 have been or are likely to be achieved or maintained, the Minister may request (in writing) further evidence from the approval holder as to how the requirements or outcomes of these conditions will be achieved or maintained. If requested by the Minister, the approval holder must: a. provide a report to the Department that documents the cause of the potential or actual non-achievement of required outcomes, the corrective actions to be taken (including timeframes for reporting to the Department the success of those actions) and the contingency measures that will be implemented to prevent further occurrences; b. revise the updated Avonvale and Cherry Gully Stations Offset area Management Plan, applying the advice of a suitably qualified field ecologist and within a timeframe determined by the Minister, to include the corrective actions and contingency measures and a program of when and how the relevant contingency measures and corrective actions will be implemented; c. submit the revised Avonvale and Cherry Gully Stations Offset area Management Plan		

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	to the Department for the Minister's approval, within a timeframe determined by the Minister ; and d. implement the approved Avonvale and Cherry Gully Stations Offset area Management Plan .		
STANDARD ADMINISTRATIVE CONDITIONS			
NOTIFICATION OF DATE OF COMMENCEMENT OF THE ACTION			
21	The approval holder must notify the Department in writing of: a. the date of commencement of the action within 5 business days after the date of commencement of the action ; and b. the date of commencement of construction within 5 business days after the date of commencement of construction .	Compliant	(a) The approval holder commenced the action (management activities at the offset site) on 31 August 2020. The Department were notified on the commencement of the action on 31 August 2020, with acknowledgement by the Department received on 2 September 2020. (b) Construction of the Monarch Glen Project has not yet commenced. The Department will be notified when construction works on the impact site commence.
22	If the commencement of the action does not occur within 5 years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister .	Not applicable	The approval holder commenced the action (management activities at the offset site) on 31 August 2020.
COMPLIANCE RECORDS			
23	The approval holder must maintain accurate and complete compliance records .	Compliant	The approval holder and Saunders Havill Group maintain complete and accurate records of compliance documents.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
24	If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department within the timeframe specified in the request. Note: Compliance records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the Department's website or through the general media.	Not applicable	The Department has not requested compliance records during this reporting period. It is noted that an audit of the project is taken place and will be reported on in subsequent ACR.
25	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under a plan or conditions of this approval, is prepared in accordance with the Department's Guidelines for biological survey and mapped data (2018) and submitted electronically to the Department in accordance with the requirements of the plan within 10 business days .	Not applicable	Not applicable during this reporting period.
ANNUAL COMPLIANCE REPORTING			
26	The approval holder must prepare a compliance report for each 12-month period following the date of commencement of the action , or otherwise in accordance with an annual date that has been	Compliant	The action associated with the Monarch Glen Project commenced on 31 August 2020. The reporting period for this ACR is 31 August 2024 – 30 August 2025. This ACR has been

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	agreed to in writing by the Minister. The approval holder must: a. publish each compliance report on the website within 60 business days following the relevant 12-month period; b. notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report within 5 business days of the date of publication; c. keep all compliance reports publicly available on the website until this approval expires; d. exclude or redact sensitive ecological data from compliance reports published on the website; and e. where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication.		prepared by SHG on behalf of the approval holder. This ACR has been finalised on 21 October 2025. The approval holder will publish this ACR on the website at the below weblink prior to 24 November 2024 and the Department will be notified within 5 business days of publication. https://www.merrylin.com/master-planned-communities
	Note: Compliance reports may be published on the Department's website.		

REPORTING NON-COMPLIANCE

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
27	The approval holder must notify the Department in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than 2 business days after becoming aware of the incident or non-compliance. The notification must specify: a. any condition which is or may be in breach; b. a short description of the incident and/or non-compliance; and c. the location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.	Compliant	All non-compliance matters, which are administrative only and occurred in previous reporting periods, have been reported to the Department well in advance of timeframes in which the non-compliance has occurred.
28	The approval holder must provide to the Department the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying: a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;	Compliant	All non-compliance matters, which are administrative only and occurred in previous reporting periods, have been reported to the Department well in advance of timeframes in which the non-compliance has occurred. All available follow up actions have been undertaken by the proponent.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	b. the potential impacts of the incident or non-compliance; and c. the method and timing of any remedial action that will be undertaken by the approval holder.		
INDEPENDENT AUDIT			
29	The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister .	Not applicable	Not applicable during this reporting period.
30	For each independent audit, the approval holder must: a. provide the name and qualifications of the independent auditor and the draft audit criteria to the Department; b. only commence the independent audit once the audit criteria have been approved in writing by the Department; and c. submit an audit report to the Department within the timeframe specified in the approved audit criteria.	Not applicable	Not applicable during this reporting period.
31	The approval holder must publish the audit report on the website within 10 business days of receiving the Department's approval of the audit report and	Not applicable	Not applicable during this reporting period.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	keep the audit report published on the website until the end date of this approval.		
COMPLETION OF THE ACTION			
32	Within 30 business days after the completion of the action , the approval holder must notify the Department in writing and provide completion data .	Not applicable	Not applicable during this reporting period.

5. Appendices

Appendix A

EPBC approval Variation granted 02 December 2024

Appendix B

Avonvale and Cherry Gully Stations: Offset Area Annual Report – August 2025

Appendix C

Wildlife Protection and Management Plan (WPMP) and Wildlife and Habitat Impact Mitigation Plan (WHIMP)

Appendix A

EPBC approval Variation granted
02 December 2024





Variation of conditions attached to approval

Master Planned Residential Development, Greater Flagstone Priority Development Area, Undullah, Queensland (EPBC ref 2015/7530)

This decision to vary conditions of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Approved action

approval holder	Pioneer Fortune Pty Ltd ACN: 165 133 620
approved action	To construct and operate a master planned residential development on Lot 3 on RP45236, Lot 3 on RP49296, and Lot 28 on S311174 in the Greater Flagstone Priority Development Area, Undullah, Queensland See EPBC Act referral 2015/7530.
period for which the approval has effect	This approval has effect until 1 February 2050.

Variation

variation of conditions attached to approval	The variation is: Delete condition 12 attached to the approval and substitute with the condition specified in the table below. Delete definitions of Benchmark and Management activities attached to the approval and substitute with the definitions specified in the table below. Revoke definition of Year 3 attached to the approval.
date of effect	This variation has effect on the date this instrument is signed.

Person authorised to make decision

name and position	Rachel Short Branch Head Environment Assessments (Vic and Tas) and Post Approvals Branch Nature Positive Regulation Division
signature	
date of decision	2 December 2024

date of decision conditions attached to approval

ANNEXURE A – CONDITIONS OF APPROVAL

Part A – Conditions specific to the action

<i>Original dated 5 February 2020</i>	1) For the protection of the Koala and Grey-headed Flying-fox, the approval holder: a) May undertake minor clearing within On-site Conservation area B; b) Must not clear more than 50 ha of Koala Habitat and Grey-headed Flying-fox foraging habitat within the development area, until the approval holder has demonstrated to the Department that a minimum of 300 ha of new Koala Habitat and Grey-headed Flying-fox foraging habitat has been planted within Environmental Management Zone 3 and Environmental Management Zone 4 within the Avonvale and Cherry Gully Stations Offset area; and the requirements of condition 3 have been met; c) Must not clear more than 100 ha of Koala habitat and Grey-headed Flying-fox foraging habitat within the development area, until the outcomes required under sub-conditions 16(b) and 17(b) have been achieved; and d) Must not clear more than 529 ha of Koala habitat and Grey-headed Flying-fox foraging habitat within the development area.
<i>Original dated 5 February 2020</i>	2) For the protection of the Koala Habitat and Grey-headed Flying-fox foraging Habitat, the approval holder must implement the Natural Environment Overarching Site Strategy at the project site for the period of effect of the approval. In particular the approval holder must: a) Engage a qualified Fauna Spotter catcher during clearing and construction to minimise the risk of injury or death to Koalas; b) Install temporary Koala exclusion fencing around each stage of construction work, immediately after clearing and prior to the commencement of construction, to prevent Koalas entering any area where construction is occurring. Temporary Koala exclusion fencing must remain in place until all construction activities within any fenced area are completed; c) Implement measures to restrict dogs from entering On-site Conservation area A and On-site Conservation area B unless they are controlled on a lead, and provide prominent, easily understood

		signage at each entry point specifying that all dogs must be kept on lead;
		d) Implement traffic calming measures and install prominent signage to limit vehicle speeds to minimise the risk of injury or deaths of Koalas occurring on residential roads at the project site; e) Provide Fauna Movement Solutions including (but not limited to) Koala exclusion fencing, and underpasses where roads intercept conservation areas and/or where bridges do not otherwise provide for fauna movement; and f) Install prominent, easily understood Koala awareness signage where roads in the development area are located adjacent to On-site Conservation area A and/or On-site Conservation area B, following construction.
<i>Original dated 5 February 2020</i>	3)	Within 3 years of the date this approval decision, the approval holder must legally secure On-site Conservation area A . Within 20 business days of legally securing this area, the approval holder must provide the Department with written evidence demonstrating that On-site Conservation area A has been legally secured .
<i>Original dated 5 February 2020</i>	4)	The approval holder must manage On-site Conservation area A and On-site Conservation area B so as to meet the requirements of these conditions until such time as it can provide the Department with written evidence demonstrating that the Council has accepted responsibility for on-going management of On-site Conservation area A and On-site Conservation area B .
<i>Original dated 5 February 2020</i>	5)	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: a) Legally secure a minimum of 1,131.5 ha of the Avonvale and Cherry Gully Stations Offset area prior to the commencement of the action; and b) Within 20 business days of legally securing the Avonvale and Cherry Gully Stations Offset area, provide the Department with written evidence demonstrating that Avonvale and Cherry Gully Stations Offset area has been legally secured, and Shapefiles of the offset attributes. c) Within 6 months of approval, the approval holder must commence management activities at the Avonvale and Cherry Gully Stations Offset area.

<i>Note: Uses or activities at the offset site are not permitted if they are not compatible with the primary purpose of conservation.</i>	
<i>Original dated 5 February 2020</i>	6) During year 1 , the approval holder must complete baseline surveys of the entire Avonvale and Cherry Gully Stations 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.
<i>Original dated 5 February 2020</i>	7) Within 3 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 Stations Offset area Management Plan , to include the following: a) the results of the baseline surveys required under condition 6; b) the detailed baseline Habitat quality assessment data for each environmental management zone on the Avonvale and Cherry Gully Stations Offset area as provided in the preliminary documentation and Direct Offset Chapter; c) the Species Stocking Rate scoring table; d) the outcomes specified in conditions 10 - 18; and e) a program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in conditions 10 - 18.
<i>Original dated 5 February 2020</i>	8) The updated Avonvale and Cherry Gully Stations Offset area Management Plan 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 Stations Offset area Management Plan for the duration of the approval, and must achieve the outcomes required under conditions 10 - 18.
<i>Original dated 5 February 2020</i>	9) The approval holder must publish each Avonvale and Cherry Gully Stations Offset area Management Plan 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 Stations Offset area Management Plan Annual Report published from the date it is first published until the end of the period of effect of this approval.
<i>Pest and Weed Management</i>	
<i>Original dated 5 February 2020</i>	10) The approval holder must demonstrate a reduction in the abundance of feral animals at the Avonvale and Cherry Gully Stations Offset area by the

	end of year 5 , relative to the abundance determined by the baseline surveys, and ensure that the abundance of feral animals is then maintained at, or reduced below, the year 5 abundance for the rest of the period of effect of the approval.
<i>Original dated 5 February 2020</i>	11) The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully Stations Offset area is: a) less than 20% at the end of year 5; and b) less than 5% at the end of year 10 and for the rest of the period of effect of the approval.
<i>Stock Exclusion</i>	
<i>As varied on the date this instrument was signed</i>	12) 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.
<i>Habitat Quality Improvement</i>	
<i>Original dated 5 February 2020</i>	13) The approval holder must undertake ecological work to restore the Regional Ecosystems in the Avonvale and Cherry Gully Stations Offset area in accordance with the Avonvale and Cherry Gully Stations Offset area Management Plan and the Direct Offset Chapter.
<i>Original dated 5 February 2020</i>	14) The approval holder must achieve the following outcomes in Environmental Management Zone 1: a) 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 Stocking Rate score for the remainder of the period of effect of the approval. b) 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. c) 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. d) 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.

- e) 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.

*Original dated
5 February 2020*

15) The approval holder must achieve the following outcomes in **Environmental Management Zone 2:**

- a) 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.
- b) 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.
- c) 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.
- d) 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.
- e) 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.

Habitat Creation

*Original dated
5 February 2020*

16) The approval holder must achieve the following outcomes in **Environmental Management Zone 3:**

- a) Recreate the **pre-clearing Regional Ecosystem** by planting 399 ha of new **Koala Habitat** and **Grey Headed Flying-fox foraging Habitat**.
- b) All planting works must be completed by the end of **Year 5**.
-

-
- c) 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**.
 - d) Average tree canopy cover at >10% - <50% of the **benchmark** for each **Regional Ecosystem** by the end of **year 10**.
 - e) Average **recruitment of woody perennial species** in the **ecologically dominant layer** greater than 50% by the end of **year 10**.
 - f) 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.
 - g) 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.
 - h) 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.
 - i) 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.
 - j) 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.
-

*Original dated
5 February 2020*

- 17) The approval holder must achieve the following outcomes in **Environmental Management Zone 4**:
 - a) 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**.
 - b) All revegetation planting works completed by the end of **Year 4**.
-

	c) 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. d) Average tree canopy cover at >10% - <50% of the benchmark for each Regional Ecosystem 12.3.7 by the end of year 10. e) Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of year 10. f) 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. g) 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. h) 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. i) 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. j) 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.
<i>Original dated 5 February 2020</i>	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.
<i>Original dated 5 February 2020</i>	19) The approval holder must engage a suitably qualified independent expert to undertake an assessment of the Avonvale and Cherry Gully Stations 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 assessments must be documented and published within 6 months of the end of each of year 6,

year 10, year 16 and year 20, and be provided to the **Department** within five (5) **business** days of each being **published**.

*Original dated
5 February 2020*

20) If, at any time during the period of effect of the approval, the **Minister** is not satisfied that any of the requirements or outcomes under conditions 10 – 18 have been or are likely to be achieved or maintained, the **Minister** may request (in writing) further evidence from the approval holder as to how the requirements or outcomes of these conditions will be achieved or maintained. If requested by the **Minister**, the approval holder must:

- i) provide a report to the **Department** that documents the cause of the potential or actual non-achievement of required outcomes, the corrective actions to be taken (including timeframes for reporting to the **Department** the success of those actions) and the contingency measures that will be implemented to prevent further occurrences;
 - ii) revise the updated **Avonvale and Cherry Gully Stations Offset area Management Plan**, applying the advice of a **suitably qualified field ecologist** and within a timeframe determined by the **Minister**, to include the corrective actions and contingency measures and a program of when and how the relevant contingency measures and corrective actions will be implemented;
 - iii) submit the revised **Avonvale and Cherry Gully Stations Offset area Management Plan** to the **Department** for the **Minister's** approval, within a timeframe determined by the **Minister**; and
 - iv) implement the approved **Avonvale and Cherry Gully Stations Offset area Management Plan**.
-

Part B – Standard administrative conditions

Notification of date of commencement of the action

*Original dated
5 February 2020*

- 21) The approval holder must notify the **Department** in writing of:
- a) the date of **commencement of the action** within 5 **business** days after the date of **commencement of the action**; and
 - b) the date of commencement of **construction** within 5 **business** days after the date of commencement of **construction**.
-

*Original dated
5 February 2020*

- 22) If the **commencement of the action** does not occur within 5 years from the date of this approval, then the approval holder must not **commence the action** without the prior written agreement of the **Minister**.
-

Compliance records

Original dated 5 February 2020 23) The approval holder must maintain accurate and complete **compliance records**.

Original dated 5 February 2020 24) If the **Department** makes a request in writing, the approval holder must provide electronic copies of **compliance records** to the **Department** within the timeframe specified in the request.

Note: Compliance records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the **EPBC Act**, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the **Department's** website or through the general media.

Original dated 5 February 2020 25) The approval holder must ensure that any **monitoring data** (including **sensitive ecological data**), surveys, maps, and other spatial and metadata required under a **plan** or conditions of this approval, is prepared in accordance with the **Department's Guidelines for biological survey and mapped data** (2018) and submitted electronically to the **Department** in accordance with the requirements of the **plan** within 10 **business days**.

Annual compliance reporting

Original dated 5 February 2020 26) The approval holder must prepare a **compliance report** for each 12 month period following the date of **commencement of the action**, or otherwise in accordance with an annual date that has been agreed to in writing by the **Minister**. The approval holder must:

- a) **publish** each **compliance report** on the **website** within 60 **business days** following the relevant 12 month period;
- b) notify the **Department** by email that a **compliance report** has been **published** on the **website** and provide the weblink for the **compliance report** within 5 **business days** of the date of publication;
- c) keep all **compliance reports** publicly available on the **website** until this approval expires;
- d) exclude or redact **sensitive ecological data** from **compliance reports published** on the **website**; and
- e) where any **sensitive ecological data** has been excluded from the version **published**, submit the full **compliance report** to the **Department** within 5 **business days** of publication.

Note: Compliance reports may be published on the **Department's** website.

Reporting non-compliance

Original dated 5 February 2020 27) The approval holder must notify the **Department** in writing of any: **incident**; non-compliance with the conditions; or non-compliance with the commitments made in **plans**. The notification must be given as soon as practicable, and no later than 2 **business days** after becoming aware of the **incident** or non-compliance. The notification must specify:

- a) any condition which is or may be in breach;
- b) a short description of the **incident** and/or non-compliance; and
- c) the location (including co-ordinates), date, and time of the **incident** and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.

Original dated 5 February 2020 28) The approval holder must provide to the **Department** the details of any **incident** or non-compliance with the conditions or commitments made in **plans** as soon as practicable and no later than 10 **business days** after becoming aware of the **incident** or non-compliance, specifying:

- a) any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;
- b) the potential impacts of the **incident** or non-compliance; and
- c) the method and timing of any remedial action that will be undertaken by the approval holder.

Independent audit

Original dated 5 February 2020 29) The approval holder must ensure that **independent audits** of compliance with the conditions are conducted as requested in writing by the **Minister**.

Original dated 5 February 2020 30) For each **independent audit**, the approval holder must:

- a) provide the name and qualifications of the independent auditor and the draft audit criteria to the **Department**;
- b) only commence the **independent audit** once the audit criteria have been approved in writing by the **Department**; and
- c) submit an audit report to the **Department** within the timeframe specified in the approved audit criteria.

Original dated 5 February 2020 31) The approval holder must **publish** the audit report on the **website** within 10 **business days** of receiving the **Department's** approval of the audit report

and keep the audit report **published** on the **website** until the end date of this approval.

Completion of the action

Original dated 5 February 2020 32) Within 30 **business** days after the **completion of the action**, the approval holder must notify the **Department** in writing and provide **completion data**.

Part C – Definitions

In these conditions, except where contrary intention is expressed, the following definitions are used:

Original dated 5 February 2020 **Assessment plot** means the area within a rectangular plot of dimensions 100 metres (approximately following the contour of the land) by 20 metres.

Original dated 5 February 2020 **Avonvale and Cherry Gully Stations Offset area** means all the areas marked with bright green and spots designated as 'Offset area' in the map at Attachment C, located off Littles Road, Toogoolawah, Queensland as shown in Attachment E.

Original dated 5 February 2020 **Avonvale and Cherry Gully Stations Offset area Management Plan** means the *Avonvale and Cherry Gully Stations Offset Management Plan*, dated 1 October 2019 and provided as part of the final **preliminary documentation**.

Original dated 5 February 2020 **Avonvale and Cherry Gully Stations Offset area Management Plan Annual Report** means each annual report compiled by the Offset provider (to report on all **management activities**, surveys, results and outcomes within a 12 month operational period), as required in the **Avonvale and Cherry Gully Stations Offset area Management Plan**.

Original dated 5 February 2020 **Baseline Habitat quality assessment data** means the Koala Modified Habitat Quality Assessment Tool data Tables OC16, OC17, OC18, OC19, OC20, OC21, OC22 and OC23, and the Grey Headed Flying-fox Foraging Habitat Assessment Tables OC30, OC31, OC32, OC33, OC34, OC35, OC36 and OC37 in the **Direct Offset Chapter**, which provide the baseline and future scoring for the **Avonvale and Cherry Gully Stations Offset area**.

As varied on the date this instrument was signed **Benchmark** means the quantitative value for the relevant BioCondition attribute specified for each **Regional Ecosystem** by the Queensland Herbarium, as described in *BioCondition: A Condition Assessment Framework for Terrestrial Biodiversity in Queensland* (version 2.2, 2015 or a subsequent version approved by the Queensland Government). The attribute values for each **regional ecosystem** are located on the Queensland Government website at <https://www.qld.gov.au/> and are revised from time to time.

Original dated 5 February 2020 **Business day** means a day that is not a Saturday, a Sunday or a public holiday in the state or territory of the action.

Original dated 5 February 2020	Clear/Clearing means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of vegetation (but not including weeds — see the <i>Australian weeds strategy 2017 to 2027</i> for further guidance). Clearing does not include any relevant prescribed burns or actions undertaken for bushfire management, where required.
Original dated 5 February 2020	Commencement of the action/commencement/commence means the first instance of any specified activity associated with the action including clearing, construction, and/or management activities at the Avonvale and Cherry Gully Stations Offset area. Commencement of the action does not include minor physical disturbance necessary to: i) undertake pre-clearance surveys or monitoring programs; ii) install signage and/or temporary fencing to prevent unapproved use of the project area so long as these are located where it will have no impact on the protected matters; iii) protect environmental and property assets from fire, weeds and feral animals, including use of existing surface access tracks; iv) install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on the protected matters; and v) undertake soil sampling or geotechnical investigations provided these cause only minor physical disturbance and are required in advance of formal commencement of site works.
Original dated 5 February 2020	Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. The Department's preferred spatial data format is shapefile. This includes but is not limited to information detailing: i) the date, location and extent of protected matter habitat cleared within the development area; ii) the location, extent and quality of protected matter habitat within the Avonvale and Cherry Gully Stations Offset area; iii) weed extent within the Avonvale and Cherry Gully Stations Offset area; iv) feral animal numbers within the Avonvale and Cherry Gully Stations Offset area; v) Koala density and Grey-Headed Flying-fox presence at the Avonvale and Cherry Gully Stations Offset area.

<i>Original dated 5 February 2020</i>	Completion of the action means the time at which all approval conditions (except condition 33) have been fully met.
<i>Original dated 5 February 2020</i>	Compliance records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession or that are within the approval holder's power to obtain lawfully.
<i>Original dated 5 February 2020</i>	Compliance reports means written reports: i) providing accurate and complete details of compliance, incidents, and non-compliance with the conditions and the plans; ii) consistent with the Department's Annual Compliance Report Guidelines (2014); iii) include a shapefile of any clearance of any protected matters, or their habitat, undertaken within the relevant 12 month period; and iv) annexing a schedule of all plans prepared and in existence in relation to the conditions during the relevant 12 month period.
<i>Original dated 5 February 2020</i>	Construction means the erection of a building or structure that is or is to be fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, repair or demolition of any building or structure; preliminary site preparation work which involves breaking of the ground (including pile driving); the laying of pipes and other prefabricated materials in the ground, and any associated excavation work; building of roads; but excluding the installation of temporary fences and signage. Construction does not include the erection of a temporary sales centre so long as this does not require new road access and is located where it will have no impact on the protected matters .
<i>Original dated 5 February 2020</i>	Council means the local government authority responsible for the local government area encompassing the project site , currently Logan City Council.
<i>Original dated 5 February 2020</i>	Department means the Australian Government agency responsible for administering the EPBC Act .
<i>Original dated 5 February 2020</i>	Development area means the area designated as 'Development area' on the map at <u>Attachment B</u> indicated by red cross hatching.
<i>Original dated 5 February 2020</i>	Diameter at breast height is the diameter of a tree's trunk measured at 1.3 metres from the ground.
<i>Original dated 5 February 2020</i>	Direct Offset Chapter means the Direct offset chapter which was provided as commercial in confidence as part of the preliminary documentation provided to the Department .

<i>Original dated 5 February 2020</i>	Ecologically dominant layer means the tree layer making the greatest contribution to the overall biomass of the vegetation community.
<i>Original dated 5 February 2020</i>	EPBC Act means the <i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i> .
<i>Original dated 5 February 2020</i>	Environmental Management Zone 1 means the area designated as 'ENVIRONMENTAL MANAGEMENT ZONE 1— Remnant Habitat [257.7 ha]' within the Avonvale and Cherry Gully Stations Offset area as shown at <u>Attachment D</u> .
<i>Original dated 5 February 2020</i>	Environmental Management Zone 2 means the area designated as 'ENVIRONMENTAL MANAGEMENT ZONE 2 — Mixed Value Regrowth Vegetation [308.2 ha]' within the Avonvale and Cherry Gully Stations Offset area as shown at <u>Attachment D</u> .
<i>Original dated 5 February 2020</i>	Environmental Management Zone 3 means the area designated as 'ENVIRONMENTAL MANAGEMENT ZONE 3 — Open Country — Category X vegetation [399.0 ha]' within the Avonvale and Cherry Gully Stations Offset area as shown at <u>Attachment D</u> .
<i>Original dated 5 February 2020</i>	Environmental Management Zone 4 means the area designated as 'ENVIRONMENTAL MANAGEMENT ZONE 4 — Degraded Creeks, Gullies & Drainage Lines [166.6 ha]' within the Avonvale and Cherry Gully Stations Offset area as shown at <u>Attachment D</u> .
<i>Original dated 5 February 2020</i>	Extent of weed cover means the proportion (expressed as a percentage) of the total land area in which any square metre contains any part of a non-native plant species known to restrict the movement of Koala and/or degrade the quality of Koala Habitat and/or habitat for Grey-headed Flying-fox , or its ability to regenerate. Such weeds include <i>Lantana camara</i> and <i>Lantana montevidensis</i> .
<i>Original dated 5 February 2020</i>	Fauna friendly stock exclusion fencing means fencing designed to prevent access by cattle to offset areas while providing for the free movement of Koalas and Grey-headed Flying-foxes .
<i>Original dated 5 February 2020</i>	Fauna Movement Solutions means appropriate measures to minimise the risk of injury or deaths of Koalas during and post-construction, such as fauna exclusion fencing, fauna underpasses or overpasses, and/or bridges. Examples can be found in the <i>Koala Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities, November (Queensland Department of Environment and Heritage Protection, 2012)</i> .
<i>Original dated 5 February 2020</i>	Fauna spotter catcher means a person licenced under the <i>Queensland Nature Conservation Act 1992</i> to detect, capture, care for, assess, and release wildlife disturbed by vegetation clearance activities.

<i>Original dated 5 February 2020</i>	Feral animals means non-native feral animals known to predate on the Koala .
<i>Original dated 5 February 2020</i>	Grey-headed Flying-fox means the Grey-Headed Flying-fox (<i>Pteropus poliocephalus</i>) listed as a threatened species under the EPBC Act .
<i>Original dated 5 February 2020</i>	Grey-headed Flying-fox foraging Habitat means areas of vegetation that contain Grey-headed Flying-fox foraging trees, including winter or spring flowering Grey-headed Flying-fox foraging species .
<i>Original dated 5 February 2020</i>	Incident means any event which has the potential to, or does, impact on one or more protected matter(s) .
<i>Original dated 5 February 2020</i>	Independent means a person(s) that does not have an individual, or by employment or family affiliation, any conflicting or competing interests with the approval holder, the approval holder's staff, representatives or associated persons; or the project, including any personal, financial, business or employment relationship, other than receiving payment for undertaking the role for which the condition requires an independent person.
<i>Original dated 5 February 2020</i>	Independent audit means an audit conducted by a suitably qualified independent expert as detailed in the <i>Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines</i> (2019).
<i>Original dated 5 February 2020</i>	Koala means the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) <i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT) listed as a threatened species under the EPBC Act .
<i>Original dated 5 February 2020</i>	Koala density means the number and/or utilisation and distribution of Koalas per unit area as determined in field surveys over the entire Avonvale and Cherry Gully Stations Offset area undertaken by a suitably qualified field ecologist using a scientifically robust and repeatable methodology over a timeframe that serves as a sound basis for comparison.
<i>Original dated 5 February 2020</i>	Koala food trees means a species of tree of genus <i>Angophora</i> , <i>Corymbia</i> , <i>Eucalyptus</i> , <i>Lophostemon</i> or <i>Melaleuca</i> , with a height of more than 4 metres or with a trunk circumference more than 31.5 centimetres at 1.3 metres above the ground, the leaves of which are known to be consumed by the Koala
<i>Original dated 5 February 2020</i>	Koala exclusion fencing means fencing which prevents the movement of koalas from one area to another. Suitable examples are found in <i>Koala Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities</i> , (Queensland Department of Environment and Heritage Protection, 2012) and in the <i>EPBC Act referral guidelines for the vulnerable Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)</i> , Commonwealth of Australia, 2014.

<i>Original dated 5 February 2020</i>	Koala Habitat means any vegetation that contains Koala food trees and scores five or more using the habitat assessment tool provided in Table 4 of the Koala referral guidelines .
<i>Original dated 5 February 2020</i>	Koala referral guidelines means the Department's EPBC Act referral guidelines for the vulnerable Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) , Commonwealth of Australia, 2014.
<i>Original dated 5 February 2020</i>	Koala Species Stocking Rate score means the score achieved using the Species Stocking Rate scoring table and is recorded as a score out of four (4) in the baseline Modified Habitat Quality Assessment undertaken in the preliminary documentation and included in tables OC16, OC18, OC20 and OC21 in the Direct Offset chapter .
<i>Original dated 5 February 2020</i>	Large tree/s means living trees with a Diameter at breast height greater than the Diameter at breast height threshold specified in the benchmark for the relevant Regional Ecosystem and measured in accordance with the <i>Guide to determining terrestrial habitat quality: A toolkit for assessing land based offsets under the Queensland Environmental Offsets Policy (Version 1.2)</i> (Queensland Department of Environment and Heritage Protection, 2017), or any subsequent version. This may include both eucalypt and non-eucalypt trees depending on the relevant Regional Ecosystem .
<i>Original dated 5 February 2020</i>	Legally secure means to protect for conservation for the duration of the impact, on the title of the land, under an enduring protection mechanism, such as a voluntary declaration under the <i>Vegetation Management Act 1999</i> (Qld) or as a nature refuge under the <i>Nature Conservation Act 1992</i> (Old), or another enduring protection mechanism agreed to in writing by the Department .
<i>As varied on the date this instrument was signed</i>	Management activities means activities to be undertaken at the Avonvale and Cherry Gully Stations Offset area, including (but not limited to): i) Detailed baseline surveys to determine extent of weed cover and seasonal feral animal abundance; ii) Management of weeds and feral animals; iii) Installation and/or maintenance of fauna friendly stock exclusion fencing; iv) Ecological work to restore the Regional Ecosystems in Environment Management Zone 1 and Environment Management Zone 2; v) Activities associated with planting new Koala Habitat and Grey-headed Flying-fox foraging habitat in Environment Management

	Zone 3 and Environment Management Zone 4 , such as the seed harvesting program, nursery design and setout.
<i>Original dated 5 February 2020</i>	Minister means the Australian Government Minister administering the EPBC Act , including any delegate thereof.
<i>Original dated 5 February 2020</i>	Minor clearing means clearing required only for the purpose of approved linear infrastructure and environmental works associated with the installation of roads, fauna underpasses, storm water outlets, weed management, or erosion and waterway stability works where approved by the Queensland Government in accordance with the Natural Environment Overarching Site Strategy . Minor clearing must be temporary and areas subject to minor clearing must be promptly revegetated with species native to the regional ecosystem in which the minor clearing is undertaken.
<i>Original dated 5 February 2020</i>	Monitoring data means the data required to be recorded under the conditions of this approval.
<i>Original dated 5 February 2020</i>	Natural Environment Overarching Site Strategy means the <i>Wyatt Road Undullah Greater Flagstone Priority Development Area Natural Environment Overarching Site Strategy Version 3.0</i> prepared by Saunders Havill Group, approved by Queensland Government on 20 June 2017 (approval no. DEV2012/248), or a subsequent version approved by the Queensland Government.
<i>Original dated 5 February 2020</i>	Offset attributes means an '.xls' file capturing relevant attributes of the offset area, including: i) EPBC Act reference number ii) Physical address of the offset area; iii) Coordinates of the boundary points in decimal degrees; iv) Geo-referenced shapefiles of the polygons comprising Environmental Management Zones 1, 2, 3 and 4; v) Protected matters that the offset compensates for; vi) Any additional EPBC Act listed threatened species and communities that are benefiting from the offset; and vii) Size of the offset in hectares.
<i>Original dated 5 February 2020</i>	On-site Conservation area A means the area of Koala Habitat and Grey-headed Flying-fox foraging Habitat marked with dark green spots on bright green identified as 'Conservation area A' in <u>Attachment B</u> .

Original dated 5 February 2020	On-site Conservation area B means the area of Koala Habitat and Grey-headed Flying-fox foraging Habitat marked with green cross hatching on bright green identified as 'Conservation area B' in <u>Attachment B</u> .
Original dated 5 February 2020	Plan(s) means any of the documents required to be prepared, approved by the Minister , implemented by the approval holder and/or published on the website in accordance with these conditions (includes action management plans and/or strategies).
Original dated 5 February 2020	Pre-clearing Regional Ecosystem means the vegetation identified in the preliminary documentation or based on ground truthed surveys, as being present in a Regional Ecosystem prior to clearing .
Original dated 5 February 2020	Preliminary documentation means the final Preliminary Documentation, <i>Lots 3 on RP45236, 3 on RP49296 and 28 on S311174 in the Greater Flagstone Priority Development Area Part A Preliminary Documentation Report</i> , Saunders Havill Group 07 November 2019, the preliminary documentation also includes a separate Direct Offset Chapter .
Original dated 5 February 2020	Project site means the 1,024 ha area as enclosed by the pink line at <u>Attachment A</u> and as identified within the thick black lines designated as 'Project site' on the map at <u>Attachment B</u> , located at Wyatt Road, Undullah, Queensland
Original dated 5 February 2020	Protected matter means a matter protected under a controlling provision in Part 3 of the EPBC Act for which this approval has effect.
Original dated 5 February 2020	Publish/ed/ing means make publicly available on the website for the duration of this approval.
Original dated 5 February 2020	Recruitment of woody perennial species means the proportion of the dominant canopy (ecologically dominant layer) species with evidence of recruitment and is measured in accordance with the <i>Guide to determining terrestrial habitat quality: A toolkit for assessing land based offsets under the Queensland Environmental Offsets Policy</i> (Version 1.2) (Queensland Department of Environment and Heritage Protection, 2017), or any subsequent version.
Original dated 5 February 2020	Regional Ecosystem means a vegetation community in a bioregion that is consistently associated with a particular combination of geology, landform and soil as classified by the Queensland Government under the <i>Vegetation Management Act 1999 (Old)</i> .
Original dated 5 February 2020	Seasonal in respect of surveys means to survey to determine abundance separately for each season (summer, autumn, winter and spring).
Original dated 5 February 2020	Sensitive ecological data means data as defined in the Australian Government Department of the Environment (2016) <i>Sensitive Ecological Data — Access and Management Policy V1.0</i> .

<i>Original dated 5 February 2020</i>	Shapefile means location and attribute information of the action provided in an Esri shapefile format. Shapefiles must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. Shapefiles must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes.
<i>Original dated 5 February 2020</i>	Species Stocking Rate scoring table means Table OC15 in the Direct Offset chapter of the preliminary documentation used to determine baseline and future species stocking rate scores at the Avonvale and Cherry Gully Stations Offset area .
<i>Original dated 5 February 2020</i>	Suitably qualified field ecologist means a person who has professional qualifications and at least three (3) years of work experience designing and implementing surveys for Koala and Grey-headed Flying-fox , and can give an authoritative assessment and advice on the presence and habitat requirements, including habitat management and restoration for Koala and Grey-headed Flying-fox , using relevant protocols, standards, methods and/or literature.
<i>Original dated 5 February 2020</i>	Suitably qualified independent expert means an independent person who has professional qualifications, training, skills and at least 5 years experience in the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.
<i>Original dated 5 February 2020</i>	Website means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.
<i>Original dated 5 February 2020</i>	Winter or spring flowering Grey-headed Flying-fox foraging species means tree species which provide flowering resources in winter and/or spring for the Grey-headed Flying-fox .
<i>Original dated 5 February 2020</i>	Year 1 means the period within one year from the date when the Avonvale and Cherry Gully Stations Offset area is legally secured .
<i>Original dated 5 February 2020</i>	Year 4 means the period within four years from the date when the Avonvale and Cherry Gully Stations Offset area is legally secured .
<i>Original dated 5 February 2020</i>	Year 5 means the period within five years from the date when the Avonvale and Cherry Gully Stations Offset area is legally secured .
<i>Original dated 5 February 2020</i>	Year 6 means the period within six years from the date when the Avonvale and Cherry Gully Stations Offset area is legally secured .
<i>Original dated 5 February 2020</i>	Year 7 means the period within seven years from the date when the Avonvale and Cherry Gully Stations Offset area is legally secured .
<i>Original dated 5 February 2020</i>	Year 10 means the period within ten years from the date when the Avonvale and Cherry Gully Stations Offset area is legally secured .

Original dated 5 February 2020 **Year 16** means the period within sixteen years from the date when the **Avonvale and Cherry Gully Stations Offset area** is **legally secured**.

Original dated 5 February 2020 **Year 20** means the period within twenty years from the date when the **Avonvale and Cherry Gully Stations Offset area** is **legally secured**.

date of decision conditions attached to approval

ATTACHMENTS

Original dated Attachment A: Project site Aerial
5 February 2020



date of decision **conditions attached to approval**

Original dated **Attachment B:** Plan of Proposed Action site
5 February 2020

Plan of Proposed Action site

[illegible]

Abstract. The authors conceptualize socialization development as the information (input) that is available for any particular position. Depending on the position, number, and type of social contacts and what adopted features of those have been acquired from information interaction in daily life, the person will develop his/her personality. There may, thus, be significant differences in development according to position and social contacts, and may change when the person is transferred to another position or environment. The authors discuss the importance of social contacts and of social information for socialization, and discuss the importance of social information for socialization, and discuss the importance of social information for socialization.

* This was a voluntary part of the services. No products of this service were given or added into any being included in the regular information given or not reported to the World Council on Substance Use.

Legend

-
- Legend:
- Project site
 - BPBC/2014/7319-not a controlled action
 - Conservation Area A
 - Conservation Area B
 - Development area



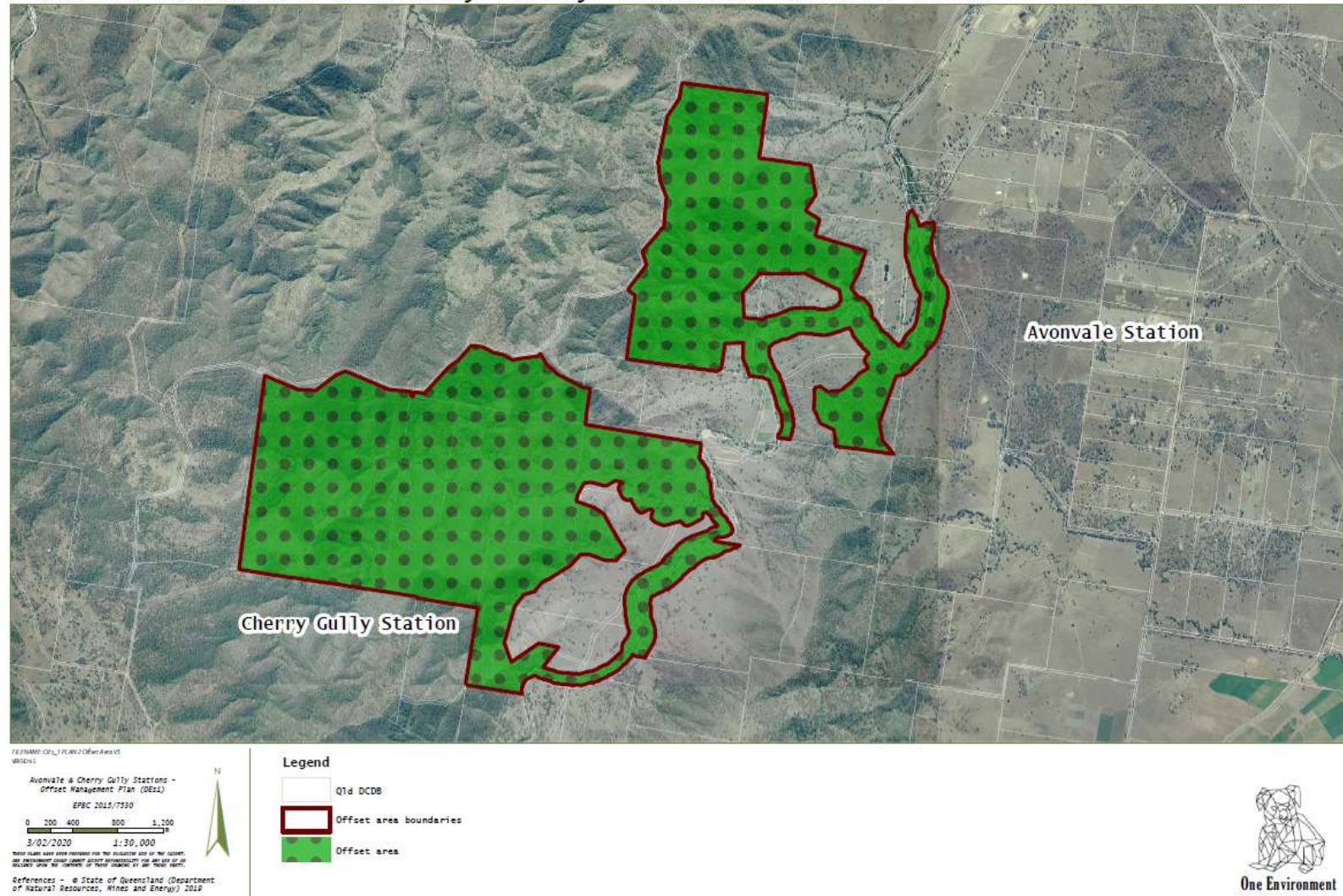
Undullah Project

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Original dated
5 February 2020

Attachment C: Plan of Avonvale and Cherry Gully Stations Offset area

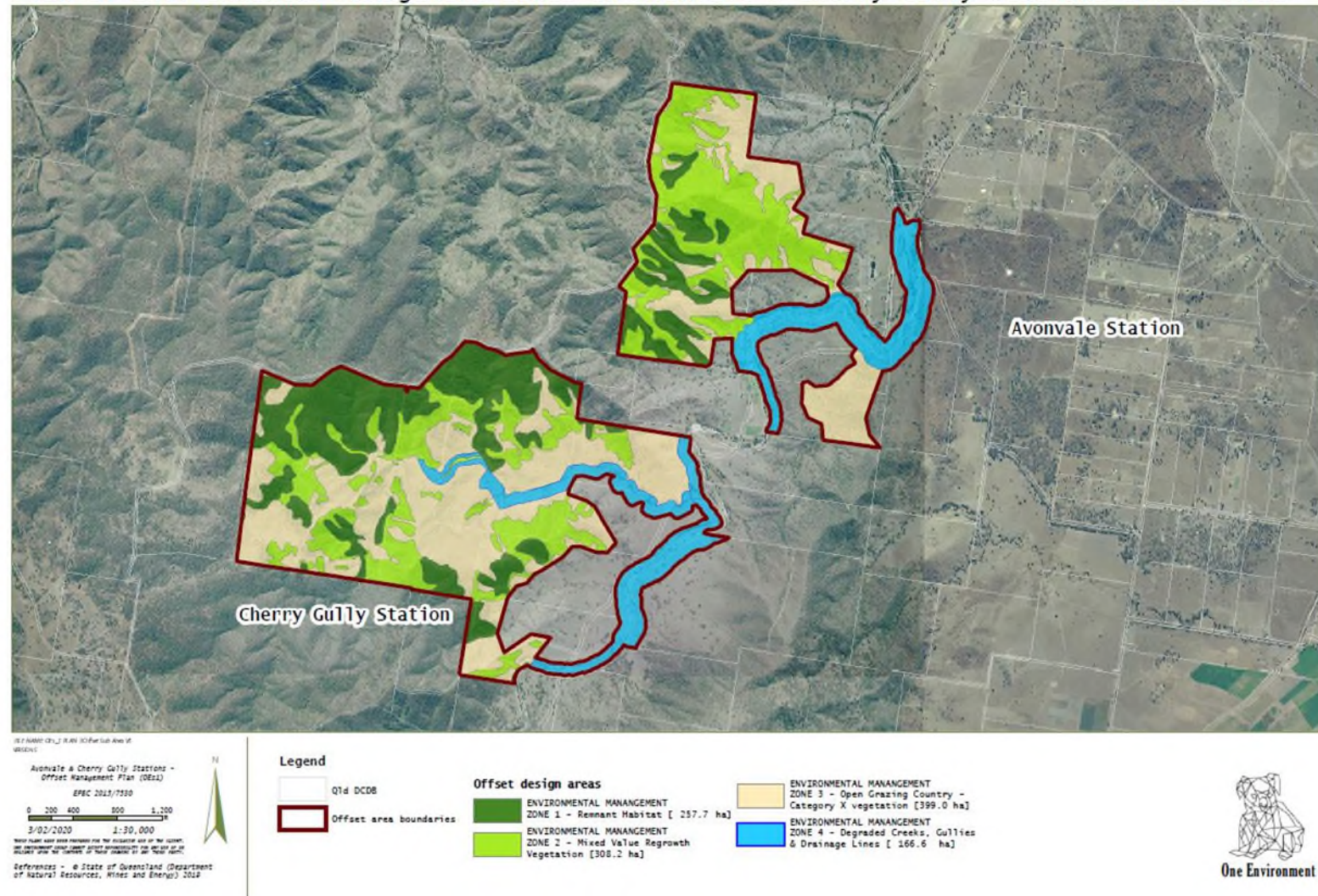
Plan of Avonvale & Cherry Gully Stations Offset Area



Original dated
5 February 2020

Attachment D: Plan of Management Zones on Avonvale and Cherry Gully Stations Offset area

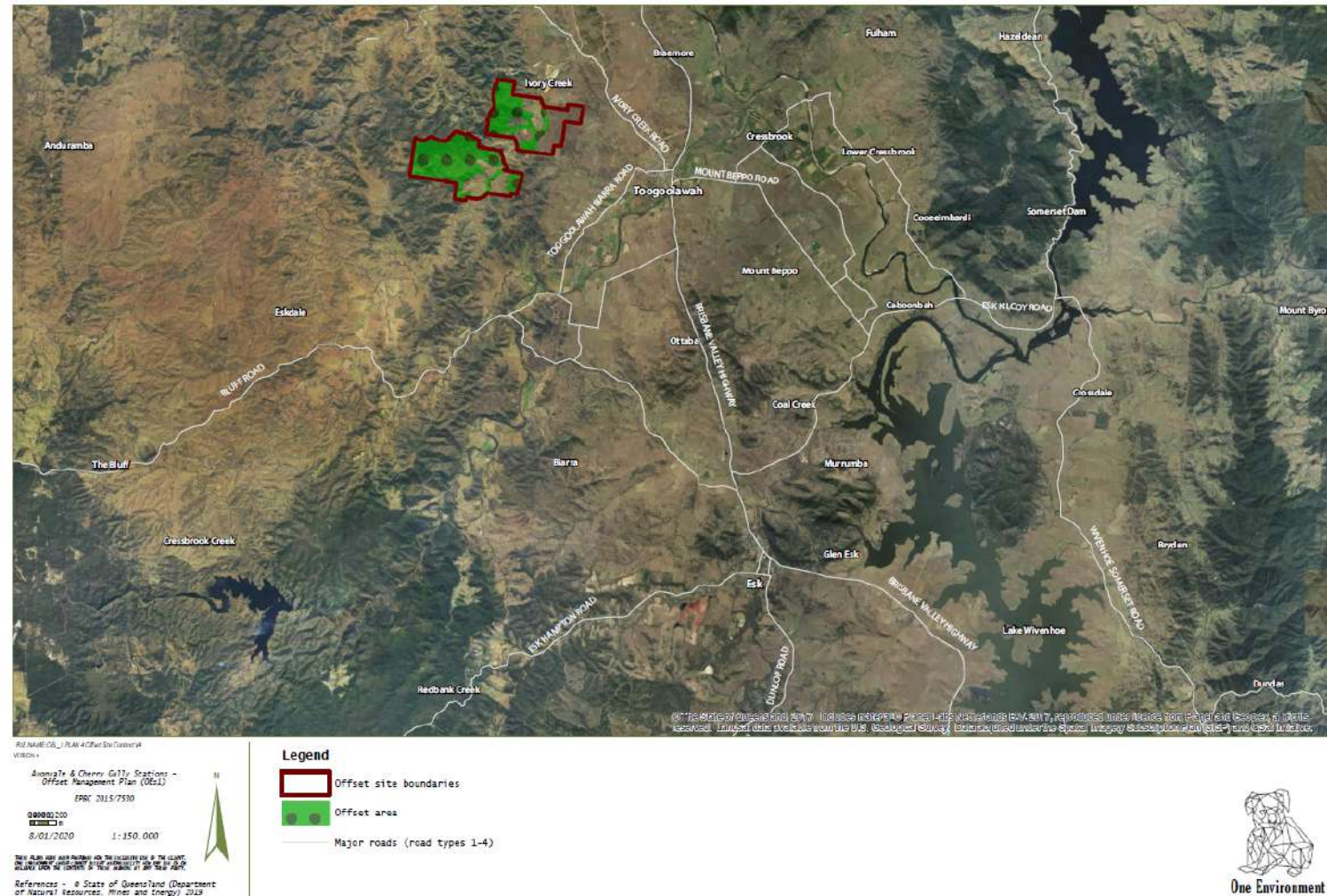
Plan of Environmental Management Zones on Avonvale & Cherry Gully Stations Offset Area



*Original dated
5 February 2020*

Attachment E: Offset Area Context Plan

Offset Area Context Plan



Appendix B

Avonvale and Cherry Gully Stations: Offset Area Annual Report – August 2025





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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APPENDICIES

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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

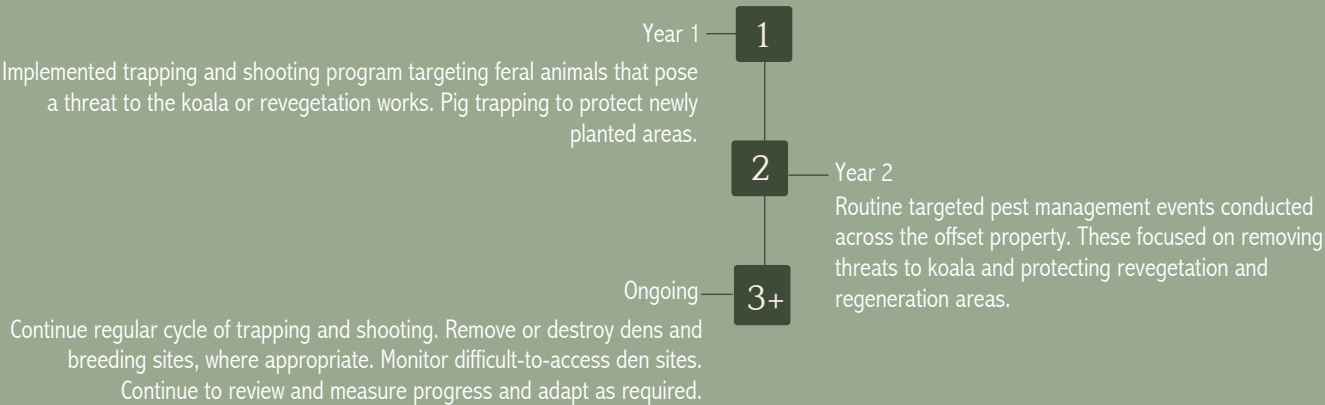
Action	2026																							
	End-Aug	Early-Sept	End-Sept	Early-Oct	End-Oct	Early-Nov	End-Nov	Early-Dec	End-Dec	Early-Jan	End-Jan	Early-Feb	End-Feb	Early-Mar	End-Mar	Early-Apr	End-Apr	Early-May	End-May	Early-June	End-June	Early-July	End-July	Early-Aug
Planting																								
Assisted native 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.

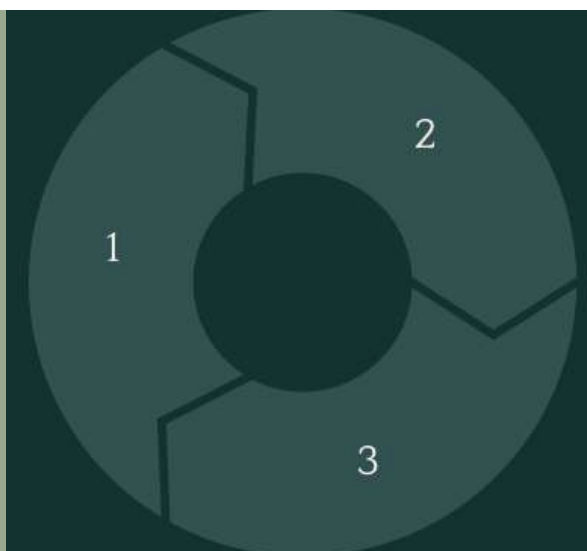
Management action requirement	Year required	Comments
Decommission and remove any pest species denning, foraging or breeding features	Years 1-5	Where appropriate, dens, foraging and breeding features are removed or destroyed. However, some of these are deliberately retained to control regular pest monitoring 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	



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 commenced 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 commenced 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.



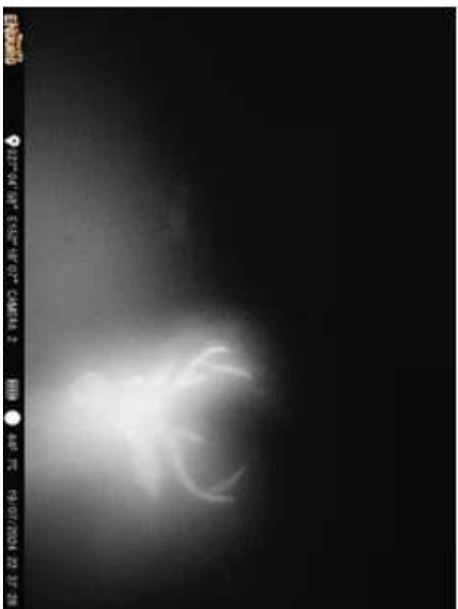
The entire offset area has now been planted and continues to be carefully monitored and maintained.



Appendix B : Sample pest management results













Appendix C: Sample weed management results

Tank 1 volume: 600L 3.6L Straine 2L SP700 1L Red dye	Weather and Time details @ start time: 7.30 Delta T: Wind (speed & direction): 19 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): 29 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/Asm 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/Asm Name: Billy Date: 4/6/25

Spray Plan and Application Record for TSME Services

Client Business Name: <u>Little's - Somerset Ag</u>	Property Address:		
Operator's Name: <u>Billy</u>	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	Date Notified	
Treatment comments/Instructions:			

Spray Mixture Ingredients	Batch Number	Application Rate
Product Used:		
Mixture Name:		
3600 Straine	Straine	3.6L
2000 SP700	SP700	2L
1000 Red dye	Red dye	1L
Active Constituent:		
VMA Number:		
Diluent:		
Wetting Agent:		
Other Ingredients:		

Spray Plan and Application Record for TSME Services

Client Business Name: <u>Little's - Somerset Ag</u>	Property Address:		
Operator's Name: <u>Billy</u>	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	Date Notified	
Treatment comments/Instructions:			

Spray Mixture Ingredients	Batch Number	Application Rate
Product Used:		
Mixture Name:		
Straine	Straine	3.6L
SP700	SP700	2L
Red dye	Red dye	1L
Active Constituent:		
VMA Number:		
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

Appendix C

Wildlife Protection and Management Plan (WPMP) and Wildlife and Habitat Impact Mitigation Plan (WHIMP)



WILDLIFE PROTECTION AND MANAGEMENT PLAN

MONARCH GLEN DEVELOPMENTS, QUEENSLAND, 4285

PHASE 2 CLEARING WORKS



Prepared for:
**SHADFORTH CIVIL
CONTRACTORS**
Delivered:
JULY 2025



Document Prepared by:

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Revision History

Rev. #	Issue Date	Revision Details	Prepared By	Reviewed By	Approved By
0	Jul 2025	For Use	Ayden Ellis	Yolande Venter	Yolande Venter
1					
2					

Document Approval

Approved:	Name:	Signature:	Date:
Company Director	Yolande Venter		July 2025

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1 INTRODUCTION

1.1 Background

Australia Wide Environmental Consultants (AWEC) were commissioned by Shadforth Civil Contractors to compile a Wildlife Protection and Management Plan for the Phase 2 vegetation clearing for the Monarch Glen Suburb Developments, located within Logan City Council.

The scope of work includes vegetation clearing undertaken within Lot 1 on SP351345 (central GPS location -27.8048832, 152.9279214) located within the Logan City Council, referred to as the 'survey area' located within the Project.

This report provides a summary of the pre-clearance results based on a field survey conducted on July 1, 2025, by a suitably qualified and experienced person (fauna) from AWEC, as well as management actions for implementation before and during vegetation clearing activities.

1.2 Ecologist and Qualifications

The AWEC-nominated Ecologist is Yolande Venter, a degree-qualified ecologist/environmental coordinator with over 15 years of field experience within the ecology and environmental sectors.

1.3 Scope

- A. See **TABLE 1** for a non-exhaustive list of the statutory requirements and guidelines this project adheres to.
- B. A desktop review of the site's potential ecological value and any planning constraints.
- C. A site inspection which included ground truthing the desktop review findings and a fauna survey.
- D. Discussion of the likely impacts of the development upon the ecological value identified through the desktop review and site survey.

2 STATUTORY REQUIREMENTS AND GUIDELINES

See **TABLE 1** below for the relevant statutory requirements and guidelines.

TABLE 1 - STATUTORY REQUIREMENTS AND GUIDELINES

Legislation	Purpose of Legislation	Impact on Project personnel
Animal Care and Protection Act 2001	Animal Welfare	Outlines that animal ethics approval is needed for research, survey and/or monitoring involving vertebrates, where activities such as trapping, census leading to disturbance of animals (such as spotlighting or call play-back), abnormal interruption of behaviour or marking/tagging are involved.
Australian Code for the Care and Use of Animals for scientific purposes 8 th edition (2013)	Ethical framework for animals used for scientific purposes	Governing principles set out in the Code provide guidance for investigators, teachers, institutions, animal ethics committees and all the people involved in the care and use of animals for scientific purposes.
Biosecurity Act 2014	The <i>Biosecurity Act 2014</i> provides a framework for an effective biosecurity system for Queensland, to ensure the safety and quality of agricultural inputs, and to align responses to biosecurity risks in the state with national and international obligations.	Under the <i>Biosecurity Act 2014</i> , pest species must not be kept, fed, given away, sold, or released into the environment without a permit. Under the Biosecurity Act, everyone has a general biosecurity obligation to take reasonable and practical steps to minimise the risks associated with restricted plants and animals.
Code of Practice-Care and rehabilitation of orphaned, sick or injured protected animals by wildlife carers(2013)	Provides guidelines on the rehabilitation and care of wildlife	Detailed guidelines, in regard to hygiene, housing, capture and release, euthanasia and relevant legislation.
Environmental Protection and Biodiversity Conservation Act 1999	The <i>EPBC Act 1999</i> focuses on the Australian Government's interests in the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance.	To comply with the relevant sections of the Act that relate to matters of national significance that are present in the vicinity of the project works.

Legislation	Purpose of Legislation	Impact on Project personnel
Environmental Protection Regulation 2019	Gives legislative support to various national guidelines, plans and Australian Standards. This regulation also outlines requirements for the management of fauna and flora.	To abide by the regulations within the DES.
Fisheries Act 1994	The main purpose of the <i>Fisheries Act 1994</i> is to provide for the use, conservation and enhancement of the community's fisheries resources and fish habitats in a way that seeks to apply the principles of ecologically sustainable development.	Outlines fish habitats and fish movement and migration (regulation of waterway barriers). Guidelines on commercial, recreational and indigenous fishing.
Nature Conservation (Wildlife Management) Regulation 2006	This Regulation provides for the management of wildlife (including taking, keeping and using wildlife including protected plants).	Provides guidance for the management of wildlife on site, particularly in relation to the interference with native wildlife during the clearing process.
Nature Conservation (Wildlife) Regulation 2006	This Regulation lists the plants and animals considered presumed extinct, endangered, vulnerable, rare, common, international, and prohibited. It discusses their significance and states the declared management intent and the principles to be observed in any taking and use for each group.	List those animals that may be potentially found on sites being developed as part of the project and limitations for management.
Nature Conservation and Other Legislation (Koala Protection) Amendment Regulation 2020	Guideline for identifying and managing koala habitat	Provides guidance on where fauna spotter catchers are legally required and how they are to manage koala habitat
Nature Conservation Other Legislation Act 2016	The Act provides for the legislative protection of Queensland's threatened biota. It is aligned with the IUCN redlist which categorises biota into their current status in the wild.	To comply with the relevant sections of the Act and regulations and the Environmental Authority administered by the DES.
Queensland Hygiene protocol	Protocol for handling amphibian species	Outlines how to handle and manage amphibian species to prevent the

Legislation	Purpose of Legislation	Impact on Project personnel
for handling amphibians		spread of diseases among specimens and colonies.
Seqwater-Guideline-Stranding Salvage Fish and	The purpose of this guidance document is to ensure native fish recovery operations are conducted in a timely and safe manner to minimise or eliminate the loss of fish from stranding.	Guideline on managing aquatic fauna during dewatering works.
Terrestrial Vertebrate Fauna Survey Guidelines for Queensland (2018)	Guidelines for Fauna Surveys	Detailed guidelines on designing a survey, the different survey methodologies and the ethical considerations that need to be made for each methodology.

Australia Wide Environmental Consultants (AWEC) currently holds and operates under a DES Rehabilitation Permit for Spotter Catcher Activity, Permit No. WA0055123 and a Damage Mitigation Permit (removal and relocation of wildlife), Permit no. WA0054928, licensed in the State of Queensland.

3 METHODOLOGY

3.1 Desktop Review

Prior to commencing the survey, all previous surveys and management plans related to the site were reviewed, as well as extensive desktop research of the intended site. The results of the desktop review allow the survey to be designed to target the significant species most likely to be encountered within the proposed survey location. Benefits of the desktop review prior to commencing the survey included:

Increased knowledge of the site by understanding the following:

- The overall habitat value,
- Range of habitat features,
- Floral structural complexity,
- Available water and food sources.

3.1.1 Regulated Vegetation Management

Land clearing in Queensland is regulated under the *Land Act 1994* and the vegetation management framework. To ensure this site will not have detrimental environmental impacts to the local biodiversity appropriate vegetation mapping was downloaded from the Queensland Spatial Catalogue (The State of Queensland (Department of Resources) 2021) for viewing in

ArcGIS. Vegetation management regional ecosystem map – version 12 (The State of Queensland (Department of Resources) 2021) was used to establish the Regional Ecosystems (REs) on site.

3.1.2 Koala Habitat Planning and Management

Nature Conservation and Other Legislation (Koala Protection) Amendment Regulation 2020 is an overarching state planning instrument that regulates new development at the development assessment stage. The new koala planning framework is based upon scientifically based, consistent koala habitat mapping. The framework applies consistently across SEQ and establishes where clearing may be prohibited, where it is assessable by the State, where koala conservation outcomes will be considered by local governments and what exemptions may apply.

South-East Queensland Koala Conservation Strategy 2019-2024 data package (Department of Environment, Tourism, Science & Innovation 2021) was utilised to discover the vegetation status relevant to koalas on site.

3.1.3 Significant Fauna Species List

A species list was collated by a suitably qualified ecologist, sourced from the Queensland Government WildNet Database (2021). This established the significant species with confirmed sighting records since 1980, within a 2 km radius of the central coordinates of the site.

3.2 Survey Planning

The survey methodology considered the following aspects:

- Size of the survey site
- Timeframes
- Access
- Workplace Health & Safety
- EVNT Native species confirmed- terrestrial/ arboreal
- Feral species
- Complexity of potential breeding places
- Marking of potential habitat features.

The methodology used for this survey was the active diurnal search methodology incorporating a meandered pattern. This method was suitable for the large survey area with complex habitat and time constraints.

The main objective of this survey was to locate any active or potential native fauna breeding places and high-value habitat features.

The extent was surveyed by a suitably qualified person. The number of meanders completed depended on the vegetation community and the number of habitat features present within the site. During the survey, photographs of unidentified scat, tracks and signs were taken, researched, peer-reviewed, and identified using the appropriate reference materials.

3.3 Pre-Clearance Survey

The Site was surveyed by a suitably qualified Fauna Spotter Catcher on the July 1, 2025, which included ground-truthing via meandering transects, trapping and thermal flights.

The purpose of the survey is to record the site's overall habitat value, significant habitat features, vegetation connectivity within the site and surrounding lots, fauna signs and opportunistic fauna sightings and the site's suitability for the significant species likely to occur in the area.

A thorough aural/visual fauna survey was conducted including a systematic traverse throughout the site searching for fauna individuals and habitat features.

The following habitat features are considered significant and were recorded if observed:

1. Tree hollows (branch and crown)
2. Native wildlife nests (stick nests)
3. Burrows (feeding burrows)
4. Fallen/felled timber
5. Thick groundcover
6. Fissured bark
7. Rocky outcrops
8. Aquatic habitat
9. And flora species considered Koala habitat trees under the Nature Conservation and Other Legislation (Koala Protection) Amendment Regulation 2020.

3.4 Fauna Survey Methods

The methods presented below were as part of the fauna field survey:

3.4.1 Animal Signs

Some native wildlife leave behind scat, tracks and scratches that can be identified and described by Barbara Triggs (2004). These indicators should be used to provide evidence for identification without an actual physical sighting.

Burrows have been noted as present along waterway/drainage feature embankments, potentially characteristic of a variety of crayfish species. Burrows will need to be inspected a wired inspection camera prior to clearing and/or disturbances to identify what species may be present and utilising the burrows.

3.4.2 Diurnal Bird Survey

This non-intrusive active area search provides a census of the avian biodiversity and abundance within the survey site. This survey technique requires a skilled observer with relevant experience in local bird species and bird calls. Site transects are traversed slowly shortly after dawn when birds are most active. Avoid disturbing nesting birds during the survey.

3.4.3 Amphibian Survey

Systematically designed active searches should be conducted for frogs and frog calls within the site area, in addition, suitable habitats such as streams, wetlands and other water bodies should be targeted.

This survey requires experienced observers to accurately identify species. The following attributes/conditions need to be recorded/adhered to:

- Length and type of area surveyed
- Time spent conducting the survey
- Weather conditions
- Avoid disturbing breeding sites
- Follow all the recommendations in the “Technical Manual, Wildlife Management, Interim Hygiene Protocol for handling Amphibians” (2008)
- Avoid handling animals where possible or minimise the time spent handling any particular animal.

All animals are to be returned to the exact location it was captured from, all animals are to be released as soon as they have been identified. If load reduction trapping of waterbodies is necessary, it will be conducted prior to dewatering.

3.4.4 Koala Survey

The Spot Assessment Technique was undertaken, as recommended in the *EPBC Act* Referral Guidelines for the Endangered Koala (DoE 2013). This technique involved faecal pellet searches of a 100 cm radius around selected trees at each Spot Assessment Technique site. The method applied was randomly selecting the centre tree (from a randomly generated location) and searching under both potential food and shelter trees (i.e., not limited to trees of the *Eucalyptus*, *Corymbia*, *Angophora* or *Lophostemon* genera), based on evidence presented in Woosnam-Merchez *et al.* (2012). Note: During the fauna pre-clearance survey smooth bark trees were examined for scratch marks, in the event koala scratch marks were evident this assessment technique was conducted, and data was logged.

4 RESULTS

4.1 Desktop Review

4.1.1 Regulated Vegetation Management

The clearing footprint is comprised of three variable Regional Ecosystems, these being 12.9-10.2/12.9-10.7/12.9-10.17a, all open gum tree forest or woodland with an affinity as Koala (*Phascolarctos cinereus*) habitat. Sections are also mapped as non-remnant.

The Site contains the following Matters of the State Environmental Significance overlays and Flora survey trigger and are displayed in **FIGURE 1**.

- MSES - Regulated vegetation intersecting a watercourse)
- MSES - Regulated vegetation (category B endangered or of concern)
- MSES - Regulated vegetation (essential habitat)
- MSES - Wildlife habitat (koala habitat areas)

TABLE 2 - REGIONAL ECOSYSTEMS

RE	VM Act Status	Short Description
12.9-10.2	Least Concern	<i>Corymbia citriodora</i> subsp. <i>variegata</i> open forest or woodland usually with <i>Eucalyptus crebra</i>. Other species such as <i>Eucalyptus tereticornis</i>, <i>E. moluccana</i>, <i>E. acmenoides</i> and <i>E. siderophloia</i> may be present in scattered patches or in low densities. Understorey can be grassy or shrubby. Shrubby understorey of <i>Lophostemon confertus</i> (whipstick form) often present in northern parts of bioregion. Occurs on Cainozoic and Mesozoic sediments. Not a Wetland. This ecosystem is known to provide suitable habitat for koalas (<i>Phascolarctos cinereus</i>).
12.9-10.7	Of Concern	<i>Eucalyptus crebra</i> +/- <i>E. tereticornis</i>, <i>Corymbia tessellaris</i>, <i>Angophora leiocarpa</i>, <i>E. melanophloia</i> woodland. Occurs on Cainozoic and Mesozoic sediments. Not a Wetland. This ecosystem is known to provide suitable habitat for koalas (<i>Phascolarctos cinereus</i>).
Non-rem	NA	Non-remnant vegetation

4.1.2 Koala Habitat Planning and Management

The site contains Core Koala Habitat.

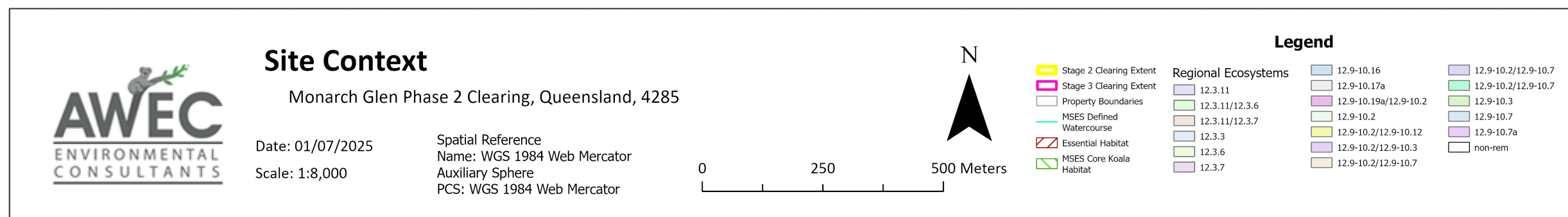
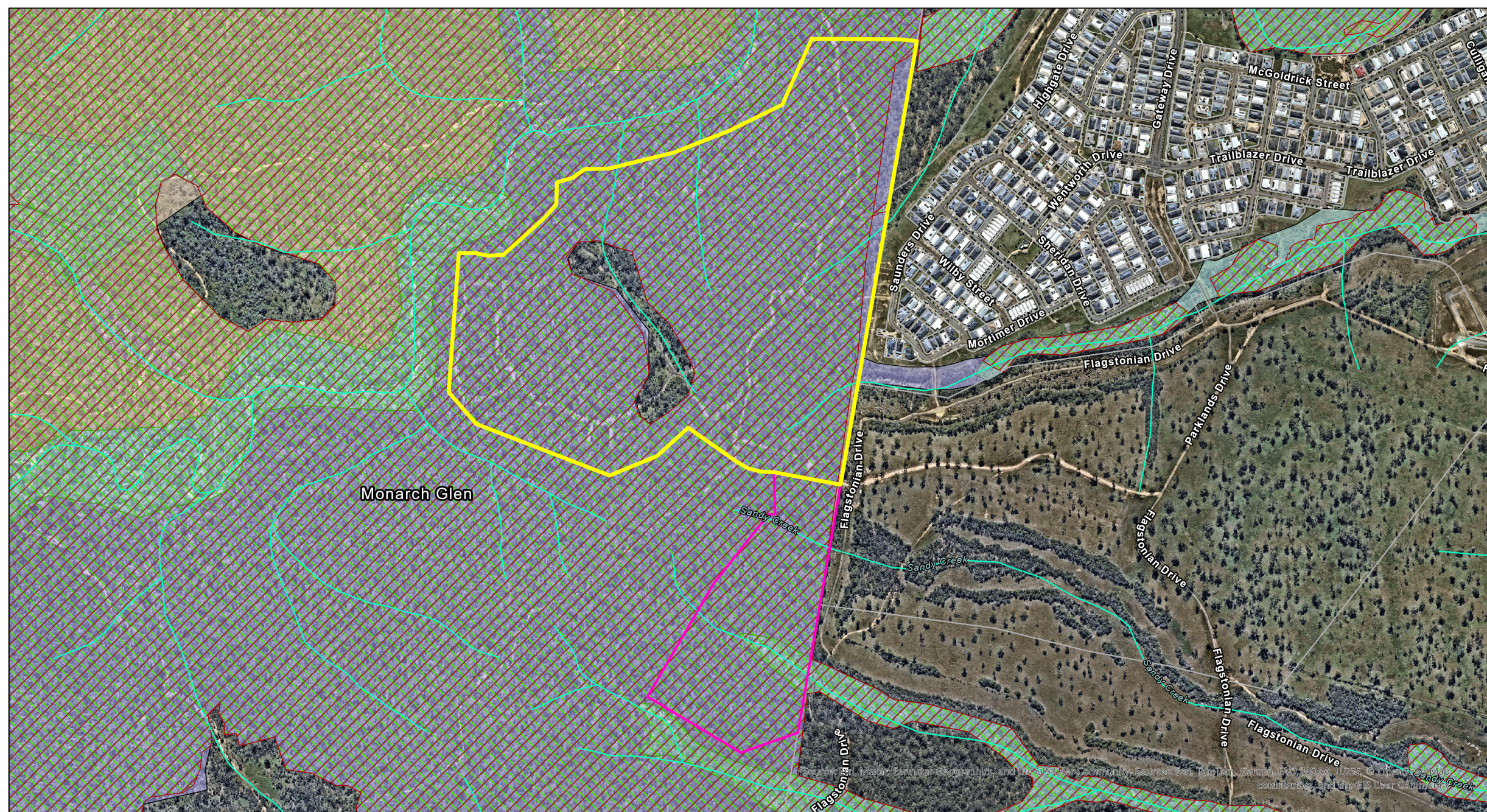


FIGURE 1 - SITE CONTEXT

4.1.3 WildNet Database

This database provided a list of one (1) fauna species previously recorded in the area, which included 1 Endangered species (**TABLE 3**).

4.1.4 Significant Species Field Guide

The assessment of the likelihood of each species' occurrence on site was determined from the desktop assessment and field surveys and classified as 'low', 'moderate' and 'high'.

There is an appropriate habitat at this site for koalas (*Phascolarctos cinereus*). Although no evidence of these species was observed during the pre-clearance survey, these species are deemed a moderate chance of encountering.

The following page is presented in such a format so that it can be printed and taken on site prior to, during and post clearing as a field guide for the site-specific significant species likely to be encountered.

SIGNIFICANT SPECIES

Monarch Glen Suburb Developments, Phase 2 Clearing, Queensland, 4285

Field Guide for Significant Species likely to be encountered on site

These animals were returned in the WildNet search for a 2 km radius of the site.

TABLE 3 - SIGNIFICANT SPECIES

Koala
(*Phascolarctos cinereus*)



NC Act 1992: ENDANGERED
EPBC Act 1999: ENDANGERED

Likelihood: **Moderate**

Size: 60 – 85 cm

Habitat: Open and closed forests generally dominated by *Eucalyptus*, *Corymbia*, *Angophora* or *Lophostemon* trees, usually near a watercourse.

Breeding: Do not require a specific location for breeding, but as they are solitary animals, they require a large, connected habitat that overlaps other individuals' home ranges, to encounter other sex for mating.

	Australia Wide Environmental Consultants ABN 67 618 756 291 T: 0458 293 759 E: admin@awenv.com.au 307 Bishop Rd, Beachmere Queensland 4510 Australia	SITE CONTEXT - SIGNIFICANT SPECIES (PAGE 1 OF 1)	CLIENT: Shadforth Civil Contractors	CREATED BY: AE	ISSUE	DESCRIPTION	DATE
				APPROVED BY: YV	REV.0	FOR USE	JUL 25
				PROJECT CODE: 858-SCC2507-D			

4.2 Survey Results

The site is comprised of a woody eucalyptus dominated forest, with a canopy primarily comprised of species from the Eucalyptus and Corymbia genera. The midstory is of moderate density and dominated by a mix of species such as various Acacia spp., Lantana camara, and the soap tree, while the ground cover is patchy in areas but generally consistent with typical woodland understory composition. The terrain is variable, with the west-south-western extents presenting flat, linear ground, while the eastern edges more adjacent to local suburbia features deeply incised eroded gullies and ephemeral waterways (FIGURES 2 – 3).



FIGURE 2 - SITE OVERVIEW 1



FIGURE 3 - SITE OVERVIEW 2

4.2.1 Fauna assemblage

The fauna community observed included Least Concern bird and invasive mammal species (TABLE 4).

TABLE 4 - SIGHTED FAUNA BIODIVERSITY

Common name	Scientific name	Conservation Status
Bird species		
Variegated Fairy-wren	<i>Malurus lamberti</i>	Least Concern
Double-barred Finch	<i>Taeniopygia bichenovii</i>	Least Concern
Mammal species		
Feral dog	<i>Canis lupus familiaris</i>	Invasive

4.2.2 Habitat features & fauna signs

No (0) signs of conservation significant fauna species, or active breeding places were observed within the survey area. A total of Twenty-four (20) habitat features and fauna signs were recorded during the survey and displayed in TABLE 5.

Photographs of habitat features and fauna signs within the survey area are displayed in FIGURES 4 - 7, followed by the distribution of habitat features, and fauna signs identified across the survey area displayed in FIGURE 8 below.

TABLE 5 - SUMMARY OF SURVEY RESULTS

Habitat Features	Count
Arboreal termite mound	4
Terrestrial termite mound	6
Loose/ fissured bark	0
Hollow logs	0
Hollow-bearing tree	10
<i>Small hollows</i>	18
<i>Medium hollows</i>	14
<i>Large hollows</i>	13
Total number of hollows	45
Large tree (>80cm DBH)	0
Waterbody	0
Woody debris	0
Total	20
Fauna Signs	
Scratch Marks	0
Scat	0
Tracks	0
Diggings	1
Stick and/or woven nest	3
Total	4
Grand Total	24



FIGURE 4 – Woven nest- inactive



FIGURE 5 – Hollow-bearing Trees



FIGURE 6 – STAG TREE WITH MULTIPLE HOLLOWES

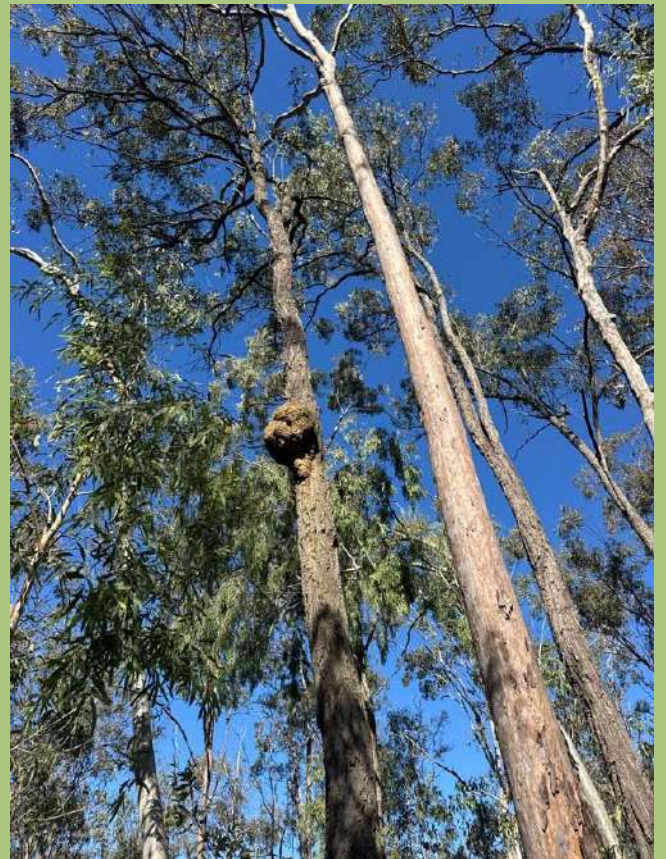


FIGURE 7 – ARBOREAL TERMITE MOUND

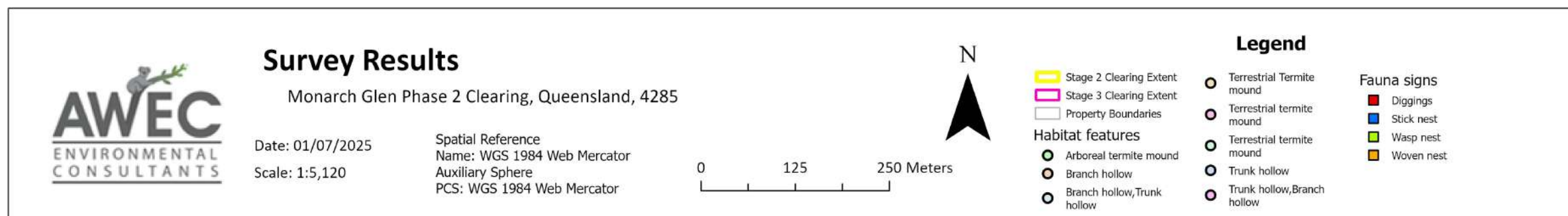
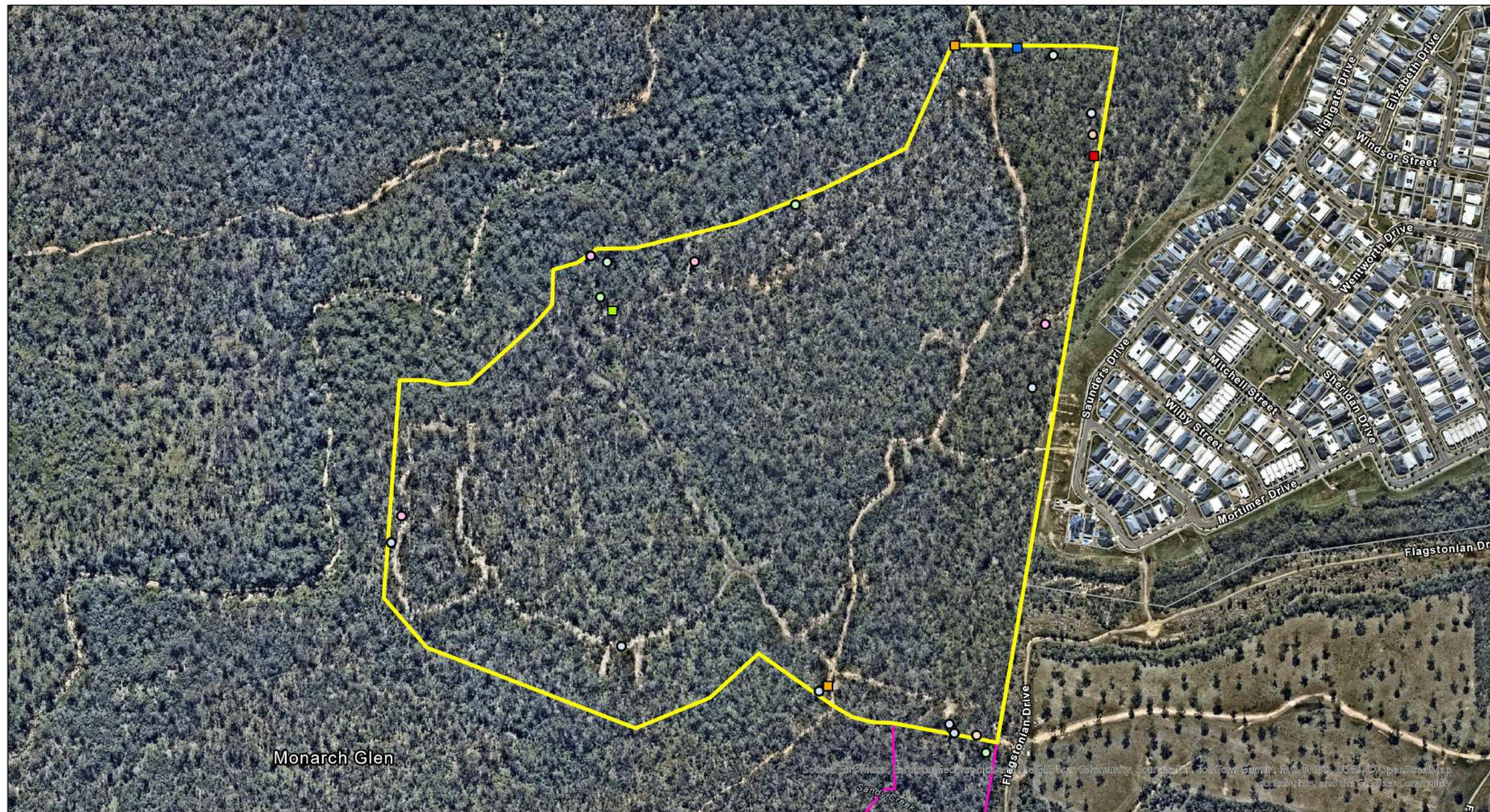


FIGURE 8 - SURVEY RESULTS

5 IMPACTS TO FAUNA

5.1 Proposed Disturbance

This road clearing extension located within the Logan City Council proposes to clear 62.80 hectares of vegetation which is mapped as 12.9-10.2/12.9-10.7/12.9-10.17a, all open gum tree forest or woodland with an affinity for Koala (*Phascolarctos cinereus*) habitat. Sections are also mapped as non-remnant.

5.2 Prospective Implications for Fauna

The development works will potentially impact:

- Ground-dwelling reptiles and mammals inhabiting the dense undershrub and piles of woody debris,
- Arboreal mammals, reptiles and birds inhabiting trees and tree hollows,
- Wildlife survivability, species may become injured or killed during clearing,
- Alter animal behaviour due to clearing activities, like loud machinery, lights, dust,
- Water quality due to runoff from works,
- Fauna access to foraging resources.

Specific implications for fauna are likely to include:

- Loss of hollows for hollow-utilising species on site, which could include listed significant species the powerful owl and the central great glider who rely on very old trees with large hollows for breeding. The loss of hollows could affect their survivability.
- Loss of suitable habitat for the koala. Although no evidence of koalas was noted at this site, the removal of this vegetation could affect local koala's habitat connectivity.

To minimise the implications of this development upon local wildlife, the measures outlined in the associated AWEC report "Wildlife and Habitat Mitigation Plan" should be adhered to.

6 CONCLUSION

Australia Wide Environmental Consultants (AWEC) were commissioned by Shadforth Civil Contractors to compile a Wildlife Protection and Management Plan for the Phase 2 vegetation clearing for the Monarch Glen Suburb Developments, located within Logan City Council.

A suitably qualified and licenced fauna spotter/catcher surveyed the site on the 1st of July 2025.

The survey concluded that the site showed evidence of use by local wildlife and suitable habitat for a variety of species. Potential impacts that could occur because of these works include displacement of species from refuge habitat, loss of foraging habitat and wildlife survivability (including several local significant species, that were not identified at the site, but their appropriate habitat was).

The fauna management measures within the associated Wildlife and Habitat Mitigation Plan are to be followed to minimise impact on local native fauna.

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WILDLIFE AND HABITAT IMPACT MITIGATION PLAN

MONARCH GLEN DEVELOPMENTS, QUEENSLAND, 4285

PHASE 2 CLEARING WORKS



Prepared for:
**SHADFORTH CIVIL
CONTRACTORS**

Delivered:
JULY 2025



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1					
2					

Document Approval

Approved:	Name:	Signature:	Date:
Company Director	Yolande Venter		July 2025

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1 INTRODUCTION

1.1 Background

Australia Wide Environmental Consultants (AWEC) were commissioned by Shadforth Civil Contractors to compile a Wildlife and Habitat Impact Mitigation Plan for the Phase 2 vegetation clearing for the Monarch Glen Suburb Developments, located within Logan City Council.

It is understood the scope of work includes vegetation clearing undertaken within Lot 1 on SP351345 (central GPS location -27.8048832, 152.9279214), referred to as the 'survey area' located within the Project (**FIGURE 1**).

1.2 Ecologist and Qualifications

The AWEC-nominated Ecologist is Yolande Venter who is a degree-qualified ecologist/environmental coordinator with over 15 years of field experience within the ecology and environmental sectors.

1.3 Scope

This report will aim to minimise and mitigate any risks to fauna raised in the Wildlife Protection and Management Plan and will include:

1. Measures required to be completed to minimise wildlife and habitat impacts during operational works.
2. Wildlife capture and removal plan.
3. Contingency plan for wildlife requiring euthanasia, other veterinary procedures, or captive care.
4. Wildlife storage and housing plan.
5. Wildlife release and disposal plan.
6. Post works measures to minimise impacts on wildlife.

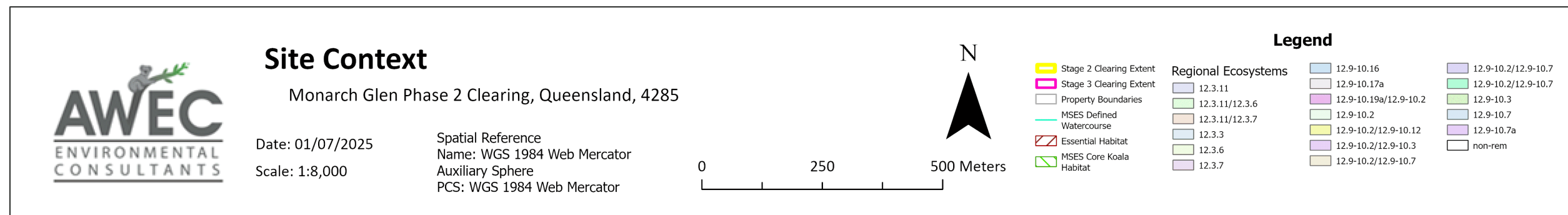
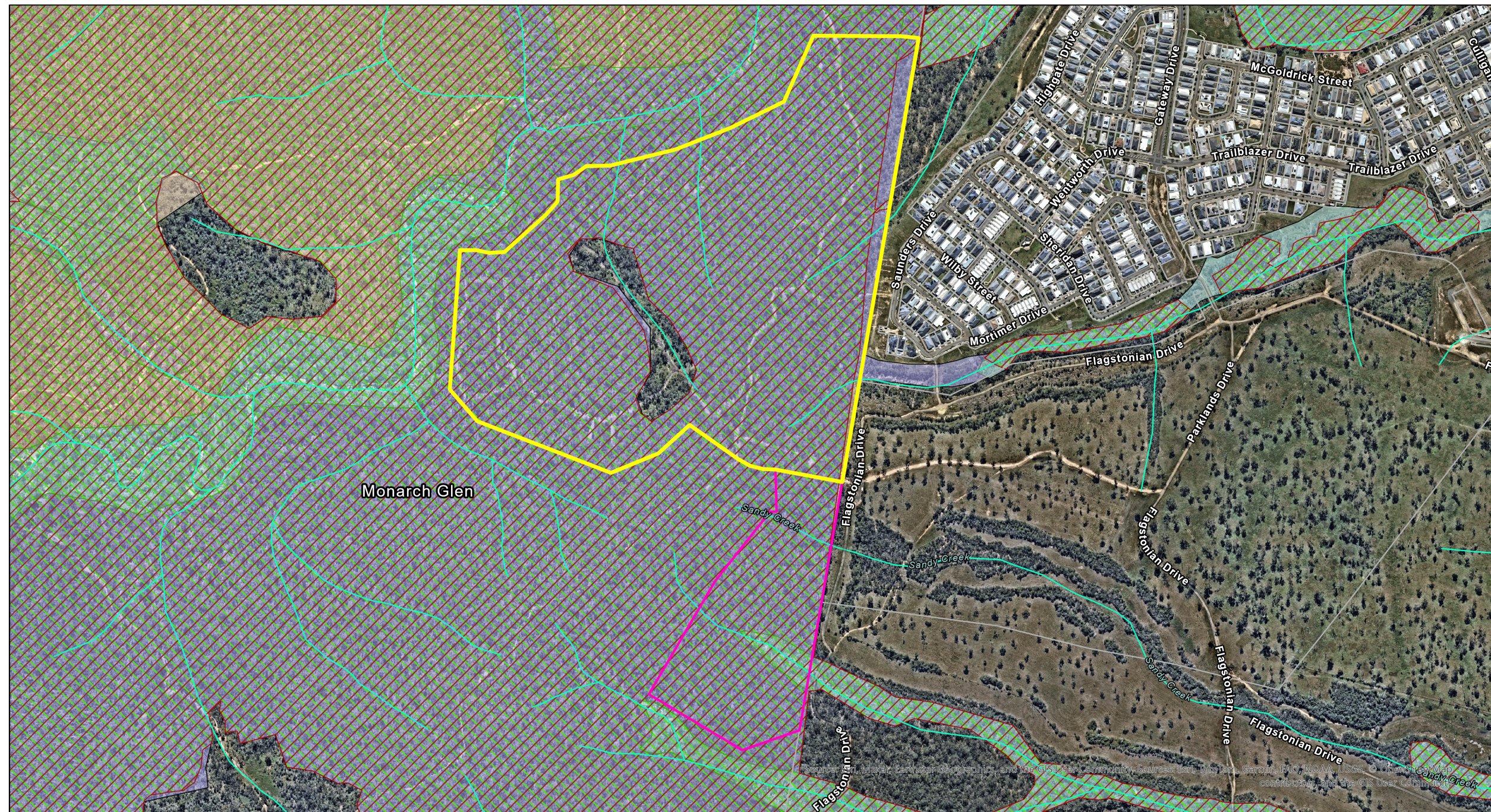


FIGURE 1- SITE CONTEXT

2 STATUTORY REQUIREMENTS AND GUIDELINES

See **TABLE 1** below for the relevant statutory requirements and guidelines.

TABLE 1 - STATUTORY REQUIREMENTS AND GUIDELINES

Legislation	Purpose of Legislation	Impact on Project personnel
Animal Care and Protection Act 2001	Animal Welfare	Outlines that animal ethics approval is needed for research, survey and/or monitoring involving vertebrates, where activities such as trapping, census leading to disturbance of animals (such as spotlighting or call play-back), abnormal interruption of behaviour or marking/tagging are involved.
Australian Code for the Care and Use of Animals for scientific purposes 8 th edition (2013)	Ethical framework for animals used for scientific purposes	Governing principles set out in the Code provide guidance for investigators, teachers, institutions, animal ethics committees and all the people involved in the care and use of animals for scientific purposes.
Biosecurity Act 2014	The <i>Biosecurity Act 2014</i> provides a framework for an effective biosecurity system for Queensland, to ensure the safety and quality of agricultural inputs, and to align responses to biosecurity risks in the state with national and international obligations.	Under the <i>Biosecurity Act 2014</i> , pest species must not be kept, fed, given away, sold, or released into the environment without a permit. Under the <i>Biosecurity Act</i> , everyone has a general biosecurity obligation to take reasonable and practical steps to minimise the risks associated with restricted plants and animals.
Code of Practice-Care and rehabilitation of orphaned, sick or injured protected animals by wildlife carers(2013)	Provides guidelines on the rehabilitation and care of wildlife	Detailed guidelines, in regard to hygiene, housing, capture and release, euthanasia and relevant legislation.
Environmental Protection and Biodiversity	The <i>EPBC Act 1999</i> focuses on Australian Government interests in the protection of matters of national environmental	To comply with the relevant sections of the Act that relate to matters of national significance

Legislation	Purpose of Legislation	Impact on Project personnel
Conservation Act 1999	significance, with the states and territories having responsibility for matters of state and local significance.	that are present in the vicinity of the project works.
Environmental Protection Regulation 2019	Gives legislative support to various national guidelines, plans and Australian Standards. This regulation also outlines requirements for the management of fauna and flora.	To abide by the regulations within the DES.
Fisheries Act 1994	The main purpose of the <i>Fisheries Act 1994</i> is to provide for the use, conservation and enhancement of the community's fisheries resources and fish habitats in a way that seeks to apply the principles of ecologically sustainable development.	Outlines fish habitats and fish movement and migration (regulation of waterway barriers). Guidelines on commercial, recreational and indigenous fishing.
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Nature Conservation Other Legislation Act 2016	The Act provides for the legislative protection of Queensland's threatened biota. It is aligned with the IUCN redlist which categorises	To comply with the relevant sections of the Act and regulations and the Environmental Authority administered by the DES.

Legislation	Purpose of Legislation	Impact on Project personnel
	biota into their current status in the wild.	
Queensland Hygiene protocol for handling amphibians	Protocol for handling amphibian species	Outlines how to handle and manage amphibian species to prevent the spread of diseases among specimens and colonies.
Seqwater-Guideline-Stranding and Salvage	The purpose of this guidance document is to ensure native fish recovery operations are conducted in a timely and safe manner to minimise or eliminate loss of fish from stranding.	Guideline on managing aquatic fauna during dewatering works.
Terrestrial Vertebrate Fauna Survey Guidelines for Queensland (2018)	Guidelines for Fauna Surveys	Detailed guidelines on designing a survey, the different survey methodologies and the ethical considerations that need to be made for each methodology.

Australia Wide Environmental Consultants (AWEC) currently holds and operates under a DETSI Rehabilitation Permit for Spotter Catcher Activity, Permit No. WA0055123 and a Damage Mitigation Permit (removal and relocation of wildlife), Permit no. WA0054928, licensed in the State of Queensland.

3 OCCUPATIONAL HEALTH AND SAFETY

Before the commencement of work on the site all inductions including client, inductions must be completed; all onsite requirements outlined in the inductions must always be adhered to.

Before handling any venomous snakes, you must have completed a Venomous snake relocation course, and an acceptable level of attainment must have been achieved.

3.1 Personal Protective Equipment (PPE)

The PPE required on-site must always be worn. As a minimum, a long-sleeved high-visibility work shirt, long work pants, a hard hat with sun brim, lace-up work boots, safety glasses and suitable gloves for your planned task are to be worn.

3.2 First Aid

It is a requirement of your position as a Fauna Handler that you have a current first aid certificate and that first aid kits have been placed in every vehicle for your use. If working in the field and are situated away from your site vehicle you must carry a snake bit kit.

3.3 Biosecurity/ Hygiene Measures

Biosecurity/hygiene measures include-

Zoonotic diseases (those that affect both animals and humans and may be passed between them) are known to be present in Australian native wildlife e.g., Australian bat lyssavirus. Diseases may also be transferred between animals. Fauna handlers should therefore take basic precautions to prevent animal-animal, animal-human and human-animal transfer of disease. Such precautions should include the following:

- High levels of personal hygiene.
- Using personal protective equipment such as gloves, boots etc.
- Not eating, drinking, or smoking while handling wildlife, also disinfecting before eating or drinking.
- Washing field clothes and equipment that has encountered animal blood or body fluids and cleaning all trapping equipment between surveys.
- Basic first aid for treatment of cuts, bites, and scratches.
- Observe conditions in Queensland Hygiene protocol for handling to avoid spreading Chytrid fungus.
- Obtaining vaccinations against Australian bat lyssavirus before handling bat species.
- Knowledge and familiarisation with C3 bat protocol
- Should anyone who handled animals become ill within two months of a survey, the attending medical practitioner should be informed of the potential exposure to zoonosis.

3.4 Working Around Plant

3.4.1 Placement

When working around plant (Bulldozers and Excavators) a clear line of sight to the machine operator is required. For the operator to maintain a line of sight it is important to be on the correct side of the machine, for excavators this is the left side (operator cabin side).

For bulldozers, the correct place is on either side, not in front or behind the machine and always maintain positive communication with the operators. When vegetation is being felled it is important to stand well clear (but still within sight of the operator).

If further inspection of a tree is required, the operator must be contacted and place the machine in the “safe” position (Stationary with the bucket or blade on the ground) before you can approach the tree.

3.4.2 Clearing zone

A clearing zone is defined as an area within two tree lengths (50 metres) from the operating machine. This zone is a hazardous area, care must always be taken while working within this zone. The clearing zone is where most of the spotter/catcher’s work occurs.

3.4.3 Communication

Communication with the plant operator is to be made via hand-help UHF radios. Radios must always be charged and carried on your person. Clear communication with the operator is essential to ensure safety, and the required cooperation is achieved. The operator must be informed upon the sighting of any wildlife and of your intentions to catch the animal; you require positive communication before approaching the machinery.

4 IMPACTS TO FAUNA

4.1 Proposed Disturbance

This road clearing extension located within the Logan City Council proposes to clear 62.80 hectares of vegetation which is mapped as 12.9-10.2/12.9-10.7/12.9-10.17a, all open gum tree forest or woodland with an affinity for Koala (*Phascolarctos cinereus*) habitat. Sections are also mapped as non-remnant.

The Site contains the following Matters of the State Environmental Significance overlays and Flora survey trigger:

- MSES - Regulated vegetation intersecting a watercourse)
- MSES - Regulated vegetation (category B endangered or of concern)
- MSES - Regulated vegetation (essential habitat)
- MSES - Wildlife habitat (koala habitat areas)
- Flora Survey Trigger

4.2 Prospective Implications for Fauna

The development works will potentially impact:

- Ground-dwelling reptiles and mammals inhabiting the dense undershrub and piles of woody debris,
- Arboreal mammals, reptiles and birds inhabiting trees and tree hollows,
- Wildlife survivability, species may become injured or killed during clearing,
- Alter animal behaviour due to clearing activities, like loud machinery, lights, dust,
- Water quality due to runoff from works,
- Fauna access to foraging resources.

Specific implications for fauna are likely to include:

- Loss of hollows for hollow-utilising species on site, which could include listed significant species the powerful owl and the central great glider who rely on very old trees with large hollows for breeding. The loss of hollows could affect their survivability.
- Loss of suitable habitat for the koala. Although no evidence of koalas was noted at this site, the removal of this vegetation could affect local koala's habitat connectivity.

To minimise the implications of this development upon local wildlife, the following fauna management and mitigation measures should be followed.

5 FAUNA MANAGEMENT

The following pages are designed to be printed and taken into the field. They aim to inform the on-site crew of requirements they must adhere to minimise the impact on fauna during this project.

5.1 FAUNA MANAGEMENT MEASURES - CLEARING WORKS

Monarch Glen Suburb Developments, Phase 2 Clearing, Queensland, 4285

5.1.1 Pre-clearing

Objective: Mitigate the risk to native fauna
Responsibility: Fauna Spotter Catcher (FSC)
Timing: Pre-construction

Prior to Work Commencing	
Fauna trapping conducted 1-3 days prior to clearing, aimed at ground-dwelling and arboreal species.	
Arboreal mammals captured relocated into suitable nest boxes	
Ground inspection morning prior to clearing	
Mark habitat features and trees	
Inform clearing crew at pre-start meeting of marked trees, clearing process and approved requirements of FMP	
Any fauna sighted prior to clearing should be relocated	
Where koalas may be present, specific inspection should be conducted the day before, by foot and/or drone	

5.1.2 Fauna Capture and Release

Objective: Mitigate the risk to native fauna
Responsibility: FSC
Timing: All Phases

Where possible, sighted fauna must be captured, responsibly stored, and relocated. See the following section for appropriate capture and storing methods.
Koalas, however, cannot be captured, handled, stored, or removed from the site and must be managed in accordance with legislation (**SECTION 5.1.7**).

5.1.3 Fauna Handling Procedure

Various methods can be used to safely capture native wildlife in the field. However, capturing wildlife poses a risk to the handler's personal safety and could also cause unnecessary stress and or injury to the animal involved. Before capturing any wildlife: plan your capture, handle the animal as per training and have the correct equipment available.
Capture myopathy is a disease associated with the capture or handling of many species of mammals and birds. Therefore, minimising the stress on any captured fauna is a priority. Emphasis should be on prevention, as treatment of wild fauna has a very low success rate.

The following principles should be applied:

- Remove stressors if possible. Place in a quiet, dark area, at an appropriate temperature for the species until able to be safely released.
- Treat shock if present. Ensure adequate ventilation, replace fluids, correct acidosis, and keep the animal warm.
- Restriction of free movement as a result of muscle injury means a careful watch must be kept on a fluid balance. Many animals with capture myopathy will suffer from exposure and/one of the common features in hot environments is dehydration. Balanced electrolyte replacers may be needed.
- If possible, restrict movement of the animal to reduce the chance of rupturing necrotic muscles.
- Minimizing duration of exposure to stressors. High-stress situations include frequent handling, repeated blood sampling, or being left in exposed conditions (such as in a trap enclosure without natural cover)
- If the animal is orphaned or injured, store it in a secure manner to prevent unnecessary stress or further injury.

5.1.4 Species-Specific Handling Procedures

Best practice to avoid injury for crew and wildlife:

Possums and Gliders

Equipment:	Gloves when practical
Technique:	Grab the tail and around the back of the neck
Secure in:	Pet carrier or calico bag; knotted or zip-tied. Where multiple gliders are found in one hollow, they should be housed in one large calico bag.

If possum/glider presence is confirmed within a tree by using an EWP or inspection camera, the FSC will decide the best and most practical method for removal. As possums are predominantly nocturnal, they should be released after sunset.

Bats and Flying-foxes

Bats can carry a disease called Lyssavirus which is closely related to the common rabies and therefore should not be handled by staff who are not immunised. If handlers are bitten or scratched it should be reported immediately.

Equipment:	Always gloves, flying foxes require heavy-duty gloves
Secure in:	Calico bag; knotted or zip-tied. Where multiple animals are found in one hollow, they should be stored in the same calico bag.

Venomous and Non-venomous Snakes

Caution should be taken when handling non-venomous snakes. If the identification can't be confirmed prior to handling, then the snake should be treated as if it is venomous. Do not handle venomous snakes unless you have completed a venomous snake handling course with a suitably qualified trainer and have been approved by Joel Keady to handle venomous snakes.

Equipment:	Where practical snake hoop bag/hook and bag
Technique:	Where possible hook and bag technique, where this is not possible a <i>non-venomous</i> snake can be restrained at the base of the skull with a thumb and forefinger either side of the head and to the rear of the lower jaw.
Secure in:	Snake hoop bag and zip-tied.

When a snake is sighted, warn others of its location, and ask them to stand back as you capture and secure the animal. The bag should be placed in a safe location and everyone should be made aware not to touch any bags containing fauna. All containers or bags containing a venomous animal should be labelled and closed using zip ties.

Monitors

Equipment:	Catch bag, and where practical gloves.
Technique:	Caught at the base of the tail, place a bag or towel over the head, which will allow the handler to grab the back of the neck. Must align this arm along the back of the monitor before lifting it. Tilt the head/neck back slightly and hold away from the body. Beware the strong tail which will be used as a defence.
Secure in:	Should be released straight away or when not possible in a suitable-sized pet carrier or bag.

Serious caution should be taken with these animals, as they are strong and cause injuries- bites can easily result in severe infections.

Frogs

The spread of diseases, such as the chytrid fungus, may occur as a result of handling frogs. Unnecessary handling should be avoided, and the specimen released as soon as possible. When handling amphibians, the handler should wear unused disposable gloves or capture and handle frogs in single-use lightweight plastic bags. Bare hands may be used provided they are wiped before each capture with a sterilising alcohol-based hand disinfectant.

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FAUNA MANAGEMENT MEASURES - CLEARING WORKS

Monarch Glen Suburb Developments, Phase 2 Clearing, Queensland, 4285

5.1.1 Clearing and Grubbing

Objective: Reduce risk to fauna during clearing
Responsibility: FSC & construction/clearing crew
Timing: Earthworks

- i. By utilising the most appropriate machinery and equipment during vegetation clearing, the probability of injury or death of wildlife during clearing can be significantly reduced or eliminated while still maintaining an efficient vegetation removal process.
- ii. Suggested techniques are as follows:
- (a) a vertical tree grab attachment on an excavator (30 tonne) can be used to pull entire trees in size up to 30-40cm diameter at a height measured at 1.3 metres above ground level and lay them down in a steady controlled fashion, allowing inspection by a fauna spotter-catcher (b) where large trees are too large for a vertical tree grab and have been identified, an elevated work platform or where practical, cherry picker should be used in conjunction with a chainsaw operator and fauna spotter- catcher. Alternatively, careful removal of hollow section from habitat tree and gentle lowering for inspection by fauna spotter-catcher (c) the use of bulldozers to clear vegetation is limited to vegetation that has been thoroughly inspected by a fauna spotter-catcher and is found to contain no fauna or potential habitat. Bulldozers are not to be used to push over large trees that contain hollows or other habitat features.

During Disturbance Works	
FSC must be present for all clearing and grubbing to supervise and respond to fauna encounters	
FSC must hold an appropriate rehabilitation permit	
FSC must conduct a visual inspection of the clearing area daily	
Clearing sequentially towards vegetation in two stages (See Error! Reference source not found.)	
First clearing stage: non-habitat trees, cleared and stockpiled for mulching.	
Second clearing stage: habitat trees, min. 24 hours later, preferably afternoon, assessed for the best method (camera, climber, EWP, drone).	
Habitat trees are to be inspected for animal inhabitants	
Occupied trees must be blocked off and fauna relocated	
Trees with unconfirmed occupancy must be soft-felled to reduce fauna injury and habitat damage	
Injured animals should be either humanely euthanised or taken to local wildlife hospital or carer (See SECTION 6.1.5).	

5.1.2 Checking Hollows

Habitat trees of high importance should be felled last after surrounding less important vegetation has been cleared to allow easy access to special plant and equipment (such as an EWP) and to allow unhindered lowering of hollow-bearing limbs.

If ground conditions do not allow the use of an EWP, a tree climber is to be used to remove the hollows prior to the tree being softly felled using on site machinery.

Whenever possible, the integrity and structure of tree hollows contained in trees which are to be removed should be preserved. These should be relocated to appropriate habitat retained on the site, or to appropriate habitat close to the site.

5.1.3 Second Clearing Stage

This process is detailed following the step-by-step basis below:

- FSC will work with a chainsaw operator and use an EWP to inspect and remove habitat resources (hollows, dreys etc) prior to felling. Usually with a torch, however, fibre-optic cameras/bore scopes can be useful for deep hollows.
- If fauna is located within a hollow, a piece of towel or rag will be firmly placed in the entrance to prevent the wildlife from escaping. If an occupied ringtail possum drey is encountered, the FSC should quietly approach (i.e., avoid contacting other branches) the drey in the cherry-picker bucket and physically capture the possum by placing the entire drey in a catch bag or only the possum if it emerges from the drey.
- Once the hollow entrance has been secured the arborist or FSC will cut the entire hollow limb off below the cavity where the branch remains solid. In circumstances where a hollow continues into the main stem of the tree, a small window will be carefully cut into the hollow, allowing the FSC to plug the hollow above and below the window, then the hollow limb removed and lowered to the ground in sections.
- When the fauna has been safely secured within its hollow, the entire limb can then be placed in the cherry-picker bucket or lowered to the ground using ropes depending on the size of the limb.
- This limb will then be placed in a cool, quiet location until translocation to the recipient habitat site, when at dusk the following entrance is re-opened to allow the fauna to emerge of its own accord.

5.1.4 Releasing and Relocating

- Relocation and release must consider the following:
- Suitable habitat with an adequate food and water supply.
- Appropriate weather, season, and time of day for species.
- Appropriate social group. Some animals fare better if released into social groups.
- Within 1km of the site, as per DETSI guidelines, in a protected location.
- If animals can be re-released on the clearing site once clearing is complete the following criteria must be followed:
- Sufficient habitat retained to support animal’s niche, considering factors such as vulnerability to predation, availability of nesting sites, hollows or microhabitats and the availability of water and sufficient food sources.
- Sufficient connectivity between habitats allowing for normal ecological processes such as immigration, emigration, recruitment, and dispersal.
- Habitat blocks and corridors are of sufficient size to maintain ecological integrity and effectiveness, considering likely edge effects.
- Long-term risk factors assessed and mitigated (E.g., risk from domestic animals, vehicles, swimming pools).

Injuries & Euthanasia

Sometimes euthanasia is required to end the suffering of an injured animal. If this is required, it should be done promptly and humanely.

If injured animals have a reasonable chance of recovery, they should be taken to the closest vet for treatment. Any orphaned young or fauna with minor injuries (e.g., concussion) should be taken to the closest carer. Some animals for example koalas will require specialist care and the closest suitable care facility should be contacted.

Nominated Wildlife Carer –

- Rotary Wildlife Carers (07) 3870 5406

Other Recommended Wildlife Surgery –

- North Maclean Family Vet (07) 3297 0803
- RSPCA Wildlife Hospital, Wacol 1300 ANIMAL
- Wildcare Australia Inc (07) 5527 2444

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FAUNA MANAGEMENT MEASURES - CLEARING WORKS

Monarch Glen Suburb Developments, Phase 2 Clearing, Queensland, 4285

5.1.6 Reporting

Objective:

Adhere to DETSI requirements

Responsibility:

FSC

Timing:

All Phases

Record these details for each captured animal	
Species	
Sex (M, F or Unknown)	
Approximate Age or Age Class (neonate, juvenile, sub-adult, adult)	
Time and date of capture	
Method of capture	
Exact point of capture (GPS coordinates)	
State of health	
Incidents associated with capture likely to affect health	
Veterinary intervention or treatments	
Time held in captivity	
Disposal method (euthanasia, translocation, re-release) m.	
Date and time of disposal	
Details of disposal (GPS points of release)	
For released animals, location relative to the point of capture	

It is important that correct identification is made for record-keeping purposes (**SECTION 5.2.6**). If a sighted specimen can't be identified an ecologist is to be contacted who will direct the onsite staff on the types of images they require to correctly identify the specimen.

5.1.7 Mulching Works

Objective:

To reduce project impact on local fauna

Responsibility:

FSC & clearing crew

Timing:

Clearing works

During mulching works	
Identified hollows should be salvaged from trees and preserved	
Stockpiled vegetation should be inspected by FSC for fauna prior to removal.	

Stockpiled vegetation, topsoil and other materials can quickly become temporary habitat for animals displaced during the actual clearing and earthworks.

5.1.1 Koala Management

Objective:

To protect local koala populations

Responsibility:

FSC & clearing crew

Timing:

All Phases

If a koala is observed within the site, a DES-approved koala FSC must be on site to monitor the animal until it has self-relocated off-site.

A DES-approved koala FSC is a person who holds a relevant tertiary qualification, and/or who is experienced in the identification and location of koalas in their natural habitat and has authorisation from DES.

DES-approved Koala FSC must	
Be present at the site of felling	✓
Identify koala-occupied trees/overlapping trees	
Advise crew of the precise locations of these trees	

The *Nature Conservation and Other Legislation (Koala Protection) Amendment Regulation 2020* outlines that the following measures must be undertaken to minimise, reduce or mitigate impacts on koalas in potential koala habitat areas:

- Sequential clearing to assist fauna in relocating to nearby habitats on their own accord.
- No tree in which a koala is present and no tree with a crown overlapping a tree with a koala present will be disturbed.
- 50m buffer created around such tree - where works are seized until koala has moved off on its own accord.
- Where practical, a vegetation corridor is to be left, to allow koalas to self-relocate to a suitable area not in a clearing zone.
- In areas containing a dominance of koala food trees and positively identified koala sightings and/or identified scat or scratch marks, a koala FSC is to be present during clearing activities.
- If a koala is not injured but refuses to move from the clearance area on its own accord after two days, the FSC will liaise with DETSI and negotiate appropriate methods for removal and relocation.

5.1.2 Native Beehive Relocation

Objective:

To reduce project impact on local fauna

Responsibility:

FSC & clearing crew

Timing:

Clearing works

All native beehives of the genera *Tetragonula* (syn *Trigona*) and/or *Austroplebelia* are to be recovered during vegetation clearing works for relocation into the retained vegetation and/or recovered and “boxed up” (if damaged).

If a native beehive is located on site, its entrance is to be blocked off prior to sunrise. The extent of the beehive within the hollow is to be established using a fibre optic camera. The beehive is then to be cut out and both ends of the hive sealed off using treated wood. The beehive is then to be relocated to a suitable location and left over night. The next morning at sunrise the entrance is to be opened.



FIGURE 2- EXAMPLE RELOCATED NATIVE BEEHIVE



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FAUNA MANAGEMENT MEASURES - CLEARING WORKS
Monarch Glen Suburb Developments, Phase 2 Clearing, Queensland, 4285

5.1.1 Earthworks and Construction Phase

Objective: To reduce project impact on local fauna
Responsibility: Construction crew
Timing: Clearing works

Construction Phase Crew Responsibilities	
The Contractor shall ensure that, to the extent possible, project infrastructure and auxiliary works (laydown areas, stockpile sites, site office) are constructed in a manner that does not create additional hazards for wildlife.	
A FSC is present on site for all clearing works and has informed the crew of marked trees prior to clearing.	
The clearing is undertaken sequentially in 2 stages (1 st stage is to clear non-habitat trees, 2 nd stage, at least 24 hours later, to clear habitat trees) in the clearing direction advised.	
Clearing of koala habitat trees follows the Koala Management Section requirements.	
To minimise impacts and conflicts between native animals, vehicular movement and access during construction, site access should be controlled via a single entry and exit point.	
Inspect open trenches, culverts and other structures prior to works being undertaken within an area to determine whether there are any trapped or injured native fauna species present and act as appropriate.	
Trenches, manholes, excavations for footings, etc. while open pose threats to native animal entrapment and should be backfilled as soon as possible. In some locations barriers may be required overnight to eliminate the accidental capture of animals moving through the site.	
Educate staff, including sub-contractors, in relation to the risk of fauna injury and deaths and how to manage animals which are displaced, including threatened species.	
All native wildlife is protected (including snakes) and shall not be intentionally harmed as a result of work or workers' actions.	
All native animal fatalities must be reported immediately to the Environmental Coordinator.	
Where any site staff (contractors or subcontractors) witness or locate distressed, injured, or orphaned animals they should immediately contact the FSC and Environmental Coordinator. Works within the area of the animal must cease until further instruction is provided by one of the above authorities.	

5.1.2 Notification & Corrective Action

Contractor and Project Manager Responsibilities	
Endorsement of a low-risk Species Management Program for tampering with the breeding place of a least concern species.	
The client is required to notify the Administrator in the event that active breeding places (i.e., eggs/young) are identified within the clearing footprint, as well as identification of breeding places for any conservation significant fauna species, special least concern, migratory or colonial species as listed under the NCA 1992 or the EPBC Act. Initial notification of animal breeding places will be transmitted with the relevant data sets (photos and GPS) within the pre-clearance report (where identified) or 24 hours and directly prior to clearing during the pre-clearing checks. Where no breeding places have been tampered with a NIL Animal Breeding Place Register will be provided to the client.	
Vegetation clearing and disturbance procedures will be reviewed and improvements to the procedure will be made as required.	

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6 Nest Box Management Measures

This site is located within the Logan City Council, which does not advise the protocol for calculating nest boxes for installation. Therefore, we will use the Sunshine Coast Council’s conditions as a guide, which is as follows:

- When a hollow is removed and it is *occupied*, a nest box must be installed at a 1:1 ratio, when a hollow is *not occupied*, nest boxes must be installed at a 3:1 ratio (three unoccupied hollows to one nest box; round up where number is not a factor of 3).

The aim of nest boxes is to compensate for the loss of habitat features through the development of the site.

All required nest boxes are recommended to be installed either prior to the commencement of clearing or within 7 days of the clearing having taken place.

Types and sizes of nest boxes should reflect fauna on site, and/or a nest box management plan if available. The exact location awaits council approval, and a tree climber will select the safest, most appropriate trees on the day of installation. The exact types of next boxes appropriate for each tree will also be confirmed on the day of installation, and GPS coordinates will be updated for monitoring.

Nest boxes will be fixed to the tree using a method designed to ensure no damage is done to the tree as it matures.

Nest boxes to be maintained for a minimum of 12 months post-installation. An annual survey is proposed to inspect all installed nest boxes. Any severely damaged boxes found during the annual survey will be replaced.

6.1.1 Nest Box Recommendations

The survey area contains no (0) trees with a DBH greater than 800 mm. However, ten (10) trees are present on site that house a variety of hollows.

Therefore, in line with the development conditions outlined in **Section 5.13** of the Fauna & Vegetation Management Measures above, fifteen (15) nest boxes are recommended for this Project.

Where possible, habitat features are to be retained and placed in retained vegetation in place of a nest box.

Table 6.1 displays the calculations made for nest boxes recommended for this Project.

Table 6.1 Nest Box Calculations			
Description	Count	Calculations	Recommended Nestboxes
Habitat Trees without hollows	0	0 X 3	0
Hollows within Trees	45	3 : 1	15
Hollows within arboreal termite mounds	0	0 X 1	0
Occupied hollows			0
Total			15

7 MITIGATION MEASURES

To mitigate the impacts on fauna outlined in **Section 5**, the following measures are recommended to be implemented

7.1 Pre-clearance trapping

Due to the size and amount of suitable habitat for fauna on this site is recommended that various methods of trapping are undertaken for three days sequentially prior to clearing beginning.

The following trapping methods should be undertaken by a qualified ecologist or fauna spotter/catcher days prior to approved clearing.

7.1.1 General Trapping Guidelines

In general, the following points apply to the use of traps:

- Use the trapping method with the least impact,
- Select the type of trap which is appropriate to the species being targeted.
- Check traps prior to use to ensure that their clean and in good working order
- Limit the number of traps set per field worker to what can be cleared within two hours.
- Use a bait appropriate to the diet of the target species. The bait should not only lure the animal to the trap, but also replace the food and moisture it would have consumed had it not been trapped. This is particularly important for small mammals which have high metabolic rate.
- Place traps in a location which reduces the amount of exposure trapped animals get from the elements and potential predators (for example, place traps under shrubs or besides logs and ensure traps are covered with some branches or leaf litter).
- Avoid placing traps in areas of high ant activity.
- Ensure all traps are located, checked and removed. If individual traps are numbered and set in order it makes it easier to ensure all traps are checked.
- For nocturnal species, begin clearing traps before light. During periods of extremely cold weather, clear and remove traps by 0200 hours each day.
- For diurnal species, have an inspection schedule which minimises the impact on any trapped animals and locate the traps to minimise the possibilities of heat or cold stress.
- Release animals as soon as possible.
- Cease trapping immediately if there have been a few mortalities and change the survey methodology.
- All personnel checking traps need to be competent in handling a range of dangerous and venomous fauna species.
- The seasonal, temporal, climatic and behavioural variation in the detection, and ease of capture of different fauna species must be reflected in the timing and methods used for wildlife load reduction.

7.1.2 Elliot Traps

Various sized steel rectangles with a spring-loaded door that is triggered to close when weight is placed on a trigger plate inside the trap. These traps target small to medium mammals, but can also trap amphibians, reptiles and small birds.

Terrestrial Elliot traps are placed at equal distances apart along transect lines within the proposed trapping site. The size of the Elliot traps used will depend on the species that are being targeted in this survey. To improve trapping success and provide some cover and protection for captured animals place traps under shrubs, dense groundcover or against tree roots or logs. Number each of the traps and tick them off a checklist when checking them to ensure no traps are missed. Bait within the trap will depend on the species being targeted and will be removed and replaced daily.

Elliot traps pose a high risk of heat stress and dehydration, to better manage these traps need to be emptied within three hours after sunrise. Traps are to be closed when checked and only re-opened just before dusk.

Arboreal Elliot traps are secured to a bracket that is attached to the tree trunk of a food tree or habitat tree. These traps target small to medium arboreal mammals but can also capture amphibians and arboreal reptiles. The same procedure as the terrestrial Elliot traps are followed with the arboreal Elliot traps.

7.1.3 Cage Traps

Cage traps come in wide variety of sizes (e.g., Cat, Possum, Dog, Quoll), constructed from mesh and shaped in a square or rectangular shape. The door closes when a weight is put on a trigger plate inside the trap or when a baited trigger is touched. They target medium to large mammals but also capture large reptiles. The camera monitoring technique has been proven to be more effective in detecting medium to large mammals and is the preferred method for this group of species.

Traps should be placed along the same transect as the Elliot traps but with a greater distance between the traps compared to the Elliot traps. Traps should be placed in thick groundcover or next to fallen logs and covered in dense leaves/branches. This will provide some protection of the elements and predators; traps should be checked within 3 hours after sunrise. Traps should be closed during the day to reduce the risk of stress to captured fauna. All bait should be removed daily and disposed of off the survey site.

7.1.4 Vegetation Clearing

Undertake wholesale removal of vegetation once approved for removal by a qualified fauna spotter and all necessary permits are obtained. Clearing occurs once the fauna spotter-catcher gives a sign that the site is clear of all native species and all necessary permits are obtained. The intended clearing will be staged and will generally be towards remnant vegetation to the western, north-western and south-western extents of site. The clearing direction is subject to amendment by the fauna spotter-catcher (**FIGURE 4**).

At the completion of operational works, and prior to the sealing of survey plans for the relevant stage, the fauna spotter-catcher must provide certification. The daily clearing is limited to 3 ha per day under the Nature Conservation (Koala) Conservation Plan 2017. The clearing will be

managed onsite by the appointed fauna spotter-catcher to allow all fauna unimpeded movement towards remnant vegetation to the south of the site.

i. By utilising the most appropriate machinery and equipment during vegetation clearing, the probability of injury or death of wildlife during clearing can be significantly reduced or eliminated while still maintaining an efficient vegetation removal process.

ii. Suggested techniques are as follows:

(a) a vertical tree grab attachment on an excavator (30 tonnes) can be used to pull entire trees in size up to 30-40cm diameter at a height measured at 1.3 metres above ground level and lay them down in a steady controlled fashion, allowing inspection by a fauna spotter-catcher

(b) where large trees are too large for a vertical tree grab and have been identified, an elevated work platform or where practical, a cherry picker should be used in conjunction with a chainsaw operator and fauna spotter- catcher. Alternatively, careful removal of hollow sections from habitat tree and gentle lowering for inspection by fauna spotter-catcher

(c) the use of bulldozers to clear vegetation is limited to vegetation that has been thoroughly inspected by a fauna spotter-catcher and is found to contain no fauna or potential habitat.

Bulldozers are not to be used to push over large trees that contain hollows or other habitat features.

Trees with identified hollows should have the hollow section preserved and should be suitably mounted on nearby or adjacent suitable trees.

If vegetation is left stockpiled for more than 24 hours or overnight, the fauna spotter-catcher must inspect the vegetation prior to chipping or removal from site.

The Fauna Spotter-catcher will manage the care of any injured or orphaned wildlife (e.g., veterinary attention or delivery to a wildlife carer). Any native fauna listed as a threatened species under the Nature Conservation (Animals) Regulation 2020 that are injured or orphaned by the development process, must be reported to the Department of Environment, Tourism, Science and Innovation (1300 130 372).

Any other injured or orphaned fauna must be reported through the Rehabilitation Permit return process by the Fauna Spotter-catcher. The Site Supervisor is responsible for the safe management of site fauna and the implementation of these specific fauna requirements.

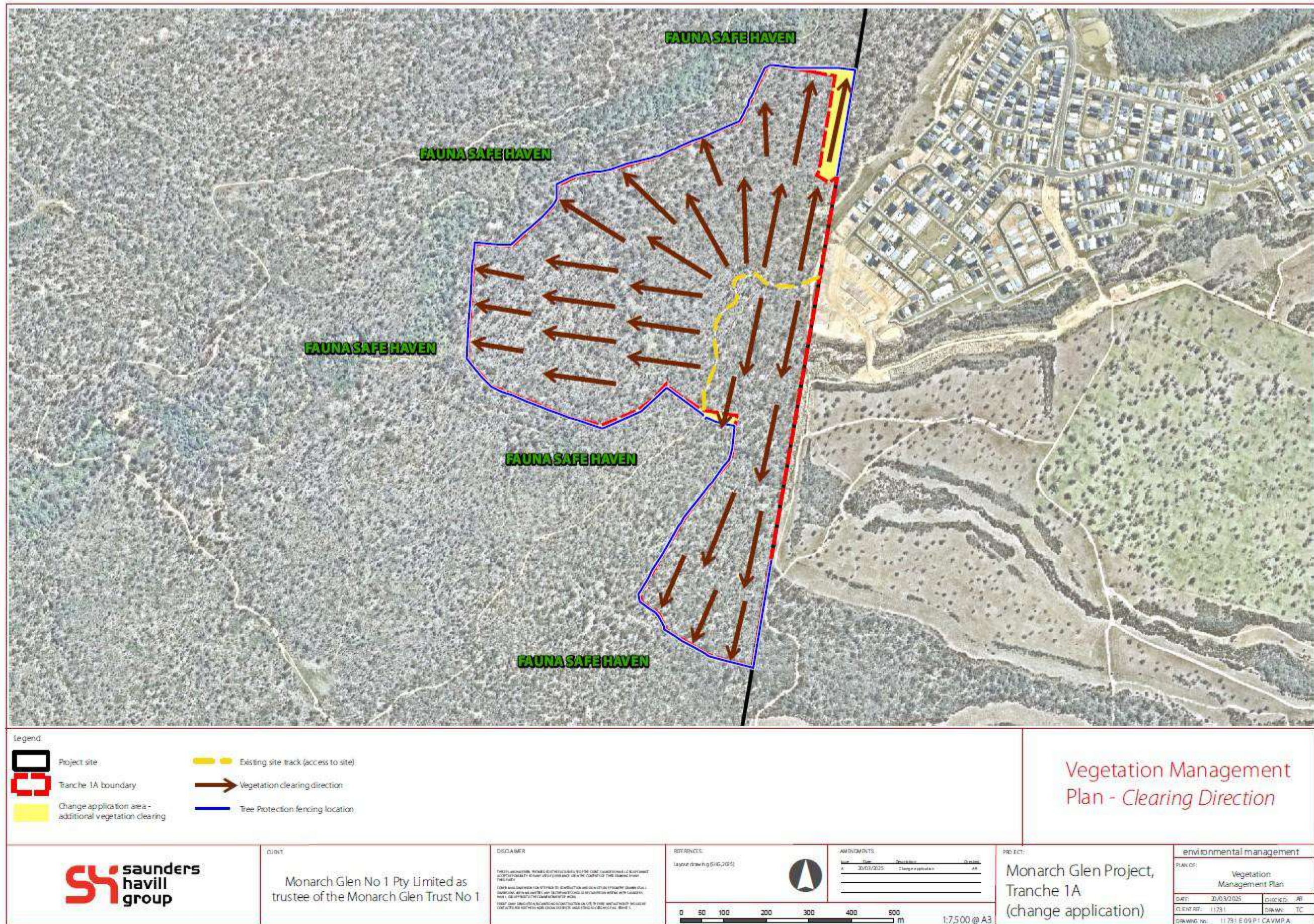


FIGURE 3- Clearing Direction

7.1.5 Wildlife-friendly lighting

Light pollution from human developments can have adverse effects on many species' reproduction and foraging behaviours, ultimately affecting biodiversity and ecosystem resilience. Therefore, it is important to implement provisions at the development level to reduce the likelihood of these effects. These impacts are not limited to the significant species listed in Error! Reference source not found., but extends to other Least Concern species in the local area, across all taxa (i.e. frogs, sugar gliders, wallabies, migratory birds and reptiles).

It is recommended that the National Light Pollution Guidelines for Wildlife (CoA 2020) be used to guide the selection and planning of all development lights. This document includes a section on best practise for lighting design which outlines 6 simple principles:

- Start with natural darkness and only add light for specific purposes.
- Use the latest adaptive light control technology (i.e. remotely managing lighting, timers, motion sensors, colour control etc.).
- Light only intended area – keep lights close to the ground, directed and shielded.
- Use appropriate lighting – the number and intensity should be appropriate for the activity.
- Use non-reflective, dark-coloured surfaces.
- Use lights with reduced or filtered-out blue, violet and ultraviolet wavelengths.

7.1.6 Exclusion Fencing

Fencing is to be installed prior to the clearing works commencing. Fauna exclusion fencing is to be installed to prevent the movement of fauna onto the major road adjoining the site.

7.1.7 Wildlife Movement Measures

Naturally, animals move between environments - foraging for resources, searching for mates, or dispersing to new territories. This instinctual behaviour does not stop when human developments arise, and new roads can pose a major threat to wildlife that are trying to move across their habitats. That's why it is integral to plan for fauna movement in development design.

It is recommended that green infrastructure guided by Chapter 6 of the Department of Transport and Main Roads *Fauna Sensitive Road Design* Volume 2 (Queensland Government 2010) is included in this development.

7.1.8 Wildlife Safe Signage

Another method to reduce wildlife and vehicular collisions is signage to alert drivers to the presence of fauna. There are many types of wildlife signs that can be used to educate the public and increase awareness of local species, due to the large number of kangaroos observed on site and the koala habitat it is recommended specific signage is included for both of these species.

8 CONCLUSION

AWEC was commissioned by Shadforth Civil Contractors to compile a Wildlife and Habitat Impact Mitigation Plan for the Phase 2 vegetation clearing for the Monarch Glen Suburb Developments, located within Logan City Council.

This document outlines the fauna management measures to be adhered to for the duration of the project which aim to minimise impacts to native wildlife.

9 RECOMMENDATIONS

To manage the risk to native fauna the following measures are recommended:

- Minimum 3 days of load reduction trapping prior to clearing works commencing.
- Suitably qualified FSC to supervise all clearing works.
- Any woody debris or felled hollows to be relocated into retained vegetation.
- Native street planting is recommended to reduce the amount of lost foraging habitat.
- Thermal camera to inspect the site the morning prior to work commencing –
 - i. Focusing on detecting any koalas within or adjacent to the site.
- Nest boxes are installed to replace lost habitat features.
- Ten (10) nest boxes are recommended for this Project. The amount of nest boxes to be used is subject to change according to clearing works and post-clearance survey. Where possible, habitat features are to be preserved and placed in retained vegetation in place of a nest box.
- Wildlife-friendly lighting, fencing, movement measures and signage be implemented within development plans.

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