# Annual Compliance Report – EPBC 2015/7513

16 December 2024 to 15 December 2025 (Year 6)

## Ripley Residential Development, Ipswich, Queensland

Prepared for Ripley Town Center No. 1 Pty Ltd
Our Reference: 12202 E
13 March 2026

Saunders Havill

PATHWAYS TO SUCCESS

# Document Control

Document: Annual Compliance Report – EPBC 2015/7513, 16 December 2024 to 15 December 2025 (Year 6), prepared by Saunders Havill for Ripley Town Center No 1. Pty Ltd, dated 13 March 2026.

## Document Issue

| Issue | Date | Prepared By | Checked By |
|---|---|---|---|
| A | 13.03.2026 | TM | AW |

Prepared by

ABN 24 144 972 949
www.saundershavill.com

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# Acronyms & Abbreviations

| | |
|---|---|
| ACR | Annual Compliance Report |
| AWEC | Australia Wide Environmental Consultants |
| DETSI | Department of Environment, Tourism, Science, and Innovation |
| EPBC Act | *Environmental Protection and Biodiversity Conservation Act 1999* |
| ESCP | Erosion and Sediment Control Plans |
| FSC | Fauna Spotter Catcher |
| ICC | Ipswich City Council |
| MNES | Matters of National Environmental Significance |
| OAMP | Offset Area Management Plan |
| QTFN | Queensland Trust for Nature |
| RAI | Relative Abundance Index |
| RE | Regional Ecosystem |
| RMP | Rehabilitation Monitoring Points |
| SH | Saunders Havill |
| VCFMP | Vegetation Clearing and Fauna Management Plan |
| WHIMP | Wildlife and Habitat Impact Mitigation Plan |
| WPMP | Wildlife Protection and Management Plan |

**Management Plans**

KMP *EPBC Act Koala Management Plan – ECCO Ripley Residential Development (EPBC 2015/7513) (Part A), prepared by Saunders Havill Group for Bcove 4 Pty Ltd and Ripley Town Holdings Pty Ltd, November 2018*

# 1. Introduction

Saunders Havill (SH) were engaged by Ripley Town Center No. 1 Pty Ltd to prepare the sixth Annual Compliance Report (ACR) for the Residential Development project located in Ripley, Ipswich, Queensland granted under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) (ref. EPBC 2015/7513), as specifically required by Condition 15 of the approval granted on 16 October 2017 (refer **Appendix A**). The approval was granted by the former Australian Government Department of the Environment and Energy, now the Department of Climate Change, Energy, the Environment, and Water ('the 'Department').

Contextually, the project area covers approximately 128 hectares (ha) and is located approximately 8.5 kilometres (km) south-east of Ipswich City and is located within the Ipswich City Council (ICC) Local Government Area (refer to **Figure 1** and **Figure 2**).

This report delivers the sixth annual overview of the project's progression contributing towards the vision, '*as a Smart Community and a sustainable, liveable and prosperous development … intrinsically linked to the provision of employment and amenities*,' and compliance with the EPBC Act approval conditions. A summary of activities during the reporting period is detailed in **Section 3**. The assessment of compliance with the approval conditions is presented in **Section 7**.

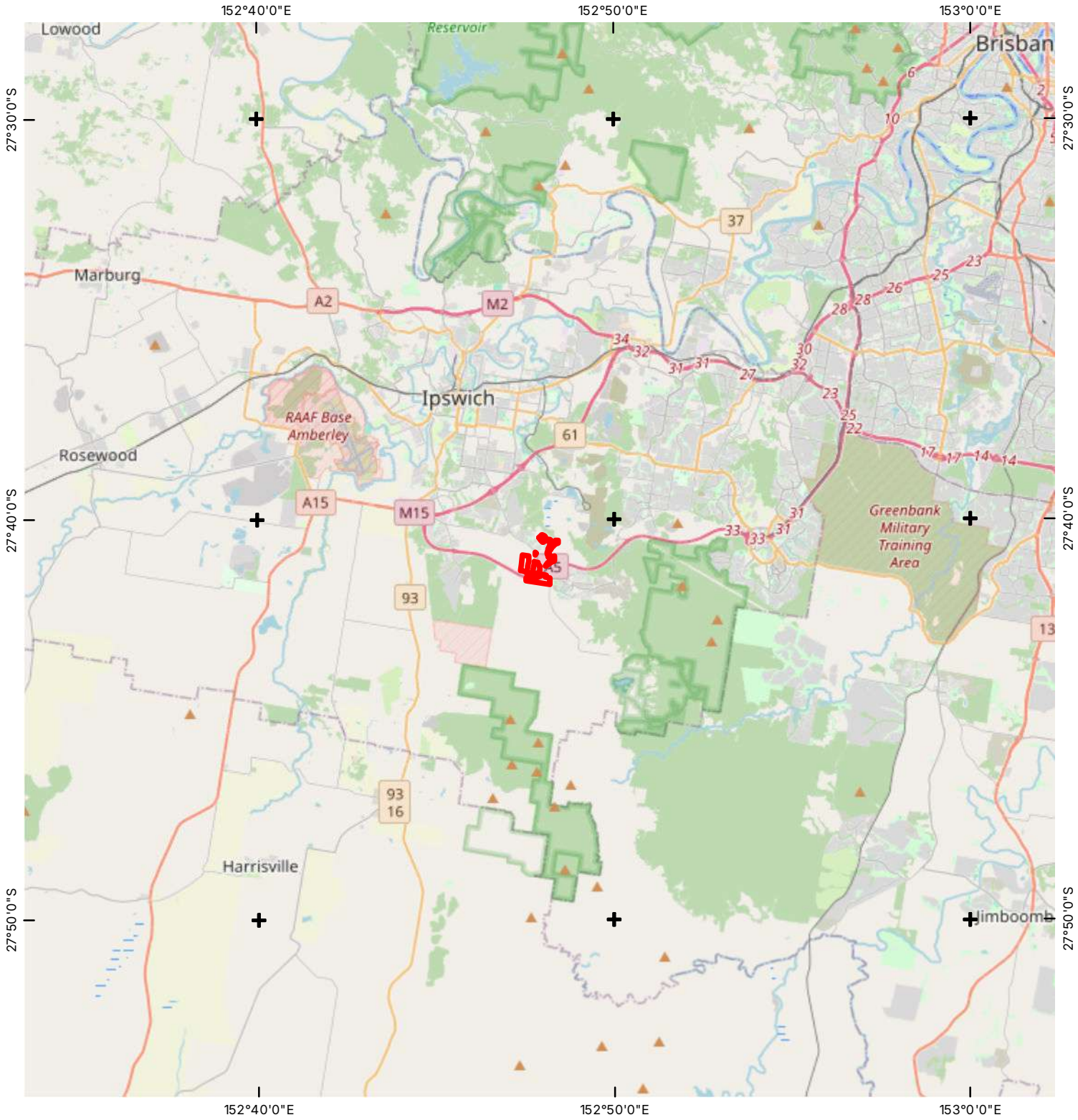
## 1.1. Transfer of approval

The balance of the landholdings subject to EPBC 2015/7513 was sold to Ripley Town Center No. 1 Pty Ltd in May 2024 and a transfer of approval occurred which transferred the approval from the previous joint approval holders Bcove 4 Pty Ltd and Ripley Town Holdings Pty Ltd to Ripley Town Centre No. 1 Pty Ltd. SH were engaged by Ripley Town Center No 1. Pty Ltd to prepare this report as the transferee of the EPBC Act approval (EPBC 2015/7513) which is in the process of being transferred from current joint approval holders BCove 4 Pty Ltd and Ripley Town Holdings Pty Ltd.

It is noted that under the sales agreement and proposed approval holder entity change, the landholdings subject to EPBC 2015/7513 are managed by multiple proponents. The project landholdings are comprised of the following land parcels; Lot 2 on SP326583, Lot 1014 on SP322432, Lot 20 on SP337706, Part of Lots 1 and 2 on SP337684 and Lot 5 on SP291374. As noted in previous Annual Compliance Reports, the residential estate name for the project under the original approval holders was 'ECCO Ripley' with the estates named 'Lacebark' and 'Amory' included under the approval. Ecco Ripley is located in the subdivided land parcels north of Ripley Road, Lacebark is located over Lot 20 on SP337706, and Amory is located over Part of Lots 1 and 2 on SP337684. Refer to **Plan 1**.

## 1.2. Approval Summary

| | |
|---|---|
| **Commonwealth reference** | EPBC 2015/7513 |
| **Approval holder** | Transferee – Ripley Town Center No 1. Pty Ltd (ACN: 677647013)<br><br>Transferor – from BCove 4 Pty Ltd (ACN: 123 079 836) and Ripley Town Holdings Pty Ltd (ACN: 112 588 217). |
| **ABN** | 90 677 647 013 |
| **Approval date** | 16 October 2017 |
| **Expiry date of approval** | 31 July 2047 |
| **Approved action** | To develop the residential development at Ripley Valley, Ipswich, Queensland. |
| **Controlling provision** | Approved - listed threatened species and communities (sections 18 & 18A) |
| **Project commencement** | 16 December 2019 |
| **Reporting period** | 16 December 2024 to 15 December 2025 |
| **Address** | Ripley Road, Ripley, Queensland |
| **Local government area** | Ipswich City Council |




**LEGEND**

- QLD DCDB
- Referral Area

# Figure 1

Site Context

**CLIENT**

RIPLEY TOWN CENTER NO. 1 PTY LTD

**FILE REFERENCE**
12202 E Figure 1 ACR6 Site Context A_

**DATE**
5/03/2026

Ripley Project

0 1 2 3 4 5 6 km

**COORDINATE SYSTEM**
GDA 2020 MGA Z56

**SCALE (A4)**
1:250,000

N

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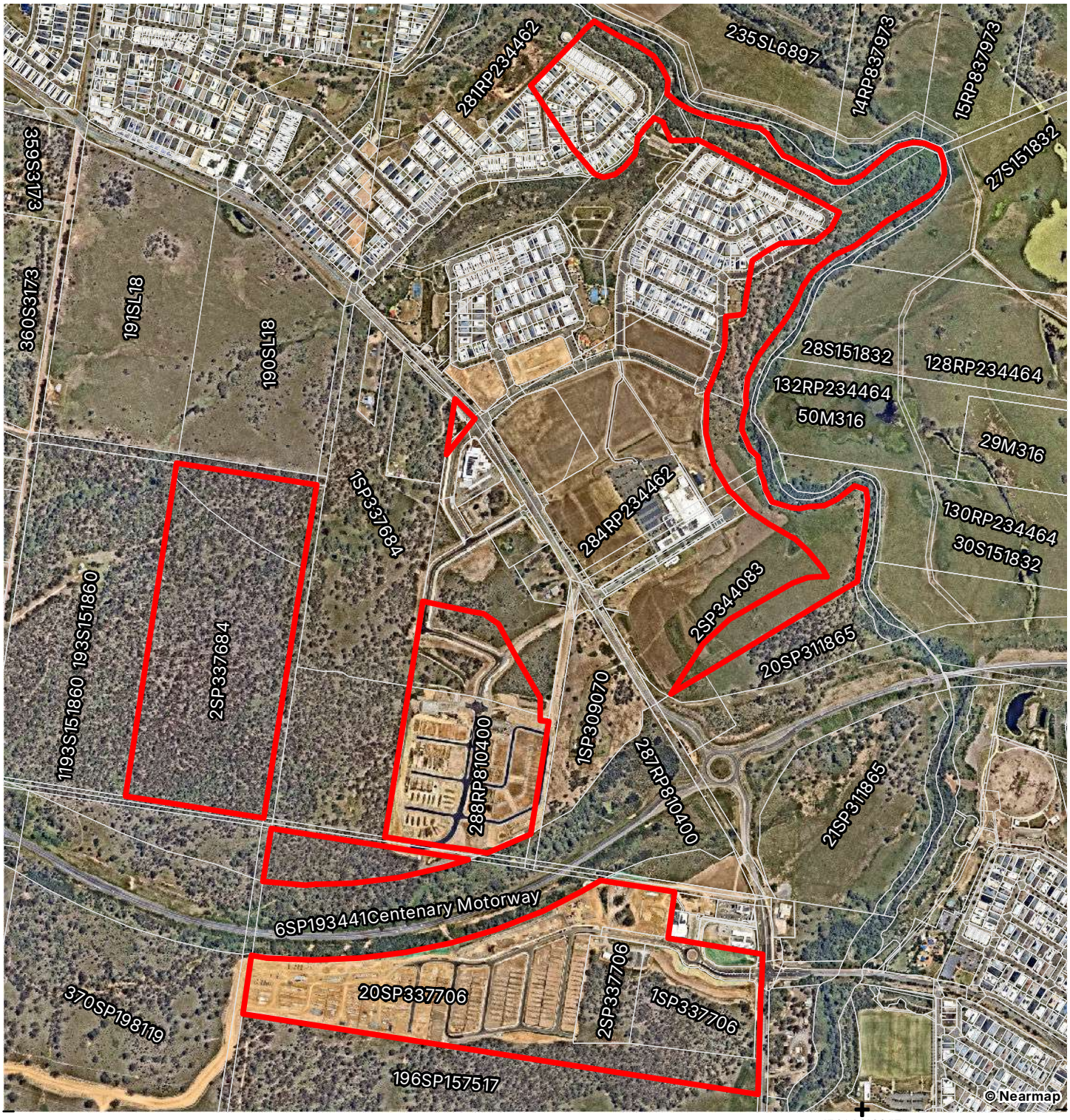


**LEGEND**

- Qld DCDB
- Referral Area

# Figure 2

Site Aerial

**CLIENT**

RIPLEY TOWN CENTER NO. 1 PTY LTD

**FILE REFERENCE**
12202 E Figure 2 ACR6 Site Aerial A_

**DATE**
5/03/2026

Ripley Project

0 150 300 m

**COORDINATE SYSTEM**
GDA 2020 MGA Z56

**SCALE (A4)**
1:12,000

N

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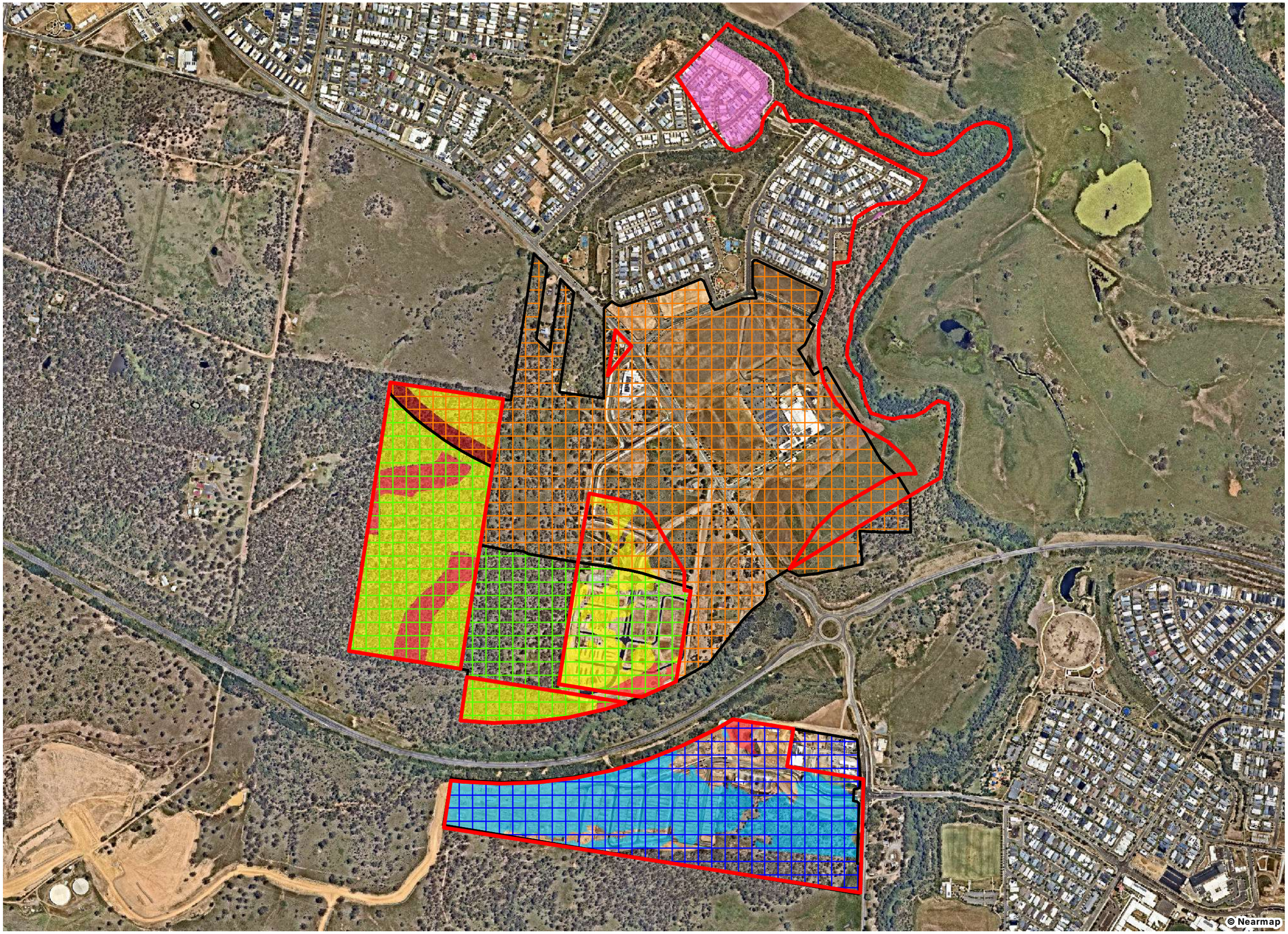
# 01. LAND HOLDINGS SUMMARY




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.

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*Updated data available at*
*http://qldspatial.information.qld.gov.au/catalogue/*



## LEGEND

- Referral Area
- SIG Landholdings [40.6 ha]
- Stockland Landholdings [30.4 ha]
- Verso Landholdings [73.6 ha]
- Future Rail Corridor
- Zone 2 - Vegetated area to clear
- Zone 3 vegetated area to clear
- Zone 4 vegetated area to clear
- Approval Variation areas to clear

**AMENDMENTS**

| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| A | 5/03/2026 | Preliminary | HW | TM |

N

0 160 m

1:10,000 @ A3 | Transverse Mercator | GDA 2020 | Zone 56

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RIPLEY TOWN CENTER
NO. 1 PTY LTD

RIPLEY PROJECT

**Address / RPD:** Ripley

**Date:** 5/03/2026

12202 E 01 ACR6 Land Holdings Summary A

# 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 | Murray Saunders |
| Position | Director |
| Organisation | Saunders Havill Group (ABN 24 144 972 949) |
| Date | 13 March 2026 |

# 3. Description of activities

The project is located in the suburb of Ripley which seeks to provide residences for approximately 6,250 people in one of the fastest growing industry areas in Australia. Under the Southeast Queensland Regional Plan (ShapingSEQ), the State Government has identified Ripley as a major regional activity centre which provides a vibrant new town centre that services the Ripley Valley master-planned community with diverse living opportunities and retail, commercial and recreational facilities, focused on a public transport hub, main street and town centre parklands.

Key activities completed during the reporting period are summarised as:

Estate area works:

- Vegetation clearing in Lacebark
- Bulk earthworks
- Water, sewer, and stormwater infrastructure installation
- Road and pathway construction
- Landscaping and fencing works

Offset area works:

- Monitoring of koala occurrence, health, extent of occupation and koala-predator interactions.
- Annual weed assessment and weed management.
- Annual predator and threat assessment and management.

## 3.1. Ecco Ripley

The action commenced on the 16 December 2019 with the commencement of works for the Ecco Ripley development including clearing of vegetation exceeding two or more hectares as stipulated within the approval. Rehabilitation works within the adjoining 50 m waterway buffer to Bundamba Creek in Ecco Ripley, extending from Stage 9 (southern interface with town centre holdings) to Stage 15 (western boundary with adjacent Defence Housing Australia landholdings), proceeded prior to the commencement of the approved action (i.e., 16 December 2019). The Bundamba Creek East rehabilitation area has undergone full rehabilitation and establishment period and was accepted as entirely as “off-maintenance” by Ipswich City Council in 2023.

Estate area works are considered complete within Ecco Ripley. Community activities have included the following:

- Native and European bee program – urban pollination
- Little Day Out – annual children’s arts and music festival
- Regular under 5s creative workshops
- Weekly community busking
- Community awards program – You Little Ripper
- Weekly community-based workshops – Minka Place (yoga, meditation, dance, youth)
- School holiday workshops
- Regular food trucks
- Weekly Justice of the Peace services

- Weekly seniors' coffee catchups
- Annual Pet Expo
- Community based pop ups – Hearing, swim safety etc.
- Co-op sustainable store – EcoCentric
- Newsagent and restaurant openings
- Weekly Ecco Ripley parkrun
- Directional signage installed across retail precinct
- Landscaping upgrades across retail precinct

Ecco Ripley continues to demonstrate commitment to holistic sustainable design through green initiatives. This has been recognised through the recertification of its 5 Star Green Star Communities rating following its original certification in 2015.

## 3.2. Amory and Lacebark

During the 2024-2025 reporting period, the following site activities were undertaken within the landholdings associated with Lacebark and Amory (*i.e.*, Lots 20 on SP337706 and part of Lots 1 and 2 on SP337684).

Amory:

- Completed bulk earthworks
- Completed water and sewer reticulation
- Completed stormwater and pavement works
- Footpath
- Landscaping
- Bio-basin construction

Lacebark:

- Minor vegetation clearing
- Bulk earthworks
- Filling and compaction work
- Water, sewer, and stormwater installation
- Retaining walls
- Footpath
- Landscaping
- Fencing
- Kerb and Asphalt work

No vegetation clearing occurred in Amory during the reporting period. Vegetation clearing impacts and protocols are described in the following **Section 4**.

# 4. Management of Impacts

## 4.1. Direct impacts

Approvals relating to impacts on ecological matters were collated from Commonwealth, State and Local governments for the project and several overarching environmental management plans specific to each clearing site.

A total of 23.41 ha of critical koala habitat was cleared during previous reporting periods. A total of 1.15 ha of critical koala habitat was cleared during this reporting period within the Lacebark Estate for a total of 24.56 ha, as demonstrated on **Plan 2** and summarised in **Table 1** below.

**Table 1: Development details**

| | |
|---|---|
| **Existing cleared area on-site (*i.e.*, open paddocks)** | 26.7 ha |
| **Total vegetated area on-site** | 63.5 ha |
| **Total approved clearing of critical koala habitat** | 46.3 ha |
| **Total cleared critical koala habitat to date** | 24.56 ha |

## 4.2. Vegetation clearing protocol

Prior to the commencement of any clearing, approval and pre-clearance documents are collated and distributed to the site contractor and relevant sub-contractors in an Environmental Pre-Start Package. Pre-start packages generally include the following documents:

- EPBC Act Koala Management Plan (KMP), prepared by SH dated November 2018;
- Wildlife Protection and Management Plan (WPMP), prepared by the engaged Fauna Spotter Catcher;
- Wildlife and Habitat Impact Mitigation Plan (WHIMP), prepared by the engaged Fauna Spotter Catcher;
- Site specific Vegetation Clearing and Fauna Management Plan (VCFMP), typically prepared by SH;
- Site specific arborist reports (if required), prepared by qualified consultants; and
- Site specific Erosion and Sediment Control Plans (ESCP), prepared by qualified consultants.

The environmental plans provided stipulate environmental management requirements pertinent to each stage of construction and measures for vegetation management (clearing and protection), protection of Matters of National Environmental Significance (MNES) fauna (such as koala) and other native wildlife, maintenance of safe wildlife movement opportunities, fauna habitat rehabilitation, threatened flora management, and pest management.

As part of managing the various work areas of the project, a second supporting document was developed: Ecco Ripley — Environmental Pre-Start Checklist which covers the Pre-start Packages (**Image 1**). Similar versions have been prepared for Amory and Lacebark. This checklist is integral to ensuring construction proceeds within the demarcated limits, suitable fencing is installed across the work area and the necessary

checks and management procedures for threatened fauna are completed prior to the clearing of any vegetation.

Clearing which occurred during the report period is linked to the pre-start package that was prepared and distributed for Lacebark in the previous reporting period (October 2024).

### 4.2.1 Pre- and post-clearing reporting

To date, completed clearing has included the preparation of pre- and post-clearing surveys and reports by a Department of Environment, Tourism, Science, and Innovation (DETSI) qualified Fauna Spotter Catcher (FSC) to mitigate the potential for adverse impacts. FSC duties include inspection of demarcated works boundaries, pre-clearance survey of fauna habitat and presence of fauna, supervision of clearing activities, relocation of habitat features, and maintenance of clear paths for fauna to reach refuges where provided, otherwise the dispersal of fauna as per standard protocols.

Australia Wide Environmental Consultants (AWEC) were engaged for clearing in Lacebark. As no clearing works were conducted in Amory, FSC were not engaged for this area during the reporting period.

For clearing activities conducted in the reporting period, a pre-clearance survey and report was completed and prepared in January 2025. Refer to **Appendix B** for pre-clearance report. Clearing was supervised by an AWEC FSC for activities which occurred on 7 and 10 February and 24 – 26 March 2025. Refer to **Appendix C** for the post-services report. Three (3) fauna interactions occurred, with no fatalities. No conservation significant fauna species were observed.

No injury to koala has occurred as a result of clearing or construction activities.

## ECCO Ripley Project
### Environmental Pre-Start Checklist

| | | | | | |
|---|---|---|---|---|---|
| **Project Area:** | | **Date:** | | | |
| **Contractor:** | | | | | |
| **Date work is to start:** | | | | | |
| **Date work is to cease:** | | **Compliance** | | | |
| **#** | **Control Measure** | **Yes** | **No** | **N/A** | **Details** |
| 1 | Has a copy of the EPBC Act approval been issued to all site contractors and sub-contractors and made available in the site office? | ☐ | ☐ | ☐ | Refer Attachment 1 |
| 2 | Has a Vegetation Clearing Fauna Management Plan (VCFMP) been prepared as per the requirements of the EPBC Act Approval? | ☐ | ☐ | ☐ | Refer Attachment 2 |
| 3 | Has a Koala Management Plan (KMP) been prepared as per the requirements of the EPBC Act approval? | ☐ | ☐ | ☐ | Refer Attachment 3 |
| 4 | Has a NCA licensed Fauna Spotter Catcher been appointed to be present during all clearing activities? | ☐ | ☐ | ☐ | Refer Attachment 4 for appointed Fauna Spotter Catcher details. |
| 5 | Has the appointed Fauna Spotter Catcher completed the necessary pre-clearance surveys and prepared a Wildlife Protection and Management Plan (WPMP) and Wildlife and Habitat Impact Mitigation Plan (WHIMP) as per the requirements of the EPBC Act approval?<br><br>(N.B. these must include EPBC Act approval requirements and specifications as per the KMP) | ☐ | ☐ | ☐ | Refer Attachments 5 & 6. |
| 6 | If the appointed Fauna Spotter Catcher identified any sensitive areas of consideration in clearing methods, please provide a summary.<br>(N.B. fauna exclusion fencing must be erected around construction areas where necessary) | ☐ | ☐ | ☐ | Refer Attachments 5 & 6 for Fauna Spotter Catcher WPMP and WHIMP. |
| 7 | Has a qualified AQF Level 5 Arborist been appointed? | ☐ | ☐ | ☐ | See Attachment 7 for appointed Arborist details. |
| 8 | Has an audit report been prepared by the Arborist? | ☐ | ☐ | ☐ | Refer Attachment 8 for Arborist Audit Report. |
| 9 | Have clearing extents been marked out and fenced (tree protection and/or fauna fencing | ☐ | ☐ | ☐ | Tree protection and/or fauna fencing (where required) has been |

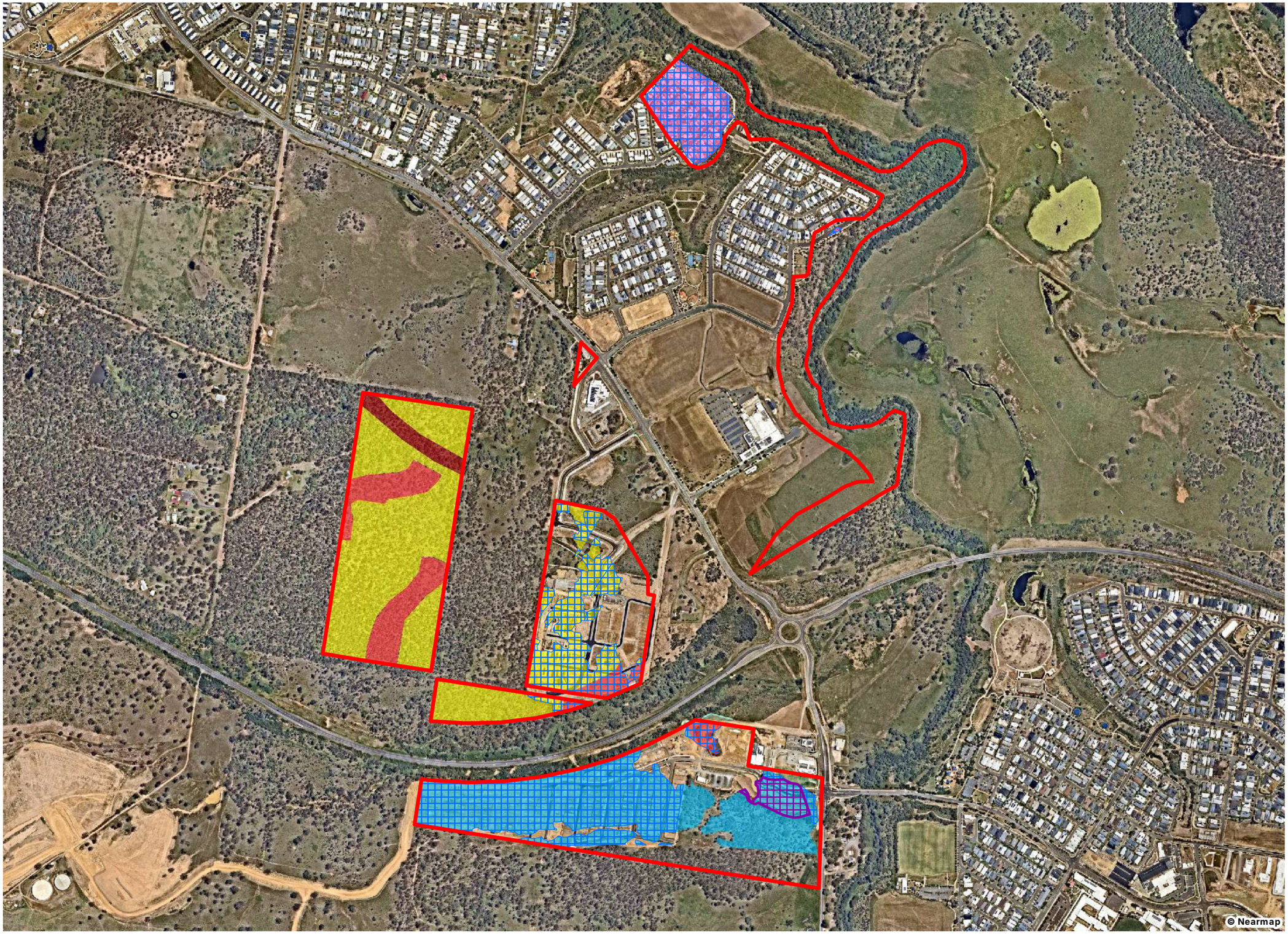
ECCO Ripley Project
Environmental Pre-Start Checklist

| | | | | | |
|---|---|---|---|---|---|
| | delineating areas to be cleared vs retained) as per the VCFMP?<br>(N.B. Demarcation fencing is to be installed before the time of the official pre-start). | | | | installed. Refer Attachment 9 for Environmental Coordinator inspection & Sign Off. |
| 10 | Have demarcation extents been signed off by the Environmental Coordinator? | ☐ | ☐ | ☐ | Refer Attachment 9 for Environmental Coordinator inspection & Sign Off. |
| 11 | Has a Protected Plants flora survey been undertaken for the clearing impact area and exemption / permit to clear obtained from DES? | ☐ | ☐ | ☐ | |
| 12 | Has an Erosion and Sediment Control Plan (ESCP certified by a RPEQ or accredited CPESC Professional) been prepared and approved? | ☐ | ☐ | ☐ | Refer Attachment 10 for Erosion and Sediment Control Plan. |
| 13 | Have copies of the approved EPBC Act VCFMP, WPMP, WHIMP, ESC and KMP been issued to all site contractors and sub-contractors and available at the Project Site Office? | ☐ | ☐ | ☐ | Copies of the relevant documentation are available in the Project Site Office. |
| 14 | Have all contractors, subcontractors and associated personnel been instructed on environmental procedures and controls? | ☐ | ☐ | ☐ | |
| 15 | Has a pre-start been completed with all relevant parties? | ☐ | ☐ | ☐ | |
| **Additional requirements or works within riparian corridors and / or waterways** | | | | | |
| 16 | Will works involve clearing within a Fisheries mapped waterway for waterway barrier works? If so, are works compliant with applicable accepted development requirements and / or permits? | ☐ | ☐ | ☐ | |
| 17 | Will works involve clearing within a watercourse defined under the Water Act 2000? If so, are works compliant with applicable exemptions and / or permits? | ☐ | ☐ | ☐ | |

**NOTE: if the answer to any question above is NO then the clearing activity will not proceed.**

**Image 1: Environmental pre-start checklist template example**

# 02.IMPACT REVIEW

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*Layer Sources*



*Updated data available at*
*http://qldspatial.information.qld.gov.au/catalogue/*



## LEGEND

- Site DCDB
- Qld DCDB
- Koala Habitat clearing completed in previous ACR periods. [23.41 ha]
- Year 6 ACR Koala habitat clearing areas [1.15 ha]
- Future Rail Corridor
- Zone 2 - Vegetated area to clear
- Zone 3 vegetated area to clear
- Zone 4 vegetated area to clear
- Approval Variation areas to clear

AMENDMENTS

| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| A | 9/03/2026 | Preliminary | HW | TM |

N

0 160 m

1:10,304 @ A3 | Transverse Mercator | GDA 2020 | Zone 56

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RIPLEY PROJECT

**Address / RPD:** Ripley

**Date:** 9/03/2026

12202 E 02 ACR6 Impact Review A_

## 4.3. Long-term impacts

Each new resident of the Amory Estate will be provided with 'Living with Koalas Lifestyle Guidelines' (the Guidelines) which is accessible at the Amory website at https://amoryripley.com.au/builders-portal/. Guidelines were previously distributed to new residents of the now sold out Ecco Ripley estate.

The Guidelines have been designed to help promote a range of ecological sustainable living principles. The Guidelines will be used to directly educate and raise awareness of a large audience towards the management of the Bundamba Creek Corridor and koala habitat values. Topics included within the Guidelines include:

- Creating a koala friendly backyard through minimising light pollution between 6 pm and 6 am, ensuring swimming pools are secured (or an escape is provided for koalas) and discouraging koalas from entering yards through careful plant selection.
- Encouraging appropriate management of domestic animals through securing them within yards, walking dogs on-leash through the estate and Bundamba Creek corridor and accessing the off-leash dog park for off-leash enrichment. The location of the off-leash dog park, Pebbles Park, is shown via a map within the Ecco Ripley Guidelines.
- Driving with care at night, being aware of wildlife and koala signage and abiding the speed limit.
- Key contacts for reporting sick, injured or orphaned koalas.

# 5. Bundamba Creek Rehabilitation

## 5.1. Approval background

As part of the EPBC Act approval process it was determined that separate to the offset requirements the open space along Bundamba Creek would be retained and rehabilitated to improve ecological, connectivity, and koala habitat values. The purpose of the rehabilitation was to increase available koala habitat and improve connectivity for koalas along Bundamba Creek. The Bundamba Creek rehabilitation area has been dedicated to ICC for conservation purposes now that the rehabilitation works are considered established.

As part of the *Site Based Rehabilitation and Weed Management Plan, Bundamba Creek, Ripley, dated January 2018* prepared by SH, works within the corridor have included the removal of weed infestations, stabilisation of erosion prone areas, promotion of native plant regeneration, and planting of koala habitat trees. Fourteen (14) monitoring reports were issued detailing the progress of rehabilitation. The purpose of these reports was to provide ongoing monitoring of the rehabilitation works undertaken within the 50 m waterway buffer to Bundamba Creek within the development site (ICC Approval 5786/2017/PDAEE).

The process for completing the dedication included the following steps:

- At the completion of works a thorough on-site inspection is completed by ICC and once satisfactory the area is accepted as “on maintenance”.
- Once the works are considered completed the created allotment can be registered with the Queensland Government titles office and dedicated to ICC.
- After 24 months, if the completed works continue to satisfy ICC during the regular inspections, the works are considered “off maintenance”.

Rehabilitation works within the 50 m waterway buffer to Bundamba Creek extending from Ecco Ripley Stage 9 (southern interface with town centre holdings) to Stage 15 (western boundary with adjacent Defence Housing Australia landholdings) proceeded prior to the commencement of the approved action (*i.e.,* 16 December 2019) and occurred during the second- and third-year reporting periods.

## 5.2. Off-maintenance certification

Rehabilitation works, including weed management, tube stock planting, assisted regeneration, and on-maintenance monitoring, have been completed within the Bundamba Creek corridor. These areas were accepted as “off-maintenance” by Ipswich City Council on 13 July 2023. As such, the Bundamba Creek corridor has been wholly maintained under the ownership of Ipswich City Council since July 2023. Refer to the Year 4 ACR for evidence of certification.

Council inspected the eastern portion of rehabilitation works referred to as Bundamba Creek East (Rehabilitation Monitoring Points (RMP) 1-3) 11 February 2023 and agreed that this area had achieved the “off maintenance” criteria. Rehabilitation monitoring has also been completed for Bundamba Creek West (Stage 13-15) associated with rehabilitation monitoring point 4 and achieved “off-maintenance” status as

of 13 July 2023. The following photos present the changes in the RMPs from the first inspection to the final off-maintenance inspection.

| **RMP 1 – Works Complete** | |
|---|---|
| Inspection 1 | Inspection 12 |
|  |  |
|  |  |
|  |  |

# 6. Koala Crossing Offset Area

## 6.1. Offset area context

Prior to commencement of the action, an offset area was required to be legally secured, providing a minimum of 65.69 ha of koala habitat in accordance with Condition 6 of the EPBC Act Approval. The offset area is legally described as Lots 86 and 89 on RP892014 and is referred to as 'Koala Crossing'. The total area of these lots is 184.83 ha, of which 65.69 ha has been secured for offsets associated with the EPBC 2015/7513.

The offset area was secured through a Voluntary Declaration under the *Vegetation Management Act 1999* (Qld) by Queensland Trust for Nature on 7 June 2018. The Department was notified on 2 August 2018 that an offset for impacts on the koala had been secured.

The Offset Area Management Plan (OAMP) which details the progressive works to occur throughout the offset area was lodged with the confirmation of the legally secured offset. Condition 10 of the approval outlines the need for the approval holder to prepare and implement a monitoring program for the life of the approval.

To achieve the offset requirements, the OAMP proposes to enhance the level of protection afforded to existing koala habitat through exclusion of land management practices that are incompatible to achieving a net gain in koala habitat quality.

The offset milestones have been summarised in the table below with this being the eighth year of the offset area. The Year 8 Offset Area Management Report is provided at **Appendix D**.

**Table 2: Offset Milestones**

| Milestone | Due Date | Completion |
|---|---|---|
| **Approval of EPBC 2015/7513** | - | 16 October 2017 |
| **Legally Secured Offset Site** | Prior to commencement of action | 7 June 2018 |
| **Year 1 – Baseline** | December 2018 | October 2018 |
| **Year 2 – Intensive Review** | December 2019 | November 2019 |
| **Commencement of Action** | - | 16 December 2019 |
| **Year 3 – Rehabilitation & Monitoring** | December 2020 | January 2021 |
| **Year 4 – Rehabilitation & Monitoring** | December 2021 | February 2022 |
| **Year 5 – Rehabilitation & Monitoring** | December 2022 | January 2023 |
| **Year 6 – Rehabilitation & Monitoring** | December 2024 | January 2024 |
| **Year 7 – Rehabilitation & Monitoring** | December 2024 | February 2025 |
| **Year 8 – Rehabilitation & Monitoring** | December 2025 | February 2026 |

## 6.2. Year 8 offset summary

A summary of the offset actions achieved during the sixth annual compliance reporting period is detailed below. Refer to **Appendix D** for the Year 8 Offset Area Management Report prepared by Queensland Trust for Nature (QTFN).

- Monitoring for non-native vertebrate pests continued using remote sensing wildlife cameras occurred over two (2) periods during the reporting period for a total of thirty-seven (37) days. Two cameras were located within the offset area. One (1) wild dog was recorded within the offset area. Across the broader offset property, the occupancy of wild dogs and foxes decreased from winter 2024 to winter 2025 surveys. No feral cats were recorded.
- One koala was recorded twice on motion-sensor cameras within the broader offset area. Koala detection via acoustic sensors was also trialled during the reporting period, deployed from 3 December 2024 to 19 February 2025. No koalas were detected. Opportunistic surveys and scat collection also found no evidence of koala during the reporting period.
- No koala-predator interactions were recorded nor were any other impacts to koala detected.
- Annual weed assessments were completed to compare results from baseline surveys. Three (3) permanently marked transects within the offset area surveyed in accordance with Nelder *et al* 2015 in a 50 x 10 m transect and established photo points to monitor progress. Across the three transects *Lantana camara* occupancy has decreased from 29% in 2024 to 13% in 2025, with the average percent cover 3.7%.
- As no koalas were incidentally sighted during the reporting period, no signs of disease were reported. An intensive koala health assessment will be conducted across the broader offset property in 2026.

# 7. EPBC Approval Conditions Compliance Table

The EPBC Act approval conditions for the project are replicated in **Table 3** 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 3: EPBC Approval Conditions Compliance Table**

| Condition number / reference | Condition | Compliance assessment | Evidence/comments |
|---|---|---|---|
| **Project Site** | | | |
| **1** | The approval holder must not remove or fragment more than 46.3 hectares of koala habitat within the project site. | Compliant | A total of 24.56 ha that is habitat critical to the survival of the koala has been cleared to date (**Plan 2**). It is noted that the last ACR (Year 5) incorrectly reported a total of 18.9 ha of koala habitat had been cleared. A review of clearing during this reporting period determined the total clearing of koala habitat as of Year 5 was 23.41 ha. This reporting error was the result of a GIS calculation error; however, the plan of the shapefile provided in the previous ACR correctly displayed all clearing areas. |
| **Management measures** | | | |
| **2** | The approval holder must ensure a pre-clearance survey is undertaken by a suitably qualified person immediately prior to any clearing of vegetation within the project site, to identify any koalas present. | Compliant | All clearing to date has included a pre-clearance survey undertaken by qualified and experienced FSC. No koalas were observed during clearing during this reporting period. FSC reports prepared during this reporting period are provided at **Appendix B and C.** |
| **3** | The approval holder must not clear any vegetation supporting any koalas until such time that any present koalas vacate the vegetation or are relocated by a suitably qualified person | Compliant | All clearing to date has been completed under the supervision of a qualified and experienced FSC. No koalas were recorded within clearing areas during this reporting period. Clearing of vegetation will continue to be undertaken in accordance with the site-specific VCFMPs. |
| **4** | Prior to the commencement of the action, the approval holder must develop and implement a Koala Management Plan. The Koala | Compliant | Prior to the commencement of the action, the approval holder developed and implemented a KMP dated 30 November 2018, |

| Condition number / reference | Condition | Compliance assessment | Evidence/comments |
|---|---|---|---|
| | Management Plan must describe measures to be implemented for the life of the approval to minimise koala mortality attributable to dog attack and vehicle strike within the project site. | | prepared by SH. The KMP lists actions and legislative requirements to be put in place to manage construction impacts and provides a framework for a number of operational management measures including:<br>a. Conservation areas set aside for koala usage<br>b. Incorporation of education and prohibition signage within open space and road reserves<br>c. On-lot education campaigns to raise consumer awareness of local koala populations; and<br>d. Provide ongoing resources and facilities for monitoring the success of this management plan.<br><br>Implementation of the KMP is described in section 8 of this report and **Table 4**. |
| **5** | The approval holder must publish the Koala Management Plan on its website prior to commencement of the action and the Koala Management Plan (or any subsequent revised versions) must remain on the approval holder's website for the life of the approval. | Compliant | The KMP was published on the approval holder's website on 18 February 2019 prior to the commencement of the action on 16 December 2019. The KMP remains available on the approval holder's website. |
| **Compensation measures** | | | |
| **6** | To compensate for the loss of 46.3 hectares of koala habitat within the project site, the approval holder must, prior to the commencement of the action, legally securer a minimum of 65.69 hectares of koala habitat at the offset site. Within 20 business days of legally securing the offset, the approval holder must provide the Department with evidence of when the offset was legally secured, and what mechanism was used to legally secure the offset. | Administrative non-compliance – Resolved | The approval holder legally secured 65.69 hectares of koala habitat at the offset area on 7 June 2018 via a Voluntary Declaration under the *Vegetation Management Act 1999* (Qld) prior to the commencement of the action on 16 December 2019. The Department was notified on 2 August 2018 that an offset for impacts on the koala had been secured, which was past the 20-business day notification period. The Department were advised of the administrative non-compliance. The Department/Minister has not requested any further information from the Approval holder. |

| Condition number / reference | Condition | Compliance assessment | Evidence/comments |
|---|---|---|---|
| 7 | The approval holder must, for the life of the approval, ensure there is no net loss in the extent of koala habitat that is legally secured at the offset site under Condition 6. | Compliant | The approval holder legally secured 65.69 ha of koala habitat at the Koala Crossing Offset Area through a Voluntary Declaration administered under the *Vegetation Management Act 1999*. The offset area is managed in accordance with the OAMP dated 1 March 2017, prepared by QTFN, ensuring no net loss of koala habitat within the offset area. |
| 8 | The approval holder must ensure that within 10 years after legally securing the offset, the quality of koala habitat is improved, relative to the baseline quality of 6, across 50 per cent of the offset site. | Compliant | The OAMP ensures that within 10 years after legally securing the offset, the quality of koala habitat is improved, relative to the baseline quality of 6, across 50 % of the offset site.<br><br>Should the approval holder become aware the outcomes of Condition 8 are not on track to be achieved, the approval holder will report to the Department in writing within 20 business days in accordance with Condition 11. |
| 9 | The approval holder must ensure that prior to the expiry of the approval, the koala habitat across 100 per cent of the offset site is of no less than quality 8. | Compliant | The OAMP ensures that that prior to the expiry of the approval, the koala habitat across 100 % of the offset site is of no less than quality 8.<br><br>Should the approval holder become aware the outcomes of Condition 9 are not on track to be achieved, the approval holder will report to the Department in writing within 20 business days in accordance with Condition 11. |
| 10 | The approval holder must prepare and implement a monitoring program for the life of the approval. The results of the monitoring program must be adequate to inform adaptive management and demonstrate whether the outcomes in Condition 7, Condition 8 and Condition 9 are being met. | Compliant | The approval holder has prepared and implemented an OAMP for the life of the approval. The plan provides a land management guidance tool which directs adaptive management actions such that a demonstrable increase in koala habitat quality is achieved throughout the offset site. Refer to **Section 9, Table 5** for assessment against the OAMP. |

| Condition number / reference | Condition | Compliance assessment | Evidence/comments |
|---|---|---|---|
| **11** | If, at any time during the life of the approval, the approval holder identifies that the outcomes specified in Condition 7, Condition 8 and Condition 9 are not on track to be achieved, the approval holder must report to the Department in writing within 20 business days of becoming aware. The report must state the cause, the response measures (including timeframes for reporting the success of those measures to the Department) and the actions to prevent further occurrences. | Not applicable | The approval holder and SH are not aware of any potential or suspected non-compliance with the conditions during the reporting period.<br><br>Should the approval holder become aware that the outcomes of Conditions 7, 8 and/or 9 are not on track to be achieved, the approval holder will report to the Department in writing within 20 business days. |
| **12** | If the Minister is not satisfied that the outcomes required by Condition 7, Condition 8 and Condition 9 are likely to be achieved, or is not satisfied that there is sufficient evidence that the outcomes required by Condition 7, Condition 8 and Condition 9 are likely to be achieved, the Minister may (in writing) request the approval holder to submit a plan for the Minister's approval, to monitor, manage, avoid, mitigate, offset, record or report on, impacts to koala habitat.<br><br>a. The Minister may set a timeframe in which the plan must be submitted, and may designate that the plan must be prepared or reviewed by a suitably qualified person (or another specified person).<br><br>b. If the Minister approves the plan in writing then the approval holder must implement the approved plan (or a version if approved in writing by the Minister or otherwise allowed under the conditions). | Not applicable | The approval holder has prepared and implemented the approved KMP. The Minister has not requested the approval holder to submit a subsequent plan for approval to monitor, manage, avoid, mitigate, offset, records or report on, impacts to koala habitat. |
| **Administration** | | | |
| **13** | Within 20 business days after the commencement of the action, the approval holder must advise the Department of the actual date of commencement of the action. | Compliant | The date of the commencement of the action was 16 December 2019, and the department was notified on the 17 December 2019. |
| **14** | The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans or | Compliant | SH records and holds all relevant information for this EPBC approval on behalf of the approval holder. Electronic records of all material are held collectively by SH and approval holder and |

| Condition number / reference | Condition | Compliance assessment | Evidence/comments |
|---|---|---|---|
| | monitoring programs required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media. | | will be made available upon request in accordance with section 458 of the EPBC Act, or if required to verify compliance with the conditions of approval. |
| **15** | Within 60 business days of every 12-month anniversary of the commencement of the action, the approval holder must publish a report on its website addressing compliance with each of the conditions of this approval, including implementation of any management plans or monitoring programs as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published. The Minister may provide written consent to the approval holder to cease reporting under this condition if satisfied additional reports are not warranted. | Compliant | The anniversary of the commencement of the action is 16 December. The annual deadline for publishing the report addressing compliance with each of the conditions of the approval (i.e., Annual Compliance Report) is 16 March. Documentary evidence providing proof of the date of publication will be provided to the Department when the report is published. Where the annual deadline is not a business day in Brisbane, the following business day is taken to be the due date. |
| **16** | The approval holder must report any potential or actual contravention of the conditions of this approval to the Department in writing within 5 business days of the approval holder becoming aware of the potential or actual contravention. | Not applicable | The approval holder and SH are not aware of any potential or actual contravention of the conditions of the approval during the reporting period.<br><br>Should the approval holder become aware of any potential or actual contravention of the conditions of the approval, the approval holder will report to the Department in writing within 5 business days. |
| **17** | Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister. The independent auditor and criteria must be approved by the Minister prior | Not applicable | The Minister has not directed the approval holder to conduct an independent audit of compliance. |

| Condition number / reference | Condition | Compliance assessment | Evidence/comments |
|---|---|---|---|
| | to the commencement of the audit. The audit report must address the criteria to the satisfaction of the Minister. | | |
| **18** | If, at any time after 5 years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without the written agreement of the Minister. | Not applicable | The action commenced on 16 December 2019. |

# 8. Koala Management Plan

A review of the KMP commitments and implementation is provided in **Table 4**.

**Table 4: Koala Management Plan Implementation**

| No. | Commitment | Evidence/comments/status |
|---|---|---|
| *Site Design* | | |
| KMP-1 | **Bundamba Creek Corridor**<br>Areas containing highest ecological values, being Bundamba Creek, identified during surveys by field Ecologists have been designated as conservation within the development layout, ensuring that impacts on these areas were avoided. The site layout has been designed to retain high value areas of habitat which includes the retention and rehabilitation of 17.2 ha of Critical Habitat for the koala along Bundamba Creek. | The Bundamba Creek Corridor has been preserved and is subject to ongoing rehabilitation and management activities. Regular inspections and monitoring commenced prior to the approved action and continued throughout the second reporting period. The entire Bundamba Creek Rehabilitation Area was certified 'off maintenance' in July 2023 and is now wholly under the ownership of Ipswich City Council. |
| *Construction Management* | | |
| KMP-2 | **Fauna**<br>Engage a registered fauna spotter/catcher to protect wildlife from the impacts of clearing. This includes the preparation of management plans (e.g. WPMP and WHIMP), attendance at key project milestones such as the pre-start meeting, pre-clearance reporting and post-works reporting. The fauna spotter/catcher management plans incorporate methods for relocating fauna during clearing activities. | All clearing activities have been undertaken with the supervision of a qualified and experienced fauna spotter catcher with pre-clearance reports produced prior to clearing. Reports from clearing during this reporting period are provided at **Appendix B and C**. |
| KMP-3 | **Vegetation clearing**<br>Clearing, rehabilitation and revegetation will occur in a series of small stages, sequentially in accordance with the endorsed Vegetation Clearing and Management Plan and Fauna Management Plan. Pre-starts will be held with stakeholders.<br><br>Vegetation clearing activities are supervised by suitably qualified person/s that adhere to current industry practices that protect the welfare of animals. These activities require demarcating the vegetation clearing limit prior to commencing clearing work. Subsequent reporting is made available to stakeholders and the public. | Prior to commencing clearing activities, all responsible parties are provided a copy of the approval documents within the Pre-Start Packages. The environmental plans provided stipulate environmental management requirements pertinent to each stage of construction and measures for vegetation management (clearing and protection), protection of MNES fauna (koala) and other native wildlife, maintenance of safe wildlife movement opportunities, fauna habitat rehabilitation, threatened flora management and pest management. Prior to clearing, the works areas are demarcated and an on-site pre-start held with all responsible parties.<br><br>All previous and future clearing have and will be supervised by a qualified and experienced fauna spotter catcher. Specific actions include the inspection of the demarcated boundary/works extent and ensuring clear |

| No. | Commitment | Evidence/comments/status |
|---|---|---|
| | | paths for fauna to reach safe havens were provided. The clearing reports for this reporting period are provided at **Appendix B and C.** |
| **KMP-4** | **Vegetation clearing**<br>Where a koala is present within a clearing zone, the tree will be marked with distinctive flagging (and other advisory means as required) and machinery operators will be briefed on the location of the area. No clearing works can occur within 20 m of the tree retaining a koala until the animal has moved on via its own volition (where the strategy is to allow the koala to move of its own accord, overnight). On the following day, the tree and retained area, are to be checked again prior to their removal. If necessary, the procedure is repeated until the koala has moved. | Vegetation clearing has been conducted in accordance with the KMP and site specific VCFMP. No koalas were observed during clearing during the reporting period. |
| **KMP-5** | **Vegetation clearing – fencing**<br>Prior to vegetation clearing, install a temporary fauna exclusion fence around the area of clearing works and maintain the fence until the completion of major civil works. | Prior to clearing, the works areas are demarcated with the fencing signed off by the Environmental Coordinator. The latest clearing activities were completed in accordance with the Lacebark Environmental Pre-start Package. Temporary fencing has been used where required. |
| **KMP-6** | **Adaptive Management**<br>As a part of this strategy the following minimal protocols are to be applied in the event of koala injury or mortality as a result of clearing or construction:<br>1. Clearing and construction is immediately ceased.<br>2. The DEE is notified in writing within 48 hours of the koala injury or mortality occurring.<br>3. Measures for minimising impacts to koalas as a result of clearing and construction are revised, in consultation with a suitably qualified person to reduce the likelihood of koala injury or mortality before clearing and construction recommences. | Works that have the potential to impact fauna (e.g. clearing) are completed under the supervision of an FSC. There have been no instances of koala injury or mortality recorded as a result of clearing. Adaptive management protocols are included in the site-specific VCFMP. |
| **KMP-7** | **Bundamba Creek Rehabilitation – Weed Management**<br>Weed removal will be undertaken in three stages: primary weed removal stage, secondary or follow-up weeding and maintenance weeding phase. | Rehabilitation works and on-maintenance monitoring within Bundamba Creek have been completed. The entire Bundamba Creek corridor was accepted as “off-maintenance” by Ipswich City Council in July 2023. |
| **KMP-8** | **Bundamba Creek Rehabilitation – Revegetation**<br>Post weed-removal, rehabilitation areas will undergo revegetation to varying degrees, depending on the level of disturbance. It involves the cultivation and planting of native species and maintenance in the form of watering, continued weed removal, erosion control and ongoing management. The replanted species used within rehabilitation areas will be species endemic to the local area and will reflect the naturally occurring regional ecosystems. This will include a high proportion of primary and secondary koala food trees. | The rehabilitation area has undergone revegetation through numerous largescale planting events over the rehabilitation period. Post revegetation monitoring assessed success and initiated replacement plantings where plant stock had failed. These works have been completed, and the Bundamba Creek corridor was accepted as “off-maintenance” by Ipswich City Council in July 2023. |

| No. | Commitment | Evidence/comments/status |
|---|---|---|
| *Operational Management* | | |
| KMP-9 | **General – Maintenance of Bundamba Creek Corridor**<br>Bundamba Creek corridor will undergo rehabilitation during the construction phase. Once rehabilitation is complete, the corridors will be transferred to ICC for the long-term maintenance of the corridors | Rehabilitation works within the 50 m waterway buffer to Bundamba Creek extending from Stage 9 (southern interface with town centre holdings) to Stage 15 (western boundary with adjacent Defence Housing Australia landholdings) proceeded prior to the commencement of the approved action (i.e. 16 December 2019) and have continued throughout the current reporting period. The scope of works for the waterway buffer includes weed management, rehabilitation, revegetation, site stability and erosion management. Combined these actions increase available koala habitat and improve connectivity for koalas along Bundamba Creek.<br><br>Following the completion of the establishment period and on-maintenance monitoring, part of the Bundamba Creek Corridor was accepted as 'off maintenance' in July 2023. |
| KMP-10 | **General – Lifestyle Guidelines Package**<br>The "Lifestyle Guideline" documentation will be issued to each new resident and is designed to help promote a range of ecological sustainable living principles. The Lifestyle Guidelines will be used to directly educate and raise awareness of a large audience towards the management of the Bundamba Creek Corridor and koala habitat values. Topics included within the education documents include:<br>• Appropriate plant selection on allotments<br>• Inappropriate planting species (known local or declared weed species)<br>• Management of household scale run off<br>• Protection of native animals and the types of native animals residents could expect to see within Conservation Corridor<br>• Understanding storm water devices<br>• Appropriate management of domestic animals<br>• Location of dog on-leash and off-leash areas.<br>• Key local and state phone numbers to contact if distressed or orphaned fauna are located. | The 'Living with Koalas Lifestyle Guidelines' documentation will be issued to each new resident and is accessible on the Amory website at https://amoryripley.com.au/builders-portal/ |
| KMP-11 | **Traffic**<br>A number of measures will be imposed to avoid and mitigate the risk of koalas being hit by vehicles. These measures include: | Measures have been implemented throughout the various stages of development to avoid and mitigate the risk of koala-vehicle interactions. The masterplan design ensures that separation is provided between residential areas and conservation areas and roads avoid bisecting corridors. As such, no roads bisect the Bundamba Creek Corridor or detention basin |

| No. | Commitment | Evidence/comments/status |
|---|---|---|
| | • Separation of conservation areas and residential areas. Koala habitat will not form part of the primary landscaping of the development footprint so that koalas are not enticed to enter residential areas.<br>• Imposition of low vehicle speeds (i.e. 50km/hr) to reduce the risk of collisions where adjoining conservation land. Under Queensland traffic laws, vehicle speed limits are restricted to 50km/h on built up residential roads.<br>• Installation of koala awareness signage adjoining proposed conservation areas.<br>• Avoiding roads intercepting corridors.<br>• Integration and construction of fauna movement solutions and signage should roads intercept corridors.<br>• New residents will be issued with a "Lifestyle Guideline" to raise awareness about local wildlife and to educate residents about the protection of koalas in the area.<br><br>Wildlife movement solutions have been identified as an effective tool to mitigate the effects of fragmentation caused by roads. In essence, wildlife crossings if ultimately required will include the following elements:<br>• Reduced vehicle speed limits (≤50 km/h)<br>• Wildlife crossing signage<br>• Vegetation adjoining the road<br>• Demarcated road treatment surface to raise driver awareness<br>• Where seen supportive of the crossing outcomes the inclusion of specific lighting regimes.<br>• Exclusion fencing funnelling animals towards the safest road crossing point | rehabilitation and weed management area. Koala signage has been installed within the basin outlet area and along the Bundamba Creek corridor.<br><br>Speed limits within the developed stages are a maximum of 50 km/h and the existing traffic volume has not necessitated the installation of fauna exclusion fencing along roads. Construction of roads within following stages are to comply with the KMP.<br><br>A discussed above, new residents receive the 'Living with Koalas Lifestyle Guidelines' documentation to raise awareness about local wildlife and protection of koalas. |
| **KMP-12** | **Dog Management**<br>The following specific measures will be employed to mitigate potential threats from dogs:<br>• Dogs will be restricted from entering conservation areas unless they are controlled on a lead.<br>• Fenced 'off-leash' areas / dog facilities will be constructed within recreational parkland in the estate, to counterbalance conservation land being strictly 'dog on leash' areas.<br>• New residents will be issued with a 'Lifestyle Guideline' to raise awareness about local wildlife and to educate residents about the protection of koalas in the area and appropriate dog management. | Dogs are not permitted off-leash within the Bundamba Creek corridor. The estate provides opportunities for residents to enrich pet lives through on-leash and off-leash facilities. A connected shared path around the estate and connectivity between developed Stages providing ample on-leash activities external to the conservation area and Pebbles Dog park located within Ecco Ripley accessible from Ripley Road and Joy Chambers Circuit provides a fenced off-leash dog park. New residents receive the 'Living with Koalas Lifestyle Guidelines' documentation to raise awareness about local wildlife and protection of koalas. |

# 9. Offset Area Management Plan

A review of the OAMP commitments and implementation is provided in **Table 5**.

**Table 5: Offset Area Management Plan Implementation**

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| **Koala Occurrence** | Increase koala density within the offset area | • Baseline koala density survey completed June 2015 using Koala Rapid Assessment Method (Woosnam-Merchez et al. 2012) and Spot Assessment Technique and line transect surveys (Phillips and Callaghan, 2011; Dique et al. 2003)<br>• Replicated koala density surveys undertaken within the offset area at years 5 and 10 from the date when the offset is legally secured.<br>Koala density surveys to be undertaken by a suitably qualified environmental scientist. | **Baseline**<br>• Baseline Surveys were completed by QTFN across the offset area including opportunistic surveys and camera trapping.<br>**Year 5**<br>• An increase in koala density was documented as part of Year 5 of the offset.<br>**Year 8 progress**<br>• Year 8 offset area surveys completed by QTFN detected evidence of koala within the broader offset property.<br>• Koala observations indicate an active population of koalas are likely on the site.<br>Opportunistic surveys continue annually and the next intensive surveys are scheduled for Year 10 (2028). Should opportunistic surveys suggest a reduction in koala numbers between 5-year survey events a supplementary survey will be undertaken to confirm and review the likely cause of reduced occurrence. |
| **Vegetation Composition** | • Vegetation composition maintains a 'high' score value in relation to habitat | • Monitoring of canopy composition with respect to koala food tree species; adaptive | Weed assessments are conducted annually to compare results from baseline surveys. Permanently established |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | that is critical to the survival of the koala.<br>• No significant increase in weed cover for species that could adversely affect the structural composition of vegetation within the offset area in relation to koala habitat value (i.e. weed species that are shrubs, trees or vines).<br>• Retain and enhance the structure and floristic diversity of canopy vegetation.<br>• Retain and enhance the structure and floristic diversity of middle and understorey vegetation.<br>• Ongoing retention and recruitment of koala food trees.<br>• Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses.<br>Domestic livestock excluded from offset area (unless controlled grazing required for fire risk management) | management if required. Monitoring to include representative surveys of all applicable (koala habitat) vegetation communities within the offset area. For example, tertiary-level vegetation surveys in accordance with Neldner et al (2012).<br>• Monitoring of weed infestations; adaptive management of shrub, tree, and vine weed species if required.<br>• Flora surveys to be undertaken by a suitably qualified environmental scientist.<br>• To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire 65.69 ha area will be managed for conservation purposes.<br>• Given that the subject property boundary is currently fenced in koala-permeable fencing, livestock will be excluded from the offset area through at least one of the following mechanisms:<br>- Livestock will not be kept on the property<br>- Koala-friendly fencing will be erected along the northern boundary of the offset area to exclude livestock grazing outside of the offset area yet within the subject property in accordance with a relevant guideline such as Note G4 – Wildlife Friendly Fencing and Netting (Land for Wildlife, nd). | photo points and marked transects are surveyed in accordance with Nelder *et al* 2015 to monitor progress.<br>Intensive weed treatment occurred through the year which was reflected in the decreased occupancy of *Lantana camara* from 29% to 13% across the three transects in the offset area.<br>Year 5 BioCondition scores across the site generally had a slight decline, though this is largely attributed to a change in the utilised benchmark Regional Ecosystem (RE) to better represent the current vegetation composition.<br>The only vegetation clearing that occurred was as part of weed treatments. |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | • Domestic livestock will be only be introduced in the event that a fire risk professional (e.g. representative of Queensland Rural Fire Service) and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to manage a high level of fire risk. In this event, a maximum of 12 head of domestic livestock may be introduced for no more than a three (3) consecutive week period. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event.<br>• Vegetation clearing will not be undertaken within the offset area under any circumstances, except the following:<br>- Where necessary for the removal of weeds;<br>- To establish and maintain fencing around the boundary of the offset area;<br>- To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been prepared by a suitably qualified professional (minimum two years professional experience in bushfire risk management planning); and<br>To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation, and only to the extent necessary | |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | to mitigate the risk. This action to be undertaken in accordance with the relevant legislative requirements in place at the time of clearing, including the use of registered fauna spotters. | |
| **Habitat Connectivity** | • Maintain contiguous landscapes to allow koalas to establish new territories, facilitate gene flow and respond to environmental changes.<br>• Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses.<br>Contribute to koala movement and dispersal through the Flinders Karawatha corridor through the establishment of a protected habitat corridor (minimum 700 m width). | • To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire 65.69 offset area will be managed for conservation purposes.<br>• Vegetation clearing will not be undertaken within the offset area under any circumstances, except the following:<br>- Where necessary for the removal of weeds;<br>- To establish and maintain fencing around the boundary of the offset area in accordance with relevant legislation;<br>- To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been prepared by a suitably qualified professional and relevant legislation; and<br>- To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation, and only to the extent necessary to mitigate the risk. This action to be undertaken in accordance with the relevant legislative requirements in place at the time of | Firebreak inspections were completed during the 2024-2025 monitoring period. There has been no clearing undertaken within the offset area, with the exception of weed removal, and as such no change to site connectivity. |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | clearing including the use of registered fauna spotters.<br><br>The subject property boundary is currently fenced in koala-permeable fencing. Any new or replacement fencing is to be 'fauna-friendly' in accordance with a relevant guideline such as Note G4 – Wildlife Friendly Fencing and Netting (Land for Wildlife, nd). | |
| **Dogs** | Reduction of risk of koala mortality or injury by dog attack within the offset area through reduction in wild dog abundance. | • An initial survey to establish a baseline of wild dog abundance within the offset area was conducted for the entire property in June 2015 with subsequent monitoring occurring every six months. The survey method used for the initial abundance survey is informed using best practice methodology and applicable guidelines available at the time of survey (e.g. DoE, 2007 and Mitchell and Balogh, 2007).<br><br>• Baseline predator abundance survey was undertaken by a suitably qualified person (e.g. pest animal control professional or ecologist with at least two years relevant professional experience).<br><br>• Offset area wide wild dog control program was undertaken following the monitoring period in June 2015. Where practicable and to increase the effectiveness of a control program the landholder will seek to coordinate control programs with comparable activities being undertaken by neighbouring landholders. Post the initial control event, presence/absence | Monitoring of non-native vertebrate pests continued during Year 8 of the offset utilising remote sensing wildlife cameras and opportunistic scat collections.<br><br>Given that the movement range of feral predators extends beyond the specific offset area, Relative Abundance Index (RAI) are presented including the data from any camera trapping station with projected territories of any feral animal that overlap with the offset area.<br><br>Wild dogs and foxes were recorded across the offset area. Feral cats were not recorded. Predator scat was not observed this reporting period.<br><br>The RAI of wild dogs and foxes decreased during Summer 2024 surveys. The RAI of wild dogs continued to decrease during Winter 2025 surveys, while the RAI of foxes did not change.<br><br>The occupancy of feral cats returned to and stayed at 0 during all surveys. The occupancy of wild dogs increased in Summer 2024 surveys, then decreased below Winter 2024 surveys in Winter 2025. The occupancy of wild foxes decreased notably in Summer |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | surveys for wild dogs are to be undertaken each two months by the landholder.<br>• Post initial control event, abundance surveys for wild dogs to be undertaken bi-annually by a suitably qualified person (e.g. pest animal control professional or ecologist with at least two years relevant professional experience).<br>• Where post control surveys indicate there has been a recurrence of wild dogs within the offset area, control measures will be actioned using methods (controlled shooting or baiting) determined by a pest control professional in consideration of monitoring results.<br>• Any injured koala found on site will be sent to a veterinary clinic/wildlife rescue facility for rehabilitation.<br>Installation of appropriate hazard warning signage indicating the offset area is subject to dog control for the purpose of managing the offset site for the benefit of koala. | 2024, then increased slightly in Winter 2025 though remaining lower than Winter 2024 surveys. |
| **Cats and Foxes** | Reduction of risk of koala mortality or injury by feral cat and/or fox attack within the offset area through reduction in feral cat and fox abundance | • Initial survey to establish a baseline of feral cats and fox abundance within the offset area was conducted for the entire property in June 2015, with subsequent monitoring occurring every six months. The survey method used for the initial abundance survey is informed using best practice methodology and applicable guidelines available at the time of survey (e.g. DoE, 2007 and Mitchell and Balogh, 2007). | |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | • Offset areas feral cat and fox control program to be undertaken with the aim of removing all feral cats and foxes from the offset area. The specific control method will be informed by the results of the initial fox abundance survey. Where practicable and to increase the effectiveness<br>• of a control program the landholder will seek to coordinate control programs with comparable activities being undertaken by neighbouring landholders.<br>• Post initial control, presence/absence surveys for fox and feral cat are to be undertaken by the landholder every two months.<br>• Post initial control, bi-annual abundance surveys for fox and feral cat to be undertaken by a suitably qualified person (pest animal professional or environmental scientist with at least two years professional experience).<br>• Where post control surveys indicate there has been a recurrence of feral cats and/or foxes within the offset area a control measure will be actioned using an appropriate control method (shooting, trapping or toxic baits).<br>• Any injured koala found on site will be sent to a veterinary clinic/wildlife rescue facility for rehabilitation.<br>Installation of appropriate public warning signage indicating the offset area is subject to feral cat and | |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | fox control for the purpose of managing the offset site for the benefit of koala. | |
| **Vehicle Strike** | Contribute to the reduction of risk of injury or death to koala in relation to vehicle strike both within the offset area and on adjacent roads. | • Signs were installed on the property boundary adjacent to unnamed public road that bisects offset area to alert traffic of the koala offset area and the presence of koalas in the local area.<br>• Signs were installed on the property boundary adjacent to the unnamed public road along the frontage to Lot 89 RP892014 to alert east bound traffic of the presence of koalas in the local area.<br>• Signs were installed on the property boundary adjacent to Mount Flinders Road along the frontage to Lot 86 RP892014 to alert west-bound traffic of the presence of koalas in the local area.<br>• Implementation of a slow speed requirement (40km/h) for vehicles traversing the offset area.<br>Signs were installed indicating a slow speed area at the main entry points to the offset area. | There were no vehicle strike incidents recorded within the property during the reporting period. |
| **Barriers to Dispersal** | • Maintain and improve contiguous landscapes to allow koalas to establish new territories, facilitate gene flow and respond to environmental changes.<br>• Retain and enhance the structure and floristic diversity of canopy vegetation. | • To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire 65.69 ha offset area will be legally secured as an area of High Conservation Value under section 19F of the Vegetation Management Act 1999<br>• Given that the subject property boundary is currently fenced in koala-permeable fencing, livestock will be excluded from the offset area | No vegetation clearing (excluding weeds) was undertaken in the offset area. Ongoing management of weeds and threats discussed in the items above reduce barriers to dispersal. The contiguous landscape has been maintained and improved to allow koalas to establish new territories, facilitate gene flow and respond to environmental changes.<br>Livestock are excluded from the offset area unless controlled grazing is required for fire risk management. |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | • Retain and enhance the structure and floristic diversity of middle and understorey vegetation.<br>• Ongoing retention and recruitment of koala food trees.<br>• Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses.<br>Contribute to koala movement and dispersal through the Flinders Karawatha through the establishment of a protected habitat corridor (minimum 700 m width). | through at least one of the following mechanisms:<br>- Livestock will not be kept within balance areas of Lots 89 RP892014; or<br>- Koala-friendly fencing will be erected along the southern boundary of the offset area to exclude livestock grazing outside of the offset area yet within the subject property in accordance with a relevant guideline such as Note G4 – Wildlife Friendly Fencing and Netting (Land for Wildlife, nd).<br>• Domestic livestock will be only be introduced in the event that a fire risk professional (e.g. representative of Queensland Rural Fire Service) and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to manage a high level of fire risk. In this event, a maximum of 12 head of domestic livestock may be introduced for no more than a three (3) consecutive week period. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event.<br>• Any fencing installed or replaced within the offset area is to be fauna-friendly in design as per a relevant guideline such as Wildlife Friendly Fencing Project (2014) or Land for Wildlife (nd). | |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | • Vegetation clearing will not be undertaken within the offset area under any circumstances, except the following:<br>- Where necessary for the removal of weeds;<br>- To establish and maintain fencing around the boundary of the offset area; or<br>- To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been prepared by a suitably qualified professional.<br>- To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation, and only to the extent necessary to mitigate the risk.<br>Any clearing will include the use of registered fauna spotters | |
| **Hydrological Change** | To ensure the koala habitat within the offset area is maintained and the potential carrying capacity of the area is not reduced due to anthropogenic hydrological change. | • if any actions are proposed that may significantly impact the current (at time of offset area being legally secured) hydrological regime and therefore potentially impact koala habitat within the offset area then the following actions will be required:<br>- Presentation of proposed hydrological change to DoE, detailing the potential impact to koala habitat within the offset area. This will include specialist reports detailing the nature of the hydrological | There have been no hydrological changes made to the offset area or wider property, maintaining koala habitat and potential carrying capacity. |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | change and the expected impact to the offset areas vegetation communities.<br><br>Only DoE approved hydrological change will be permitted within the offset area. | |
| **Fire** | • Minimise the risk of high-intensity fire within the offset area.<br><br>Minimise the risk of koala mortality within the offset area due to prescribed burning. | • A suitably qualified professional has prepared an Offset Area Bushfire Management Plan, detailing: current vegetation condition and fire risk, locations of current and required firebreaks and fire control lines, current fuel loads, recommended actions and timeframes for maintenance of bushfire risk within the context of the adapted Regional Ecosystem Description Database guidelines (refer below) and biodiversity outcomes sought for the offset area.<br><br>• With the exception of prescribed burning, which will only be undertaken for the purposes of biodiversity enhancement, the offset area is to be managed to avoid the occurrence of fire by:<br><br>- Maintaining fire control lines relative to the offset area; and<br><br>- Co-locating fire control lines with existing tracks and fence lines on the property where possible.<br><br>• Existing fencing, firebreaks and fire control lines are to be kept clear of encroaching vegetation to a width as defined by the Offset Area Bushfire management Plan and in accordance with relevant legislation (e.g. Sustainable Planning Act 2009). | The Koala Crossing Fire Management Plan divides the property into Fire Management Zones: Land Management Zones, Exclusion Zones and Asset Protection Zones. Within the Land Management Zones the landscape is broken up into subzones (Fire Management Areas) according to practicable containment lines. The Fire Management plan details burning intervals recommended for these FMAs (KCFMP 2015 p.16). The EPBC 2015/7513 offset area is located in FMA 2.<br><br>No burns occurred during the reporting period as a result of La Nina conditions. A one-ha fire was caused by lightning strike in November 2025, outside of the offset area.<br><br>Firebreaks were inspected during the reporting period, with no maintenance required. |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | • Vegetation within the offset area will be managed in accordance with the following specifications, which are adapted from the Regional Ecosystem Description Database fire management guidelines for the three vegetation types that occur within the offset area (RE 12.9-10.2, RE 12.9-10.7 and RE 12.8.24) (Queensland Herbarium, 2014):<br>- SEASON: Summer to winter<br>- INTENSITY: Low to moderate<br>- INTERVAL: 4-25 years<br>- STRATEGY: 40-60% mosaic burn. Burn with soil moisture and with a spot ignition strategy so that a patchwork of burnt/unburnt country is achieved<br>- ISSUES: The fire regime will maintain a mosaic of grassy and shrubby understoreys. Ground litter and fallen timber habitats will be maintained by burning only with sufficient soil moisture. Burning will produce fine scale mosaics of unburnt areas. Variability in season and fire intensity will occur, as well as spot ignition in cooler or moister periods to encourage mosaics.<br>• The following parameters will be adhered to throughout the planning and implementation of any prescribed burning: | |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | - Undertake pre-burn survey to identify areas of high koala activity;<br>- No prescribed burning will be undertaken when female koalas are likely to be carrying dependent young (Note: this management action will take precedence over the fire management guidelines outlined above);<br>- Prescribed burning will be only carried out during appropriate weather conditions (e.g. low temperature, low wind) and good soil moisture conditions;<br>- Post-fire practices will be implemented to mitigate the risk of uncontrolled fire damage (e.g. extinguishing burning of large trees); and<br>- Minimise the extent of burning so that the risk of injury or mortality to koalas is reduced, the risk of canopy scorch is lowered, whilst other biodiversity benefits to other species are achieved.<br>• Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade.<br>Domestic livestock will be only be introduced in the event that a fire risk professional (e.g. representative of Queensland Rural Fire Service) and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to | |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | | manage a high level of fire risk. In this event, a maximum of 12 head of domestic livestock may be introduced for no more than a three (3) consecutive week period. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event. | |
| **Disease and/or pathogens** | • Reduce risk of the spread of koala and vegetation diseases within the offset area and adjacent areas of koala habitat.<br><br>Third party contractors do not enter site carrying pathogens. | • Baseline offset area condition survey is to include assessment for signs of *Phytophthora cinnamomi* and Myrtle Rust were undertaken in March 2015 with no evidence of either disease.<br>• To reduce the risk of introducing Chlamydia and koala retrovirus into the resident population; uncontrolled translocation of koala is not permitted within the offset area.<br>• Vegetation management activities which include tree lopping/felling, weed removal, tree planting (including nursery suppliers) are deemed to be high risk in the context of introducing pathogens that may potentially impact koala habitat. As such, any person engaged to undertake these<br><br>activities must satisfy the landholder that they have undertaken all reasonable steps to prevent the introduction of a pathogen/disease to the site (e.g. vehicle and equipment washdown prior to site entry). | The initial baseline survey for koala health indicated no incidence of koala diseases within the population at Koala Crossing. However, subsequent surveys indicated two instances of koalas infected with Chlamydia, and another individual was observed during the last reporting period. No koalas infected with Chlamydia were observed during the reporting period, as no koalas were observed. An ongoing program is in place to continue monitoring Koala Crossing's koala population to ensure they are healthy and thriving. An intensive koala health assessment will be conducted in 2026. |
| **Recovery value** | • Maintain contiguous landscapes to allow koalas to establish new | • To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire offset | The offset area has been legally secured for conservation purposes removing the risk of habitat |

| Attribute/ Threat | Outcomes | Actions | Evidence/comments/status |
|---|---|---|---|
| | territories, facilitate gene flow and respond to environmental changes.<br>• Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses.<br>• Contribute to koala movement and dispersal through the Flinders Karawatha through the establishment of a habitat corridor (minimum 700 m width).<br>• Protect and conserve large, connected areas of koala habitat, particularly large, connected areas that support koalas that are:<br>- genetically diverse/distinct; or<br>- free of disease or have a very low incidence of disease; or<br>breeding (i.e. presence of back young or juveniles). | area will be managed for conservation purposes.<br>• Vegetation clearing will not be undertaken within the offset area under any circumstances, except the following:<br>- Where necessary for the removal of weeds;<br>- To establish and maintain fencing around the boundary of the offset area; and<br>- To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been<br>- prepared by a suitably qualified professional.<br>- Will include the use of registered fauna spotters<br>• Any fencing installed within the offset area is to be fauna-friendly in design (Wildlife Friendly Fencing Project, 2014).<br>To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation, and only to the extent | degradation associated with clearing, development or other incompatible land uses.<br>Vegetation clearing, excluding the removal of weeds, has not been undertaken within the offset area. The contiguous landscape has been maintained and improved to allow koalas to establish new territories, facilitate gene flow and respond to environmental changes. |

# 10. Summary

Saunders Havill Group was engaged by Ripley Town Center No. 1 Pty Ltd to prepare the sixth Annual Compliance Report for EPBC 2015/7513, as specifically required by Condition 15 of the approval granted on 16 December 2019 (**Appendix A**).

In accordance with Condition 1, the approval holder must not clear more than 46.3 ha of koala habitat within the project site. To date, the approval holder has cleared 24.56 ha of critical koala habitat.

Rehabilitation works within the 50 m waterway buffer to Bundamba Creek, extending from Stage 9 (southern interface with town centre holdings) to Stage 15 (western boundary with adjacent Defence Housing Australia landholdings), proceeded prior to the commencement of the approved action (*i.e.,* 16 December 2019). The Bundamba Creek East rehabilitation area has undergone full rehabilitation and establishment period and was accepted as "off-maintenance" by Ipswich City Council in July 2023.

The Year 8 Offset Area Management Report for the Koala Crossing offset area was issued prior to the finalising of this ACR. The annual report concluded that overall koala values are increasing and threats are either stable or declining. Ongoing management is required to ensure the improvement of koala habitat quality on site.

Reviewing the above, the works carried out by the approval holder as part of the action are considered to be compliant with the approval granted under the EPBC Act.

# 11. Appendices

## Appendix A

EPBC Act Approval and Conditions granted 16 October 2017 and Transfer of Approval

## Appendix B

Pre-clearance Fauna Spotter Catcher Report January 2025

## Appendix C

Post-services Fauna Spotter Catcher Report May 2025

## Appendix D

Annual Offset Area Management Report – Year 8

# Appendix A

## EPBC Act Approval and Conditions granted 16 October 2017 and Transfer of Approval

Australian Government
Department of Climate Change, Energy, the Environment and Water

# Notification of consent to transfer approval

## ECCO Ripley residential development, Ipswich, Queensland (EPBC ref 2015/7513)

This decision is made under Section 145B of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

### Transfer decision

| | |
|---|---|
| **approved action** | To develop the residential development at Ripley Valley, Ipswich, Queensland.<br>See EPBC Act referral 2015/7513 and approved variation to the action dated 29 March 2016. |
| **transferor**<br>(the person from whom the approval is transferred) | Bcove 4 Pty Ltd<br>ACN: 123 079 836<br>and<br>Ripley Town Holdings Pty Ltd<br>ACN: 112 588 217 |
| **transferee**<br>(the person to whom the approval is transferred) | Ripley Town Center No.1 Pty Ltd<br>ACN: 677 647 013 |

### Person authorised to make decision

| | |
|---|---|
| **name and position** | Derek Yates<br>Assistant Director, Post Approvals (Qld)<br>Environment Assessments (Vic and Tas) and Post Approvals Branch<br>Nature Positive Regulation Division |
| **signature** |  |
| **date of decision** | 14 May 2025 |

Australian Government
Department of the Environment and Energy

## Approval

**ECCO Ripley residential development, Ipswich, Queensland (EPBC 2015/7513)**

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

**Proposed action**

| | |
|---|---|
| **person to whom the approval is granted** | Bcove 4 Pty Ltd - ACN: 123 079 836<br>and<br>Ripley Town Holdings Pty Ltd - ACN: 112 588 217 |
| **proposed action** | To develop the residential development at Ripley Valley, Ipswich, Queensland. [See EPBC Act Referral 2015/7513 and approved variation to the action dated 29 March 2016]. |

**Approval decision**

| Controlling Provision | Decision |
|---|---|
| Listed threatened species and communities (sections 18 & 18A) | Approved |

**conditions of approval**

This approval is subject to the conditions specified below.

**expiry date of approval**

This approval has effect until 31 July 2047.

**Decision-maker**

| | |
|---|---|
| **name and position** | James Barker<br>Assistant Secretary<br>Assessments and Governance Branch |
| **signature** |  |
| **date of decision** | 16 / 10 2017 |

**Conditions attached to the approval**

Project site

1. The **approval holder** must not clear more than 46.3 hectares of **Koala habitat** within the **project site**.

Management measures

2. The **approval holder** must ensure a pre-clearance survey is undertaken by a **suitably qualified person** immediately prior to any clearing of vegetation within the **project site**, to identify any **Koalas** present.
3. The **approval holder** must not clear any vegetation supporting any **Koalas** until such time that any present **Koalas** vacate the vegetation or are relocated by a **suitably qualified person**.
4. Prior to the **commencement of the action**, the **approval holder** must develop and implement a Koala Management Plan. The Koala Management Plan must describe measures to be implemented for the life of the approval to minimise **Koala** mortality attributable to dog attack and vehicle strike within the **project site**.
5. The **approval holder** must publish the Koala Management Plan on its website prior to **commencement of the action** and the Koala Management Plan (or any subsequent revised versions) must remain on the **approval holder's** website for the life of the approval.

Compensation measures

6. To compensate for the loss of 46.3 hectares of **Koala habitat** within the **project site**, the **approval holder** must, prior to the **commencement of the action**, **legally secure** a minimum of 65.69 hectares of **Koala habitat** at the **offset site**. Within 20 **business days** of **legally securing** the offset, the **approval holder** must provide the **Department** with evidence of when the offset was **legally secured**, and what mechanism was used to **legally secure** the offset.
7. The **approval holder** must, for the life of the approval, ensure there is no net loss in the extent of **Koala habitat** that is **legally secured** at the **offset site** under Condition 6.
8. The **approval holder** must ensure that within 10 years after **legally securing** the offset, the **quality** of **Koala habitat** is improved, relative to the baseline **quality** of 6, across 50 per cent of the **offset site**.
9. The **approval holder** must ensure that prior to the expiry of the approval, the **Koala habitat** across 100 per cent of the **offset site** is of no less than **quality** 8.
10. The **approval holder** must prepare and implement a monitoring program for the life of the approval. The results of the monitoring program must be adequate to inform adaptive management and demonstrate whether the outcomes in Condition 7, Condition 8 and Condition 9 are being met.
11. If, at any time during the life of the approval, the **approval holder** identifies that the outcomes specified in Condition 7, Condition 8 and Condition 9 are not on track to be achieved, the **approval holder** must report to the **Department** in writing within 20 **business days** of becoming aware. The report must state the cause, the response measures (including timeframes for reporting the success of those measures to the **Department**) and the actions to prevent further occurrences.

12. If the **Minister** is not satisfied that the outcomes required by Condition 7, Condition 8 and Condition 9 are likely to be achieved, or is not satisfied that there is sufficient evidence that the outcomes required by Condition 7, Condition 8 and Condition 9 are likely to be achieved, the **Minister** may (in writing) request the **approval holder** to submit a plan for the **Minister's** approval, to monitor, manage, avoid, mitigate, offset, record or report on, impacts to **Koala habitat**.

    a. The **Minister** may set a timeframe in which the plan must be submitted, and may designate that the plan must be prepared or reviewed by a **suitably qualified person** (or another specified person).

    b. If the **Minister** approves the plan in writing then the **approval holder** must implement the approved plan (or a revised version if approved in writing by the **Minister** or otherwise allowed under these conditions).

Administration

13. Within 20 **business days** after the **commencement of the action**, the **approval holder** must advise the **Department** of the actual date of **commencement of the action**.

14. The **approval holder** must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans or monitoring programs required by this approval, and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the **EPBC Act**, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.

15. Within 60 **business days** of every 12 month anniversary of the **commencement of the action**, the **approval holder** must publish a report on its website addressing compliance with each of the conditions of this approval, including implementation of any management plans or monitoring programs as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published. The **Minister** may provide written consent to the **approval holder** to cease reporting under this condition if satisfied additional reports are not warranted.

16. The **approval holder** must report any potential or actual contravention of the conditions of this approval to the **Department** in writing within 5 **business days** of the **approval holder** becoming aware of the potential or actual contravention.

17. Upon the direction of the **Minister**, the **approval holder** must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor and criteria must be approved by the **Minister** prior to the commencement of the audit. The audit report must address the criteria to the satisfaction of the **Minister**.

18. If, at any time after 5 years from the date of this approval, the **approval holder** has not **commenced the action**, then the **approval holder** must not **commence the action** without the written agreement of the **Minister**.

**Definitions**

**Approval holder:** the person to whom the approval is granted, or any person acting on their behalf, or to whom the approval is transferred under section 145B of the **EPBC Act**.

**Business days:** a day other than a Saturday or Sunday or a day which is a public holiday for the whole of Queensland.

**Commence / commenced / commencement of the action:** the point at which clearing of vegetation for the purposes of the action either in a single event or cumulatively first exceeds 2 or more hectares.

**Department:** the Australian Government Department responsible for administering the **EPBC Act**.

**EPBC Act:** the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

**Koala/s:** the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) (*Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)*) listed as a threatened species under the **EPBC Act**.

**Koala habitat:** any habitat, including forest or woodland, which contains species that are known **Koala** food trees (species of tree whose leaves are consumed by **Koalas**), including *Eucalyptus tereticornis*, *Eucalyptus crebra, Eucalyptus moluccana* and *Corymbia citriodora*.

**Legally secure / secured / securing:** means long-term protection under a legal mechanism that is either establishing a covenant on the title or a voluntary declaration under the *Vegetation Management Act 1999* (Qld), or establishing a Nature Refuge under the *Nature Conservation Act 1992* (Qld).

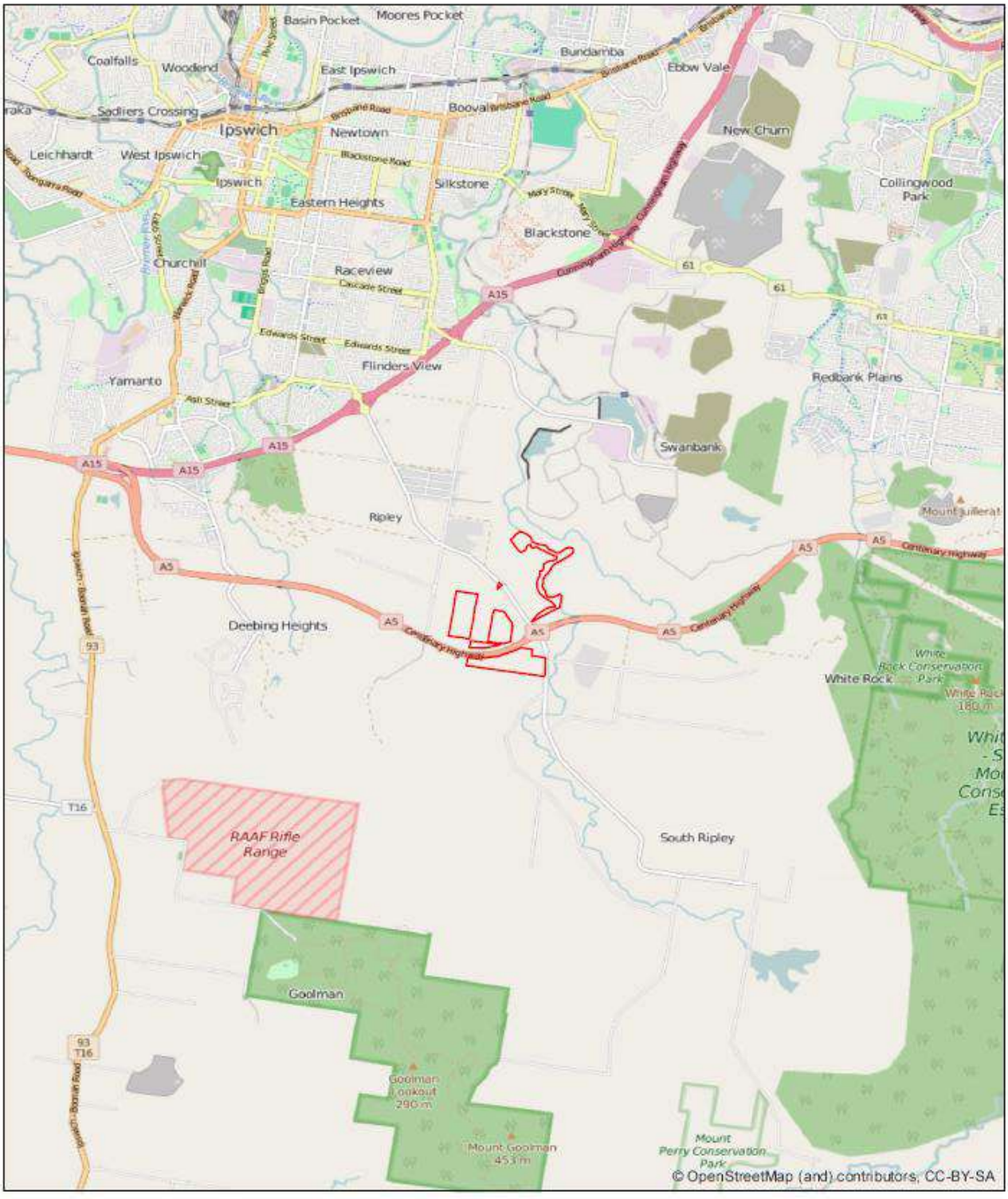
**Minister:** the Australian Government Minister responsible for administering the **EPBC Act** and includes a delegate of the **Minister**.

**Offset site:** the areas designated as 'Sekisui Rural E' and 'Sekisui Rural B' on the map at Attachment 2.

**Project site:** the area defined as 'project referral area' on the map at Attachment 1.

**Quality:** means the habitat quality score as calculated by biocondition surveys in accordance with Queensland's *Biocondition: A condition Assessment Framework for Terrestrial Biodiversity in Queensland. Assessment Manual (Version 2.2)* (Eyre *et al.* 2015), or any subsequent revised version.

**Suitably qualified person:** a person who has professional qualifications, training, skills and/or experience relevant to **Koalas** who can give authoritative assessment, advice and analysis in relation to the identification, safe capture and release and management of **Koalas** using the relevant protocols, standards, codes of conduct, methods or literature.




**Legend**

Project referral area

***Figure A1*** *Project Site Context*

Bcove 4 Pty Ltd & Ripley Town Holdings Pty Ltd

***File ref.*** 6982 E Figure A1 Site Context A
***Date*** 14/07/2016
***Project*** ECCD Ripley

0 500 1,000 2,000 3,000 m

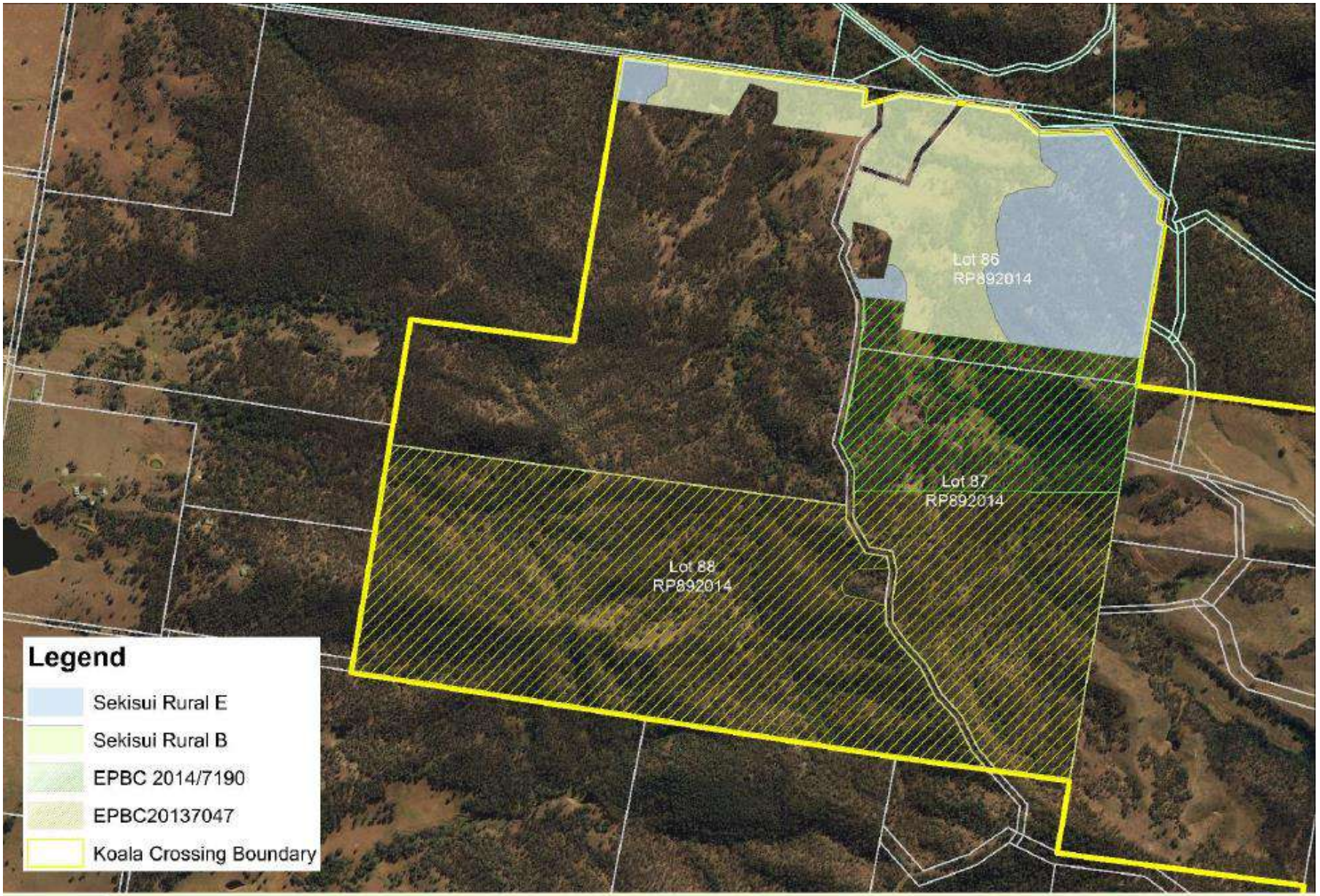
*Scale (A1): 1:85,000 [GDA 1994 MGA ZS6]*

N

saunders havill group

*Layer Sources DCDB (DNRM 2016)*

**Attachment 2**



# Appendix B

## Pre-clearance Fauna Spotter Catcher Report January 2025

# FAUNA PRE-CLEARANCE REPORT

## PROVIDENCE WEST CONNECTOR ROAD

## SOUTH RIPLEY, QUEENSLAND

Prepared for:
**Shadforth Civil Contractors**

Delivered:
**January 2025**

AWEC ENVIRONMENTAL CONSULTANTS

## Document Prepared by:

**Australia Wide Environmental Consultants**
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## Document Control Information

| | |
|---|---|
| Report Title: | Pre-Clearance Report |
| Prepared For: | Shadforth Civil Contractors |
| Project Address: | 7010 Ripley Road, South Ripley, Queensland, 4306 |

### Document Review and Distribution

| Document Version | Issued to | Author | Reviewed/Approved | Date |
|---|---|---|---|---|
| Rev 0 | Shadforth Civil Contractors | AE | YV | 22/01/25 |

## Document Approval

| Approvals | Title | Signature |
|---|---|---|
| Yolande Venter | Company Director/Senior Ecologist |  |



**Authority**

This report has been prepared for use to manage staff and subcontractors relevant to the management and protection of the environment during the Project works. Its application is authorised as part of the client undertaking works. The issue and revision of this report are made under the authority of the Project Manager.

**Reports and/or Plans**

Assessment reports and drawings provided by the client have been used for the development of this report to support the document.

# Table of Contents

# 1 Introduction

## 1.1 Background

Australia Wide Environmental Consultants (AWEC) were commissioned by Shadforth Civil Contractors ('the Client') to conduct a pre-clearance field survey and prepare a pre-clearance report associated with vegetation clearing as part of Providence West Connector Road, located at 7010 Ripley Road, South Ripley, Queensland, 4306, hereafter referred to as the Project.

It is understood the scope of work includes vegetation clearing undertaken within Lot 1 on SP337706 (central GPS location -27.69218, 152.80214) 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 January 14, 2024, 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 Scope of Fauna Management

The field survey was conducted on foot to achieve the following objectives:

1. Identify and mark GPS coordinates of any potential habitat and breeding sites for terrestrial, arboreal, and aquatic fauna likely to be impacted by clearing and construction works (e.g., tree hollows, burrows, nests, arboreal termite nests, mulch and rockpiles, and waterbodies).
2. Provide a recommended strategy to aid in the avoidance and/or mitigation of impact by vegetation clearing to conservation significant fauna species and other native fauna.

AWEC implemented a process methodology for the management of fauna and habitat in accordance with the following legislation, guidelines, and project-specific documents (as outlined in **Table 1.2.1**).

**Table 1.2.1 Legislations, Guidelines, and Project-Specific Documents**

| Document Title | Purpose of Legislation |
|---|---|
| **Animal Care and Protection Act 2001** | The Queensland Animal Care and Protection Act 2001 (the Act) promotes the responsible care and use of animals. |
| **Environmental Offsets Act (2014)** | The main purpose of this Act is to counterbalance the significant residual impacts of particular activities on prescribed environmental matters through the use of environmental offsets. |
| **Environmental Protection Act (1994)** | The Environmental Protection Act 1994 (EP Act) lists obligations and duties to prevent environmental harm, nuisances, and contamination. |
| **Environment Protection and Biodiversity Conservation Act (1999)** | The EPBC Act 1999 focuses on Australian Government interests in the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance. |
| **Nature Conservation Act 1992 (NC Act)** | The Nature Conservation Act 1992 (the Act) provides the legislative basis for the conservation of nature through the dedication, declaration and management of protected areas and the protection of native wildlife and its habitat. |
| **Nature Conservation (Animals) Regulation (2020)** | The Nature Conservation (Animals) Regulation 2020 (Animals Regulation) introduces a new wildlife licensing framework but incorporates and streamlines existing provisions from the regulations that it replaces. |

| Table 1.2.1 Legislations, Guidelines, and Project-Specific Documents | |
|---|---|
| Document Title | Purpose of Legislation |
| Nature Conservation (Koala) Conservation Plan (2017) | The main purposes of this plan are— (a) to promote the continued existence of viable koala populations in the wild, and (b) to prevent the decline of koala habitats. |
| Nature Conservation (Plants) Regulation 2020 | The regulatory framework captures clearing and harvesting activities that pose a significant risk to plant biodiversity. |
| Vegetation Management Act 1999 (VMA) | The Vegetation Management Act 1999 regulates the clearing of vegetation in Queensland in a way that conserves remnant vegetation, ensures clearing does not cause land degradation, prevents loss of biodiversity, maintains ecological processes, reduces greenhouse gas emissions, and allows for sustainable land use. |
| Water Act 2000 (Qld) | The Water Act 2000 (Qld) provides a framework for the planning, allocation and use of surface water and groundwater in Queensland. |
| Project documents | Any documents and requirements supplied by client to abide by. |

# 2 Permits and Reporting

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.

It is understood that the Project currently operates under the Species Management Program (SMP) for tampering within the animal breeding place(s) where there is a low risk of impacts.

All information related to wildlife that will be collected and submitted as part of the Animal Breeding Places Register returns to the Department of Environment and Science (DES) are detailed in **Section 5.5** of the Fauna and Vegetation Management Measures in **Table 5.1**.

A post-clearing report including the provision of an animal breeding place register is to be submitted following the completion of vegetation-clearing activities.

# 3 Desktop Assessment

Prior to commencing the pre-clearing survey, all previous Project surveys and management plans related to the survey area were reviewed, as well as an extensive desktop assessment of the survey area (refer to **Figure 1**).

The initial assessment for the vegetation clearing activities consisted of a desktop review of publicly available ecological data sources and information on the survey area. The desktop review was followed by an on-ground field survey in conjunction with the pre-clearance field survey to describe the ecological values present and to aid the evaluation of the potential impacts of the Project on identified habitat values.

The following data sources were used to inform the desktop assessment for the survey area.

## 3.1 Regional Ecosystem Map

The Queensland DNRME Vegetation Management Regional Ecosystem (RE) Map was viewed to determine the extent, type, and status of REs mapped within the survey area.

The existing vegetation contains the following:

- 2.15 ha of non-remnant (Category X)

## 3.2 Matters Of State Environmental Significance

The following prescribed environmental matters are identified as occurring within the survey area of the Project:

There are no matters associated with the mapped remnant vegetation occupying the survey area.

## 3.3 South-East Queensland Koala Mapping

The Department of Environment and Science (DES) released new regulatory koala habitat maps that support the implementation of the South-East Queensland Koala Conservation Strategy 2020–2025 and amended koala conservation protections within the planning framework. It identifies the best quality koala habitat based on modelling of biophysical measures, suitable vegetation for food and shelter, and two decades of records of koala sightings.'

The survey area does not contain South-East Queensland Koala Mapping.

## 3.4 Protected Plants Flora Survey Trigger Map

The Department of Environment and Science (DES) Protected Plants Flora Survey Trigger Map spatial layer was viewed to determine if the vegetation within the survey area is in proximity to a record of a conservation significant flora species.

- The survey area is not mapped as a 'high-risk area' under the DES Protected Plants for a Survey Trigger mapping.

## 3.5 Wildlife Online Database

The Queensland Government Wildlife Online database was used to retrieve historical records of flora and fauna species listed under the NC Act previously observed within a 2 km radius of the central coordinates of the survey area.

- The results of the Wildlife Online Extract listed three (3) fauna species within a 2 km radius of the Project and are displayed in **Table 3.5.1**.

**Table 3.5.1 Wildlife Online Results**

| State-Listed Threatened Species | Conservation Status |
|---|---|
| *Fauna Species* | |
| Koala (*Phascolarctos cinereus)* | Endangered |
| Latham's Snipe (*Gallinago hardwickii*) | Vulnerable |
| Pectoral Sandpiper (*Calidris melanotos*) | Special Least Concern |

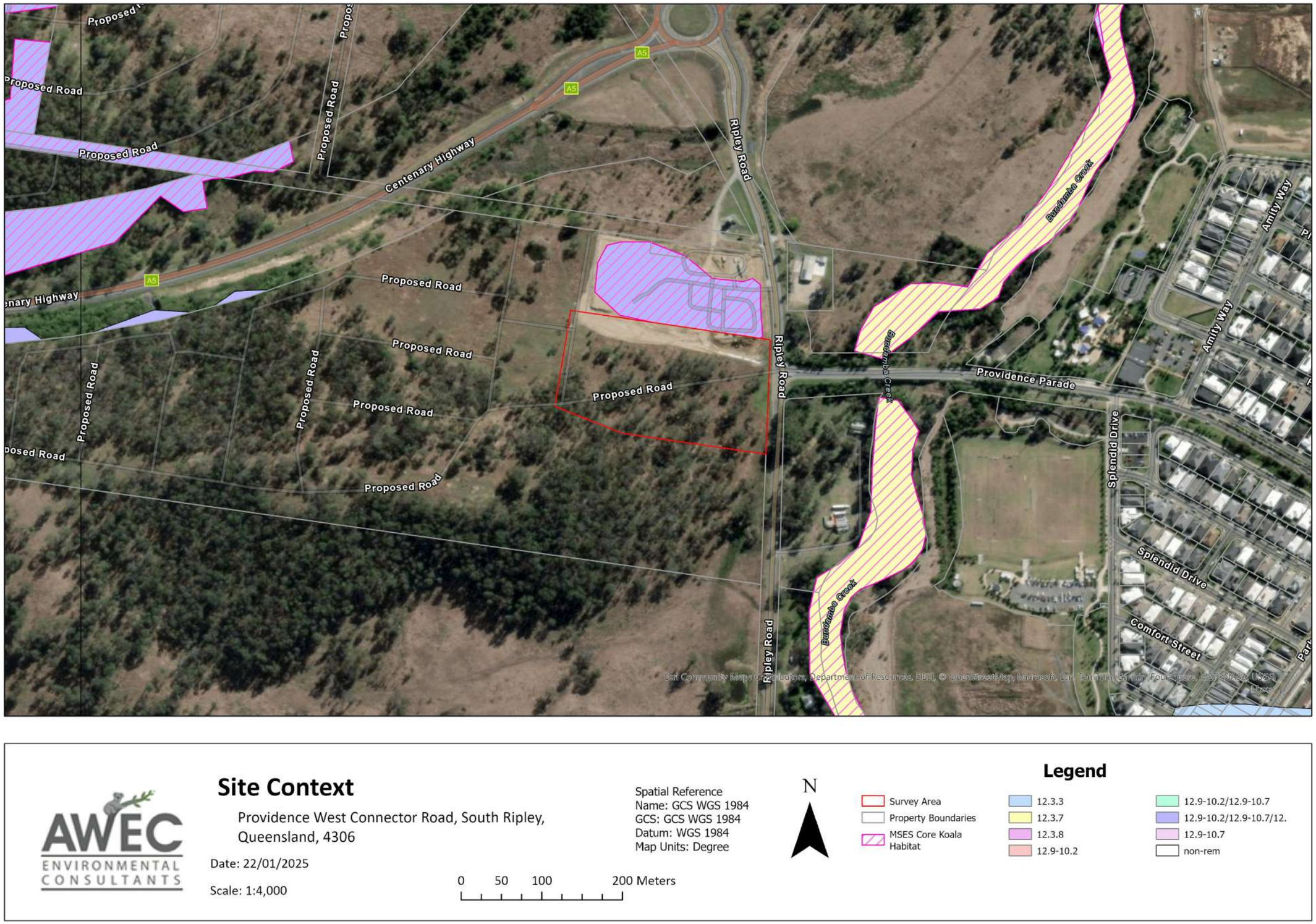


Figure 1. Survey Area Displaying Limits of Clearing (Indicative Only).

# 4 Field Survey

## 4.1 Survey Methodology

The field survey was carried out by one (1) Suitably Qualified and Experienced Person (fauna) on January 14th, 2024. The following survey methodologies were employed to identify habitat features requiring further management action (**Table 4.1.1**).

**Table 4.1.1 Survey Methodologies**

| Survey Type | Survey Methodology |
|---|---|
| **Track, scat and sign searches** | In the form of footprints and tracks, scats, feeding marks on trees, hairs, feathers, bones, slough, nests, feeding stations and carcasses and incidental surveys |
| **Destructive searches** | For indications of occupancy of rocky outcrops, hollow logs, peeling bark, scattered timber, burrows, soil cracks, termite mounds, ground nests, shrubs, leaf litter and grasses |
| **Conduct hand searches** | For any terrestrial fauna including high-risk species listed as special least concern, migratory or colonial species and fauna species of conservation significance likely to be impacted by clearing and construction works |
| **Visual searches** | For indications of occupancy of nests, hollows, exfoliating bark, fissures, dreys and arboreal termitaria |
| **Aquatic assessment (if applicable)** | Of occupancy indicators including amphibian calls or breeding signs, slide marks, burrows or tracks on banks, nesting sites for fish, and breaks in surface tension or bubbles |
| **Opportunistic surveys (if applicable)** | To assess the presence of conservation significant flora species likely to occur within areas mapped under the protected plants flora trigger overlay |

All features were located using a GPS Kit and the location coordinates were recorded and marked on-site. A description of the above features was recorded and entered into an electronic database. Representative photographs were taken and stored for reference purposes.

## 4.2 Survey Area

The survey area consists of dry eucalypt bushland up a steep descent up the hill, consisting of long thick grass, thickets of Lantana and Eucalypts ranging from mature to juvenile. The start of the site is on a roadside across from large properties and has a small shopping centre next door on the right. The beginning of the land starts off with sparse trees which become thicker and denser as you go up the hill. Old vehicle tracks can be seen too going through the area. General vegetation observed within the survey area is displayed in **Figures 2 - 5**.

Figure 2. General survey area

Figure 3. General survey area

Figure 4. General survey area

Figure 5. General survey area

## 4.3 Survey Results

The survey area provides moderate habitat potential and opportunistic habitat for fauna species such as koalas, wallabies, possums, birds, and reptiles and acts as a temporary refuge for fauna moving within the local area.

The fauna biodiversity observed within the survey area during the field survey is listed below in **Table 4.3.1.**

Table 4.3.1 Fauna Biodiversity

| Common Name | Scientific Name | NCA Status |
|---|---|---|
| Torresian Crow | *Corvus orru* | C |
| Australian Magpie | *Gymnorhina tibicen* | C |
| Noisy Miner | *Manorina melanocephala* | C |

Codes: EX- extinct, PE- extinct in the wild, CR- critically endangered, E- endangered wildlife, V- vulnerable wildlife, NT- near threatened wildlife, SL- special least concern, C- least concern wildlife and I- international wildlife.

No (0) signs of conservation significant fauna species, or breeding places were observed within the survey area. A total of sixteen (16) habitat features and fauna signs were recorded during the survey and displayed in **Table 4.3.2**.

Photographs of habitat features and fauna signs within the survey area are displayed in **Figures 6 - 9,** followed by the distribution of habitat features, and fauna signs identified across the survey area displayed in **Figure 10**.

| Table 4.3.2 Habitat Features & Fauna Signs Records | |
|---|---|
| **Habitat Features** | **Count** |
| Bird Nest | 2 |
| Possum Drey | 1 |
| Dam/waterbody (Aquatic Habitat) | 0 |
| Termite Mound | 5 |
| Dense Veg | 0 |
| Fissured Bark | 1 |
| Hollow-Bearing | 1 |
| Stag Trees | 0 |
| Hollow Log | 1 |
| Animal Remains | 1 |
| Rocky Outcrops | 0 |
| Woody Debris | 0 |
| Total: | 12 Habitat Features |
| **Fauna Signs** | **Count** |
| Diggings | 0 |
| Scat | 3 |
| Tracks | 0 |
| Scratch Marks | 1 |
| Native Beehive | 0 |
| Total: | 4 Fauna Signs |

Figure 6. Possum drey

Figure 7. Hollow tree

Figure 8. Scratch marks

Figure 9. Stick nest


Figure 10. GPS Location of Habitat Features and Fauna Signs Recorded During the Field Survey.

# 5 Fauna Management Strategies

Threatening processes as defined under the EPBC Act 1999 are those processes that threaten or may threaten the survival, abundance or evolutionary development of a native species or ecological community.

In accordance with the NC Act 1992 and the Animal Care and Protection Act 2001, threatening processes are also those that have a negative impact on the welfare of individual animals. For fauna within the proposed development area, vegetation clearing has the potential to result in injury or death.

The pre-construction phase of a Project is generally considered a relatively short period of intensive activity, which can be associated with several threatening processes. Potential impacts and management strategies to avoid and minimise impacts to native fauna outlined in the Fauna & Vegetation Management Measures of Table 5.1 below focus on this phase of the Project, including vegetation clearing and earthworks activities.

The Fauna & Vegetation Management Measures table details management measures in further detail for the following:

- Pre-clearing
- Clearing and Grubbing
- Fauna Capture and Release
- Injuries & Euthanasia
- Reporting
- Koala Management
- Mulching works
- Native Beehive Relocation
- Recommended Management Actions
- Earthworks and Construction Phase
- Nest Box Management Measures

The purpose of the Fauna & Vegetation Management Measures is to advise the on-site crew of the requirements they must adhere to in order to minimise impacts to fauna during this Project.

## Table 5.1 FAUNA & VEGETATION MANAGEMENT MEASURES

7010 Ripley Road, South Ripley, Queensland, 4306

### 5.1 Pre-clearing

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

| Prior to Work Commencing ✓ |
|---|
| 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 |

### 5.2 Clearing and Grubbing

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

| During Disturbance Works ✓ |
|---|
| A Department of Environment and Science licensed and suitably qualified 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 |
| 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 a local wildlife hospital or carer (**See Section 5.4**). |
| Works must be conducted in accordance with management actions and recommendations listed, the relevant Species Management Programs, the NC Act 1992, EPBC Act 1999, and the Animal Care and Protection Act 2001. |

If, during the pre-clearing activities, a real and proximate risk to animal welfare is discovered that was not previously identified during the initial habitat assessment, an animal welfare direction will be provided to include additional fauna management methodology.

Where the risk is identified during the disturbance/clearing phase of operations, an animal welfare direction will be supplied in written format to the Administrator and will define the timing of, and actions or measures required to protect the welfare of animals likely to be affected by such operational works, activities, or structures.

Clearing must occur towards vegetated areas to allow for wildlife to self-relocate into surrounding vegetation and prevent isolating fauna.

### 5.3 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. However, koalas cannot be captured, handled, stored, or removed from the site and must be managed in accordance with legislation (**Section 5.6**).

#### Storing Fauna

1. Secure in a:
   - Calico bag, knotted and zip tied; or,
   - Snake bag, knotted and zip tied; or
   - Pet carrier.

Place in a quiet, dark area, at an appropriate temperature for the species until able to be safely released.

If animal is orphaned or injured, store in a secure manner to prevent unnecessary stress or further injury.

#### 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 1 km of the site, as per DES 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).

### 5.4 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.

Local wildlife care groups are listed below and are to be contacted in the event that injured and/or orphaned wildlife species are observed.

#### Recommended Wildlife Surgery:

- **Australia Zoo Wildlife Hospital, Beerwah - (07) 5436 2097**
- **RSPCA Wildlife Hospital - 1300 ANIMAL**
- **Wildcare Australia Inc - (07) 5527 2444**

## 5.5 Reporting

Objective: Adhere to DES requirements
Responsibility: FSC
Timing: All Phases

All fauna injuries or deaths will be reported to the Construction Contractor Project Manager.
After the works, a report on fauna injury, death, capture, and relocations and offsets will be provided to the client.

| 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) |
| Date and time of disposal |
| Details of disposal (GPS points of release) |
| For released animals, location relative to the point of capture |

## 5.6 Koala Management

Objective: To protect local koala populations
Responsibility: Koala Spotter, FSC & Clearing Crew
Timing: All Phases

If a Koala is observed within the site, a DES approved Koala spotter must be on site to monitor the animal until it has self-relocated off-site. A DES-approved Koala spotter is a person who holds a relevant tertiary qualification, and/or who is experienced (Endorsed FSC) 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 to Koala's 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 the 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 spotter 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 Koala spotter will liaise with DES and negotiate appropriate methods for removal and relocation.

## 5.7 Mulching Works

Objective: To reduce project impact on local fauna
Responsibility: FSC & Clearing Crew
Timing: Clearing works

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

Timber should not remain on-site for longer than 48 hours prior to shearing or mulching. Where this is not practical, a FSC is to be present for the shearing/mulching works. If fauna is identified, the FSC will relocate the fauna to an appropriate location within the remnant vegetation.

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

## 5.8 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 before 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 overnight. The next morning at sunrise the entrance is to be opened.

Example Of Relocated Native Beehive

## 5.9 Recommended Management Actions

Objective: To reduce project impact on local fauna
Responsibility: Koala Spotter, FSC & Clearing Crew
Timing: Clearing works

Management strategies of habitat features to be adopted during vegetation-clearing activities are summarised below.

Any hollow-bearing tree, stag, or other trees that may previously have contained wildlife, may be felled if:

- the fauna spotter/catcher has determined definitively that no wild animals are present in the tree at the time of felling; or
- the fauna spotter/catcher has removed all wild animals from the tree immediately prior to felling.

| Habitat Feature | Recommended Management Strategy ✓ |
|---|---|
| **Koala** | Where a Koala is present within a clearing zone, the tree will be marked with distinctive flagging (and other advisory means as required) and machinery operators will be briefed on the location of the area. No clearing activities can occur within 20 m of the tree retaining a Koala until the animal has moved on of its own volition (where the strategy is to allow the Koala to move of its own accord, overnight). On the following day, the tree and retained area, are to be checked again before their removal. If necessary, the procedure is repeated until the Koala has moved.<br>If the Koala is sick or injured and needs medical attention, DES will be contacted, and trapping by the FSC may be required to allow the Koala to receive medical attention. Actions will be guided by DES and the FSC. |
| **Hollow-bearing limbs and Stag trees** | Remove understorey vegetation and non-habitat trees before removing habitat trees. Segmental removal of the tree, with hollow-bearing limbs, plugged and lowered to the ground for inspection by the fauna spotter/catcher; use of an excavator with vertical grab to sensitively lower the main trunk in a controlled manner (after removal of lateral limbs); visually inspect any hollow limbs before mulching. |
| **Non-juvenile koala habitat trees (NJKHT)** | Clearing of koala habitat trees is carried out under the supervision of the fauna spotter catcher in a way that ensures appropriate habitat links are maintained within the area being cleared and the adjacent area and ensures koalas occupying the area that is being cleared have enough time to move out the area being cleared without human intervention; occupied and surrounding trees are not to be cleared, and if the area being cleared is more than 3 hectares:<br>• The clearing must be carried out in stages; and<br>• If the area being cleared is less than six (6) hectares, no more than 50% of the area being cleared can be cleared in any one stage; and<br>• If the area being cleared is more than 6 hectares, no more than three (3) hectares or 3% of the area being cleared (whichever is the greater) can be cleared in any one stage.<br>• Between each stage and the next, there is at least one 12-hour period (starting at 6 pm on a day and ending at 6 am on the following day) during which no trees are cleared on the Project. |
| **Birds nest/possum dray** | Remove understorey vegetation and non-habitat trees before removing habitat trees. Using a fixed harvesting head, sensitively lower the trunk in a controlled manner under the supervision of the FSC. Visually inspect any hollow limbs before mulching. |
| **Arboreal termitaria** | Inspect using observational techniques. If determined to be inactive following inspection using drone and/or camera pole, follow relevant felling methodology – i.e., if the tree is hollow-bearing, employ methodology for hollow-bearing trees described in this table. |
| **Rocky outcrops** | Undertake slow, destructive search under the supervision of the FSC. |
| **Woody debris** | Inspect using a torch. Undertake slow, destructive search under the supervision of FSC. |
| **Dam (aquatic habitat)** | Remove aquatic weeds where possible.<br>Dewatering activities are to occur under the Fish Salvage Guidelines (DPI, 2004). |

## Table 5.1 FAUNA & VEGETATION MANAGEMENT MEASURES

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### 5.10 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 (1st stage is to clear non-habitat trees, 2nd 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. |

### 5.11 Notification & Corrective Action

Objective: To reduce project impact on local fauna
Responsibility: Contractor and Project Manager
Timing: Clearing works

| 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.<br>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. |

## 5.12 Nest Box Management Measures

This site is located within the Ipswich City Council, where there are no outlined details regarding nest box installation, so the following standard conditions are recommended to be followed:

- 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.

At least half of the required nest boxes are recommended to be installed either prior to commencement of clearing or within 7 days of the clearing having taken place. Remaining nest-boxes to be installed within 30 days of completing clearing works.

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. 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 Nest Box Recommendations

The survey area contains no (0) trees with a DBH greater than 800 mm. There are ten (10) trees with habitat features are proposed to be removed.

Therefore, in line with the development conditions outlined in **Section 5.13** of the Fauna & Vegetation Management Measures above, two (2) 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 non-Habitat Trees | 1 | 1 X 1 | 1 |
| Hollows within arboreal termite mounds | 1 | 1 X 1 | 1 |
| Occupied hollows | | | 0 |
| Total | | | 2 |

# 7 Conclusion

A pre-clearance field survey has been undertaken to determine risk and management strategies for fauna management throughout clearing activities undertaken by Shadforth Civil Contractors.

No (0) sightings of conservation significance fauna species, or breeding places were observed within the survey area during the pre-clearance field survey. All habitat features and fauna signs were identified across the survey area and recorded.

To manage the risk to any native fauna present during the proposed clearing activities, the fauna management measures within this document are to be adhered to for the duration of the Project.

# 8 Recommendations

Native street planting is recommended to reduce the amount of lost foraging habitat. Any koala fodder foliage that is cleared should be given to a local wildlife carer or rehabilitation centre.

Two (2) nest boxes are recommended/required 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.

Recommendation has been made to ensure pre-clearing checks undertaken 24 hours prior and directly prior to clearing including canopy searches for fauna. The clearing is to be undertaken sequentially with a minimum of one (1) FSC per clearing front. Clearing activities should maintain appropriate habitat links for self-dispersal by fauna into adjacent areas where possible and allow for safe capture and relocation away from road infrastructure and areas to be disturbed as part of the Project.

Notification procedures for habitat features identified in Section 5.9 are to be followed where any wildlife interactions are likely to or have occurred during the pre-clearance field survey, 24-hour pre-clearing checks, and approval prior to the commencement of clearing activities.

It is recommended that the findings of this pre-clearance report are considered during vegetation clearing, and construction activities to ensure that potential disturbances to ecological values are minimised and to prevent shifts away from remnant vegetation communities.

The results of this assessment should be provided to the relevant regulatory authorities for their consideration during the clearing permit assessment process. A post-clearing report is required at the conclusion of clearing activities.

# Appendix C

## Post-services Fauna Spotter Catcher Report May 2025

787-SCC2502-T

# FAUNA POST-CLEARANCE REPORT

## PROVIDENCE WEST CONNECTOR ROAD

## SOUTH RIPLEY, QUEENSLAND

Prepared for:
**Shadforth Civil Contractors**

Delivered:
**May 2025**

AWEC ENVIRONMENTAL CONSULTANTS

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## Document Control Information

| | |
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| Prepared For: | Shadforth Civil Contractors |
| Report Reference: | 787-SCC2502-T |
| Project Address: | 7010 Ripley Road, South Ripley, Queensland, 4306 |

## Document Review and Distribution

| Document Version | Issued to | Author | Reviewed/Approved | Date |
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| Rev 0 | Shadforth Civil Contractors | AE | YV | 12/05/25 |

## Document Approval

| Approvals | Title | Signature |
|---|---|---|
| Yolande Venter | Company Director/Senior Ecologist |  |



**Authority**

This report has been prepared for use in managing staff and subcontractors relevant to the management and protection of the environment during the project works. Its application is authorised as part of the client undertaking works. The issue and revision of this report are made under the authority of the Project Manager.

**Reports and/or Plans**

Assessment reports and drawings provided by the client have been used to develop this report and support the document.

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# 1. Introduction

## 1.1 Background

Australia Wide Environmental Consultants (AWEC) were commissioned by Shadforth Civil Contractors ('the Client') to prepare a post-clearance report and provide a Department of Environment, Tourism, Science and Innovation (DETSI) licensed fauna spotter catcher (FSC) to supervise vegetation clearing as part of Providence West Connector Road, located at 7010 Ripley Road, South Ripley, Queensland, 4306, hereafter referred to as the Project.

It is understood that the clearing activities were undertaken within an area of the Project on Lot 1 on SP337706 (central GPS location -27.69218, 152.80214), referred to as the 'survey area' as shown in **Figure 1** below.

This report details the results of the vegetation-clearing activities and wildlife interactions undertaken on February 7 & 10, March 24, 25 & 26, 2025, as well as management actions undertaken prior to and during vegetation-clearing activities.

## 1.2 Scope of Fauna Management

Prior to vegetation clearing, the DETSI-licensed FSC conducted searches of habitat features for potential or active breeding places and of conservation significant fauna species. During clearing, machines were closely supervised to mitigate impacts and ensure the safe capture and relocation of any fauna encountered.

AWEC implemented a process methodology for the management of fauna and habitat in accordance with the following legislation, guidelines, and project-specific documents (**Table 1.2.1**).

Table 1.2.1 Legislations, Guidelines, and Project-Specific Documents

| Document Title | Purpose of Legislation |
|---|---|
| **Animal Care and Protection Act 2001** | The Queensland Animal Care and Protection Act 2001 (the Act) promotes the responsible care and use of animals. |
| **Biosecurity Act (2014)** | The Biosecurity Act 2014 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. |
| **Environmental Offsets Act (2014)** | The main purpose of this Act is to counterbalance the significant residual impacts of particular activities on prescribed environmental matters through the use of environmental offsets. |
| **Environmental Protection Act (1994)** | The Environmental Protection Act 1994 (EP Act) lists obligations and duties to prevent environmental harm, nuisances and contamination. |
| **Environment Protection and Biodiversity Conservation Act (1999)** | The EPBC Act 1999 focuses on Australian Government interests in the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance. |
| **Nature Conservation Act 1992 (NC Act)** | The Nature Conservation Act 1992 (the Act) provides the legislative basis for the conservation of nature through the dedication, declaration and management of protected areas and the protection of native wildlife and its habitat. |

| Table 1.2.1 Legislations, Guidelines, and Project-Specific Documents | |
|---|---|
| Document Title | Purpose of Legislation |
| **Nature Conservation (Animals) Regulation (2020)** | The Nature Conservation (Animals) Regulation 2020 (Animals Regulation) introduces a new wildlife licensing framework but incorporates and streamlines existing provisions from the regulations that it replaces. |
| **Nature Conservation (Koala) Conservation Plan (2017)** | The main purposes of this plan are— (a) to promote the continued existence of viable koala populations in the wild, and (b) to prevent the decline of koala habitats. |
| **Nature Conservation (Plants) Regulation 2020** | The regulatory framework captures clearing and harvesting activities that pose a significant risk to plant biodiversity. |
| **Vegetation Management Act 1999 (VMA)** | The Vegetation Management Act 1999 regulates the clearing of vegetation in Queensland in a way that conserves remnant vegetation, ensures clearing does not cause land degradation, prevents loss of biodiversity, maintains ecological processes, reduces greenhouse gas emissions, and allows for sustainable land use. |
| **Water Act 2000 (Qld)** | The Water Act 2000 (Qld) (Water Act) provides a framework for the planning, allocation and use of surface water and groundwater in Queensland. |
| **Project documents** | Any documents and requirements supplied by the client to abide by. |

## 2. Permits and Reporting

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 is licensed in the State of Queensland.

Clearing activities that are likely to tamper with breeding places of least concern species (excluding special least concern) are to be undertaken in accordance with the Project specific endorsed Species management program (SMP) for tampering with animal breeding places (Low risk of impacts).

The following information relates to data to be collected regarding the relocation of fauna which will be submitted to the Department of Environment, Tourism, Science and Innovation (DETSI) as part of the animal breeding places register returns:

- Fauna species relocated.
- Location of animal breeding place.
- Location of release.
- Date of relocation.

A breeding place register is included in Appendix A for provision to the principal contractor, where three (3) Lace Monitor (*Varanus varius*) (taken into care) were removed from a breeding place (arboreal termite mound) during clearing activities and recorded for this reporting period.

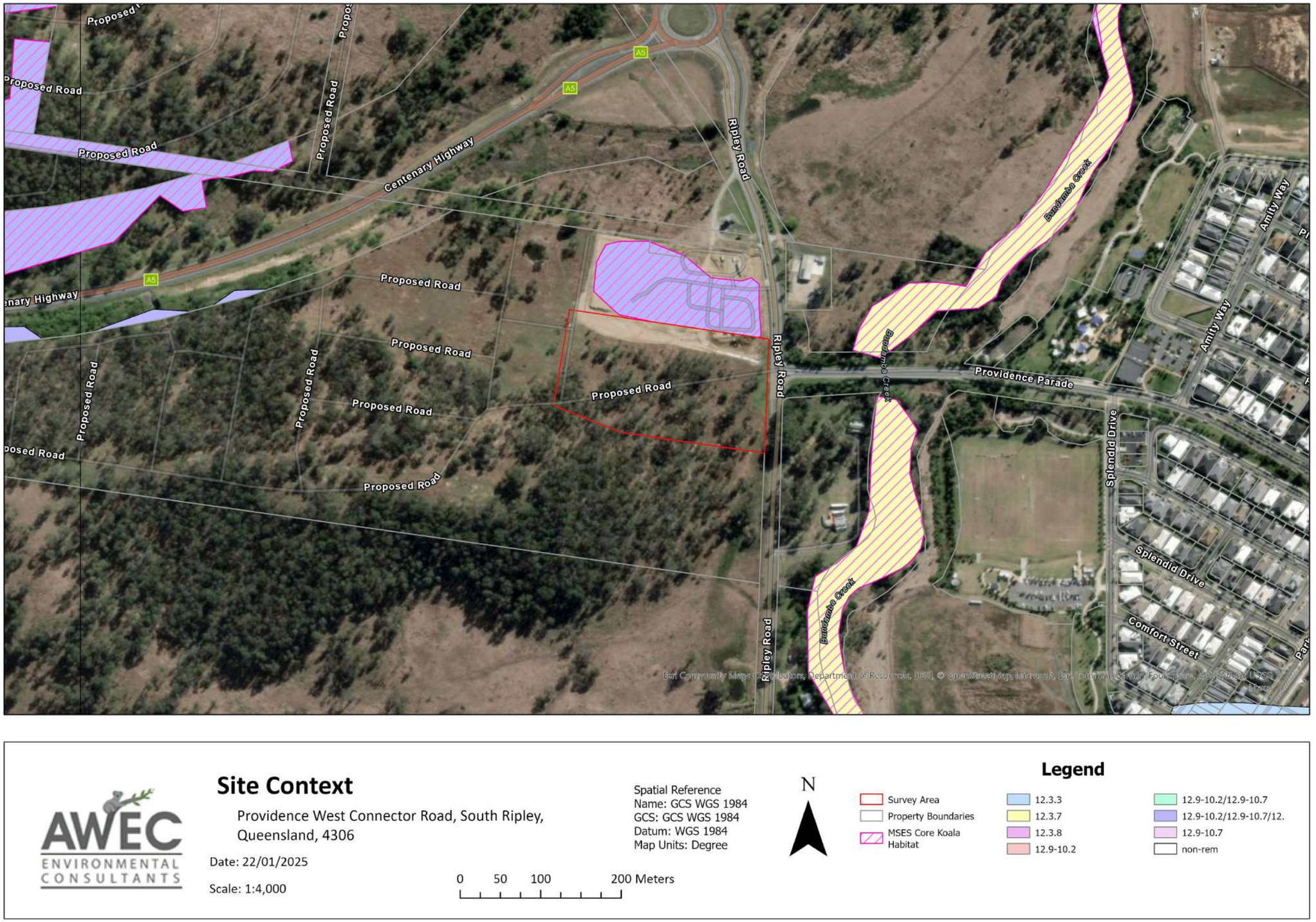


Figure 1. Survey Area Displaying Limits of Clearing (Indicative Only).

# 3. Vegetation Clearing and Fauna Management

## 3.1 Pre-Clearance Field Survey

The pre-clearance field survey was carried out by a Suitably Qualified and Experienced Person (fauna) on January 14, 2024.

The survey was completed on foot, employing observational techniques during thorough traverses of the survey area within the Project. Habitat features identified during the survey were marked and recorded using the identification means outlined in the previous pre-clearance report.

Refer (Ripley_Providence_West_Connector_Road_Pre_Clearance_Rev0) for the pre-clearance field survey methodology and results, as well as fauna management requirements and strategies to be adopted during vegetation clearing activities.

## 3.2 Vegetation Clearing Activities

Prior to the commencement of vegetation clearing, the DETSI-licensed FSC conducted searches of habitat features including thick vegetation, ground debris and burrows for potential or active breeding places of fauna and conservation significant fauna species. All GPS locations and representative photographs were taken and stored for reference purposes.

Machines used for vegetation clearing were supervised by a DETSI-licensed FSC at a ratio of one FSC per machine, with constant positive communication upheld between the FSC and the operator. This ensured any fauna sighted during the clearing activities was able to be safely captured and relocated.

Management strategies included directional and controlled felling, utilised as a mitigation measure to reduce impacts on arboreal fauna and to allow opportunistic terrestrial fauna to disperse into suitable areas and away from road hazards.

Before larger vegetation was removed it was gently rustled with machinery to see if any fauna would disperse from the vegetation to minimise fatality from cutting it down. Felled trees were inspected on the ground by the FSC prior to mulching, which was conducted immediately on-site.

General photographs of vegetation clearing activities conducted are displayed in **Figures 2 - 5.**

Figure 2. During Clearing Works:

Figure 3. During Clearing Works:

Figure 4. During Clearing Works:

## 3.3 Fauna Interactions

No (0) signs of conservation significant fauna species were observed within the survey area during clearing activities.

Three (3) fauna interactions were recorded throughout clearing activities and are listed in **Table 3.3.1**, with fauna interaction photographs displayed in **Figures 6.**

Table 3.3.1 Fauna Interaction Details

| Date | # | Scientific Name | Common Name | Capture Lat / Long | Release Lat / Long | Condition, Incidents, Treatment |
|---|---|---|---|---|---|---|
| 07/02/25 | 3 | *Varanus varius* | Lace Monitor Eggs | -27.692218, 152.8018822 | -27.6837947, 153.0222373 | Unhatched but viable/active<br><br>Taken to wildlife carer (Reptile Rescue – Mackellar Drive) |
| **TOTAL** | **3 Fauna Interactions** | | | | | |

**Figure 5.** Lace Monitor Eggs taken to carer.

## 3.4 Breeding places

One (1) breeding place (Arboreal termite mound) was identified and tampered with during clearing activities. A breeding place register is included in **Appendix A** for provision to the principal contractor, where three (3) Lace Monitor (*Varanus varius*) eggs were removed from a breeding place (nest) during clearing activities and taken into care and recorded for this reporting period.

Active breeding places identified during clearing activities are listed below in **Table 3.4.1**.

**Table 3.4.1 Breeding Place**

| Date | # | Type | Species | Capture Location Lat / Long | Release Location Lat / Long | Comments |
|---|---|---|---|---|---|---|
| 07/02/25 | 3 | Arboreal termite mound | Lace Monitor (*Varanus* varius) Eggs | -27.692218, 152.8018822 | -27.6837947, 153.0222373 | Unhatched but viable/active<br><br>Taken to wildlife carer (Reptile Rescue – Mackellar Drive) |
| **TOTAL** | **1 Active Breeding Places** | | | | | |

## 4. Conclusion

Three (3) fauna interactions occurred during the clearing process with no (0) fatalities.

No (0) sightings of conservation significance fauna species occurred during the clearing activities.

One (1) breeding place was tampered with during clearing activities and has been accurately recorded in the breeding register provided in Attachment A.

Fauna management throughout the course of vegetation clearing activities on February 7 & 10, March 24, 25 & 26, 2025 was considered to be effective in reducing the risk of native fauna fatality.

AWEC can confirm all activities, including vegetation clearing and fauna spotter-catching, were carried out in accordance with the relevant environmental legislation, Project conditions, Project-specific environmental management plans, and the recommendations of in-field ecologists and fauna specialists.

# Appendix D

## Annual Offset Area Management Report – Year 8

# Offset Area Management Report – Year 8

EPBC 2015/7513

**V1 | 19 February 2026**

## Document Control

| Current document | |
|---|---|
| Title | Offset Area Management Report – Year 8<br>EPBC 2015/7513 |
| Date | 19/02/2026 |
| Prepared by | Chagi Weerasena |

**Document Issue**

| Issue | Date | Prepared by | Reviewed by |
|---|---|---|---|
| Draft | 16/02/2026 | Chagi Weerasena | Kayleen Campbell |
| Final | 19/02/2026 | Chagi Weerasena | Dr Liz O'Brien |

## Disclaimer

This report has been prepared for BCove 4 Pty Ltd and Ripley Town Holdings Pty Ltd by the Queensland Trust for Nature. QTFN cannot accept any responsibility for any use of or reliance upon the contents of this report by any third party.

## Reports and/or Plans by Others

Reports and/or plans by others may be included within this Offset Area Management Report to support the document.

*QTFN acknowledges the Traditional Custodians of Country throughout Australia and their diverse and continuing connections to land, sea and community. We acknowledge they were the first conservationists and scientists and have cared for this land for future generations. We pay our respect to their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples today.*

*This report was prepared on the Traditional Lands of the Jagera and Turrbal Peoples.*

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# 1.0 INTRODUCTION

The purpose of this document is to report on the management actions and outcomes required for the provision of koala (*Phascolarctos cinereus*) habitat offset, by Approval EPBC 2015/7513 issued pursuant to sections 130 and 133 of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). The focus of the plan is on the protection and enhancement of the koala habitat associated with the secured offset for BCove 4 Pty Ltd and Ripley Town Holdings Pty Ltd (EPBC 2015/7513) (henceforth referred to as the offset area). This document will report in accordance with stipulations and requirements laid out in the Offset Area Management Plan (OAMP).

The structure of the document reflects the requirements of the Department of Climate Change, Energy, the Environment and Water (DCCEEW) and details the key threatening processes which could impact on the existing koala population. This document reports on the koala occurrence, vegetation composition, and actions to minimise threats to koalas. The management regime put in place by the Queensland Trust for Nature (QTFN) will protect and enhance existing koala habitat through the exclusion of land practices detrimental to the site and will track improvements and progress in this annual offset report over the active management period.

This report is the eighth submitted to date (henceforth referred to as the Year 8 report) since the approval date for the offset on 16 October 2017 and commencement of the action on 16 December 2019. This reporting period includes data from December 2024 to December 2025 (henceforth referred to as the reporting period). The past and future reporting requirements are listed below in Table 1.

**Table 1 – EPBC 2015/7513 reporting requirements**

| Milestone | Due Date | Status |
|---|---|---|
| Approval of EPBC 2015/7513 | - | 16 October 2017 |
| Commencement of the action | - | 16 December 2019 |
| Year 1 – Baseline | February 2019 | Submitted October 2018 |
| Year 2 – Intensive year review | February 2020 | Submitted November 2019 |
| Year 3 | February 2021 | Submitted January 2021 |
| Year 4 | February 2022 | Submitted February 2022 |
| Year 5 | February 2023 | Submitted January 2023 |
| Year 6 | February 2024 | Submitted January 2024 |
| Year 7 | February 2025 | Submitted January 2025 |
| **Year 8** | **February 2026** | **Current report** |
| Year 9 | | |
| Year 10 | | |

## 1.1 Summary of compliance

This document stands as a compliance report for the decided Conditions of Approval for EPBC 2015/7513, relevant to this reporting period (Table 2). Table 3 summarises key performance indicators from the OAMP relevant to this reporting period.

It is acknowledged that any non-compliance with the conditions must be reported by no later than five business days after becoming aware.

**Table 2 – Compliance summary of Conditions of Approval relevant for this reporting period**

| Conditions of Approval | Status |
|---|---|
| 7. The approval holder must, for the life of the approval, ensure there is no net loss in the extent of Koala habitat that is legally secured at the offset site under Condition 6. | Compliant – there has been no net loss of koala habitat during the active management period. |
| 8. The approval holder must ensure that within 10 years after legally securing the offset, the quality of Koala habitat is improved, relative to the baseline quality of 6, across 50 per cent of the offset site. | On track – habitat quality management is ongoing. |
| 10. The approval holder must prepare and implement a monitoring program for the life of the approval. The results of the monitoring program must be adequate to inform adaptive management and demonstrate whether the outcomes in Condition 7, Condition 8 and Condition 9 are being met. | Compliant/ongoing – QTFN are currently implementing a monitoring program in the offset area. Results of the monitoring program are discussed in annual reports. |
| 17. Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister. | Compliant – an independent audit was conducted on 6 May 2025 by Jacinta Wilson, Karen Khoo (DCCEEW) and Amy Westman (Saunders Havill). Conditions of Approval relevant to offset management were recorded as compliant. |

**Table 3 – Key performance indicators from the OAMP relevant to this reporting interval**

| Key actions/monitoring requirements | Performance indicators/reporting requirements | Status |
|---|---|---|
| **Koala occurrence** | | |
| • Outside of the formal koala density survey event, opportunistic koala sightings and scat findings to be recorded (location and date) within the Offset Area Assessment Report. | • Incorporate opportunistic koala sightings into the Annual Offset Area Assessment Report. | Compliant/ ongoing |
| **Vegetation composition** | | |
| • Monitoring of weed infestations; adaptive management of shrub, tree and vine weed species if required.<br>• Given that the subject property boundary is currently fenced in koala-permeable fencing, livestock will be excluded from the offset area through at least one of the following mechanisms:<br>  ○ Livestock will not be kept on the property<br>  ○ Koala-friendly fencing will be erected along the northern boundary of the offset area to exclude livestock grazing | • Vegetation composition retains structural attributes of forest or woodland and maintains koala food tree species diversity recorded by baseline survey.<br>• Weed cover (shrub, tree and vine species) does not exceed baseline levels by more than 10%.<br>• Monitoring results to be recorded in annual Offset Area Assessment Report. | Compliant/ ongoing |

| | | |
|---|---|---|
| outside of the offset area yet within the subject property<br>• Weed assessments and monitoring to be undertaken annually, during spring or summer to optimise detection. | | |
| **Habitat connectivity** | | |
| • Vegetation clearing will not be undertaken within the offset area under any circumstances, except the following:<br>o Where necessary for the removal of weeds;<br>o To establish and maintain fencing around the boundary of the offset area in accordance with relevant legislation;<br>o To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been prepared by a suitably qualified professional and relevant legislation; and<br>o To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation, and only to the extent necessary to mitigate the risk. | • The location, extent and associated purpose for any vegetation clearing undertaken within the offset area will be detailed within the annual Offset Area Assessment Report. | Compliant/ ongoing |
| **Threat to koala from attack from feral animals** | | |
| • Offset area-wide traverse by the landholder each two months to record the presence/absence of signs of feral animals (including scats). The monitoring will take place along a set route utilising the existing network of tracks within the offsets area (e.g. fire control lines) to allow for replication of the monitoring events.<br>• Bi-annual abundance surveys to be undertaken by a suitably qualified environmental scientist or pest animal control professional with at least two years relevant professional experience.<br>• Opportunistic monitoring of koala/feral animal interactions in the form of injured and/or koala mortality records. | • No increase in feral cat and/or fox abundance within the site.<br>• No records of feral dog abundance within the site.<br>• Results of all presence/absence surveys will be reported upon on an annual basis as a component on the Annual Offset Area Assessment Report.<br>• All records of koala injury or death resulting from feral animal attack are to be reported within the annual Offset Areas Assessment Report.<br>• Ensure relative abundance index does not increase from baseline for feral animal abundance. | Compliant/ ongoing |

| | | |
|---|---|---|
| **Threat to koala from vehicle strike** | | |
| • Any observed koala injury/mortality on roads/tracks within the offset area or roads that front Lots 86, 87, 88 or 89 RP892014 to be recorded. | • No koala mortalities from vehicle strike within the offset area.<br>• Report any koala injuries/deaths to Local Government authority and relevant State Government department.<br>• Incidents to be recorded in annual Offset Area Assessment Report. | Compliant/ ongoing |
| **Threat to koala via barriers to dispersal** | | |
| • Exclude livestock.<br>• Retain all vegetation in remnant and mature regrowth areas except where necessary for the removal of weeds, fencing or fire break trails. Monitor for illegal clearing in the area of any natural events that may impact habitat connectivity.<br>• Firebreaks and fire control lines and fence lines to be inspected at a minimum quarterly frequency or after major storm events. | • The location, extent and associated purpose for any vegetation clearing undertaken within the offset area will be detailed within the annual Offset Area Assessment Report. | Compliant/ ongoing |
| **Threat to koala habitat through hydrological change** | | |
| • If any actions are proposed that may significantly impact the current hydrological regime and therefore potentially impact koala habitat within the offset area, then actions are required. | • The overall performance indicator resulting from the stated actions will be no significant impact to koala habitat as a result of hydrological change within the site. | Compliant/ ongoing |
| **Fire** | | |
| • Install firebreaks and fire trails. Inspect and undertake maintenance in compliance with OAMP.<br>• Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade.<br>• To be informed by an Offset Area Bushfire Management Plan. | • Monitoring results and maintenance log will be detailed within the annual Offset Area Assessment Report. | Compliant/ ongoing |

| **Threat to koala and koala habitat from disease and pathogens** | | |
|---|---|---|
| • Incidence of koalas exhibiting disease to be recorded if encountered during any monitoring events within the offset area. | • Facilitating spread of disease in resident koala populations<br>  ○ In the event that regulator approved translocation of koala is proposed onto the site, the animal(s) is to be assessed by a veterinarian prior to introduction.<br>• Facilitating spread of pathogens in koala habitat<br>  ○ Incidence of koala feed trees exhibiting disease does not increase within the offset areas, based on comparison to baseline vegetation health assessment.<br>• Confirmation of translocation activity within the offset area is to be included within Offset Area Assessment Reports. | Compliant/ ongoing |

# 2.0 LOCALITY AND VALUES

## 2.1 Koala Crossing

The offset area pertaining to EPBC 2019/8408 is managed as part of a larger conservation property, Koala Crossing, located on Mount Flinders Road, Peak Crossing, Queensland. Koala Crossing comprises of eight lots: 86, 87, 88, 89 on RP892014, Lot 119 on CH311527, Lot 107 on CH311135, Lot 137 on CH311786 and Lot 138 on CC127 totalling approximately 654 ha (Map 1). The property was purchased by QTFN in 2014 to protect regrowth vegetation from future development, with the aim of utilising the property for offsets. The delivery of third-party project impact offsets has provided a means of funding ongoing restoration and revegetation of large parts of the property.

The tenure of the property is freehold, wholly owned by QTFN. It is located within the Scenic Rim Regional Council Local Government Area and provides linking territories to the Flinders-Goolman Conservation Estate and the Flinders Karawatha Corridor. In 2020, four Nature Refuge (NR) agreements (Koala Crossing NR, Cockatoo's Corner NR, Wallabies Knoll NR and Glider's Glade NR) were established under the *Nature Conservation Act 1992* (Qld) pertaining to lots 86, 87, 88, and 89 on RP892014 (Map 1). These NR agreements will protect and enhance the natural environment surrounding the offset area beyond the life of the offset agreement term.

## 2.2 Environmental values

### 2.2.1 Climate

Climate data for the area gives an average minimum and maximum temperature of 13.9°C and 27.6°C respectively for the reporting period (weather station 040004) (BoM, 2026). The average annual rainfall during the reporting period was 221.9 mm (weather station 040793) (BoM, 2026), with the wettest month in March 2025 (416.6 mm) and the driest month in September 2025 (17.4 mm).

### 2.2.2 Vegetation

On a regional scale, Koala Crossing is part of the Flinders Karawatha Corridor, the largest remaining contiguous stretch of open eucalypt forest in South-East Queensland (SEQ) (EHP, 2014). The corridor stretches for 60 km from the Karawatha forest in Brisbane, through Flinders Peak to Wyaralong Dam near Boonah, and encompasses 56,350 ha of land.

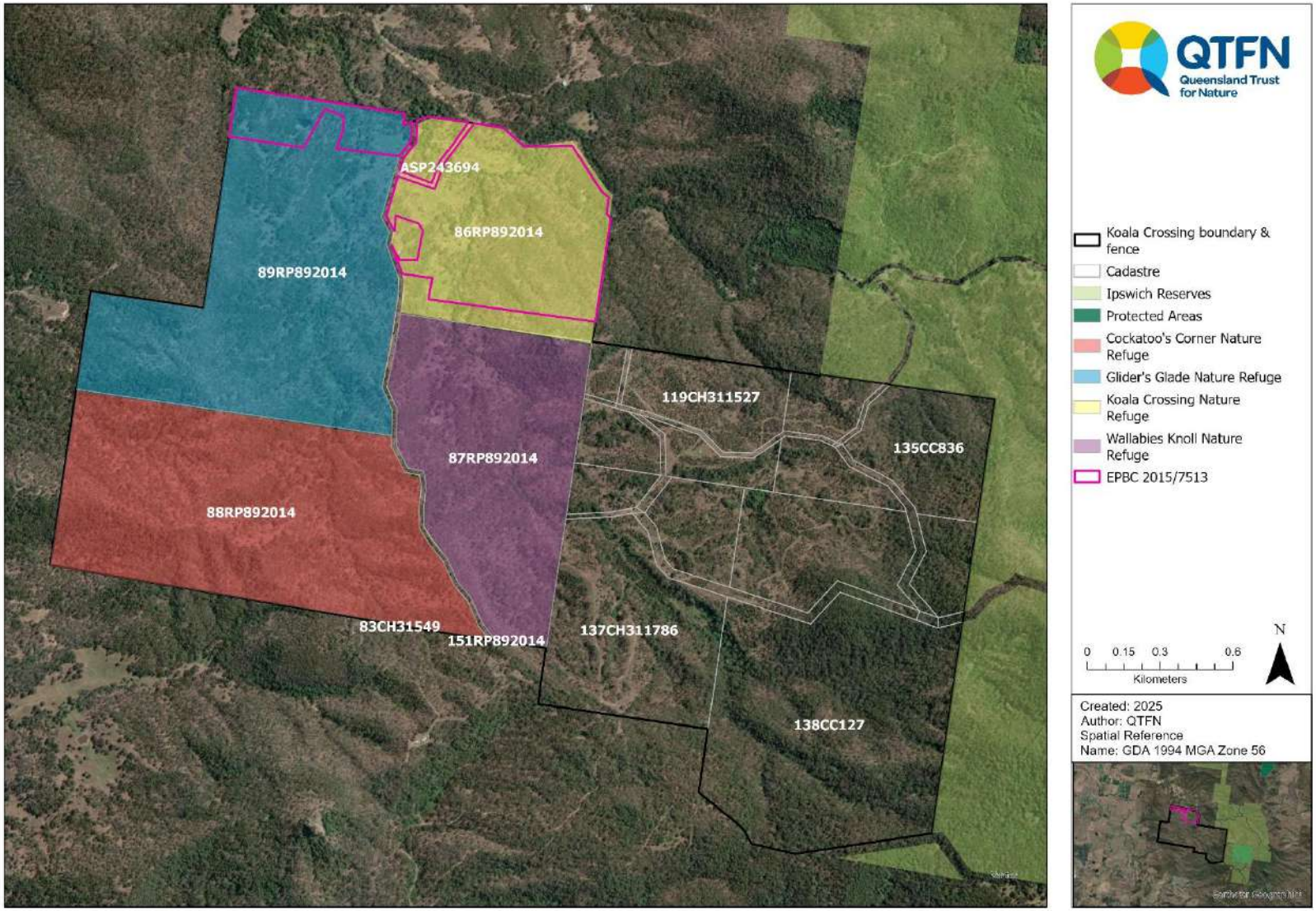
The offset area contains areas of revegetation and four Regional Ecosystems (REs):

- 12.3.3 Endangered: *Eucalyptus tereticornis* woodland on Quaternary alluvium
- 12.3.7 Least concern: *Eucalyptus tereticornis, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca spp.* fringing woodland
- 12.8.24 Endangered: *Corymbia citriodora subsp. variegata* open forest on Cainozoic igneous rocks especially trachyte
- 12.9-10.2 Least concern: *Corymbia citriodora subsp. variegata +/- Eucalyptus crebra* open forest on sedimentary rocks

### 2.2.3 Fauna

The Flinders Karawatha Corridor is an important wildlife corridor, providing habitat for a number of threatened species including the tusked frog *(Adelotus brevis)*, glossy black-cockatoo *(Calyptorhynchus lathami)*, powerful owl *(Ninox strenua)*, black-breasted button-quail *(Turnix melanogaster)*, brush-tailed rock-wallaby *(Petrogale penicillata), g*rey-headed flying fox *(Pteropus poliocephalus)* and koala.

## Map 1 – Offset area in the context of Koala Crossing property



# 3.0 OFFSET AREA MANAGEMENT REPORT

This chapter outlines the agreed requirements outlined in the OAMP and the final Approved Conditions set by the relevant parties. For each asset, monitoring and results are discussed in line with the reporting requirements, and relevant conservation management actions are discussed.

## 3.1 Koala occurrence

| Relevant actions | Performance indicators/reporting requirement |
|---|---|
| • Outside of the formal koala density survey event, opportunistic koala sightings to be recorded (location and date) within the Annual Offset Area Assessment Report.<br>• For full OAMP details, see Appendix 1. | • Opportunistic koala sightings to be incorporated into the Annual Offset Area Assessment Report. |

Koalas are under significant threat in SEQ due to habitat encroachment by urbanisation, predation by feral and domestic animals, vehicle strikes and disease (Youngentob, Marsh, & Skewes, 2021). Koala Crossing was purchased by QTFN with the intention of finding sustainable funding models to preserve and manage koala habitat and provide linking territories to the Flinders-Goolman Conservation Estate and the Flinders Karawatha Corridor.

### 3.1.1 Monitoring methodology

This report documents continued koala observations and monitoring within the offset area, in line with the requirements of the OAMP. During this reporting period, methods to monitor koalas included camera trapping, opportunistic visual sightings and scat collection, and acoustic monitoring.

#### i. Camera trapping

Wildlife monitoring cameras (using Reconyx Hyperfire HC600 remote-sensing cameras) were deployed over two periods during the reporting period: summer 2024 and winter 2025. The summer 2024 session captured data from 3 December 2024 to 12 January 2025. The winter 2025 session captured data from 13 August 2025 to 22 September 2025.

Ten cameras (Map 4) were deployed at permanent monitoring stations across Koala Crossing during the summer 2024 session and 11 were deployed during the winter 2025 session. Camera K was not deployed during the summer 2024 session due to restricted access from wet weather and road works. Two cameras (camera A and F) were located within the offset area.

Relative Abundance Indices (RAI) for feral predators, which is a relative measure of abundance based on the frequency and duration of time each predator species is recorded on camera (i.e. how many are detected relative to survey time), were calculated using a standardised set of 40 trapping days, with an independence threshold of 10 minutes (i.e. each observation of an animal 10 minutes after the first observation is considered a new observation). The data was analysed using Camelot, an open-source camera trapping software.

#### ii. Opportunistic scat collection and visual observations

Opportunistic observations of koalas and koala scat across the offset area and entire Koala Crossing property are to be recorded. This includes recording the date, time and GPS location of the observation into the Koala Crossing koala sightings register.

#### iii. Acoustic monitoring

The use of acoustic sensors was trialled during the reporting period to complement the site's current monitoring methods. Acoustic sensors are highly effective at detecting adult male koalas bellowing during the spring-summer mating period (Law, et al., 2021). Ten passive acoustic recorders (using AudioMoths) were deployed at each camera trapping station (Map 4) (excluding camera K due to restricted site access at the time of deployment) on 3 December 2024 and

collected on 19 February 2025. The AudioMoths were programmed to record from sunset until sunrise, the peak calling period of koalas (Ellis, et al., 2011), with a sampling rate of 22 kHz. Audio data was analysed using BirdNet Sound ID.

### 3.1.2 Results and discussion

#### i. Camera trapping

One koala was captured twice at camera D – once on 8 September 2025 at 2:03 am and again on 13 September 2025 at 11:43 pm. The recognisable patches on its hind legs and rump confirm that both records are the same koala (Photo 1 a & b). This individual has been recorded at the same camera in 2023 (Photo 1 c). While koalas were not observed on cameras A or F during the reporting period, the vegetation within the offset area provides foraging and dispersal habitat and vegetation connectivity within Koala Crossing, as evidenced by previous direct and indirect sightings of koalas within the offset area (Map 2).

a) 

b) 


c) 


*Photo 1 - Koala at camera D in 2025 and 2023*

#### ii. Opportunistic scat collection and visual observations

Koala scat was not identified opportunistically within the offset area or throughout Koala Crossing during the reporting period. No koalas were observed opportunistically within the offset area or throughout Koala Crossing during the reporting period. Koalas and koala scat have been observed historically on the property (Map 2).

#### iii. Acoustic monitoring

No koalas were detected on audio recorders throughout Koala Crossing. This was the first trial of audio recorders at Koala Crossing and the methodology will be refined in the future.

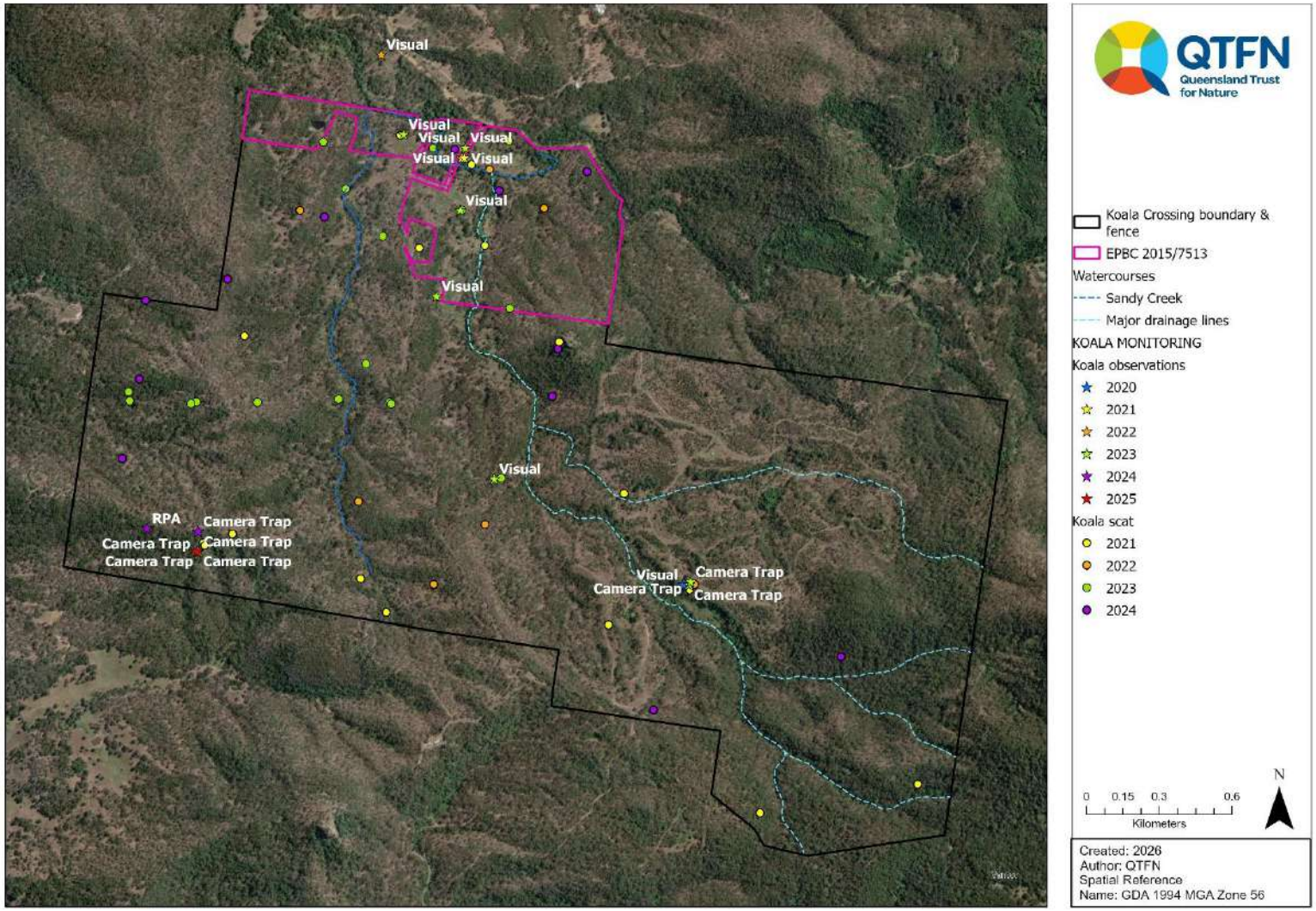
#### iv. Koala-predator interactions

No koala-predator interactions were recorded during the reporting period. To date, analysis of predator scat has not revealed evidence of koalas in the diet of feral predators on Koala Crossing (see Section 3.3.2 for further details).

### 3.1.3 Management actions

An intensive koala health assessment will be conducted throughout Koala Crossing in 2026. This involves using thermal drones to locate koalas, then catching any koalas when sighted (where possible) and collecting data on sex, age, breeding status and health.

## Map 2 – Koala records



## 3.2 Vegetation composition

| Relevant actions | Performance indicators/reporting requirement |
|---|---|
| • Monitoring of weed infestations; adaptive management of shrub, tree and vine weed species if required.<br>• Given that the subject property boundary is currently fenced in koala-permeable fencing, livestock will be excluded from the offset area through at least one of the following mechanisms:<br>  ○ Livestock will not be kept on the property<br>  ○ Koala-friendly fencing will be erected along the northern boundary of the offset area to exclude livestock grazing outside of the offset area yet within the subject property<br>• Weed assessments and monitoring to be undertaken annually, during spring or summer to optimise detection.<br>• For full OAMP details, see Appendix 2. | • Vegetation composition retains structural attributes of forest or woodland and maintains koala food tree species diversity recorded by baseline survey.<br>• Weed cover (shrub, tree and vine species) does not exceed baseline levels by more than 10%.<br>• Monitoring results to be recorded in annual Offset Area Assessment Report. |

The maintenance of the koala population is dependent on the health, age, and distribution of koala food trees within Koala Crossing and the offset area. Monitoring and management of the vegetation is an essential part of the management plan.

### 3.2.1 Monitoring methodology

#### i. Weed assessments

Weed assessments were conducted on 29 and 30 September and 1, 2 and 14 October 2025 by suitably qualified QTFN ecologists. Throughout Koala Crossing, there are 28 permanently marked transects. Three weed transects (T1, T23 and T27) are located within the offset area (Map 3).

Each transect is 100 m long, with 21, 1 x 1 m quadrats per transect. For each quadrat, the presence of *Lantana camara* (lantana) and *L. montevidensis* (creeping lantana) were recorded, along with an estimate of percent foliage cover. Weed occupancy was calculated as the proportion of quadrats within each transect in which the target weed was present. Percent cover was averaged across quadrats where the species was present. This approach allows detection of changes in both distribution (occupancy) and density (cover) of target weeds over time.

### 3.2.2 Results and discussion

#### i. Offset-specific trends

*Lantana camara* has been observed at all three sites at some point since 2018. Due to intensive active control measures in 2025, a decline in mean *L. camara* occupancy from 29% in 2024 to 13% in 2025 was evident within the offset area. The average percent cover of *L. camara* across the three sites within the offset area was 3.7%.

*Lantana montevidensis* has also been observed at all three sites at some point since 2018. Occupancy declined from 51% in 2024 to 46% in 2025, and average percent cover across the three sites within the offset area was 6%.

Target weeds are managed at a property wide scale, with a strategic approach to high-risk areas. Comparatively across Koala Crossing, the offset area demonstrates very low risk of limited dispersal pathways to koalas with low occupancy and coverage of lantana species.

#### ii. Property-wide trends

*Lantana camara* was present in 12 of 28 transects in 2025, showing a decrease to 9% average occupancy from 66% in 2024, reflective of intensive treatment conducted throughout the year (Figure 1). Majority of sites (85%) displayed a

decrease in *L. camara* occupancy in 2025 and 15% of sites remaining unchanged. Historically, La Niña conditions between 2020 and 2023 (Huang, Gillett, & Taschetto, 2024) had a strong influence on the growth rate of *L. camara* (Raghu, Osunkoya, Perrett, & Pichancourt, 2014), likely causing an increase in mean occupancy over these years. Intensive weed management in recent years have contributed to a decline in lantana species.

*Lantana montevidensis* was present in all transects in 2025, and a decrease in average occupancy from 69% in 2024 to 60% in 2025 was evident. Average occupancy has remained relatively stable since 2018, with a spike in 2020, potentially due to La Niña conditions (Huang, Gillett, & Taschetto, 2024).

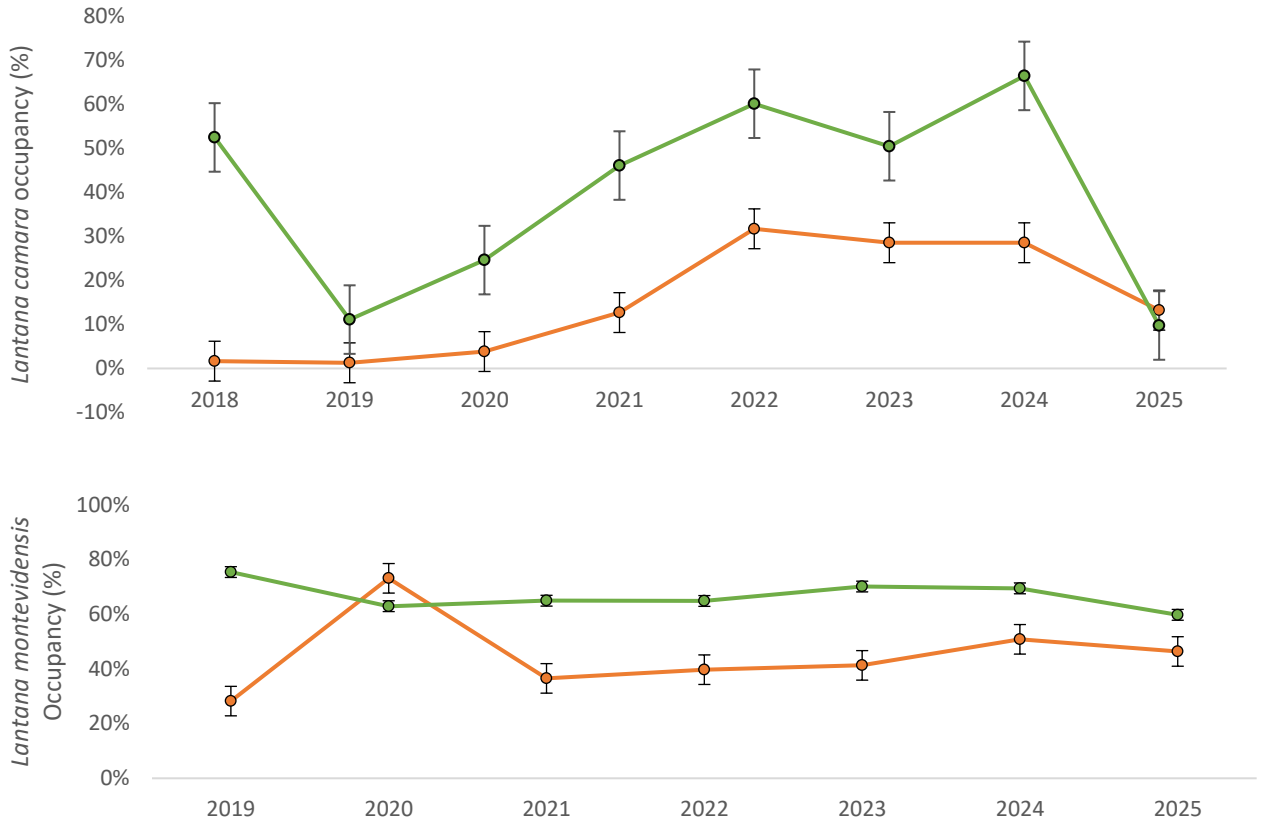


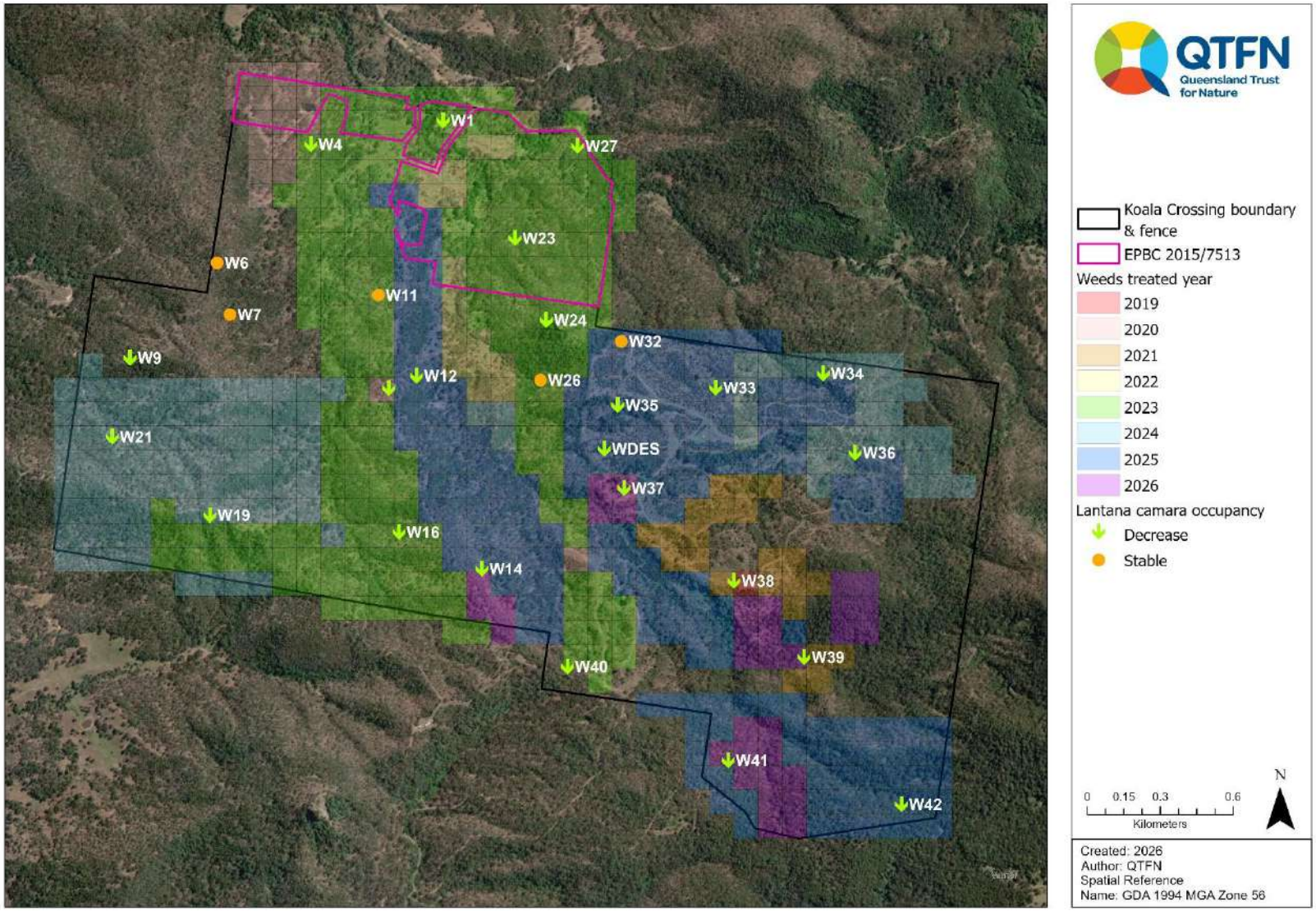

*Figure 1 – Occupancy of Lantana camara (top) and Lantana montevidensis (bottom) within Koala Crossing (green) and the offset area (yellow), with standard error*

### 3.2.3 Management actions

The Weed Strategy 2020 – 2025 (Braun, Shapland, & Rossini, 2020) was followed to target areas of re-emerging and highly infested *L. camara.* The Weed Strategy will be updated for 2026 – 2030. Follow up control works have been conducted in the offset area and throughout Koala Crossing to address the re-emergence since monitoring occurred. Efforts to treat weed infestations will continue by managing weeds in 1 ha grids.

A full review of vegetation composition and weed management will be conducted at Year 10 to assess the progress towards the relevant Conditions of Approval.

## Map 3 – Weed management and *Lantana camara* occupancy



## 3.3 Threat to koala from dogs, foxes and cats

| Relevant actions | Performance indicators/reporting requirements |
|---|---|
| • Offset area-wide traverse by the landholder each two months to record the presence/absence of signs of feral animals (including scats). The monitoring will take place along a set route utilising the existing network of tracks within the offsets area (e.g. fire control lines) to allow for replication of the monitoring events.<br>• Bi-annual abundance surveys to be undertaken by a suitably qualified environmental scientist or pest animal control professional with at least two years relevant professional experience.<br>• Opportunistic monitoring of koala/feral animal interactions in the form of injured and/or koala mortality records.<br>• For full OAMP details, see Appendix 3 and Appendix 4. | • No increase in feral cat and/or fox abundance within the site.<br>• No records of feral dog abundance within the site.<br>• Results of all presence/absence surveys will be reported upon on an annual basis as a component on the Annual Offset Area Assessment Report.<br>• All records of koala injury or death resulting from feral animal attack are to be reported within the annual Offset Areas Assessment Report.<br>• Ensure relative abundance index does not increase from baseline for feral animal abundance. |

Predation by wild dogs (*Canis lupus*), feral cats (*Felis catus*) and foxes (*Vulpes vulpes*) poses a significant threat to koalas (Youngentob, Marsh, & Skewes, 2021). Monitoring and management of the feral predators is an essential part of the management plan.

### 3.3.1 Monitoring methodology

#### i. Camera trapping

Feral predators were recorded bi-annually using wildlife monitoring cameras. Two cameras (camera A and F) are located within the offset area (Map 4). See Section 3.1.1 for the camera trapping methodology.

#### ii. Opportunistic scat collection

The primary goal of scat analysis is to identify if feral predators are predating on koalas. Feral predator scat was collected opportunistically throughout the Koala Crossing property and GPS coordinates of the sample were taken. Samples were then sent to Scats About for analysis. The analysis identifies the species from which the scat came from and provides a dietary analysis (i.e. identifying which species the animal has predated on).

### 3.3.2 Results and discussion

#### i. Offset-specific trends

One wild dog was recorded during the reporting period within the offset area. Foxes and feral cats were not recorded during the reporting period within the offset site (Table 4).

**Table 4 – Number of camera traps feral predators were detected on for each trapping period within the offset area (n = 2)**

| Season | Dogs | Foxes | Cats |
|---|---|---|---|
| **Winter 2018** | 1 | 1 | 0 |
| **Summer 2018** | 1 | 1 | 0 |
| **Winter 2019** | 2 | 2 | 0 |
| **Summer 2019** | 1 | 1 | 0 |
| **Winter 2020** | 1 | 2 | 0 |
| **Summer 2020** | 2 | 0 | 0 |
| **Winter 2021** | 2 | 1 | 0 |
| **Summer 2021** | 0 | 0 | 0 |
| **Winter 2022** | 1 | 0 | 0 |

| Season | Dogs | Foxes | Cats |
|---|---|---|---|
| **Summer 2022** | 0 | 2 | 0 |
| **Winter 2023** | 0 | 2 | 0 |
| **Summer 2023** | 1 | 0 | 0 |
| **Winter 2024** | 0 | 2 | 0 |
| **Summer 2024** | 1 | 0 | 0 |
| **Winter 2025** | 0 | 0 | 0 |

### ii. Property-wide trends

#### Camera trapping

Wild dogs and foxes were recorded within the Koala Crossing property. Across the property, relative abundance for wild dogs increased in 2023 and have continued to decline since winter 2024. The occupancy of wild dogs decreased in winter 2024 from summer 2023, increased in summer 2024, then decreased in winter 2025. Both relative abundance and occupancy of foxes decreased from the peak in winter 2023. Relative abundance of foxes seems to decrease when the relative of abundance of wild dogs is higher. Wild dogs are apex predators and can suppress mesopredators (foxes and feral cats) (Hunter & Letnic, 2022). Feral cats were detected in winter 2024, after not being recorded on camera traps for six years. Feral cats were not detected in summer 2024 or winter 2025. All predators have been fluctuating across seasons (Figure 2). Koala Crossing is an open system allowing for the movement of koalas through the landscape which also allows the movement of feral predators from surrounding properties into the site.

A high abundance of red-necked wallabies (*Macropus rufogriseus*) and swamp wallabies (*Wallabia bicolor*) were observed throughout the property on cameras. Additionally, small-medium mammals were observed at Koala Crossing including long-nosed bandicoots (*Perameles nasuta*), northern brown bandicoots (*Isoodon macrourus*) and short-beaked echidnas (*Tachyglossus aculeatus*).

#### Opportunistic scat collection

Predator scats were not recorded in the offset area or Koala Crossing property during the reporting period. To date, analysis of predator scat has not revealed evidence of koalas in the diet of any feral predators on Koala Crossing.

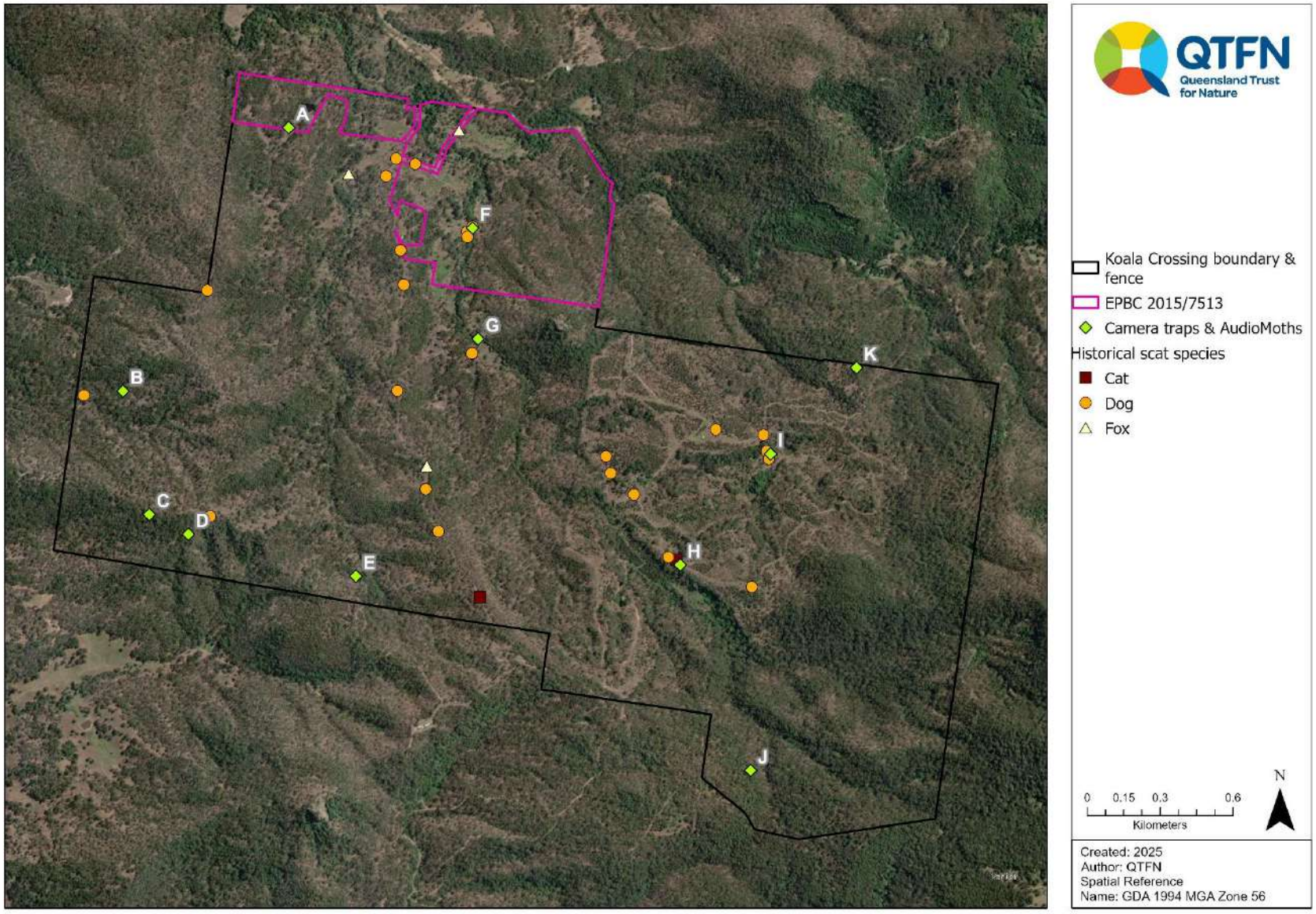

*Figure 2 – Relative Abundance Index (top) and occupancy (bottom) of wild dogs (blue), foxes (orange) and feral cats (yellow) within Koala Crossing*

### 3.3.3 Management actions

A pest management contractor is currently engaged with a primary focus on reducing the number of wild dogs, foxes and feral cats. Biannual monitoring using camera traps will continue and will inform the pest management contractor of which areas to target. During the reporting period, one dog, three foxes and one pig were eliminated within the Koala Crossing property.

It should be noted that controlling feral predators on sites without exclusion fencing can result in periodic increases in predator numbers from the surrounding area, despite control measures.

## Map 4 – Feral predator scat records and camera traps



## 3.4 Habitat connectivity

| Relevant actions | Performance indicators/reporting requirements |
|---|---|
| • Vegetation clearing will not be undertaken within the offset area under any circumstances, except the following:<br>  ○ Where necessary for the removal of weeds;<br>  ○ To establish and maintain fencing around the boundary of the offset area in accordance with relevant legislation;<br>  ○ To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been prepared by a suitably qualified professional and relevant legislation; and<br>  ○ To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation, and only to the extent necessary to mitigate the risk.<br>• For full OAMP details, see Appendix 5. | • The location, extent and associated purpose for any vegetation clearing undertaken within the offset area will be detailed within the annual Offset Area Assessment Report. |

Vegetation clearing only occurred for weed management purposes (see Section 3.2 for further details). Native vegetation was retained within the offset area. No change to site connectivity was made.

## 3.5 Threat to koala from vehicle strike

| Relevant actions | Performance indicators/reporting requirements |
|---|---|
| • Any observed koala injury/mortality on roads/tracks within the offset area or roads that front Lots 86, 87, 88 or 89 RP892014 to be recorded.<br>• For full OAMP details, see Appendix 6. | • No koala mortalities from vehicle strike within the offset area.<br>• Report any koala injuries/deaths to Local Government authority and relevant State Government department.<br>• Incidents to be recorded in annual Offset Area Assessment Report. |

There were no vehicle strike incidents within the offset area or the entire Koala Crossing property during the reporting period, or during the active management period.

## 3.6 Threat to koala via barriers to dispersal

| Relevant actions | Performance indicators/reporting requirements |
|---|---|
| • Exclude livestock.<br>• Retain all vegetation in remnant and mature regrowth areas except where necessary for the removal of weeds, fencing or fire break trails. Monitor for illegal clearing in the area of any natural events that may impact habitat connectivity.<br>• Firebreaks and fire control lines and fence lines to be inspected at a minimum quarterly frequency or after major storm events.<br>• For full OAMP details, see Appendix 7. | • The location, extent and associated purpose for any vegetation clearing undertaken within the offset area will be detailed within the annual Offset Area Assessment Report. |

Vegetation clearing only occurred for weed management purposes (see Section 3.2 for further details). Native vegetation was retained within the offset area. Fire breaks were inspected quarterly.

## 3.7 Threat to koala habitat through hydrological change

| Relevant actions | Performance indicators/reporting requirements |
|---|---|
| • If any actions are proposed that may significantly impact the current hydrological regime and therefore potentially impact koala habitat within the offset area, then actions are required.<br>• For full OAMP details, see Appendix 8. | • The overall performance indicator resulting from the stated actions will be no significant impact to koala habitat as a result of hydrological change within the site. |

There have been no hydrological changes made within the offset area or the entire Koala Crossing property.

## 3.8 Threat to koala through fire

| Relevant actions | Performance indicators/reporting requirements |
|---|---|
| • Install firebreaks and fire trails. Inspect and undertake maintenance in compliance with OAMP.<br>• Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade.<br>• To be informed by an Offset Area Bushfire Management Plan.<br>• For full OAMP details, see Appendix 9. | • Monitoring results and maintenance log will be detailed within the annual Offset Area Assessment Report. |

Firebreaks and access tracks were inspected during the reporting period. No ecological burns were conducted in the offset area or throughout Koala Crossing during the reporting period due to La Nina conditions this year. A potential lightning strike created a 1-ha fire outside of the offset area in November 2025. Local councils and fire officers were notified, and inspections of the area were conducted. No severe damage was evident – only shed bark from the base of eucalypts and fallen branches were evident (Photo 2).

*Photo 2 - Aftermath of potential lightning strike*

## 3.9 Threat to koala and koala habitat from disease and pathogens

| Relevant actions | Performance indicators/reporting requirements |
|---|---|
| • Incidence of koalas exhibiting disease to be recorded if encountered during any monitoring events within the offset area. | • Facilitating spread of disease in resident koala populations<br>  ○ In the event that regulator approved translocation of koala is proposed onto the site, the animal(s) is to be assessed by a veterinarian prior to introduction.<br>• Facilitating spread of pathogens in koala habitat<br>  ○ Incidence of koala feed trees exhibiting disease does not increase within the offset areas, based on comparison to baseline vegetation health assessment.<br>• Confirmation of translocation activity within the offset area is to be included within Offset Area Assessment Reports. |

### 3.9.1 Monitoring in this period

Monitoring continues with incidental sightings and monitoring events carried out by QTFN ecologists.

### 3.9.2 Results and discussion

No koalas were sighted incidentally during the reporting period, therefore no signs of disease were reported. No koala translocations occurred during the reporting period.

### 3.9.3 Management actions

An intensive koala health assessment will be conducted throughout Koala Crossing in 2026. Health assessments will be conducted by a wildlife vet and can provide information regarding koala age, body mass, reproductive health and signs of koala disease.

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# 5.0 APPENDICES

**Appendix 1 – Koala occurrence attribute table**

| | |
|---|---|
| **Outcome** | • Increase koala density within offset area. |
| **Actions** | • Baseline koala density survey completed June 2015 using Koala Rapid Assessment Method (Woosnam-Merchez et al. 2012) and SAT and line transect surveys (Phillips and Callaghan, 2011; Dique et al. 2003)<br>• Replicated koala density surveys undertaken within the offset area at years 5 and 10 from the date when the offset is legally secured.<br>• Koala density surveys to be undertaken by a suitably qualified environmental scientist. |
| **Performance Indicators** | • Baseline koala density/occurrence survey undertaken and documented.<br>• Koala density/occurrence surveys (years 5 and 10) records an increase in koala density/activity within the offset area.<br>• Offset area is legally secured for conservation purposes. |
| **Monitoring** | • Baseline assessment of koala density undertaken June 2015<br>• Outside of the formal koala density survey event, opportunistic koala sightings to be recorded (location and date) within the Offset Area Assessment Report |
| **Reporting** | • Results of pre-survey methodology review is to be documented within Offset Area Assessment Report.<br>• Details of expert that undertook the review and the survey study team are also to be included.<br>• The koala density survey results will be incorporated within the relevant Offset Area Assessment Report (years 0, 5 and 10).<br>• Opportunistic koala sightings to be incorporated into the Offset Area Assessment Report.<br>• All Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey.<br>• All Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au |
| **Corrective Action** | • Should koala density be found to significantly reduce (as defined by the applied survey method or koala expert) between survey events; a supplementary assessment will be implemented to review the likely cause of the reduced occurrence of koala within the offset area. The outcomes of the review inform adaptation of the management approach. |

**Appendix 2 – Vegetation composition attribute table**

| | |
|---|---|
| **Outcomes** | • Vegetation composition maintains a 'high' score value in relation to habitat that is critical to the survival of the koala.<br>• No significant increase in weed cover for species that could adversely affect the structural composition of vegetation within the offset area in relation to koala habitat value (i.e. weed species that are shrubs, trees or vines).<br>• Retain and enhance the structure and floristic diversity of canopy vegetation.<br>• Retain and enhance the structure and floristic diversity of middle and understorey vegetation.<br>• Ongoing retention and recruitment of koala food trees.<br>• Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses.<br>• Domestic livestock excluded from offset area (unless controlled grazing required for fire risk management) |
| **Actions** | • Monitoring of canopy composition with respect to koala food tree species; adaptive management if required. Monitoring to include representative surveys of all applicable (koala habitat) vegetation communities within the offset area. For example, tertiary-level vegetation surveys in accordance with Neldner *et al* (2012).<br>• Monitoring of weed infestations; adaptive management of shrub, tree and vine weed species if required.<br>• Flora surveys to be undertaken by a suitably qualified environmental scientist.<br>• To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire 65.69 ha area will be managed for conservation purposes.<br>• Given that the subject property boundary is currently fenced in koala-permeable fencing, livestock will be excluded from the offset area through at least one of the following mechanisms:<br>  ○ Livestock will not be kept on the property<br>  ○ Koala-friendly fencing will be erected along the northern boundary of the offset area to exclude livestock grazing outside of the offset area yet within the subject property in accordance with a relevant guideline such as *Note G4 – Wildlife Friendly Fencing and Netting* (Land for Wildlife, nd).<br>  ○ Domestic livestock will be only be introduced in the event that a fire risk professional (e.g. representative of Queensland Rural Fire Service) and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to manage a high level of fire risk. In this event, a maximum of 12 head of domestic livestock may be introduced for no more than a three (3) consecutive week period. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event.<br>• Vegetation clearing will not be undertaken within the offset area under any circumstances, except the following:<br>  ○ Where necessary for the removal of weeds;<br>  ○ To establish and maintain fencing around the boundary of the offset area; |

| | |
|---|---|
| | ○ To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been prepared by a suitably qualified professional (minimum two years professional experience in bushfire risk management planning); and<br>○ To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation, and only to the extent necessary to mitigate the risk. This action to be undertaken in accordance with the relevant legislative requirements in place at the time of clearing, including the use of registered fauna spotters. |
| **Performance Indicators** | • Vegetation composition retains structural attributes of forest or woodland, and maintains koala food tree species diversity recorded by baseline survey.<br>• Weed cover (shrub, tree and vine species) does not exceed baseline levels by more than 10%.<br>• Offset area is legally secured as an area of High Conservation Value under section 19F of the *Vegetation Management Act 1999.* |
| **Monitoring** | • Baseline assessment of koala food tree species richness conducted March 2015.<br>• Baseline assessment of offset area weed infestation levels (shrub, tree and vine species) conducted March 2015.<br>• Weed assessments and monitoring to be undertaken annually, during spring or summer to optimise detection. |
| **Reporting** | • Monitoring results to be recorded in Offset Area Assessment Report.<br>• The location, extent and associated purpose for any vegetation clearing undertaken within the offset area will be detailed within the Offset Area Assessment Report.<br>• All Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey.<br>• All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au |
| **Corrective Action** | • Supplementary planting/assisted natural regeneration of koala food trees to be undertaken where koala food tree species diversity is recorded to have declined from baseline levels.<br>• Weed control to be undertaken in accordance with accepted best practice principles (e.g. currently South East Queensland Ecological Restoration Framework) to reduce weed cover to baseline levels (or better).<br>• If livestock-proof fencing is breached:<br>○ Within 7 days: Livestock will be removed from offset area and temporary fencing measures put in place to ensure livestock are excluded and permanent fence repairs can be completed; and<br>○ Within 28 days: Repairs to fencing undertaken to achieve a koala-friendly livestock-proof standard. |

**Appendix 3 – Threat to koala from wild dogs**

| | |
|---|---|
| **Outcome** | • Reduction of risk of koala mortality or injury by dog attack within the offset area through reduction in wild dog abundance |
| **Actions** | • An initial survey to establish a baseline of wild dog abundance within the offset area was conducted for the entire property in June 2015 with subsequent monitoring occurring every six months. The survey method used for the initial abundance survey is informed using best practice methodology and applicable guidelines available at the time of survey (e.g. DoE, 2007 and Mitchell and Balogh, 2007).<br>• Baseline predator abundance survey was undertaken by a suitably qualified person (e.g. pest animal control professional or ecologist with at least two years relevant professional experience).<br>• Offset area wide wild dog control program was undertaken following the monitoring period in June 2015. Where practicable and to increase the effectiveness of a control program the landholder will seek to coordinate control programs with comparable activities being undertaken by neighbouring landholders.<br>• Post the initial control event, presence/absence surveys for wild dogs are to be undertaken each two months by the landholder.<br>• Post initial control event, abundance surveys for wild dogs to be undertaken bi-annually by a suitably qualified person (e.g. pest animal control professional or ecologist with at least two years relevant professional experience).<br>• Where post control surveys indicate there has been a recurrence of wild dogs within the offset area, control measures will be actioned using methods (controlled shooting or baiting) determined by a pest control professional in consideration of monitoring results.<br>• Any injured koala found on site will be sent to a veterinary clinic/wildlife rescue facility for rehabilitation.<br>• Installation of appropriate hazard warning signage indicating the offset area is subject to dog control for the purpose of managing the offset site for the benefit of koala. |
| **Performance Indicators** | • Data collected from the initial control action to indicate the successful reduction of wild dog density (based on control method data e.g. bait take rates, successful kills from shooting).<br>• No records of feral dog abundance within the site.<br>• No records of injury and/or death to koala relating to dog attacks recorded from within the offset area. |
| **Monitoring** | • Offset area-wide traverse by the landholder each two months to record the presence/absence of signs of wild dogs (including scats). The monitoring will take place along a set route utilising the existing network of tracks within the offsets area (e.g. fire control lines) to allow for replication of the monitoring events.<br>• Bi-annual abundance surveys to be undertaken by a suitably qualified environmental scientist or pest animal control professional with at least two years relevant professional experience. |

| | |
|---|---|
| | • Opportunistic monitoring of and koala/dog interactions in the form of injured and/or koala mortality records |
| **Reporting** | • Wild dog abundance baseline survey results will be incorporated within the initial Offset Area Assessment Report.<br>• Results of all presence/absence surveys will be reported upon on an annual basis as a component on the Annual Offset Areas Assessment Report.<br>• All records of koala injury or death resulting from a dog attack are to be reported within the annual Offset Areas Assessment Report.<br>• All Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey.<br>• All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au |
| **Corrective action** | • Should the efficacy of the initial and ongoing wild dog control measure not result in a reduction of wild dog numbers (based on initial baseline survey), alternative and/or additional control measures will be implemented and the efficacy evidenced through the ongoing monthly/quarterly monitoring survey results.<br>• Any incidence of koala injury/mortality resulting from a dog attack will initiate supplementary monitoring and control measures in addition to the scheduled monthly and quarterly monitoring. |

**Appendix 4 – Threat to koala from feral cats and foxes**

| | |
|---|---|
| **Outcome** | • Reduction of risk of koala mortality or injury by feral cat and/or fox attack within the offset area through reduction in feral cat and fox abundance |
| **Actions** | • Initial survey to establish a baseline of feral cats and fox abundance within the offset area was conducted for the entire property in June 2015, with subsequent monitoring occurring every six months. The survey method used for the initial abundance survey is informed using best practice methodology and applicable guidelines available at the time of survey (e.g. DoE, 2007 and Mitchell and Balogh, 2007).<br>• Offset areas feral cat and fox control program to be undertaken with the aim of removing all feral cats and foxes from the offset area. The specific control method will be informed by the results of the initial fox abundance survey. Where practicable and to increase the effectiveness of a control program the landholder will seek to coordinate control programs with comparable activities being undertaken by neighbouring landholders.<br>• Post initial control, presence/absence surveys for fox and feral cat are to be undertaken by the landholder every two months.<br>• Post initial control, bi-annual abundance surveys for fox and feral cat to be undertaken by a suitably qualified person (pest animal professional or environmental scientist with at least two years professional experience).<br>• Where post control surveys indicate there has been a recurrence of feral cats and/or foxes within the offset area a control measure will be actioned using an appropriate control method (shooting, trapping or toxic baits).<br>• Any injured koala found on site will be sent to a veterinary clinic/wildlife rescue facility for rehabilitation.<br>• Installation of appropriate public warning signage indicating the offset area is subject to feral cat and fox control for the purpose of managing the offset site for the benefit of koala. |
| **Performance Indicators** | • Data collected following the initial control action to indicate the successful reduction in feral cat and /or fox abundance from baseline level (indicators may include control method uptake e.g. trap rates, bait take rates, successful kills from shooting).<br>• No increase in feral cat and/or fox abundance within the site (based on post control action abundance surveys results).<br>• No records of injury and/or death to koala relating to feral cat and/or fox attacks recorded from within the offset area. |
| **Monitoring** | • Offset area-wide traverse by the landholder every two months to record the presence/absence of feral cats and foxes. The monitoring will take place along a set route to allow for replication of the monitoring events.<br>• Bi-annual abundance surveys to be undertaken by a suitably qualified person (pest animal professional or environmental scientist with at least two years relevant professional experience).<br>• Opportunistic monitoring of and koala/fox/cat interactions in the form injured killed koala records. |

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| **Reporting** | • Method and results pertaining to initial offset area-wide baseline abundance survey to be documented within initial annual Offset Area Assessment Report.<br>• Results of all presence/absence surveys to be reported upon as a component on the annual Offset Areas Assessment Report.<br>• All records of koala injury or death resulting from feral cat and/or fox attack are to be reported within the relevant annual Offset Areas Assessment Report.<br>• All Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey.<br>• All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au |
| **Corrective action** | • Should the efficacy of the initial and ongoing fox and feral cat control measure not result in a reduction of fox or feral cat numbers (based on initial baseline survey) alternative and/or additional control measures will be implemented and the efficacy evidenced through the ongoing monthly/quarterly monitoring surveys.<br>• Any incidence of koala injury/mortality resulting from a feral cat or fox attack will initiate supplementary monitoring and adaptation of control measures in addition to the scheduled monthly and quarterly monitoring.<br>• Any required adaptation to feral cat and fox management measures in response to failure to meet the objectives of the OAMP are to be approved by a suitably qualitied pest animal control professional or environmental scientist. |

**Appendix 5 – Habitat connectivity attribute table**

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| **Outcomes** | • Contribute to the reduction of risk of injury or death to koala in relation to vehicle strike both within the offset area and on adjacent roads. |
| **Actions** | • Signs were installed on the property boundary adjacent to unnamed public road that bisects offset area to alert traffic of the koala offset area and the presence of koalas in the local area.<br>• Signs were installed on the property boundary adjacent to the unnamed public road along the frontage to Lot 89 RP892014 to alert east bound traffic of the presence of koalas in the local area.<br>• Signs were installed on the property boundary adjacent to Mount Flinders Road along the frontage to Lot 86 RP892014 to alert west-bound traffic of the presence of koalas in the local area.<br>• Implementation of a slow speed requirement (40km/h) for vehicles traversing the offset area.<br>• Signs were installed indicating a slow speed area at the main entry points to the offset area. |
| **Performance indicators** | • No koala mortalities from vehicle strike within the offset area |
| **Monitoring** | • Any observed koala injury/mortality on roads/tracks within the offset area or roads that front Lots 86, 87, 88 or 89 RP892014 to be recorded. |
| **Reporting** | • Incident to be reported to:<br>• Local Government authority (e.g. currently Beaudesert Regional Council); and<br>• Relevant State Government department (e.g. currently the Department of Environment and Heritage Protection.<br>• Incident to be recorded in Offset Area Assessment Report.<br>• All Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey.<br>• All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au |
| **Corrective Action** | • Injured animals to be transported to a vet, or suitably qualified and experienced wildlife carer as soon as possible.<br>• Capture and method of transport for injured animals will be in accordance with accepted best practice principles at time of incident. For details, refer to:<br>• Relevant Local or State Government websites (e.g. currently Beaudesert Regional Council and the Department of Environment and Heritage Protection);<br>• Non-profit koala organisations (e.g. Australian Koala Foundation). |

**Appendix 6 – Threat to koala from vehicle strike attribute table**

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| **Outcome** | • Contribute to the reduction of risk of injury or death to koala in relation to vehicle strike both within the offset area and on adjacent roads. |
| **Actions** | • Signs were installed on the property boundary adjacent to unnamed public road that bisects offset area to alert traffic of the koala offset area and the presence of koalas in the local area.<br>• Signs were installed on the property boundary adjacent to the unnamed public road along the frontage to Lot 89 RP892014 to alert east bound traffic of the presence of koalas in the local area.<br>• Signs were installed on the property boundary adjacent to Mount Flinders Road along the frontage to Lot 86 RP892014 to alert west-bound traffic of the presence of koalas in the local area.<br>• Implementation of a slow speed requirement (40km/h) for vehicles traversing the offset area.<br>• Signs were installed indicating a slow speed area at the main entry points to the offset area. |
| **Performance Indicators** | • No koala mortalities from vehicle strike within the offset area |
| **Monitoring** | • Any observed koala injury/mortality on roads/tracks within the offset area or roads that front Lots 86, 87, 88 or 89 RP892014 to be recorded. |
| **Reporting** | • Incident to be reported to:<br>  ○ Local Government authority (e.g. currently Beaudesert Regional Council); and<br>  ○ Relevant State Government department (e.g. currently the Department of Environment and Heritage Protection.<br>• Incident to be recorded in Offset Area Assessment Report.<br>• All Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey.<br>• All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au |
| **Corrective Action** | • Injured animals to be transported to a vet, or suitably qualified and experienced wildlife carer as soon as possible.<br>• Capture and method of transport for injured animals will be in accordance with accepted best practice principles at time of incident. For details, refer to:<br>  ○ Relevant Local or State Government websites (e.g. currently Beaudesert Regional Council and the Department of Environment and Heritage Protection);<br>  ○ Non-profit koala organisations (e.g. Australian Koala Foundation). |

**Appendix 7 – Threat to koala via barriers to dispersal attribute table**

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| **Outcomes** | • Maintain and improve contiguous landscapes to allow koalas to establish new territories, facilitate gene flow and respond to environmental changes.<br>• Retain and enhance the structure and floristic diversity of canopy vegetation.<br>• Retain and enhance the structure and floristic diversity of middle and understorey vegetation.<br>• Ongoing retention and recruitment of koala food trees.<br>• Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses.<br>• Contribute to koala movement and dispersal through the Flinders Karawatha through the establishment of a protected habitat corridor (minimum 700 m width). |
| **Actions** | • To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire 65.69 ha offset area will be legally secured as an area of High Conservation Value under section 19F of the *Vegetation Management Act 1999*<br>• Given that the subject property boundary is currently fenced in koala-permeable fencing, livestock will be excluded from the offset area through at least one of the following mechanisms:<br>  ○ Livestock will not be kept within balance areas of Lots 89 RP892014; or<br>  ○ Koala-friendly fencing will be erected along the southern boundary of the offset area to exclude livestock grazing outside of the offset area yet within the subject property in accordance with a relevant guideline such as Note G4 – Wildlife Friendly Fencing and Netting (Land for Wildlife, nd).<br>• Domestic livestock will be only be introduced in the event that a fire risk professional (e.g. representative of Queensland Rural Fire Service) and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to manage a high level of fire risk. In this event, a maximum of 12 head of domestic livestock may be introduced for no more than a three (3) consecutive week period. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event.<br>• Any fencing installed or replaced within the offset area is to be fauna-friendly in design as per a relevant guideline such as Wildlife Friendly Fencing Project (2014) or Land for Wildlife (nd).<br>• Vegetation clearing will not be undertaken within the offset area under any circumstances, except the following:<br>  ○ Where necessary for the removal of weeds;<br>  ○ To establish and maintain fencing around the boundary of the offset area; or<br>  ○ To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been prepared by a suitably qualified professional. |

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| | ○ To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation, and only to the extent necessary to mitigate the risk.<br>○ Any clearing will include the use of registered fauna spotters. |
| **Performance indicators** | • Offset area is legally secured as an area of High Conservation Value under section 19F of the *Vegetation Management Act 1999.* |
| **Monitoring** | • Offset area fencing to be monitored on a monthly basis.<br>• Firebreaks and fire control lines to be inspected at a minimum quarterly frequency and after major storm events. |
| **Reporting** | • The location, extent and associated purpose for any vegetation clearing or damage through natural disaster within the offset area will be detailed within the Offset Area Assessment Report.<br>• All Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey.<br>• All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au |
| **Corrective Action** | • If livestock are kept on the balance of the property and livestock-proof fencing is breached:<br>○ Within 7 days: Livestock will be removed from offset area and temporary fencing measures put in place to ensure livestock are excluded until permanent fence repairs can be completed.<br>○ Within 28 days: Repairs to fencing undertaken to achieve koala-friendly livestock-proof standard. |

**Appendix 8 – Threat to koala habitat through hydrological change attribute table**

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| **Outcome** | • To ensure the koala habitat within the offset area is maintained and the potential carrying capacity of the area is not reduced due to anthropogenic hydrological change. |
| **Actions** | • If any actions are proposed that may significantly impact the current (at time of offset area being legally secured) hydrological regime and therefore potentially impact koala habitat within the offset area then the following actions will be required:<br>o Presentation of proposed hydrological change to DoE, detailing the potential impact to koala habitat within the offset area. This will include specialist reports detailing the nature of the hydrological change and the expected impact to the offset areas vegetation communities.<br>o Only DoE approved hydrological change will be permitted within the offset area. |
| **Performance Indicators** | • The overall performance indicator resulting from the stated actions will be no significant impact to koala habitat as a result of hydrological change within the site. |
| **Monitoring** | • Where DoE approved hydrological change has occurred within the offset area, monitoring of the impact to the site's vegetation communities will be a component of an annual site assessment. |
| **Reporting** | • The Offset Area Assessment Report will present details relating to requested hydrological change requests made to DoE.<br>• Assessment of vegetation in relation to potential impacts resulting from hydrological change will be presented within the Annual Offset Area Assessment Report.<br>• All Offset Area Assessment Reports are to be held by the offset area landholder and made available for inspection by DoE upon request. |
| **Corrective Action** | • Only DoE-approved actions which could potentially significantly impact the hydrological status quo within the offset area are permissible. Should it be determined that there is an impact to koala habitat from hydrological change (as evidenced through annual vegetation assessments) then corrective actions, as determined by a suitably qualified professional within affected areas will occur. |

**Appendix 9 – Threat to koala through fire attribute table**

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| **Outcomes** | • Minimise the risk of high-intensity fire within the offset area.<br>• Minimise the risk of koala mortality within the offset area due to prescribed burning. |
| **Actions** | • A suitably qualified professional has prepared an Offset Area Bushfire Management Plan, detailing: current vegetation condition and fire risk, locations of current and required firebreaks and fire control lines, current fuel loads, recommended actions and timeframes for maintenance of bushfire risk within the context of the adapted Regional Ecosystem Description Database guidelines (refer below) and biodiversity outcomes sought for the offset area (**APPENDIX C**).<br>• With the exception of prescribed burning, which will only be undertaken for the purposes of biodiversity enhancement, the offset area is to be managed to avoid the occurrence of fire by:<br>  ○ Maintaining fire control lines relative to the offset area; and<br>  ○ Co-locating fire control lines with existing tracks and fence lines on the property where possible.<br>• Existing fencing, firebreaks and fire control lines are to be kept clear of encroaching vegetation to a width as defined by the Offset Area Bushfire Management Plan and in accordance with relevant legislation (e.g. *Sustainable Planning Act 2009*).<br>• Vegetation within the offset area will be managed in accordance with the following specifications, which are adapted from the Regional Ecosystem Description Database fire management guidelines for the three vegetation types that occur within the offset area (RE 12.9-10.2, RE 12.9-10.7 and RE 12.8.24) (Queensland Herbarium, 2014):<br>  ○ SEASON: Summer to winter<br>  ○ INTENSITY: Low to moderate<br>  ○ INTERVAL: 4-25 years<br>  ○ STRATEGY: 40-60% mosaic burn. Burn with soil moisture and with a spot ignition strategy so that a patchwork of burnt/unburnt country is achieved.<br>  ○ ISSUES: The fire regime will maintain a mosaic of grassy and shrubby understoreys. Ground litter and fallen timber habitats will be maintained by burning only with sufficient soil moisture. Burning will produce fine scale mosaics of unburnt areas. Variability in season and fire intensity will occur, as well as spot ignition in cooler or moister periods to encourage mosaics.<br>• The following parameters will be adhered to throughout the planning and implementation of any prescribed burning:<br>  ○ Undertake pre-burn survey to identify areas of high koala activity;<br>  ○ No prescribed burning will be undertaken when female koalas are likely to be carrying dependent young (Note: this management action will take precedence over the fire management guidelines outlined above);<br>  ○ Prescribed burning will be only carried out during appropriate weather conditions (e.g. low temperature, low wind) and good soil moisture conditions; |

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| | ○ Post-fire practices will be implemented to mitigate the risk of uncontrolled fire damage (e.g. extinguishing burning of large trees); and<br>○ Minimise the extent of burning so that the risk of injury or mortality to koalas is reduced, the risk of canopy scorch is lowered, whilst other biodiversity benefits to other species are achieved.<br>• Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade.<br>• Domestic livestock will be only be introduced in the event that a fire risk professional (e.g. representative of Queensland Rural Fire Service) and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to manage a high level of fire risk. In this event, a maximum of 12 head of domestic livestock may be introduced for no more than a three (3) consecutive week period. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event. |
| **Performance Indicators** | • Fuel levels and burning regime maintained in accordance with Offset Area Bushfire Management Plan. |
| **Monitoring** | • To be informed by an Offset Area Bushfire Management Plan |
| **Reporting** | • Offset Area Bushfire Management Plan will be prepared within 6 months of the offset area being legally secured.<br>• Monitoring results and maintenance log will be detailed within the Offset Area Assessment Report.<br>• All Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey.<br>• All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au<br>• Removed all livestock from offset area within 7 days of commencing remedial action.<br>• Engage suitably qualified professional to assess offset area and update Offset Area Bushfire Management Plan. |
| **Corrective actions** | • If a wildfire occurs, the following actions will be taken by the landowner to remedy the situation:<br>○ Inspect fencing, undertake any repairs required to ensure livestock-proof standard<br>○ Inspect fire control lines, undertake any maintenance required to achieve compliance with Offset Area Bushfire Management Plan<br>○ Removed all livestock from offset area within 7 days of commencing remedial action<br>○ Engage suitably qualified professional to assess offset area and update Offset Area Bushfire Management Plan |

**Appendix 10 – Threat to koala and habitat from disease attribute table**

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| **Outcome** | • Reduce risk of the spread of koala and vegetation diseases within the offset area and adjacent areas of koala habitat.<br>• Third party contractors do not enter site carrying pathogens. |
| **Actions** | • Baseline offset area condition survey is to include assessment for signs of *Phytophthora cinnamomi* and Myrtle Rust were undertaken in March 2015 with no evidence of either disease.<br>• To reduce the risk of introducing Chlamydia and Koala retrovirus into the resident population; uncontrolled translocation of koala is not permitted within the offset area.<br>• Vegetation management activities which include tree lopping/felling, weed removal, tree planting (including nursery suppliers) are deemed to be high risk in the context of introducing pathogens that may potentially impact koala habitat. As such, any person engaged to undertake these activities must satisfy the landholder that they have undertaken all reasonable steps to prevent the introduction of a pathogen/disease to the site (e.g. vehicle and equipment washdown prior to site entry). |
| **Performance Indicators** | • <u>Facilitating spread of disease in resident koala populations</u><br>  ○ In the event that regulator approved translocation of koala is proposed onto the site, the animal(s) is to be assessed by a veterinarian prior to introduction.<br>• <u>Facilitating spread of pathogens in koala habitat</u><br>  ○ Incidence of koala feed trees exhibiting disease does not increase within the offset areas, based on comparison to baseline vegetation health assessment. |
| **Monitoring** | • Incidence of koalas exhibiting disease to be recorded if encountered during any monitoring events within the offset area. |
| **Reporting** | • Baseline data concerning observations around koala and koala habitat diseases and pathogens is to be documented within initial annual Offset Area Assessment Report.<br>• Confirmation of translocation activity within the offset area is to be included within Offset Area Assessment Reports.<br>• Incidence of koalas exhibiting symptoms of disease to be reported within Offset Area Assessment Report.<br>• All Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey.<br>• All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au |
| **Corrective action** | • Should there be an increase in trees exhibiting disease symptoms and/or evidence of vegetation dieback (as noted during annual offset area assessments) the following corrective actions will take place. |

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| | ○ Review of the efficacy of current biosecurity measures;<br>○ Review of plant stock/management services suppliers (if applicable) should it be suspected plant pathogens have been introduced via external sources. |