



EPBC Annual Compliance Report

Mirvac Greater Flagstone Project (EPBC 2016/7817)
Year 5 – 18 November 2023 to 17 November 2024

Prepared for Mirvac Queensland Pty Ltd
10 February 2025

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1. Introduction

Saunders Havill Group were engaged by Mirvac Queensland Pty Ltd to prepare an Annual Compliance Report (ACR) for the Greater Flagstone Project – Master Planned Residential Community granted under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (ref EPBC 2016/7817), as specifically required by Condition 13 of the approval granted on 11 October 2019 (**Appendix A**). The project is referred to in this report as *Everleigh* which is the residential estate name.

The site is located approximately 10 kilometres (km) west of Logan Village within the suburb of Greenbank (refer to **Figure 1**). The site is located within the Greater Flagstone Priority Development Area (PDA) where Economic Development Queensland (EDQ) is the administering authority. The referral allotment area in which the action occurs is approximately 482 hectares (ha), approximately 410 ha of which is subject to the EPBC Act approval. Within this area, an impact to 230 ha of Matters of National Environmental Significance (MNES) habitat, being Koala and Grey-headed Flying-fox (GHFF) habitat, was permitted under the approval conditions. The remaining area, 180 ha, has been retained for conservation purposes. An offset site was secured to compensate for the loss of 230 ha of Koala and GHFF habitat in accordance with Condition 4 of the EPBC Act Approval (EPBC 2016/7817, refer **Appendix A**).

This report delivers the fifth annual overview of the project’s progression and compliance with approval conditions under the EPBC Act. The project’s progress and notable events during the reporting period are detailed in **Section 3**. The assessment of compliance with the approval conditions is presented in **Section 4**.

1.1. Approval summary

Department reference	EPBC 2016/7817
Approval holder	Mirvac Queensland Pty Ltd
ACN	060 411 207
Approval date	11 October 2019
Expiry date of approval	31 July 2040
Approved action	Development of a master planned residential community, on Lot 1 on SP297192 (formerly Lot 205 on RP845844, Lot 434 on RP845844 (part) and Lot 9 on S312355), within the Greater Flagstone Priority Development Area, Greenbank, Queensland.
Controlling provision	Approved - listed threatened species and communities (sections 18 & 18A)
Reporting period	18 November 2023 to 17 November 2024
Address	138-168 Teviot Road, 456-522 Greenbank Road & 96-102 Brightwell Street, Greenbank QLD 4124
Local government area	Logan City Council



410ha

Legend



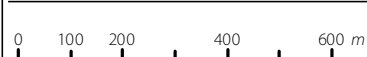
-  Referral area
-  Qld DCDB

Figure 1

Project Area Locality

File ref. 7598 E Figure 1 ACR5 Project Locality A
Date 7/01/2025
Project EPBC 2016/7817 (Everleigh, Greenbank)



Scale (A4): 1:14,500 [GDA 1994 MGA Z56]



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2. Declaration of accuracy

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

Signed



Full name

Andrew Davies

Position

Principal Environmental Scientist

Organisation

Saunders Havill Group (ABN 24 144 972 949)

Date

10 February 2025

3. Description of activities

Everleigh is a master planned residential community located in the suburb of Greenbank, Queensland. The development encompasses a range of land uses including residential land parcels, neighbourhood centre, school, regional sport and recreational parks and conservation. The overarching vision for the development is to deliver:

'a connected masterplanned community providing easy access to local and surrounding amenity. Affordable quality homes, green open spaces and genuine community values will make this a proud neighbourhood.'

The action commenced on the 18 November 2019 with the clearing of Stage 1 School Site where construction of the State Primary School began in 2021 and opened to students in January 2022. Under the approval, the action was divided into Stage 1 and Stage 2 to allow for the clearing and construction of the School Site to commence immediately following the approval. Stage 2 of the development comprises any works occurring outside of Stage 1 but within the approval area. Conditions within the approval required specific milestones to be achieved prior to the commencement of Stage 2 (refer **Appendix A**). Clearing activities within the Stage 1 area has been completed. All future clearing works, including those that occurred during the reporting period were located within Stage 2 of the approval area.

On-site works have proceeded in accordance with the stage specific Vegetation Clearing and Management Plans (VC&MP) and Fauna Management Plans (FMP) under the supervision of a qualified fauna spotter catcher. Vegetation clearing was undertaken within the approval area during the reporting period for future residential precincts under the supervision and direction of Australia Wide Environmental Consultants (AWEC) as the engaged fauna spotter catcher.

The approval holder runs a vibrant community and events program, with fitness in the park, after school activities and weekly coffee groups enjoying strong support from local residents and businesses. The following activities were initiated and/or completed during the reporting period:

- Extensive engagement with the local community to foster the community spirit in and around Everleigh through;
 - Annual Everleigh Games
 - Mirvac National Community Day
 - ANZAC Service Everleigh State School
 - Annual Community Hero Awards
 - First Nations Celebration
 - NAIDOC week Indigenous Culture event
 - Bushcare Community Day
 - Easter Hunt Celebration

- Everleigh Summer Splash Party
- Clean Up Day
- Annual Community Garden
- Halloween Hunt in Everleigh Park
- Father's Day Competition
- AFL Oval Opening Event
- Christmas Event
- Weekly activities including;
 - Weekly Group Fitness at Everleigh Park
 - Little Learners Playgroup at Everleigh State School
 - Seniors Coffee Group at Pub Lane Tavern.
 - Playgroup at School.
 - Dance Lessons at Everleigh Park
 - Play in the Park and After School Sports at Everleigh Park
 - Netball in Leaf Park
 - Taekwondo in Everleigh Park
 - Sunset Yoga in Everleigh Park.
- Awards:
 - 2023 & 2021 Logan City Council Urban Design – Winner Master Planning
 - 2022, 2021, 2020 UDIA Queensland – Finalist Community Engagement Excellence
 - 2022 UDIA Queensland – Finalist Marketing Excellence
 - 2021, 2020 UDIA Queensland - Finalist Community Engagement Excellence
 - 2021 UDIA Queensland - Finalist Parks and Recreation
 - 2019 Australian Institute of Landscape Architects – Winner Parks & Open Space
- Estate Area Works:
 - Continued vegetation clearing works in Precinct 8 and Precinct 10
 - Continued vegetation clearing works in ROL6 and future wetland
 - Completion of new AFL field and clubhouse
 - Completion of dog park
 - Construction of roads and shared paths to new land releases
 - Papaya Release

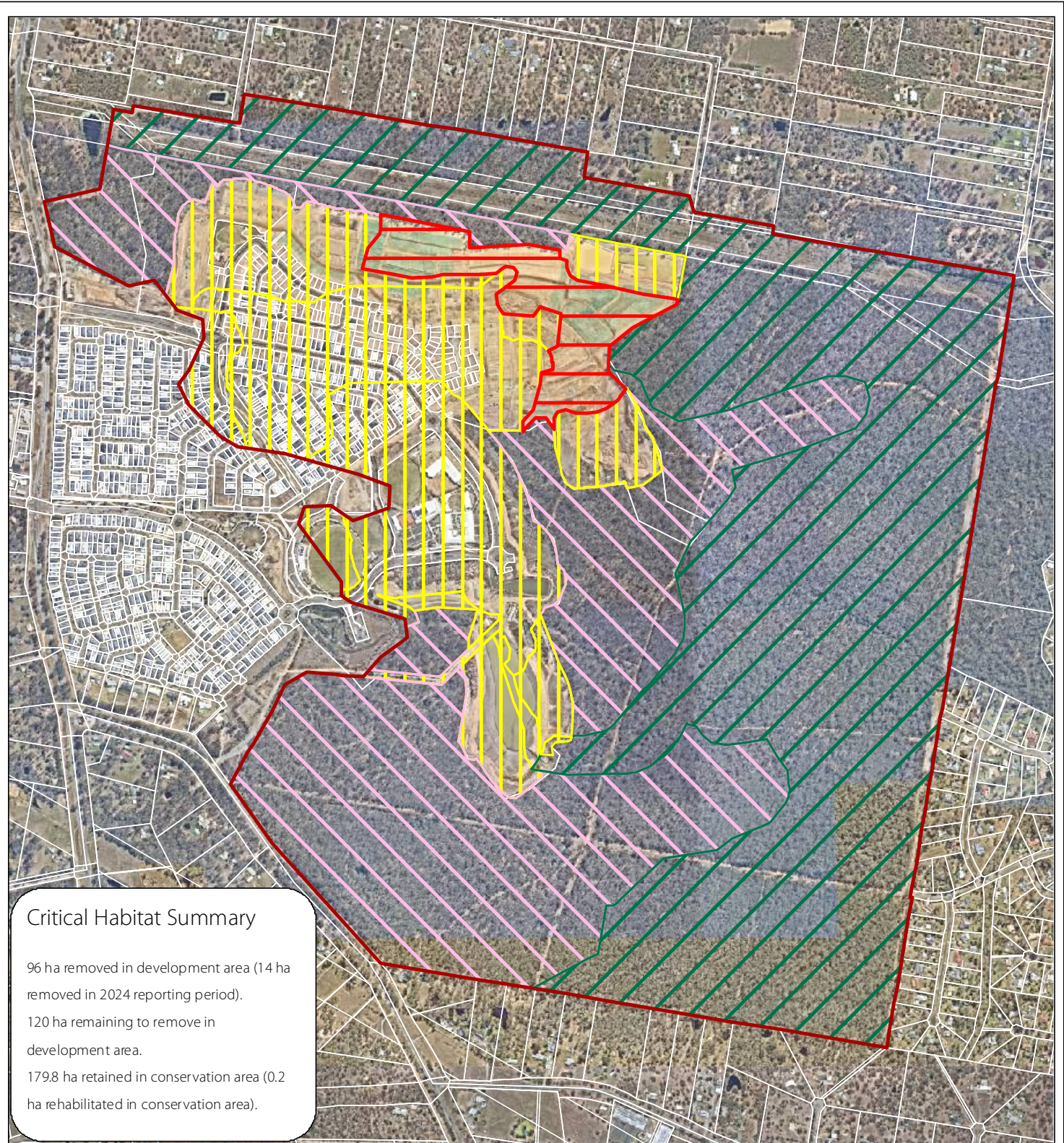
- Peach Release
- Crimson Release
- Merlot Release
- EPBC Approval area works:
 - Pre-clearance fauna spotter catcher surveys and reports;
 - Temporary management infrastructure (e.g. vegetation and fauna fencing, signage);
 - Continuation of vegetation clearing within Precinct 6 (ROL 13), 8 and 10 (ROL 10) areas;
 - Earthworks;
 - Infrastructure installation; and
- On-site Conservation area Works:
 - Ongoing management and monitoring of *Melaleuca irbyana* offset area including weed treatment, watering and replacement of tree guards (as needed under State approvals).

Table 1 summarises the current status of the project in conjunction with **Section 4.2** below. **Figure 2** illustrates the impacts to habitat critical to the survival of the Koala and Grey-headed Flying-fox foraging habitat as defined in the approval and listed in **Table 1**. A review of the vegetation clearing activities indicated 12 ha of critical Koala habitat was cleared during Year 5 resulting in a total of 96 ha of critical habitat cleared as of 17 November 2024.

It is noted that the clearing area reported in the Year 4 (18 November 2022 to 17 November 2023) ACR was incorrect.

Table 1: Development details

Total residential lots	3,450
Dwellings under construction/constructed	Approx. 1,040
Total critical Koala habitat	410 ha
Approved total clearing of critical Koala habitat	230 ha
Total current clearing of critical Koala habitat	96 ha
Balance approved clearing not yet undertaken	134 ha



Critical Habitat Summary

96 ha removed in development area (14 ha removed in 2024 reporting period).
 120 ha remaining to remove in development area.
 179.8 ha retained in conservation area (0.2 ha rehabilitated in conservation area).

Legend







-  Referral area
-  Logan City DCDB
- Koala habitat critical to the survival of the koala assessment**
-  Critical Habitat removed in 2024 reporting period in proposed development area (including proposed parks, school, infrastructure, retail & residential precincts)
-  Critical Habitat removed in prior reporting period in proposed development area (including proposed parks, school infrastructure, retail & residential precincts)
-  Critical Habitat remaining to remove in proposed development area (including proposed parks, school, infrastructure, retail & residential precincts)
-  Critical Habitat to retain in conservation area

Figure 2

Project Area Impacts to Defined Habitat Critical to the Survival of the Koala

File ref. 7598 E Figure 2 ACR5 Project Impacts A
Date 8/01/2025
Project EPBC 2016/7817 (Everleigh, Greenbank)



Scale (A4): 1:14,500 [GDA 1994 MGA Z56]



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4. Management of Impacts

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

As part of managing the sequential clearing phases for the project, a second supporting document was developed: Everleigh — Environmental Pre-Start Checklist (refer **Appendix C**). This checklist was integral to ensuring clearing occurred within the demarcated limits, suitable fencing was installed across the work area and the necessary checks for threatened fauna were completed prior to the clearing of any vegetation. Each contractor was provided a copy of the approval documents within the Pre-Start Package prior to any clearing commencing. 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 GHFF) and other native wildlife, maintenance of safe wildlife movement opportunities, fauna habitat rehabilitation, threatened flora management and pest management.

Additional operational and post-construction measures will be implemented in association with the clearing of each development stage as necessary, including fauna awareness signage along the Conservation area and Lifestyle Guidelines to new residents.

4.1. Pre and Post-clearing Reporting

During Year 5, development continued in line with approvals across multiple works packages including the commencement of clearing within Precinct 5 (ROL 13) and continued clearing within the Precinct 6 (ROL 13), 8 and 10 (ROL 10) areas (refer **Figure 3** for precinct plan). As discussed in Section 3, all works during the reporting period were located within Stage 2 of the approval area (refer **Appendix A**).

Pre-clearance surveys and reporting was completed by AWEC as part of the pre-start process for Phase 2 of Precincts 6, 8 and 10 to mitigate the potential for adverse impacts and is included in the Environmental Pre-start Package located at **Appendix B**. To assist the detection of Koala, a detailed assessment the clearing zone was conducted with a thermal sensor and Remotely Piloted Aircraft.

A post-clearance Wildlife Management Report was prepared by AWEC after the completion of clearing activities which reported no signs of significant fauna species were observed within the survey area during clearing activities. Therefore, no harm to a Koala occurred during the clearing process. All other fauna identified during the clearing works by the fauna spotter catcher were managed as per standard protocols (refer **Appendix C**).

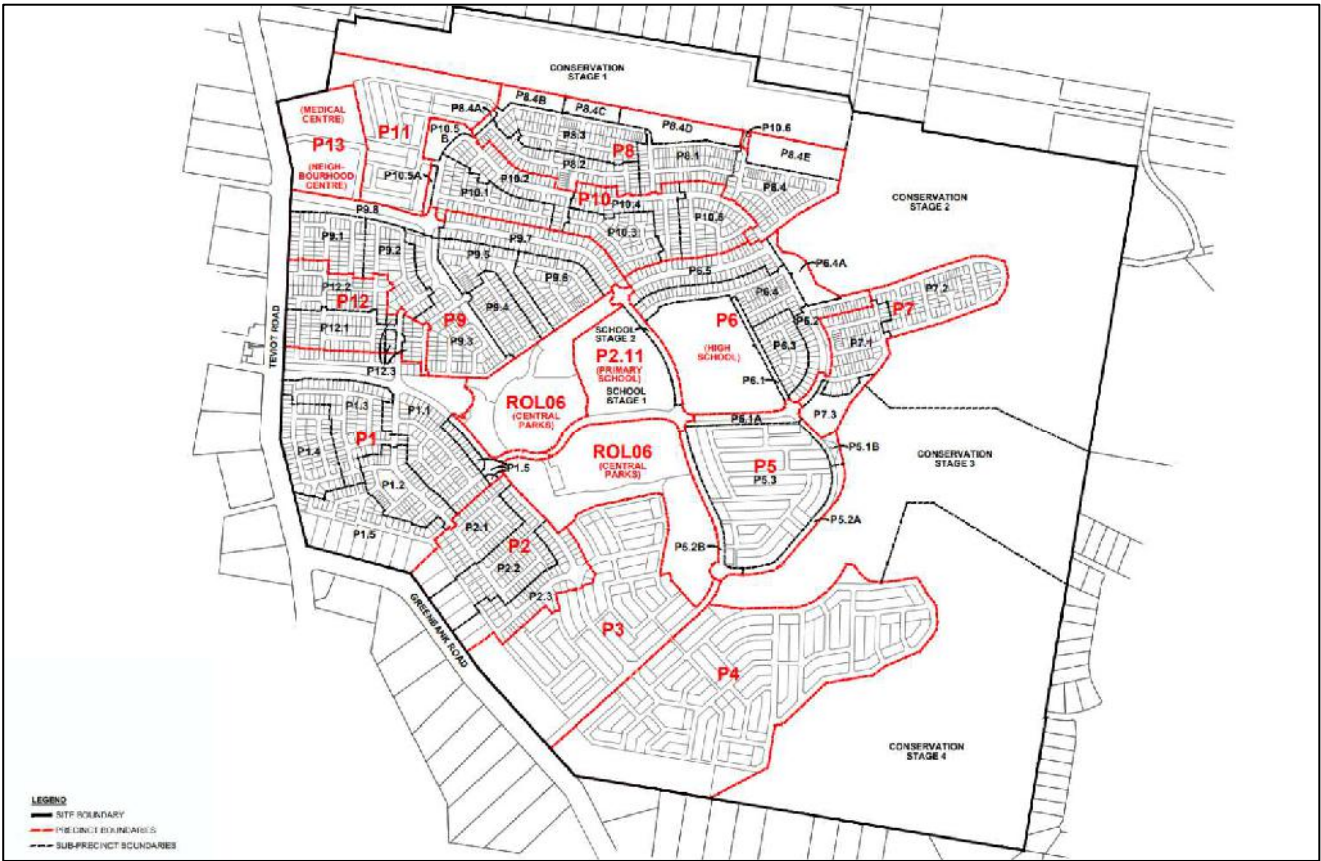


Figure 3: Everleigh Precinct Plan

4.2. Annual Reporting Site Audit

An inspection and audit of the approval area was conducted by one (1) Saunders Havill Group ecologist on 17 December 2024. To confirm the extent of works, the ecologist traversed the remaining sections of the Precinct 8 and Precinct 10 (refer **Photo Set 1**) and Precinct 6 (refer **Photo set 2**) clearing boundaries. The audit confirmed the extent of works were within the demarcated limits inspected prior to commencement of works and no clearing occurred outside of Stage 2 during the reporting period in accordance with condition 2 of the approval (refer **Appendix A**).

Additionally, the on-site conservation area was inspected to confirm retention and protection of significant biodiversity values and progress of rehabilitation works. This is discussed further in **Section 5** of the report.



Photo Set 1: Maintained tree protection fencing and retained vegetation along Precinct 8 and Precinct 10 boundary observed during annual site inspection and audit.



Photo set 2: Maintained tree protection fencing and retained vegetation along Precinct 6 boundary observed during annual site inspection and audit.

5. On-site conservation area

The on-site conservation area adjoins Stage 2 and is located in the eastern portion of the project area. The conservation area has been subject to rehabilitation works for *Melaleuca irbyana* as required under State protected plants permit administered under the Queensland *Nature Conservation Act 1992* (NCA) and will be subject to broad rehabilitation works to occur in conjunction with the relevant project stage. The Natural Environment Site Strategy (NESS) has been developed and implemented to avoid degradation of the on-site conservation area as a result of the action. The on-site conservation area is considered to contribute to the protection of MNES including habitat for the Koala and foraging habitat for the GHFF. The primary objectives recommended for the Conservation Area include:

- Retain significant floral species and vegetation communities
- Retain and enhance fauna habitat values
- Remove and manage processes potentially threatening the viability of existing habitats
- Increase the extent of vegetation communities and potential fauna habitat over time.

Rehabilitation works within the Conservation area and waterway corridors will include weed management and replanting with native species consistent with mapped Regional Ecosystems to augment ecological values and enhance connectivity.

5.1. *Melaleuca irbyana* Revegetation

Protected Plants Flora Surveys undertaken over the site in 2018, 2020, 2022 and 2024 recorded six isolated patches of *Melaleuca irbyana*; three of which are located within the development footprint and none of which met the thresholds to be classified as a Threatened Ecological Community under the EPBC Act (as per referral documentation). The species is listed as Endangered under the Queensland NCA with impacts and rehabilitation managed in accordance with the Act. Under the NESS which is required to be implemented under the EPBC approval a prescribed commitment is to 'Identify and avoid (to the greatest extent possible) any impacts on EVNT species' which includes *M. irbyana*.

Impacts for *M. irbyana* are currently managed under an Impact Management Plan titled '*Impact Management Plan Melaleuca irbyana 432-520 Greenbank Road, Greenbank prepared for Mirvac QLD Pty Ltd, dated July 2022*' (IMP) to support Protected Plants Clearing Permit applications to the Queensland Department of Environment and Science (DES).

A Protected Plants Clearing Permit was renewed on 23 August 2024 (Permit No. WA0062493) which allows for clearing of all *M. irbyana* over the entire Clearing Impact Area (i.e. 277 ha site). Conditions of the Permit (PPCM01) require all activities relating to the impact of threatened flora species under the permit to be carried out in accordance with the procedures and actions in the approved IMP. This included rehabilitation planting of *M. irbyana* within future conservation land in the eastern portion of the site to ensure no significant residual impact on the species occurs as a result of the development.

In March 2019, rehabilitation planting by land care consultant, Evolve, commenced at the rehabilitation area in accordance with the IMP. This included weed treatment and tube-stock planting of *M. irbyana* within a 5,000 m² area within the on-site Conservation area. The establishment period for this specific location within the offset area is 24 months utilising adaptive management.

The final site audit and photo monitoring report by Evolve Environmental issued in June 2021 identified that of the 625 specimens planted within the 5,000 m² area of the Conservation Area, 585 were considered in excellent health *M. irbyana* specimens, 33 of fair health and 7 dead. The success rate, as a result of adaptive management, is above the minimum survival rate of 560. No plant replacements have been required within the reporting period.

The planting site was inspected in June 2024 as part of the renewal of the NCA permit. The plantings were observed to be generally in good condition (refer **Photo set 3**). Annual monitoring and reporting will continue to be completed by SHG in accordance with the 2022 IMP and Protected Plant Clearing Permit (issued August 2024).



Photo set 3: *M. irbyana* rehabilitation area

6. Offset Area

Prior to the commencement of Stage 2 of the action, an offset site was required to be legally secured to compensate for the loss of 230 ha of Koala and GHFF habitat in accordance with Condition 4 of the EPBC Act Approval (EPBC 2016/7817, refer **Appendix A**).

The Aroona Station Offset Area is managed as part of a larger conservation property located on Alpers Road, Mount Mort, Queensland comprised of multiple lots; Part of lot 54 on CC1018, Part lots 44 and 45 on CC32, Part of Lot 6 on RP21558, Part of lot 13 on RP21558, Part of lot 31 on CH312311, Part lot 216/CH311631, Part of 218 on CH311734, Part lot 222/CH311798, Part lot 30/CH312310, and Part lot 64/CC552, totalling 686.44 ha.

The offset area was legally secured via a Voluntary Declaration administered under the Queensland *Vegetation Management Act 1999* by Queensland Trust for Nature (QTFN) on 8 December 2020. The Department confirmed that an offset for impacts on the Koala and Grey-headed Flying-fox had been secured on 8 February 2021.

An Offset Management Plan (OMP) was prepared by QTFN dated September 2020. The OMP identifies outcomes focused management actions, which will fulfil a statutory requirement, pursuant to the EPBC Act, for the provision of Koala and GHFF habitat offset. The outcomes sought by this plan will protect, restore, encourage the regeneration of habitat and conserve large, connected areas of koala and GHFF habitat, particularly populations that are genetically diverse and distinct and are free of disease or have very low incidence of disease.

Baseline surveys were completed from 2021 to 2022, which is referred to as Year 1 for the Aroona Station Offset Area. A yearly report is to be prepared for inclusion into the corresponding Annual Compliance Report to document the progress of the offset area against the management objectives discussed in the OMP. The Aroona Station Offset Area Management Report – Year 4, dated January 2025 is provided at **Appendix D**. A summary of the key milestones and completion years have been summarised in the table below (refer **Table 2**).

Table 2: Aroona Station Offset Area Milestones

Milestone	Due Date	Completion
Approval of EPBC 2016/7817	-	11 October 2019
Commencement of Stage 1	-	18 November 2019
Approval of Offset Strategy	-	8 October 2020
Legally Secure Offset Site	Prior to commencement of Stage 2	4 December 2020
Commencement of Stage 2	Following legally securing offset site	1 March 2021
Year 1 – Baseline	4 December + 3 months	January 2022
Year 2 – Management	18 November + 3 months	January 2023

Milestone	Due Date	Completion
Year 3 – Management	18 November 2023 + 3 months	January 2024
Year 4 – Management	18 November 2024 + 3 months	January 2025

The Aroona Station Offset Area Management Report – Year 4 summarised the actions undertaken during the reporting period, including:

- Koala usage of the site using the Spot Assessment Technique (SAT) and opportunistic observations,
- Weed assessments,
- Feral predator monitoring using camera trapping and scat searches, and
- Cattle grazing for fuel hazard reduction.
- Ongoing chemical and mechanical weed management
- Maintenance of firebreaks and access tracks

The results and management actions undertaken during the reporting period are summarised below.

The management actions conducted in OMU 1 and OMU 2 were predominately concerned with habitat quality improvement and rehabilitation actions which were conducted in line with the Aroona Station Weed Management Strategy and Aroona Station Fire Management plan. Revegetation actions within OMU3 including tree planting and direct seeding events totalling 52.5 ha have been complete and are now undergoing maintenance phase with photo monitoring points established (refer **Appendix D**, Section 2.1).

Trees planted in 2021 at sites 1 and 10 were assessed by Crossroads Rural & Environmental Consultancy in December 2024, their findings were included in the Year 4 OAMR. Where the average sapling health was considered ‘excellent’ and height ranges across the two patches was 3-5m and 5-7m respectively. The health of the saplings may be partially attributed to the above average rainfall season.

Flowering grey-headed flying fox forage trees were opportunistically throughout the reporting period. This enables a spatial and seasonal representation of food availability in between the 5-year reporting milestones. Abundance and coverage of flowering trees appeared lower than previous years likely resultant from climatic or seasonal variations. Foraging habitat was observed in all months excluding June, July and December. *Corymbia intermedia* (Pink Bloodwood) and *Eucalyptus tereticornis* (Forest Red Gum) remain the most dominant flowering tree. A subspecies *E. tereticornis* subsp. *basaltica* was also observed flowering during late winter (refer **Appendix D**, Section 2.2).

Scat monitoring, motion sensor camera trapping and opportunistic searches were conducted across the reporting period. Koala scat was not observed opportunistically within the offset area during the reporting period. No Koala’s were identified via motion sensor camera trapping surveys within the within the offset area, however, one individual was identified in September 2024 (refer **Appendix D**, Section 2.3).

Weed assessments continue to be conducted annually and compared to results from the baseline survey of 2021. Permanently marked transects were surveyed in April 2024 according to Nelder *et al* 2015 in a 50 x 10 m transect. Eleven permanently marked transect locations with photo points were established so that the progress of the site could be monitored. The target weed species identified as a threatening process to koalas are *Lantana camara* (Lantana), *Schinus terebinthifolius* (Broad Leaved Pepper), *Celtis sinensis* (Chinese Celtis) and *Macfadyena unguis-cati* (Cat's Claw Creeper). Whilst other weeds were measured for overall ecological health, the focus of the weed management is the control and eradication of *L. camara*, as it has the capacity to prevent koala movement and access to food and shelter trees (refer **Appendix D**, Section 2.4).

During the 2024 monitoring period *Lantana camara* (Lantana) mean transect coverage remained stable, while *Schinus terebinthifolius* (Broad Leaved Pepper) was reduced to 0%, *Celtis sinensis* (Chinese Celtis) decreased to 12% and *Macfadyena unguis-cati* (Cat's Claw Creeper) increased slightly to 9% within the offset area. The stable *Lantana camara* (Lantana) mean transect coverage has been linked to the La Niña conditions between 2020 and 2023. One ecological burn was conducted within the reporting period, however, this was done post weed surveys.

Predator management on Aroona Station has occurred since 2018. A property wide scale assessment was conducted to ensure that detection of predator activity is maximised, to reflect the large home ranges, and best inform management actions. Feral predator abundance has been monitored on Aroona Station using two methods since 2018: camera trapping and scat searches. Given that the movement range of these feral predators extends beyond the specific offset area, Relative Abundance Index (RAI) and occupancy are presented including the data from any camera trapping station with projected territories of any feral animal that overlap with the offset area. Observations specific to cameras within the offset area are presented in **Appendix D**, Section 2.5. Camera trapping is performed biannually to account for seasonal variation in predator behaviour.

During the 2024 reporting period a total of fourteen motion sensor camera trap stations were installed across the Aroona Station property, six of which were located within the offset area. To date, *Canis lupus familiaris* (wild dog), *Vulpes vulpes* (Fox), *Felis catus* (Feral Cat) and *Sus scrofa* (Feral Pig) have all been recorded within the offset area. In the past, macropods and wallabies have been the main fauna group present in predator scat, followed by small native mammals, birds and reptiles. Several non-native mammals were found in scat including goat and pigs since 2017. To date, predator scat analysis has not identified the presence of Koala in the diet of any feral predators within the offset site. No koala mortalities caused by non-native predators was recorded in the reporting period.

Relative abundance and occupancy monitoring of predatory pests is calculated at a property wide scale. Across the Aroona Station *Canis lupus familiaris* (wild dog), *Vulpes vulpes* (Fox), *Felis catus* (Feral Cat) and *Sus scrofa* (Feral Pig) have all been recorded during the 2024 reporting period. When comparing the abundance and occupancy from Winter to 2023 to Winter 2024, *Canis lupus familiaris* (wild dog), *Vulpes vulpes* (Fox) and *Sus scrofa* (Feral Pig) all decreased. There was an increase in the abundance of feral cats, attributed to the wet seasons influence over food resources. Management actions will continue to be taken, including the continued engagement of a pest fauna management contractor, where over the monitoring period two *Canis lupus familiaris* (wild dog), one *Vulpes vulpes* (Fox) and nine *Sus scrofa* (Feral Pig) have been removed.

Cattle grazing for the purpose of fuel hazard management was conducted in line with the decision matrix provided in the Offset Management Plan. Where the fuel hazard assessment scored high and very high, cattle were permitted into the offset area until the fuel load was reduced. One grazing event occurred within the offset area during the winter season. No evidence of Koala injury or mortality attributed to cattle grazing was identified (refer **Appendix D**, Section 2.6).

Fuel loads across the offset area were reported as predominately 'high' scores. No ecological burns were conducted within the offset area, however one low to moderate intensity burn was conducted between 1 and 2 August 2024 which included 39.83 ha in order to reduce fuel loads within the broader Aroona Station. Fire break trails were inspected and maintained at regular intervals.

7. EPBC approval conditions compliance table

The EPBC 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	Is the project compliant with this condition?	Evidence/comments
1	The approval holder must ensure that no clearing of Koala or Grey-headed Flying-fox habitat for stage 1 occurs outside the stage 1 site.	Compliant	Clearing of Stage 1 has been completed. No clearing of Koala or Grey-headed Flying-fox habitat associated with Stage 1 works occurred outside of the Stage 1 Area.
2	The approval holder must ensure that no clearing of Koala or Grey-headed Flying-fox habitat for stage 2 occurs outside of stage 2 site.	Compliant	<p>Clearing of Stage 2 continued during the Year 5 reporting period with works occurring in Precincts 5, 6, 8 and 10 areas. A total of 12 ha of Koala and Grey-headed Flying-fox habitat was cleared during this reporting period (refer to Figure 2).</p> <p>No clearing occurred outside of the Stage 2 area.</p>
3	For the protection of the Koala and Grey-headed Flying-fox habitat, the approval holder must implement the Natural Environment Site Strategy to avoid degradation of the on-site Conservation area as a result of the action, until such time that Logan City Council has accepted management of the on-site Conservation area in writing, and the approval holder has provided evidence of this to the Department.	Compliant	The approval holder has implemented the NESS to avoid degradation of the on-site conservation area retaining significant biodiversity values. 180 ha of critical habitat within the on-site conservation area is to be retained and rehabilitated in accordance with relevant staging.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
4	<p>Within three (3) months of the commencement of stage 1 of the action, the approval holder must submit, for approval by the Minister, an Offset Strategy to compensate for the loss of 230 ha of Koala and Grey-headed Flying-fox habitat. The approval holder must not commence stage 2 of the action until the Offset Strategy has been approved by the Minister in writing. The approved Offset Strategy must be implemented. The approved Offset Strategy must:</p> <ol style="list-style-type: none"> be prepared by a suitably qualified person be prepared in accordance with relevant approved conservation advices, recovery plans and threat abatement plans demonstrate that the proposed offset area(s) meets the principles of the EPBC Act Environmental Offsets Policy and Environmental Management Plan Guidelines include timelines and mechanisms for legally securing the offset area(s) 	Compliant	<p>Rehabilitation planting by land care consultant Evolve commenced at the State <i>M. irbyana</i> offset area within the on-site conservation area in accordance with the approved IMP. Works included weed treatment and tube-stock planting of <i>M. irbyana</i> across a 5,000 m² area which was completed in 2021.</p> <p>The approval holder will manage and monitor the on-site conservation area until such time that Logan City Council has accepted management of the area.</p> <p>The Offset Strategy prepared by Saunders Havill Group, dated September 2020 was submitted within three (3) months of the commencement of the action and approved by the Department on 8 October 2020. The Offset Strategy contained an OMP prepared by QTFN. The approval confirmed the Offset Strategy and OMP met the requirements of Condition 4.</p> <p>Implementation of the OMP is described in Section 9 of this report and Table 5.</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
	<ul style="list-style-type: none"> e. provide a written description and map that clearly defines the location and boundaries of the proposed offset area(s) for Koala and Grey-headed Flying-fox habitat (must be accompanied by the offset attributes and shapefiles) f. demonstrate that there is a real potential for Koala and Grey-headed Flying-fox to utilise the offset area(s), including through (but not limited to): <ul style="list-style-type: none"> i. habitat suitability ii. connectivity with other habitats including biodiversity corridors that contain Koala iii. proximity to known Grey-headed Flying-fox camps. g. describe relevant baseline information regarding the offset area(s), based on surveys undertaken (prior to offset management commencing), including (but not limited to) quantification of the existing extent and quality of habitat for the Koala and Grey-headed Flying-fox present within the offset area(s) (the baseline condition) h. include time bound commitments to ecological outcomes and offset performance and completion criteria (including milestones) for achieving ecological outcomes for the Koala and Grey-headed Flying-fox i. detail the management actions and regeneration and revegetation strategies to be undertaken at the offset area(s) to achieve the 		

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
	<p>ecological outcomes and offset performance and completion criteria, including:</p> <ul style="list-style-type: none"> i. the timing and frequency of these measures, and person(s) responsible ii. a program to monitor and report on the effectiveness of these measures, including monitoring and reporting progress against the ecological outcomes and offset performance and completion criteria at an appropriate time and frequency iii. criteria for triggering adaptive management actions, contingency measures and corrective actions if the ecological outcomes and offset performance and completion criteria are not achieved, and the timing and frequency and person(s) responsible iv. details of the potential risks to the successful implementation of the plan and measures that will be implemented to mitigate against these risks, and v. the person(s) responsible for monitoring, reviewing and implementing the Offset Management Plan. 		
5	<p>For the protection of the Koala, the approval holder must ensure that any offset area(s) will provide and/or establish a robust and diverse ecosystem that:</p> <ul style="list-style-type: none"> a. contains habitat that provides both shelter and food resources relevant to the Koala, and b. has a real potential to promote Koala breeding. 	Compliant	<p>The Offset Strategy was approved by the Department on 8 October 2020. The Offset Strategy contained an OMP prepared by QTFN and was confirmed to contain actions that would facilitate the achievement of Condition 5.</p> <p>Implementation of the OMP is described in Section 9 of this report and Table 5.</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
6	The approval holder must ensure that the revegetation of Koala food trees at the offset area(s) will utilise seeds collected from Koala food trees found within the offset area(s), or directly adjacent to the offset area(s), and preferably that also have evidence of Koala utilising them for feeding.	Compliant	<p>Offset area surveys completed by QTFN confirm continued presence of Koala within the offset area. The offset area is subject to ongoing habitat improvement works including weed management and revegetation to increase suitability for Koala foraging and breeding (refer Appendix D).</p> <p>Revegetation works have commenced in accordance with the approved Offset Strategy and OMP with the planting of tube stock and seeds. Throughout the time available to source seed, Aroona did not support a seed bank sufficient enough for the species diversity and abundance of Koala habitat and GHFF forage habitat and therefore in addition to those sourced from the offset area, further resources were sourced from local suppliers, ensuring local provenance with as close proximity as possible to increase the likelihood of survival and preference by Koala and GHFF.</p>
Notification of date of commencement of the action			
7	The approval holder must notify the Department in writing of the date of commencement of stage 1 and stage 2 of the action, within 10 business days after the date of commencement of stage 1 and stage 2 of the action	Compliant	<p>The Stage 1 of the action commenced on 18 November 2019. The Department was notified in writing on the 19 November 2019 of commencement of the action.</p> <p>Stage 2 of the Action commenced on 1 March 2021, with the commencement of Precinct 12 clearing works. The Department was notified in writing on the 12 March 2021 of the commencement of Stage 2 of the Action, within the prescribed 10 business days.</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
8	If the commencement of stage 1 or stage 2 does not occur within two (2) years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister.	Compliant	Stage 1 of the action commenced on 18 November 2019 and Stage 2 of the Action commenced on 1 March 2021 within the 2 years from the date of approval (11 October 2019).
Compliance Records			
9	The approval holder must maintain accurate and complete compliance records.	Compliant	The Saunders Havill Group 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 the Saunders Havill Group and approval holder and 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.
10	If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department within the timeframe specified in the request.	Not applicable	The Department has not requested to provide electronic copies of compliance records.
Preparation and publication of plans			
11	<p>The approval holder must:</p> <ul style="list-style-type: none"> a. submit plans electronically to the Department for approval by the Minister; b. publish each plan on the website within 20 business days of the date the plan is approved by the Minister or of the date a revised action management plan is submitted to the Minister or the Department, unless otherwise agreed to in writing by the Minister; c. exclude or redact sensitive ecological data from plans published on the website or provided to a member of the public; and 	Compliant	<ul style="list-style-type: none"> a. The approval holder submitted the Offset Strategy and Offset Management Plan electronically to the Department and was approved by the Department on 8 October 2020. b. The EPBC Decision Notice, approved Offset Strategy and Offset Strategy Approval were published on the website within the required timeframe: <p>https://everleigh.mirvac.com/blogs-and-news/EPBC/epbc-documentation</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
	d. keep plans published on the website until the end date of this approval.		c. No sensitive ecological data is contained in these reports.
12	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under a plan, is prepared in accordance with the Department's Guidelines for biological survey and mapped data (2018) and submitted electronically to the Department in accordance with the requirements of the plan.	Compliant	This reporting period marks the fourth offset monitoring period for the offset site. The offset provider, QTFN, has prepared an Offset Management Report - Year 4 (refer Appendix F) for the fourth year of monitoring data. Monitoring data collected within the report has been prepared in accordance with the Department's Guidelines.
Annual compliance reporting			
13	<p>The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or otherwise in accordance with an annual date that has been agreed to in writing by the Minister. The approval holder must:</p> <ul style="list-style-type: none"> a. publish each compliance report on the website within 60 business days following the relevant 12 month period; b. notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report within five business days of the date of publication; c. keep all compliance reports publicly available on the website until this approval expires; d. exclude or redact sensitive ecological data from compliance reports published on the website; and 	Compliant	The anniversary of the commencement of the action is 18 November. The deadline for publishing the Year 5 report addressing compliance with each of the conditions of the approval (i.e. this Annual Compliance Report) and in accordance with Condition 13 is 13 February 2025. 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 the Brisbane Local Government Area, the following business day is taken to be the due date.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
	<p>e. where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication.</p>		
14	<p>The approval holder must notify the Department in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify:</p> <ul style="list-style-type: none"> a. any condition which is or may be in breach; b. a short description of the incident and/or non-compliance; and c. the location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information available. 	Not Applicable	No non-compliances were recorded during the reporting period.
15	<p>The approval holder must provide to the Department the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:</p> <ul style="list-style-type: none"> a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future; b. the potential impacts of the incident or non-compliance; and c. the method and timing of any remedial action that will be undertaken by the approval holder. 	Not Applicable	As discussed within Condition 14 response above, no non-compliances were recorded within the reporting period.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
Independent audit			
16	The approval holder must ensure that independent audits of compliance with the conditions are conducted every five (5) years following the date of the commencement of the action, or as otherwise requested in writing by the Minister.	Not Applicable	An independent audit is to be conducted within the Year 5 reporting period (18 November 2023 to 17 November 2024). This advice was passed onto the client to engage an independent audit of conditions.
17	<p>For each independent audit, the approval holder must:</p> <ul style="list-style-type: none"> a. provide the name and qualifications of the independent auditor and the draft audit criteria to the Department; b. only commence the independent audit once the audit criteria have been approved in writing by the Department; and c. submit an audit report to the Department within the timeframe specified in the approved audit criteria. 	Not Applicable	<p>An independent audit is to be conducted in association with the Year 5 reporting period (18 November 2023 to 17 November 2024).</p> <p>The proponent is seeking to engage an independent auditor.</p> <p>The independent audit will commence after an independent auditor is engaged and audit criteria is approved by the Department.</p> <p>The audit will be completed within the timeframe specified in the approved audit criteria.</p>
18	The approval holder must publish the audit report on the website within 10 business days of receiving the Department's approval of the audit report and keep the audit report published on the website until the end date of this approval.	Not Applicable	The proponent is seeking to engage an independent auditor.
Completion of the action			
19	Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	Not Applicable	The action has not been completed.

8. Natural Environment Site Strategy

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

Table 4: Natural Environment Site Strategy implementation

No.	Commitment	Evidence/comments/status
NESS-1	Identify Significant Biodiversity Values within and adjoining the Development Land.	Significant Biodiversity Values within and adjoining the development land were identified during the EPBC Referral and Approval process. This included the identification of Threatened Ecological Communities (TECs), remnant vegetation, habitat for threatened flora and fauna, waterways and permanent ponds.
NESS-2	Retain and protect confirmed areas of remnant vegetation containing Endangered Regional Ecosystems.	<p>During the reporting period, 14 ha of the vegetation was cleared, consisting predominantly of non-remnant vegetation. No endangered remnant vegetation was cleared.</p> <p>Where possible areas of remnant vegetation have been retained through the masterplan design and individual staging process of the development.</p>
NESS-3	Development protects and minimises impacts on native vegetation within and supporting Significant Biodiversity Values.	<p>During the reporting period, a total of 14 ha of native vegetation was cleared. AWEC supervised all vegetation clearing activities which included inspecting the demarcated boundary of the works area and ensuring clear paths for fauna to reach safe havens were provided. Their post clearance report is provided in Appendix C.</p> <p>The action has to the greatest extent possible avoided the clearing of non-endangered remnant, regrowth and other native vegetation through design. A significant portion of the approval area includes non-juvenile koala habitat trees which is land designated for the on-site conservation area.</p>

No.	Commitment	Evidence/comments/status
		<p>The action has staged the clearing of trees and ensures pre and post clearing assessments are undertaken for clearing extents identified.</p> <p>Management and rehabilitation works within the on-site conservation area will be completed in conjunction with relevant project staging.</p>
NESS-4	<p>Minimise clearing of Non-juvenile Koala Habitat Trees (NJKHT) and provide obligations in accordance with IG17 to achieve a net gain in koala habitat for the region.</p> <p>Where the clearing of vegetation includes impacts to koala habitat deliver a Koala offset in accordance with the EPBC Act permit.</p>	<p>The action has minimised clearing of NJKHTs through design and designated on-site conservation area. Management and rehabilitation of the on-site conservation area seeks to increase volume of NJKHT.</p> <p>A net gain in koala habitat for the region has been provided through the preservation of the on-site conservation area and the Aroona Station offset area in accordance with the EPBC Act approval. To compensate for impacts to Koala habitat, 686.44 ha of the Aroona Station property has been legally secured and will be subject to ongoing management measures to enhance koala habitat values. As discussed in Table 3, initial revegetation and habitat creation actions within the offset site have been completed within the reporting period across 52.5 ha. The revegetated area will continue to be monitored through established transects and photo points.</p>
NESS-5	<p>Minimise threats to existing local koala populations by avoiding conflicts with roads and dogs.</p>	<p>Design provides for minimal conflict with roads and vehicles, concentrating development within modified environments or adjacent developed areas and reducing roadways adjoining the on-site conservation area. The staged development and sequential clearing ensures koalas can disperse and find refuge within the on-site conservation area during clearing.</p> <p>Koala sensitive design measures have also been included (i.e. signage and landscape design). The design provides for dog off-leash facilities in recreation parkland and on lead control measures through the on-site Conservation area.</p>
NESS-6	<p>Identify and avoid (to the greatest extent possible) any impacts on EVNT species.</p>	<p>As discussed within Section 5, <i>M. irbyana</i> was identified within the clearing zone through Protected Plants Surveys.</p>

No.	Commitment	Evidence/comments/status
NESS-7	Minimise impacts on native fauna (not scheduled as Threatened).	<p>A permit renewal was issued by the DES on 23 August 2024 which allows for clearing of all <i>M. irbyana</i> over the entire Clearing Impact Area. Conditions of the Permit (PPCM01) require all activities relating to the impact of threatened flora species under the permit to be carried out in accordance with the procedures and actions in the IMP. This included rehabilitation planting of <i>M. irbyana</i> within future conservation land in the eastern portion of the site to ensure no significant residual impact on the species occurs as a result of the development.</p> <p>Evolve commenced rehabilitation and offset works in accordance with the IMP in March 2019. This included weed treatment and tube-stock planting of <i>M. irbyana</i> within a 5,000 m² area within the on-site conservation area. The initial managing and monitoring period for this specific location within the on-site conservation area is 24 months utilising adaptive management which concluded in 2021. Monitoring and management of the plantings have continued with regular inspections in accordance with the NCA permit</p> <p>To avoid impacts where possible, all retained habitat for native fauna has been consolidated into non development portions of the site (i.e. the on-site conservation area). Impacts have been minimised through the development land through staging and sequential clearing. Clearing has been undertaken in accordance with individual, site specific management plans.</p> <p>AWEC supervised all vegetation clearing activities which included inspecting the demarcated boundary of the works area and ensuring clear paths for fauna to reach safe havens were provided. Where specific habitat features have been identified (i.e. fallen logs, hollows, etc.), these are to be distributed within the on-site Conservation area. The AWEC post-clearing report for Precincts 8 to 10 is provided in Appendix C.</p>

No.	Commitment	Evidence/comments/status
NESS-8	Retain, protect and buffer site watercourses forming part of the projects Significant Biodiversity Values.	<p>The design largely avoids mapped waterways and associated vegetation. Waterways within the on-site conservation area are to be retained and rehabilitated.</p> <p>Further rehabilitation works are proposed to protect and buffer site watercourses and improve the quality of significant biodiversity values including planting of endemic species and weed management within the bed and banks of retained or modified watercourses and drainage features.</p>
NESS-9	Avoid and manage land degradation impacts caused through works within areas of dispersive and sodic soils.	<p>The design avoids clearing on steep terrain and (to the largest extent possible) within identified waterways forming part of the site’s significant biodiversity values within the development land. The land designated within the on-site Conservation area is to be retained.</p> <p>Where possible, natural drainage features within the Development Land have been included as part of open space, drainage channels, etc. Detailed erosion and sediment control plans are prepared for each development stage to mitigate the impacts.</p>
NESS-10	Expand and improve the quality of Significant Biodiversity Values and other retained natural features.	<p>Revegetation works within the on-site conservation area have commenced through the State <i>M. irbyana</i> offset. Planting has been undertaken over 5,000 m². Actions within this zone include weed treatment and the ongoing management and monitoring of revegetation works.</p> <p>Further rehabilitation works are proposed for the on-site conservation area to expand and improve the quality of significant biodiversity values and retained natural features including:</p> <ul style="list-style-type: none"> • Planting of Koala habitat trees; • Targeted weed management; and • planting of endemic species and weed management within the bed and banks of retained or modified watercourses and drainage features.

No.	Commitment	Evidence/comments/status
NESS-11	Decrease in the volume and diversity of site weed and pest species.	<p>Rehabilitation works within the on-site conservation area are ongoing and progress will be discussed within subsequent annual compliance reports.</p> <p>The on-site conservation area is largely undisturbed and buffered from adjacent incompatible land uses. As such, the volume and diversity of site weed and pest species is relatively low. Given the extent of the on-site conservation area, the rehabilitation will be staged.</p> <p>Rehabilitation works within the on-site conservation area are ongoing and progress will be discussed within subsequent annual compliance reports.</p>
NESS-12	Ensure monitoring, management and reporting collect adequate information to contribute towards the avoid, minimise, restore and offset principles of the NESS.	<p>Monitoring and reporting processes are implemented during each stage of development and rehabilitation/offset works in accordance with relevant management plans (VMP, FMP, IMP, OMP, etc.) including pre and post clearing assessments, photo monitoring, tree health, rehabilitation/offset work audits. Refer to Appendix C for pre-clearance documentation and Appendix C for post-clearance fauna spotter catcher report for precincts 8 to 10 prepared during the reporting period.</p>

9. Offset Management Plan

A review of the OMP management actions and implementation is provided in **Table 5**. Further details are provided in the Year 4 OAMR located at **Appendix D**.

Table 5: Offset Management Plan implementation

No.	Management Action	Actions	Status/comments
MA-1	Selective chemical / mechanical weed management	<ul style="list-style-type: none"> Develop and implement a weed strategy, with a particular focus on weeds with particularly ability to impact on koala movement and structural vegetation composition (mainly <i>Lantana camara</i> and <i>Schinus terebinthifolius</i>), and under the Biosecurity Act 2014, to reduce weed cover to target thresholds. Undertake weed management according principles outlined in section 7.1 of OMP. 	<p>The Offset Management Plan actions including transects and photo monitoring points were completed during the 2023-2024 reporting period. Implementation of offset management is detailed in the attached OAMR (refer Appendix D). Offset weed trends are summarised below.</p> <p>Baseline weed assessments were conducted in 2021. Permanently marked transects established during the baseline period were surveyed and photo points were recorded at each transect to ensure that the progress of the site could be monitored.</p> <p>The target weed species identified as a threatening process to koalas include <i>Lantana camara</i> (Lantana), <i>Schinus terebinthifolius</i> (Broad-leaved Pepper) and <i>Celtis sinensis</i> (Chinese Elm). <i>Lantana camara</i> (Lantana) is the predominant threat within the offset area, the species mean transect coverage remaining stable over the year 4 monitoring period, while <i>Schinus</i></p>

			<p><i>terebinthifolius</i> (Broad-leaved Pepper) was reduced to 0% coverage. <i>Celtis sinensis</i> (Chinese Elm) mean transect coverage decreased and <i>Dolichandra unguis-cati</i> (Cat's Claw Creeper) slightly increased.</p>
MA-2	Ecological Burns	<ul style="list-style-type: none"> Develop and implement a Fire Management Strategy with particular focus on Regional Ecosystem burning intervals and property fire history. Undertake ecological burns in accordance with principles outlined in this section. 	<p>The Aroona Station Fire Management Plan developed in accordance with the OMP guides the fire management actions across the offset area and broader offset property. One ecological burn was conducted within the Aroona Station property to manage high fuel loads, however, no burns were conducted in the offset site.</p>
MA-3	Wildfire hazard reduction	<ul style="list-style-type: none"> Incorporate the offset area into the property Fire Management Plan within six (6) months of the offset being legally secured, for the purpose of protecting the offset area from high intensity wildfires as well as for conducting ecological burns with the aim to enhance biodiversity in line with the Regional Ecosystem Description Database fire management guideline. The property Fire Management Plan will be prepared by a suitably qualified professional and will detail: 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 and biodiversity outcomes sought for the offset area. Hazard reduction action will take place to reduce fuel loads based on Overall Fuel Hazard Assessment (Hines et al 2010). Hazard reduction action to follow flowchart outlined in Section 7.3 Install firebreaks and fire trails (access tracks). 	<p>Fuel hazard assessments were undertaken during the reporting period.</p> <p>Fuel hazard assessments were completed bi-annually with high to very high fuel loads recorded.</p> <p>Cattle grazing was utilised to reduce fuel loads, where high and very high fuel assessments were recorded. One grazing period was conducted between fuel hazard assessments in the Winter season.</p> <p>Firebreaks were inspected and maintained at regular intervals.</p> <p>No koala mortalities were recorded as a result of cattle grazing.</p>

		<ul style="list-style-type: none"> • Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade and in compliance with the Fire and Emergency Services Act 1990. • Inspect firebreaks and access tracks, undertake any maintenance required to achieve compliance with Fire Management Plan. 	
MA-4	Direct seeding where natural regeneration is lacking	<ul style="list-style-type: none"> • Conduct direct seeding of native species in areas where natural regeneration not occurring. • Species mix to be representative of Preclear Regional Ecosystem 	<p>Revegetation actions within OMU3 including tree planting and direct seeding events totalling 52.5 ha have been complete and are now undergoing maintenance phase with photo monitoring points established (refer Appendix D, Section 2.1).</p> <p>Trees planted in 2021 at sites 1 and 10 were assessed by Crossroads Rural & Environmental Consultancy in December 2024, their findings were included in the Year 4 OAMR. Where the average sapling health was considered 'excellent' and height ranges across the two patches was 3-5m and 5-7m respectively. The health of the saplings may be partially attributed to the above average rainfall season.</p>
MA-5	Legal protection from incompatible land uses	<ul style="list-style-type: none"> • Legally secure the offset area by way of voluntary declaration under the Vegetation Management Act 1999 prior to commencement of Stage 2 of the action. • The voluntary declaration will be in place for the duration of the impact, or until such time as another enduring protection mechanism (such as a Nature Refuge under the Nature Conservation Act 1992) has been formally registered on title and 	<p>The offset area was legally secured via Voluntary Declaration under the Queensland VMA within the first reporting period on 4/12/2020 (confirmed by DAWE 08/02/2021). Stage 2 of the Action commenced on 1 March 2021, with the commencement of Precinct 12 clearing works.</p>

			<p>evidence of this has been provided to the Department. Note that this commitment should also be clearly stated in the legal security documentation.</p> <ul style="list-style-type: none"> • Note that any legal security mechanism must be in place for the duration of the impact and legal security documentation should include the following: <ul style="list-style-type: none"> ○ commitments that legal security of the offset area will be in place for the duration of the impact ○ details of management activities to be undertaken to achieve and maintain the outcomes prescribed within the Offset Strategy for the koala and GHFF. 	
MA-6	Monitoring control introduced predators	and of	<ul style="list-style-type: none"> • Conduct a baseline survey to establish introduced predator abundance and location on the property. This can be undertaken through the use of remote motion-activated cameras and/or identification of scats. • Establish a Relative Abundance Index and confidence intervals around associated population trends. • Implement introduced predator control program. The control program and techniques (trapping, baiting, shooting) will be informed based on the results of the abundance surveys. Where practical, 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. • Conduct follow-up monitoring and implement further control efforts if feral animals recur. Implement adaptive management techniques if initial control techniques are not working effectively. • Install appropriate hazard signage informing that the offset area is under introduced predator control. • Set-up a community engagement program including but not limited to interpretive signs, fact sheets and community presentations with the aim to raise community awareness and encourage responsible pet ownership. 	<p>Introduced predators have been monitored and controlled on the wider offset property since 2018. Utilising camera trapping and scat searches completed bi-annually, RAI and occupancy for feral animals was determined for the reporting period.</p> <p>When comparing the abundance and occupancy from Winter to 2023 to Winter 2024, <i>Canis lupus familiaris</i> (wild dog), <i>Vulpes vulpes</i> (Fox) and <i>Sus scrofa</i> (Feral Pig) all decreased. There was an increase in the abundance of feral cats, attributed to the wet seasons influence over food resources. Management actions will continue to be taken, including the continued engagement of a pest fauna management contractor, where over the monitoring period two <i>Canis lupus familiaris</i> (wild dog), one <i>Vulpes vulpes</i> (Fox) and nine <i>Sus scrofa</i> (Feral Pig) have been removed.</p> <p>No Koala mortalities caused by non-native predators were recorded in the reporting period, supported by the absence of koala from predator scats.</p>

			<ul style="list-style-type: none"> • Directly input into the Little Liverpool Range Strategy for controlling introduced predators across the Range. 	
MA-7	Revegetation		<ul style="list-style-type: none"> • Implement a revegetation program in cleared areas using best practice techniques with tree and shrub species representative of the pre-clearance Regional Ecosystem including koala and GHFF food and shelter trees. • Exclude livestock from areas undergoing revegetation activities • Legally secure the offset area 	<p>Initial revegetation and habitat creation actions have been completed within the previous reporting period. The 52.5 ha revegetation area will continue to be monitored through established transects and photo points.</p> <p>Fauna friendly cattle exclusion fencing has been installed across the offset area.</p> <p>The offset area was legally secured via Voluntary Declaration under the VMA on 4/12/2020.</p>
MA-8	Koala stocking survey	species rate	<ul style="list-style-type: none"> • Undertake koala density/occurrence surveys using SAT methodology (Phillips and Callaghan 2011) within the offset area • Repeated surveys to be undertaken at 5-year intervals. • Koala SAT surveys to be undertaken by a suitably qualified ecologist with extensive experience with koala surveys. 	<p>Opportunistic scat surveys were conducted across the reporting period. One Koala was recorded via a motion sensor camera trap within the Aroona Station property.</p>
MA-9	Cattle grazing management		<ul style="list-style-type: none"> • Cattle grazing to be used only as a wildfire hazard fuel reduction tool in accordance with Management Action 3 – Wildfire hazard reduction. • Exclude cattle from revegetation areas (e.g. by fencing) until, in the opinion of an environmental management specialist, cattle grazing is assessed as unlikely to negatively affect vegetation composition. • Only permit grazing at the Aroona Offset Site for the purposes of bushfire hazard reduction. 	<p>Cattle grazing for the purpose of fuel hazard management was conducted in line with the decision matrix provided in the Offset Management Plan. Cattle were removed from the grazing area when the fuel hazard was sufficiently reduced.</p> <p>Fauna friendly stock exclusion fencing installed around Operational Management Unit 3 continues to be monitored and maintained to ensure stock do not enter the revegetation area.</p>

- Ensure that all livestock are excluded from planting/revegetation area for a minimum of 5 years, or until a suitably qualified independent expert has determined that planted koala and grey-headed flying-fox feed trees are of sufficient size to withstand impact from cattle.
- Provide the Department with a report from the suitably qualified independent expert verifying that planted koala and grey-headed flying-fox feed trees are of sufficient size to withstand impact from cattle.
- Ensure that any grazing is managed so as to prevent the risk of injury or mortality of Koalas

No evidence of koala injury or mortality caused by cattle grazing was recorded.

10. Summary

Saunders Havill Group were engaged by Mirvac Queensland Pty Ltd to prepare an Annual Compliance Report for the Greater Flagstone Project – Master Planned Residential Community in accordance with Condition 13 of the EPBC Act approval granted on 11 October 2019 (ref EPBC 2016/7817).

Works continued within Stage 2 of the project during the Year 5 reporting period with the completion of the AFL clubhouse and dog park as well as portions of both Precinct 9 and 10.

On-site works were completed in accordance with the stage specific management plans (i.e., VCFMP) under the supervision of a qualified fauna spotter catcher, AWEC. An inspection and audit of the approval area and on-site conversation area confirmed the extent of works in accordance with the stage specific management plans, the NESS and Condition 3 of the EPBC Act approval during the reporting period.

The *M. irbyana* conservation area will continue to be managed where needed in accordance with the approved IMP. The approval holder will continue to monitor the on-site conservation area until such time that Logan City Council has accepted management of the area.

Within the Aroona Station offset area, revegetation works are considered complete and successful and will now be maintained in subsequent years. All other management measures including feral animal abundance, fuel hazard reduction and monitoring and weed monitoring are ongoing.

Reviewing of the above, the works carried out by the approval holder as part of the Greater Flagstone Project-Master Planned Residential Community are considered to be compliant with the approval granted under the EPBC Act (ref EPBC2016/7817).

11. Appendices

Appendix A

EPBC approval and conditions granted 11 October 2019

Appendix B

Precincts 8 and 10 – Phase 2 Environmental Pre-Start Package

Appendix C

Post Wildlife Management Report – Precincts 8 and 10 – Phase 2

Appendix D

Offset Area Management Report prepared by QTFN – Year 4

Appendix A

EPBC approval and conditions granted
11 October 2019



APPROVAL

Mirvac Greater Flagstone Project, Greenbank, Queensland (EPBC 2016/7817)

This decision is made under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*. Note that section 134(1A) of the **EPBC Act** applies to this approval, which provides in general terms that if the approval holder authorises another person to undertake any part of the action, the approval holder must take all reasonable steps to ensure that the other person is informed of any conditions attached to this approval, and that the other person complies with any such condition.

Details

Person to whom the approval is granted (approval holder)	Mirvac Queensland Pty Limited
ACN of approval holder	060 411 207
Action	Development of a master planned residential community, on Lot 1 on SP297192 (formerly Lot 205 on RP845844, Lot 434 on RP845844 (part) and Lot 9 on S312355), within the Greater Flagstone Priority Development Area, Greenbank, Queensland.

Approval decision

My decision on whether or not to approve the taking of the action for the purposes of the controlling provision for the action is as follows.

Controlling Provisions

Listed Threatened Species and Communities	
Section 18	Approve
Section 18A	Approve

Period for which the approval has effect

This approval has effect until 31 July 2040.

Decision-maker

Name and position Nathan Hanna
Acting Assistant Secretary, Assessments and Governance Branch
Department of the Environment and Energy

Signature

Date of decision

11/10/2019

Conditions of approval

This approval is subject to the conditions under the EPBC Act as set out in ANNEXURE A.



ANNEXURE A – CONDITIONS OF APPROVAL

Part A – Conditions specific to the action

1. The approval holder must ensure that no **clearing of Koala or Grey-headed Flying-fox habitat** for **stage 1** occurs outside the **stage 1 site**.
2. The approval holder must ensure that no **clearing of Koala or Grey-headed Flying-fox habitat** for **stage 2** occurs outside the **stage 2 site**.
3. For the protection of the **Koala and Grey-headed Flying-fox habitat**, the approval holder must implement the **Natural Environment Site Strategy** to avoid **degradation** of the **on-site conservation area** as a result of the action, until such time that **Logan City Council** has accepted management of the **on-site conservation area** in writing, and the approval holder has provided evidence of this to the **Department**.
4. Within three (3) months of the **commencement** of **stage 1** of the action, the approval holder must submit, for approval by the **Minister**, an Offset Strategy to compensate for the loss of 230 ha of **Koala and Grey-headed Flying-fox habitat**. The approval holder must not **commence stage 2** of the action until the Offset Strategy has been approved by the **Minister** in writing. The approved Offset Strategy must be implemented. The approved Offset Strategy must:
 - a. be prepared by a **suitably qualified person**
 - b. be prepared in accordance with relevant approved **conservation advices, recovery plans and threat abatement plans**
 - c. demonstrate that the proposed offset area(s) meets the principles of the **EPBC Act Environmental Offsets Policy and Environmental Management Plan Guidelines**
 - d. include timelines and mechanisms for **legally securing** the offset area(s)
 - e. provide a written description and map that clearly defines the location and boundaries of the proposed offset area(s) for **Koala and Grey-headed Flying-fox habitat** (must be accompanied by the **offset attributes and shapefiles**)
 - f. demonstrate that there is a real potential for **Koala and Grey-headed Flying-fox** to utilise the offset area(s), including through (but not limited to):
 - i. **habitat** suitability
 - ii. connectivity with other **habitats** including **biodiversity corridors** that contain **Koala**
 - iii. proximity to known **Grey-headed Flying-fox** camps.
 - g. describe relevant baseline information regarding the offset area(s), based on surveys undertaken (prior to offset management commencing), including (but not limited to) quantification of the existing extent and quality of **habitat** for the **Koala and Grey-headed Flying-fox** present within the offset area(s) (the baseline condition)
 - h. include time bound commitments to ecological outcomes and offset performance and completion criteria (including milestones) for achieving ecological outcomes for the **Koala and Grey-headed Flying-fox**
 - i. detail the management actions and regeneration and revegetation strategies to be undertaken at the offset area(s) to achieve the ecological outcomes and offset performance and completion criteria, including:
 - i. the timing and frequency of these measures, and person(s) responsible
 - ii. a program to monitor and report on the effectiveness of these measures, including monitoring and reporting progress against the ecological outcomes and offset performance and completion criteria at an appropriate time and frequency



- iii. criteria for triggering adaptive management actions, contingency measures and corrective actions if the ecological outcomes and offset performance and completion criteria are not achieved, and the timing and frequency and person(s) responsible
 - iv. details of the potential risks to the successful implementation of the plan and measures that will be implemented to mitigate against these risks, and
 - v. the person(s) responsible for monitoring, reviewing and implementing the Offset Management Plan.
5. For the protection of the **Koala**, the approval holder must ensure that any offset area(s) will provide and/or establish a robust and diverse ecosystem that:
- a. contains **habitat** that provides both shelter and food resources relevant to the **Koala**, and
 - b. has a real potential to promote **Koala** breeding.
6. The approval holder must ensure that the revegetation of **Koala food trees** at the offset area(s) will utilise seeds collected from **Koala food trees** found within the offset area(s), or directly adjacent to the offset area(s), and preferably that also have evidence of **Koala** utilising them for feeding.

Part B – Standard administrative conditions

Notification of date of commencement of the action

7. The approval holder must notify the **Department** in writing of the date of **commencement of stage 1** and **stage 2** of the action, within **10 business days** after the date of **commencement of stage 1** and **stage 2** of the action.
8. If the **commencement of stage 1** or **stage 2** does not occur within two (2) years from the date of this approval, then the approval holder must not **commence the action** without the prior written agreement of the **Minister**.

Compliance records

9. The approval holder must maintain accurate and complete **compliance records**.
10. If the **Department** makes a request in writing, the approval holder must provide electronic copies of **compliance records** to the **Department** within the timeframe specified in the request.

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

Preparation and publication of plans

11. The approval holder must:
 - a. submit **plans** electronically to the **Department** for approval by the **Minister**;
 - b. publish each **plan** on the **website** within **20 business days** of the date the **plan** is approved by the **Minister** or of the date a revised action management plan is submitted to the **Minister** or the **Department**, unless otherwise agreed to in writing by the **Minister**;
 - c. exclude or redact **sensitive ecological data** from **plans** published on the **website** or provided to a member of the public; and
 - d. keep **plans** published on the **website** until the end date of this approval.
12. The approval holder must ensure that any **monitoring data** (including **sensitive ecological data**), surveys, maps, and other spatial and metadata required under a **plan**, is prepared in accordance with the **Department's Guidelines for biological survey and mapped data (2018)** and submitted electronically to the **Department** in accordance with the requirements of the **plan**.



Annual compliance reporting

13. The approval holder must prepare a **compliance report** for each 12 month period following the date of **commencement of the action**, or otherwise in accordance with an annual date that has been agreed to in writing by the **Minister**. The approval holder must:
- publish each **compliance report** on the **website** within 60 **business days** following the relevant 12 month period;
 - notify the **Department** by email that a **compliance report** has been published on the **website** and provide the weblink for the **compliance report** within five **business days** of the date of publication;
 - keep all **compliance reports** publicly available on the **website** until this approval expires;
 - exclude or redact **sensitive ecological data** from **compliance reports** published on the **website**; and
 - where any **sensitive ecological data** has been excluded from the version published, submit the full **compliance report** to the **Department** within 5 **business days** of publication.

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

Reporting non-compliance

14. The approval holder must notify the **Department** in writing of any: **incident**; non-compliance with the conditions; or non-compliance with the commitments made in **plans**. The notification must be given as soon as practicable, and no later than two **business days** after becoming aware of the **incident** or non-compliance. The notification must specify:
- any condition which is or may be in breach;
 - a short description of the **incident** and/or non-compliance; and
 - the location (including co-ordinates), date, and time of the **incident** and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.
15. The approval holder must provide to the **Department** the details of any **incident** or non-compliance with the conditions or commitments made in **plans** as soon as practicable and no later than 10 **business days** after becoming aware of the **incident** or non-compliance, specifying:
- any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;
 - the potential impacts of the **incident** or non-compliance; and
 - the method and timing of any remedial action that will be undertaken by the approval holder.

Independent audit

16. The approval holder must ensure that **independent audits** of compliance with the conditions are conducted every five (5) years following the date of the **commencement of the action**, or as otherwise requested in writing by the **Minister**.
17. For each **independent audit**, the approval holder must:
- provide the name and qualifications of the independent auditor and the draft audit criteria to the **Department**;
 - only commence the **independent audit** once the audit criteria have been approved in writing by the **Department**; and
 - submit an audit report to the **Department** within the timeframe specified in the approved audit criteria.



18. The approval holder must publish the audit report on the **website** within 10 **business days** of receiving the **Department's** approval of the audit report and keep the audit report published on the **website** until the end date of this approval.

Completion of the action

19. Within 30 days after the **completion of the action**, the approval holder must notify the **Department** in writing and provide **completion data**.

Part C - Definitions

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

Biodiversity corridor means areas of vegetation that allow **protected matter(s)** to travel from one area of **habitat** to another.

Business day means a day that is not a Saturday, a Sunday or a public holiday in the state or territory of the action.

Clear/Clearing/Clearance means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* for further guidance).

Commencement/Commence/Commenced means the first instance of any specified activity associated with **stage 1** of the action, including **clearing** of vegetation and **construction** of any infrastructure. **Commencement/Commence /Commenced** does not include minor physical disturbance necessary to:

- i. undertake pre-clearance surveys or monitoring programs;
- ii. install signage and /or temporary fencing to prevent unapproved use of the project area;
- iii. protect environmental and property assets from fire, weeds and pests; and
- iv. install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on the **protected matters**.

Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met, including (but not limited to) information detailing the date, location, approved **impact site** (including **stage 1** and **stage 2**), actual total area of **habitat** (including type and quality) for **Koala** and **Grey-headed Flying-fox** that was **cleared** within the **impact site** (including within both **stage 1** and **stage 2**), and actual total area of **habitat** (including type and quality) for **Koala** and **Grey-headed Flying-fox** within the **offset area(s)**. The **Department's** preferred spatial data format is **shapefile**.

Completion of the action means all specified activities associated with the action have permanently ceased.

Compliance records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession or that are within the approval holder's power to obtain lawfully.

Compliance reports means written reports:

- i. providing accurate and complete details of compliance, **incidents**, and non-compliance with the conditions and the **plans**;
- ii. consistent with the **Department's Annual Compliance Report Guidelines (2014)**;
- iii. include a **shapefile** of any clearance of any **protected matters**, or their **habitat**, undertaken within the relevant 12 month period; and



- iv. annexing a schedule of all **plans** prepared and in existence in relation to the conditions during the relevant 12 month period.

Conservation advices means a conservation advice approved by the **Minister** under the **EPBC Act**.

Construction means the erection of a building or structure that is or is to be fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, repair or demolition of any building or structure; preliminary site preparation work which involves breaking of the ground (including pile driving); the laying of pipes and other prefabricated materials in the ground, and any associated excavation work; but excluding the installation of temporary fences and signage.

Degradation means any deterioration of the extent or quality of **habitat**, including from (but not limited to): **clearing**, weed introduction or increase, dumping, domestic and feral animals, startling noises, vehicle entry, erosion, pollution and altered water flow.

Department means the Australian Government agency responsible for administering the **EPBC Act**.

Environmental Management Plan Guidelines means the Department's *Environmental Management Plan Guidelines (2014)*.

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

EPBC Act Environmental Offsets Policy means the *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy (October 2012)*.

Grey-headed Flying-fox means the Grey-headed Flying-fox (*Pteropus poliocephalus*) listed as a threatened species under the **EPBC Act**.

Habitat means the natural environment in which the relevant **protected matter(s)** has been identified to occur or is suitable for the **protected matter** to occur in, based upon field surveys and guidance contained in the relevant species or ecological communities' *listing advice*, **conservation advice**, **recovery plan** or *SPRAT profile*.

Impact site means the area designated as 'Impact Site' bounded by the solid red line on the map at [Appendix A](#).

Incident means any event which has the potential to, or does, impact on one or more **protected matter(s)**.

Independent audit means an audit conducted by an independent and **suitably qualified person** as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines (2015)*.

Koala means 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 food tree(s) means a species of tree of genus *Angophora*, *Corymbia*, *Eucalyptus*, *Lophostemon* or *Melaleuca*, with a height of more than 4 metres or with a trunk circumference more than 31.5 centimetres at 1.3 metres above the ground, the leaves of which are known to be consumed by the **Koala**.

Legally securing means protect for conservation under a voluntary declaration under the *Vegetation Management Act 1999 (Qld)* or as a nature refuge under the *Nature Conservation Act 1992 (Qld)* or another enduring protection mechanism agreed to in writing by the **Department**.

Logan City Council means '*Logan City Council*', the local government authority for the city of Logan in Queensland, Australia.

Monitoring data means the data required to be recorded under the conditions of this approval.



Minister means the Australian Government Minister administering the **EPBC Act** including any delegate thereof.

Natural Environment Site Strategy means the document with the title *Mirvac Greater Flagstone Project: Natural Environment Site Strategy* (18 April 2017), as approved by Economic Development Queensland on 2 June 2017.

Offset attributes means an '.xls' file capturing relevant attributes of the offset site, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the **protected matters** that the offset compensates for, and any additional **protected matters** that are benefiting from the offset, and the size of the offset in hectares.

On-site conservation area means the area designated as 'On-site Conservation Area' and shaded dark green within the **referral site** on the map at [Appendix A](#).

Plan(s) means any of the documents required to be prepared, approved by the **Minister**, and/or implemented by the approval holder and published on the **website** in accordance with these conditions (includes action management plans and/or strategies).

Protected matter(s) means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect.

Recovery plans means a recovery plan made or adopted by the **Minister** under the **EPBC Act**.

Referral site means the area designated as 'Referral Site' and bounded by the solid black line on the map at [Appendix A](#).

Sensitive ecological data means data as defined in the Australian Government Department of the Environment (2016) *Sensitive Ecological Data – Access and Management Policy V1.0*.

Shapefiles means location and attribute information of the action provided in an Esri shapefile format. Shapefiles must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. Shapefiles must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes.

Stage 1 means any activity associated with the action that is approved to occur within the **stage 1 site**, specifically **construction** and **clearing** works required for the development of a new State Primary School.

Stage 1 site means the area designated as 'Stage 1 Site' within the yellow shading and bounded by the solid yellow line on the map at [Appendix A](#).

Stage 2 means any activity associated with the action that is approved to occur within the **stage 2 site**, including **construction** and **clearing** works.

Stage 2 site means the area designated as 'Stage 2 Site' within the light green shading and bounded by the solid green line on the map at [Appendix A](#).

Suitably qualified person means a person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.

Threat abatement plan means a threat abatement plan made or adopted by the **Minister** under the **EPBC Act**.

Website means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.

APPENDIX A - Map of Impact Area, Stage 1 & Stage 2 of the Action



NOTES
 This plan was prepared as a graphic representation of the information on this plan and is not to be used for any other purpose. Property dimensions, area, bearings, distances and other physical features shown have been compiled from existing information and may not have been verified by field survey. Therefore, no warranty is made in the development application, approved and development proposals, 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 physical dealings involving the land. Saunders Havill Group therefore disclaims any liability for any loss or damage which may be 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 the Saunders Havill Group unless a development approval states otherwise. This is not an approved plan.

Owner Details:
 SA Stage 1/2/3 and Onsite Conservation
 Department of Planning, Resources and Mines, 2018, updated 2/10/2019
 Project ID: 18/1019-01-001-001-001-001
 Author: J. G. (2019/01/10)

*This note is an integral part of this plan and a reproduction of the plan in any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

- Legend**
- Referral site
 - Impact area
 - Stage 1 site (29 ha)
 - Stage 2 site (201 ha)
 - Onsite conservation (180 ha)

RSMD	Date	Description	Updated	Checked
D	1/10/2019	updates	clm	AC

0 50 100 200 350 m

1:11,000 @ A3

Transverse Mercator (GDA 1994) Zone 50



Everleigh

Appendix B

Precincts 8 and 10 – Phase 2

Environmental Pre-Start Package

Environmental Pre-Start Checklist

Project Area: Precincts 8 and 10	Date: 19 December 2023
Contractor: Shadforth	Scope of Works: Vegetation clearing associated with Precinct 8 and 10, a continuation of EPBC Stage 2 – <i>Phase 2</i> (EPBC2016/7817). Refer Attachment 1 for clearing extent and Attachment 2 for EPBC Stage context.
Date work is to start: January 2024	
Date work is to cease: February 2024	

		Compliance (✓ × N/A)					
#	Control Measure	Client	Superintendent	Contractor	Fauna Spotter Catcher	Environmental Coordinator	Details
1a	Has the environmental coordinator obtained approval for works located inside the <i>Environment Protection and Biodiversity Conservation Act 1999</i> referral area (EPBC 2016/7817)?					✓	<p>Yes. Refer Attachment 2 – for a copy of the EPBC Approval (EPBC2016/7817). Within Attachment 2 is also the EPBC Clearing Stages Plan, showing the extent of works (<i>Phase 2</i>) as a continuation of Stage 2.</p> <p>In accordance with condition 7 of the approval (ref. EPBC2016/7817) the approval holder notified the Department within 10 business days after the commencement of Stage 2 during previous clearing works for Precinct 12.</p> <p>As per EPBC conditions, all works must occur in accordance with the <i>Mirvac Greater Flagstone Project: Natural Environmental Strategy (18 April 2017)</i>, as approved by</p>

Environmental Pre-Start Checklist



#	Control Measure	Client	Superintendent	Contractor	Fauna Spotter Catcher	Environmental Coordinator	Details
							<i>Economic Development Queensland on 2 June 2017 [NESS] (Refer Appendix C).</i>
1b	Has the environmental coordinator obtained approval for an Offset Strategy to compensate for the loss of 230ha of Koala and Grey-headed Flying-fox habitat in order to commence Stage 2 works in accordance with approval conditions 4 to 6 (EPBC 2016/7817)?					✓	Yes. Refer to Offset Strategy Approval Letter (Attachment 3), which determined the 'Offset Strategy – Mirvac Greater Flagstone Project, Greenbank, Queensland prepared by Saunders Havill Group, dated 23 September 2020' met the requirements of approval condition 4 to 6 of EPBC 2016/7817.
MANAGEMENT PLANS							
1b	Has a Vegetation Clearing Management Plan (VMP) been prepared, reviewed by the environmental coordinator and approved by Economic Development Queensland (EDQ)?					✓	Yes. Refer to Attachment 4 - 'Vegetation Clearing and Fauna Management Plan, Precinct 8 and 10, Everleigh Greenbank prepared by Saunders Havill Group, dated 13 April 2022 [VCFMP]'.
1c	Has Fauna Management Plan (FMP) been prepared, reviewed by the environmental coordinator and approved by EDQ?					✓	Yes. Refer to Attachment 5 for a copy of the DES Wildlife Authority Permit for clearing of protected plants (WA0045420) granted 12 August 2022 and approved clearing impact area (refer Attachment 5). <i>M. irbyana</i> specimens are to be cleared within the Precinct 8 and 10 area. These individuals were cleared within <i>Phase 1</i> , and therefore no
1c	Has the environmental coordinator undertaken a Protected Plants flora survey for the clearing impact area and obtained an exemption / permit to clear from the Department of Environment and Science (DES) for protected species under the <i>Nature Conservation Act 1992</i> ?					✓	Yes. Refer to Attachment 5 for a copy of the DES Wildlife Authority Permit for clearing of protected plants (WA0045420) granted 12 August 2022 and approved clearing impact area (refer Attachment 5). <i>M. irbyana</i> specimens are to be cleared within the Precinct 8 and 10 area. These individuals were cleared within <i>Phase 1</i> , and therefore no

Environmental Pre-Start Checklist



#	Control Measure	Client	Superintendent	Contractor	Fauna Spotter Catcher	Environmental Coordinator	Details
							<p>identified <i>M. irbyana</i> specimens are to be cleared within <i>Phase 2</i>.</p> <p>All works must be undertaken in accordance with '<i>Impact Management Plan Melaleuca irbyana 432-520 Greenbank Road, Greenbank prepared for Mirvac QLD Pty Ltd 8 July 2022</i>' [IMP], and associated appendices and supporting documentation (refer Attachment 5).</p>
CONTRACTOR RESPONSIBILITES							
2a	Has the contractor issued copies of the NESS and EDQ Approved VCFMP to all site contractors and sub-contractors? Are these management plans available in the site construction office?						<p>Copies of the VCFMP have been provided to the contractor as attachments to this environmental pre-clearance package. Refer to Attachment C and Attachment 4.</p>
2b	Have clearing extents been provided by the site superintendent to the site contractor and environmental coordinator ?					✓	<p>Yes. Clearing extents were provided to the environmental coordinator in preparation of the VCFMP, Refer Attachment 4.</p> <p>Tree protection fencing lines as shown on the VCFMP were provided to the contractor prior to the installation of tree protection fencing.</p>

Environmental Pre-Start Checklist



#	Control Measure	Client	Superintendent	Contractor	Fauna Spotter Catcher	Environmental Coordinator	Details
2c	Have clearing extents been marked out and fenced as per VCFMP requirements by the contractor and demarcation fencing signed off by the environmental coordinator ?					✓	Yes. Clearing extents were checked by the environmental coordinator initially on 7 th December 2023 and again on 13 th December 2023. Fencing was located predominantly in accordance with the VCFMP. Areas found to be slightly out of alignment have been corrected by the contractor and site superintendent . Refer to Attachment 6 for sign off by the environmental coordinator of demarcation fencing.
2d	Has the contractor appointed a fauna spotter catcher holding required DES permits (approved by the environmental coordinator) to be present during all clearing activities and made aware of their responsibilities under the FMP and VMP?					✓	Yes. Refer Attachments 7 & 8 for references of AWEC Environmental Consultants current licenses and operating permits as the appointed fauna spotter catcher in Section 2 of the <i>Wildlife Protection Management Plan Everleigh Precincts 8 and 10 – Phase 2</i> , prepared by AWEC (WPMP) and Section 2 of the <i>Wildlife and Habitat Impact Mitigation Plan, Everleigh Precinct 8 and 10 – Phase 2</i> , prepared by AWEC (WHIMP).
2e	Has the appointed fauna spotter catcher completed pre-clearance surveys and reports and have these been reviewed by the environmental coordinator ?					✓	Pre-clearance surveys were undertaken on 7 th and 8 th December 2023. Refer Attachment 7 for a copy of the WPMP and Attachment 8 for a copy of the WHIMP. Review of the WPMP and

Environmental Pre-Start Checklist



#	Control Measure	Client	Superintendent	Contractor	Fauna Spotter Catcher	Environmental Coordinator	Details
							WHIMP was undertaken by the environmental coordinator on 11 th February 2023. In addition to the preclearance surveys a Thermal Survey for Koalas is to be undertaken prior to works commencing.
2f	If any threatened fauna species or habitat/breeding places have been identified by the fauna spotter catcher , have appropriate controls been implemented and discussed with the key personnel?					✓	Refer to Section 4.2 of WPMP (refer Attachment 7) for the location of significant habitat features identified by pre-clearance surveys. Appropriate mitigation measures have been provided in the WHIMP (Attachment 8). Appropriate controls will be discussed with key personnel and implemented as required throughout the duration of clearing.
2g	Has an Erosion and Sediment Control Plan been prepared and self-certified by a RPEQ or accredited CPESC professional / site superintendent and supplied to the contractor ?						Yes. Refer to Attachment 9 for the construction issue <i>Erosion and Sediment Control (ESC) Plans</i> prepared by the site superintendent.
2h	Has the contractor put in place appropriate induction and management controls to ensure all contractors, subcontractors and associated personnel been instructed on environmental procedures and controls, including timing of clearing, stop-works procedures and non-compliance reporting requirements?					✓	Yes. Refer to Attachment 10 for project/site induction supplied by the contractor demonstrating environmental awareness.

Environmental Pre-Start Checklist



#	Control Measure	Client	Superintendent	Contractor	Fauna Spotter Catcher	Environmental Coordinator	Details
BIODIVERSITY VALUES							
3a	Will the works occur in an area of significant biodiversity values as shown by the NESS?					NA	Works do not occur within confirmed waterways as shown in the NESS dated April 2017.
3b	Will the works occur in an area of other biodiversity values as shown by the NESS?					✓	Works will occur within areas of low order remnant vegetation (Of Concern Regional Ecosystem) and identified juvenile native vegetation.
3c	Will the works occur in a Department of Agriculture and Fisheries (DAF) mapped waterway?					✓	As of December 2023 a low order Waterway for Waterway Barrier Works (WWBW) is mapped across the Stage 2 works area. Clearing of Stage 2 has already commenced (<i>Phase 1</i>) with the balance to be cleared as <i>Phase 2</i> . Development is considered committed and well progressed, therefore the previous mapping layer is applicable.
3d	Will the works involve the clearing of Koala Habitat as mapped by Koala Habitat Values mapping and do offsets apply to the clearing?					✓	In accordance with the NESS offsets for the clearing of Koala habitat will be addressed through EPBC approval conditions, which take precedence over any State Government Offset or obligations for the same prescribed matter. In addition to the preclearance surveys a Thermal Survey for Koalas is to be undertaken prior to works commencing. All fauna located

Environmental Pre-Start Checklist



#	Control Measure	Client	Superintendent	Contractor	Fauna Spotter Catcher	Environmental Coordinator	Details
							within the clearing area are to be managed by the qualified and experienced fauna spotter catcher in accordance with the protocols outline in the WHIMP (refer Attachment 8).
3e	Has a Bushfire Hazard Assessment and Management Plan been prepared for the stage of works and endorsed by EDQ?					✓	Yes. Refer to Attachment 11 for a copy of the <i>Bushfire Hazard Management Plan prepared by Rob Friend and Associates, dated November 2016</i> .
PRESTART MEETING							
4	Has a pre-start been completed with all relevant parties?					✓	Yes, this checklist and attachments has been reviewed by all relevant parties. Signatures are provided on Page 9.

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

Additional Notes

Three listed threatened species occur on site, as protected under Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC) and State *Nature Conservation Act 1992* (NCA) legislation, which include:

- Koala
- Grey-headed Flying-fox
- *Melaleuca irbyana*

Specific approval conditions relating to protected species and their habitat are applicable to works within the clearing area, including:

EPBC 2016/7818 approval conditions (Attachment 2):

- It is noted that a portion of clearing will occur external the Stage 2 site (refer to Attachment 2). **No** clearing of Koala or Grey-headed Flying-fox habitat must occur outside of the approved area and be minimised where practicable.
- The approval holder must implement the *Mirvac Greater Flagstone Project: Natural Environmental Strategy (18 April 2017)*, as approved by *Economic Development Queensland* on 2 June 2017 to avoid degradation of the onsite conservation area until such time as handover is accepted by Logan City Council.

DES Wildlife Authority Permit conditions (Attachment 5):

- All works must be undertaken in accordance with "*Impact Management Plan Melaleuca irbyana 432-520 Greenbank Road, Greenbank prepared for Mirvac QLD Pty Ltd 8 July 2022*", and associated appendices and supporting documentation.

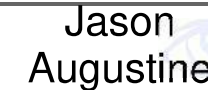




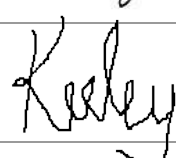
All works must be undertaken in accordance with the following management plans:

- NESS - *Mirvac Greater Flagstone Project: Natural Environmental Strategy (18 April 2017)*, as approved by *Economic Development Queensland* on 2 June 2017
- IMP - *Impact Management Plan Melaleuca irbyana 432-520 Greenbank Road, Greenbank prepared for Mirvac QLD Pty Ltd 8 July 2022*
- VCFMP – *Vegetation Clearing and Fauna Management Plan, Precinct 8 and 10, Everleigh Greenbank prepared by Saunders Havill Group, dated 13 April 2022.*

Copies of these management plans has been supplied to all signatory parties as part of the Environmental Pre-clearance Package.

Compliance Awareness

Signing below demonstrates acknowledgement of the environmental pre-start procedures and requirements listed in the checklist above and associated attachments.

Name	Company	Position	Signature	Date
	Mirvac Queensland Pty Limited	Client Representative	 Digitally signed by Jason Augustine DN: cn=Jason Augustine Date: 2024.01.12 13:17:08 +10'00'	
Nick Somerville	Premise	Site Superintendent		18/12/2023
David Bugden	Shadforths Civil Contractor	Site Contractor		18/12/23
Joel Keady	AWEC Environmental Consultants	Fauna Spotter Catcher		09/01/2023
Mark Vary	QLD Mulching	Project Arborist		10/01/24
	Saunders Havill Group	Environmental Coordinator		


Appendix A

Environmental Awareness Acknowledgement

ENVIRONMENTAL AWARENESS

CONTRACTOR ACKNOWLEDGEMENT

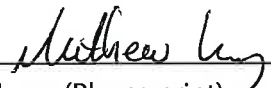
I _____ the Contractor (or the Contractor Representative), appointed by Mirvac Queensland Pty Ltd, acknowledge receipt and acceptance of the Mirvac Queensland rules and policies in the **Precinct 8 and 10 Environmental Pre-Clearance Package** which includes the **Precinct 8 and 10 Vegetation Clearing and Fauna Management Plan (VCFMP)**, prepared by SHG (18 November 2020) and the **Environmental Pre-clearance Checklist** and attachments. By signing below, I acknowledge that there are mechanisms in place to ensure all material provided within the **Precinct 8 and 10 VCFMP** will be read and understood by all site contractors and sub-contractors prior to commencing works on-site.



Company Name (Please print)



Signature (Contractor / Contractor Representative)



Name (Please print)



Title / Position



Date

Appendix B

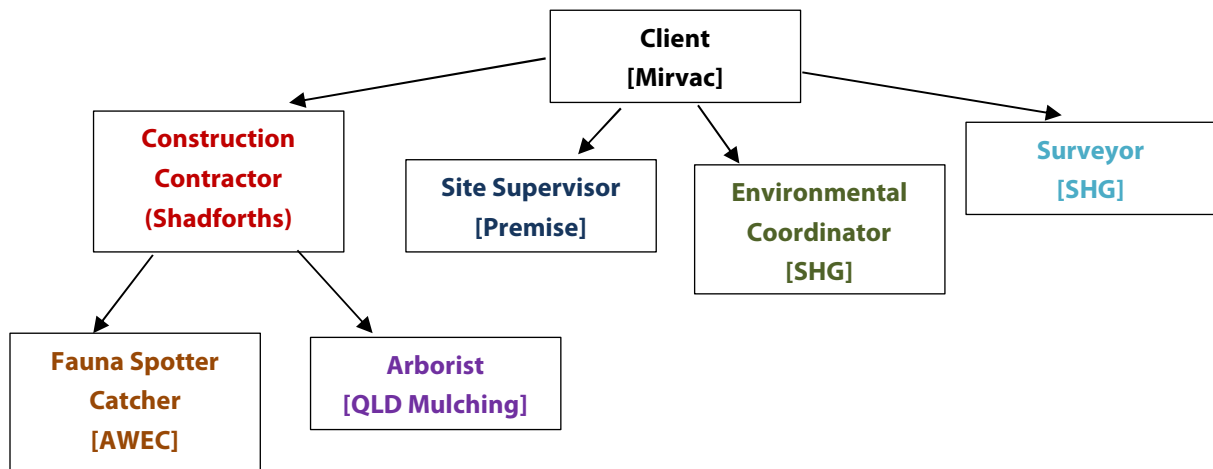
Environmental Responsibilities

Mirvac's Everleigh Project

Environmental Responsibilities

This document sets out the environmental responsibilities for relevant parties appointed by Mirvac for the Everleigh project at Greenbank.

For the Everleigh Project, the following management structure will be adopted:



Abbreviations

The following abbreviations have been adopted in this document:

- AQF Australian Qualifications Framework
- BHMP Bushfire Hazard Mitigation Plan
- ESCP Erosion and Sediment Control Plan
- DES Department of Environment and Science (Qld)
- NESS Natural Environment Site Strategy
- WPMP Wildlife Protection and Management Plan
- WHIMP Wildlife and Habitat Impact Mitigation Plan
- VCFMP Vegetation Clearing and Fauna Management Plan

I.I. Construction Contractor Responsibilities

The **Construction Contractor** is responsible for the following environmental controls on the project:

- Ensuring construction works (including pre-clearance checks (see Section 1.1.1), erosion and sediment control measures, clearing processes and post clearing requirements (see Section 1.1.2)) are undertaken in accordance with the Environmental Pre-Start Package for the Stage of Works and approved management plans (e.g. Vegetation Clearing and Fauna Management Plan (VCFMP) / Natural Environment Site Strategy (NESS) / Erosion and Sediment Control Plan (ESCP) / Bushfire Hazard Assessment Management Plan (BHAMP) / Wildlife Protection and Management Plan (WPMP) / Wildlife and Habitat Impact Mitigation Plan (WHIMP)).
 - In the event of a non-compliance, all works are halted immediately and non-compliances are reported to the **site supervisor** and **environmental coordinator**.
 - Weekly review and reporting on compliance with approved management plans (N.B. this can be shown as an item in a weekly review / report / checklist).
 - Monthly environmental compliance reports to the **environmental coordinator**.
- Engagement and management of a DES approved **fauna spotter catcher** to undertake pre and post clearance checks, attend pre-start meetings and be present on site during all clearing activities.
 - The appointed **fauna spotter catcher** must hold a Rehabilitation Permit for native wildlife, including Koala, issued by the Department of Environment and Science (DES).
- Engagement and management of an **arborist** to attend pre-start meetings and be present on site during all clearing activities.
 - The appointed **arborist** must hold a Level 5 AFQ qualification
- Installation and maintenance of erosion and sediment controls as per approved management plans prepared by the **site supervisor**.
- Installation of demarcation fencing.
 - Fencing must be maintained during works and reinstated immediately if damaged or knocked down.
 - Temporary star picket fencing must be installed around the Stage of Works site, any open space areas and / or individual trees to be retained on the Stage of works VCFMP.
 - Fencing must be fauna friendly and provide a least a 30cm gap between the bottom of the fence and the ground.
 - Fencing must remain in place until completion of bulk earthworks and removed prior to on maintenance or as required as subsequent stages of the development occurs.
- Ensuring daily limits and volumes of vegetation clearing occur in accordance with approval allowances (e.g. EPBC Act Approval, EDQ Approval).
- Ensuring stockpiles and cleared vegetation is managed in accordance with approved management plans.

- Ensuring clearing occurs between the hours of 6am – 6pm.
- Ensuring clearing occurs in accordance with the direction of clearing plan as detailed in the VCFMP or as prepared by the **fauna spotter catcher**.
- Ensuring all contractors, subcontractors and associated personnel been instructed on environmental procedures and controls.
 - Environmental procedures and controls must form part of induction material (and evidence should be able to be provided to the **environmental coordinator** on request).
 - Copies of approved management plans are made available at the site office at all times and evidence should be able to be provided to the **environmental coordinator** on request).

I.I.I Construction Contractor Pre-Clearance Procedure (for each Stage of Works)

This procedure is to be followed by the **contractor** prior to clearing for each Stage of Works.

1. Have all **contractors**, subcontractors and associated personnel been instructed on environmental procedures and controls as part of their site induction?
2. Do you have a copy of the approved management plans?
3. Have copies of the approved management plans been made available to all site **contractors** and sub-contractors?
4. Has a copy of the approved management plans been made available in the site construction office?
5. Have clearing extents as per approved management plans been flagged by the **contractor** in association and checked by the **environmental coordinator**? N.B Fencing must be installed prior to the pre-start meeting for the Stage of Works.
6. Have erosion and sediment controls been installed as per approved plans prepared by the **site supervisor**?
7. Have you engaged an DES approved **fauna spotter catcher** to undertake necessary reporting requirements and be present during all clearing activities?
8. Has the appointed **fauna spotter catcher** undertaken pre-clearance checks and reporting, no more than 2 weeks prior to when clearing is to occur?
9. If any threatened fauna species or habitat/breeding places have been identified by the **fauna spotter catcher**, have appropriate controls been implemented and this information provided to the **environmental coordinator**?
10. Have you engaged an AQF Level 5 **arborist** to be present at the pre-start meeting and during all clearing activities?
11. Has a pre-start been completed with all relevant parties?
12. Have the requirements of the approved management plans been discussed a pre-start meeting?
13. Have all relevant parties reviewed the Environmental Pre-Start Package and signed the Environmental Pre-Start Checklist?

I.1.2 Construction Contractor During & Post-Clearance Checklist (for each Stage of Works)

This procedure is to be followed by the **contractor** during and post clearing for each Stage of Works.

1. Has the clearing occurred in accordance approved management plans? If not, have any non-compliances been reported to the **site supervisor**) and **environmental coordinator**?
2. Have erosion and sediment controls been maintained as per approved plans prepared by the **site supervisor**)?
3. Has compliance with environmental procedures and controls been reported on within the weekly site compliance checklist?
4. Has cleared vegetation been processed through an on or off-site wood-chipper and disposed of as firewood or landscape mulch or otherwise reused / relocated for future use or as per the approved VCFMP?
5. If vegetation has been stockpiled, has the **fauna spotter catcher** checked the stockpile prior to its removal?
6. Once clearing has ceased, has a post-clearance report been prepared by the **fauna spotter catcher** and provided to the **environmental coordinator**?
7. Once clearing has ceased, has a post-clearance report been prepared by the **arborist** and provided to the **environmental coordinator**?
8. Has a monthly environmental compliance report been prepared and provided to the **environmental coordinator**?

I.2. Fauna Spotter Catcher Responsibilities

The appointed fauna spotter catcher must hold a Rehabilitation Permit issued by DES and is responsible for the following environmental controls on the project:

- Ensuring works are undertaken in accordance with the Environmental Pre-Start Package for the Stage of Works and approved management plans (e.g. VCFMP / NESS / ESCP / BHAMP / WPMP / WHIMP).
- Undertaking pre-clearance checks for the Stage of Works no more than 2 weeks prior to clearing.
- Preparing a Wildlife Protection Management Plan (WPMP) and Wildlife Habitat Impact Mitigation Plan (WHIMP) (as per the Draft Code for Fauna Spotter Catchers) for each stage of works. This includes Identifying fauna habitat values, potential risks to fauna, and appropriate mitigation measures as well as identifying the direction and sequencing of clearing activities to ensure safe flushing of fauna. These are to be provided to the **contractor** and **environmental coordinator** for review.
- Attending the pre-start for each Stage of Works.
- Being present during all clearing activities.
- Implementing controls and procedures and controls in the WPMP and WHIMP.
- Preparing a post-clearing report to be provided to the **contractor** and **environmental coordinator**.
- Inspecting stockpiled vegetation for fauna prior to its removal.

I.3. Arborist Responsibilities

The appointed arborist must hold a Level 5 AFQ qualification and is responsible for the following environmental controls on the project:

- Attending pre-start meetings.
- Ground-truthing Koala Habitat mapping and endorsing koala habitat clearing / offset plans prepared by the **environmental coordinator**.
- Being present during all clearing activities.
- Preparing any necessary reports for trees marked 'subject to arborist assessment' on an approved VCFMP which have been removed during clearing works.

I.4. Site Supervisor Responsibilities

The Site Coordinator (Engineer) is responsible for the following environmental controls on the project:

- Ensuring construction works are undertaken in accordance with the Environmental Pre-Start Package for the Stage of Works and approved management plans (e.g. VCFMP / NESS / ESCP / BHAMP / WPMP / WHIMP).
- Ensuring the **contractor** receives copies of approved management plans for the Stage of Works.
- Ensuring required surveys and pre-clearance checks from the **fauna spotter catcher** and **environmental coordinator** have been conducted. (N.B. this includes any surveys i.e. tree plots, required to inform design stages or required for preparation of management plans and development applications).
- Providing the **environmental coordinator** with CAD copies of works extents (including clearing extents for bulk earthworks, access tracks, crossing etc.).
- Coordinating clearing extents to be demarcated by **contractor**, and checked by the **environmental coordinator**.
- Confirming works within waterways comply with *Water Act 2000* requirements for riverine protection and proceed under an applicable exemption or a riverine protection permit
- Confirming works within waterways comply with *Fisheries Act 1994* requirements for waterway barrier works and proceed under accepted development outcomes or a permit.
- Ensuring erosion and sediment controls have been installed and maintained as per approved ESCPs prepared by the **site supervisor**?
- Coordination of any pre-start meetings and signing of the Environmental Pre-Start Checklist.
- Ensuring no clearing occurs until sign off is received from the **environmental coordinator**.

I.5. Environmental Coordinator Responsibilities

The Environmental Coordinator is responsible for the following environmental controls on the project:

- Ensuring all Commonwealth and State environmental approvals are obtained for the Stage of Works.
 - Ensuring all notifications government authorities in accordance with approvals have been issued (i.e. notification to Department of Agriculture, Water and Environment of commencement of Stage 2 under the EPBC Approval (EPBC2016/7817)).
- Ensuring all required management plans have been prepared for the Stage of Works.
- Ensuring all required management plans have been review and approved for the Stage of Works.
- Ensuring all relevant parties receive copies of approved management plans for the Stage of Works.
- Preparing, managing and compiling the Environmental Pre-Start Package for the Stage of Works, including the Environmental Pre-Start Checklist.
- Undertaking checks of demarcation flagging installed by the **contractor**.
- Reviewing **fauna spotter catcher** pre-clearance and post-clearance reporting.
- Ensuring works are undertaken in accordance with the Environmental Pre-Start Package for the Stage of Works and approved management plans (e.g. VCFMP / NESS / ESCP / BHAMP / WPMP / WHIMP).

Acknowledgement

No clearing works can occur until the Environmental Pre-Start Package, for the specific works site, is distributed by the Environmental Coordinator and written instruction is given by the Site Coordinator (Engineer).

By signing I agree that I have read and understood the Environmental Pre-Start Check Procedure and will comply with the procedure for all clearing works.

Name	Company	Position	Signature	Date
	Mirvac	Client Representative		
Matthew King	Shadforth's	Contractor Coordinator		19/12/23
Nick Somerville	Premise	Site Superintendent		19/12/23
	SHG	Environmental Coordinator		
	AWEC	Fauna Spotter Coordinator		
	QLD Mulching	Project Arborist		

Appendix C

Natural Environment Site Strategy

environmental management



AMENDED IN RED

By: Brandon Bouda

Date: 27 April 2017



Mirvac

Greater Flagstone Project



Natural Environment Site Strategy

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2016/768

Date: 2 June 2017



Mirvac
Greenbank project
18 April 2017
7598



Document Control

Title	Natural Environment Site Strategy
Job Number	7598
Client	Mirvac

Document Issue

Issue	Date	Prepared By	Checked By
Draft	29.02.2016	Keira Grundy	Murray Saunders
Client Draft	07.03.2016	Keira Grundy	Murray Saunders
Client Draft V2	17-03-2016	Keira Grundy	Murray Saunders
Client Draft V3	23-03-2016	Keira Grundy	Murray Saunders
EDQ Submission	01-04-2016	Keira Grundy	Murray Saunders
POST RFI Client Issue	02-11-2016	Murray Saunders / Keira Grundy	Murray Saunders
For Endorsement V1	08-11-2016	Keira Grundy	Murray Saunders
Post App	18-04-2017	Angela Little	Murray Saunders

Disclaimer

This report has been prepared for **Mirvac. Saunders Havill Group** cannot accept 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 Natural Environment Site Strategy to support the document.



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Appendices

Appendix I

Plan 1:	Site Aerial
Plan 2:	Certified Property Map of Assessable Vegetation
Plan 3:	Property Map of Assessable Vegetation Awaiting Certification
Plan 4:	SEQ Koala Habitat Values Mapping
Plan 5:	Fisheries – Waterways for Waterway Barrier Works
Plan 6:	Indicative Development Interface to Retained Vegetation – Section AA
Plan 7:	Indicative Development Interface to Retained Vegetation – Section BB
Plan 8:	Natural Environment Site Strategy – Site Constraints Plan



I. Introduction

1.1. Requirements of site strategy

This Natural Environment Site Strategy (NESS) has been lodged with the initial application for **Mirvac's** Greenbank Project. While not in response to approval conditions (no approvals in place), this NESS has been prepared based on anticipated requirements with reference to a number of approvals issued in the area and based on feedback from **Economic Development Queensland**. The following components are included within this NESS:

- i. outline measures to conserve and enhance the site's biodiversity values (areas of ecological significance, waterways and vegetation management);
- ii. identify strategies to avoid, minimise and mitigate the clearing of remnant vegetation containing endangered regional ecosystems where proven by ground truthing to be viable;
- iii. identify management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems;
- iv. identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement;
- v. identify any buffering to areas of Significant Biodiversity Values and which have associated conservation, biodiversity, habitat or scenic amenity values;
- vi. identify strategies for fauna and flora management of the site, and determine corridors, proposed road crossing designs for expected fauna utilisation and rehabilitation areas (such as for koala habitat);
- vii. Detail the measures outlining how and when Koala habitat obligations for the Greater Flagstone PDA as detailed in the PDA Guideline No. 17 Remnant Vegetation and Koala Habitat Obligation in Greater Flagstone and Yarrabilba PDAs will be delivered;
- viii. identify strategies to prevent land degradation and the management of dispersive/sodic soils;
- ix. identify strategies to rehabilitate major watercourses;
- x. identify strategies for bushfire management;
- xi. identify strategies for pest and weed management;
- xii. identify strategies for monitoring vegetation rehabilitation; and
- xiii. identify strategies for rehabilitation of stream banks of major watercourse areas to create riparian stability for major corridors through the Potential Eco-Lot residential and Conservation Parkland Precincts.

1.2. This overarching site strategy, as amended from time to time, is intended to guide future development decisions in relation to the **Mirvac** Greenbank Site.



Administration Definitions

1.3. In this site strategy:

Developer	means an entity with effective control of the development of a parcel of land within the Application Area.
Application Area	Refer to Plan 1 in Appendix 1 .
Guideline 14	means PDA Guideline no. 14 for Environmental values and sustainable resource use (May 2015)
Guideline 17	means PDA Guideline no. 17 for Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs (August 2014)
ICOP	means the Infrastructure Charging Offset Plan Greater Flagstone Urban Development Area (July 2013).
EDQ	means the Minister for Economic Development Queensland established under the Economic Development Act 2012, which supersedes the Urban Land Development Authority and repeals the Urban Land Development Authority Act 2007 (Qld)
PDA Development Scheme	means the Greater Flagstone Urban Development Area Development Scheme (October 2011)



2. Structure

2.1. This site strategy is to be read in conjunction with the reports, Whole of Site Strategies and Infrastructure Master Plans referenced in the Context Plan(s) over the relevant parts of the Application Area (and subsequent revisions and addendums to the same).

2.2. This Overarching Site Strategy for the management of the Natural Environment is set out in the following structure:





3. Guidelines and Relevant Information

3.1. This Natural Environment Site Strategy (NESS) is prepared within the parameters of Guideline 14 and Guideline 17. Site specific alterations or legislative departures from the above are outlined in **Section 3** and **Section 4** of this NESS.

3.2. The Application Area contains ground-truthed endangered regional ecosystems along the eastern portion of the land holdings. Refer to **Plan 2 (Appendix 1)** for the certified Property Map of Assessable Vegetation (PMAV) that shows the regional ecosystems rectified on-site. **Plan 3 (Appendix 1)** shows rectification of regional ecosystems mapping for a second PMAV which has been lodged with **NRM**.

3.3. The Application Area contains koala habitat areas, defined in Guideline 17 as:

An area mapped on State Planning Policy 2/10: Koala Conservation in South East Queensland, SEQ Koala Protection Area Koala Habitat Values maps as:

- *bushland habitat; or*
- *having high and medium value suitable for rehabilitation habitat types.*

Refer to **Plan 4 (Appendix 1)** for the current Koala Habitat Values Mapping.

3.4. It is noted that the Koala Habitat Values Mapping covering the Application Area was completed at the GIS level. **Section 7** of this NESS includes a process and method for amendment of Koala Habitat Values Mapping that is generally consistent with the process and method for amendments to mapping under Division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provisions (Queensland Government, May 2010) (Koala SPRP).

3.5. References (including references in Guideline 14 and Guideline 17) to an Act, policy, mapping or other document shall be applied as the Act, policy, mapping or document as at 17 March 2016 or as specified herein.

3.6. At the time of submission of the NESS an *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act) Controlled Action Status Referral was underway. If, through this proposal, an alternative offset outcome is conditioned for a prescribed matter of National Environmental Significance, this is considered to take



precedence over any State Government offset or obligation for the same prescribed matter (i.e. the State Government will not require an offset or obligation for the same prescribed matter).

- 3.7. No offsets are required for matters of local environmental significance.
- 3.8. Site and project specific Bushfire Hazard Assessments and Management Plans will be prepared and submitted for endorsement / approval. The outcomes and requirements of these plans will consider the strategies adopted in this NESS.
- 3.9. Notwithstanding any of the requirements of this NESS, the Developer will not be required to perform any rectification works to parts of the site which have been transferred / dedicated to other parties and accepted off maintenance.



4. Strategies

4.3 Natural Environment Site Strategies – Conservation Parkland and Development Land

Site strategies have been developed to manage environmental and development outcomes for all land included within this application area, excluding the Future Investigation Area which is subject to further assessment in future. It is intended that the NESS will be amended to include the Future Investigation Area in future (if required). The site strategies include 6 columns listed as Element, Overall Outcomes, Strategies / Actions, Design Standards / Resources, Timing (Indicative) and Achievement Criteria. Mirvac is responsible for the implementation, monitoring and reporting for all site strategies. For some elements (e.g. confirmed viable endangered remnant vegetation), strategy outcomes are identical for both land use areas. For other elements, strategies vary significantly.

For each element, the avoid, minimise, mitigate and restore or offset hierarchy has been adopted. It is noted that the Mirvac Greater Flagstone Project NESS is not preceded by a higher level approval and thus does not link each strategy back to an approval condition as per the majority of NESS operated in the PDA.

Conservation Parkland

The following Overall Outcomes and Design Standards apply to works within and adjoining the Conservation Parkland:

- Secure and dedicate/transfer to Council a robust and sustainable portion of the site retaining the highest quality ecological values for conservation parkland purposes.
- Consolidate the environmental area into Council's surrounding conservation assets.
- Undertake ecological restoration and waterway stability measures prior to dedication to Council.
- Allow for controlled passive nature based recreational uses as occurring and permissible within adjoining Council conservation parklands

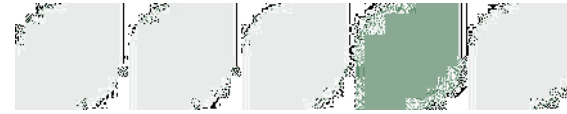
Development Land

The Development Land is defined as the balance site area which is not included in the Conservation Parkland or Future Investigation Area. The majority of this area will be developed to a minimum net residential density of 15dw/ha, however there may be opportunities to retain environmental values in open space subject to earthworks and servicing requirements. It is noted that development at this density is generally prohibitive of the retention of major or functional areas of environmental values. Note, this whole of site strategy seeks to retain the highest ecological values in Conservation Parkland and the Future Investigation Area. The latter does not form part of this NESS or application.

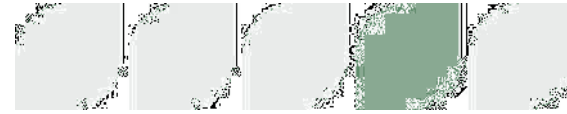
The following Overall Outcomes and Design Standards apply to the Development Land:

- Ensure systems and processes for assessment, reporting, protection and management are based on leading practice ecological guidelines and relevant legislative frameworks.
- Explore and detail specific opportunities to retain ecological features throughout the site by incorporating detailed environmental data into the site design process.
- Outlines the legislative requirements for all potential or actual threatened plants and animals as scheduled at the State Government and Commonwealth Government Level.

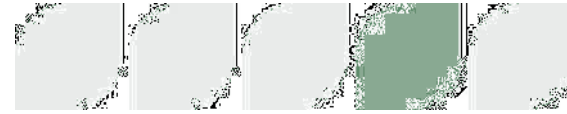
Natural Environment Site Strategies



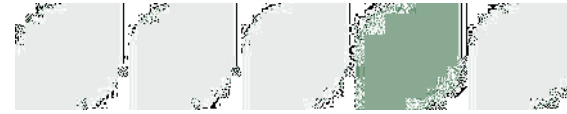
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
Survey, Identification & Reporting	1. Identify Significant Biodiversity Values within and adjoining the Development Land	<ul style="list-style-type: none"> • Robust field surveys (appropriately timed and conducted for expected biodiversity). • Desktop assessments using local, state and commonwealth environment databases and mapping. • Use the information surveyed and identified in the Significant Biodiversity Values assessment to prioritise environmental features. 	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> ▪ Guideline 14 ▪ PDA Development Scheme ▪ State and Commonwealth survey guidelines including: <ul style="list-style-type: none"> ○ EPBC Significant Impact Guidelines, including specific guidelines for expected species ○ DSITIA Terrestrial Vertebrate Fauna Survey Guidelines ○ NCA Protected Plants Flora Survey Guidelines ▪ Database and mapping references including: <ul style="list-style-type: none"> ○ EPBC PMST Database ○ EHP Wildlife Online Database ○ EHP NCA Protected Plants Mapping ○ NRM Regulated Vegetation Management Mapping ○ Koala SPRP Mapping ○ SARA Mapping ○ SPP Biodiversity Values Mapping 	Context Plan or RoL application	Context Plan and RoL applications are accompanied by Significant Biodiversity Values Assessment Reports
Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems	1. Retain and protect Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems	<ul style="list-style-type: none"> ▪ Development and infrastructure avoids the clearing of Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems. ▪ Development minimises impacts on Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems by providing buffers, ideally inclusive of road, between the Development Areas and any retained Confirmed Areas of Remnant Vegetation containing Endangered Regional Ecosystems. ▪ Development enhances areas of Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems by providing for weed management and rehabilitation within the Conservation Parkland. 	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> ▪ Guideline 14 ▪ Guideline 17 ▪ SDAP Module 8 ▪ DSDIP Significant Residual Impact Guideline ▪ Approved Site Property Map of Assessable Vegetation (PMAV) ▪ EOP ▪ EPBC Act permit ▪ NRM Self Assessable Guidelines for land management and exemption checklist ▪ Plans 6 & 7 (Appendix 1) – indicative buffer/setback cross sections 	Site design and continuing through stages of approved construction.	Areas of Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems are retained or increased at the completion of the project.



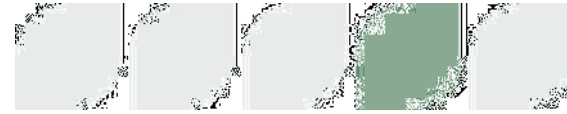
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<p>Stretch Target:</p> <p>Use weed management and rehabilitation of cleared and modified areas to achieve a net increase in the area of Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems within the Conservation Parkland.</p>			
Other Vegetation	1. Development protects and minimises impacts on native vegetation within and supporting Significant Biodiversity Values.	<ul style="list-style-type: none"> ▪ Avoid (to the greatest extent possible) the clearing of non-endangered remnant, regrowth and other native vegetation, including non-juvenile koala habitat trees within the land designated Conservation Parkland. ▪ Unavoidable clearing can only occur for essential community infrastructure within the Conservation Parkland, where this infrastructure cannot be reasonably located elsewhere. ▪ Where unavoidable clearing for essential community infrastructure is required within the Conservation Parkland rehabilitate impacted areas in accordance with SEQ restoration guidelines. ▪ Through site and earthworks, maximise the retention of non-endangered remnant vegetation, regrowth and healthy isolated native tree species within waterway corridors and future recreation / open space areas (where not in conflict with the purpose and use of the open space or other required infrastructure) within the development land. • Stage and minimise the clearing of trees for areas designated under the plan of development as schools, future park, drainage and buffer until preliminary concepts for these areas have been prepared and clearing extents identified. 	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> ▪ Guideline 14 ▪ Guideline 17 ▪ EPBC Act permit ▪ DSDIP Significant Residual Impact Guideline ▪ Approved Site Property Map of Assessable Vegetation (PMAV) ▪ NRM Self Assessable Guidelines for land management and exemption checklist. ▪ SDAP Module 8 ▪ Easement rights ▪ Site Bushfire Management Plan. ▪ Plan 4 (Appendix 1) ▪ Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing ▪ SEQ Ecological Restoration Framework Code ▪ SEQ Ecological Restoration Framework Guide ▪ SEQ Ecological Restoration Framework Manual 	<p>Site design and continuing through stages of approved construction.</p> <p>Annual Report</p>	<p>An increase in the volume of vegetation to be included in the site's Significant Biodiversity Values at completion of the project.</p> <p>An increase in the Projective Foliage Cover (PFC) of canopy trees and quality condition of shrub and ground cover layers within the Conservation parkland by completion of the project (when measured against pre-commencement baseline surveys – reported on annually)</p>



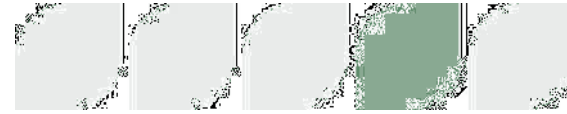
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<ul style="list-style-type: none"> ▪ Prepare Management Plans in accordance with the Reporting and Management Section of this NESS to stage and manage the impacts of clearing. 			
Koala	<ol style="list-style-type: none"> 1. Minimise clearing of Non-Juvenile Koala Habitat Trees (NJKHT) and provide obligations in accordance with IG17 to achieve a net gain in koala habitat for the region. 2. Minimise threats to existing local koala populations by avoiding conflicts with roads and dogs. 	<ul style="list-style-type: none"> ▪ Avoid (to the greatest extent possible) the removal of NJKHT within the Conservation Parkland. <small>Unavoidable clearing of NJKHT within the Conservation Parkland can only occur for essential community infrastructure, where this infrastructure cannot be reasonably located elsewhere.</small> ▪ Where unavoidable clearing for essential community infrastructure is necessary within the Conservation Parkland, all works are managed in accordance with the Reporting and Management Section of this NESS. ▪ Ensure site design of open space and retained waterway areas within the Development Land minimises the clearing of NJKHT where they can be connected to the Conservation Parkland. ▪ Minimise impacts of the clearing of NJKHT through the Development Land by staging and sequencing works commencing in the western disturbed areas and flushing towards the eastern retained areas. ▪ Stage and manage the impacts of clearing NJKHT in accordance with the Reporting and Management Section of this NESS. ▪ Provide obligations in accordance with IG17 to achieve a net gain in koala habitat for the region for any removed NJKHT from the High and Medium Value – Suitable for Rehabilitation and all Bushland Habitat Mapping categories (or deliver any Approved Environmental Offsets conditioned by the Commonwealth Department of Environment under the EPBC Act) ▪ Ensure site design provides for safe koala linkage opportunities to surrounding off-site 	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> ▪ EPBC Koala Referral Guidelines ▪ Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016 (koala plan) ▪ EHP Koala Sensitive Design Guideline ▪ Main Roads Fauna Sensitive Design Manual Vol.2 ▪ Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing ▪ EPBC Act permit 	<p>Site design and continuing through stages of approved construction.</p> <p>Annual Report</p>	<p>Increase in the volume of NJKHT within the Conservation Parkland (Measured at the 5 and 10 year interval)</p> <p>No temporary fragments or islands of koala NJKHT within clearing zones for the life of the project (reported annually)</p>



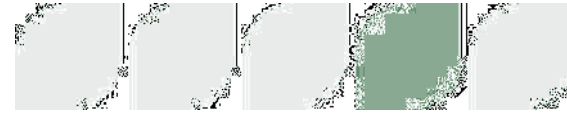
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<p>habitat by discouraging Koala movement into built up areas through a range of Koala sensitive design measures (fencing, signage, road and landscape design).</p> <ul style="list-style-type: none"> ▪ Incorporate dog off-leash facilities in recreation parkland and on lead control measures through the Conservation Parkland. 			
EVNT Species	1. Identify and avoid (to the greatest extent possible) any impacts on EVNT species.	<ul style="list-style-type: none"> • Avoid clearing of EVNT plant species. • Ensure appropriate pre-clearance checks and fauna spotter reporting provides a contemporary and more detailed review of EVNT Species or potential habitat within each stage of clearing. <p>Stretch Target</p> <ul style="list-style-type: none"> • Where suitable within and adjoining the Conservation Parkland, waterway corridors or open space areas incorporate areas of <i>Melaleuca irbyana</i> and or other habitat reinstatement for EVNT Species. 	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> ▪ NCA Protected Plants Exemption Process. ▪ Fauna Spotter Pre-Clearance and Post Works Reporting ▪ SEQ Ecological Restoration Framework Code ▪ SEQ Ecological Restoration Framework Guide ▪ SEQ Ecological Restoration Framework Manual 	<p>Site design and continuing through stages of approved construction.</p> <p>Annual reporting</p>	<p>Increase in volume of EVNT species within the Conservation Parkland at completion of the project.</p> <p>Increase in the availability of habitat and usage of the Conservation Parkland by fauna when compared with benchmark pre-commencement surveys.</p>
Native Fauna (non EVNT Species)	1. Minimise impacts on native fauna (not scheduled as Threatened)	<ul style="list-style-type: none"> ▪ Avoid negative impacts on native fauna species in areas designated Conservation Parkland. ▪ Consolidate habitat for all native fauna into non development portions of the site (i.e. Conservation Parkland and supporting areas). ▪ Minimise impacts of the clearing through the Development Land through staging and sequencing and Management Plans prepared in accordance with the Reporting and Management Section of this NESS to stage and manage the impacts of clearing. ▪ Where specific habitat features (such as mature habitat trees retaining hollows) need to be removed, complete an audit of lost 	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> ▪ Fauna Management Plan prepared in accordance with the Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing ▪ SEQ Ecological Restoration Framework Code ▪ SEQ Ecological Restoration Framework Guide ▪ SEQ Ecological Restoration Framework Manual 	<p>Site design and continuing through stages of approved construction.</p> <p>Summarised through Annual Reporting</p>	<p>Fauna Spotter / Catcher pre, during and post clearing reports completed for each stage of clearing works.</p> <p>Evidence within the NESS annual report of adaptive management procedural change within Fauna Spotter / Catcher Reports for each stage of the project.</p>



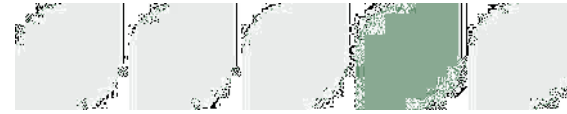
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<p>habitat features. Use the audit to determine a strategy to harvest habitat features and/or design and implement a species specific nest box implementation plan as part of the FMP.</p> <ul style="list-style-type: none"> ▪ Engage a registered fauna spotter for a pre-clearance report and advice on clearing and sequencing methods within the Development Land. Stage and manage the impacts of clearing in accordance with the Reporting and Management Section of this NESS. 			
Waterways & drainage Features	1. Retain, protect and buffer site watercourses forming part of the projects Significant Biodiversity Values	<ul style="list-style-type: none"> ▪ Avoid (to the greatest extent possible) any clearing within mapped watercourses, drainage features, overland flow paths or other natural hydrological features within the Conservation Parkland Area. ▪ Avoid (to the greatest extent possible) any clearing within identified waterways forming part of the site's Significant Biodiversity Values within or adjoining the Development Land. (Plan 8) ▪ Where unavoidable clearing (e.g. access where no other alternative exists, essential community infrastructure and/or approved waterway stability measures) is required within: <ul style="list-style-type: none"> ○ mapped watercourses, drainage features, overland flow paths or other natural hydrological features within the Conservation Parkland; or ○ identified waterways forming part of the site's Significant Biodiversity Values within or adjoining the Development Land; <p>minimise the clearing footprint, mitigate impacts and compensate through ecological restoration measures.</p>	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> ▪ SDAP Module 8 ▪ DAF Mapping ▪ DAF WWBW Self Assessable Codes ▪ SEQ Ecological Restoration Framework Code ▪ SEQ Ecological Restoration Framework Guide ▪ SEQ Ecological Restoration Framework Manual ▪ CPTED Guidelines for Queensland 	<p>Site design and continuing through stages of approved construction.</p> <p>Within each specific Management Plan (Vegetation, Fauna and Weed)</p>	<p>Watercourses identified as Significant Biodiversity Values are retained through site design.</p> <p>Bio-condition of site watercourses retained as part of Significant Biodiversity Values are increased at completion of the project.</p>



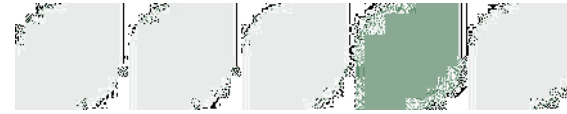
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<ul style="list-style-type: none"> ▪ Where unavoidable clearing is necessary within: <ul style="list-style-type: none"> ○ mapped watercourses, drainage features, overland flow paths or other natural hydrological features within the Conservation Parkland; or ○ identified waterways forming part of the site's Significant Biodiversity Values within or adjoining the Development Land; ensure that all works are managed in accordance with the Reporting and Management Section of this NESS. ▪ Minimise impacts on identified waterways forming part of the site's Significant Biodiversity Values (Plan 7) through appropriately designed and located buffers. ▪ Explore infrastructure designed to incorporate existing vegetation with storm water solutions through modified drainage features throughout the development portions and recreational parklands. 			
Land Degradation	1. Avoid and manage land degradation impacts caused through works within areas of dispersive and sodic soils.	<ul style="list-style-type: none"> ▪ Avoid (to the greatest extent possible) any clearing within identified waterways forming part of the site's Significant Biodiversity Values within or adjoining the Development Land. (Plan 8) ▪ Avoid (to the greatest extent possible) clearing on steep terrain greater than 20%. Where clearing on steep terrain is unavoidable, employ machinery and clearing techniques which minimise disturbance to soils. ▪ Minimise clearing of any natural drainage features within the Development Land where 	Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome: <ul style="list-style-type: none"> ▪ SDAP Module 8 ▪ DAF WWBW Self Assessable Codes ▪ SEQ Ecological Restoration Framework Code ▪ SEQ Ecological Restoration Framework Guide ▪ SEQ Ecological Restoration Framework Manual ▪ CPTED Guidelines for Queensland ▪ Endorsed / approved site strategies and infrastructure master plans for: <ul style="list-style-type: none"> ○ Earthworks ○ Stormwater 	Site design and continuing through stages of approved construction.	No indirect impacts from soil deposition or erosion in the downstream Significant Biodiversity Values areas.



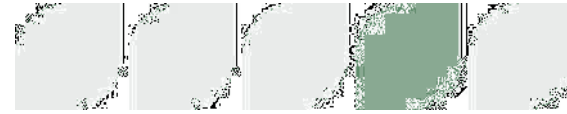
Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<p>included as part of open space, drainage channels, or the future school.</p> <ul style="list-style-type: none"> ▪ Mitigate the impacts of clearing of any drainage features, overland flow paths or other natural hydrological features through inclusion of detailed erosion and sediment control plan for each stage of self-certified operational works submissions. ▪ Dispersive soil mitigation measures are to be implemented during detailed design if required (such as vegetation or protection of batters, minimising velocity of stormwater flows, flattening of grades, stormwater detention, stormwater discharge into erosion resistant areas, soil re-compaction, soil stabilisers (chemical polymers) and use of sandstone/barriers). ▪ Carry out water testing of site watercourses (where there are flows at the time). Testing will be for turbidity and total suspension solids to monitor any sediment deposits in the waterways. 			
Rehabilitation / Restoration	1. Expand and improve the quality of Significant Biodiversity Values and other retained natural features.	<ul style="list-style-type: none"> ▪ Revegetate and restore to remnant status all cleared, degraded and modified areas within the Conservation Parkland, where not in conflict with bushfire management requirements or passive based nature recreation infrastructure. ▪ Undertake rehabilitation (including planting of endemic species and weed management) within the bed and banks of retained or modified watercourses and drainage features. This rehabilitation may be utilised as part of the total site storm water management strategies, particularly with regard to stormwater quality and waterway stability. 	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> ▪ SEQ Ecological Restoration Framework Code ▪ SEQ Ecological Restoration Framework Guide ▪ SEQ Ecological Restoration Framework Manual ▪ Endorsed / approved site strategies and infrastructure master plans for: <ul style="list-style-type: none"> ○ Open space ○ Stormwater 	Site design and continuing through stages of approved construction.	Increased quality in the condition of retained areas when measured against pre-commencement benchmarks.



Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<ul style="list-style-type: none"> ▪ Reuse cleared native vegetation (e.g. as site mulch in future revegetation works in and adjoining the Conservation Parkland). ▪ Explore the harvesting of the A-horizon of healthy bushland areas within the development precinct for assisted natural regeneration within degraded land through and surrounding the Conservation Parkland. <p>Stretch Target:</p> <ul style="list-style-type: none"> ▪ Wherever practical, research and incorporate EVNT Species (plants) and TECs into site revegetation. 			
Weed and Pest Species	1. Decrease in the volume and diversity of site weed and pest species.	<ul style="list-style-type: none"> ▪ Identify and map major infestations of environmental and declared weeds which will be targeted for removal through the Conservation Parkland. ▪ Prepare detailed weed management and rehabilitation plans for areas of Conservation Parkland (including re-vegetation using existing native species and pre-clear regional ecosystem communities) to strengthen the riparian vegetation cover and diversity through retained creek tributaries and gully lines. ▪ Manage weeds and pests in accordance with the requirements of the LPA. ▪ Prepare detailed weed management and rehabilitation plans for all portions of open space and waterways relative to the stage in which they are proposed to be created. ▪ Explore methods to minimise impacts of domestic animals on core environmental features surrounding the community (such as by implementing educational and control measures for areas of the project adjoining or 	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> ▪ Guideline 14 ▪ LPA declared weeds and pests ▪ SEQ Ecological Restoration Framework Code ▪ SEQ Ecological Restoration Framework Guide ▪ SEQ Ecological Restoration Framework Manual 	<p>Pre-Construction Certification and / or Self Certification.</p> <p>Reporting as per purpose specific management or rehabilitation plan.</p> <p>Summary reporting as part of annual report.</p>	Decrease in the extent and diversity of site weed species on-site (measured annually for the life of the project)



Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<p>with the potential to influence the Conservation Parkland).</p>			
<p>Monitoring, Management Plans & Reporting</p>	<ul style="list-style-type: none"> ▪ Ensure monitoring, management and reporting collect adequate information to contribute towards the avoid, minimise, restore and offset principles of this NESS. 	<ul style="list-style-type: none"> ▪ Monitoring/reporting to occur as per requirements of each VMP (e.g. photo monitoring, tree health, assessment post works). ▪ Monitoring and reporting to occur as per the requirements of each specific weed management and rehabilitation plan (e.g. photo monitoring, quadrant and transect surveys etc.) showing reductions in site weed cover and expanded vegetation area. ▪ Monitoring and reporting to occur as per the requirement of each specific FMP, incorporating the reporting requirements of the engaged fauna spotter. ▪ Prepare Vegetation Management Plans (VMPs) for each phase of clearing works incorporating requirements of AS 4970-2009. ▪ VMPs are to be approved by: <ol style="list-style-type: none"> 1. self-certification where prepared in accordance with AS 4970 -2009 and external to Significant Biodiversity Values areas; or 2. compliance assessment for unavoidable clearing within Significant Biodiversity Values areas. ▪ Prepare Fauna Management Plans (FMPs) for each stage of development involving vegetation clearing works. FMPs are to mandate the use of EHP registered fauna spotters. ▪ FMPs are to be approved by self-certification where prepared in accordance with the Draft Code of Practice for the Welfare of Wild Animals affected by Land-Clearing. 	<p>Where suitable, parts of the following documents and standards will assist in measuring the Overall Outcome:</p> <ul style="list-style-type: none"> ▪ Guideline 14 ▪ Regulated Vegetation Management Mapping, PMAV and Pre-Clear Mapping ▪ Management plan specific monitoring and reporting requirements. ▪ Draft Code of Practice for the Welfare of Wild Animals affected by Land Clearing ▪ Australian Standard (AS) 4970 -2009 Protection of trees on development sites. ▪ DSDIP Significant Residual Impact Guideline ▪ EOP ▪ EPBC Act permit. ▪ SEQ Ecological Restoration Framework Code ▪ SEQ Ecological Restoration Framework Guide ▪ SEQ Ecological Restoration Framework Manual 	<p>All stages – reported annually (until project completion)</p>	<p>Annual evidence monitoring, management and reporting measures have used findings to contribute to the adaptive management of all other NESS site procedures.</p>



Element	Overall Outcomes	Strategies / Actions	Design Standards / Resources	Timing (Indicative)	Achievement Criteria
		<ul style="list-style-type: none"> ▪ Prepare and implement Weed Management and Rehabilitation Plans for retained vegetation areas, drainage tributaries and other existing or reinstated vegetation areas. ▪ Create a data repository of all environmental surveys, reports, management plans and monitoring data to inform future government and non-government decision making in the Greater Flagstone and broader areas. 			



5. Natural Environmental Features

5.1. At the whole of site scale, core natural environment features include:

- Confirmed Remnant Vegetation Containing Endangered Regional Ecosystems
- Low Order Remnant Vegetation
- Confirmed Waterway Areas
- Other Drainage Features and Watercourses
- Waterway buffer areas
- Site farm dams
- Areas of juvenile native vegetation

5.2. Each of these core features is detailed on **Plan 8 (Appendix 1)** and briefly described below.

- a) Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems

A certified Property Map of Vegetation (PMAV) has been provided from the **Queensland Department of Natural Resources and Mines (NRM)** which substantially alters the previous Remnant Regional Ecosystem Mapping for the site.

- b) Low Order Remnant Vegetation

As part of the PMAV process, areas of Of Concern and Least Concern (Non Endangered) Remnant Vegetation have been expanded on site. These areas primarily occur within the development zone with the exception of areas in the eastern third of the property. While not being protected specifically by Guideline 14 and Guideline 17 these vegetated areas escalate in importance when combined with other constraints (e.g. – on a Confirmed Waterway Area).

- c) Confirmed Waterway Areas

Confirmed Waterway Areas reflect drainage features on-site which recorded consistent features and values to be defined as a waterway under the *Fisheries Act 1994*. These areas displayed more evidence of conveying run-off and areas of greater diversity through mesic variants to the broader habitats in which they are contained.

- d) Waterway Buffer Area

A 25m nominal buffer has been applied to Confirmed Waterway Areas identified during site survey. **This is measured as 25m either side of the centreline of the Confirmed Waterway Area.**

- e) Site Farm Dams

Two large and a number of smaller farm dams have been constructed over the site. Generally, site dams occur in the western and more disturbed and active portions of the project site.



f) Areas of Juvenile Native Regeneration

A number of Category X areas retain dense immature native regrowth. These areas vary diversely in health and value.

6. Ongoing Monitoring and Reporting

- 6.1 Ongoing monitoring of achievement of the Natural Environment Site Strategies will occur in accordance with specific management plans (e.g. as specified in VMPs, FMPs, Rehabilitation Plans, etc.).
- 6.2 The Developer undertakes to complete monitoring and reporting in accordance with each approved management plan.
- 6.3 Further specific methods for monitoring and reporting will be developed where required in conjunction with Context Plans, Plans of Development, and Compliance Submissions.
- 6.4 This document has been prepared with consideration of adaptive management principles being adopted into each report and management plan prepared over the project. This NESS sets the overarching outcome and achievement metric for measurement in stage or works specific documents.



7. Koala Habitat Values Mapping

7.1 Koala Habitat Values Mapping can be amended through the use of the following methods which are generally consistent with the Koala SPRP and the accompanying Koala SPRP Guideline:

Determination of koala habitat type for certain land

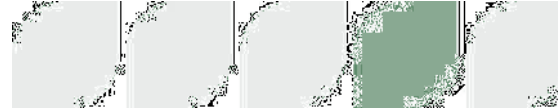
1. As part of or prior to the lodgement of a development application, an applicant may request the assessment manager to make a determination that land, which is part of that development application, is of a different koala habitat type than the koala habitat type shown for the land on the Map of Assessable Development Area Koala Habitat Values.
2. An applicant who makes a request must provide sufficient information, and (if requested) as part of the response to the information request, for the assessment manager to make the determination.
3. Sufficient information includes, but is not limited to, a report by a suitably-qualified and experienced professional in respect of the habitat located on, and in connection with, the land for which the determination is requested.
4. An assessment manager who receives a request may determine, as part of its decision, that any part of the land the subject of the request is:
 - a. of a koala habitat type different to that shown on a Map of Assessable Development Area Koala Habitat Values; or
 - b. an area where koalas are generally not present.
5. The assessment manager may only make the determination where it is reasonably satisfied that the koala habitat type associated with the relevant land is identified on the Map of Assessable Development Area Koala Habitat Values incorrectly.
6. A determination is determinative of the koala habitat type, which applies to the land the subject of the determination for the purpose of applying any rules, guidelines, offsets or other considerations relating to the koala species.
7. Further guidance on the technical information and considerations to be incorporated into an application for a redetermination of the koala habitat values maps can be drawn from the Koala SPRP Guideline.



8. Definitions / References / Acronyms

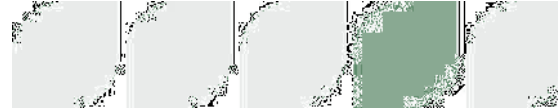
Term / Acronym		Definition	Date	Author / Organisation
Application Area	means	the land parcels identified in Plan 1 (Appendix 1)		
AS 4970-2009	means	<i>Australian Standard AS4970-2009 Protection of trees on development sites (incorporating Amendment No. 1)</i>	Mar 2010	Standards Australia
AS	means	Australian Standards		
ASRIS	means	Australian Soil Resource Information System		
Category B Vegetation	means	as defined by the <i>Vegetation Management Act 1999</i> , section 20A.		
Category X Vegetation	means	as defined by the <i>Vegetation Management Act 1999</i> , section 20A.		
Confirmed Areas of Remnant Vegetation Containing Endangered Regional Ecosystems	means	Remnant Vegetation containing Endangered Regional Ecosystems mapped and as annotated on Plan 8 (Appendix 1) and as defined in Guideline 14 (Appendix 1) as areas of viable remnant vegetation containing endangered regional ecosystems as shown on the regional ecosystem map prepared under the <i>Vegetation Management Act 1999</i> and confirmed by on-site investigations using a methodology accepted by the MEDQ.		
Confirmed Waterway Areas	means	Confirmed Waterway Areas as shown on Plan 8 (Appendix 1)		
Conservation Parkland	means	land designated as Conservation Parkland on an endorsed / approved Context Plan for the Application Area		

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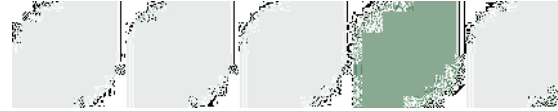


Context Plan	means	a context plan as contemplated under Section 3.2.8 of the PDA Development Scheme		
CPTED	means	Crime Prevention through Environmental Design		
CPTED Guidelines for Queensland	means	Crime Prevention through Environmental Design- Guidelines for Queensland - Part B: Implementation Guide	Oct 2007	State of Queensland
DAF	means	Department of Agriculture and Fisheries (Qld)		
DAF Mapping	means	<i>Fisheries Act 1994</i> Queensland waterways for waterway barrier works spatial layer (QSpatial)	15 Jan 2013	State of Queensland
DAF WWBW Self Assessable Codes	means	Self- assessable codes for waterway barrier works by DAF including: WWBW01-P1: Construction of minor dams and weirs, WWBW01-P2: Replacement of existing floodgates, WWBW01-P3: Construction and maintenance of culverts, WWBW01-P4: Construction and maintenance of bed level crossings, WWBW02: Temporary waterway barrier works, WWBW03: Regularly constructed temporary waterway barrier works		State of Queensland (Department of Agriculture and Fisheries)
Defining Bank	means	as defined in State Development Assessment Provisions Module 8: Native Vegetation Clearing (version 1.7) as meaning: the bank which confines seasonal flows by may be inundated by flooding from time to time. This can be either: 1. The bank of terrace that confines the water before the point of flooding, or 2. Where there is no bank the seasonal high water line which represents the point of flooding."		
Development Land	means	The part of the Application Area occupied by land uses other than Conservation Parkland and the Potential Residential – Eco Lot precinct Future Investigation Area.		

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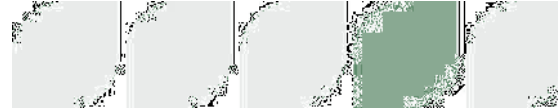


DILGP	means	Department of Infrastructure, Local Government and Planning (Qld)		
DoE	means	Department of the Environment (Cth)		
Draft Code of Practice for the Welfare of Wild Animals affected by Land-Clearing	means	Queensland Code of Practice for the welfare of wild animals affected by land-clearing and other habitat impacts and wildlife spotter / catchers (Draft)	2009	Jon Hanger & Ben Nottidge - Australian Wildlife Hospital
Drainage feature	means	<p>as defined in State Development Assessment Provisions Module 8: Native Vegetation Clearing (version 1.7) as meaning:</p> <p>“is a natural landscape feature, including a gully, drain, drainage depression or other erosion feature that –</p> <p>9 Is formed by the concentration of, or operates to confine or concentrate, overland flow during water and immediately after rainfall events; and</p> <p>10 Flows for only a short duration after a rainfall event, regardless of the frequency of flow events; and</p> <p>11 Commonly does not have enough continuing flow to create a riverine environment, and</p> <p>12 Is shown on the vegetation management watercourse and drainage feature map</p> <p>12.1 At a scale of 1:25000 on the vegetation management watercourse and drainage feature map for the local government areas of Brisbane, Moreton Bay, Gold Coast, Sunshine Coast, Logan and Redlands, excluding applications to clear vegetation for extractive industries.”</p>		
DSDIP	means	Department of State Development Infrastructure and Planning (Qld) (now Department of Local Government, Infrastructure and Planning)		
DSDIP Significant Residual Impact Guideline	means	Significant Residual Impact Guideline - For matters of state environmental significance and prescribed activities assessable under the Sustainable Planning Act 2009 - Queensland Environmental Offsets Policy	Dec 2014	State of Queensland (Department of State Development,



				Infrastructure and Planning)
DSITIA	means	Department of Science, Information Technology, Innovation and the Arts (Qld)		
DSITIA Terrestrial Vertebrate Fauna Survey Guidelines	means	Terrestrial Vertebrate Fauna Survey Guidelines for Queensland (v 2.0)	Nov 2014	State of Queensland (Department of Science, Information Technology, Innovation and the Arts)
EDQ	means	the Minister for Economic Development Queensland established under the <i>Economic Development Act 2012</i> , which supersedes the <i>Urban Land Development Authority and repeals the Urban Land Development Authority Act 2007</i> (Qld)		
EHP	means	Department of Environment and Heritage Protection (Qld)		
EHP Koala Sensitive Design Guideline	means	Koala-sensitive Design Guideline- A guide to koala-sensitive design measures for planning and development activities	Nov 2012	State of Queensland (Department of Environment and Heritage Protection)
EHP NCA Protected Plants Mapping	means	<i>Nature Conservation Act 1992</i> protected plants flora survey trigger map spatial layer (QSpatial)		State of Queensland (Department of Environment and Heritage Protection)
EHP Wildlife Online Database	means	Queensland Government's WildNet data species profile search (version 1.0) database		State of Queensland (Department of Environment and Heritage Protection)
Endangered Vegetation	means	as mapped by Regulated Vegetation Management Mapping under the <i>Vegetation Management Act 1999</i> or by a certified Property Map of Assessable Vegetation.		

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EOA	means	<i>Environmental Offsets Act 2014 (Qld)</i>	02 July 2015	State of Queensland
Environmental Offsets Act 2014	means	<i>Environmental Offsets Act 2014 (Qld)</i>	02 July 2015	State of Queensland
Environmental Offsets Policy 2014	means	<i>Queensland Environmental Offsets Policy (Version 1.1)</i>	December 2014	State of Queensland
EOP	means	<i>Queensland Environmental Offsets Policy (Version 1.1)</i>	December 2014	State of Queensland
EPBC	means	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>	01 July 2015	Commonwealth of Australia
EPBC Act	means	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>	01 July 2015	Commonwealth of Australia
EPBC Koala Referral Guidelines	means	EPBC Act referral guidelines for the vulnerable koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)	2014	Commonwealth of Australia
EPBC PMST Database	means	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i> Protected Matters Search Tool database interactive mapping	2015	Commonwealth of Australia
EPBC Significant Impact Guidelines	means	Matters of National Environmental Significance: Significant Impact Guidelines 1.1 <i>Environment Protection and Biodiversity Conservation Act 1999</i>	2013	Commonwealth of Australia
ESCP	means	Erosion and Sediment Control Plan		
Essential Habitat	means	as defined in the <i>Vegetation Management Act 1999</i> , section 20AC.		
Essential Management	means	as defined in the <i>Sustainable Planning Regulation 2000</i> , schedule 26.		

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EVNT Species	means	Endangered, Vulnerable, Near Threatened and presumed Extinct species listed by name in schedules 1-5 of the <i>Nature Conservation Wildlife Regulation 2006</i> and least concern wildlife, not listed by name but identified as indigenous to Australia listed in Schedule 6.		
FMP	means	Fauna Management Plan		
GFPDA	means	Greater Flagstone Priority Development Area (formerly Greater Flagstone UDA)		
Guideline 14	means	PDA guideline no. 14 - Environmental values and sustainable resource use	May 2015	State of Queensland
Guideline 17	means	PDA guideline no. 17 - Remnant vegetation and koala habitat obligations in Greater Flagstone and Yarrabilba PDAs	Aug 2014	State of Queensland (Department of State Development, Infrastructure and Planning)
ICOP	means	Infrastructure Charging Offset Plan - Greater Flagstone Priority Development Area	Jul 2013	State of Queensland
Koala Habitat Areas	means	as defined in Guideline 17, an area mapped on State Planning Policy 2/10: Koala Conservation in South East Queensland, SEQ Koala Protection Area Koala Habitat Values maps as: - bushland habitat - having high and medium value suitable for rehabilitation habitat types.		
Koala Habitat Values Mapping	means	the plan of Koala Habitat Areas enclosed at Plan 4 (Appendix 1) , or as amended in accordance with Section 7 of the NESS.		
Koala SPRP	means	South East Queensland Koala Conservation State Planning Regulatory Provisions	May 2010	State of Queensland
Koala SPRP Guideline	means	Guideline- South East Queensland Koala Conservation - State Planning Regulatory Provisions	Jul 2014	State of Queensland (Department of

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				Environment and Heritage Protection)
Koala SPRP Mapping	means	South East Queensland Koala Conservation State Planning Regulatory Provisions - Koala planning area version 1-2 spatial layer (QSpatial)	2 Jun 2010	State of Queensland
LCC	means	Logan City Council		
LPA	means	<i>Land Protection (Pest and Stock Route Management) Act 2002</i>	01 Oct2014	State of Queensland
Main Roads Fauna Sensitive Design Manual Vol.2	means	Fauna Sensitive Road Design Manual - Volume 2: Preferred Practices (Chapter 6 - Measures to achieve fauna sensitive roads, and Chapter 7 - Target Species Design Considerations)	Jun 2010	State of Queensland (Department of Transport and Main Roads)
MNES	means	Matters of National Environmental Significance		
MSES	means	Matters of State Environmental Significance		
MLES	means	Matters of Local Environmental Significance		
Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016 (koala plan)	means	<i>Nature Conservation (Koala) Conservation Plan 2006</i>	27 Sep 2013	State of Queensland (Department of Environment and Heritage Protection)
NCA	means	<i>Nature Conservation Act 1992</i>	02 Jul 2015	State of Queensland (Department of Natural Resources and Mines)