



Annual Compliance Report

31 August 2022 to 30 August 2023

EPBC 2015/7530

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

Prepared for Pioneer Fortune Pty Ltd
15 November 2023

7391 E

Document Control

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1. Introduction

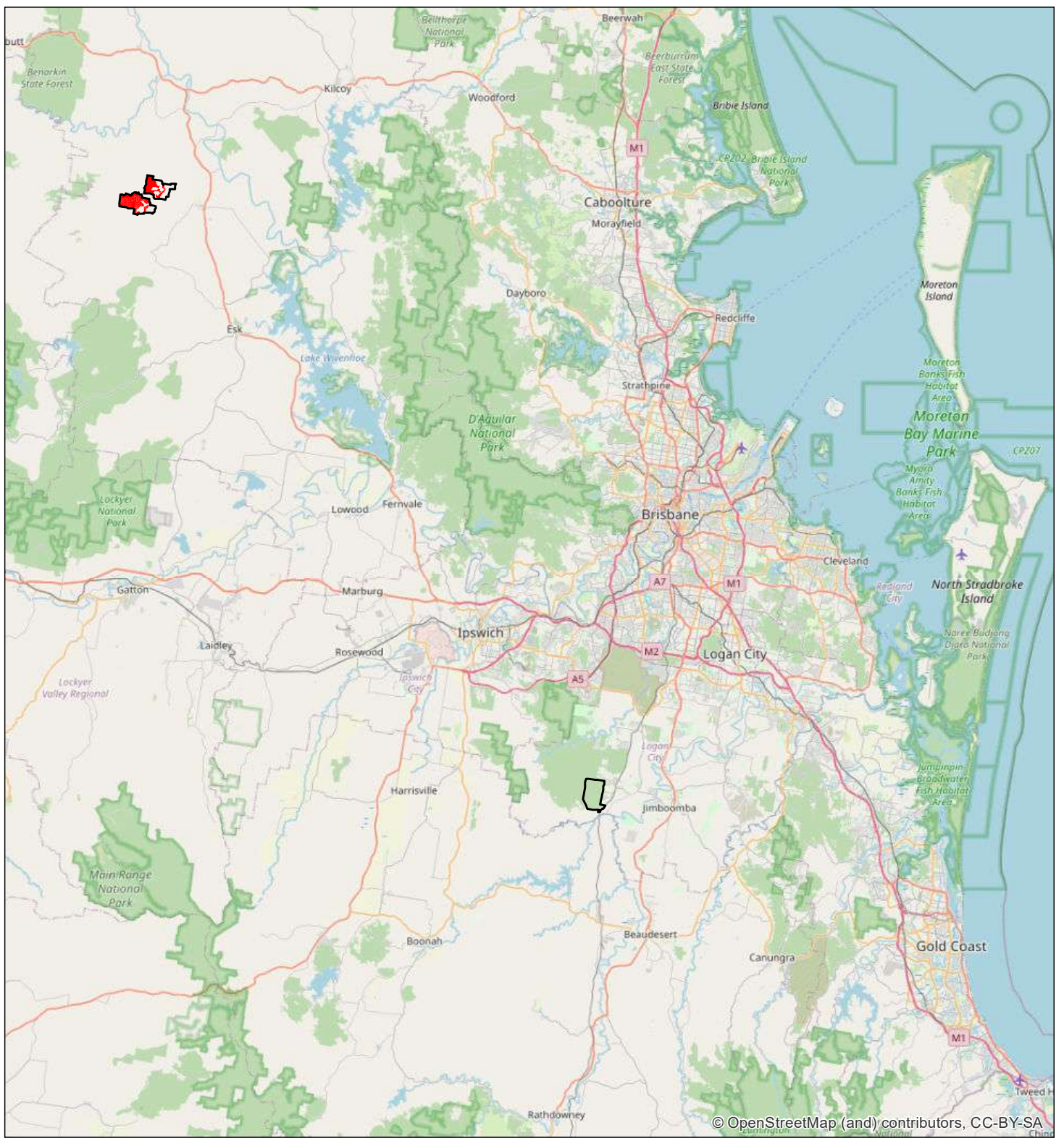
Saunders Havill Group (SHG) was engaged by Pioneer Fortune Pty Ltd to prepare this Annual Compliance Report for the Master Planned Residential Development located within the Greater Flagstone Priority Development Area, Queensland, herein referred to as the ‘Undullah Project’. This report provides an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

The Undullah Project area covers approximately 1,024 hectares (ha) of land of which the EPBC Approval allows for the clearing of 529 ha. 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. The offset areas for the project are located near the town of Toogoolawah northeast of the impact site (**Figure 1**).

A summary of the activities as the impact and offset sites for the project are provided below and the EPBC approval compliance table is provided in **Section 5** as **Table 1**.

1.1. Approval details

Commonwealth reference	EPBC 2015/7530
Approval holder	Pioneer Fortune Pty Ltd
Approval date	5 February 2020
Expiry date of approval	1 February 2050
Approved action	Master Planned Residential Development, Greater Flagstone Priority Development Area, Undullah, Queensland
Controlling provision	Approved – listed threatened species and communities (sections 18 & 18A)
Project commencement	31 August 2020
Reporting period	31 August 2022 – 30 August 2023
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




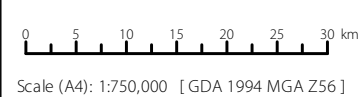
-  Impact Site Boundary
-  Offset Site Boundaries
-  Offset Areas

Figure 1
Site Context

Pioneer Fortune
Pty Ltd

File ref. 7391 E Figure 1 Impact Area ACR3 Site Context A
Date 15/11/2023
Project Undullah Project



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1.2. Declaration of accuracy

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

Signed



Full name Murray Saunders

Position Director

Organisation Saunders Havill Group
ABN 24 144 972 949

Date 15 November 2023

2. Description of activities – impact area

2.1. Extent of works

No formal works (clearing or earthworks) have commenced during the Year 3 Annual Compliance Report (ACR) reporting period at the impact site. Commencement of the vegetation clearing at the impact site is scheduled to occur during the Year 4 ACR reporting period (31 August 2023 – 30 August 2024). DCCEEW will be notified when vegetation clearing or other formal works commence via the '**commencement of construction**' definition in the EPBC Act approval (EPBC2015/7530). **Figure 2** shows an aerial image of the Undullah Project site taken on 17/09/2023, showing the site as fully vegetated.

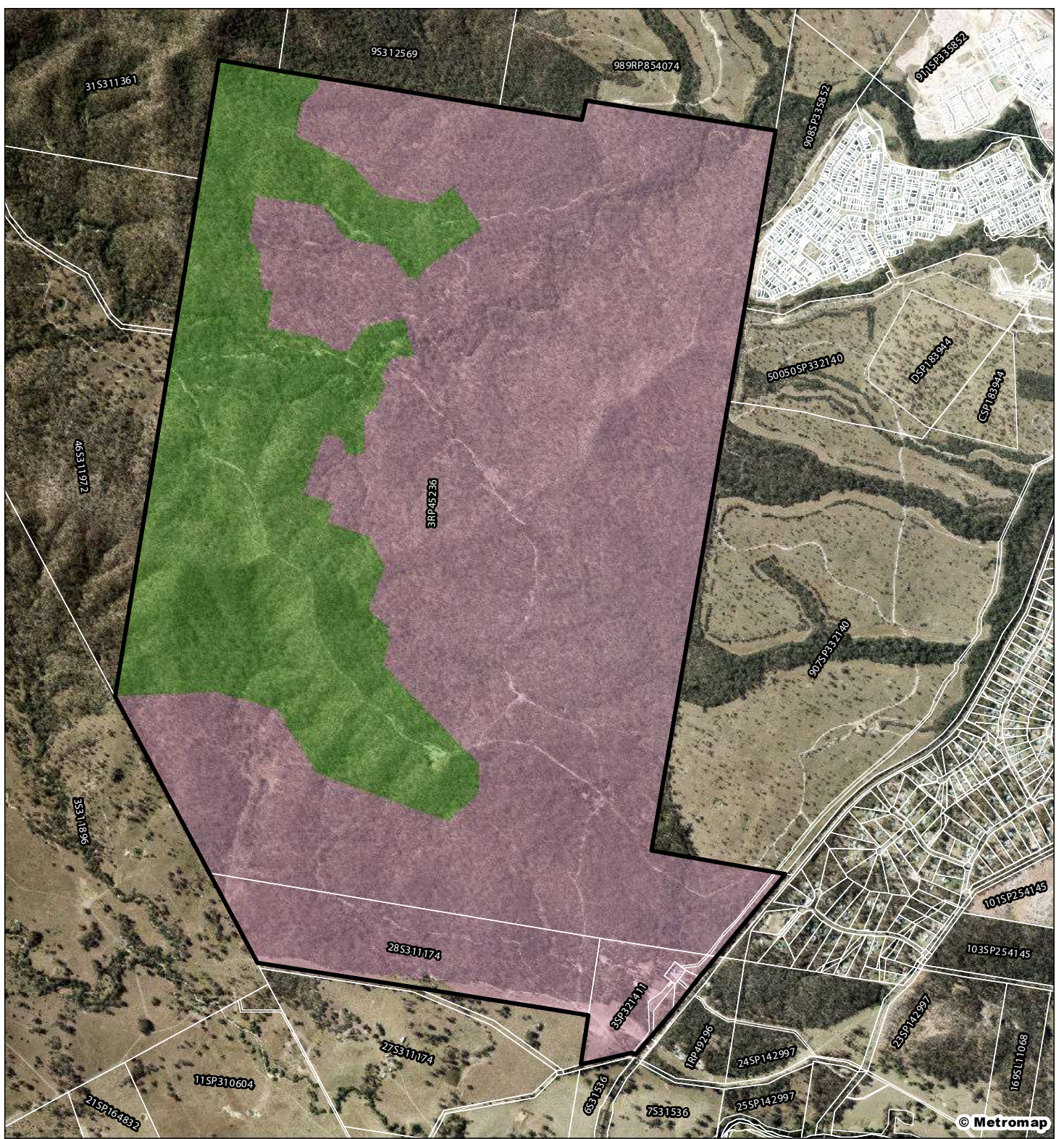
2.2. On-site conservation area

Condition 3 of the approval relates to legally securing the On-site Conservation area A within 3 years of the date of approval. The On-site Conservation area A is yet to be legally secured despite continued efforts by the proponent. Below is a summary of the efforts made to satisfy Condition 3. No works have commenced at the impact site so there has been no risk to the conservation area as a result of the delay in securing the VDec. **No works will commence at the impact site until the On-site Conservation area A has been legally secured.**

SHG first sent a request for voluntary declaration was sent to the Queensland State Government on the 23 November 2022 (**Appendix B**).

SHG contacted the EPBC monitoring prior to the end of the 3 year period of the approval date to advise DCCEEW in delays to the securing VDec from the department. A request was made by SHG to DCCEEW to review the VDEC submission and provide a statement that may assist in the States assessment. A response from DCCEEW was provided but the requested review of the VDEC submission was not provided (**Appendix C**)

Various dialogue has been held between SHG to the State department regarding the VDEC application. In essence the State Government was of the view that the land was already suitable protected and therefore VDEC was not required. Further amendments to the VDEC Management Plan were completed specific to the State Government's request and relogged with the Department in September of 2023. This material has been acknowledged by the State Government but as of the date of compiling this ACR, the State had not completed assessment of the revised application material. A new assessment officer has been assigned to the application and communications will continue until this matter is resolved (**Appendix B**). No works have commenced on the impact site and no works will commence until the On-site Conservation Area A has been legally secured.



Legend

- Qld DCDB
- Impact site boundary
- Onsite Conservation Area
- Impact Area

Figure 2
Impact Site Aerial

Pioneer Fortune
Pty Ltd

File ref. 7391 E Figure 2 Impact Area ACR3 Site Aerial A
Date 15/11/2023
Project Undullah Project



Scale (A4): 1:25,000 [GDA 1994 MGA Z56]



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3. Description of activities – offset area

3.1. Offset Area Annual Report

A detailed Offset Area Annual Report (OAAR) has been prepared by One Environment (2023) (**Appendix D**). As per the updated Offset Area Management Plan (OAMP), the annual reporting anniversary for the offset area is 31 August.

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

- Planting of an additional 50,000 native tube-stock plants (total of ~130,000 in 2 years).
- Removal of all livestock from the entirety of the Cherry Gully and Avonvale Stations.
- Implementation of wildfire mitigation measures in accordance with the recommendations from the Queensland Rural Fire Service.
- Quarterly feral animal control which involved baiting and trapping.
- Extensive weed control and removal targeting *Lantana* varieties.
- Establishment of irrigation connections and water sources for the restoration activities.

3.2. Offset site habitat creation

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

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**.

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**.

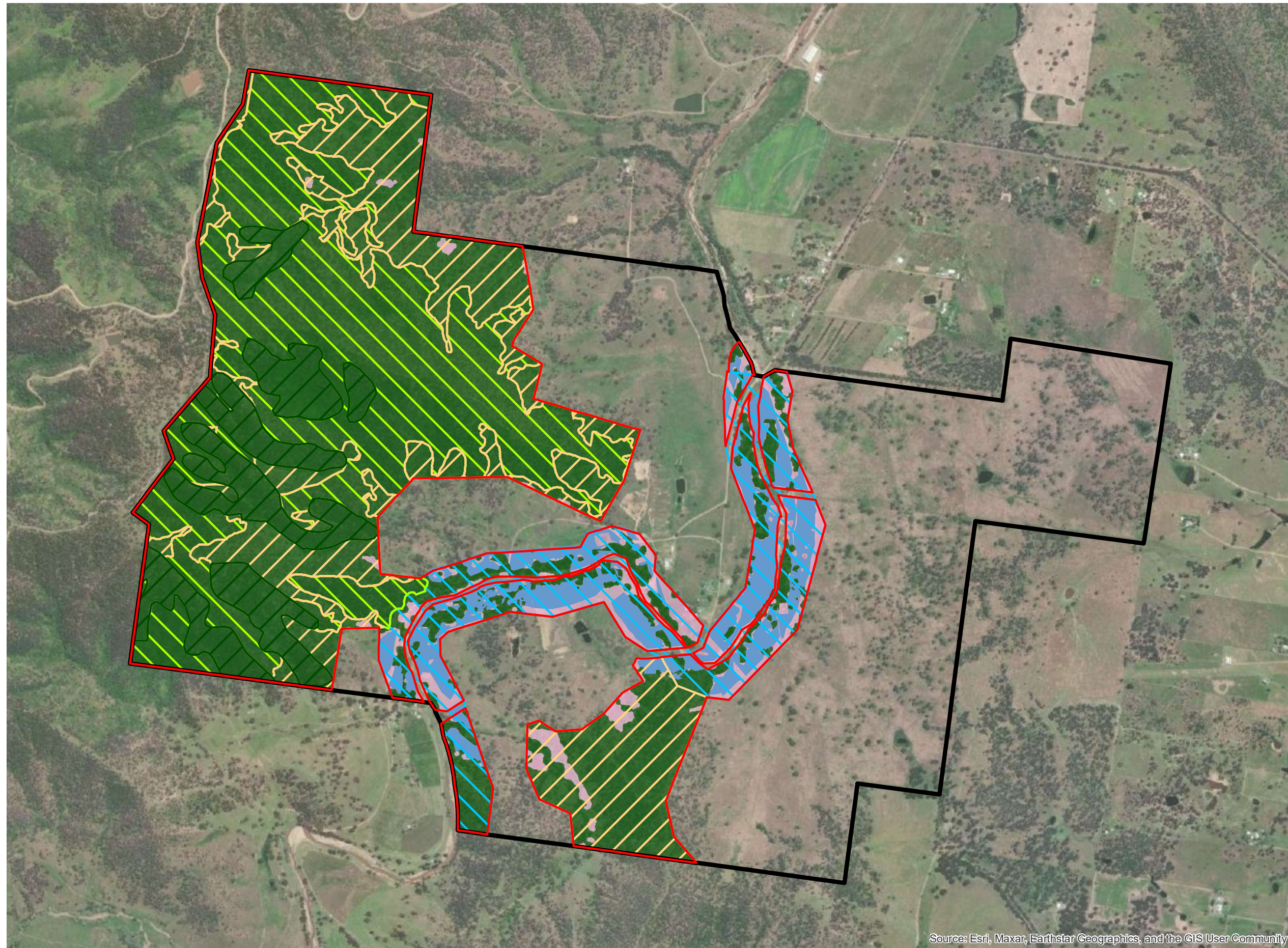
The OAAR states EMZ 3 and 4 have been completed from a primary replanting perspective – maps and justification were provided in the OAAR. SHG undertook an independent review on behalf of the proponent Pioneer Fortune of the EMZs via the following process:

1. Detailed review of mapping and data provided from the offset provider including:
 - a. Shape files of completed planting and restoration zones
 - b. Trees species plantings and numbers
 - c. Tree planting area growth rates
 - d. Documented evidence of extensive weed management controls

A desktop assessment of the planting areas was conducted to direct ground validation sampling surveys. The most recent satellite and aerial images were obtained from ESRI, Maxar, Earthstar Geographics, and the GIS user community to delineate the vegetation cover across the project sites. Leveraging the higher resolution of the raster dataset (0.5m per pixel), an accurate vegetation cover dataset was generated. The procedure involved a manual task to meticulously identify all instances of vegetation cover while excluding areas devoid of vegetation. In some cases, automated selection might have included such non-vegetated areas, necessitating manual editing. This method proves particularly effective for projects at a site scale where precision is crucial. The desktop assessment designated areas within EMZ 3 and 4 that contained plantings, were clearly vegetated or, based on the desktop assessment, were not vegetated (**Plans 1 and 2**).

Subsequently two ecologists surveyed the site on the 11th and 12th of September 2023 to verify the desktop assessment of vegetation cover. GPS points and photo evidence were taken across the various mapped direct and assisted revegetation areas to confirm the status of revegetation (**Plan 3 and 4**) A Habitat Creation Verification Memo for the offset site was completed and is provided as **Appendix E**.

1. Aerial Assessment Vegetation Cover - Avonvale Offset Site

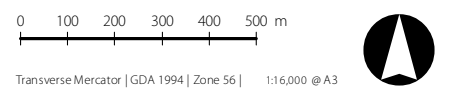


Notes:
 This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field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

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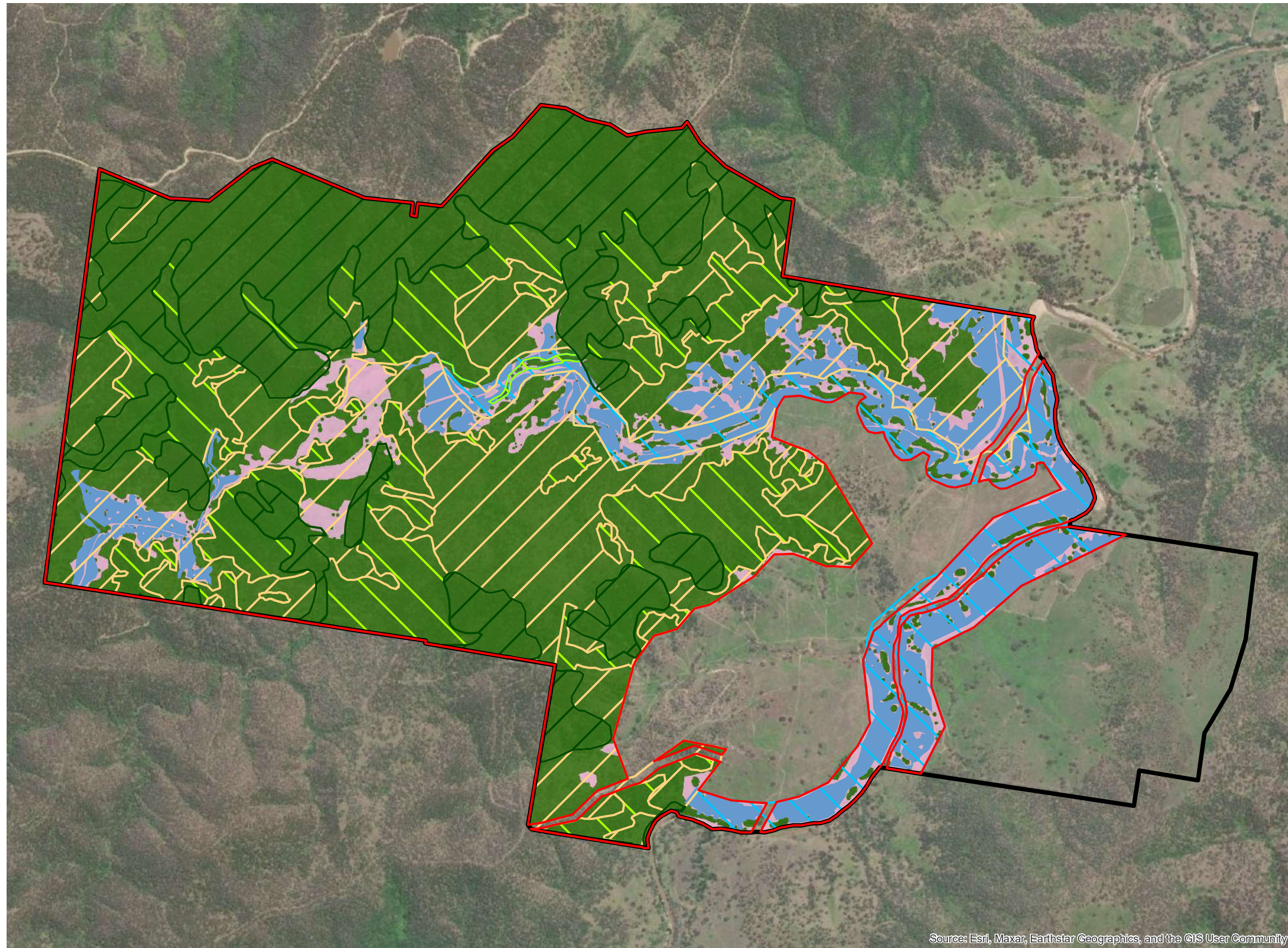
- Legend**
- Site DCDB
 - Offset Areas
- Offset Design Areas**
- Environmental Management Zone 1 - Remnant Habitat
 - Environmental Management Zone 2 - Mixed Value Regrowth Vegetation
 - Environmental Management Zone 3 - Open Grazing Country - Category X Vegetation
 - Environmental Management Zone 4 - Degraded Creeks, Gullies and drainage lines
- Latest aerial assesment (2022.11)**
- Vegetated areas
 - Paddock areas/not vegetated
 - Completed Plantings Areas

Issue	Date	Description	Drawn	Checked
A	20/11/2023	Preliminary	TC	AR



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

2. Aerial Assessment Vegetation Cover - Cherry Gully Offset Site

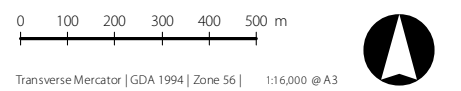


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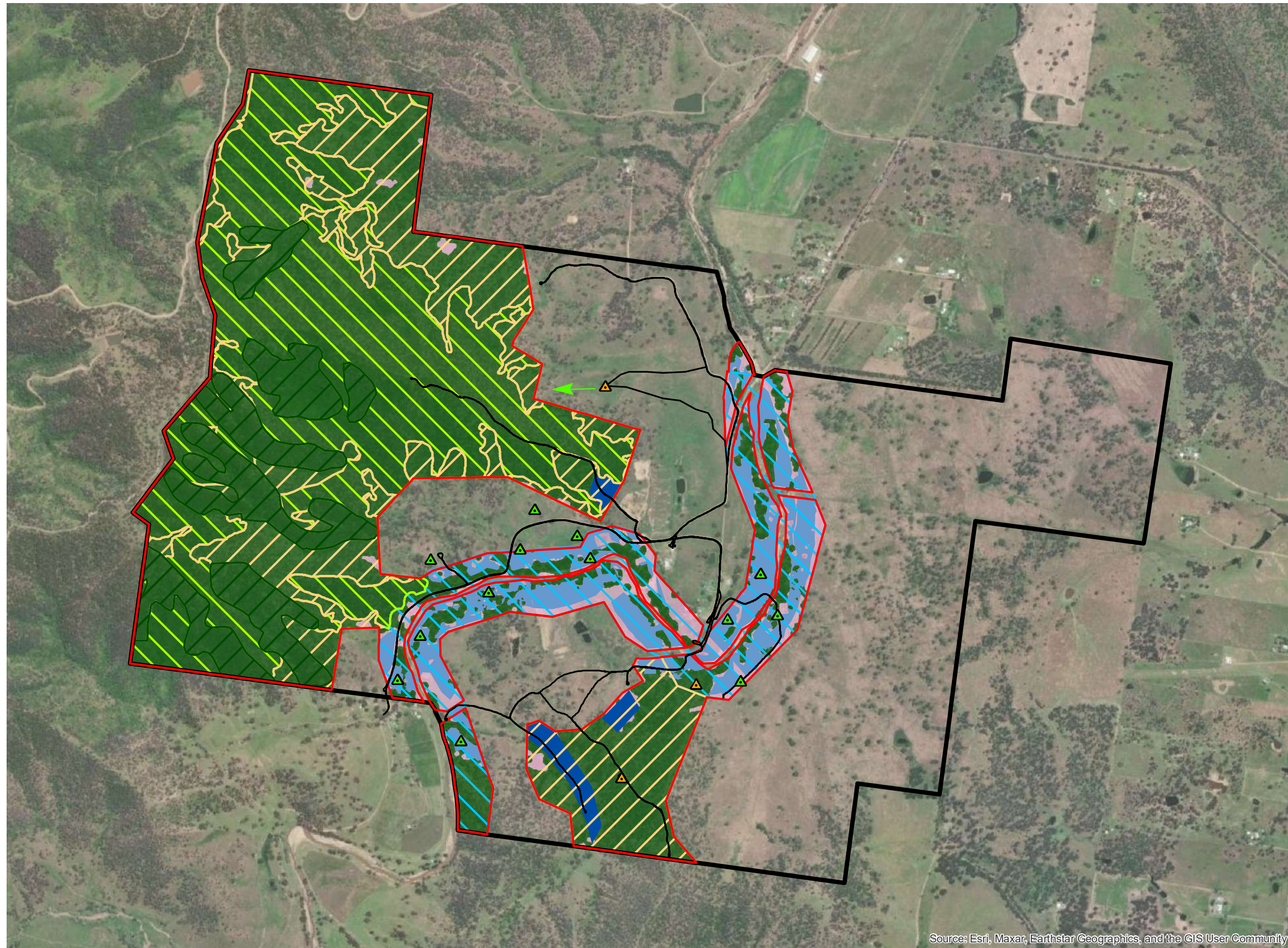
- Legend**
- Site DCDB
 - Offset Areas
- Offset Design Areas**
- Environmental Management Zone 1 - Remnant Habitat
 - Environmental Management Zone 2 - Mixed Value Regrowth Vegetation
 - Environmental Management Zone 3 - Open Grazing Country - Category X Vegetation
 - Environmental Management Zone 4 - Degraded Creeks, Gullies and drainage lines
- Latest aerial assesment (2022.11)**
- Vegetated areas
 - Paddock areas/not vegetated
 - Completed Plantings Areas

Issue	Date	Description	Drawn	Checked
A	20/11/2023	Preliminary	TC	AR



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

3. Restoration Field Survey - Avonvale Offset Site

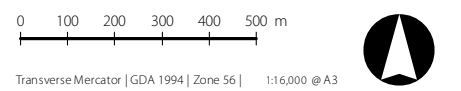


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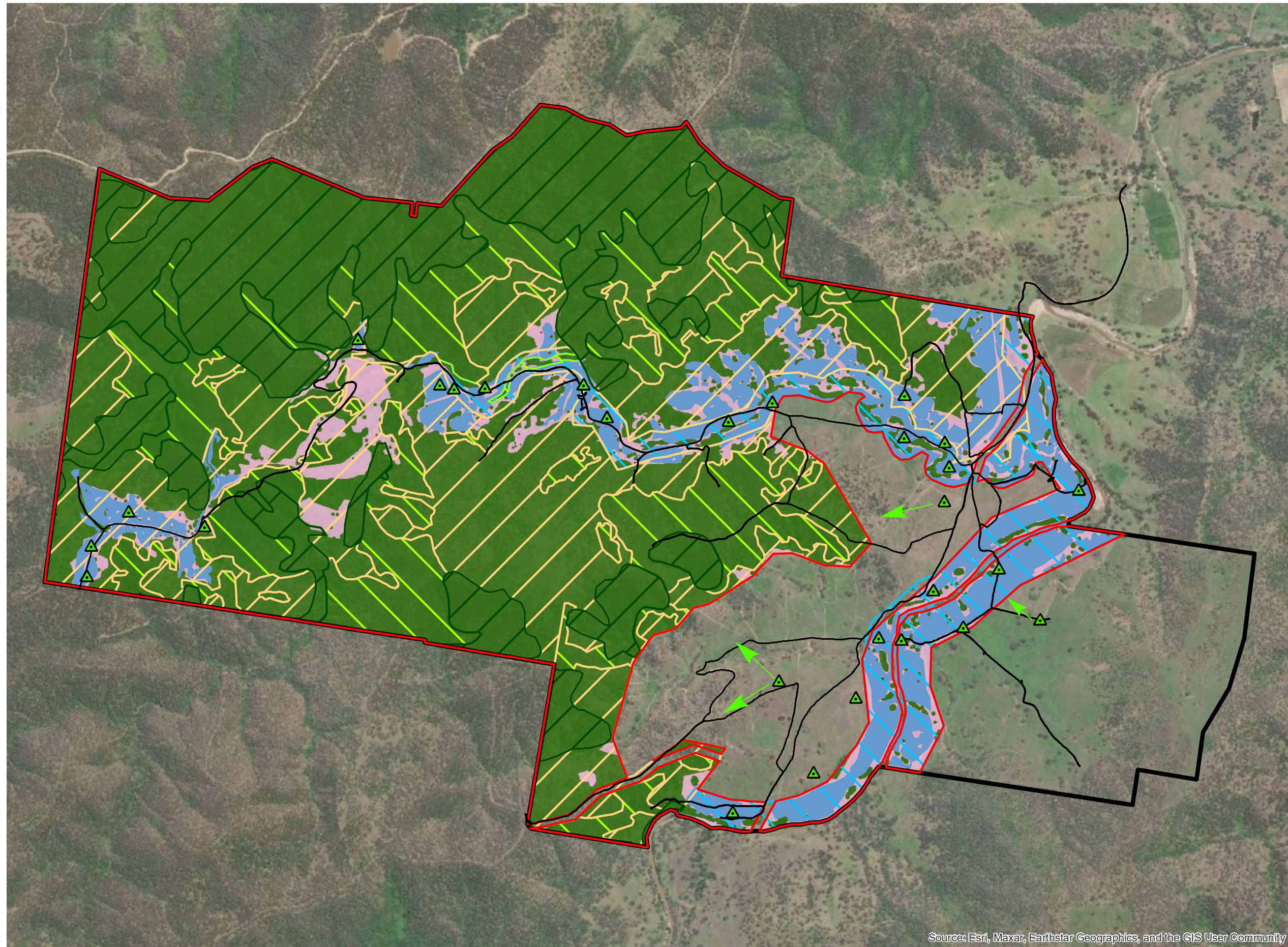
- Legend**
- Avonvale Site Boundary
 - Avonvale Offset Areas
- Offset Design Areas**
- Environmental Management Zone 1 - Remnant Habitat
 - Environmental Management Zone 2 - Mixed Value Regrowth Vegetation
 - Environmental Management Zone 3 - Open Grazing Country - Category X Vegetation
 - Environmental Management Zone 4 - Degraded Creeks, Gullies and drainage lines
- Latest aerial assesment (2022.11)**
- Vegetated areas
 - Paddock areas/not vegetated
 - Completed Plantings Areas
 - Field survey - confirmed natural regeneration
 - Field survey - Confirmed Planting Areas
 - Field survey confirmed natural regeneration area
 - Field survey - tracklog

Issue	Date	Description	Drawn	Checked
A	20/11/2023	Preliminary	TC	AR



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

4. Restoration Field Survey - Cherry Gully Offset Site

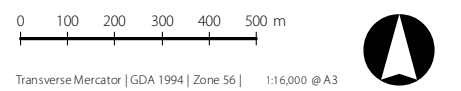


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- Legend**
- Site DCDB
 - Offset Areas
- Offset Design Areas**
- Environmental Management Zone 1 - Remnant Habitat
 - Environmental Management Zone 2 - Mixed Value Regrowth Vegetation
 - Environmental Management Zone 3 - Open Grazing Country - Category X Vegetation
 - Environmental Management Zone 4 - Degraded Creeks, Gullies and drainage lines
- Latest aerial assesment (2022.11)**
- Vegetated areas
 - Paddock areas/not vegetated
 - Completed Plantings Areas
 - Field survey - Confirmed Planting Areas
 - Field Survey - tracklog

Issue	Date	Description	Drawn	Checked
A	20/11/2023	Preliminary	TC	AR



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

A level of interpretation exists in reviewing the specific requirements of Conditions 16 (b) and 17 (b). In our view, based on the methodology documented in the Habitat Creation Verification Memo (Appendix E) is that Condition 16(b) and 17 (b) of the approval have been largely satisfied but requires ongoing monitoring with a specific focus in areas of natural restoration to ensure the current level of intervention and management activities result in the habitat returning as predicted. The following comments and limitations are relevant in this review:

EMZ 4 which is easily accessible, covers flat alluvial land has been extensively revegetated in a wholesale context and is overtly compliant with condition 17(b).

EMZ 3 is more stratified containing areas of whole revegetation, minor and major infill planting zones, spot plantings, native seed re-harvesting, extensive and minor zones of assisted natural regeneration. Extensive works have occurred over all parts of EMZ 3, inclusive of major plantings in challenging terrain and inaccessible areas. Restoration in these zones are at a density of that matching the adjoining areas of remnant (which given the open woodland structure, also contains gaps), however because juvenile regeneration is short and yet to establish a canopy and by comparison to the extensive densities planted in the wholesale planting zones selected areas can feel more bare by comparison. In discussion with the planting contractor the success of the natural regeneration, like new planting zones, has moved into a maintenance and replacement phase which will run for the next 5 years until establishment is considered complete.

The native shrubs and young trees present in the naturally regenerating areas are reflective of the mapped regional ecosystems or pre-clear regional ecosystems which suggests the habitat created in these areas will reflect that of the vegetation present prior to the clearing activities occurring on the site.

4. EPBC approval conditions compliance table

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

Table 1: EPBC approval conditions compliance table

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
1	<p>For the protection of the Koala and Grey-headed Flying-fox, the approval holder:</p> <ul style="list-style-type: none"> 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 	Not applicable	Works have not commenced at the impact site.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>within the development area, until the outcomes required under sub-conditions 16(b) and 17(b) have been achieved; and</p> <p>d. Must not clear more than 529 ha of Koala habitat and Grey-headed Flying-fox foraging habitat within the development area.</p>		
2	<p>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:</p> <p>a. Engage a qualified Fauna Spotter catcher during clearing and construction to minimise the risk of injury or death to Koalas;</p> <p>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;</p> <p>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</p>	Not applicable	Works have not commenced at the impact site.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>lead, and provide prominent, easily understood signage at each entry point specifying that all dogs must be kept on lead;</p> <p>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;</p> <p>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</p> <p>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.</p>		
3	<p>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.</p>	Administrative non-compliance	<p>SHG sent a request for voluntary declaration was sent to the Queensland State Government on the 23 November 2022.</p> <p>SHG contacted the EPBC monitoring prior to the end of the 3 year period of the approval date to advise DCCEEW in delays to the securing VDec from the department. A request was made by SHG to DCCEEW to review the VDEC submission and provide a statement that may assist in the States assessment. This was not provided.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
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.	Not applicable	Further information was provided by SHG to the State department over this period to assist in the of the approval of the application material, but as of the date of comping this ACR, the State had not completed assessment of the application. A new assessment officer has been assigned to the application and communications will continue until this matter is resolved. No works have commenced on the impact site and no works will commence until the On-site Conservation Area A has been legally secured.
5	<p>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:</p> <ul style="list-style-type: none"> 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 	Compliant <i>(as rectified with the Department as part of Year 1 Annual Compliance Report)</i>	The Avonvale and Cherry Gully Station Offset Area was legally secured on 4 March 2021. The department was notified of the offset area being legally secured on 22 March 2021. Due to the global pandemic during 2020 and 2021, the legally securing of the offset site was delayed. Management actions commenced on the offset site on 31 August 2020. The department were notified of the commencement of the management activities on the Avonvale and Cherry Gully Station Offset Area on 31 August 2020.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>demonstrating that Avonvale and Cherry Gully Stations Offset area has been legally secured, and Shapefiles of the offset attributes.</p> <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>		
6	<p>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.</p>	Compliant	<p>During Year 1, the offset provider engaged Saunders Havill Group (SHG) as suitably qualified field ecologists and professionals to complete baseline surveys of the entire Avonvale and Cherry Gully Station Offset Area. The baseline surveys focused on determining the extent of weed cover and seasonal feral animal abundance. The baseline data is included in the amended Offset Area Management Plan (OAMP).</p>
7	<p>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:</p> <p>a. the results of the baseline surveys required under condition 6;</p>	Compliant	<p>The SHG were engaged in December 2021 as suitably qualified field ecologists and professionals to update the OAMP. The amended OAMP was finalised and published on 2 March 2022.</p> <p>(a) The results of the baseline surveys required under Condition 6 are included in Section 5.1 and 5.2 of the amended OAMP.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<ul style="list-style-type: none"> 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. 		<p>(b) The detailed baseline habitat quality assessment data for each environmental management zone is included in Section 5.8 and 5.9 of the amended OAMP.</p> <p>(c) The species stocking rate scoring table(s) for each environmental management zone is included in Section 5.8 and 5.9 of the amended OAMP.</p> <p>(d) The outcomes specified in Conditions 10 – 18 are included throughout Section 5 of the amended OAMP.</p> <p>(e) A program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in Conditions 10 – 18 is included in Table 13 – 15, Table 17 – 19 and Section 5.10 of the amended OAMP.</p>
8	<p>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.</p>	Compliant	<p>The updated OAMP is published on the approval holder's website (refer to: https://www.merrylin.com/master-planned-communities).</p>
9	<p>The approval holder must publish each Avonvale and Cherry Gully Stations Offset area Management Plan Annual Report on the website within 40 business days</p>	Compliant	<p>The second OAMP has been published on the approval holder's website within the conditioned time period. It is important to note that the first OAMP covers the period from the issuing of the EPBC approval (5 February</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>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.</p>		<p>2020) until 31 August 2022. The first OAAR was published on the approval holder’s website on 02 September 2022, and therefore is compliant as it is within the 40 business days of the annual offset reporting period.</p>
PEST AND WEED MANAGEMENT			
10	<p>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.</p>	Not applicable	<p>The baseline surveys of feral animal abundance were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline feral animal abundance across the offset area has been incorporated in the amended OAMP. In conjunction with the baseline surveys, active feral animal management has been occurring since the acquisition of the land holdings by the offset provider. Feral animal management has broader, more regional scale effect and therefore, continual, and ongoing feral animal management will remain. The current feral animal management regime is designed to achieve the demonstrated reduction by Year 5. Refer to the OAAR for further information and evidence of the ongoing feral animal management.</p>
11	<p>The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully Stations Offset area is:</p> <ul style="list-style-type: none"> a. less than 20% at the end of year 5; and b. less than 5% at the end of year 10 and for the rest of the period of effect of the approval. 	Not applicable	<p>The baseline surveys of the extent of weed cover were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline extent of weed cover across the offset area has been incorporated in the amended OAMP. Following the completion of baseline surveys and extrapolation of data, the offset provider has engaged a suitably qualified weed removal specialist. Extensive ongoing evidence has been provided by the Offset Provider in regards to weed control and management. Based on the level of success completed to date it is considered that the current weed management regime is</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
			designed to achieve the demonstrated reduction by Year 5 and Year 10, respectively. Refer to the OAAR for further information.
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.	Not applicable	<p>The end of Year 3 as defined for this condition is March 3, 2024. Although this condition is not applicable at this reporting period, all stock have been removed from the Avonvale and Cherry Gully Station property as of January 2022. Some redundant internal fencing, cattle and horse yards have been deconstructed to enable offset activities to occur. Given the removal of all stock from the Avonvale and Cherry Gully Station property and regular external fence checks and rectifications, the risk of cattle intrusion and impacts on the offset are mitigated. The Offset Provider has provided evidence of the rectification and upgrade of external fencing to prevent neighbouring cattle from entering the offset land holding.</p> <p>Discussions have been held with the Department regarding the removal of cattle from the offset property as demonstrated compliance with condition 12 specifically requiring fencing between cattle and offset areas. A variation request for this condition will be lodged to align the approval condition with the actual on-site solution and match more contemporary versions of this condition, which require either fencing or stock removal.</p>
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	Compliant	A number of management actions in accordance with the amended OAMP have commenced and will continue to be implemented. Implementation of the management actions in accordance with the

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
14	<p>Avonvale and Cherry Gully Stations Offset area Management Plan and the Direct Offset Chapter.</p> <p>The approval holder must achieve the following outcomes in Environmental Management Zone 1:</p> <ul style="list-style-type: none"> 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 	Not applicable	<p>OAMP are trending the offset area to achieving the restoration of the regional ecosystem vegetation communities. Refer to the OAAR for further information.</p> <p>Achievement of the outcomes of Condition 14 are not applicable during this reporting period.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
15	<p data-bbox="443 316 987 379">maintained or exceeded for the remainder of the period of effect of the approval.</p> <p data-bbox="398 395 1003 619">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.</p> <p data-bbox="349 647 1016 711">The approval holder must achieve the following outcomes in Environmental Management Zone 2:</p> <p data-bbox="398 783 1003 1046">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.</p> <p data-bbox="398 1054 1003 1238">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.</p> <p data-bbox="398 1246 1003 1321">c. Average recruitment of woody perennial species in the ecologically dominant layer greater than</p>	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
16	<p>The approval holder must achieve the following outcomes in Environmental Management Zone 3:</p> <ul style="list-style-type: none"> 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 	<p>Conditionally Compliant for 16a and b.</p> <p>Not applicable for 16c-j</p>	<p>It is the view of the offset provider that condition 16a and b have been satisfied. Review of the offset site EMZs has determined that planting has occurred within EMZ 3 in all areas that it is practical to do so. Portions of EMZ 3 show the initial stages of natural regeneration and planting works within these areas were likely to risk the natural regeneration process. Overall SHG views that condition 16a and b are conditionally compliant, however, EMZ 3 will need to be monitored annually to ensure that the reliance on the naturally regeneration in selected areas continue to thrive towards the creation of the specified habitat outcomes.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>Species Stocking Rate score by the end of year 10.</p> <p>d. Average tree canopy cover at >10% - <50% of the benchmark for each Regional Ecosystem by the end of year 10.</p> <p>e. Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of year 10.</p> <p>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.</p> <p>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.</p> <p>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.</p>		

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<ul style="list-style-type: none"> 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	<p>The approval holder must achieve the following outcomes in Environmental Management Zone 4:</p> <ul style="list-style-type: none"> 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. 	<p>Conditional compliant for 17a and b</p> <p>Not applicable for 17c-j</p>	<p>It is the view of the offset provider that condition 16a and b have been satisfied. Review of the offset site EMZs has determined that extensive planting has occurred within EMZ 4 in all areas that it is practical to do so. Only small portions of EMZ 4 rely on natural regeneration and planting works within these areas were likely to risk the natural regeneration process. Overall SHG views that condition 17a and b have been complied with and monitoring will now turn to plant survival and replacement rotations.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<ul style="list-style-type: none"> 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 		

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>maintain or exceed that rate for the remainder of the period of effect of the approval.</p> <p>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.</p>		
18	<p>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.</p>	Compliant	<p>During the OAAR reporting period, 145.6 ha of direct revegetation activities and 427.0 ha of spot planting and assisted revegetation activities have been completed. Due to the expedited planting program to reduce the time lag between the impact and realisation of the offset, the 427.0 ha of direct revegetation activities utilised a combination of seed harvested on-site, and seed sourced from a local nursery. The 427.0 ha of assisted revegetation activities has utilised seed from the natural seed bank on-site and therefore is considered to have been grown from seed harvested on-site. As such, current calculations indicate that 74.57% of plant stock has been grown from seed harvested on-site.</p>
19	<p>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</p>	Not applicable	Not applicable during this reporting period.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
20	<p>year 20, and he provided to the Department within five (5) business days of each being published.</p> <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> <ol style="list-style-type: none"> a. provide a report to the Department that documents the cause of the potential or actual non-achievement of required outcomes, the corrective actions to be taken (including timeframes for reporting to the Department the success of those actions) and the contingency measures that will be implemented to prevent further occurrences; b. revise the updated Avonvale and Cherry Gully Stations Offset area Management Plan, applying the advice of a suitably qualified field ecologist and within a timeframe determined by the Minister, to include the corrective actions and contingency measures and a program of when and how the relevant contingency measures and corrective actions will be implemented; 	Not applicable	Not applicable during this reporting period.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<ul style="list-style-type: none"> c. 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 d. implement the approved Avonvale and Cherry Gully Stations Offset area Management Plan. 		

STANDARD ADMINISTRATIVE CONDITIONS

NOTIFICATION OF DATE OF COMMENCEMENT OF THE ACTION

21	<p>The approval holder must notify the Department in writing of:</p> <ul style="list-style-type: none"> a. the date of commencement of the action within 5 business days after the date of commencement of the action; and b. the date of commencement of construction within 5 business days after the date of commencement of construction. 	Compliant	<p>(a) The approval holder commenced the action (management activities at the offset site) on 31 August 2020. The Department were notified on the commencement of the action on 31 August 2020, with acknowledgement by the Department received on 2 September 2020.</p> <p>(b) Construction of the Undullah Project has not yet commenced. The Department will be notified when works on the impact site commence.</p>
22	<p>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.</p>	Not applicable	Not applicable during this reporting period.

COMPLIANCE RECORDS

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
23	The approval holder must maintain accurate and complete compliance records .	Not applicable	Not applicable during this reporting period.
24	If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department within the timeframe specified in the request. Note: Compliance records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act , and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the Department's website or through the general media.	Not applicable	Not applicable during this reporting period.
25	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under a plan or conditions of this approval, is prepared in accordance with the Department's Guidelines for biological survey and mapped data (2018) and submitted electronically to the Department in accordance with the requirements of the plan within 10 business days .	Not applicable	Not applicable during this reporting period.
ANNUAL COMPLIANCE REPORTING			
26	The approval holder must prepare a compliance report for each 12-month period following the date of commencement of the action , or otherwise in accordance	Compliant	The action associated with the Undullah Project commenced on 31 August 2020. The reporting period for this ACR is 31 August 2022 – 30 August 2023. This ACR has been prepared by SHG on behalf of the approval holder. This ACR has been finalised on 15 November 2023. The

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>with an annual date that has been agreed to in writing by the Minister. The approval holder must:</p> <ol style="list-style-type: none"> a. publish each compliance report on the website within 60 business days following the relevant 12-month period; b. notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report within 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 e. website; and f. where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication. <p>Note: Compliance reports may be published on the Department's website.</p>		<p>approval holder will publish this ACR on the website prior to 23 November 2023 and the Department will be notified within 5 business days of publication.</p>
REPORTING NON-COMPLIANCE			
27	<p>The approval holder must notify the Department in writing of any: incident; non-compliance with the conditions; or</p>	Compliant	As documented in this ACR, no non-compliances have been recorded.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>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> <ul style="list-style-type: none"> a. any condition which is or may be in breach; b. a short description of the incident and/or non-compliance; and c. the location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information available. 		
28	<p>The approval holder must provide to the Department the details of any incident or non compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:</p> <ul style="list-style-type: none"> a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future; b. the potential impacts of the incident or non-compliance; and c. the method and timing of any remedial action that will be undertaken by the approval holder. 	Not applicable	All non-compliance matters, which are administrative only have been reported to the Department well in advance of timeframes in which the non-compliance has occurred. All available follow up actions have been undertaken by the proponent.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
INDEPENDENT AUDIT			
29	The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister .	Not applicable	Not applicable during this reporting period.
30	<p>For each independent audit, the approval holder must:</p> <ul style="list-style-type: none"> a. provide the name and qualifications of the independent auditor and the draft audit criteria to the Department; b. only commence the independent audit once the audit criteria have been approved in writing by the Department; and c. submit an audit report to the Department within the timeframe specified in the approved audit criteria. 	Not applicable	Not applicable during this reporting period.
31	<p>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.</p>	Not applicable	Not applicable during this reporting period.
COMPLETION OF THE ACTION			
32	<p>Within 30 business days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.</p>	Not applicable	Not applicable during this reporting period.

5. Appendices

Appendix A

EPBC approval and conditions granted 05 February 2020

Appendix B

Correspondence between SHG and Queensland State Government regarding on-site conservation area Voluntary Declaration

Appendix C

Correspondence between SHG and DCCEEW regarding on-site conservation area Voluntary Declaration

Appendix D

Anonvale and Cherry Gully Stations: Offset Area Annual Report – August 2023

Appendix E

Avonvale and Cherry Gully Offset Site Habitat Creation Verification Memo

Appendix A

EPBC approval and conditions granted
05 February 2020



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)



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Legend

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

0 1 km
 Scale: 1:50000
 Printed at A3
 Print date: 17/12/2018
 Dataset Generated: Dept of Agriculture 1004
 Projection: Web Mercator EPSG:3826
 For more information, visit <http://data.qld.gov.au/info/infocentre-qa.html>

 Department of Natural Resources, Mines and Energy

Plan of Proposed Action site



Land uses	
Urban Residential Neighbourhoods	
Centres	
District Centre	UC
District Centre - Comprehensive Development	TC
Neighbourhood Centre	NC
Enterprise Neighbourhood Community Centre	ENCC
Roads	
30m Arterial Road (CAR)	
15m Arterial Road (CAR)	
25m Trunk Connector	
12.5 Connector	
15m Access	15m Access
6.5m Lane	
Open Space	
Preston Park / Butler / Whiteleys	PS
Preston Park	PS
Preston Park	PS
Magnificent 100 Conservation Park	
400m walkable neighbourhood (around NRP)	
Urban Landscapes (integrated into layout)	
Education facilities	
State Primary School / 0/5ha	SPC 1
State Secondary School / 17.0ha	SSC 1

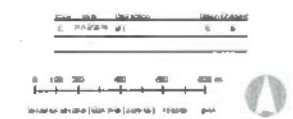


NOTES
This document prepared is a preliminary open space plan.
The information on this plan is not suitable for any other purpose.
Responsibility for the accuracy of this plan and the data on which it is based rests with the client. The client is responsible for providing the information on which this plan is based. The client is responsible for providing the information on which this plan is based. The client is responsible for providing the information on which this plan is based.

DISCLAIMER
This plan is not a contract. It is a preliminary plan. It is not a guarantee. It is not a warranty. It is not a representation. It is not a statement of fact. It is not a statement of opinion. It is not a statement of intention. It is not a statement of belief. It is not a statement of value. It is not a statement of price. It is not a statement of cost. It is not a statement of benefit. It is not a statement of risk. It is not a statement of liability. It is not a statement of responsibility. It is not a statement of accountability. It is not a statement of transparency. It is not a statement of honesty. It is not a statement of integrity. It is not a statement of ethics. It is not a statement of morality. It is not a statement of justice. It is not a statement of fairness. It is not a statement of equality. It is not a statement of freedom. It is not a statement of peace. It is not a statement of love. It is not a statement of kindness. It is not a statement of compassion. It is not a statement of empathy. It is not a statement of understanding. It is not a statement of respect. It is not a statement of tolerance. It is not a statement of acceptance. It is not a statement of inclusion. It is not a statement of participation. It is not a statement of collaboration. It is not a statement of partnership. It is not a statement of community. It is not a statement of social responsibility. It is not a statement of corporate social responsibility. It is not a statement of environmental responsibility. It is not a statement of ethical responsibility. It is not a statement of legal responsibility. It is not a statement of financial responsibility. It is not a statement of intellectual property responsibility. It is not a statement of data privacy responsibility. It is not a statement of cybersecurity responsibility. It is not a statement of information security responsibility. It is not a statement of risk management responsibility. It is not a statement of crisis management responsibility. It is not a statement of business continuity responsibility. It is not a statement of disaster recovery responsibility. It is not a statement of business resilience responsibility. It is not a statement of business sustainability responsibility. It is not a statement of business performance responsibility. It is not a statement of business growth responsibility. It is not a statement of business innovation responsibility. It is not a statement of business leadership responsibility. It is not a statement of business excellence responsibility. It is not a statement of business success responsibility. It is not a statement of business achievement responsibility. It is not a statement of business recognition responsibility. It is not a statement of business reputation responsibility. It is not a statement of business image responsibility. It is not a statement of business brand responsibility. It is not a statement of business identity responsibility. It is not a statement of business culture responsibility. It is not a statement of business values responsibility. It is not a statement of business mission responsibility. It is not a statement of business vision responsibility. It is not a statement of business strategy responsibility. It is not a statement of business plan responsibility. It is not a statement of business objectives responsibility. It is not a statement of business goals responsibility. It is not a statement of business outcomes responsibility. It is not a statement of business results responsibility. It is not a statement of business performance indicators responsibility. It is not a statement of business key performance indicators responsibility. It is not a statement of business metrics responsibility. It is not a statement of business data responsibility. It is not a statement of business analytics responsibility. It is not a statement of business intelligence responsibility. It is not a statement of business insights responsibility. It is not a statement of business trends responsibility. It is not a statement of business opportunities responsibility. It is not a statement of business challenges responsibility. It is not a statement of business risks responsibility. It is not a statement of business threats responsibility. It is not a statement of business vulnerabilities responsibility. It is not a statement of business weaknesses responsibility. It is not a statement of business strengths responsibility. It is not a statement of business assets responsibility. It is not a statement of business liabilities responsibility. It is not a statement of business resources responsibility. It is not a statement of business capabilities responsibility. It is not a statement of business competencies responsibility. It is not a statement of business skills responsibility. It is not a statement of business knowledge responsibility. It is not a statement of business experience responsibility. It is not a statement of business expertise responsibility. It is not a statement of business specialization responsibility. It is not a statement of business focus responsibility. It is not a statement of business niche responsibility. It is not a statement of business target market responsibility. It is not a statement of business customer segments responsibility. It is not a statement of business user personas responsibility. It is not a statement of business customer journeys responsibility. It is not a statement of business customer needs responsibility. It is not a statement of business customer expectations responsibility. It is not a statement of business customer pain points responsibility. It is not a statement of business customer pain points responsibility. It is not a statement of business customer pain points responsibility. It is not a statement of business customer pain points responsibility.

Legend

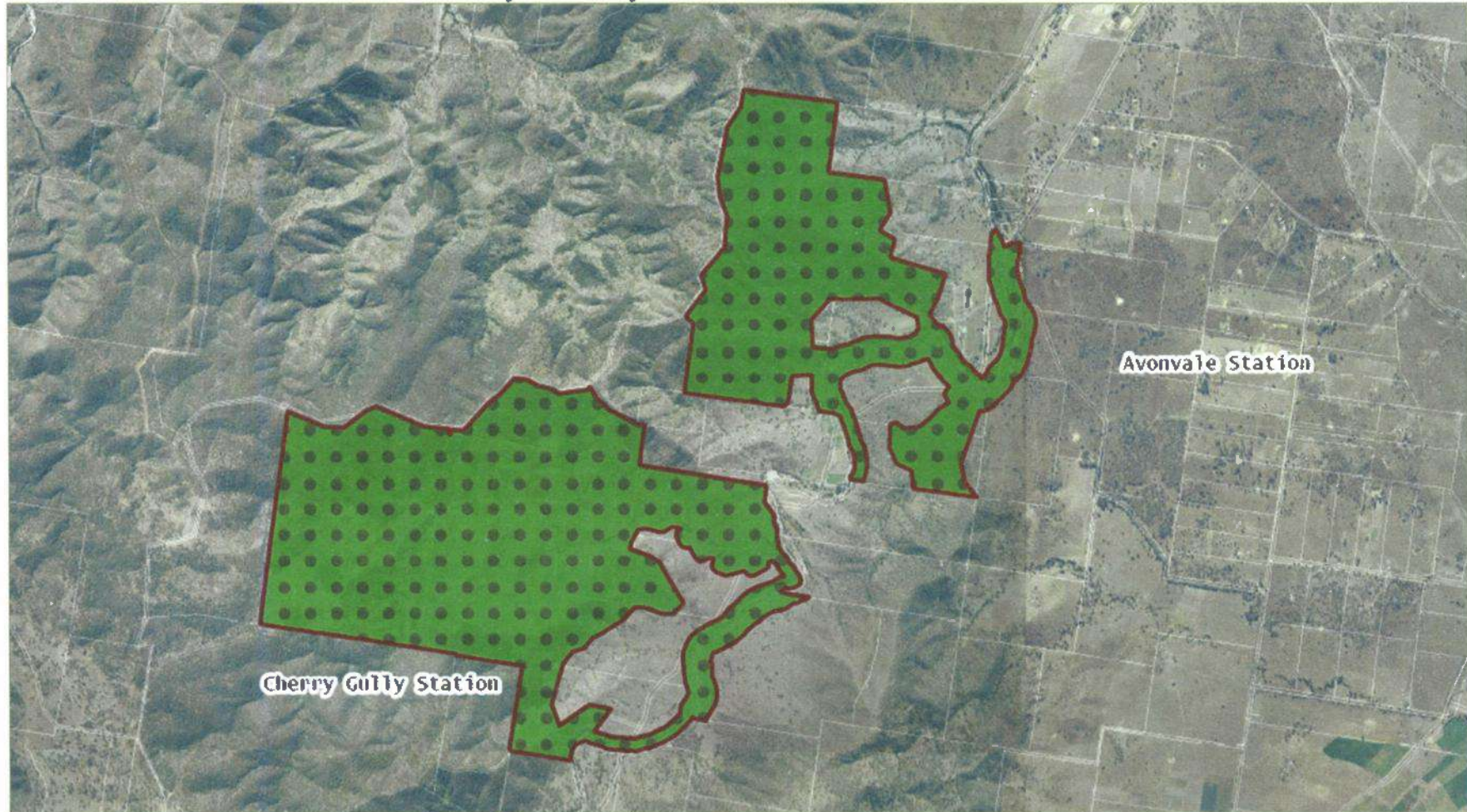
- Project site
- SPBC2014/7319 not a controlled action
- Conservation Area A
- Conservation Area B
- Development area



Pioneer Fortune Pty Ltd

Undullah Project

Plan of Avonvale & Cherry Gully Stations Offset Area



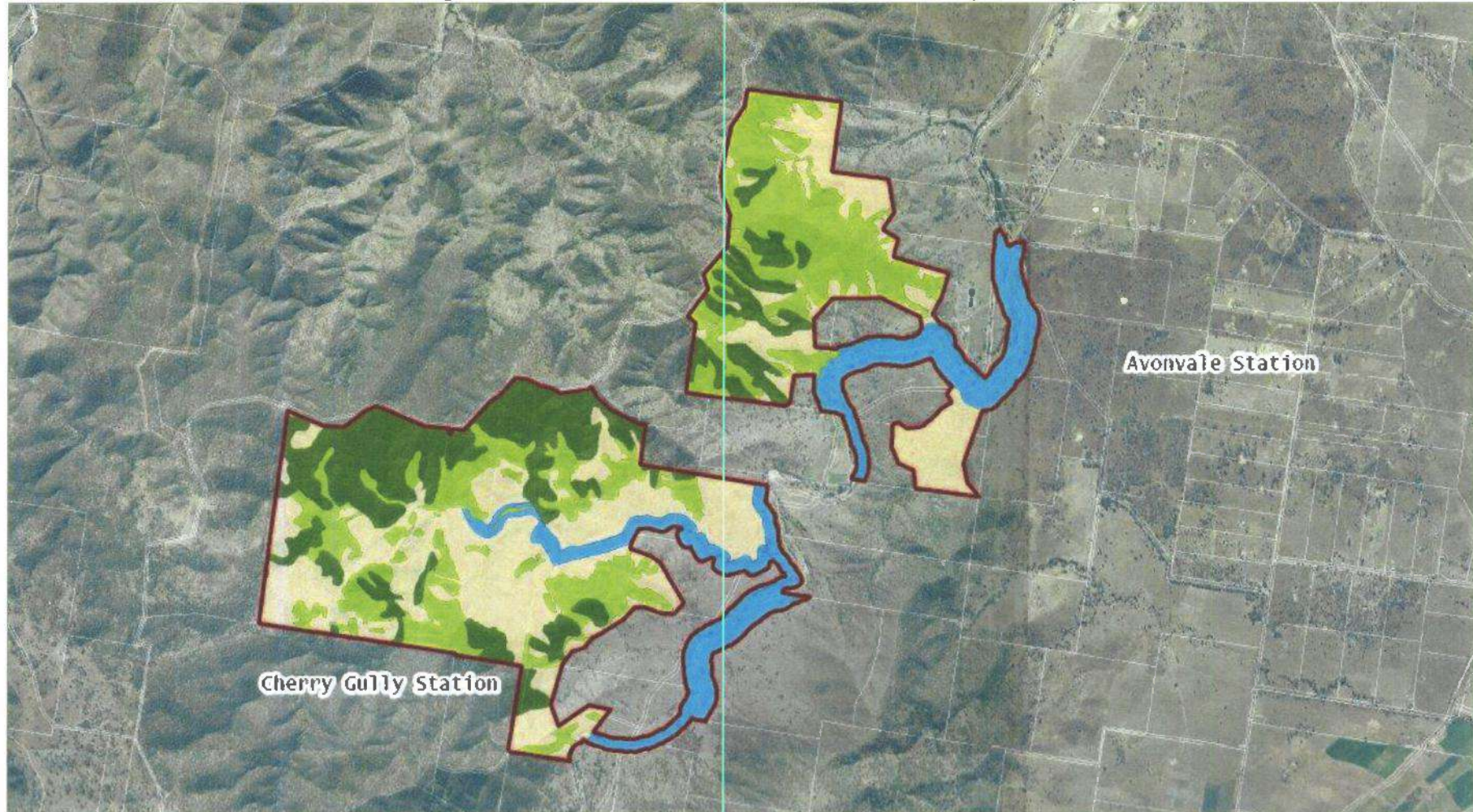
Avonvale & Cherry Gully Stations -
Offset Management Plan (OMSP)
EPEC 2019/2020
0 200 400 800 1,200
1:00/2020 1:30,000
References - • State of Queensland (Department
of Natural Resources, Water and Energy) 2019

Legend

- Q14 DC06
- Offset area boundaries
- Offset area



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



Avonvale & Cherry Gully Stations -
Offset Management Plan (OMSP)
ERDC 2011/1390

0 200 400 800 1,200
1:30,000
1/02/2020

© State of Queensland (Department of Natural Resources, Mines and Energy) 2012

Legend

Qld DCDB
Offset area boundaries

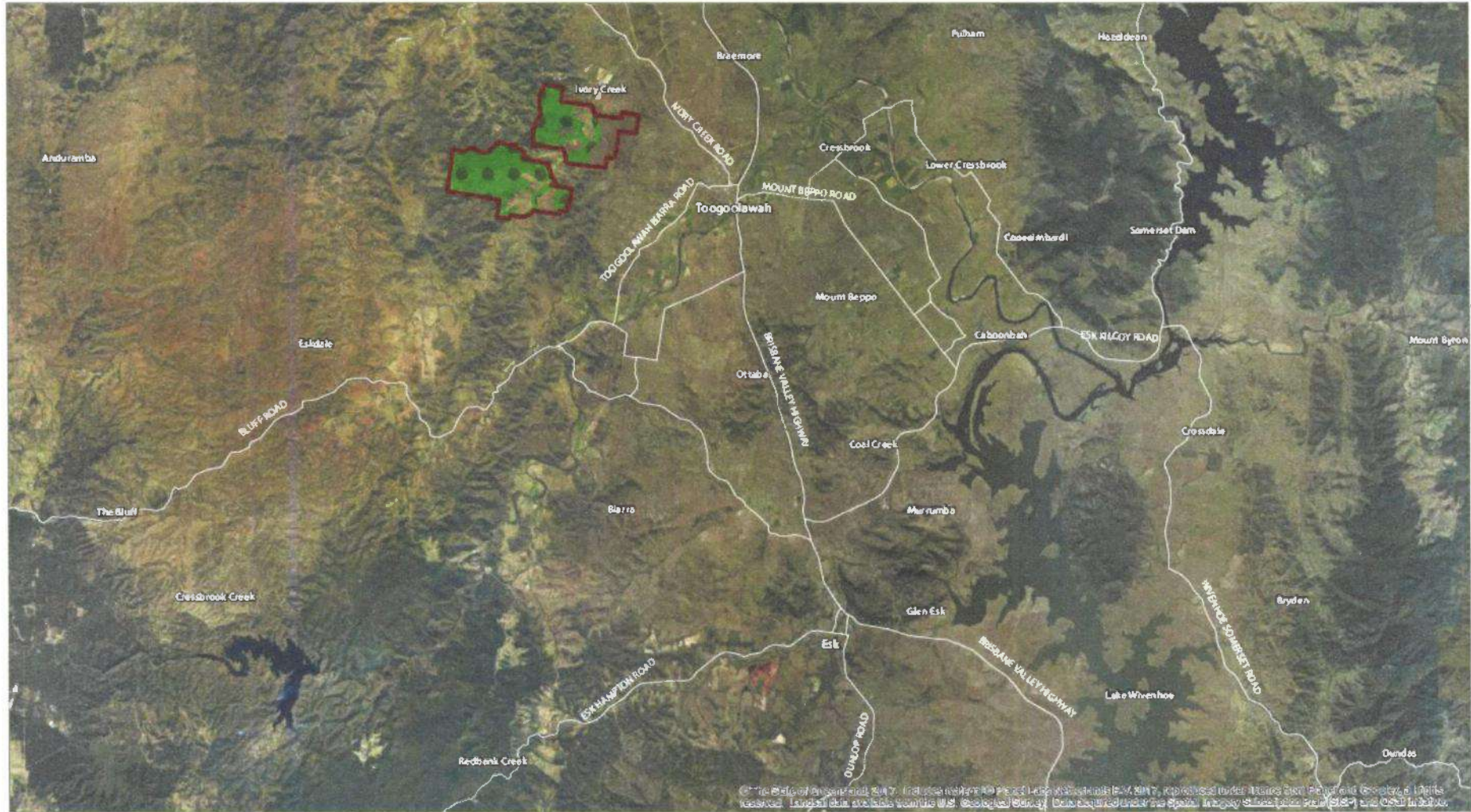
Offset design areas

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]



Offset Area Context Plan



Avonzie & Cherry Gully Stations -
Offset Management Plan (OEM)
EPDC 2015/7530
080802200
8/01/2020 1:250,000

Map scale 1:250,000
Scale 1:250,000
Scale 1:250,000

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

- Legend**
- Offset site boundaries
 - Offset area
 - Major roads (road types 1-4)



Appendix B

Correspondence between SHG and Queensland State Government regarding on-site conservation area Voluntary Declaration

From: Amy Sprott <Amy.Sprott@resources.qld.gov.au>
Sent: Thursday, November 16, 2023 3:41 PM
To: Kathryn Tibbles <kathryntibbles@saundershavill.com>
Subject: FW: Request for Voluntary Declaration - Lot 3 on RP45236 (2022/003284)

Hey Kathryn,

How are you? I hope you're doing well 😊

I have just taken this application and wanted to touch base with you to see if there was any particular urgency related to the application? If so, please advise and I can bump it up my list of priorities.

Cheers,
Amy



Amy Sprott
Natural Resource Management Officer
(part-time Tues - Thurs)
Natural Resource Assessment | Vegetation Management
Department of Resources

P: 07 4529 1320
E: Amy.Sprott@resources.qld.gov.au
A: 203 Tor Street, Toowoomba Qld 4350
W: www.resources.qld.gov.au

From: Vegetation Management Applications
Sent: Thursday, November 16, 2023 9:35 AM
To: Kathryn Tibbles
Subject: RE: Request for Voluntary Declaration - Lot 3 on RP45236 (2022/003284)

Hello Kathryn

Assessment of the above case has not commenced yet unfortunately. It will be re-assigned to another assessing officer and prioritised.

Best regards
Bernadette



Bernadette Nicotra
Natural Resource Management Officer
Vegetation Management | Natural Resource Assessment
Department of Resources

E: veg.applications@resources.qld.gov.au
W: www.resources.qld.gov.au

The Department of Resources acknowledges Aboriginal peoples and Torres Strait Islander peoples as the Traditional Owners and custodians of the land, sea and community, and recognises their continuing contribution towards creating this strong and prosperous state of Queensland.



We pay our respects to Elders past, present and emerging, and acknowledge those of the stolen generation who are still finding their way home.

From: Kathryn Tibbles <kathryntibbles@saundershavill.com>
Sent: Tuesday, November 7, 2023 7:17 AM
To: Rebecca Williams (Resources)
Subject: RE: Request for Voluntary Declaration - Lot 3 on RP45236 (2022/003284)

Hi Rebecca,

Are you able to provide an update on the assessment of the updated Declared Area Management Plan documentation I submitted for 2022/003284?

We are currently complete the EPBC Annual Compliance Report for this project, and part of that requires us to provide an update on the progress of legally securing the on site conservation area on Lot 3 on RP45236 through the declared area process.

If you can please provide an update on where this process is at as soon as possible that would be much appreciated.

Kathryn Tibbles Senior Environmental Scientist **Saunders Havill Group**
direct line (07) 3251 9471 mobile 0401 850 432 email kathryntibbles@saundershavill.com
phone 1300 123 SHG web www.saundershavill.com head office 9 Thompson St Bowen Hills Q 4006

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From: Genevieve Verrall <Genevieve.Verrall@resources.qld.gov.au>
Sent: Tuesday, September 19, 2023 12:56 PM
To: Kathryn Tibbles <kathryntibbles@saundershavill.com>
Subject: RE: Request for Voluntary Declaration - Lot 3 on RP45236

Hi Kathryn,

Thanks for your email. I have forwarded your email to Rebecca Williams who is currently assigned to declaration case 2022/003284.

Emma Seccull and I are working in different business units within veg and neither of us generally assess declarations right now. You are welcome to continue sending declaration emails either directly to the assessment officer or the hub inbox vegetation@resources.qld.gov.au where it will be distributed to the PMAV/declaration team. We have a lot of different inboxes and lots of staff movement within business teams!

Please feel free to give me a call if you have any questions. Hope all is going well with you.

Kind regards,



Genevieve Verrall

Natural Resource Management Officer (part-time Tues - Thurs)

Natural Resource Assessment | Vegetation Management Unit

Department of Resources

P: 07 5352 4230

E: genevieve.verrall@resources.qld.gov.au

A: 27 O'Connell St, Gympie, QLD 4570

W: www.resources.qld.gov.au

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We pay our respects to Elders past, present and emerging, and acknowledge those of the stolen generation who are still finding their way home.

From: Kathryn Tibbles <kathryntibbles@saundershavill.com>

Sent: Tuesday, September 19, 2023 9:28 AM

To: Genevieve Verrall; Emma Seccull

Subject: RE: Request for Voluntary Declaration - Lot 3 on RP45236

Hi Genevieve and Emma,

James Gautrey had previously lodged a request for a Voluntary Declaration on Lot 3 on RP45246 (Undollah, Logan City Council) in November 2022 (see original lodgement email below).

My understanding is that this VDEC application has stalled somewhat as there was not sufficient information provided with the original application for the declared area. I believe that Murray Saunders from SHG has previously had discussions with yourselves and also Andrew Collins about the specifics of this request, given this declared area is not required as a formal EPBC offset site, but rather to protect on site retained areas whilst development occurs and prior to the retained area ultimately being handed over to Logan City Council, as per EPBC approval conditions.

In order to try and get this resolved, I have prepared the attached Declared Area Management Plan (DAMP).

Can you please review the attached DAMP and let me know if this is now sufficient to progress the finalisation of this VDEC request?

If you have any questions or would like to discuss this request please give me a call.

Regards

Kathryn Tibbles Senior Environmental Scientist **Saunders Havill Group**
direct line (07) 3251 9471 mobile 0401 850 432 email kathryntibbles@saundershavill.com
phone 1300 123 SHG web www.saundershavill.com head office 9 Thompson St Bowen Hills Q 4006

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From: James Gautrey <jamesgautrey@saundershavill.com>
Sent: Wednesday, November 23, 2022 11:24 AM
To: Vegetation Management Support <vegetation.support@resources.qld.gov.au>
Cc: VERRALL Genevieve <Genevieve.Verrall@resources.qld.gov.au>; SECCULL Emma <Emma.Seccull@resources.qld.gov.au>
Subject: Request for Voluntary Declaration

Hi Team,

Please see attached request for voluntary declaration over land located on Lot 3 / RP45236.

As per condition 3 of the EPBC approval (EPBC2015/7530) over the land, the proponent is required to legally secure the on-site conservation area A.

This request for voluntary declaration is to satisfy this condition of approval under the EPBC Act.

Should you require any further information, do not hesitate to give me a call.

Regards,

James

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**.

James Gautrey Senior Environmental Scientist / Associate Partner **Saunders Havill Group**
direct line (07) 3251 9458 mobile 0468 961 898 email jamesgautrey@saundershavill.com
phone 1300 123 SHG web www.saundershavill.com head office 9 Thompson St Bowen Hills Q 4006

Surveying / Town Planning / Urban Design / Mapping / Environmental Management / Landscape Architecture

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Appendix C

Correspondence between SHG and
DCCEEW regarding on-site conservation
area Voluntary Declaration

From: EPBC Monitoring <epbcmonitoring@dcceew.gov.au>
Sent: Thursday, May 4, 2023 3:58 PM
To: Murray Saunders <murraysaunders@saundershavill.com>
Cc: EPBC Monitoring <epbcmonitoring@dcceew.gov.au>; darren@haricot.com.au; Moore, Olivia <Olivia.Moore@dcceew.gov.au>
Subject: RE: EPBC 2015/7530 - Condition 3 - Awaiting Legally Securing Documentation [SEC=UNOFFICIAL]

Dear Murray,

Thank you for the status update.

In reference to the VDEC, by way of the definition to 'legally secure' in accordance with the EPBC 2015/7530 approval:

*“**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**”.*

I would recommend contacting the QLD government in relation to approving the VDEC. If this hasn't been done, I would recommend contacting the Post Approvals Section (postapproval@dcceew.gov.au) of DCCEEW to seek advice in relation to potentially varying condition 3.

For further information please do not hesitate to contact the EPBC Monitoring Mailbox.

Kind regards,

Olivia Moore

Compliance Officer

Environmental Audit Section | Environment Compliance Branch | Chief Counsel Division

Department of Climate Change, Energy, the Environment and Water

Ngunnawal Country, John Gorton Building, King Edward Terrace, Parks ACT 2600

(GPO Box 3090) ACT 2601 Australia

DCCEEW.gov.au ABN 63 573 932 849

From: Murray Saunders <murraysaunders@saundershavill.com>
Sent: Wednesday, 15 March 2023 5:06 PM
To: Moore, Olivia <Olivia.Moore@dcceew.gov.au>
Cc: EPBC Monitoring <epbcmonitoring@dcceew.gov.au>; darren@haricot.com.au
Subject: RE: EPBC 2015/7530 - Condition 3 - Awaiting Legally Securing Documentation [SEC=UNOFFICIAL]

Good Afternoon Olivia,

Thank you for the follow up. A couple of updates below as requested:

1. The progress of the Onsite Conservation Area A legal securement formal documentation.
 -

I have followed up our submission and the Queensland Government is now seeking we obtain written information from the Commonwealth Government that the VDEC satisfies the conditioned requirements,

including the VDEC Management Plan. As per the conditioned listed below the Department's condition for the land was simply that it was legally secured and did not seek a EPBC act management plan. There appears to be some confusion between this lodgement which is to legally secure non development land and the legally securing securing of offset sites where the State Government seeks a copy of the approved offset plan. Sorry to throw this at you but is your section able to review the VDEC submission and I previously provided and issue something in writing or do you suggest I raise this request with the assessment team?

2. If any clearing and/or construction has occurred on the action site since the 2021-22 Annual Compliance reporting period.

Confirming no clearing or construction has occurred at the action site as of the date of this email.

Thanks again Olivia – we will keep pushing at our end but if you can suggest a Department contact that would be useful.

Best Regards - Murray

Murray Saunders Director **Saunders Havill Group**

direct line (07) 3251 9415 mobile 0400 927 757 email murraysaunders@saundershavill.com
phone 1300 123 SHG web www.saundershavill.com head office 9 Thompson St Bowen Hills Q 4006

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From: Moore, Olivia <Olivia.Moore@dcceew.gov.au>

Sent: Wednesday, 15 March 2023 10:14 AM

To: Murray Saunders <murraysaunders@saundershavill.com>

Cc: EPBC Monitoring <epbcmonitoring@dcceew.gov.au>; darren@haricot.com.au

Subject: RE: EPBC 2015/7530 - Condition 3 - Awaiting Legally Securing Documentation [SEC=UNOFFICIAL]

Hi Murray,

Thank you for your email on 5 February 2023 in relation to condition 3 of the EPBC 2015/7530.

Are you able to please provide an update on the following in relation to this matter:

1. The progress of the Onsite Conservation Area A legal securement formal documentation.
2. If any clearing and/or construction has occurred on the action site since the 2021-22 Annual Compliance reporting period.

Please provide this information by return email no later than **COB Friday 17 March 2023**.

If you have any questions or concerns please do not hesitate to contact the EPBC Monitoring Mailbox.

Olivia Moore

Compliance Officer

Environmental Audit Section | Environment Compliance Branch | Chief Counsel Division

Department of Climate Change, Energy, the Environment and Water

Ngunnawal Country, John Gorton Building, King Edward Terrace, Parks ACT 2600

(GPO Box 3090) ACT 2601 Australia

E olivia.moore@dcceew.gov.au

DCCEEW.gov.au ABN 63 573 932 849

From: Murray Saunders <murraysaunders@saundershavill.com>

Sent: Sunday, 5 February 2023 12:47 PM

To: EPBC Monitoring <EPBCMonitoring@awe.gov.au>

Cc: Darren Jonsson <darren@haricot.com.au>

Subject: EPBC 2015/7530 - Condition 3 - Awaiting Legally Securing Documentation [SEC=UNOFFICIAL]

EPBC Monitoring,

This email is to inform you that EPBC 2015/7530 is currently awaiting the formal documentation for the legally securing of Onsite Conservation Area A, in accordance with Condition 3.

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**.

The formal application requesting Conservation Area A be legally secured via VDEC under the Queensland Government's *Vegetation Management Act 1999*, was lodged on the 23rd of November 2022 (a copy of the application and material is attached). A combination of staff shortages / change overs and the Christmas/ NY period has resulted in a delay in the documentation delivery expected in January 2023. The legally securing evidence documentation, will be provided in accordance with the 20 BD timeframe as required by condition 3.

As today is the 5th of February and represents 3 years since the date of approval and in discussion with the proponent we considered prudent to provide this update in advance of the formal documentation expected in the next couple of weeks.

As per the most recent Annual Compliance Report for the project at the date of this email no clearing or construction has commenced on the action site.

Please don't hesitate to contact myself regarding this email.

Murray Saunders Director **Saunders Havill Group**

direct line (07) 3251 9415 mobile 0400 927 757 email murraysaunders@saundershavill.com

phone 1300 123 SHG web www.saundershavill.com head office 9 Thompson St Bowen Hills Q 4006

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Appendix D

Avonvale and Cherry Gully Stations:
Offset Area Annual Report – August 2023



One Environment.

Avonvale & Cherry Gully Stations
Offset Area Annual Report – August 2023



Background

The purpose of this Offset Area Annual Report (OAAR) is to provide an update on the status of the offset obligations under the EPBC2015/7530 approval issued by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) (formerly the Department of Agriculture, Water and the Environment (DAWE)) on 5 February 2020.

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

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

As per the updated Offset Area Management Plan (OAMP), the annual reporting anniversary for the offset area is 31 August. It is important to note that this OAAR covers the period from 31 August 2022 until 31 August 2023 (herein referred to as 'offset reporting period'). This OAAR will be issued and published on the proponent's website within 40 business days of 31 August for the life of the approval, as per Condition 9 of the approval.



Photo 1:

Koala (*Phascolarctos cinereus*) observed on the offset property

Project Snapshot – August 2023

1,131.50 ha legally secured via Voluntary Declaration for the purposes of conservation

Quarterly feral animal control which involved baiting and trapping.

Fencing replacement and repair on the shared property boundaries.

OAMP amended to incorporate the baseline survey results and a detailed program to monitor and report on the progress of the ecological outcomes

Removal of all livestock from the entirety of the Cherry Gully and Avonvale Stations

Planting of an additional 50,000 native tube-stock plants (total of ~130,000 in 2 years)

Establishment of irrigation connections and water sources for the restoration activities

Planting and assisted natural regeneration of 572.60 ha of land within EMZ 3 and EMZ 4

Ivory Creek stabilisation and flood mitigation works

Intensive implementation of weed management activities.

Implementation of wildfire mitigation measures in accordance with the recommendations from the Queensland Rural Fire Service

Consultation of the offset activities with the adjoining landholders

Offset Commitments / Management Actions

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

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

There are 9 categories of actions listed as relevant and required through the Avonvale and Cherry Gully offset area. Although in many actions there is overlap primarily the specific tasks can be considered to either reduce or remove an existing threat or improve or create new habitat opportunities. Some actions apply specifically to the Koala species and others are designed to improve habitat and outcomes for both Koalas and Grey-headed Flying Fox. Some actions are limited to acute or specific locations, others apply to the entire offset area and selected actions will apply to the entire land holding, inclusive of areas retained for grazing.

Management Actions which are to be completed across the offset area in accordance with the OAMP include:

- Management Action 1: Vertebrate Pest Management
- Management Action 2: Weeds of National Significance (Reduction & Management)
- Management Action 3: Stock Management
- Management Action 4: Access Management, Trespass and Neighbouring Stock
Mustering Controls
- Management Action 5: Wildfire Management
- Management Action 6: Flooding, Erosion and Sedimentation Management
- Management Action 7: Native Seed Collection & Propagation
- Management Action 8: Regeneration & Rehabilitation Management
- Management Action 9: Revegetation (Habitat Creation) Activities

Achievements

During the offset reporting period, the offset provider achieved the following milestones:

- 1. Targeted Feral Animal Control:** Four targeted feral animal control exercises were undertaken over the past 12 months across the offset property. The purpose of the targeted feral animal control exercises is to remove the threat of wild dogs to the Koala and other feral animals (such as pigs) which compromise the viability of the restoration works.
- 2. Targeted Weed Control:** Intensive targeted weed control has been undertaken monthly from September 2022 to April 2023. The intensive weed management works have been targeted Lantana and other dormant groundcover weeds which have grown since the removal of the cattle from the offset area.
- 3. Infill Planting:** Sequential infill planting has continued to be undertaken in the lower slopes of the offset area. Infill planting has continued to be undertaken until the entire offset area has been rehabilitated in accordance with the approved OAMP.
- 4. Drone Seeding Trial:** In the more difficult terrain of the offset area, drone seeding was trialled following a hazard reduction, low intensity burn. The success of the drone seeding event is unknown, however, best-practice bushland restoration initiatives and technology will continue to be trialled across the offset property.
- 5. Fence Repair and Replacement:** The shared property boundary with the adjoining landholders was repaired and replaced where necessary to ensure that neighbouring livestock do not breach the fence and harm the offset area.
- 6. Wildfire Mitigation Measures:** To ensure best-practice wildfire management and to mitigate any catastrophic event occurring during what is predicted to be a high-risk bushfire season (2023/2024), firebreaks along the property boundary have been restored and maintained to allow for efficient access. Further, a hazard reduction burn at low-intensity has been undertaken across the offset property to ensure that the fuel load is maintained at a low level.
- 7. Neighbour Consultation:** Consultation with the adjoining landholders on the offset management actions and potential collaboration in the near future, in particular for wildfire management and pest management.



Photo 2: Revegetation (habitat creation) activities occurring within the offset area



Photo 4: *Xanthorrhoea johnsonii* located within the offset area

Offset Management Action Milestone Tracking

A summary of the status of management action implementation as per the approved management actions in the OAMP (2022) is provided below:

Management Action 1: Vertebrate Pest Management

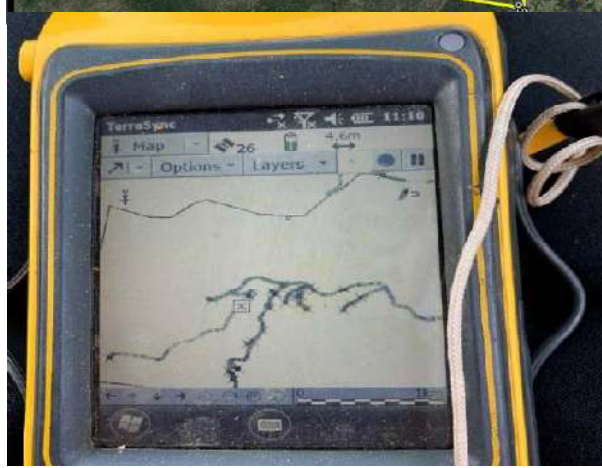
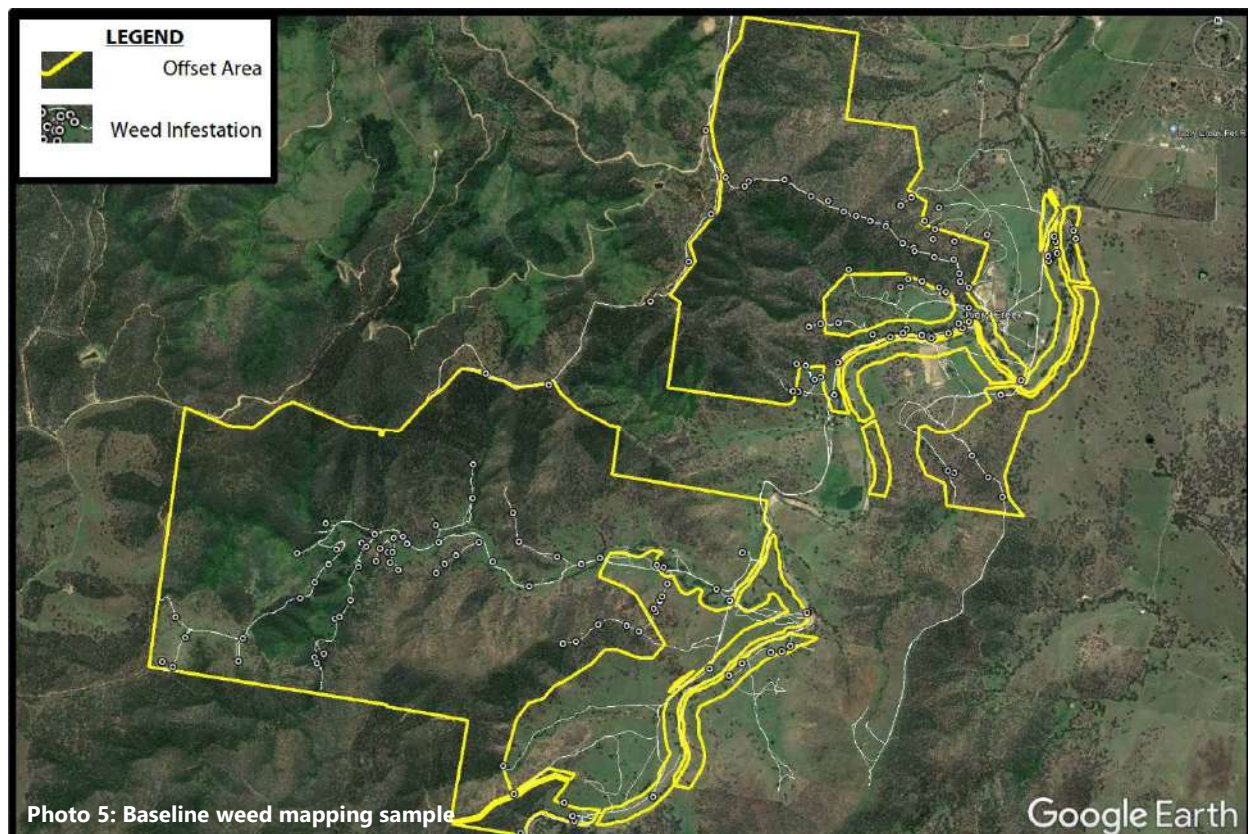
Management Action Requirement	Year Required	Comments
Detailed baseline surveys	Year 1	Detailed baseline surveys have been conducted from August 2020 until 2 March 2022 . Results of the detailed baseline surveys has been included in the updated OAMP.
Develop on-site monitoring program	Year 1	A Feral Animal Register has been developed to record all anecdotal and targeted sightings and culling's of feral animals.
Consult with SRC	Year 1	Contact has been made with Somerset Regional Council (SRC) Pest Management Specialist (PMS). The SRC PMS attended site and commenced the 1080 baiting program on 23 March 2022. This program is to be implemented on a quarterly basis.
Develop initial Pest Management Implementation Strategy	Year 2	The pest management implementation strategy was developed in accordance with the SRC PMS and an engaged pest management expert. The current pest management strategy involves undertaking quarterly targeted baiting and trapping programs with the use of specially trained tracking dogs.
Undertake targeted pest management activities	Year 1	Targeted pest management has been undertaken in accordance with the Feral Animal Register. Further, a quarterly baiting program has been established with the SRC and commenced on 23 March 2022.
Undertake targeted pest management activities	Year 2	During Year 2, four targeted pest management events were undertaken on the across the offset property. Refer to Attachment A for a sample of the results.
Undertake targeted pest management activities	Year 3	
Undertake targeted pest management activities	Year 4	
Undertake targeted pest management activities	Year 5	

Management Action Requirement	Year Required	Comments
Decommission and remove any pest species denning, foraging or breeding features	Year 1 - 5	Year 1 - No pest species denning, foraging or breeding features were observed. Year 2 - No pest species denning, foraging or breeding features were observed. Year 3 - Year 4 - Year 5 -
Replicate detailed baseline surveys	Year 5	KEY MONITORING MILESTONE FOR CONDITION 10
Undertake targeted pest management activities	Year 6	
Undertake targeted pest management activities	Year 7	
Undertake targeted pest management activities	Year 8	
Undertake targeted pest management activities	Year 9	
Undertake targeted pest management activities	Year 10	
Replicate detailed baseline surveys	Year 10	KEY MONITORING MILESTONE FOR CONDITION 10
Undertake targeted pest management activities	Year 11	
Undertake targeted pest management activities	Year 12	
Undertake targeted pest management activities	Year 13	
Undertake targeted pest management activities	Year 14	
Undertake targeted pest management activities	Year 15	
Replicate detailed baseline surveys	Year 15	KEY MONITORING MILESTONE FOR CONDITION 10
Undertake targeted pest management activities	Year 16	
Undertake targeted pest management activities	Year 17	
Undertake targeted pest management activities	Year 18	
Undertake targeted pest management activities	Year 19	
Undertake targeted pest management activities	Year 20	
Replicate detailed baseline surveys	Year 20	KEY MONITORING MILESTONE FOR CONDITION 10

Management Action 2: Weeds of National Significance (Reduction & Management)

Management Action Requirement	Year Required	Comments
Detailed baseline surveys	Year 1	Antenna based GPS surveys and detailed ortho-rectified drone aerial imagery has been undertaken across the entirety of the offset area during Year 1. Results of the detailed baseline surveys has been included in the updated OAMP.
Exclude stock from the offset area	Year 1 - 5	Year 1 - Cattle have been removed from the entirety of the Avonvale and Cherry Gully Station properties. Year 2 - Cattle have been removed from the entirety of the Avonvale and Cherry Gully Station properties. Year 3 - Year 4 - Year 5 -
Detailed weed management control activities	Year 2	Intensive weed management control activities have been undertaken monthly from September 2022 to March 2023. Refer to Attachment B for a sample of the weed control activities.
Detailed weed management control activities	Year 3	
Detailed weed management control activities	Year 4	
Detailed weed management control activities	Year 5	
Replicate detailed baseline surveys	Year 5	KEY MONITORING MILESTONE FOR CONDITION 11
Detailed weed management control activities	Year 6	
Detailed weed management control activities	Year 7	
Detailed weed management control activities	Year 8	
Detailed weed management control activities	Year 9	
Detailed weed management control activities	Year 10	
Replicate detailed baseline surveys	Year 10	KEY MONITORING MILESTONE FOR CONDITION 11
Detailed weed management control activities	Year 11	
Detailed weed management control activities	Year 12	
Detailed weed management control activities	Year 13	

Management Action Requirement	Year Required	Comments
Detailed weed management control activities	Year 14	
Detailed weed management control activities	Year 15	
Replicate detailed baseline surveys	Year 15	KEY MONITORING MILESTONE FOR CONDITION 11
Detailed weed management control activities	Year 16	
Detailed weed management control activities	Year 17	
Detailed weed management control activities	Year 18	
Detailed weed management control activities	Year 19	
Detailed weed management control activities	Year 20	
Replicate detailed baseline surveys	Year 20	KEY MONITORING MILESTONE FOR CONDITION 11



Management Action 3: Stock Management

Management Action Requirement	Year Required	Comments
Fencing in accordance with the indicative Offset Area Fencing Plan	Year 1	Internal fencing of the Offset Area has not yet commenced. As per Management Action 3, alternatively, all livestock have been removed from the entirety of the Avonvale and Cherry Gully Station properties. Discussions have commenced with DCCEEW to amend Condition 13 of the approval to remove the requirement to fence the Offset Area if all livestock have been removed from the Avonvale and Cherry Gully Station properties.
Fencing in accordance with the indicative Offset Area Fencing Plan	Year 2	Discussions have continued with DCCEEW to amend Condition 13 of the approval to remove the requirement to fence the Offset Area if all livestock have been removed from the Avonvale and Cherry Gully Station properties.
Fencing in accordance with the indicative Offset Area Fencing Plan	Year 3	
Entirety of offset area fencing to be installed	Year 3	KEY MILESTONE FOR CONDITION 12
Fence inspection and report	Year 4	
Fence inspection and report	Year 5	
Fence inspection and report	Year 6	
Fence inspection and report	Year 7	
Fence inspection and report	Year 8	
Fence inspection and report	Year 9	
Fence inspection and report	Year 10	
Fence inspection and report	Year 11	
Fence inspection and report	Year 12	
Fence inspection and report	Year 13	
Fence inspection and report	Year 14	
Fence inspection and report	Year 15	
Fence inspection and report	Year 16	
Fence inspection and report	Year 17	
Fence inspection and report	Year 18	
Fence inspection and report	Year 19	
Fence inspection and report	Year 20	

Management Action 4: Access Management, Trespass and Neighbouring Stock Mustering Controls

Management Action Requirement	Year Required	Comments
Inspection and rectification of all external fence boundaries	Year 1	All external fence boundaries have been inspected during Year 1. No external fence boundaries required rectification.
Notification of Offset Areas. Purpose and outcomes to all adjoining land owners	Year 1	All adjoining owners of the Offset Area have been notified of the purpose and outcomes which are sought to be achieved. Communication with adjoining landholders is ongoing given the requirements when undertaking pest animal baiting programs.
Access gates and signage to be installed where the Offset Area fencing crosses tracks required to be maintained for external land holder access	Year 3	
No new access tracks through the Offset Area unless to support offset outcomes	Year 1	New access tracks through the Offset Area have been created to facilitate the mass replanting of EMZ 3 and EMZ 4. No other new access tracks have been created through the Offset Area. All other access tracks are existing and retained in their current form.
No new access tracks through the Offset Area unless to support offset outcomes	Year 2	
No new access tracks through the Offset Area unless to support offset outcomes	Year 3	
No new access tracks through the Offset Area unless to support offset outcomes	Year 4	
No new access tracks through the Offset Area unless to support offset outcomes	Year 5	
No new access tracks through the Offset Area unless to support offset outcomes	Year 6	
No new access tracks through the Offset Area unless to support offset outcomes	Year 7	
No new access tracks through the Offset Area unless to support offset outcomes	Year 8	
No new access tracks through the Offset Area unless to support offset outcomes	Year 9	
No new access tracks through the Offset Area unless to support offset outcomes	Year 10	
No new access tracks through the Offset Area unless to support offset outcomes	Year 11	
No new access tracks through the Offset Area unless to support offset outcomes	Year 12	
No new access tracks through the Offset Area unless to support offset outcomes	Year 13	
No new access tracks through the Offset Area unless to support offset outcomes	Year 14	

Management Action Requirement	Year Required	Comments
No new access tracks through the Offset Area unless to support offset outcomes	Year 15	
No new access tracks through the Offset Area unless to support offset outcomes	Year 16	
No new access tracks through the Offset Area unless to support offset outcomes	Year 17	
No new access tracks through the Offset Area unless to support offset outcomes	Year 18	
No new access tracks through the Offset Area unless to support offset outcomes	Year 19	
No new access tracks through the Offset Area unless to support offset outcomes	Year 20	



Photo 6: New access track created to facilitate the planting of EMZ 3 and EMZ 4

Management Action 5: Wildfire Management

Management Action Requirement	Year Required	Comments
Continuation of existing fire break infrastructure maintenance (firebreaks and trails)	Year 1	Existing firebreaks and fire regimes have been continued during Year 1. External property boundaries have been cleared to maintain the existing fire management lines.
Develop an Offset Area Wildfire Management Plan	Year 2	Wildfire mitigation measures such as firebreaks, fire management lines and low-intensity burns have been implemented in accordance with the direction of the Queensland Rural Fire Service recommendations. These wildfire mitigation measures will continue to be implemented and best practice utilised to inform any future mitigation measures. The Offset Area Wildfire Management Plan has been developed and implemented in accordance with recommendations.
Implement Offset Area Wildfire Management Plan	Year 3	
Implement Offset Area Wildfire Management Plan	Year 4	
Implement Offset Area Wildfire Management Plan	Year 5	
Implement Offset Area Wildfire Management Plan	Year 6	
Implement Offset Area Wildfire Management Plan	Year 7	
Implement Offset Area Wildfire Management Plan	Year 8	
Implement Offset Area Wildfire Management Plan	Year 9	
Implement Offset Area Wildfire Management Plan	Year 10	
Implement Offset Area Wildfire Management Plan	Year 11	
Implement Offset Area Wildfire Management Plan	Year 12	
Implement Offset Area Wildfire Management Plan	Year 13	
Implement Offset Area Wildfire Management Plan	Year 14	
Implement Offset Area Wildfire Management Plan	Year 15	
Implement Offset Area Wildfire Management Plan	Year 16	
Implement Offset Area Wildfire Management Plan	Year 17	
Implement Offset Area Wildfire Management Plan	Year 18	

Implement Offset Area Wildfire Management Plan	Year 19	
Implement Offset Area Wildfire Management Plan	Year 20	

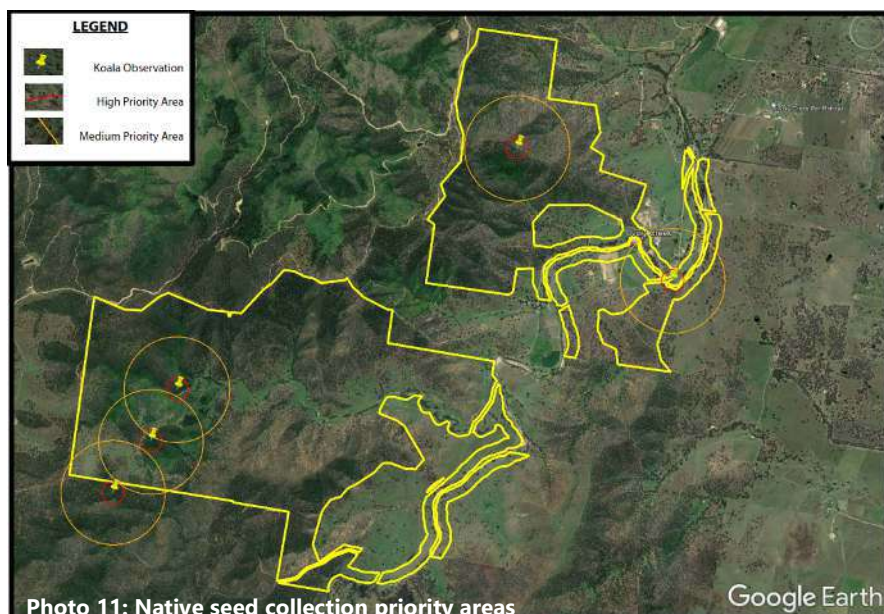
Management Action 6: Flooding, Erosion and Sedimentation Management

Management Action Requirement	Year Required	Comments
Identify and map on-site locations of erosion and flood risk within the Offset Area	Year 1	Erosion point locations within Ivory Creek on the Avonvale and Cherry Gully properties were mapped during Year 1 and included on the <i>Avonvale Erosion Point Locations and Revegetation Map</i> , <i>Cherry Gully North Erosion Point Locations and Revegetation Map</i> and <i>Cherry Gully South Erosion Point Locations and Revegetation Map</i> within the amended OAMP.
Incorporate mapped flood/erosion risk areas into revegetation plans and programs	Year 1	Erosion point locations within Ivory Creek on the Avonvale and Cherry Gully properties was mapped during Year 1 and included on the <i>Avonvale Erosion Point Locations and Revegetation Map</i> , <i>Cherry Gully North Erosion Point Locations and Revegetation Map</i> and <i>Cherry Gully South Erosion Point Locations and Revegetation Map</i> within the amended OAMP.
Finalise EMZ 4 detailed revegetation and replanting plans and programs	Year 1	The detailed revegetation and replanting plan and program has been finalised for EMZ4. Planting within the Tranche 1 area commenced in April 2022 and was complete in July 2022. Refer to Attachment C for the extent of revegetation works complete on the offset site.
Progressively implement stabilisation methods of high risk planting areas, avoid planting between high bank or high water mark during summer months	Year 2	Stabilisation works and erosion mitigation methods have been implemented along the Ivory Creek banks in the identified erosion locations.
Progressively implement stabilisation methods of high risk planting areas, avoid planting between high bank or high water mark during summer months	Year 3	
Progressively implement stabilisation methods of high risk planting areas, avoid planting between high bank or high water mark during summer months	Year 4	
Progressively implement stabilisation methods of high risk planting areas, avoid planting between high bank or high water mark during summer months	Year 5	
Progressively implement stabilisation methods of high risk planting areas, avoid planting between high bank or high water mark during summer months	Year 6	
Progressively implement stabilisation methods of high risk planting areas, avoid planting between high bank or high water mark during summer months	Year 7	

Progressively implement stabilisation methods of high risk planting areas, avoid planting between high bank or high water mark during summer months	Year 8	
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Management Action 7: Native Seed Collection & Propagation

Management Action Requirement	Year Required	Comments
Develop a seed collection program for EMZ1 and EMZ2 areas	Year 1	Collection of seed has been prioritised based on a radius of koala observations on-site. Where a koala has been observed on-site, priority seed collection areas have been identified. Priority of seed collection is as follows: High Priority - 100m of koala observation Medium Priority - 500m of koala observation Low Priority - >500m of koala observation
Consult adjoining landholders for permission to harvest seed (where necessary)	Year 1	Due to the favourable weather conditions, harvesting seed from adjoining landholders was not necessary in Year 1.
Undertake the seed collection program	Year 1	Seed collection has commenced in Year 1
Establish site nursery for storage, propagation and germination of collected site seeds or establish a contract and relationship with an external nursery for storage, propagation and germination of collected site seeds.	Year 1	Due to the large scale mass planting associated with Tranche 1, the collected seed has been transported to an off-site nursery for storage, propagation and germination
Continue the seed collection program	Year 2	Seed collection continued in Year 2 as per previously reported.
Continue the seed collection program	Year 3	
Continue the seed collection program	Year 4	
Continue the seed collection program	Year 5	
Demonstrate that a minimum of 50% of planting stock used in all offset area vegetation has been grown from seed harvested from Koala food trees and Grey-headed Flying-fox foraging tree species on or immediately adjoining the offset area land holdings.	Year 5	



Management Action 8: Regeneration & Rehabilitation Management

Management Action Requirement	Year Required	Comments
Undertake detailed restoration work management areas mapping (stratify larger EMZ area into specific treatment zones)	Year 1	EMZ 1 and EMZ 2 have been stratified into four zones, being Regrowth Zone 1, Regrowth Zone 2, Remnant Zone 1 and Remnant Zone 2 as per the plan included within the OAMP.
Establish photo monitoring points and protocols (georeferenced star picket at photo monitoring locations)	Year 1	Photo point monitoring locations have been GPS located within EMZ 1 & EMZ 2 as per the plan included within the OAMP. Refer to Attachment B for the photo point monitoring results.
Complete treatment in the work management areas for EMZ 1 & EMZ 2	Year 2	As per management action 2, intensive weed management work occurred in EMZ 1 & EMZ 2 during Year 2.
Complete treatment in the work management areas for EMZ 1 & EMZ 2	Year 3	
Complete treatment in the work management areas for EMZ 1 & EMZ 2	Year 4	
Complete treatment in the work management areas for EMZ 1 & EMZ 2	Year 5	
Complete treatment in the work management areas for EMZ 1 & EMZ 2	Year 6	
Replicate MHQA & GHFF FHA surveys	Year 6	KEY MILESTONE FOR CONDITION 14a - 14e (EMZ1)
Monitor and maintain EMZ 1 & EMZ 2	Year 7	
Monitor and maintain EMZ 1 & EMZ 2	Year 8	
Monitor and maintain EMZ 1 & EMZ 2	Year 9	
Monitor and maintain EMZ 1 & EMZ 2	Year 10	
Replicate MHQA & GHFF FHA surveys	Year 10	KEY MILESTONE FOR CONDITION 14a - 14e (EMZ1)
Monitor and maintain EMZ 1 & EMZ 2	Year 11	
Monitor and maintain EMZ 1 & EMZ 2	Year 12	
Monitor and maintain EMZ 1 & EMZ 2	Year 13	
Monitor and maintain EMZ 1 & EMZ 2	Year 14	
Monitor and maintain EMZ 1 & EMZ 2	Year 15	
Monitor and maintain EMZ 1 & EMZ 2	Year 16	
Replicate MHQA & GHFF FHA surveys	Year 16	KEY MILESTONE FOR CONDITION 14a - 14e (EMZ1) KEY MILSTONE FOR CONDITION 15a - 15e (EMZ2)
Monitor and maintain EMZ 1 & EMZ 2	Year 17	
Monitor and maintain EMZ 1 & EMZ 2	Year 18	
Monitor and maintain EMZ 1 & EMZ 2	Year 19	
Monitor and maintain EMZ 1 & EMZ 2	Year 20	
Replicate MHQA & GHFF FHA surveys	Year 20	KEY MILESTONE FOR CONDITION 14a - 14e (EMZ1) KEY MILSTONE FOR CONDITION 15a - 15e (EMZ2)

Management Action 9: Revegetation (Habitat Creation) Activities

Management Action Requirement	Year Required	Comments
Finalise locations, sequence and timing for revegetation program.	Year 1	The revegetation of EMZ 3 & EMZ 4 has been stratified into two Tranches (Tranche 1 & Tranche 2). Tranche 1 is to be completed in Year 2 and Year 3, while Tranche 2 is to be completed in Year 4 and Year 5. The indicative tranche revegetation areas are shown in the OAMP.
Cultivate and prepare Tranche 1 area in preparation for year 2 planting.	Year 1	The Tranche 1 area has been ripped and cultivated where necessary in preparation for planting. Planting commenced in April 2022 and was complete in July 2022. Refer to Attachment C for the extent of revegetation works complete on the offset site.
Create Tranche 1 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 1	Tranche 1 is predominantly located along waterways or creeklines, and as such, water sources already exist. Where necessary irrigation connections were created.
Establish photo monitoring points and protocols for Tranche 1 areas (georeferenced star picket at photo monitoring locations)	Year 1	Photo point monitoring locations have been GPS located within EMZ 3 & EMZ 4 as per the plan included within the OAMP. Refer to Attachment C for the photo point monitoring results.
Complete Tranche 1 revegetation zone	Year 2	As previously reported, Tranche 1 area was planted between April 2022 – July 2022. Refer to Attachment C for the extent of revegetation works completed as part of Tranche 1. During Year 2, the balance of the revegetation works in EMZ 3 and EMZ 4 were completed.
Cultivate and prepare Tranche 1 area in preparation for year 3 planting.	Year 2	
Create Tranche 1 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 2	
Establish photo monitoring points and protocols for Tranche 1 areas (georeferenced star picket at photo monitoring locations)	Year 2	
Complete Tranche 1 revegetation zone	Year 3	
Cultivate and prepare Tranche 2 area in preparation for year 4 planting.	Year 3	
Create Tranche 2 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 3	
Establish photo monitoring points and protocols for Tranche 2 areas (georeferenced star picket at photo monitoring locations)	Year 3	

Management Action Requirement	Year Required	Comments
Monitor and maintain Tranche 1	Year 3	
Complete Tranche 2 revegetation zone	Year 4	
Cultivate and prepare Tranche 2 area in preparation for year 5 planting.	Year 4	
Create Tranche 2 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 4	
Establish photo monitoring points and protocols for Tranche 2 areas (georeferenced star picket at photo monitoring locations)	Year 4	
Monitor and maintain Tranche 1 & 2	Year 4	
All planting work completed within EMZ 4	Year 4	KEY MILESTONE FOR CONDITION 17b
Complete Tranche 2 revegetation zone	Year 5	
Monitor and maintain Tranche 1 & Tranche 2	Year 5	
All planting work completed within EMZ 3	Year 5	KEY MILESTONE FOR CONDITION 16b
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 6	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 7	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 8	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 9	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 10	
Replicate MHQA & GHFF FHA transect surveys	Year 10	KEY MILESTONE FOR CONDITION 16a - 16f KEY MILESTONE FOR CONDITION 17a - 17f
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 11	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 12	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 13	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 14	

Management Action Requirement	Year Required	Comments
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 15	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 16	
Replicate MHQA & GHFF FHA transect surveys	Year 16	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 17	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 18	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 19	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 20	
Replicate MHQA & GHFF FHA transect surveys	Year 20	KEY MILESTONE FOR CONDITION 16g - 16j KEY MILESTONE FOR CONDITION 17g - 17j



Photo 13: Native revegetation stock prior to EMZ 3 and EMZ 4 planting



Photo 14: Koala (*Phascolarctos cinereus*) observed on the offset property

EPBC2015/7530 Conditions Compliance

Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
5a	<i>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: 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</i>	Compliant (rectified as per discussions with Post Approvals)	The Avonvale and Cherry Gully Station Offset Area was legally secured on 4 March 2021.
5b.	<i>To compensate for the clearing of 529 ha of Koala Habitat, the functional loss of 51 ha of Koala Habitat, and 529 ha of Grey-headed Flying-fox foraging Habitat, the approval holder must: within 20 business days of legally securing the Avonvale and Cherry Gully 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.</i>	Compliant	The department was notified of the offset area being legally secured on 22 March 2021. Due to the global pandemic during 2020 and 2021, the legally securing of the offset site was delayed.
5c.	<i>To compensate for the clearing of 529 ha of Koala Habitat, the functional loss of 51 ha of Koala Habitat, and 529 ha of Grey-headed Flying-fox foraging Habitat, the approval holder must: within 6 months of approval, the approval holder must commence management activities at the Avonvale and Cherry Gully Stations Offset area.</i>	Compliant	Management actions commenced on the offset site on 31 August 2020. The department were notified of the commencement of the management activities on the Avonvale and Cherry Gully Station Offset Area on 31 August 2020.
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	Compliant	During Year 1, the One Environment engaged Saunders Havill Group (SHG) as suitably qualified field ecologists and professionals to complete baseline surveys of the entire Avonvale and Cherry Gully Station Offset Area. The baseline surveys focused on determining the extent of weed cover and seasonal feral animal abundance. The baseline data is

Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
	scientifically valid, robust, and repeatable methodology.		included in the amended Offset Area Management Plan (OAMP).
7a.	<i>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: the results of the baseline surveys required under condition 6</i>	Compliant	<p>The SHG were engaged in December 2021 as suitably qualified field ecologists and professionals to update the OAMP. The amended OAMP was finalised and published on 2 March 2022.</p> <p>The results of the baseline surveys required under Condition 6 are included in Section 5.1 and 5.2 of the amended OAMP.</p>
7b.	<i>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: 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</i>	Compliant	<p>The SHG were engaged in December 2021 as suitably qualified field ecologists and professionals to update the OAMP. The amended OAMP was finalised and published on 2 March 2022.</p> <p>The detailed baseline habitat quality assessment data for each environmental management zone is included in Section 5.8 and 5.9 of the amended OAMP.</p>
7c.	<i>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: the Species Stocking Rate scoring table</i>	Compliant	<p>The SHG were engaged in December 2021 as suitably qualified field ecologists and professionals to update the OAMP. The amended OAMP was finalised and published on 2 March 2022.</p> <p>The species stocking rate scoring table(s) for each environmental management zone is included in Section 5.8 and 5.9 of the amended OAMP.</p>
7d.	<i>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: the outcomes specified in conditions 10-18</i>	Compliant	<p>The SHG were engaged in December 2021 as suitably qualified field ecologists and professionals to update the OAMP. The amended OAMP was finalised and published on 2 March 2022.</p>

Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
			The outcomes specified in Conditions 10 – 18 are included throughout Section 5 of the amended OAMP.
7e.	<i>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 program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in conditions 10-18</i>	Compliant	<p>The SHG were engaged in December 2021 as suitably qualified field ecologists and professionals to update the OAMP. The amended OAMP was finalised and published on 2 March 2022.</p> <p>A program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in Conditions 10 – 18 is included in Table 13 – 15, Table 17 – 19 and Section 5.10 of the amended OAMP.</p>
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.	Compliant	The updated OAMP is published on the approval holder's website (refer to: https://www.merrylin.com/master-planned-communities).
9.	The approval holder must publish each Avonvale and Cherry Gully Stations Offset Area Management Plan Annual Report on the website within 40 business days following the end of the 12 month period reported on in the Annual Report. The approval holder must keep each Avonvale and Cherry Gully Stations Offset Area Management Plan Annual Report published from the date it is first published until the end of the period of effect of this approval.	Compliant	This is the second OAAR. The 12 month reporting period for the OAAR is 31 August – 30 August. The first OAAR was published on the approval holder's website within 40 business days of 31 August 2022. It is anticipated that this OAAR will be published on the approval holder's website within 40 business days of 31 August 2023.

Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
10.	The approval holder must demonstrate a reduction in the abundance of feral animals at the Avonvale and Cherry Gully Stations Offset area by the end of year 5 , relative to the abundance determined by the baseline surveys, and ensure that the abundance of feral animals is then maintained at, or reduced below, the year 5 abundance for the rest of the period of effect of the approval.	Not applicable	The baseline surveys of feral animal abundance were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline feral animal abundance across the offset area has been incorporated in the amended OAMP. In conjunction with the baseline surveys, active feral animal management has been occurring since the acquisition of the land holdings. Feral animal management has broader, more regional scale effects and therefore, continual, and ongoing feral animal management will remain. The current feral animal management regime is designed to achieve the demonstrated reduction by Year 5.
11a.	<i>The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully Stations Offset area is: less than 20% at the end of year 5</i>	Not applicable	The baseline surveys of the extent of weed cover were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline extent of weed cover across the offset area has been incorporated in the amended OAMP. Following the completion of baseline surveys and extrapolation of data, the offset provider has engaged a suitably qualified weed removal specialist. The engaged contractor is scheduled to commence works in late 2022. It is considered that the current weed management regime is designed to achieve the demonstrated reduction by Year 5 and Year 10, respectively.
11b.	<i>The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully Stations Offset area is: less than 5% at the end of year 10 and for the rest of the period of effect of the approval.</i>	Not applicable	The baseline surveys of the extent of weed cover were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline extent of weed cover across the offset area has been incorporated in the amended OAMP. Following the completion of baseline surveys and extrapolation of data, the offset provider has engaged a suitably qualified weed removal specialist. The engaged contractor is scheduled to commence works in late 2022. It is considered that the current weed management regime is designed to achieve the demonstrated reduction by Year 5 and Year 10, respectively.

Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
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.	Compliant	Although this condition is not applicable at this reporting period, all stock have been removed from the Avonvale and Cherry Gully Station property as of January 2022. Some redundant internal fencing, cattle and horse yards have been deconstructed to enable offset activities to occur. Given the removal of all stock from the Avonvale and Cherry Gully Station property and regular external fence checks and rectifications (if required), the risk of cattle intrusion and impacts on the offset are mitigated.
13.	The approval holder must undertake ecological work to restore the Regional Ecosystems in the Avonvale and Cherry Gully Stations Offset area in accordance with the Avonvale and Cherry Gully Stations Offset area Management Plan and the Direct Offset Chapter .	Compliant	A number of management actions in accordance with the amended OAMP have commenced and will continue to be implemented. Implementation of the management actions in accordance with the OAMP are trending the offset area to achieving the restoration of the regional ecosystem vegetation communities.
14a.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 1: A 57% increase, relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score by the end of year 6, and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
14b.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 1: Average tree canopy cover at >50% - <200% of the benchmark for Regional Ecosystem 12.11.14 by the end of year 6 and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
14c.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 1: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 6 and subsequently maintain or exceed</i>	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.

Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
	that rate of recruitment for the remainder of the period of effect of the approval.		
14d.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 1: The number of Large trees >50% of the benchmark for the Regional Ecosystem by the end of year 6 and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
14e.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 1: 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.</i>	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
15a.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 2: An 80% increase, relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score by the end of year 16, and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
15b.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 2: Average tree canopy cover at >50% - <200% of the benchmark for Regional Ecosystem 12.11.14 by the end of year 16, and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.

Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
15c.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 2: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 16, and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval. The number of Large trees >50% of the benchmark for the Regional Ecosystem by the end of year 16, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
15d.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 2: The number of Large trees >50% of the benchmark for the Regional Ecosystem by the end of year 16 and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
15e.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 2: An average of at least 6 different winter or spring flowering Grey-Headed Flying-fox foraging species in each assessment plot by the end of year 6 and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
16a.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 3: Recreate the pre-clearing Regional Ecosystem by planting 399 ha of new Koala Habitat and Grey Headed Flying-fox foraging Habitat.</i>	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16b.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 3: All planting works must be completed by the end of Year 5.</i>	Compliant	As per Attachment C, 400.70 ha of Koala and Grey-headed Flying-fox habitat has been revegetated and restored within EMZ 3.

Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
16c.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 3: A 350% increase, relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score by the end of year 10.</i>	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16d.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average tree canopy cover at >10% - <50% of the benchmark for each Regional Ecosystem by the end of year 10.</i>	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16e.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of year 10.</i>	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16f.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 3: An average of at least 6 different winter or spring flowering Grey-Headed Flying-fox foraging species in each assessment plot by the end of year 10, and subsequently maintain or exceed this diversity of foraging species for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16g.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 3: A 700% increase, relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score by the end of year 20, and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16h.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average Tree canopy cover at >50% - <200% of the</i>	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.

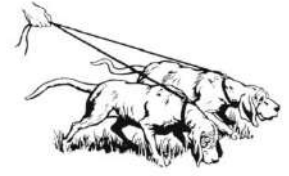
Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
	benchmark for each Regional Ecosystem by the end of year 20 , and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.		
16i.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 20, and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16j.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 3: The number of Large trees >50% of the benchmark for each Regional Ecosystem by the end of year 20, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
17a.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 4: Recreate the pre-clearing Regional Ecosystem 12.3.7 or 12.3.3 by restoring 166.6 ha of new Koala Habitat and Grey-headed Flying-fox foraging Habitat.</i>	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17b.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 4: All revegetation planting works completed by the end of Year 4.</i>	Compliant	As per Attachment C , 171.90 ha of Koala and Grey-headed Flying-fox habitat has been revegetated and restored within EMZ 4.
17c.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 4: A 30% increase, relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score by the end of year 10.</i>	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17d.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average tree canopy cover at >10% - <50% of the</i>	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.

Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
	benchmark for each Regional Ecosystem 12.3.7 by the end of year 10.		
17e.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of year 10.</i>	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17f.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 4: An average of at least 6 different winter or spring flowering Grey-Headed Flying -fox foraging species in each assessment plot by the end of year 10 and this diversity subsequently maintained or exceeded for remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17g.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 4: A 60% increase relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score at year 20, and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17h.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average Tree canopy cover at >50%- <200% of the benchmark for each Regional Ecosystem by the end of year 20 and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17i.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the</i>	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.

Condition Number	Condition Description	Compliant / Non-compliant/ Not applicable	Comment / Evidence / Rectification
	end of year 20 , and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval.		
17j.	<i>The approval holder must achieve the following outcomes in Environmental Management Zone 4: The number of Large trees >50% of the benchmark for the Regional Ecosystem by the end of year 20, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.</i>	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
18	The approval holder must demonstrate by year 5 that a minimum of 50% of planting stock used in all offset area vegetation has been grown from seed harvested from Koala food trees and Grey-headed Flying-fox foraging tree species on or immediately adjoining the offset area land holdings.	Compliant	In the two year reporting period, 145.60 ha of direct planting and 427.0 ha of indirect planting have been completed (refer to Attachment C). Due to the expedited planting program to reduce the time lag between the impact and realisation of the offset, the 145.60 ha of direct planting utilised a combination of seed harvested on-site, and seed sourced from a local nursery. The 427.0 ha of indirect planting has utilised seed from the natural seed bank on-site and therefore is considered to have been grown from seed harvested on-site. As such, current calculations indicate that 74.57% of plant stock has been grown from seed harvested on-site.
19	The approval holder must engage a suitably qualified independent expert to undertake an assessment of the Avonvale and Cherry Gully Stations Offset area at the end of each of year 6, year 10, year 16 and year 20 to assess whether the outcomes required in conditions 10-18 have been, or are likely to be, achieved. The findings of each assessments must be documented and published within 6 months of the end of each of year 6, year 10, year 16 and year 20 , and he provided to the Department within five (5) business days of each being published .	Not applicable	Not applicable during this reporting period.

Attachment A: Sample Pest Management Results

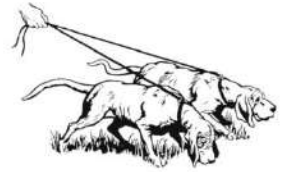
Wild Dog Program Photos



C.N. Coleman & Sons

Dogs:





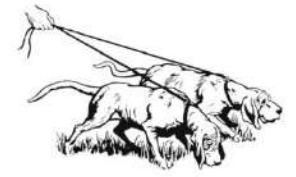
C.N. Coleman & Sons

Foxes:



Deer and Pigs:





C.N. Coleman & Sons




Healthy koala:




Attachment B: Sample Weed Management Results

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd							
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313							
Operator's Name		Travis Enks							
Phone:	0434 550 768	Email:	tsmeservices@gmail.com						
Description of where pesticide was applied:		Lantana Spraying							
PPE used		Application Equipment		Pest Type		Application Details			
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)			
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)			
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle			
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure			
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes	Neighbours Notified		Date Notified			
Treatment comments/Instructions:									
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day		
Dave	6:30	2:30	Trade Name		Active Constituents	3L/600L	6L		
			1	Grazon Extra	1				
			2	SP 700	2			2L/600L	4L
			3	Reactor Red Dye	3			1L/600L	2L
4		4							
SITE WEATHER DURING APPLICATION									
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T			
Start	14.8	-	22 km/h	E	73%	2.5°			
If Changes									
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes	No			
If not controlled provide recommendations		Repeat treatment?	Change Chemical?	Other					
Signature					Application Date	1/10/2022			


NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd						
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313						
Operator's Name		Travis Enks						
Phone:	0434 550 768	Email:	tsmeservices@gmail.com					
Description of where pesticide was applied:		Lantana Spraying						
PPE used		Application Equipment		Pest Type		Application Details		
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)		
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)		
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle		
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure		
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	Neighbours Notified		Date Notified		
Treatment comments/Instructions:								
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day	
Travis	6:30	2:30	Trade Name		Active Constituents	3L/600L	6L	
			1	Grazon Extra	1			2L/600L
			2	SP 700	2			1L/600L
			3	Reactor Red Dye	3			3.5/600L
			4	Starane	4			10.5L
SITE WEATHER DURING APPLICATION								
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T		
Start	14.8°	-	22km/h	E	73%	2.5°		
If Changes								
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes <input type="checkbox"/>	No <input type="checkbox"/>		
If not controlled provide recommendations		Repeat treatment?		Change Chemical?		Other		
Signature					Application Date	1/10/2022		


NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes	Neighbours Notified		Date Notified	
Treatment comments/Instructions:							
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day
Travis			Trade Name		Active Constituents		
Dave	1100	1:30	1	Grazon Extra	1	3L/600L	3L
			2	SP 700	2	2L/600L	2L
			3	Reactor Red Dye	3	1L/600L	1L
			4		4		
SITE WEATHER DURING APPLICATION							
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T	
Start	14.4°C	0.2mm	11 km/h	ENE	57%		
If Changes							
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes	No	
If not controlled provide recommendations		Repeat treatment?	Change Chemical?		Other		
Signature					Application Date	7/10/2022	


NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes	Neighbours Notified		Date Notified	
Treatment comments/Instructions:							
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day
<i>Dave</i>			Trade Name		Active Constituents		
<i>niley</i>	<i>6:30</i>	<i>3:30</i>	1	Grazon Extra	1	3L/600L	<i>18L</i>
			2	SP 700	2	2L/600L	<i>12L</i>
			3	Reactor Red Dye	3	1L/600L	<i>6L</i>
			4		4		
SITE WEATHER DURING APPLICATION							
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T	
Start	<i>13.3</i>	<i>-</i>	<i>19km/h</i>	<i>NW</i>	<i>100%</i>	<i>0.0°</i>	
If Changes							
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes	No	
If not controlled provide recommendations		Repeat treatment?	Change Chemical?	Other			
Signature					Application Date	<i>8/10/2022</i>	


NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd							
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313							
Operator's Name		Travis Enks							
Phone:	0434 550 768	Email:	tsmeservices@gmail.com						
Description of where pesticide was applied:		Lantana Spraying							
PPE used		Application Equipment		Pest Type		Application Details			
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)			
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)			
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle			
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure			
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	Neighbours Notified		Date Notified			
Treatment comments/Instructions:									
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day		
<i>Travis</i> <i>Chateau</i>	6:30	2:30	Trade Name		Active Constituents	3L/600L	12L		
			1	Grazon Extra	1				
			2	SP 700	2			2L/600L	8L
			3	Reactor Red Dye	3			1L/600L	4L
4		4							
SITE WEATHER DURING APPLICATION									
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T			
Start	13.3°	-	19 km/h	NW	100%	0.0°			
If Changes									
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes <input type="checkbox"/>	No <input type="checkbox"/>			
If not controlled provide recommendations		Repeat treatment? <input type="checkbox"/>	Change Chemical? <input type="checkbox"/>		Other <input type="checkbox"/>				
Signature					Application Date	8/10/2022			


NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes	Neighbours Notified		Date Notified	
Treatment comments/Instructions:							
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day
Travis			Trade Name		Active Constituents		
	9.00	3.00	1	Grazon Extra	1	3L/600L	3L
			2	SP 700	2	2L/600L	4L
			3	Reactor Red Dye	3	1L/600L	2L
			4	Starone	4	3.5L/600L	3.5L
SITE WEATHER DURING APPLICATION							
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T	
Start	14°C	-	8.7 km/h	SSE	67%	3.4°C	
If Changes							
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes	No	
If not controlled provide recommendations		Repeat treatment?	Change Chemical?		Other		
Signature					Application Date	11/10/2022	


NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes	Neighbours Notified		Date Notified	
Treatment comments/Instructions: <i>water fall Gully / creek</i>							
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day
<i>Travis</i>			Trade Name		Active Constituents		
	<i>8:00</i>	<i>5:00</i>	1	Grazon Extra	1	3L/600L	
			2	SP 700	2	2L/600L	<i>6L</i>
			3	Reactor Red Dye	3	1L/600L	<i>3L</i>
			4	<i>Straine</i>	4	<i>3.6L/600L</i>	<i>10.8L</i>
SITE WEATHER DURING APPLICATION							
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T	
Start	<i>18.6</i>	<i>-</i>	<i>9Km</i>	<i>S</i>	<i>62%</i>		
If Changes							
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes	No	
If not controlled provide recommendations		Repeat treatment?	Change Chemical?	Other			
Signature					Application Date	<i>12/10/2022</i>	

NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes	Neighbours Notified		Date Notified	
Treatment comments/Instructions: <i>Spraying waterfall gully / little gully</i>							
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day
<i>Dave</i>			Trade Name		Active Constituents		
	<i>5:30</i>	<i>1:30</i>	1	<i>Grazon Extra</i>	1	3L/600L	
			2	<i>SP 700</i>	2	2L/600L	<i>6L</i>
			3	<i>Reactor Red Dye</i>	3	1L/600L	<i>3L</i>
			4	<i>Straw</i>	4	<i>35L/600L</i>	<i>105L</i>
SITE WEATHER DURING APPLICATION							
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T	
Start	<i>16.3</i>	<i>—</i>	<i>7 km/h</i>	<i>ESE</i>	<i>76%</i>	<i>2.8°</i>	
If Changes							
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes	No	
If not controlled provide recommendations		Repeat treatment?	Change Chemical?		Other		
Signature					Application Date	<i>13/10/22</i>	


NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes	Neighbours Notified		Date Notified	
Treatment comments/Instructions:							
<p style="font-size: 1.2em; color: blue;">Spraying water fall gully/creek</p>							
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day
Travis			Trade Name	Active Constituents			
Jason	5:30	1:30	1 Grazon Extra	1	3L/600L		
			2 SP 700	2	2L/600L		8L
			3 Reactor Red Dye	3	1L/600L		4L
			4 Stomax	4	3L/600L		14L
SITE WEATHER DURING APPLICATION							
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T	
Start	16.3°	-	7 km/h	ESE	76%	2.8°	
If Changes							
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes	No	
If not controlled provide recommendations		Repeat treatment?	Change Chemical?		Other		
Signature					Application Date	13/10/2022	


NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd							
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313							
Operator's Name		Travis Enks							
Phone:	0434 550 768	Email:	tsmeservices@gmail.com						
Description of where pesticide was applied:		Lantana Spraying							
PPE used		Application Equipment		Pest Type		Application Details			
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)			
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)			
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle			
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure			
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes	Neighbours Notified		Date Notified			
Treatment comments/Instructions:									
Finished off water-fall gully to Rocks									
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day		
Travis	5:30	11:30	Trade Name		Active Constituents	3L/600L	1L		
			1	Grazon Extra	1				
			2	SP 700	2			2L/600L	1L
			3	Reactor Red Dye	3			1L/600L	1L
			4	Streak	4	3.5L/600L	1L		
SITE WEATHER DURING APPLICATION									
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T			
Start	16.8	—	6 km/h	NE	88%	14°			
If Changes									
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes	No			
If not controlled provide recommendations		Repeat treatment?	Change Chemical?		Other				
Signature					Application Date	14/10/2022			


NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes	Neighbours Notified		Date Notified	
Treatment comments/Instructions: <i>1 tank</i>							
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day
			Trade Name	Active Constituents			
<i>Dave</i>	<i>5:30</i>	<i>7:30</i>	1	Grazon Extra	1	3L/600L	
			2	SP 700	2	2L/600L	
			3	Reactor Red Dye	3	1L/600L	
			4		4		
SITE WEATHER DURING APPLICATION							
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T	
Start	<i>10.1°</i>		<i>4km/h</i>	<i>ESE</i>		<i>2.1°</i>	
If Changes							
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes	No	
If not controlled provide recommendations		Repeat treatment?	Change Chemical?		Other		
Signature				Application Date	<i>28/10/2022</i>		

NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat		Other:		Other:		Pre-op Check OK?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	<input checked="" type="checkbox"/>	Yes	Neighbours Notified		Date Notified	
Treatment comments/Instructions: <i>2 tanks</i>							
Operator Name	Start Time	Finish Time	Chemicals Applied (in order added to tank)			Mixing Rate	Amount Mix Used For day
			Trade Name	Active Constituents			
<i>Dave</i>	<i>6:30</i>	<i>11:30</i>	1	Grazon Extra	1	3L/600L	
			2	SP 700	2	2L/600L	
			3	Reactor Red Dye	3	1L/600L	
			4		4		
SITE WEATHER DURING APPLICATION							
Time	Temp	Rainfall	Wind Speed	Wind Direction	Humidity	Delta T	
Start	<i>14.2°</i>		<i>5km/h</i>	<i>ESE</i>		<i>2-7°</i>	
If Changes							
Spray Operator's Comments		Were all targeted pests/weeds controlled?			Yes	No	
If not controlled provide recommendations		Repeat treatment?	Change Chemical?	Other			
Signature					Application Date	<i>29/10/2022</i>	

NB: Calculated usage rates and actual usage rates for chemical may vary slightly.

Tank Distribution Details:

Tank 1 volume: 600L	Weather and Time details @ start time: 6.48 am
	Delta T: 23.6 °C
	Wind (speed & direction): 1.9 KPH
	Temp: 29.4 °C
	Observations:
Tank 2 volume: 600L	Weather and Time details @ start time: 9.15 am
	Delta T: 26.5 °C
	Wind (speed & direction): 2.5 KPH
	Temp: 32 °C
	Observations:
Tank 3 volume: 600L	Weather and Time details @ start time: 11.45 am
	Delta T: 27 °C
	Wind (speed & direction): 2.0 KPH
	Temp: 33 °C
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes:

8 hrs

Signature: 

Name: DAVE

Date: 13.2.23


Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	x	Backpack		Weed	x	Spraying speed (km/h)	
Rubber gloves	x	Spraytank/Hand gun	x	Insect		Water Volume (L/ha)	
Respirator/Mask	x	Boom Spray		Disease		Nozzle	
Goggles	x	Drench gun		Vertebrate pest		Pressure	
Hat	x	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	Yes		Neighbours Notified		Date Notified	
Treatment comments/Instructions:							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A:	<input checked="" type="checkbox"/> Grazon Extra				500ml/100L		
B:	<input type="checkbox"/> Starane Advanced				600ml/100L		
C:	<input type="checkbox"/>						
Active Constitute:							
A:	Triclopyr, Picloram, Aminopyralid						
B:	Fluroxypyr						
C:							
APVMA Number:							
A:	60830/105077						
B:	62287/117973						
C:							
Diluent:							
Wetting Agent:							
SP700					350ml/100L		
Other Ingredients:							
Reactor Red Dye					1L/600L		

Tank Distribution Details:

Tank 1 volume: 600L	Weather and Time details @ start time: 6.30
	Delta T: 20°
	Wind (speed & direction): 6 KPH
	Temp: 26°
	Observations:
Tank 2 volume: 600L	Weather and Time details @ start time: 8.45
	Delta T: 22.6°
	Wind (speed & direction): 15.5 KPH
	Temp: 30.4°
	Observations:
Tank 3 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes: 4 1/2 hrs

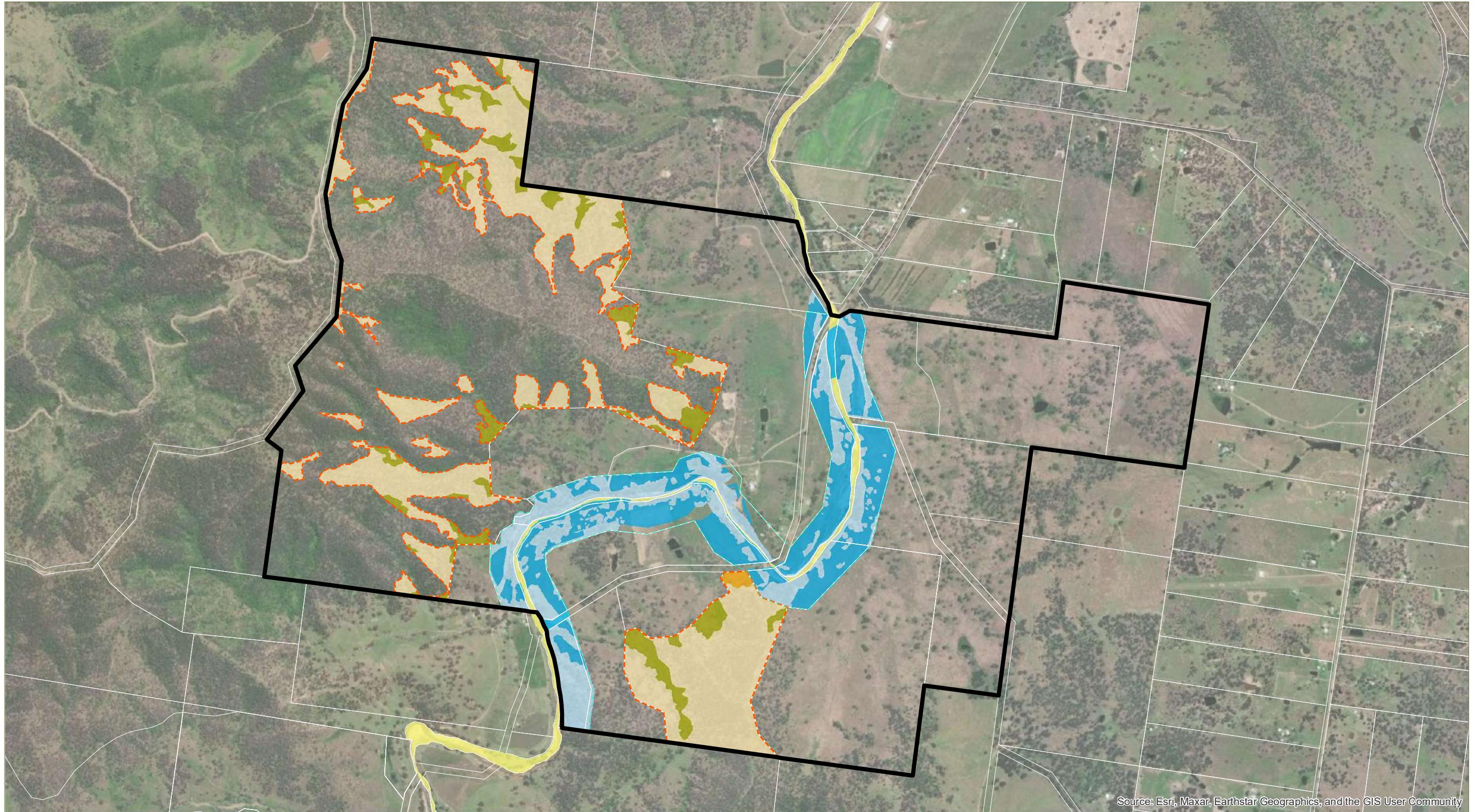
Signature:  Name: DAVE Date: 6.2.23

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat	<input checked="" type="checkbox"/>	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	Yes		Neighbours Notified		Date Notified	
Treatment comments/Instructions:							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A:	<input checked="" type="checkbox"/> Grazon Extra				500ml/100L		
B:	<input type="checkbox"/> Starane Advanced				600ml/100L		
C:	<input type="checkbox"/>						
Active Constitute:							
A:	Triclopyr, Picloram, Aminopyralid						
B:	Fluroxypyr						
C:							
APVMA Number:							
A:	60830/105077						
B:	62287/117973						
C:							
Diluent:							
Wetting Agent:							
SP700					350ml/100L		
Other Ingredients:							
Reactor Red Dye					1L/600L		

Attachment C: Certified Revegetation Works Extent

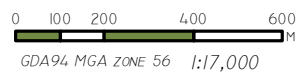
PLAN 3 - AVONVALE SITE 1 RESORATION 2023 SUMMARY



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

FILE NAME: OEs1_Offset 1 Avonvale Restoration Summary V4
26/10/2023

CHERRY GULLY STATION-
OE 1 OFFSET MANAGEMENT PLAN



LEGEND

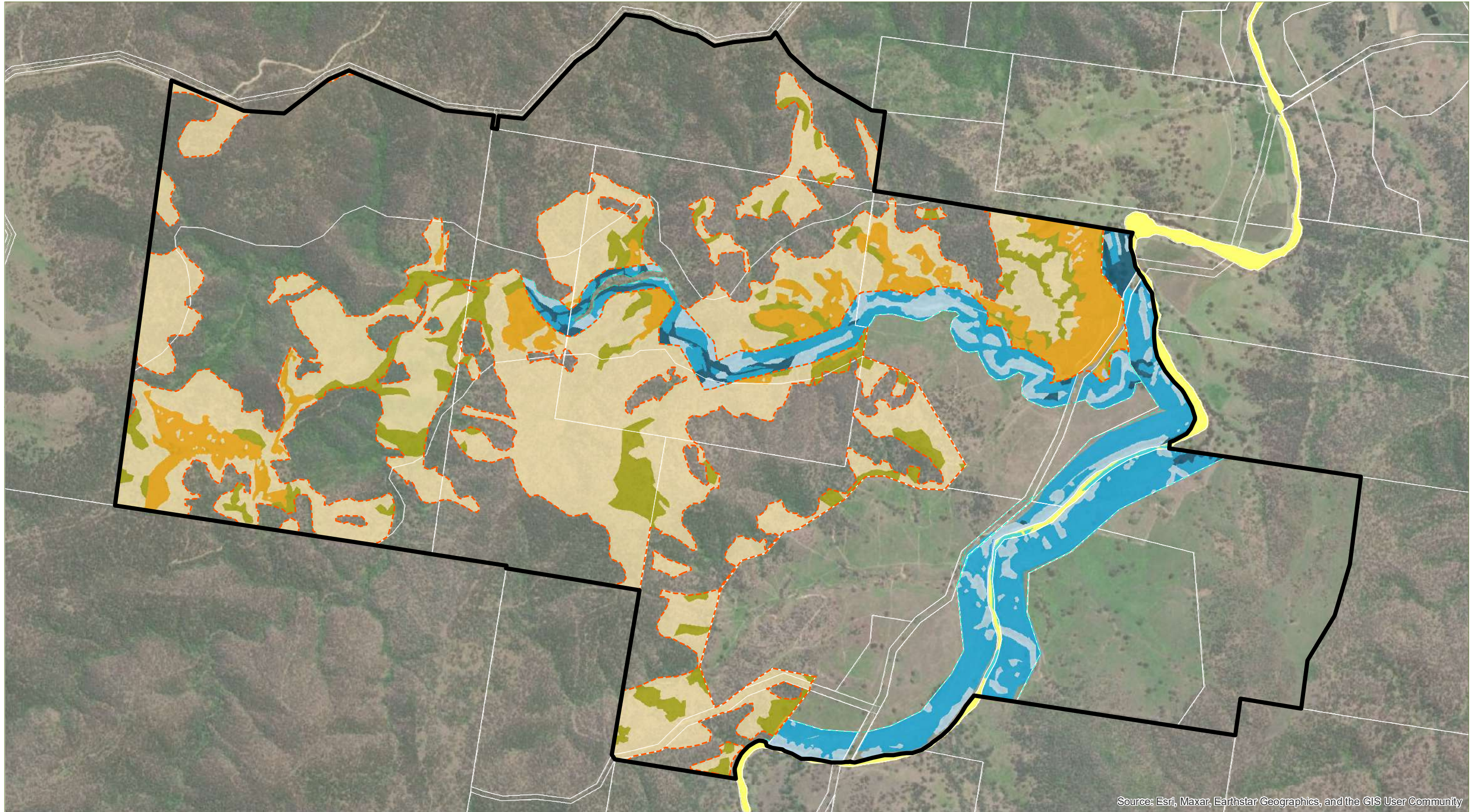
- | | | | | | |
|--|------------------------------|--|---|--|---|
| | QLD DCDB | | EMZ 3 BOUNDARY | | EMZ 4 BOUNDARY |
| | AVONVALE STATION (2022 DCDB) | | EMZ 3 - DIRECT REVEGETATION ACTIVITIES [0.8 HA] | | EMZ 4 - DIRECT REVEGETATION ACTIVITIES [44.2 HA] |
| | WATERCOURSE (2022 DCDB) | | EMZ 3 - ASSISTED REVEGETATION ACTIVITIES 2022 [96.5 HA] | | EMZ 4 - ASSISTED REVEGETATION ACTIVITIES 2022 [37.1 HA] |
| | | | EMZ 3 - ASSISTED REVEGETATION ACTIVITIES 2023 [19.0 HA] | | |

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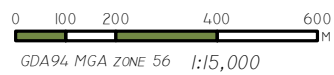
PLAN 2 - CHERRY GULLY SITE 1 RESORATION 2023 SUMMARY



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

FILE NAME: OEs1_Offset 2 Cherry Gully Restoration Summary V4
26/10/2023

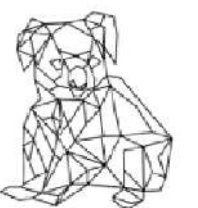
CHERRY GULLY STATION-
OE 1 OFFSET MANAGEMENT PLAN



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LEGEND

	QLD DCDB		EMZ 3 BOUNDARY		EMZ 4 BOUNDARY
	CHERRY GULLY STATION (2022 DCDB)		EMZ 3 - DIRECT REVEGETATION ACTIVITIES [40.1 HA]		EMZ 4 - DIRECT REVEGETATION ACTIVITIES [60.5 HA]
	WATERCOURSE (2022 DCDB)		EMZ 3 - ASSISTED REVEGETATION ACTIVITIES 2022 [206.4 HA]		EMZ 4 - ASSISTED REVEGETATION ACTIVITIES 2022 [23.3 HA]
			EMZ 3 - ASSISTED REVEGETATION ACTIVITIES 2023 [37.9 HA]		EMZ 4 - ASSISTED REVEGETATION ACTIVITIES 2022 [6.8 HA]



One Environment

Appendix E

Avonvale and Cherry Gully Offset Site Habitat Creation Verification Memo

Avonvale and Cherry Gully Offset Site Habitat Creation Verification Memo

Prepared for Pioneer Fortune Pty Ltd
20 November 2023

Job 7391 E

Introduction

The 'Undullah Project' is a Master Planned Residential Development located within the Greater Flagstone Priority Development Area, Queensland. It covers approximately 1,024 ha of land and has EPBC Approval for the clearing of 529 ha.

This impact site required an offset due to the large extent of koala and grey headed flying fox habitat necessary to be cleared for development. As such, Avonvale and Cherry Gully Station were legally secured on 2 March 2021 as a 1,131.5 ha offset site for the Undullah Project. Site context and aerial for this offset site are provided in **Figure 1** and **2**. The offset site was divided into four Environmental Management Zones (EMZ), listed below:

1. Remnant vegetation (257.7 ha)
2. Mixed-value regrowth vegetation (308.2 ha)
3. Category X open grazing country (399 ha)
4. Degraded creeks, gullies, and drainage lines (166.6 ha)

Each management zone has its own specific conditions that underpin the 'Habitat Quality Improvement' section of the EPBC Approval for the site. The difference between management zone conditions is primarily the percent change required so as to align with each zone's mapped regional ecosystems and baseline habitat quality. In general, each management zone is required to improve habitat quality by increasing koala species stocking rates scores, average tree canopy cover, average recruitment of woody perennial species in the ecologically dominant layer, number of Winter and Spring flowering Grey-headed Flying Fox foraging species, and the number of large trees compared to the baseline surveys conducted in year one, and in line with their mapped regional ecosystems.

Environmental Management Zones 3 and 4 have specific conditions relating the creation of habitat that are presented below.

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**.

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

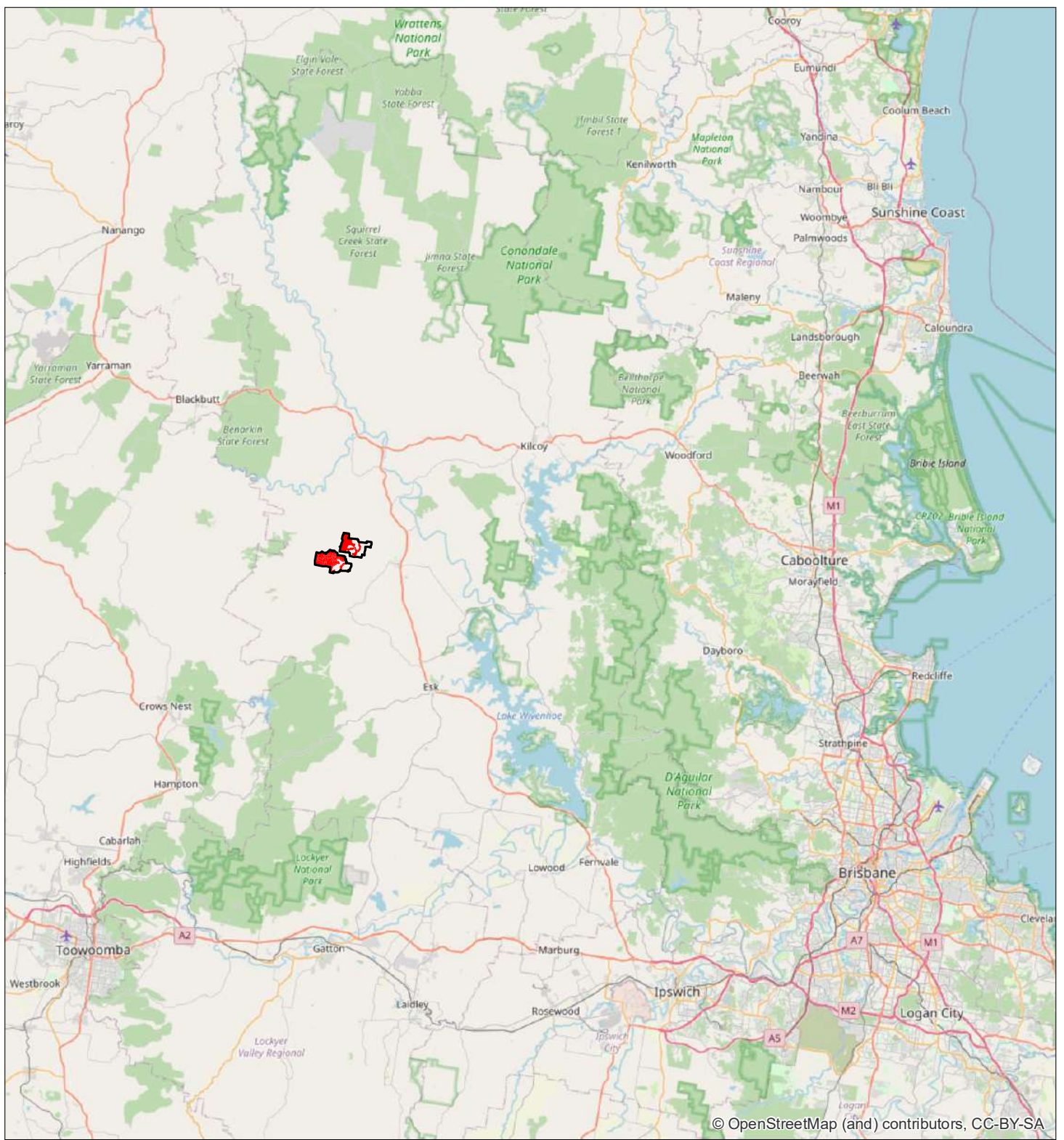
- a. Recreate the **pre-clearing Regional Ecosystem** 12.3.7 or 12.3.3 by restoring 166.6 ha of new **Koala Habitat** and **Grey-headed Flying-fox foraging Habitat**.
- b. All revegetation planting works completed by the end of **Year 4**.

An Offset Annual Report has been provided by the offset provider that states that EMZ 3 and 4 have been completed from a primary replanting perspective.

Saunders Havill Group were engaged by Pioneer Fortune Pty Ltd to verify that the agreed upon conditions had been satisfied. This was achieved by conducting a desktop assessment and surveying the planting areas, as well as the natural regrowth areas to determine if there was sufficient recruitment of native vegetation such that they negate the need for direct plantings to occur.

A desktop assessment of the planting areas was conducted to direct ground surveys. The most recent satellite and aerial images were obtained from ESRI, Maxar, Earthstar Geographics, and the GIS user community to delineate the vegetation cover across the project sites. Leveraging the higher resolution of the raster dataset (0.5m per pixel), an accurate vegetation cover dataset was generated. The procedure involved a manual task to meticulously identify all instances of vegetation cover while excluding areas devoid of vegetation. In some cases, automated selection might have included such non-vegetated areas, necessitating manual editing. This method proves particularly effective for projects at a site scale where precision is crucial. The desktop assessment designated areas within EMZ 3 and 4 that contained plantings, were clearly vegetated or, based on the desktop assessment, were not vegetated (**Plans 1 and 2**).

Subsequently two ecologists surveyed the site on the 11th and 12th of September 2023 to verify the desktop assessment of vegetation cover. GPS points and photo evidence were taken across the various mapped direct and assisted revegetation areas to confirm the status of revegetation (**Plan 3 and 4**).



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

Legend

- Offset Site Boundaries
- Offset Areas

Figure 1
Site Context

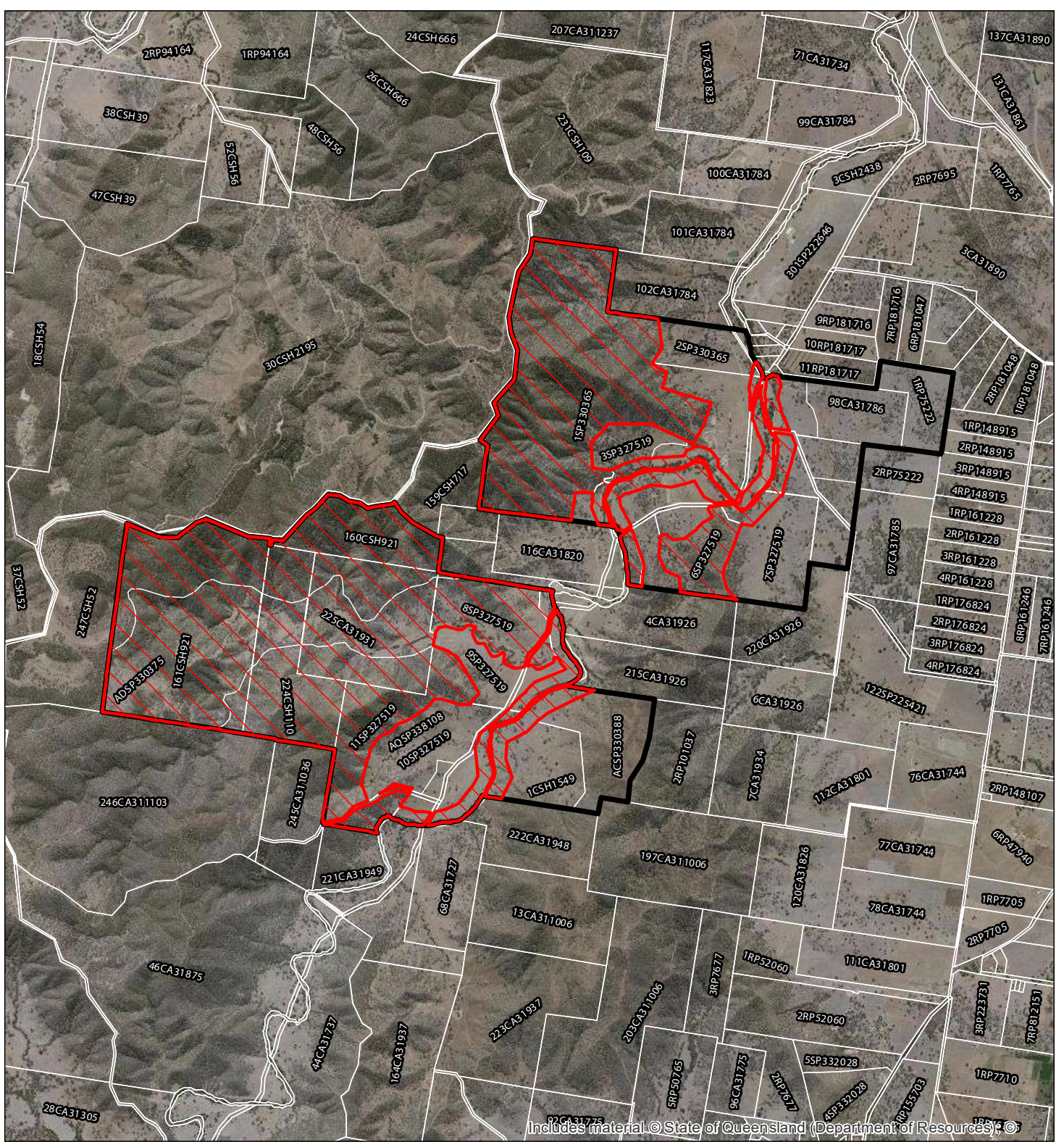
Pioneer Fortune Pty Ltd

File ref. 7391 E Figure 1 Offset Area 1 ACR3 Site Context A
Date 13/11/2023
Project Undullah Project



Scale (A4): 1:750,000 [GDA 1994 MGA Z56]

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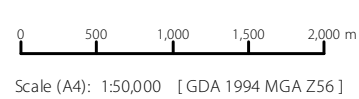
Legend

-  Site DCDB
-  Qld DCDB
-  Offset Areas

Figure 2
Site Aerial

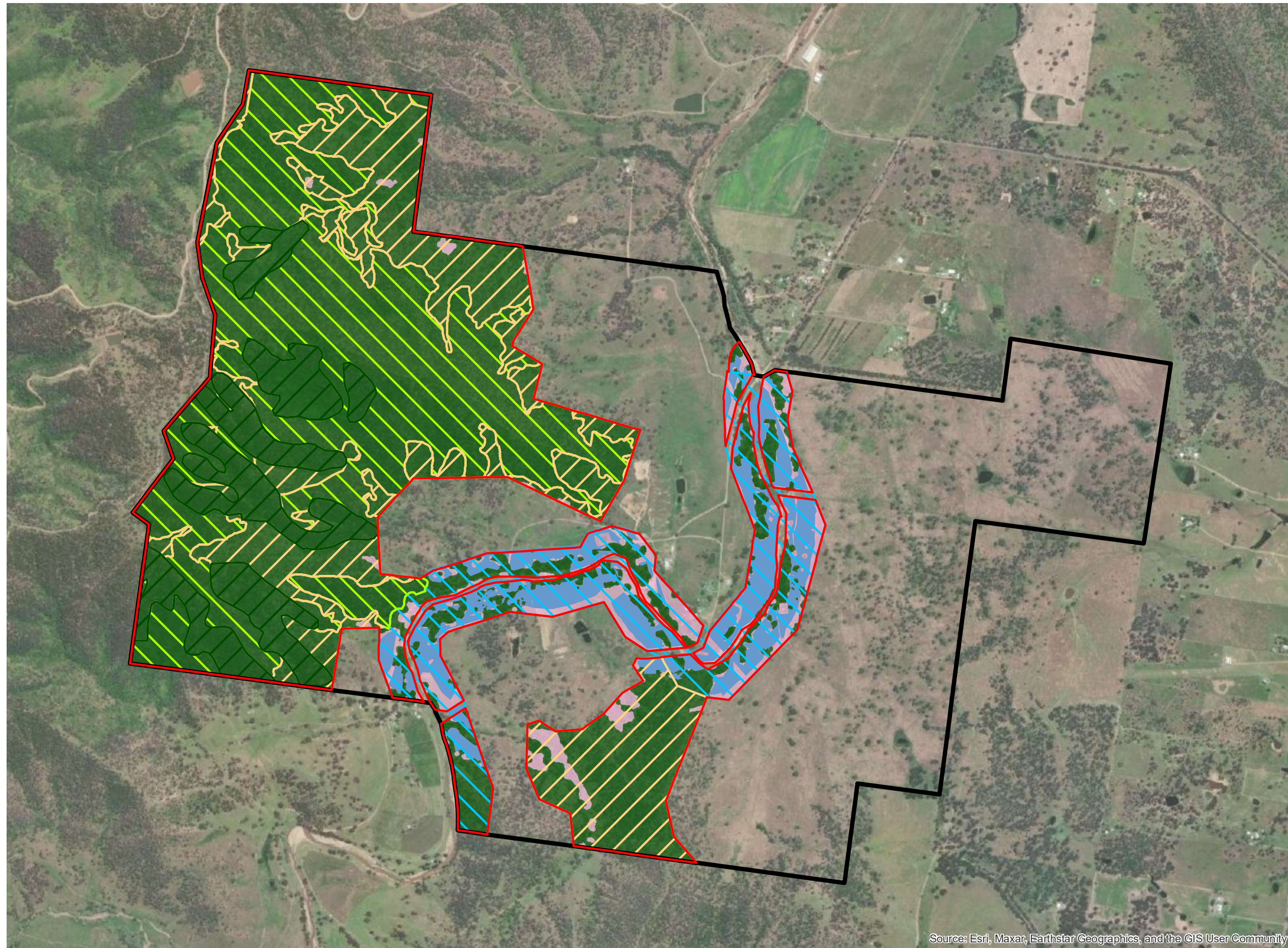
Pioneer Fortune
Pty Ltd

File ref. 7391 E Figure 2 Offset Area 1 AC3 Site Aerial A
Date 15/11/2023
Project Undullah Project



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1. Aerial Assessment Vegetation Cover - Avonvale Offset Site

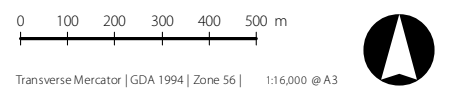


Notes:
 This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field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

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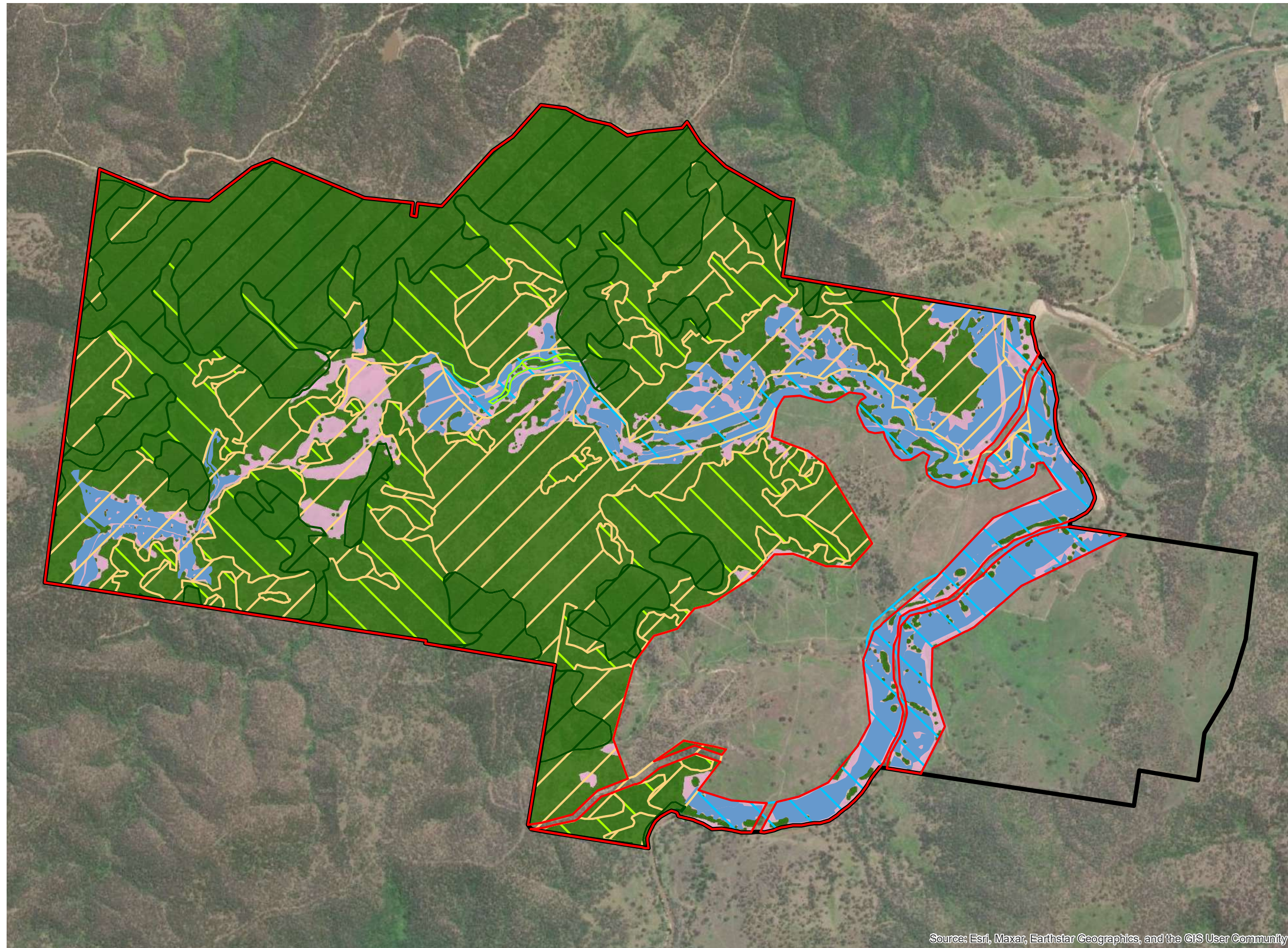
- Legend**
- Site DCDB
 - Offset Areas
- Offset Design Areas**
- Environmental Management Zone 1 - Remnant Habitat
 - Environmental Management Zone 2 - Mixed Value Regrowth Vegetation
 - Environmental Management Zone 3 - Open Grazing Country - Category X Vegetation
 - Environmental Management Zone 4 - Degraded Creeks, Gullies and drainage lines
- Latest aerial assesment (2022.11)**
- Vegetated areas
 - Paddock areas/not vegetated
 - Completed Plantings Areas

Issue	Date	Description	Drawn	Checked
A	20/11/2023	Preliminary	TC	AR



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

2. Aerial Assessment Vegetation Cover - Cherry Gully Offset Site



Notes:
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Legend

- Site DCDB
- Offset Areas

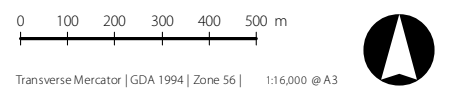
Offset Design Areas

- Environmental Management Zone 1 - Remnant Habitat
- Environmental Management Zone 2 - Mixed Value Regrowth Vegetation
- Environmental Management Zone 3 - Open Grazing Country - Category X Vegetation
- Environmental Management Zone 4 - Degraded Creeks, Gullies and drainage lines

Latest aerial assesment (2022.11)

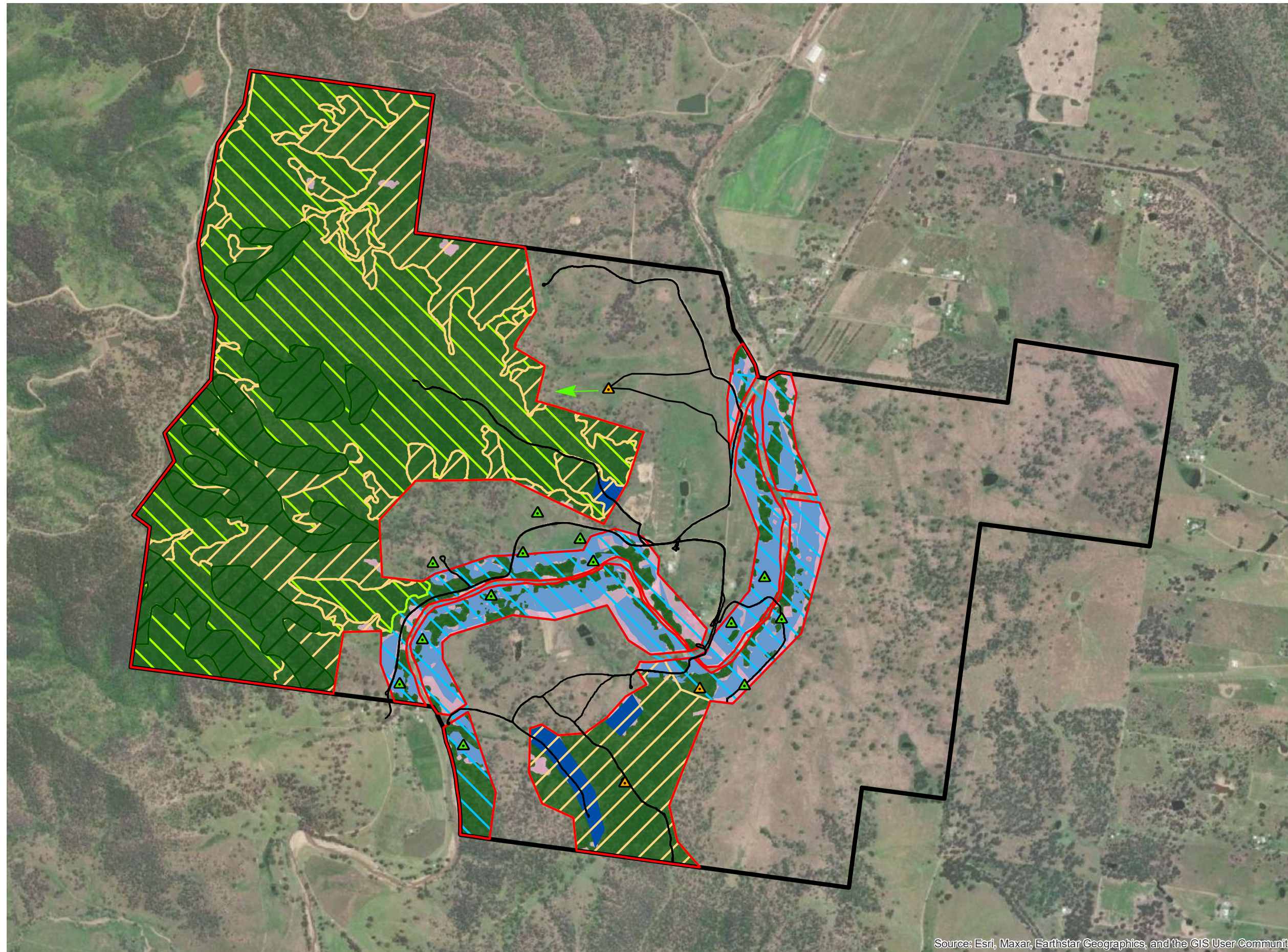
- Vegetated areas
- Paddock areas/not vegetated
- Completed Plantings Areas

Issue	Date	Description	Drawn	Checked
A	20/11/2023	Preliminary	TC	AR



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

3. Restoration Field Survey - Avonvale Offset Site

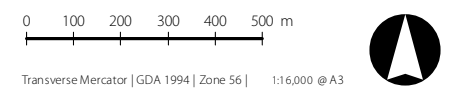


Notes:
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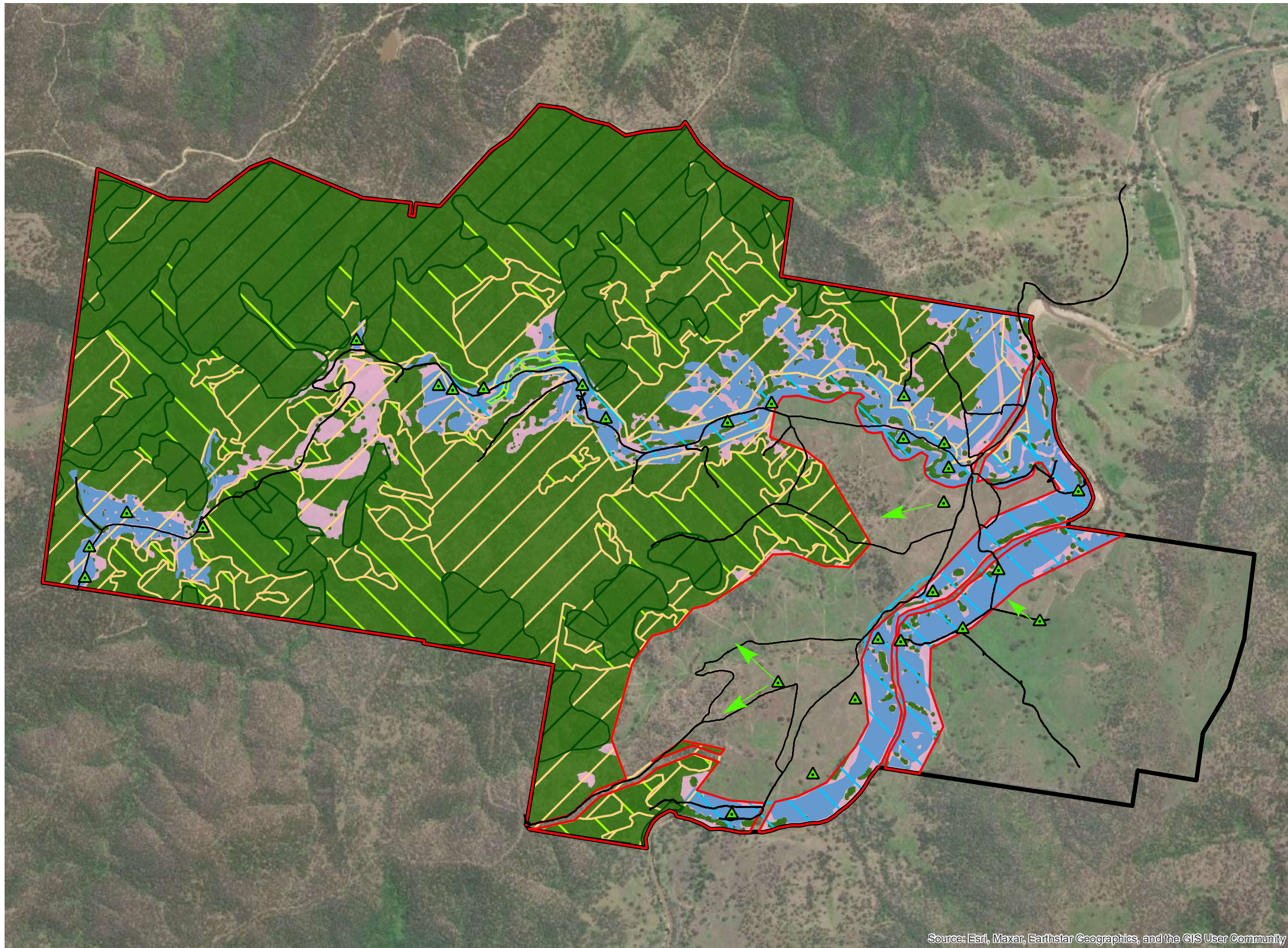
- Legend**
- Avonvale Site Boundary
 - Avonvale Offset Areas
- Offset Design Areas**
- Environmental Management Zone 1 - Remnant Habitat
 - Environmental Management Zone 2 - Mixed Value Regrowth Vegetation
 - Environmental Management Zone 3 - Open Grazing Country - Category X Vegetation
 - Environmental Management Zone 4 - Degraded Creeks, Gullies and drainage lines
- Latest aerial assesment (2022.11)**
- Vegetated areas
 - Paddock areas/not vegetated
 - Completed Plantings Areas
 - Field survey - confirmed natural regeneration
 - Field survey - Confirmed Planting Areas
 - Field survey confirmed natural regeneration area
 - Field survey - tracklog

Issue	Date	Description	Drawn	Checked
A	20/11/2023	Preliminary	TC	AR



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

4. Restoration Field Survey - Cherry Gully Offset Site

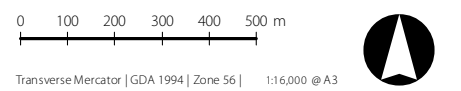


Notes:
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- Legend**
- Site DCDB
 - Offset Areas
- Offset Design Areas**
- Environmental Management Zone 1 - Remnant Habitat
 - Environmental Management Zone 2 - Mixed Value Regrowth Vegetation
 - Environmental Management Zone 3 - Open Grazing Country - Category X Vegetation
 - Environmental Management Zone 4 - Degraded Creeks, Gullies and drainage lines
- Latest aerial assesment (2022.11)**
- Vegetated areas
 - Paddock areas/not vegetated
 - Completed Plantings Areas
 - Field survey - Confirmed Planting Areas
 - Field Survey - tracklog

Issue	Date	Description	Drawn	Checked
A	20/11/2023	Preliminary	TC	AR



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Field Observations

Direct Revegetation

All of the areas mapped as 'direct revegetation' were observed during field surveys and confirmed to contain plantings (**Photo sets 1 – 4**). There were significant variation in the height of plants depending on how recently they were planted (**Photo set 5**) which suggests most of the old plantings have grown successfully, and that the new plantings are likely to experience similarly good growth conditions in the offset site.

Only two areas were observed where damage to plantings had occurred, along the north-western portion of Cherry Gully and in very close proximity to each other. Damage in this area is likely to have been caused by feral pig, since large areas of ground were turned up, plants ripped up, and pig faeces were found (**Photo set 6**). Remaining plantings in the area were infrequent, with dead/uprooted plantings evident. All other direct revegetation area plantings appeared successful.

The only other notable observations were a hare, incidental evidence of weed management (**Photo set 7**) and weed presence throughout the planting areas. The presence of hares on the property needs to be managed and reduced as they attract predators such as wild dogs that threaten protected mammals, including koalas. Fortunately, hares have already been acknowledged on the property and their presence is being managed through the OAMP provided by One Environment, with baiting and shooting having previously been conducted and scheduled for the future. Similarly, wild dog monitoring, baiting, and shooting have and will continue to be conducted.

Weeds have also been mapped throughout the property, and regular periodical weed rotational spraying and treatment have commenced. Weeds such as *Argemone Mexicana* (Mexican Poppy), *Gomphocarpus physocarpus* (Balloon Cotton Ball Bush), and *Onopordum acanthium* (Scotch Thistle) occurred throughout newly planted areas, likely due to the opportunity presented by freshly weeded and turned ground for plantings which leave disturbed open areas with low competition (**Photo set 8**). Current planned weed management actions should be sufficient to control these weeds. Weeds of National Significance were present in very low quantities. *Lantana camara* (Lantana) was present around few mature trees, and *Dolichandra unguis-cati* (Cat's Claw Creeper) was observed in a mature trees within the degraded creek area by one of the residential buildings. All weeds had die-off evident from management actions (**Photo set 9**). It should be noted that ongoing maintenance will be necessary to prevent weed incursions from neighbouring properties that do not have regular or effective weed management (**Photo set 10**).



Photo set 1: Avonvale creek plantings.



Photo set 2: Avonvale grazing country plantings.



Photo set 3: Cherry Gully creek plantings.



Photo set 4: Cherry Gully grazing country plantings.



Photo set 5: Size difference between new 400-500mm (*left and centre*) and older 1.8m (*right*) plantings in adjacent areas.



Photo set 6: Evidence of pig damage in planting area. *Top:* pig faeces. *Bottom:* damage to plantings and earth.



Photo 7: Evidence of weed control on *Argemone Mexicana* (Mexican Poppy).



Photo set 8: Weed species *Gomphocarpus physocarpus* (Balloon Cotton Ball Bush) and *Onopordum acanthium* (Scotch Thistle) in planted areas.



Photo set 9: Dead *Lantana camara* under patches of mature trees.



Photo set 10 : *Lantana camara* (Lantana) infestation along the border of the neighbouring lot.

Assisted Revegetation

The majority of the assisted revegetation areas were observed during field surveys, with only a few areas that could not be easily accessed. Most of the areas categorised for assisted revegetation occur on the hills and slopes surrounding the open grazing country. They were largely in good condition, with established natural regrowth present in the form of relatively dense young trees and shrubs (**Photo set 11 and 12**). Weed presence varied but was generally restricted to small patches of *Lantana camara* (Lantana), which often appeared to have been poisoned.

In selected areas of EMZ 3 extensive weed management has occurred and native regeneration is resulting. In other areas where regeneration is naturally occurring the restoration contractor has remained avoiding interfering with through fear of damaging naturally occurring native plants only to replace these with new native seedlings. Within acute areas within this zone gaps in native vegetation can be observed of up to 1000 square metres or 0.1 of a ha (**Photo set 13**).



Photo set 11: Avonvale assisted revegetation areas.



Photo set 12: Cherry Gully assisted revegetation areas.



Photo 13: Less established Avonvale assisted revegetation area with scattered regrowth (foreground hill), compared to example of more established revegetation area behind.

Summary

At the request of Pioneer Fortune Saunders Havill has been asked to undertake a review of works completed at the site and provide comment on the satisfaction of the works in relation to Conditions 16 (b) and 17 (b). A level of interpretation exists in reviewing the specific requirements of these two conditions, however our view, based on the methodology documented in this Memo is that Condition 16(b) and 17 (b) of the approval have been largely satisfied but requires ongoing monitoring with a specific focus in areas of natural restoration to ensure the current level of intervention and management activities result in the habitat returning as predicted. The following comments and limitations are relevant in this review:

EMZ 4 which is easily accessible, covers flat alluvial land has been extensively revegetated in a wholesale context and is overtly compliant with condition 17(b).

EMZ 3 is more stratified containing areas of whole revegetation, minor and major infill planting zones, spot plantings, native seed re-harvesting, extensive and minor zones of assisted natural regeneration. Extensive works have occurred over all parts of EMZ 3, inclusive of major plantings in challenging terrain and inaccessible areas. Restoration in these zones are at a density of that matching the adjoining areas of remnant (which given the open woodland structure, also contains gaps), however because juvenile regeneration is short and yet to establish a canopy and by comparison to the extensive densities planted in the wholesale planting zones selected areas can feel more bare by comparison. In discussion with the planting contractor the success of the natural regeneration, like new planting zones, has moved into a maintenance and replacement phase which will run for the next 5 years until establishment is considered complete.

Many of the native shrubs and young trees present in the naturally regenerating areas are reflective of the mapped regional ecosystems or pre-clear regional ecosystems which suggests the habitat created in these areas will reflect that of the vegetation present prior to the clearing activities occurring on the site.

Further monitoring is required, of the naturally regenerating areas to ensure the current management activities result in the required habitat as predicted.