

Annual Compliance Report 1

**Lots 3 on RP45236, 3 on RP49296 and 28 on
S311174 in the Greater Flagstone Priority
Development Area (Undullah Project)**

Annual Compliance Report – 31st August 2020 / 31st August 2021

EPBC reference 2015/7530

Pioneer Fortune Pty Ltd

Wyatt Road, Undullah

16th February 2022

7391

Document control

Document: Annual Compliance Report 1 – 31st of August 2020 to 31st of August 2021 - EPBC 2015/7530 (Issue B), prepared by Saunders Havill Group for Pioneer Fortune Pty Ltd

Document Issue

Issue	Date	Prepared By	Checked By
A – Client Confirmation	14/02/2022	JG	MS
B – Publish and Dept Issue	16/02/2022	JG	MS

Prepared by

© Saunders Havill Group Pty Ltd 2022.

ABN 24 144 972 949

www.saundershavill.com

SHG has prepared this document for the sole use of the Client and for a specific purpose, as expressly stated in the document. No other party should rely on this document without the prior consent of SHG. SHG undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of their requirements and SHG's experience, having regard to assumptions that SHG can reasonably be expected to make in accordance with sound professional principles. SHG may have also relied upon information provided by the Client and other third parties to prepare this document, some of which may have not been verified. Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

Table of contents

1. Introduction	1
1.1. Approval summary	2
2. Declaration of accuracy	4
3. Description of activities	5
3.1. Offset Area Activities	7
4. Approval Conditions – Compliance Tables	10
5. Non-compliance Summary and Corrective Actions	37
6. Attachments	39

Figures

Figure 1: Project area locality	3
Figure 2: Project Area Aerial – Showing No Works on Site	6
Figure 3: Approved Environmental Offset Design	9

Tables

Table 1: Approval Details	2
Table 2: Clearing Milestones Vs Offset Milestones	5
Table 3: EPBC approval conditions compliance table.	10
Table 4: Non Compliance Summary and Corrective Action	37

1. Introduction

Saunders Havill Group were engaged by Pioneer Fortune Pty Ltd to prepare an *Annual Compliance Report (ACR)* for the Approved Master Planned Residential Development, Greater Flagstone Priority Development Area, Queensland granted under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (ref. EPBC 2015/7530). This ACR is specifically required by Condition 26 of the approval granted on 5th of February 2020 (**Appendix A**). The approval was issued by the Australian Government Department of the Agriculture, Water and the Environment (DAWE the Department).

The project is referred to in this report as *Undullah* which is the original land holding name and remains until the project commences and a residential estate project name is developed. The Undullah Project area covers approximately 1,024 hectares (ha) of land of which the EPBC Approval allows for the clearing of 529ha. The project is located approximately 25 kilometres south-east of Ipswich City and 27 kilometres south-west of Logan City. The surrounding landscape contains a mixture of cleared agricultural land and vacant bushland, however, the majority of adjoining allotments, including those to the north, east, south and south-west are included within the Greater Flagstone Priority Development Area (PDA) and are either earmarked for or under development. (refer to **Figure 1**).

This report delivers the first annual overview of the project's progression towards compliance with various conditions of EPBC 2015/7530. It is noted that as notified to the Department on the 11th of February 2022 this Annual Compliance Report has been prepared approximately 2.5 months later than required under Condition 26 (original due date the 24th of November 2021). Contributing factors to the delayed achievement of this milestone include:

- EPBC 2015/7530 was issued on the 20th of February 2020 or just prior to the official declaration of Covid as a Human Biosecurity Emergency in Australia (March 2020)
- Covid impacts have and continued to influence a number of key immediate logistical outcomes for the project such as
 - The Offset Provider settling on the Offset Land, which ultimately had to be established as a virtual transaction.
 - Availability of contractors, surveyors and consultants due to multiple health directives and lockdowns
 - Business closures and staff shortages
 - Geographical restrictions from lockdowns and boarder closures
 - Supply chain logistical challenges
- Delays were noted to the Department on the 31st of August 2020 as part of the Commencement of the Action notification. In particular the approval from the State Government of the Voluntary Declaration also took longer than pre-covid timeframes.

EPBC 2015/7530 includes activities which trigger off 4 differing start dates:

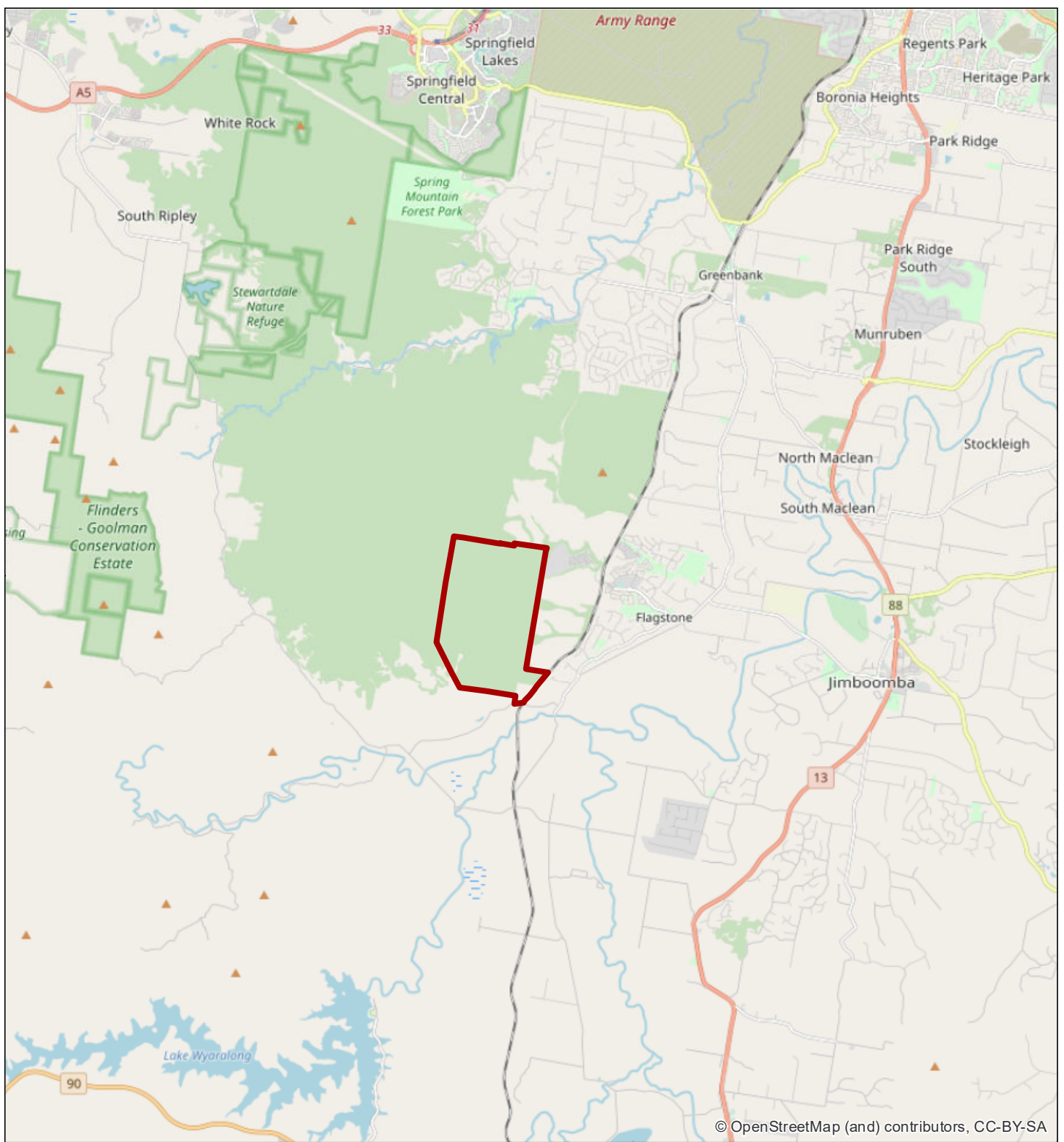
- Activities required within a timeframe triggered by the approval date (5 February 2020)
- Activities required within a timeframe triggered by the Commencement Date (31 August 2020)
- Activities required within a timeframe triggered by the Registration of the VDEC date (4 March 2021)
- Activities required within a timeframe triggered by the commencement of construction (Date yet to occur)

These differing dates add a level of unnecessary complexity. Regardless, the most important point to note is that the project remained un-commenced during the ACR period and remains unstarted at the date of this report. No works have occurred on the project site and no MNES impacts have occurred, specifically not vegetation clearing has commenced. At the same time substantial progress has been made on the offset site, which on a number of milestones is tracking well in advance of the conditioned timeframes.

The Undullah projects progress and notable events during the reporting period are broadly outlined in **Section 3**. More specific detail is included in the Revised Offset Area Management Plan which is close to being finalised for publication with incorporation of baseline data (Due Date 4th of June 2022). The assessment of compliance with the approval conditions is presented in **Section 4**. A summary of non compliance incidents (all administrative and for reasons outlined in this ACR) and corrective actions is presented within the Table included in **Section 5**. This report is the first Annual Compliance Report (ACR) for the approved action.

1.1. Approval summary

Department reference	EPBC 2015/7530
Approval holder	Pioneer Fortune Pty Ltd
Approval date	5 February 2020
Expiry date of approval	1 February 2050
Approved action	Master Planned Residential Development, Greater Flagstone Priority Development Area, Undullah, Queensland
Controlling provision	Approved - listed threatened species and communities (sections 18 & 18A)
Reporting period	31 st August 2020 to 31 st of August 2021 (within some incorporation of relevant activities occurring at the offset site up to the date of this report)
Address	Wyatt Road, Undullah – Grater Flagstone PDA
Local government area	Logan City Council (Site is within a PDA and Jurisdiction for assessment and approval is provided through Economic Development Queensland (Queensland Government))



© OpenStreetMap (and) contributors, CC-BY-SA

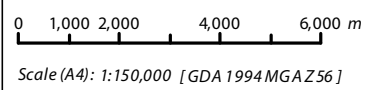
Legend

 Project Site (referral area)

Figure 1
Site Context

Pioneer Fortune Pty Ltd

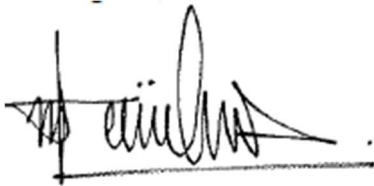
File ref. 7391 A2 Site Context B
Date 14/05/2019
Project Undullah



THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT. SAUNDERS HAVILL GROUP CANNOT ACCEPT RESPONSIBILITY FOR ANY USE OF OR RELIANCE UPON THE CONTENTS OF THESE DRAWINGS BY ANY THIRD PARTY.

2. Declaration of accuracy

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



Signed

Full name Murray Saunders

Position Director

Organisation Saunders Havill Group (ABN 24 144 972 949)

Date 16th of February 2022

3. Description of activities

As noted in **Section 1** no formal works (Clearing or Earthworks) commenced during the ACR 1 reporting period at the Undullah Project Site. The contributing factors for these delays are outlined in **Section 1** of this ACR. As of the date of this ACR lodgement works had still not commenced at the project site, however early versions of scheduling expect this to occur in the June / July 2022. The Department will be notified when formal project clearing or works commences via the ‘commencement of **construction**’ definition in the approval.

Figure 2 shows an aerial image downloaded from metromap dated the 26/08/2021 (Latest Available) showing the site remains fully vegetated as of this date.

EPBC Act Approval 2015/7530 retains a number of sequential clearing conditions directly linked to the advancement of whole sale planting of Environmental Management Zones 3 and 4 at the Offset Site. **Table 2** has been prepared for future quantification and summary of how these milestones are tracking. Over 300ha of these planting zones is fully prepared and cultivated with tranche 1 planting of over 85,000 germinated and sourced tube stock plants due to be installed over April (weather permitting).

Table 2: Clearing Status

Approval Volume / Timing	Planting Status at Offset Site	Clearing Allowance at Impact Site	Clearing undertaken at time of ACR 1
Condition 1b	0	50ha	0ha
Condition 1b/c	300ha	100ha (plus 50ha)	0ha
Condition 1c	565.5ha	529ha (Total)	0ha

Figure 2 – Metromap Aerial (Dated 26/08/2021 – project remains uncommenced as of this ACR 1 reporting date)



3.1. Offset Area Activities

Pioneer Fortune Pty Ltd have engaged with an external third party offset provider One Environment to deliver the large approved offset area located over the Cherry Gully and Avonvale Stations in the Somerset Regional Council Local Government Area. A copy of the approved offset design Plan is included as **Figure 3**. As shown in **Figure 3** the Offset Area is made up of the following four distinct Environmental Management Zones:

- Environmental Management Zone 1 – Remnant Habitat
- Environmental Management Zone 2 – Mixed Value Regrowth
- Environmental Management Zone 3 – Open Grazing Country
- Environmental Management Zone 4 – Degraded Creeks, Gullies and Drainage Lines

Both in accordance with the approval conditions and beyond the milestone listed in the approval a range of activities have occurred at the Offset Site varying for the different Environmental Management Zones, including:

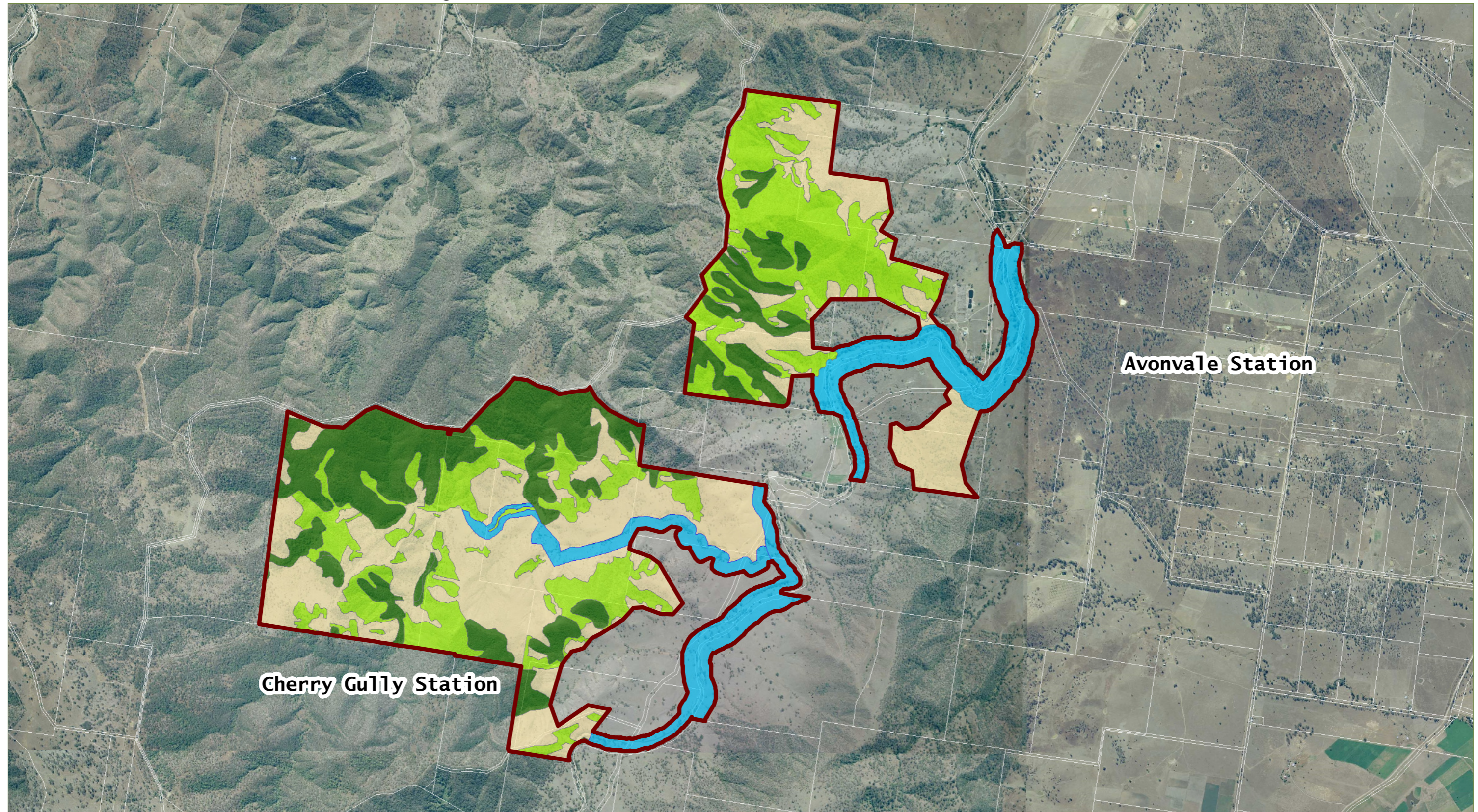
- 1) Site acquisition completed (Cattle Property was under contract subject to EPBC Approval – post approval settlement of the land holding was called for the transaction to occur) *It is noted that due to the pandemic and the nationwide lockdown settlement was delayed and additional time was provided to the existing operator of the property to vacate the premises.*
- 2) Legally securing of the Offset Area via a registered Voluntary Declaration on the land titled declared under the Queensland Government's *Vegetation Management Act 1999* (VMA). This has been completed with the offset area registered and protected on the land title.
- 3) Completion of detailed baseline studies for Weeds of National Environmental Significance
- 4) Commencement and ongoing surveys and data collection on the presence and occurrence of pest species (Wild dogs) – ongoing challenges occur with the inconsistent results obtained through baited Camera trap surveys, a range of ongoing wild dog audits and recorded observations continue to be completed.
- 5) Detailed survey and mapping of native vegetation regeneration areas through EMZ 2 and where small viable patches occur within EMZ 3 and 4.
- 6) Ortho-rectified drone aerial photography of entire offset area – provides a high resolution at scale aerial image of the base case for offset works and will be used in the future measurement of expanded Projected Foliage Cover (PFC) of replanting zones and whole weed areas.
- 7) Removal of stock (Cattle) from the entire offset property. An audit has been completed of all external fencing to ensure it has been maintained to prevent adjoining land holder stock access.
- 8) Establishment of irrigation connections and water sources with nexus to major planting zones not on creek corridors.
- 9) Commencement of regular periodical weed (WONS and other environmental weeds) rotational spraying and treatment

■ Annual Compliance Report

- 10) Shooting (and via Council baiting) of wild dogs on and surrounding the offset site (3 dogs have been killed during the Year 1 period).
- 11) Pasture grass removal and treatment in preparation for mass planting through cleared paddocks making up EMZ 3 and 4.
- 12) Deep ripping and cultivation of up to 300ha of replanting zones
- 13) Combined sourcing of native tube stock for tranche 1 of 85,000 plants with full planting due for completion in April 2022.

Appendix B contains supporting evidence through photographs, survey imagery and drone photography showing 'management activities' occurring on the Offset Area during and beyond the ACR 1 period. Detailed baseline studies for Weed and Pest species have been completed (and for wild dogs are continuing). This information along with updated figures and plans are being incorporated into the reviewed Offset Area Management Plan required by Condition 8 (Due by the 4th of June). The updated Management Plan and the Offset Area Annual Report required by the Management Plan are both being finalised for publication in March 2022.

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



FILE NAME: OE_1 PLAN 3 Offset Sub Area V5
VERSION 5

Avonvale & Cherry Gully Stations -
Offset Management Plan (OEs1)

EPBC 2015/7530



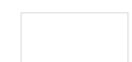

3/02/2020 1:30,000

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT.
ONE ENVIRONMENT GROUP CANNOT ACCEPT RESPONSIBILITY FOR ANY USE OF OR
RELIANCE UPON THE CONTENTS OF THESE DRAWING BY ANY THIRD PARTY.





References - © State of Queensland (Department
of Natural Resources, Mines and Energy) 2019



Legend

-  Q1d DCDB
-  Offset area boundaries

Offset design areas

-  ENVIRONMENTAL MANAGEMENT
ZONE 1 - Remnant Habitat [257.7 ha]
-  ENVIRONMENTAL MANAGEMENT
ZONE 2 - Mixed Value Regrowth
Vegetation [308.2 ha]
-  ENVIRONMENTAL MANAGEMENT
ZONE 3 - Open Grazing Country -
Category X vegetation [399.0 ha]
-  ENVIRONMENTAL MANAGEMENT
ZONE 4 - Degraded Creeks, Gullies
& Drainage Lines [166.6 ha]



One Environment

4. Approval Conditions – Compliance Tables

Part A – Conditions specific to the action

SHG Note:

The following dates are applicable to the conditions of approval for EPBC 2015/7530:

- Activities required within a timeframe triggered by the approval date (5 February 2020)
- Activities required within a timeframe triggered by the Commencement Date (31 August 2020)
- Activities required within a timeframe triggered by the Registration of the VDEC date (4 March 2021)
- Activities required within a timeframe triggered by the commencement of construction (Date yet to occur)

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
1	For the protection of the Koala and Grey-headed Flying-fox , the approval holder:			✓	
1.	May undertake minor clearing within On-site Conservation area B ;			✓	NA – No works have commenced on the Project Site
2.	Must not clear more than 50 ha of Koala Habitat and Grey-headed Flying-fox foraging habitat within the development area , until the approval holder has demonstrated to the Department			✓	NA – No works have commenced on the Project Site

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	that a minimum of 300 ha of new Koala Habitat and Grey-headed Flying-fox foraging habitat has been planted within Environmental Management Zone 3 and Environmental Management Zone 4 within the Avonvale and Cherry Gully Stations Offset area ; and the requirements of condition 3 have been met;				
3.	Must not clear more than 100 ha of Koala habitat and Grey-headed Flying-fox foraging habitat within the development area , until the outcomes required under sub-conditions 16(b) and 17(b) have been achieved; and			✓	NA – No works have commenced on the Project Site
4.	Must not clear more than 529 ha of Koala habitat and Grey-headed Flying-fox foraging habitat within the development area.			✓	NA – No works have commenced on the Project Site
2	For the protection of the Koala Habitat and Grey-headed Flying-fox foraging Habitat , the approval holder must implement the Natural Environment Overarching Site Strategy at the project site for the period of effect of the approval. In particular the approval holder must:			✓	NA – No works have commenced on the Project Site

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
a.	Engage a qualified Fauna Spotter catcher during clearing and construction to minimise the risk of injury or death to Koalas ;			✓	NA – No works have commenced on the Project Site
b.	Install temporary Koala exclusion fencing around each stage of construction work, immediately after clearing and prior to the commencement of construction , to prevent Koalas entering any area where construction is occurring. Temporary Koala exclusion fencing must remain in place until all construction activities within any fenced area are completed;			✓	NA – No works have commenced on the Project Site
c.	Implement measures to restrict dogs from entering On-site Conservation area A and On-site Conservation area B unless they are controlled on a lead, and provide prominent, easily understood signage at each entry point specifying that all dogs must be kept on lead;			✓	NA – No works have commenced on the Project Site
d.	Implement traffic calming measures and install prominent signage to limit vehicle speeds to minimise the risk of injury or deaths of Koalas occurring on residential roads at the project site ;			✓	NA – No works have commenced on the Project Site

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	e. Provide Fauna Movement Solutions including (but not limited to) Koala exclusion fencing , and underpasses where roads intercept conservation areas and/or where bridges do not otherwise provide for fauna movement; and			✓	NA – No works have commenced on the Project Site
	f. Install prominent, easily understood Koala awareness signage where roads in the development area are located adjacent to On-site Conservation area A and/or On-site Conservation area B , following construction.			✓	NA – No works have commenced on the Project Site
3	Within 3 years of the date this approval decision, the approval holder must legally secure On-site Conservation area A . Within 20 business days of legally securing this area, the approval holder must provide the Department with written evidence demonstrating that On-site Conservation area A has been legally secured .			✓	Works have commenced on the preparation of a Voluntary Declaration Application to legally secure Conservation Area A. This milestone is not required to be completed until February 2023
4	The approval holder must manage On-site Conservation area A and On-site Conservation area B so as to meet the requirements of these conditions until such time as it can provide the Department with written evidence demonstrating that the Council has accepted responsibility for on-going management of On-site Conservation area A and On-site Conservation area B.			✓	NA – No works have commenced on the Project Site and thus Conservation Areas A and B do not yet exist as land tenure areas.

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
5	5. To compensate for the clearing of 529 ha of Koala Habitat , the functional loss of 51 ha of Koala Habitat , and 529 ha of Grey-headed Flying-fox foraging Habitat , the approval holder must:	✓			
	a. Legally secure a minimum of 1,131.5 ha of the Avonvale and Cherry Gully Stations Offset area prior to the commencement of the action ; and		✗		<p>VDEC Registered over the Offset Area on the 4th of March 2021 (Appendix C). The Department were notified on the 31st of August 2020 in-conjunction with the Commencement of the Action notification that the VDEC registration had been delayed. Commencement of the action for EPBC 2015/7530 was initiated when ‘management activities’ occurred at the offset site. Under the definition of ‘management activities’ the commencement of baseline ecological surveys triggered the formal commencement of the action. As noted throughout this ACR no works have occurred at the impact site so the offset remains legally secured well in advance of any vegetation clearing.</p> <p><i>Refer to SECTION 5 of this ACR for non compliance summary and corrective actions.</i></p>
	b. Within 20 business days of legally securing the Avonvale and Cherry Gully Stations Offset area , provide the Department with written evidence	✓			Evidence issued to the Department via email on the 22-03-2021

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	demonstrating that Avonvale and Cherry Gully Stations Offset area has been legally secured , and Shapefiles of the offset attributes .				
	<p>c. Within 6 months of approval, the approval holder must commence management activities at the Avonvale and Cherry Gully Stations Offset area.</p> <p><i>Note: Uses or activities at the offset site are not permitted if they are not compatible with the primary purpose of conservation.</i></p>	✓			Baseline surveys commenced on Monday the 31 st of August and the Department was notified of this commencement via email on the 31 st of August 2021.
6	6. During year 1 , the approval holder must complete baseline surveys of the entire Avonvale and Cherry Gully Stations Offset area to determine the extent of weed cover and seasonal feral animal abundance. The baseline surveys must be undertaken by a suitably qualified field ecologist in accordance with a scientifically valid, robust, and repeatable methodology.	✓			Weed and Seasonal feral Animal Surveys have been commenced and been completed within Year 1 and the Offset Area Management Plan is currently being updated.
7	Within 3 months of completion of the baseline surveys required under condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully Stations Offset area Management Plan , to include the following:	✓			Seasonal baseline surveys were completed at the end of 2021 and the Offset Area Management Plan is being updated for publication. The Year 1 definition is specified from the Date of Registration of the VDEC which is the 4 th of March 2021. Technically the Offset Area Management Plan is required to be

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
					published prior to the 4 th of June 2022, however it is expected to be finalised and published within the month of March 2022.
	a. the results of the baseline surveys required under condition 6;	✓			As Above
	b. the detailed baseline Habitat quality assessment data for each environmental management zone on the Avonvale and Cherry Gully Stations Offset area as provided in the preliminary documentation and Direct Offset Chapter ;	✓			As Above
	c. the Species Stocking Rate scoring table ;	✓			As Above
	d. the outcomes specified in conditions 10-18; and	✓			As Above
	e. a program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in conditions 10-18.	✓			As Above
8	The updated Avonvale and Cherry Gully Stations Offset area Management Plan must be published on the approval holder's website and remain published for the period this approval has effect. The approval holder must	✓			As Above

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	implement the published updated Avonvale and Cherry Gully Stations Offset area Management Plan for the duration of the approval, and must achieve the outcomes required under conditions 10-18.				
9	The approval holder must publish each Avonvale and Cherry Gully Stations Offset area Management Plan Annual Report on the website within 40 business days following the end of the 12 month period reported on in the Annual Report. The approval holder must keep each Avonvale and Cherry Gully Stations Offset area Management Plan Annual Report published from the date it is first published until the end of the period of effect of this approval.	✓			Although the revised Offset Area Management Plan is being finalised with incorporation of detailed baseline surveys a Year 1 Offset Area Annual Report has been prepared as it forms part of the contractual obligations between the Proponent and Offset Provider. This report is being finalised and summarised the activities that occurred within Year 1 of the commencement of the Offset Legal Deed Execution between the Proponent and Offset Provider. Both the Updated Management Plan and Year 1 Offset Area Annual Report will be published at the same location as this ACR upon completion.
	Pest and Weed Management				
10	The approval holder must demonstrate a reduction in the abundance of feral animals at the Avonvale and Cherry Gully Stations Offset area by the end of year 5 , relative to the abundance determined by the baseline surveys, and ensure that the abundance of feral animals is then maintained at, or reduced below, the year 5 abundance for the rest of the period of effect of the approval	✓			Removal and control of weeds and shooting of wild / feral dogs has been ongoing since the acquisition of the land holding by the Offset Provider, and contractors acting on behalf of the Offset Provider. These actions are documented in the Offset Area Annual Report. Weed treatment and shooting rotations are designed to achieve the demonstrated reduction by Year 5.

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
11	The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully Stations Offset area is:				
	a. less than 20% at the end of year 5 ; and			✓	Not Applicable at this Reporting Stage
	b. less than 5% at the end of year 10 and for the rest of the period of effect of the approval.			✓	
	Stock Exclusion				
12	For the protection of Koala Habitat , the approval holder must demonstrate by the end of year 3 that fauna friendly stock exclusion fencing has been installed around the entire perimeter of the Avonvale and Cherry Gully Stations Offset area . The approval holder must ensure that the fauna friendly stock exclusion fencing is maintained and effective for its purpose for the period of effect of the approval.	✓			Although this condition is not applicable at this reporting period all stock has been removed from the property as of the end of January 2022. Some redundant internal fencing, cattle and horse yards have also been deconstructed to enable offset activities to occur.
	Habitat Quality Improvement				
13	The approval holder must undertake ecological work to restore the Regional Ecosystems in the Avonvale and Cherry Gully Stations Offset area in accordance with the			✓	A number of offset activities have occurred and continue towards achieving this milestone and outlined in the Offset Area

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	Avonvale and Cherry Gully Stations Offset area Management Plan and the Direct Offset Chapter .				Annual Report, however the timing applied for measuring outcomes is not applicable at this stage.
14	The approval holder must achieve the following outcomes in Environmental Management Zone 1 :				Not Applicable at this Reporting Stage
	a. A 57% increase, relative to the baseline Habitat quality assessment data , in the average Koala Species Stocking Rate score by the end of year 6 , and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval.			✓	
	b. Average tree canopy cover at >50% - <200% of the benchmark for Regional Ecosystem 12.11.14 by the end of year 6 and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
	c. Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 6 and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	d. The number of Large trees >50% of the benchmark for the Regional Ecosystem by the end of year 6 and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
	e. An average of at least 6 different winter or spring flowering Grey-headed Flying-fox foraging species in each assessment plot by the end of year 6 , and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval			✓	Not Applicable at this Reporting Stage
15	The approval holder must achieve the following outcomes in Environmental Management Zone 2 : a. An 80% increase, relative to the baseline Habitat quality assessment data , in the average Koala Species Stocking Rate score by the end of year 16 , and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
	b. Average tree canopy cover at >50% - <200% of the benchmark for Regional Ecosystem 12.11.14 by the end of year 16 , and subsequently maintain average tree			✓	Not Applicable at this Reporting Stage

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	canopy cover in that range for the remainder of the period of effect of the approval.				
	c. Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 16 , and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval. The number of Large trees >50% of the benchmark for the Regional Ecosystem by the end of year 16 , and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
	e. An average of at least 6 different winter or spring flowering Grey-Headed Flying-fox foraging species in each assessment plot by the end of year 6 and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
	Habitat Creation				
16	The approval holder must achieve the following outcomes in Environmental Management Zone 3:			✓	Not Applicable at this Reporting Stage – Its noted that approximately 300ha of land within EMZ 3 and 4 has been sprayed and cultivated in preparation for planting in March and April 2022.



Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
a.	Recreate the pre-clearing Regional Ecosystem by planting 399 ha of new Koala Habitat and Grey Headed Flying-fox foraging Habitat .				
b.	All planting works must be completed by the end of Year 5 .			✓	
c.	A 350% increase, relative to the baseline Habitat quality assessment data , in the average Koala Species Stocking Rate score by the end of year 10 .			✓	Not Applicable at this Reporting Stage
d.	Average tree canopy cover at >10% - <50% of the benchmark for each Regional Ecosystem by the end of year 10 .			✓	Not Applicable at this Reporting Stage
e.	Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of year 10 .			✓	Not Applicable at this Reporting Stage
f.	An average of at least 6 different winter or spring flowering Grey-Headed Flying-fox foraging species in each assessment plot by the end of year 10 , and subsequently maintain or exceed this diversity of foraging species for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
g.	A 700% increase, relative to the baseline Habitat quality assessment data , in the average Koala Species Stocking Rate score by the end of year 20 , and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
h.	Average Tree canopy cover at >50% - <200% of the benchmark for each Regional Ecosystem by the end of year 20 , and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
i.	Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 20 , and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
j.	The number of Large trees >50% of the benchmark for each Regional Ecosystem by the end of year 20 , and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
17	<p>The approval holder must achieve the following outcomes in Environmental Management Zone 4:</p> <p>a. Recreate the pre-clearing Regional Ecosystem 12.3.7 or 12.3.3 by restoring 166.6 ha of new Koala Habitat and Grey-headed Flying-fox foraging Habitat.</p>			✓	Not Applicable at this Reporting Stage – Its noted that approximately 300ha of land within EMZ 3 and 4 has been sprayed and cultivated in preparation for planting in March / April 2022.
	<p>b. All revegetation planting works completed by the end of Year 4.</p>			✓	Not Applicable at this Reporting Stage
	<p>c. A 30% increase, relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score by the end of year 10.</p>			✓	Not Applicable at this Reporting Stage
	<p>d. Average tree canopy cover at >10% - <50% of the benchmark for each Regional Ecosystem 12.3.7 by the end of year 10.</p>			✓	Not Applicable at this Reporting Stage
	<p>e. Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of year 10.</p>			✓	Not Applicable at this Reporting Stage

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
f.	An average of at least 6 different winter or spring flowering Grey-Headed Flying-fox foraging species in each assessment plot by the end of year 10 and this diversity subsequently maintained or exceeded for remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
g.	A 60% increase relative to the baseline Habitat quality assessment data , in the average Koala Species Stocking Rate score at year 20 , and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
h.	Average Tree canopy cover at >50%- <200% of the benchmark for each Regional Ecosystem by the end of year 20 and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.			✓	Not Applicable at this Reporting Stage
i.	Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 20 , and subsequently maintain or			✓	Not Applicable at this Reporting Stage

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	exceed that rate for the remainder of the period of effect of the approval.				
	j. The number of Large trees >50% of the benchmark for the Regional Ecosystem by the end of year 20 , and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval			✓	Not Applicable at this Reporting Stage
18	The approval holder must demonstrate by year 5 that a minimum of 50% of planting stock used in all offset area vegetation has been grown from seed harvested from Koala food trees and Grey-headed Flying-fox foraging tree species on or immediately adjoining the offset area land holdings.			✓	Not Applicable at this Reporting Stage
19	The approval holder must engage a suitably qualified independent expert to undertake an assessment of the Avonvale and Cherry Gully Stations Offset area at the end of each of year 6, year 10, year 16 and year 20 to assess whether the outcomes required in conditions 10-18 have been, or are likely to be, achieved. The findings of each assessments must be documented and published within 6 months of the end of each of year 6, year 10,			✓	Not Applicable at this Reporting Stage

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	<p>year 16 and year 20, and he provided to the Department within five (5) business days of each being published.</p>				
20	<p>If, at any time during the period of effect of the approval, the Minister is not satisfied that any of the requirements or outcomes under conditions 10- 18 have been or are likely to be achieved or maintained, the Minister may request (in writing) further evidence from the approval holder as to how the requirements or outcomes of these conditions will be achieved or maintained. If requested by the Minister, the approval holder must:</p> <p>provide a report to the Department that documents the cause of the potential or actual non-achievement of required outcomes, the corrective actions to be taken (including timeframes for reporting to the Department the success of those actions) and the contingency measures that will be implemented to prevent further occurrences;</p>				Not Applicable at this Reporting Stage
	<p>revise the updated Avonvale and Cherry Gully Stations Offset area Management Plan, applying the advice of a suitably qualified field ecologist and within a timeframe determined by the Minister, to include the corrective actions and contingency</p>				Not Applicable at this Reporting Stage

Condition number	Condition description (bold text refers to terms with meaning given in the definitions of the decision)	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	measures and a program of when and how the relevant contingency measures and corrective actions will be implemented;				
	submit the revised Avonvale and Cherry Gully Stations Offset area Management Plan to the Department for the Minister's approval, within a timeframe determined by the Minister ; and			✓	Not Applicable at this Reporting Stage
	implement the approved Avonvale and Cherry Gully Stations Offset area Management Plan.			✓	Not Applicable at this Reporting Stage

Part B Standard Administration Conditions

Condition number	Condition description	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	Notification of date of commencement of the action	✓			
21	The approval holder must notify the Department in writing of:	✓			
	a. the date of commencement of the action within 5 business days after the date of commencement of the action ; and	✓			Notification was provided to the Department on the 31 st of August 2021 and acknowledged on the 2 nd of September 2021
	b. the date of commencement of construction within 5 business days after the date of commencement of construction .	✓			Notification was provided to the Department on the 31 st of August 2021 and acknowledged on the 2 nd of September 2021
22	If the commencement of the action does not occur within 5 years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister .			✓	Not applicable – Although noting works have only occurred on the Offset Site not the project site

Condition number	Condition description	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
Compliance records					
23	The approval holder must maintain accurate and complete compliance records .			✓	Not Applicable
24	<p>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.</p> <p>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.</p>			✓	Not Applicable
25	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under a plan or conditions of this approval, is prepared in accordance with the Department's Guidelines for biological survey and			✓	Not Applicable

Condition number	Condition description	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	<i>mapped data</i> (2018) and submitted electronically to the Department in accordance with the requirements of the plan within 10 business days .				
	Annual Compliance Reporting				
26	The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action , or otherwise in accordance with an annual date that has been agreed to in writing by the Minister . The approval holder must:		X		As noted via email on the 11 th of February 2022 Saunders Havill on behalf of the Approval Holder has prepared this Annual Compliance Report 1 approximately 2.5 months later than required under Approval Condition 26. Therefore, the project has not complied with this condition. This ACR Report rectifies this issue noting that no works have occurred on the impact site.
	a. publish each compliance report on the website within 60 business days following the relevant 12 month period;		X		<p>Given the ACR was not prepared within the specified timeframes for Condition 26 it was also not published on the proponent’s website within the timeframes listed under item a.</p> <p>As noted the Undullah project is yet to commence on site and has not yet developed a project name, marketing material or separate project website. ACR 1 has been located on the Merrylin Development website which is a related entity of the primary proponent for the Undullah Project, where the website includes a brief summary of the Project.</p> <p><u>Merrylin Development MASTERPLANNED COMMUNITY</u></p>

Condition number	Condition description	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
					ACR 1 and all subsequent documents required to be published will be relocated to the project website at the point works commence and the project establishes an identifiable name and signature.
b.	notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report within 5 business days of the date of publication;			✓	The Department is notified as of the date of the ACR being published
c.	keep all compliance reports publicly available on the website until this approval expires;	✓			
d.	exclude or redact sensitive ecological data from compliance reports published on the website ; and			✓	
e.	where any sensitive ecological data has been excluded from the version published , submit the full compliance report to the Department within 5 business days of publication.			✓	

Condition number	Condition description	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	Note: Compliance reports may be published on the Department's website				
	Reporting non-compliance				
27	The approval holder must notify the Department in writing of any: incident ; non-compliance with the conditions; or non-compliance with the commitments made in plans . The notification must be given as soon as practicable, and no later than 2 business days after becoming aware of the incident or non-compliance. The notification must specify:	✓			<p>The following notifications were made to the Department in compliance within Condition 27:</p> <ol style="list-style-type: none"> 1. Via email on the 31st of August 2020 – notified the Department of the delay in registering the VDEC and legally securing of the offset site. 2. Via email on the 11th of February 2022 – notified the Department of the non completion of ACR 1 within the specified timeframe (As rectified with this report)
	a. any condition which is or may be in breach; b. a short description of the incident and/or non-compliance; and	✓			Both breaches were administration based and did not relate to site incidences.
	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.	✓			Both breaches were administration based and did not relate to site incidences.

Condition number	Condition description	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
28	The approval holder must provide to the Department the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:	✓			Section 5 of this report summarises the non-compliance and corrective actions taken. The non submission of ACR 1 was identified on the 10 th of February 2022 and this delayed ACR 1 is submitted as a corrective action on the 16 th of February 2022.
	a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;	✓			Refer Section 5 of this ACR
	b. the potential impacts of the incident or non-compliance; and	✓			Refer Section 5 of this ACR
	c. the method and timing of any remedial action that will be undertaken by the approval holder	✓			Refer Section 5 of this ACR
	Independent audit				
29	The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister .			✓	Not Applicable at this Stage
30	For each independent audit , the approval holder must:			✓	Not Applicable at this Stage

Condition number	Condition description	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification
	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.			✓	
31	The approval holder must publish the audit report on the website within 10 business days of receiving the Department's approval of the audit report and keep the audit report published on the website until the end date of this approval.			✓	Not Applicable at this Stage
	Completion of the action				
32	Within 30 business days after the completion of the action , the approval holder must notify the Department in writing and provide completion data .			✓	Not Applicable at this Stage

Condition number	Condition description	Compliant	Non-Compliant	Not Applicable	Comment / Evidence / Rectification

5. Non-compliance Summary and Corrective Actions

As noted throughout this Annual Compliance Report (ACR) and through correspondence with the Department a small number of administrative non compliance items have been identified. In response to Condition 27 the Department was notified via email on each occasion. In accordance with Condition 28 the below table outlines the incidents of non compliance and lists the corrective actions taken.

Condition Ref:	Non Compliance Description	Impact of Non-Compliance on MNES	Corrective Actions Taken	Status of Condition After Corrective Action
Condition 5a	Offset Area not formally legally secured via VDEC registration prior to the official 'commencement of the action'	<p>The impact on MNES is nil as no actual activities have occurred at the project site to commence and realise the MNES Impacts.</p> <p>The triggered for commencement of the action occurred with the commencing of base line weed and wild dogs surveys at the offset site.</p> <p>Furthermore the actual greatest level of legally securing the offset site occurred when the offset provider called and settled on the land taking ownership from the existing family run cattle feedlot operation.</p>	<ol style="list-style-type: none"> 1. The Department was notified of the delay at the time of notifying the commencement of the action. 2. The VDEC covering the entire offset site is registered on the land title and the offset area is defined as legally secured. (Appendix C) 	The offset area is legally secured on land title and thus this condition is now considered compliant.

Condition Ref:	Non Compliance Description	Impact of Non-Compliance on MNES	Corrective Actions Taken	Status of Condition After Corrective Action
<p>Condition 26 (a)</p>	<p>ACR not prepared, published and issued to the Department within the specified timeframe of Condition 26 (Approximately 2.5 months delayed)</p>	<p>As no works have occurred at the project site and there was little activity other than ongoing baseline surveys to report on at the completion of the ACR 1 milestone there are no measurable impacts of this non compliance on MNES.</p>	<ol style="list-style-type: none"> 1. The Department was notified of the delay once the issues was raised by the proponent with SHG. 2. SHG have issued a scope and fee proposal executed by the proponent to coordinate and manage ACR 1 and a priority and covering the preparation of ACR 2and 3. 3. This ACR rectifies the non compliance and which is both issued to the Department and published on the Client’s related company website. 	<p>ACR 1 has now been prepared and published – while timing wise this condition remains non-compliant base don assigned roles this will be rectified formally with the submission of ACR 2 (<u>Due prior to November 2022</u>).</p>

6. Attachments:

Attachment A

EPBC 2015/7530 – Approval for Master Planned Residential Development, Greater Flagstone Priority Development Area, Undullah, Queensland



APPROVAL

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

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)	Pioneer Fortune Pty Ltd
ACN or ABN of approval holder	165 133 620
Action	To construct and operate a master planned residential development on Lot 3 on RP45236, Lot 3 on RP49296, and Lot 28 on S311174 in the Greater Flagstone Priority Development Area, Undullah, Queensland [see EPBC Act referral 2015/7530].

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 1 February 2050.

Decision-maker

Name and position	Andrew McNee Assistant Secretary, Assessments and Governance Branch
Signature	
Date of decision	5 February 2020

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. For the protection of the **Koala** and **Grey-headed Flying-fox**, the approval holder:
 - a. May undertake **minor clearing** within **On-site Conservation area B**;
 - b. Must not **clear** more than 50 ha of **Koala Habitat** and **Grey-headed Flying-fox foraging habitat** within the **development area**, until the approval holder has demonstrated to the **Department** that a minimum of 300 ha of new **Koala Habitat** and **Grey-headed Flying-fox foraging habitat** has been planted within **Environmental Management Zone 3** and **Environmental Management Zone 4** within the **Avonvale and Cherry Gully Stations Offset area**; and the requirements of condition 3 have been met;
 - c. Must not **clear** more than 100 ha of **Koala habitat** and **Grey-headed Flying-fox foraging habitat** within the **development area**, until the outcomes required under sub-conditions 16(b) and 17(b) have been achieved; and
 - d. Must not **clear** more than 529 ha of **Koala habitat** and **Grey-headed Flying-fox foraging habitat** within the **development area**.
2. For the protection of the **Koala Habitat** and **Grey-headed Flying-fox foraging Habitat**, the approval holder must implement the **Natural Environment Overarching Site Strategy** at the **project site** for the period of effect of the approval. In particular the approval holder must:
 - a. Engage a qualified **Fauna Spotter catcher** during **clearing** and **construction** to minimise the risk of injury or death to **Koalas**;
 - b. Install temporary **Koala exclusion fencing** around each stage of **construction** work, immediately after **clearing** and prior to the commencement of **construction**, to prevent **Koalas** entering any area where **construction** is occurring. Temporary **Koala exclusion fencing** must remain in place until all **construction** activities within any fenced area are completed;
 - c. Implement measures to restrict dogs from entering **On-site Conservation area A** and **On-site Conservation area B** unless they are controlled on a lead, and provide prominent, easily understood signage at each entry point specifying that all dogs must be kept on lead;
 - d. Implement traffic calming measures and install prominent signage to limit vehicle speeds to minimise the risk of injury or deaths of **Koalas** occurring on residential roads at the **project site**;
 - e. Provide **Fauna Movement Solutions** including (but not limited to) **Koala exclusion fencing**, and underpasses where roads intercept conservation areas and/or where bridges do not otherwise provide for fauna movement; and
 - f. Install prominent, easily understood **Koala** awareness signage where roads in the **development area** are located adjacent to **On-site Conservation area A** and/or **On-site Conservation area B**, following construction.
3. Within 3 years of the date this approval decision, the approval holder must **legally secure On-site Conservation area A**. Within 20 **business days** of **legally securing** this area, the approval holder must provide the **Department** with written evidence demonstrating that **On-site Conservation area A** has been **legally secured**.
4. The approval holder must manage **On-site Conservation area A** and **On-site Conservation area B** so as to meet the requirements of these conditions until such time as it can provide the

Department with written evidence demonstrating that the **Council** has accepted responsibility for on-going management of **On-site Conservation area A** and **On-site Conservation area B**.

5. To compensate for the **clearing** of 529 ha of **Koala Habitat**, the functional loss of 51 ha of **Koala Habitat**, and 529 ha of **Grey-headed Flying-fox foraging Habitat**, the approval holder must:
 - a. **Legally secure** a minimum of 1,131.5 ha of the **Avonvale and Cherry Gully Stations Offset area** prior to the **commencement of the action**; and
 - b. Within 20 **business days** of **legally securing** the **Avonvale and Cherry Gully Stations Offset area**, provide the **Department** with written evidence demonstrating that **Avonvale and Cherry Gully Stations Offset area** has been **legally secured**, and **Shapefiles** of the **offset attributes**.
 - c. Within 6 months of approval, the approval holder must commence **management activities** at the **Avonvale and Cherry Gully Stations Offset area**.

Note: Uses or activities at the offset site are not permitted if they are not compatible with the primary purpose of conservation.

6. During **year 1**, the approval holder must complete baseline surveys of the entire **Avonvale and Cherry Gully Stations Offset area** to determine the **extent of weed cover** and **seasonal feral animal** abundance. The baseline surveys must be undertaken by a **suitably qualified field ecologist** in accordance with a scientifically valid, robust, and repeatable methodology.
7. Within 3 months of completion of the baseline surveys required under condition 6, the approval holder must engage a **suitably qualified field ecologist** to update the **Avonvale and Cherry Gully Stations Offset area Management Plan**, to include the following:
 - a. the results of the baseline surveys required under condition 6;
 - b. the detailed **baseline Habitat quality assessment data** for each **environmental management zone** on the **Avonvale and Cherry Gully Stations Offset area** as provided in the **preliminary documentation** and **Direct Offset Chapter**;
 - c. the **Species Stocking Rate scoring table**;
 - d. the outcomes specified in conditions 10 - 18; and
 - e. a program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in conditions 10 - 18.
8. The updated **Avonvale and Cherry Gully Stations Offset area Management Plan** must be **published** on the approval holder's **website** and remain **published** for the period this approval has effect. The approval holder must implement the **published** updated **Avonvale and Cherry Gully Stations Offset area Management Plan** for the duration of the approval, and must achieve the outcomes required under conditions 10 - 18.
9. The approval holder must publish each **Avonvale and Cherry Gully Stations Offset area Management Plan Annual Report** on the **website** within 40 **business days** following the end of the 12 month period reported on in the Annual Report. The approval holder must keep each **Avonvale and Cherry Gully Stations Offset area Management Plan Annual Report published** from the date it is first **published** until the end of the period of effect of this approval.

Pest and Weed Management

10. The approval holder must demonstrate a reduction in the abundance of **feral animals** at the **Avonvale and Cherry Gully Stations Offset area** by the end of **year 5**, relative to the abundance determined by the baseline surveys, and ensure that the abundance of **feral animals** is then

maintained at, or reduced below, the **year 5** abundance for the rest of the period of effect of the approval.

11. The approval holder must demonstrate that the **extent of weed cover** at the **Avonvale and Cherry Gully Stations Offset area** is:
 - a. less than 20% at the end of **year 5**; and
 - b. less than 5% at the end of **year 10** and for the rest of the period of effect of the approval.

Stock Exclusion

12. For the protection of **Koala Habitat**, the approval holder must demonstrate by the end of **year 3** that **fauna friendly stock exclusion fencing** has been installed around the entire perimeter of the **Avonvale and Cherry Gully Stations Offset area**. The approval holder must ensure that the **fauna friendly stock exclusion fencing** is maintained and effective for its purpose for the period of effect of the approval.

Habitat Quality Improvement

13. The approval holder must undertake ecological work to restore the **Regional Ecosystems** in the **Avonvale and Cherry Gully Stations Offset area** in accordance with the **Avonvale and Cherry Gully Stations Offset area Management Plan** and the **Direct Offset Chapter**.
14. The approval holder must achieve the following outcomes in **Environmental Management Zone 1**:
 - a. A 57% increase, relative to the **baseline Habitat quality assessment data**, in the average **Koala Species Stocking Rate score** by the end of **year 6**, and subsequently maintain or exceed that average **Koala Species Stocking Rate score** for the remainder of the period of effect of the approval.
 - b. Average tree canopy cover at >50% - <200% of the **benchmark for Regional Ecosystem 12.11.14** by the end of **year 6** and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.
 - c. Average **recruitment of woody perennial species** in the **ecologically dominant layer** greater than 75% by the end of **year 6** and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval.
 - d. The number of **Large trees** >50% of the **benchmark** for the **Regional Ecosystem** by the end of **year 6** and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.
 - e. An average of at least 6 different **winter or spring flowering Grey-headed Flying-fox foraging species** in each **assessment plot** by the end of **year 6**, and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval.
15. The approval holder must achieve the following outcomes in **Environmental Management Zone 2**:
 - a. An 80% increase, relative to the **baseline Habitat quality assessment data**, in the average **Koala Species Stocking Rate score** by the end of **year 16**, and subsequently maintain or exceed that average **Koala Species Stocking Rate score** for the remainder of the period of effect of the approval.
 - b. Average tree canopy cover at >50% - <200% of the **benchmark for Regional Ecosystem 12.11.14** by the end of **year 16**, and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.
 - c. Average **recruitment of woody perennial species** in the **ecologically dominant layer** greater than 75% by the end of **year 16**, and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval.

- d. The number of **Large trees** >50% of the **benchmark** for the **Regional Ecosystem** by the end of **year 16**, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.
- e. An average of at least 6 different **winter or spring flowering Grey-Headed Flying-fox foraging species** in each **assessment plot** by the end of **year 6** and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval.

Habitat Creation

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

- a. Recreate the **pre-clearing Regional Ecosystem** by planting 399 ha of new **Koala Habitat** and **Grey Headed Flying-fox foraging Habitat**.
- b. All planting works must be completed by the end of **Year 5**.
- c. A 350% increase, relative to the **baseline Habitat quality assessment data**, in the average **Koala Species Stocking Rate score** by the end of **year 10**.
- d. Average tree canopy cover at >10% - <50% of the **benchmark** for each **Regional Ecosystem** by the end of **year 10**.
- e. Average **recruitment of woody perennial species** in the **ecologically dominant layer** greater than 50% by the end of **year 10**.
- f. An average of at least 6 different **winter or spring flowering Grey-Headed Flying-fox foraging species** in each **assessment plot** by the end of **year 10**, and subsequently maintain or exceed this diversity of foraging species for the remainder of the period of effect of the approval.
- g. A 700% increase, relative to the **baseline Habitat quality assessment data**, in the average **Koala Species Stocking Rate score** by the end of **year 20**, and subsequently maintain or exceed that average **Koala Species Stocking Rate score** for the remainder of the period of effect of the approval.
- h. Average Tree canopy cover at >50% - <200% of the **benchmark** for each **Regional Ecosystem** by the end of **year 20**, and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.
- i. Average recruitment of **woody perennial species** in the **ecologically dominant layer** greater than 75% by the end of **year 20**, and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval.
- j. The number of **Large trees** >50% of the **benchmark** for each **Regional Ecosystem** by the end of **year 20**, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.

17. The approval holder must achieve the following outcomes in **Environmental Management Zone 4**:

- a. Recreate the **pre-clearing Regional Ecosystem 12.3.7 or 12.3.3** by restoring 166.6 ha of new **Koala Habitat** and **Grey-headed Flying-fox foraging Habitat**.
- b. All revegetation planting works completed by the end of **Year 4**.
- c. A 30% increase, relative to the **baseline Habitat quality assessment data**, in the average **Koala Species Stocking Rate score** by the end of **year 10**.
- d. Average tree canopy cover at >10% - <50% of the **benchmark** for each **Regional Ecosystem 12.3.7** by the end of **year 10**.
- e. Average **recruitment of woody perennial species** in the **ecologically dominant layer** greater than 50% by the end of **year 10**.

- f. An average of at least 6 different **winter or spring flowering Grey-Headed Flying-fox foraging species** in each **assessment plot** by the end of **year 10** and this diversity subsequently maintained or exceeded for remainder of the period of effect of the approval.
 - g. A 60% increase relative to the **baseline Habitat quality assessment data**, in the average **Koala Species Stocking Rate score** at **year 20**, and subsequently maintain or exceed that average **Koala Species Stocking Rate score** for the remainder of the period of effect of the approval.
 - h. Average Tree canopy cover at >50% - <200% of the **benchmark** for each **Regional Ecosystem** by the end of **year 20** and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.
 - i. Average recruitment of **woody perennial species** in the **ecologically dominant layer** greater than 75% by the end of **year 20**, and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval.
 - j. The number of **Large trees** >50% of the **benchmark** for the **Regional Ecosystem** by the end of **year 20**, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.
18. The approval holder must demonstrate by **year 5** that a minimum of 50% of planting stock used in all offset area vegetation has been grown from seed harvested from **Koala food trees** and **Grey-headed Flying-fox foraging tree species** on or immediately adjoining the offset area land holdings.
19. The approval holder must engage a **suitably qualified independent expert** to undertake an assessment of the **Avonvale and Cherry Gully Stations Offset area** at the end of each of **year 6, year 10, year 16** and **year 20** to assess whether the outcomes required in conditions 10 – 18 have been, or are likely to be, achieved. The findings of each assessments must be documented and **published within 6 months of the end of each of year 6, year 10, year 16 and year 20**, and be provided to the **Department** within five (5) **business** days of each being **published**.
20. If, at any time during the period of effect of the approval, the **Minister** is not satisfied that any of the requirements or outcomes under conditions 10 – 18 have been or are likely to be achieved or maintained, the **Minister** may request (in writing) further evidence from the approval holder as to how the requirements or outcomes of these conditions will be achieved or maintained. If requested by the **Minister**, the approval holder must:
- i. provide a report to the **Department** that documents the cause of the potential or actual non-achievement of required outcomes, the corrective actions to be taken (including timeframes for reporting to the **Department** the success of those actions) and the contingency measures that will be implemented to prevent further occurrences;
 - ii. revise the updated **Avonvale and Cherry Gully Stations Offset area Management Plan**, applying the advice of a **suitably qualified field ecologist** and within a timeframe determined by the **Minister**, to include the corrective actions and contingency measures and a program of when and how the relevant contingency measures and corrective actions will be implemented;
 - iii. submit the revised **Avonvale and Cherry Gully Stations Offset area Management Plan** to the **Department** for the **Minister's** approval, within a timeframe determined by the **Minister**; and
 - iv. implement the approved **Avonvale and Cherry Gully Stations Offset area Management Plan**.

Part B – Standard administrative conditions

Notification of date of commencement of the action

21. The approval holder must notify the **Department** in writing of:
 - a. the date of **commencement of the action** within 5 **business days** after the date of **commencement of the action**; and
 - b. the date of commencement of **construction** within 5 **business days** after the date of commencement of **construction**.
22. If the **commencement of the action** does not occur within 5 years from the date of this approval, then the approval holder must not **commence the action** without the prior written agreement of the **Minister**.

Compliance records

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

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

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

Annual compliance reporting

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

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

Reporting non-compliance

27. The approval holder must notify the **Department** in writing of any: **incident**; non-compliance with the conditions; or non-compliance with the commitments made in **plans**. The notification must be given as soon as practicable, and no later than 2 **business days** after becoming aware of the **incident** or non-compliance. The notification must specify:
 - a. any condition which is or may be in breach;

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

Independent audit

29. The approval holder must ensure that **independent audits** of compliance with the conditions are conducted as requested in writing by the **Minister**.
30. For each **independent audit**, the approval holder must:
- a. provide the name and qualifications of the independent auditor and the draft audit criteria to the **Department**;
 - b. only commence the **independent audit** once the audit criteria have been approved in writing by the **Department**; and
 - c. submit an audit report to the **Department** within the timeframe specified in the approved audit criteria.
31. The approval holder must **publish** the audit report on the **website** within 10 **business days** of receiving the **Department's** approval of the audit report and keep the audit report **published** on the **website** until the end date of this approval.

Completion of the action

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

Part C - Definitions

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

Assessment plot means the area within a rectangular plot of dimensions 100 metres (approximately following the contour of the land) by 20 metres .

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

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

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

Baseline Habitat quality assessment data means the Koala Modified Habitat Quality Assessment Tool data Tables OC16, OC17, OC18, OC19, OC20, OC21, OC22 and OC23, and the Grey Headed Flying-fox

Foraging Habitat Assessment Tables OC30, OC31, OC32, OC33, OC34, OC35, OC36 and OC37 in the **Direct Offset Chapter**, which provide the baseline and future scoring for the **Avonvale and Cherry Gully Stations Offset area**.

Benchmark means the quantitative value for the relevant BioCondition attribute specified for each **Regional Ecosystem** by the Queensland Herbarium, as described in *BioCondition: A Condition Assessment Framework for Terrestrial Biodiversity in Queensland* (version 2.2, 2015 or a subsequent version approved by the Queensland Government). The attribute values for each **regional ecosystem** are located on the Queensland Government website at https://www.qld.gov.au/data/assets/pdf_file/0026/67382/seq-benchmarks.pdf and are revised from time to time.

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 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). **Clearing** does not include any relevant prescribed burns or actions undertaken for bushfire management, where required.

Commencement of the action/commencement/commence means the first instance of any specified activity associated with the action including **clearing, construction, and/or management activities** at the **Avonvale and Cherry Gully Stations Offset area**. **Commencement of the action** does not include minor physical disturbance necessary to:

- i. undertake pre-clearance surveys or monitoring programs;
- ii. install signage and/or temporary fencing to prevent unapproved use of the project area so long as these are located where it will have no impact on the **protected matters**;
- iii. protect environmental and property assets from fire, weeds and feral animals, including use of existing surface access tracks;
- iv. install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on the **protected matters**; and
- v. undertake soil sampling or geotechnical investigations provided these cause only minor physical disturbance and are required in advance of formal commencement of site works.

Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. The **Department's** preferred spatial data format is **shapefile**. This includes but is not limited to information detailing:

- vi. the date, location and extent of **protected matter** habitat cleared within the development area;
- vii. the location, extent and quality of **protected matter** habitat within the **Avonvale and Cherry Gully Stations Offset area**;
- viii. **weed extent** within the **Avonvale and Cherry Gully Stations Offset area**;
- ix. **feral animal** numbers within the **Avonvale and Cherry Gully Stations Offset area**;
- x. **Koala density** and **Grey-Headed Flying-fox** presence at the **Avonvale and Cherry Gully Stations Offset area**.

Completion of the action means the time at which all approval conditions (except condition 33) have been fully met.

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.

Construction means the erection of a building or structure that is or is to be fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, repair or demolition of any building or structure; preliminary site preparation work which involves breaking of the ground (including pile driving); the laying of pipes and other prefabricated materials in the ground, and any associated excavation work; building of roads; but excluding the installation of temporary fences and signage. **Construction** does not include the erection of a temporary sales centre so long as this does not require new road access and is located where it will have no impact on the **protected matters**.

Council means the local government authority responsible for the local government area encompassing the **project site**, currently Logan City Council.

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

Development area means the area designated as 'Development area' on the map at [Attachment B](#) indicated by red cross hatching.

Diameter at breast height is the diameter of a tree's trunk measured at 1.3 metres from the ground.

Direct Offset Chapter means the Direct offset chapter which was provided as commercial in confidence as part of the **preliminary documentation** provided to the **Department**.

Ecologically dominant layer means the tree layer making the greatest contribution to the overall biomass of the vegetation community.

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

Environmental Management Zone 1 means the area designated as 'ENVIRONMENTAL MANAGEMENT ZONE 1 – Remnant Habitat [257.7 ha]' within the **Avonvale and Cherry Gully Stations Offset area** as shown at [Attachment D](#).

Environmental Management Zone 2 means the area designated as 'ENVIRONMENTAL MANAGEMENT ZONE 2 – Mixed Value Regrowth Vegetation [308.2 ha]' within the **Avonvale and Cherry Gully Stations Offset area** as shown at [Attachment D](#).

Environmental Management Zone 3 means the area designated as 'ENVIRONMENTAL MANAGEMENT ZONE 3 – Open Country – Category X vegetation [399.0 ha]' within the **Avonvale and Cherry Gully Stations Offset area** as shown at [Attachment D](#).

Environmental Management Zone 4 means the area designated as 'ENVIRONMENTAL MANAGEMENT ZONE 4 – Degraded Creeks, Gullies & Drainage Lines [166.6 ha]' within the **Avonvale and Cherry Gully Stations Offset area** as shown at [Attachment D](#).

Extent of weed cover means the proportion (expressed as a percentage) of the total land area in which any square metre contains any part of a non-native plant species known to restrict the movement of **Koala** and/or degrade the quality of **Koala Habitat** and/or habitat for **Grey-headed Flying-fox**, or its ability to regenerate. Such weeds include *Lantana camara* and *Lantana montevidensis*.

Fauna friendly stock exclusion fencing means fencing designed to prevent access by cattle to offset areas while providing for the free movement of **Koalas** and **Grey-headed Flying-foxes**.

Fauna Movement Solutions means appropriate measures to minimise the risk of injury or deaths of **Koalas** during and post-construction, such as fauna exclusion fencing, fauna underpasses or overpasses, and/or bridges. Examples can be found in the *Koala Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities, November (Queensland Department of Environment and Heritage Protection, 2012)*.

Fauna spotter catcher means a person licenced under the Queensland *Nature Conservation Act 1992* to detect, capture, care for, assess, and release wildlife disturbed by vegetation clearance activities.

Feral animals means non-native feral animals known to predate on the **Koala**.

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

Grey-headed Flying-fox foraging Habitat means areas of vegetation that contain **Grey-headed Flying-fox** foraging trees, including **winter or spring flowering Grey-headed Flying-fox foraging species**.

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

Independent means a person(s) that does not have an individual, or by employment or family affiliation, any conflicting or competing interests with the approval holder, the approval holder's staff, representatives or associated persons; or the project, including any personal, financial, business or employment relationship, other than receiving payment for undertaking the role for which the condition requires an independent person.

Independent audit means an audit conducted by a **suitably qualified independent expert** as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines (2019)*.

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 density means the number and/or utilisation and distribution of **Koalas** per unit area as determined in field surveys over the entire **Avonvale and Cherry Gully Stations Offset area** undertaken by a **suitably qualified field ecologist** using a scientifically robust and repeatable methodology over a timeframe that serves as a sound basis for comparison.

Koala food trees 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**.

Koala exclusion fencing means fencing which prevents the movement of koalas from one area to another. Suitable examples are found in *Koala Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities, (Queensland Department of Environment and Heritage Protection, 2012)* and in the *EPBC Act referral guidelines for the vulnerable Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory), Commonwealth of Australia, 2014*.

Koala Habitat means any vegetation that contains **Koala food trees** and scores five or more using the habitat assessment tool provided in Table 4 of the **Koala referral guidelines**.

Koala referral guidelines means the **Department's EPBC Act referral guidelines for the vulnerable Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory), Commonwealth of Australia, 2014**.

Koala Species Stocking Rate score means the score achieved using the **Species Stocking Rate scoring table** and is recorded as a score out of four (4) in the baseline Modified Habitat Quality Assessment

undertaken in the **preliminary documentation** and included in tables OC16, OC18, OC20 and OC21 in the **Direct Offset chapter**.

Large tree/s means living trees with a **Diameter at breast height** greater than the **Diameter at breast height** threshold specified in the **benchmark** for the relevant **Regional Ecosystem** and measured in accordance with the *Guide to determining terrestrial habitat quality: A toolkit for assessing land based offsets under the Queensland Environmental Offsets Policy (Version 1.2)* (Queensland Department of Environment and Heritage Protection, 2017), or any subsequent version. This may include both eucalypt and non-eucalypt trees depending on the relevant **Regional Ecosystem**.

Legally secure means to protect for conservation for the duration of the impact, on the title of the land, under an enduring protection mechanism, such as a voluntary declaration under the *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**.

Management activities means activities to be undertaken at the **Avonvale and Cherry Gully Stations Offset area**, including (but not limited to):

- i. Detailed baseline surveys to determine **extent of weed cover** and **seasonal feral animal abundance**;
- ii. Management of weeds and **feral animals**;
- iii. Installation of fauna friendly stock exclusion fencing;
- iv. Ecological work to restore the **Regional Ecosystems** in **Environment Management Zone 1** and **Environment Management Zone 2**;
- v. Activities associated with planting new **Koala Habitat** and **Grey-headed Flying-fox foraging habitat** in **Environment Management Zone 3** and **Environment Management Zone 4**, such as the seed harvesting program, nursery design and setout.

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

Minor clearing means **clearing** required only for the purpose of approved linear infrastructure and environmental works associated with the installation of roads, fauna underpasses, storm water outlets, weed management, or erosion and waterway stability works where approved by the Queensland Government in accordance with the **Natural Environment Overarching Site Strategy**. **Minor clearing** must be temporary and areas subject to **minor clearing** must be promptly revegetated with species native to the **regional ecosystem** in which the **minor clearing** is undertaken.

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

Natural Environment Overarching Site Strategy means the *Wyatt Road Undullah Greater Flagstone Priority Development Area Natural Environment Overarching Site Strategy Version 3.0* prepared by Saunders Havill Group, approved by Queensland Government on 20 June 2017 (approval no. DEV2012/248), or a subsequent version approved by the Queensland Government.

Offset attributes means an '.xls' file capturing relevant attributes of the offset area, including:

- i. **EPBC Act** reference number
- ii. Physical address of the offset area;
- iii. Coordinates of the boundary points in decimal degrees;
- iv. Geo-referenced shapefiles of the polygons comprising **Environmental Management Zones 1, 2, 3** and **4**;
- v. **Protected matters** that the offset compensates for;
- vi. Any additional **EPBC Act** listed threatened species and communities that are benefiting from the offset; and

vii. Size of the offset in hectares.

On-site Conservation area A means the area of **Koala Habitat** and **Grey-headed Flying-fox foraging Habitat** marked with dark green spots on bright green identified as 'Conservation area A' in [Attachment B](#).

On-site Conservation area B means the area of **Koala Habitat** and **Grey-headed Flying-fox foraging Habitat** marked with green cross hatching on bright green identified as 'Conservation area B' in [Attachment B](#).

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

Pre-clearing Regional Ecosystem means the vegetation identified in the **preliminary documentation** or based on ground truthed surveys, as being present in a **Regional Ecosystem** prior to **clearing**.

Preliminary documentation means the final Preliminary Documentation, *Lots 3 on RP45236, 3 on RP49296 and 28 on S311174 in the Greater Flagstone Priority Development Area Part A Preliminary Documentation Report*, Saunders Havill Group 07 November 2019, the preliminary documentation also includes a separate **Direct Offset Chapter**.

Project site means the 1,024 ha area as enclosed by the pink line at [Attachment A](#) and as identified within the thick black lines designated as 'Project site' on the map at [Attachment B](#), located at Wyatt Road, Undullah, Queensland.

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

Publish/ed/ing means make publicly available on the **website** for the duration of this approval.

Recruitment of woody perennial species means the proportion of the dominant canopy (**ecologically dominant layer**) species with evidence of recruitment and is measured in accordance with the *Guide to determining terrestrial habitat quality: A toolkit for assessing land based offsets under the Queensland Environmental Offsets Policy (Version 1.2)* (Queensland Department of Environment and Heritage Protection, 2017), or any subsequent version.

Regional Ecosystem means a vegetation community in a bioregion that is consistently associated with a particular combination of geology, landform and soil as classified by the Queensland Government under the *Vegetation Management Act 1999 (Qld)*.

Seasonal in respect of surveys means to survey to determine abundance separately for each season (summer, autumn, winter and spring).

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*.

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

Species Stocking Rate scoring table means Table OC15 in the **Direct Offset chapter** of the **preliminary documentation** used to determine baseline and future species stocking rate scores at the **Avonvale and Cherry Gully Stations Offset area**.

Suitably qualified field ecologist means a person who has professional qualifications and at least three (3) years of work experience designing and implementing surveys for **Koala** and **Grey-headed Flying-fox**, and can give an authoritative assessment and advice on the presence and habitat requirements, including habitat management and restoration for **Koala** and **Grey-headed Flying-fox**, using relevant protocols, standards, methods and/or literature.

Suitably qualified independent expert means an **independent** person who has professional qualifications, training, skills and at least 5 years experience in the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.

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

Winter or spring flowering Grey-headed Flying-fox foraging species means tree species which provide flowering resources in winter and/or spring for the **Grey-headed Flying-fox**.

Year 1 means the period within one year from the date when the **Avonvale and Cherry Gully Stations Offset area** is **legally secured**.

Year 3 means the period within three years from the date when the **Avonvale and Cherry Gully Stations Offset area** is **legally secured**.

Year 4 means the period within four years from the date when the **Avonvale and Cherry Gully Stations Offset area** is **legally secured**.

Year 5 means the period within five years from the date when the **Avonvale and Cherry Gully Stations Offset area** is **legally secured**.

Year 6 means the period within six years from the date when the **Avonvale and Cherry Gully Stations Offset area** is **legally secured**.

Year 7 means the period within seven years from the date when the **Avonvale and Cherry Gully Stations Offset area** is **legally secured**.

Year 10 means the period within ten years from the date when the **Avonvale and Cherry Gully Stations Offset area** is **legally secured**.

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

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

ATTACHMENTS

Attachment A: Project site Aerial

Project site - Undullah Referral Area (EPBC 2015/7530)



A product of
 Queensland Globe



Includes material © State of Queensland 2016. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.
 Imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 2017. © Swire, all rights reserved, 2016

Attribution
 06 to 5 only
 The above material © The State of Queensland, all rights reserved, 2016
 © State of Queensland (Department of Natural Resources, Mines and Energy) 2016
 © State of Queensland (Department of Natural Resources, Mines and Energy) 2016
 © State of Queensland (Department of Natural Resources, Mines and Energy) 2016

Legend

- Land parcel - gt 1 ha
- Parcel
- Land parcel label - gt 1 ha
- Road
 - Highway
 - Main
 - Local
 - Private
- Railway
- Cities and Towns



Scale: 1:25000
 Printed at A3
 Print date: 17/12/2016
 Datum: Geocentric Datum of Australia 1994
 Projection: Web Mercator EPSG:3856
 For more information, visit <http://qld.gov.au/information/infocentre>

Queensland Government
 Department of Natural Resources, Mines and Energy

Plan of Avonvale & Cherry Gully Stations Offset Area

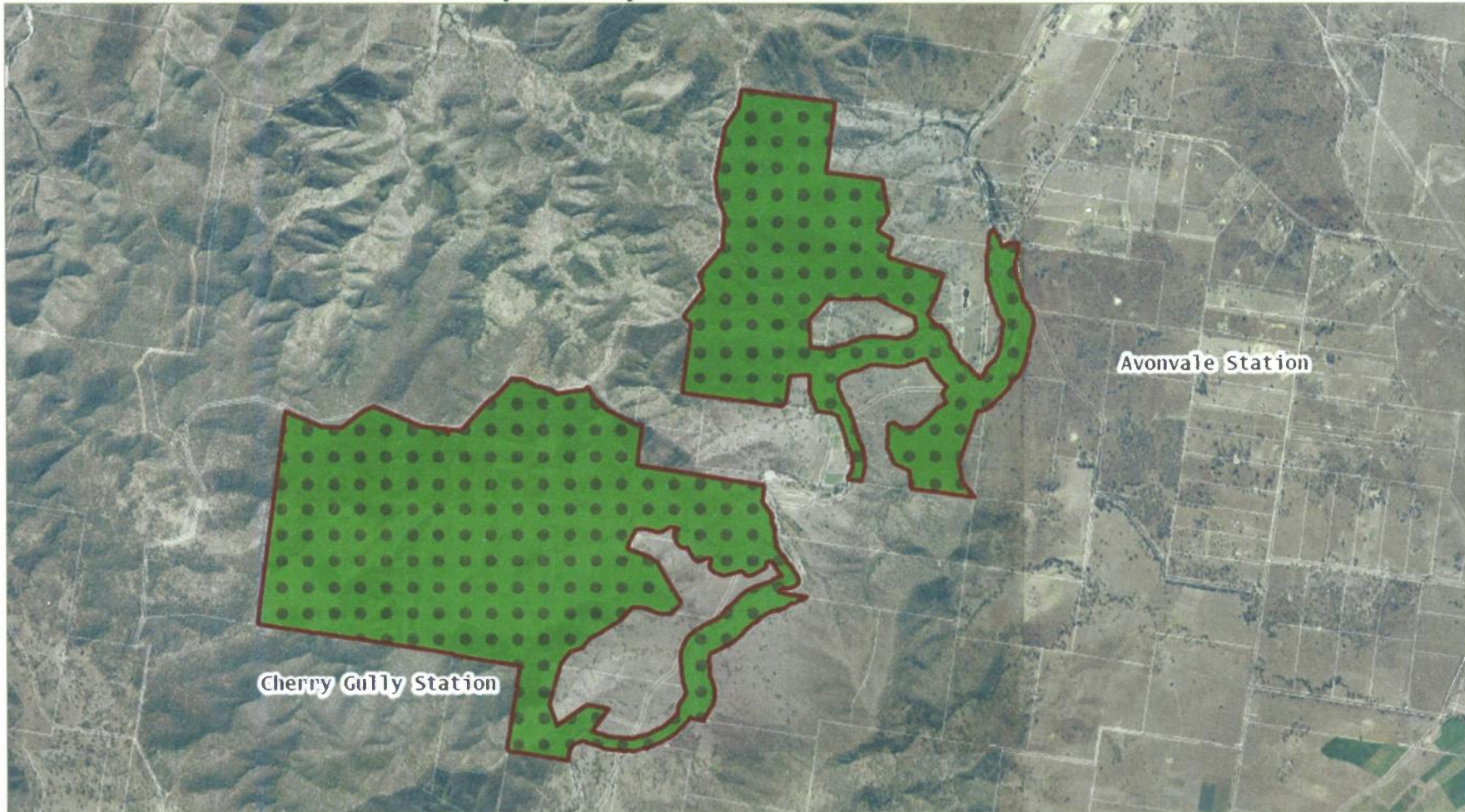


FIGURE C.1 PLAN OF AVONVALE AND CHERRY GULLY STATIONS OFFSET AREAS

Avonvale & Cherry Gully Stations -
Offset Management Plan (DPS)

EPBC 2013/7930

0 200 400 800 1,200
0 200 400 800 1,200

3/02/2020 1:30,000

This plan has been prepared for the exclusive use of the client, and no responsibility is accepted for any use of the plan for purposes other than those intended by the client.

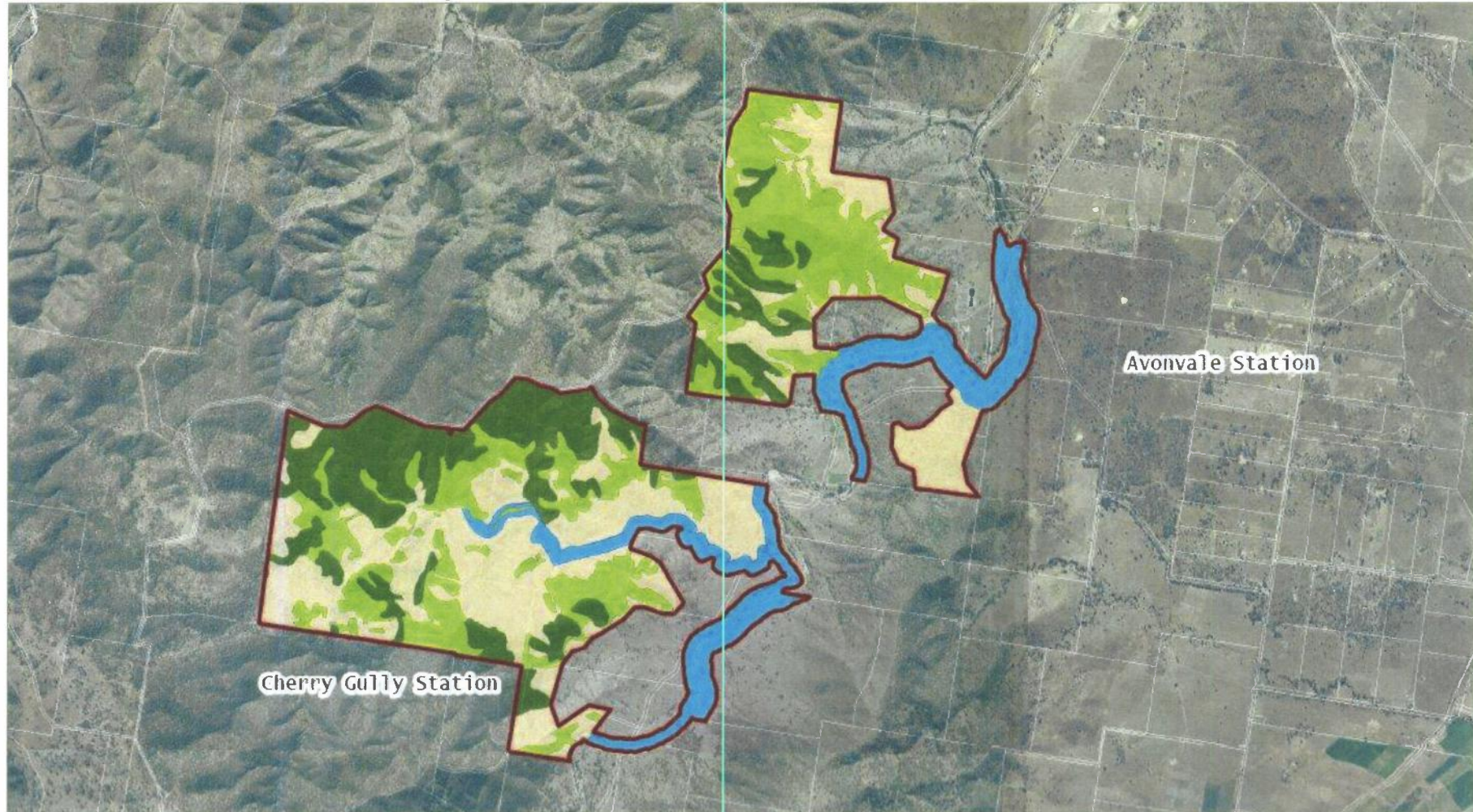
References - @ State of Queensland (Department of Natural Resources, Water and Energy) 2012

Legend

- Q1d DCDB
-  Offset area boundaries
-  Offset area



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



1:1 SCALE: CHJ PLAN 30 For the Area of Offset
 Avonvale & Cherry Gully Stations - Offset Management Plan (OEM1)
 EPSC 2013/7330
 0 200 400 800 1,200
 3/02/2020 1:30,000
 THIS PLAN AND DATA PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT. THE CONTRACTOR SHALL ACCEPT RESPONSIBILITY FOR THE USE OF THE DATA AND THE ACCURACY OF THE INFORMATION IN THIS REPORT.
 References - © State of Queensland (Department of Natural Resources, Mines and Energy) 2019

Legend

Q1d DCDB
 Offset area boundaries

Offset design areas

ENVIRONMENTAL MANAGEMENT ZONE 1 - Remnant Habitat [257.7 ha]
 ENVIRONMENTAL MANAGEMENT ZONE 2 - Mixed Value Regrowth Vegetation [308.2 ha]

ENVIRONMENTAL MANAGEMENT ZONE 3 - Open Grazing Country - Category X vegetation [399.0 ha]
 ENVIRONMENTAL MANAGEMENT ZONE 4 - Degraded Creeks, Gullies & Drainage Lines [166.6 ha]



Attachment B

Management Activities – Offset Site Summary

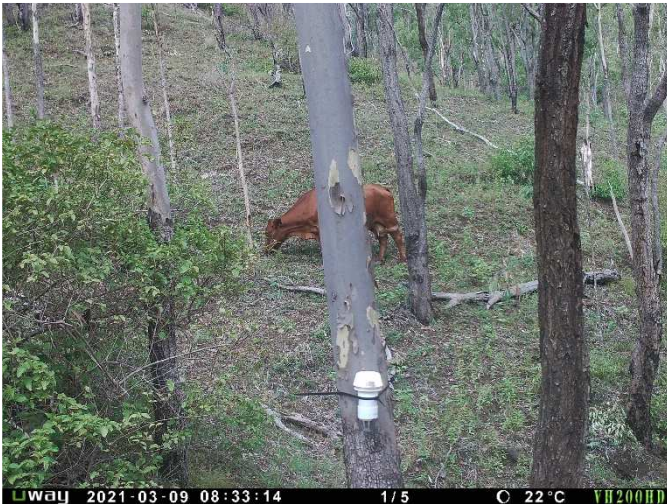
Management Activities – Offset Area

Example Imagery and Photo Evidence of Offset Management Activities extracted from the Draft Updated **Avonvale and Cherry Gully Stations Offset Area Management Plan** and the draft **Avonvale and Cherry Gully Stations Offset Area Management Plan Annual Report**. Both of these documents are being finalised and will be published in March 2022.

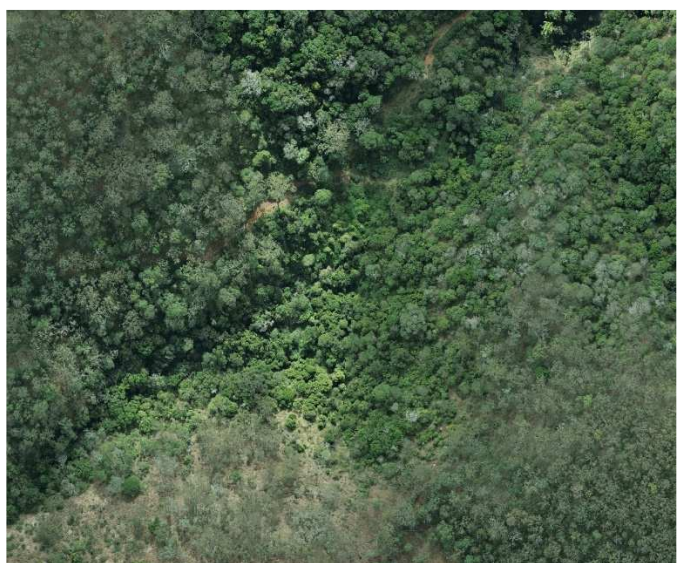
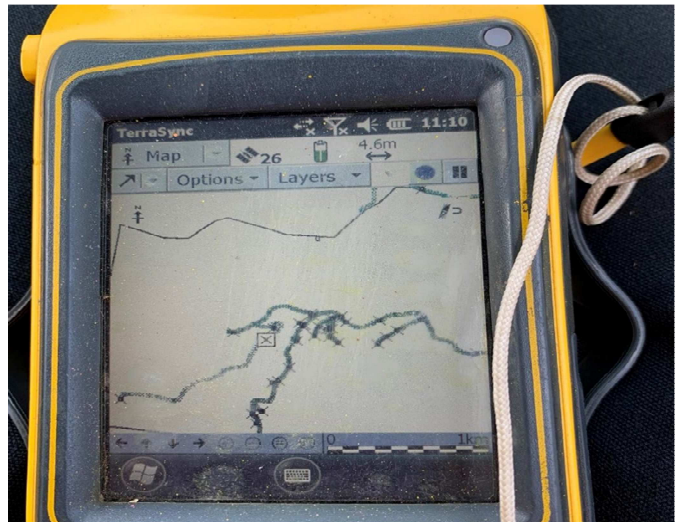
As noted in ACR 1 the following is a summary of activities occurring at the offset site since the date of the EPBC Act Approval for 2015/7530:

- 1) Site acquisition completed (Cattle Property was under contract subject to EPBC Approval – post approval settlement of the land holding was called for the transaction to occur) *It is noted that due to the pandemic and the nationwide lockdown settlement was delayed and additional time was provided to the existing operator of the property to vacate the premises.*
- 2) Legally securing of the Offset Area via a registered Voluntary Declaration on the land titled declared under the Queensland Government's *Vegetation Management Act 1999 (VMA)*. This has been completed with the offset area registered and protected on the land title.
- 3) Completion of detailed baseline studies for Weeds of National Environmental Significance
- 4) Commencement and ongoing surveys and data collection on the presence and occurrence of pest species (Wild dogs) – ongoing challenges occur with the inconsistent results obtained through baited Camera trap surveys, a range of ongoing wild dog audits and recorded observations continue to be completed.
- 5) Detailed survey and mapping of native vegetation regeneration areas through EMZ 2 and where small viable patches occur within EMZ 3 and 4.
- 6) Ortho-rectified drone aerial photography of entire offset area – provides a high resolution at scale aerial image of the base case for offset works and will be used in the future measurement of expanded Projected Foliage Cover (PFC) of replanting zones and whole weed areas.
- 7) Removal of stock (Cattle) from the entire offset property. An audit has been completed of all external fencing to ensure it has been maintained to prevent adjoining land holder stock access.
- 8) Establishment of irrigation connections and water sources with nexus to major planting zones not on creek corridors.
- 9) Commencement of regular periodical weed (WONS and other environmental weeds) rotational spraying and treatment
- 10) Shooting (and via Council baiting) of wild dogs on and surrounding the offset site (3 dogs have been killed during the Year 1 period).
- 11) Pasture grass removal and treatment in preparation for mass planting through cleared paddocks making up EMZ 3 and 4.
- 12) Deep ripping and cultivation of up to 300ha of replanting zones
- 13) Combined sourcing of native tube stock for tranche 1 of 85,000 plants with full planting due for completion in April 2022.

Commencement of Baseline Surveys for Feral Animals (wild dogs), inclusive of early control measures (culling + Adjoining baiting program run by Council)

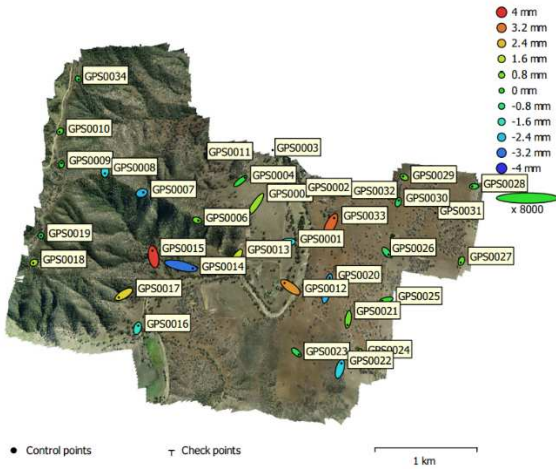


Commencement of Baseline Surveys for Weeds of National Environmental Significance (Primarily Lantana), inclusive of early control and treatment



Detailed Drone Surveys for base Case Projective Foliage Cover (PFC) and wholesale weed clump identification (Avonvale)

Ground Control Points



Survey Data

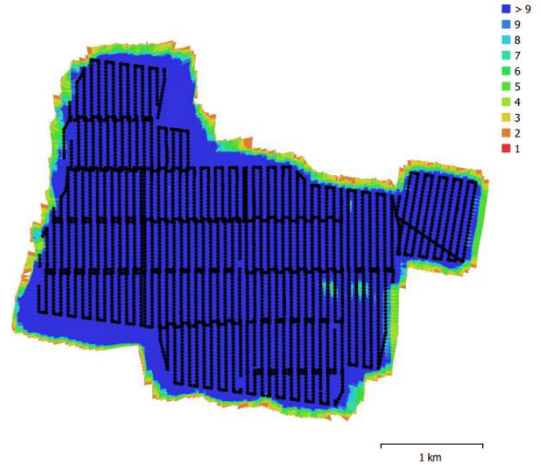
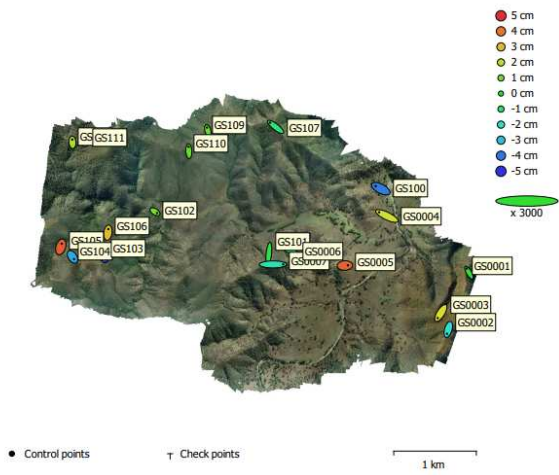


Fig. 1. Camera locations and image overlap.



Detailed Drone Surveys for base Case Projective Foliage Cover (PFC) and wholesale weed clump identification (Cherry Gully)

Ground Control Points



Survey Data

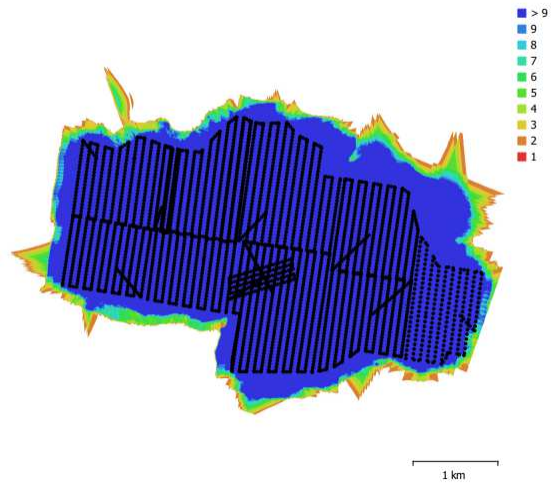


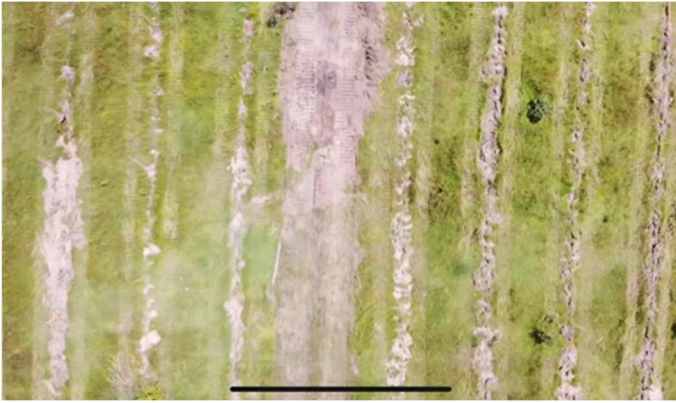
Fig. 1. Camera locations and image overlap.



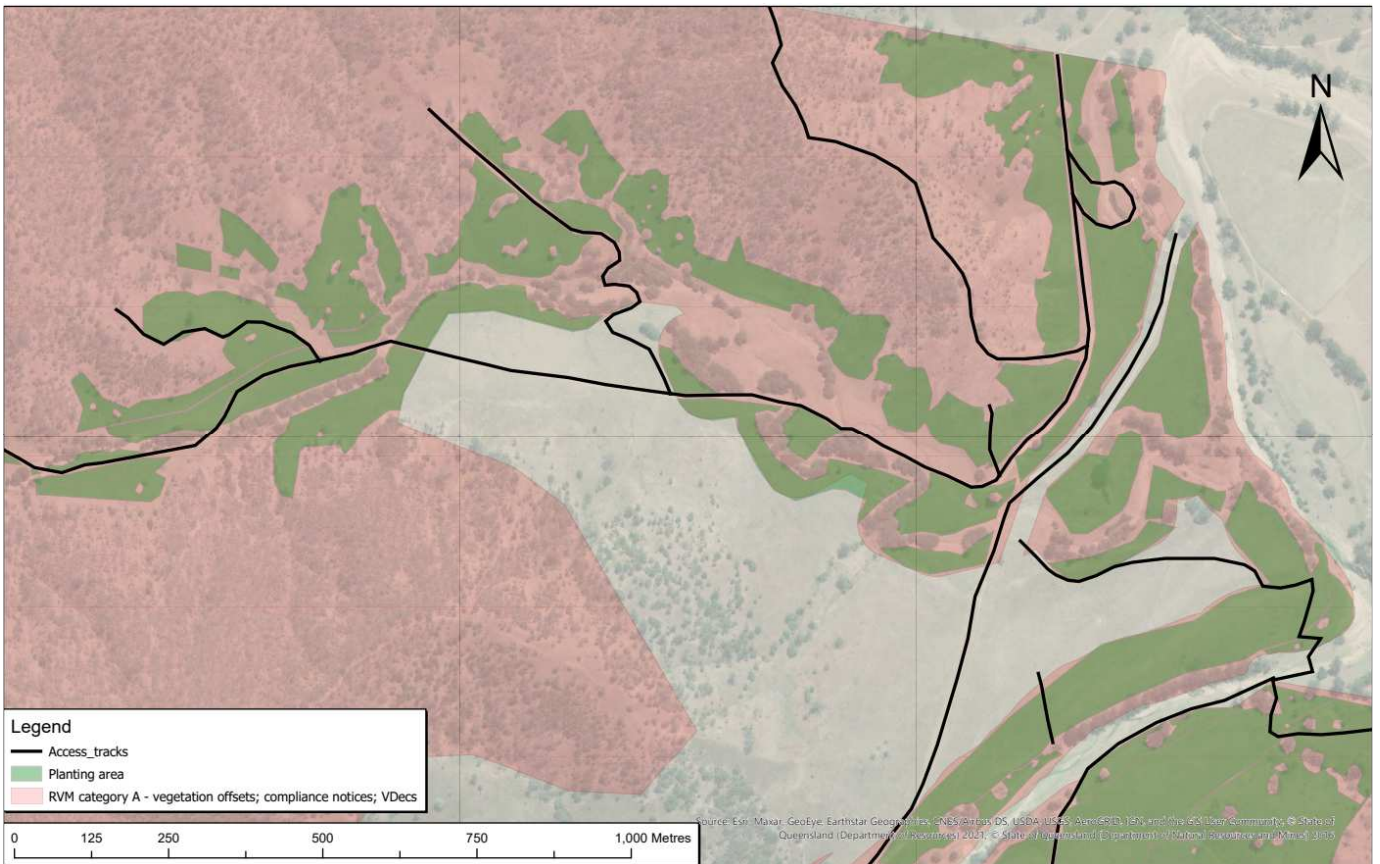
Planting preparation and deep cultivation for mass planting – Infill planting zones



Planting preparation and deep cultivation for mass planting – Broad Hectare Planting Zones – Paddocks to Trees

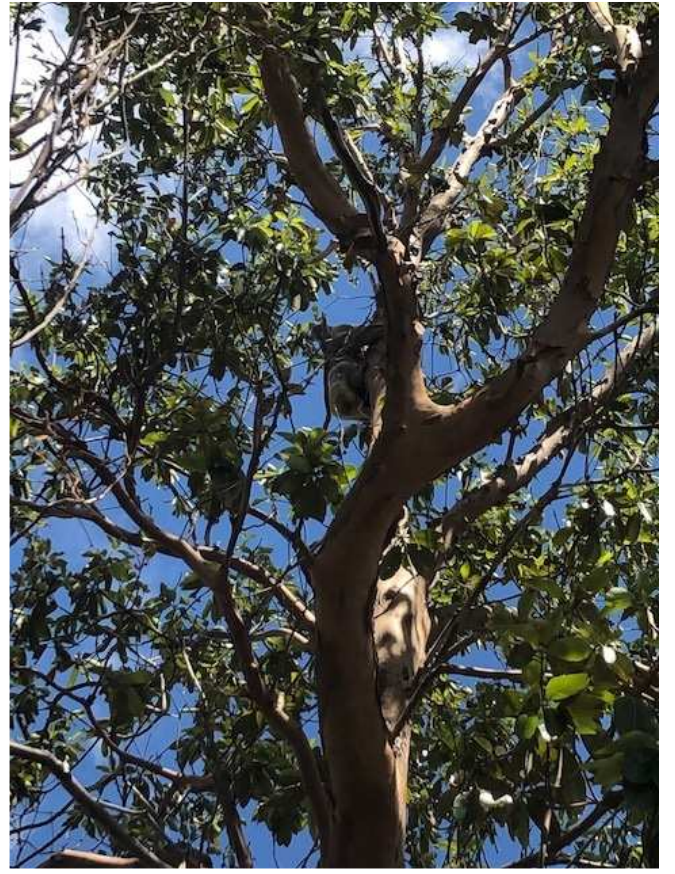


Planting Plans and Planting Stock prepared for April Planting 2022



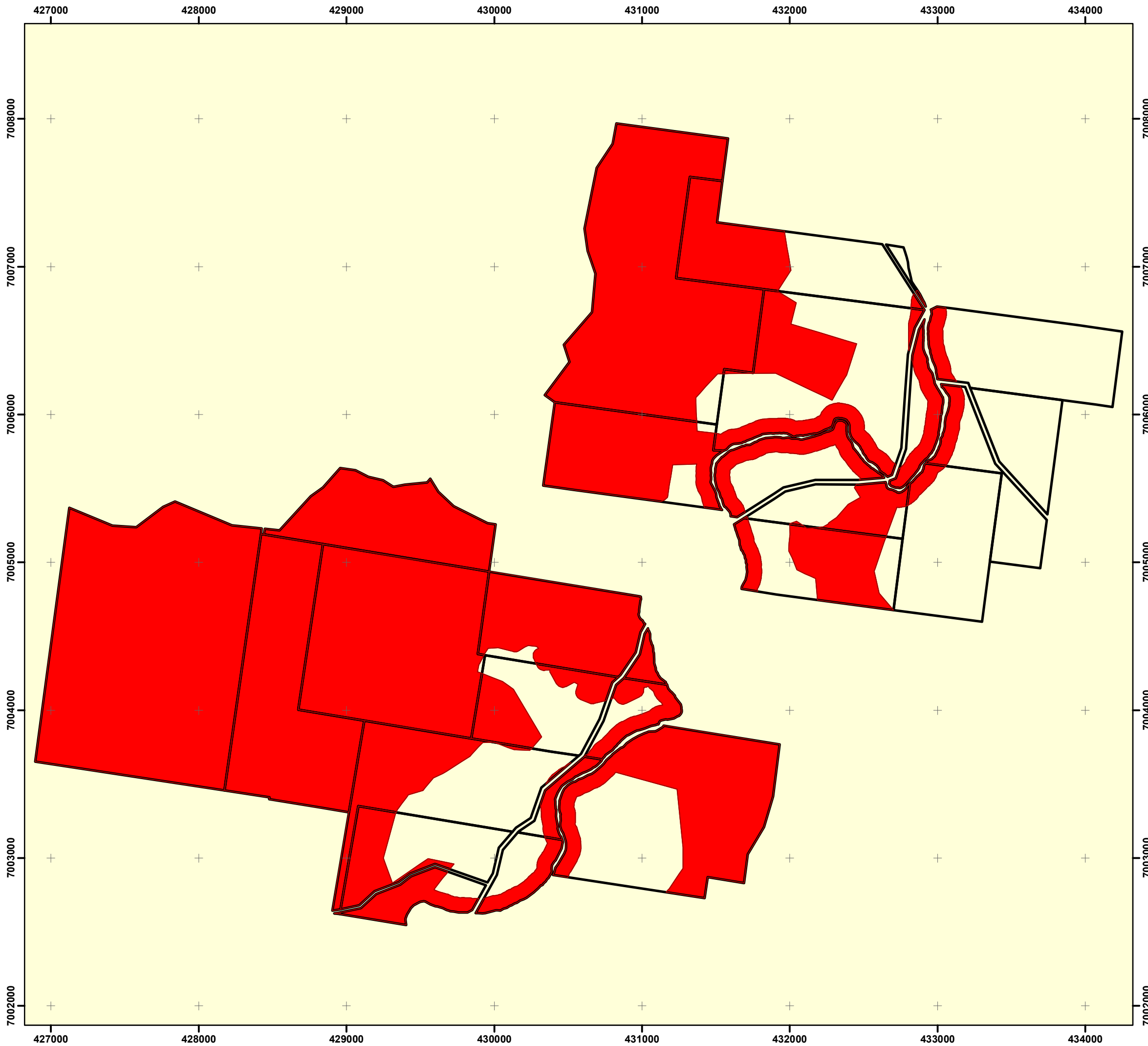
Incidental Koala sightings during baseline surveys as initial offset management activities





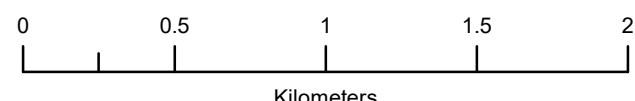
Attachment C

Registered Voluntary Declaration (VDEC) declared over the property under the *Vegetation Management Act 1999*



Property Map of Assessable Vegetation
PMAV 2020/013866

LOT on PLAN
 107RP835685, 114CA31820, 115CA31819,
 125CA31860, 126CA31849, 127CA31840,
 157SP256014, 160CSH921, 161CSH921,
 1CSH1549, 224CSH110, 225CA31931,
 237CA31930, 3CA31926, 60CA31716,
 61CA31716, 69CA31727, 98CA31786



Scale: 1:25000
 (original size A3)



- LEGEND**
- Subject Lot(s)
 - Area to which the PMAV does not apply
- Vegetation Category Area**
- Category A area

Notes:
 Property boundaries provided by Department of Resources.
 The property boundaries on this plan are a spatial representation of the property boundaries.
 They are not the legal property boundaries and are subject to change as more accurate information becomes available.
 The PMAV does not move with changes to the property boundaries.

Map Information:
 Horizontal Datum: GDA 2020
 Projection: Universal Transverse Mercator - Zone 56

This PMAV is made under Section 20B of the Vegetation Management Act 1999 (VMA) as Section 20B(1)(a) of the VMA apply to the area. This PMAV replaces PMAV 2019/002088 for the subject area under Section 20D of the VMA.

Signed for the Chief Executive of the Department of Resources by:

Name: **Seamus Batstone**
 Title: **PNRMO**
 Signature:
 Date: **2/03/2021**

Map Prepared by: LMO
 Department of Resources
 LMB 383, Gympie, Qld, 4570

Map Preparation Date: 08/01/2021

This colour plan must be reproduced in colour.

© The State of Queensland (Resources) 2021