



EPBC Annual Compliance Report

18 November 2021 to 17 November 2022 – EPBC 2016/7817
Mirvac Greater Flagstone Project, Greenbank, Queensland
Mircvac Queensland Pty Ltd
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1. Introduction

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

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

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

1.1. Approval summary

Department reference	EPBC 2016/7817
Approval holder	Mirvac Queensland Pty Ltd
ACN	060 411 207
Approval date	11 October 2019
Expiry date of approval	31 July 2040
Approved action	Development of a master planned residential community, on Lot 1 on SP297192 (formerly Lot 205 on RP845844, Lot 434 on RP845844 (part) and Lot 9 on S312355), within the Greater Flagstone Priority Development Area, Greenbank, Queensland.
Controlling provision	Approved - listed threatened species and communities (sections 18 & 18A)
Reporting period	18 November 2021 to 17 November 2022
Address	138-168 Teviot Road, 456-522 Greenbank Road & 96-102 Brightwell Street, Greenbank QLD 4124
Local government area	Logan City Council



2. Declaration of accuracy

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

Signed



Full name

Andrew Davies

Position

Principal Environmental Scientist

Organisation

Saunders Havill Group (ABN 24 144 972 949)

Date

6 February 2023

3. Description of activities

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

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

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

On-site works have proceeded in accordance with the stage specific Vegetation Clearing and Management Plans (VC&MP) and Fauna Management Plans (FMP) under the supervision of a qualified fauna spotter catcher. Vegetation clearing was undertaken within the approval area during the reporting period for future residential precincts with the assistance of Australia Wide Environmental Consultants (AWEC). AWEC reported on the clearing activities and one of these reports are provided to the Department as part of this Annual Compliance Report (refer **Appendix B**). Only one example is provided to show compliance processes.

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

- Extensive engagement with the local community to foster the community spirit in and around Everleigh through;
 - Mirvac National Community Day
 - ANZAC Service Everleigh State School
 - Everleigh Park Paw-fect Playtime
 - Evergreen Enviro Walk
 - 2nd Annual Everleigh Games
 - Australia's biggest morning Tea Fundraiser for Cancer Council
 - Everleigh Nature Festival.
 - Easter Hunt Celebration

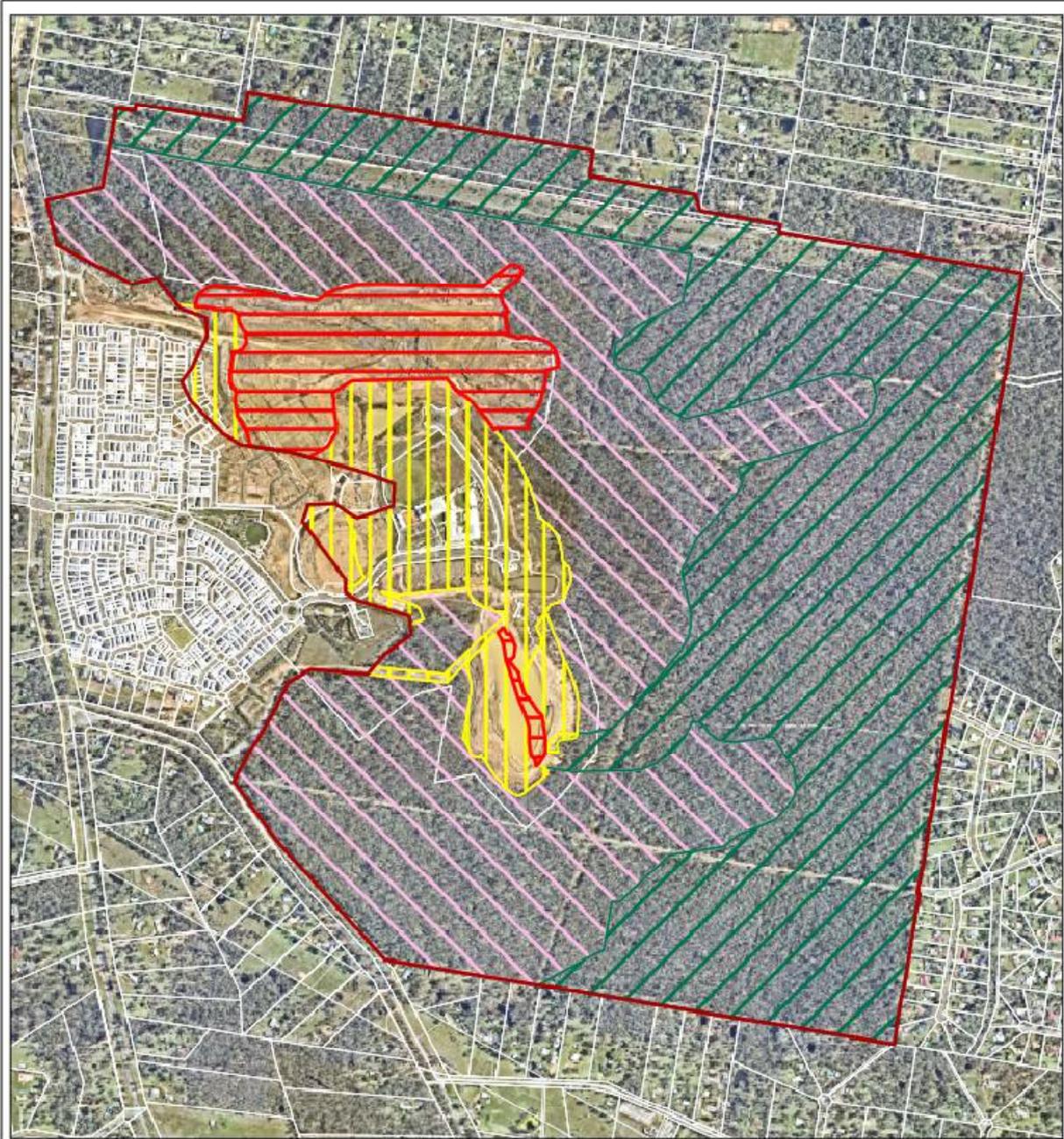
- Bushcare Community Day
- New AFL Field Construction
- NAIDOC week Indigenous Culture event.
- Halloween Hunt in Everleigh park.
- International Womens Day Dancing Queens Charity Night
- Everleigh Foundation Prep Students Time Capsule
- Free weekly activities including;
 - Weekly Group Fitness at Everleigh Park
 - Little Learners Playgroup at Everleigh State School
 - Seniors Coffee Group at Pub Lane Tavern.
 - Playgroup at School.
 - Dance Lessons at Everleigh Park
 - Play in the Park and After School Sports at Everleigh Park
 - Netball in Leaf Park
 - Taekwondo in Everleigh Park
 - Sunset Yoga in Everleigh Park.
- Awards:
 - Logan Urban Design Award for Master Planning
 - UDIA Queensland Awards for Excellence Finalist for Community Engagement and Parks and Recreation.
- Estate Area Works:
 - Continued vegetation clearing works for ROL6;
 - Completed vegetation clearing Precinct 9: Precinct 9.3, Balance Precinct 9
 - Commenced construction of New AFL Field
 - Construction of roads and shared paths to new land releases.
 - The Bamboo Land Release
 - The Russett Land release
 - The Tuscan Land Release
- EPBC Approval area works:
 - Pre-clearance surveys and reports;
 - Temporary management infrastructure (e.g. vegetation and fauna fencing, signage);

- vegetation clearing;
- earthworks;
- Infrastructure installation; and
- On-site Conservation area Works:
 - Ongoing management and monitoring of *Melaleuca irbyana* offset area including weed treatment, watering and replacement of tree guards (as needed under State approvals).

Table 1 summarises the current status of the project in conjunction with **Section 4.2** below. **Figure 2** illustrates the impacts to habitat critical to the survival of the Koala and Grey-headed Flying-fox foraging habitat as defined in the approval and listed in **Table 1**.

Table 1: Development details

Total residential lots	3450
Dwellings under construction/constructed	Approx. 360
Total critical Koala habitat	410 ha
Approved total clearing of critical Koala habitat	230 ha
Total current clearing of critical Koala habitat	70 ha
Balance approved clearing not yet undertaken	160 ha



<p>Legend</p> <ul style="list-style-type: none"> Referral area Logan City DCCB <p>Koala habitat critical to the survival of the koala assessment</p> <ul style="list-style-type: none"> Critical Habitat removed in 2022 reporting period in proposed development area (27 ha) Critical Habitat removed in prior reporting period in proposed development area (43 ha) Critical Habitat remaining to be removed in proposed development area (160 ha) Critical Habitat to be retained in conservation area (1798 ha) <p><small>Layer Sources: QLD GIS Layers (QLD Gov. Information Service 2022), Aerial (Nearmap Nov. 2022)</small></p>	<p>Figure 2</p> <p>Project Area Impacts to Defined Habitat Critical to the Survival of the Koala</p> <p><small>File ref: 7598 - E Figure 2 ACR3 Project Impacts A Date: 2/12/2022 Project: Greater Ragstone Project</small></p> <p>0 100 200 400 600 m</p> <p>Scale (A4): 1:4,500 (GDA 1994 MGA 256)</p>	  <p><small>THIS DOCUMENT IS UNCLASSIFIED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAUNDERS HAVILL GROUP.</small></p>
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4. Management of Impacts

Approvals relating to impacts on ecological matters were collated from Commonwealth, State and Local governments for the project and included several overarching environmental management plans. Each contractor was provided a copy of the approval documents within the Pre-Start Package prior to any clearing commencing. The environmental plans provided stipulate environmental management requirements pertinent to each stage of construction and measures for vegetation management (clearing and protection), protection of MNES fauna (Koala and GHFF) and other native wildlife, maintenance of safe wildlife movement opportunities, fauna habitat rehabilitation, threatened flora management and pest management.

As part of managing the smaller work areas of the project, a second supporting document was developed: Everleigh—Environmental Pre-Start Checklist (refer **Appendix C** for example). This checklist was integral to ensuring construction proceeded within the demarcated limits, suitable fencing was installed across the work area and the necessary checks for threatened fauna were completed prior to the clearing of any vegetation.

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

4.1. Pre and Post-clearing Reporting

Development continued in line with approvals across multiple works packages including Precinct 9 and the Sports and Recreational Park (referred to as ROL6). Two phases of vegetation clearing were carried out within the reporting period. As discussed in Section 3, all works during the reporting period were located within Stage 2 of the approval area (refer **Appendix A**).

Pre and post-clearing surveys and reporting were undertaken by a qualified and experienced fauna spotter catcher (AWEC) for both ROL06 and Precinct 9 to mitigate the potential for adverse impacts. To assist the detection of Koala, a detailed assessment the clearing zone was conducted with a thermal sensor and Remotely Piloted Aircraft.

No Koalas were located within the clearing zones of the Sports and Recreational Park or Precinct 9. One koala was located within proximity to the Precinct 9 clearing zone and were monitored by the fauna spotter catcher during clearing works. All other fauna identified during the clearing works by the fauna spotter catcher were managed as per standard protocols. One Precinct 9 pre-start packages provided in **Appendix C**. ROL06 commenced within the previous reporting period and the pre-start package for this phase of works was provided in the preceding annual compliance report which is available on the project website.

4.2. Annual Reporting Site Audit

An inspection and audit of the approval area and on-site conversation area was conducted by a Saunders Havill Group ecologist on 21 December 2021. To confirm the extent of works, the ecologist traversed the ROL6 and Precinct 9 clearing boundaries and inspected the maintained tree protection fencing (refer **Photo Set 1**).

The audit confirmed the extent of works were within the demarcated limits inspected prior to commencement of works and no clearing occurred outside of Stage 2 during the reporting period in accordance with condition 2 of the approval (refer **Appendix A**).



Photo Set 1: Maintained tree protection fencing and retained vegetation along Precinct 9 boundary observed during annual site inspection and audit.

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

5. On-site conservation area

The on-site conservation area adjacent the action site, part Lot 9004 SP327213, requires ongoing management and rehabilitation. The NESS has been developed and implemented to avoid degradation of the on-site conservation area as a result of the action. The on-site conservation area is considered to contribute to the protection of MNES including habitat for the Koala and foraging habitat for the GHFF. The primary objectives recommended for the Conservation Area include:

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

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

Overall, the preservation and rehabilitation of the on-site Conservation area under the proposal is considered to provide a noteworthy environmental outcome for MNES that may infrequently utilise the site as part of a broader home range.

5.1. *Melaleuca irbyana* Revegetation

Protected Plants Flora Surveys undertaken over the site in 2018, 2020 and 2022 recorded five isolated patches of *Melaleuca irbyana*; four of which are located within the development area and none of which met the thresholds to be classified as a Threatened Ecological Community under the EPBC Act (as per referral documentation). The species is listed as Endangered under the *Nature Conservation Act 1992* (NCA).

An Impact Management Plan *Impact Management Plan Melaleuca irbyana 43-520 Greenbank Road, Greenbank prepared for Mirvac QLD Pty Ltd, dated 3 July 2018*' (IMP) then subsequent '*Impact Management Plan Melaleuca irbyana 43-520 Greenbank Road, Greenbank prepared for Mirvac QLD Pty Ltd, dated August 2020*' (IMP) and '*Impact Management Plan Melaleuca irbyana 432-520 Greenbank Road, Greenbank prepared for Mirvac QLD Pty Ltd, dated July 2022*' (IMP) were prepared to support Protected Plants Clearing Permit applications to the Department of Environment and Science (DES). A copy of the latest approved IMP is included at **Appendix D**.

A Protected Plants Clearing Permit was renewed on 12 August 2022 (Permit No. WA0045420) which allows for clearing of all *M. irbyana* over the entire Clearing Impact Area (i.e. 277 ha site). Conditions of the Permit (PPCM01) require all activities relating to the impact of threatened flora species under the permit to be carried out in accordance with the procedures and actions in the approved IMP. This included rehabilitation planting of *M. irbyana* within future conservation land in the eastern portion of the site to ensure no significant residual impact on the species occurs as a result of the development.

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

Works during the reporting period included:

- Site inspections by contractor;
- Management and monitoring of *Melaleuca irbyana* of 625 specimens;
 - Watering (as required)
 - Removal of tree guards (as required)
 - Weed management

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



Photo Set 2: *M. irbyana* inspection photos

6. Offset Area

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

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

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

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

Annual Offset Area Management Reports are prepared for the offset site. The Aroona Station Offset Area Management Report – Year 2 was issued prior to the finalising of the second Annual Compliance Report (refer **Appendix E**). The offset milestones have been summarised in the table below.

Table 2: Offset Milestones

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

The Offset Area Management Report – Year 2 summarised the actions undertaken during the reporting period, including:

- Establishment of monitoring transects,
- Completion of revegetation within the offset area (52.5 ha in total),
- Commencement of the maintenance phase of revegetation areas,
- Located flowering Grey-headed Flying-fox forage trees with GPS contributing to spatial and seasonal representation of food availability,
- Koala usage of the site using the Spot Assessment Technique (SAT) and opportunistic observations,
- Weed assessments,
- Feral predator monitoring using camera trapping and scat searches, and
- Cattle grazing for fuel hazard reduction.

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

For the purposes of managing the offset, the land was categorised into three management units, remnant (OMU1), regrowth (OMU2) and cleared (OMU3). Broadly, condition and management actions required are similar for remnant, regrowth and cleared areas. As a result, it was decided to assess habitat quality and potential improvements based on Operational Management Units (OMUs). OMUs are made up of assessment units relating to the regional ecosystems and vegetation classes within the offset area.

Management actions in OMU1 and OMU2 focussed on habitat quality improvement with the establishment of monitoring transects and rehabilitation actions conducted in accordance with the Aroona Weed Management Strategy and Fire Management Plan. Habitat creation and revegetation commenced in OMU3 (cleared areas). Initial revegetation utilising tube stock and seeds was completed within the reporting period, totalling an area of 52.5 ha. The revegetation area is now in the maintenance phase. Habitat quality monitoring transects and photo monitoring points were also established within the reporting period and are presented in the year 2 annual offset report. Trees planted in 2021 at roughly 30cm heights are now ranging between 70cm and 1.5m growth. Survival counts are also showing above 80% success. As such, replacement planting has not been required.

Flowering grey-headed flying fox forage trees were GPS located and recorded throughout the reporting period. This enables a spatial and seasonal representation of food availability in between the 5 year reporting milestones. *Corymbia intermedia* and *Eucalyptus tereticornis* were the most dominant flowering forage tree. Due to an unpredictable weather season and multiple La Nina events, the flowering duration of *Eucalyptus tereticornis* was notably later and longer in 2022. This provides year round coverage as they are a summer and winter forage species respectively.

Opportunistic scat surveys were conducted across the reporting period. Koala scat was observed through all of the offset management units. Two koalas were observed across Aroona Station, one visual observation

adjacent to the EPBC2016/7817 offset area and the second via motion sensor camera trap within the offset area.

Weed assessments continue to be conducted annually and compared to results from the baseline survey of 2021. Permanently marked transects were surveyed according to Nelder *et al* 2015 in a 50 x 10m transect. Photo points were recorded at each transect so that the progress of the site could be monitored (Appendix 2). The target weed species identified as a threatening process to koalas are lantana (*Lantana camara*), broad-leaved pepper (*Schinus terebinthifolius*), Chinese celtis (*Celtis sinensis*) and cat's claw (*Macfadyena unguis-cati*). Whilst other weeds were measured for overall ecological health, the focus of the weed management is the control and eradication of *L. camara*, as it has the capacity to prevent koala movement and access to food and shelter trees.

Woody weed cover remains stable within the offset area, despite active control along creek lines. A slight increase in *Celtis sinensis* is attributed to re-emergence. Lantana remains the dominant species (100% occupancy) and occurs in varying densities within transects, whereas *Shchinus terebinthifolius* and *Celtis sinensis* remain constricted to creek lines and gullies. This is to be expected during and post extensive wet seasons. Strategic management will be actioned to ensure control is conducted where effective.

Predator management on Aroona Station has occurred since 2018. To date, dingoes (*Canis lupus*), foxes (*Vulpes vulpes*) and cats (*Felis catus*) have all been recorded on-site in camera trapping, from visual sightings or from the collection of scats. A property wide scale assessment was conducted to ensure that detection of predator activity is maximised, to reflect the large home ranges, and best inform management actions. Feral predator abundance has been monitored on Aroona Station using two methods since 2018: camera trapping and scat searches. Given that the movement range of these feral predators extends beyond the specific offset area, Relative Abundance Index (RAI) are presented including the data from any camera trapping station with projected territories of any feral animal that overlap with the offset area. Observations specific to cameras within the offset area are presented in maps. Camera trapping is performed biannually to account for seasonal variation in predator behaviour.

Throughout the monitoring period, the relative abundance and occupancy of wild dogs showcased a peak in Summer 2021. Preliminary individual recognition shows that these are the same few individuals moving across the landscape. Occupancy in winter declined back to baseline thresholds. Camera trap footage demonstrated isolate individuals and no large packs in the winter of 2021. The abundance and occupancy of foxes remains stable at the baseline threshold, with a small decline in Winter 2022. Pigs (*Sus scrofa*) have also been observed in the property. Pig abundance and occupancy fluctuates with weather conditions and seasons. The year was typical of above average rainfall, attracting pigs to lowland alluvial flats, and providing ample food source. The abundance (RAI) of pigs declined in Summer 2021 and Winter 2022. There was minimal evidence of pigs in the revegetation area and no disturbance observed. Management action will continue to be taken. No cats were observed during this monitoring period.

To date, predator scat analysis shows no presence of koala in any predators diet on Aroona Station. In the past five years, macropods and wallabies have been the main fauna group present in predator scat, followed by

small native mammals, birds and reptiles. Several non-native mammals were found in scat including goat and pigs since 2017. No koala mortalities caused by non-native predators was recorded in the reporting period.

Cattle grazing for the purpose of fuel hazard management was conducted in line with the decision matrix provided in the Offset Management Plan. Only one grazing period was conducted between fuel hazard assessments. No ecological burns were conducting within the EPBC2016/7817 offset area during the reporting period. One ecological burn was undertaken within the wider property. Fire break trails were inspected and maintained at regular intervals.

7. EPBC approval conditions compliance table

The EPBC approval conditions for the project are replicated in **Table 3** with a designation on compliance or non-compliance if the condition was applicable during the reporting period, and evidence and comments as necessary. A copy of the EPBC approval and conditions is provided in **Appendix A**.

Table 3: EPBC approval conditions compliance table.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
1	The approval holder must ensure that no clearing of Koala or Grey-headed Flying-fox habitat for stage 1 occurs outside the stage 1 site.	Compliant	Clearing of Stage 1 has been completed. No clearing of Koala or Grey-headed Flying-fox habitat associated with Stage 1 works occurred outside of the Stage 1 Area.
2	The approval holder must ensure that no clearing of Koala or Grey-headed Flying-fox habitat for stage 2 occurs outside of stage 2 site.	Compliant	Clearing of Stage 2 continued during the reporting period with works occurring in ROL06 and Precinct 9. A total of approximately 27 ha of Koala and Grey-headed Flying-fox habitat occurred during this reporting period (refer to Figure 2). No clearing occurred outside of Stage 2 site during the reporting period.
3	For the protection of the Koala and Grey-headed Flying-fox habitat, the approval holder must implement the Natural Environment Site Strategy to avoid degradation of the on-site Conservation area as a result of the action, until such time that Logan City Council has accepted management of the on-site Conservation area in writing, and the approval holder has provided evidence of this to the Department.	Compliant	The approval holder has implemented the NESS to avoid degradation of the on-site Conservation area retaining significant biodiversity values. 180 ha of critical habitat within the on-site conservation area is to be retained. No clearing occurred outside of the development area during the reporting period.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
4	<p>Within three (3) months of the commencement of stage 1 of the action, the approval holder must submit, for approval by the Minister, an Offset Strategy to compensate for the loss of 230 ha of Koala and Grey-headed Flying-fox habitat. The approval holder must not commence stage 2 of the action until the Offset Strategy has been approved by the Minister in writing. The approved Offset Strategy must be implemented. The approved Offset Strategy must:</p> <ol style="list-style-type: none"> a. be prepared by a suitably qualified person b. be prepared in accordance with relevant approved conservation advices, recovery plans and threat abatement plans c. demonstrate that the proposed offset area(s) meets the principles of the EPBC Act Environmental Offsets Policy and Environmental Management Plan Guidelines d. include timelines and mechanisms for legally securing the offset area(s) 	Compliant	<p>Rehabilitation planting by land care consultant Evolve commenced at the State <i>M. irbyana</i> offset area within the on-site Conservation area in accordance with the approved IMP. Works included weed treatment and tube-stock planting of <i>M. irbyana</i> across a 5,000 m² area within the previous reporting period.</p> <p>The approval holder will continue to manage and monitor the on-site Conservation area until such time that Logan City Council has accepted management of the area.</p> <p>The Offset Strategy was submitted within three (3) months of the commencement of the action and approved by the Department on 8 October 2020. The offset strategy contained an OMP prepared by QTFN. The approval confirmed the Offset Strategy and OMP met the requirements of Condition 4.</p> <p>Implementation of the OMP is described in section 7 of this report and Table 5.</p>

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

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
	<p>ecological outcomes and offset performance and completion criteria, including:</p> <ul style="list-style-type: none"> i. the timing and frequency of these measures, and person(s) responsible ii. a program to monitor and report on the effectiveness of these measures, including monitoring and reporting progress against the ecological outcomes and offset performance and completion criteria at an appropriate time and frequency iii. criteria for triggering adaptive management actions, contingency measures and corrective actions if the ecological outcomes and offset performance and completion criteria are not achieved, and the timing and frequency and person(s) responsible iv. details of the potential risks to the successful implementation of the plan and measures that will be implemented to mitigate against these risks, and v. the person(s) responsible for monitoring, reviewing and implementing the Offset Management Plan. 		
5	<p>For the protection of the Koala, the approval holder must ensure that any offset area(s) will provide and/or establish a robust and diverse ecosystem that:</p> <ul style="list-style-type: none"> a. contains habitat that provides both shelter and food resources relevant to the Koala, and b. has a real potential to promote Koala breeding. 	Compliant	<p>The Offset Strategy was approved by the Department on 8 October 2020. The offset strategy contained an OMP prepared by QTFN. The approval confirmed the Offset Strategy and OMP met the requirements of Condition 5.</p> <p>Implementation of the OMP is described in section 7 of this report and Table 5.</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
6	The approval holder must ensure that the revegetation of Koala food trees at the offset area(s) will utilise seeds collected from Koala food trees found within the offset area(s), or directly adjacent to the offset area(s), and preferably that also have evidence of Koala utilising them for feeding.	Compliant	<p>Revegetation works have commenced to enhance Koala habitat across the offset area. Koala scat was observed through all of the offset management units. Two koalas were observed across Aroona Station, one visual observation adjacent to the EPBC2016/7817 offset area and the second via motion sensor camera trap within the offset area.</p> <p>Revegetation works have commenced in accordance with the approved Offset Strategy and OMP with the planting of tube stock and seeds. Throughout the time available to source seed, Aroona did not support a seed bank sufficient enough for the species diversity and abundance of koala habitat and GHFF forage habitat and therefore in addition to those sourced from the offset site, further resources were sourced from local suppliers, ensuring local provenance with as close proximity as possible to increase the likelihood of survival and preference by koala and GHFF.</p>
Notification of date of commencement of the action			
7	The approval holder must notify the Department in writing of the date of commencement of stage 1 and stage 2 of the action, within 10 business days after the date of commencement of stage 1 and stage 2 of the action	Compliant	<p>The Stage 1 of the action commenced on 18 November 2019. The department was notified in writing on the 19 November 2019 of commencement of the action.</p> <p>Stage 2 of the Action commenced on 1 March 2021, with the commencement of Precinct 12 clearing works. The department was notified in writing on the 12 March 2021 of the commencement of Stage 2 of the Action, within the prescribed 10 business days.</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
8	If the commencement of stage 1 or stage 2 does not occur within two (2) years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister.	Compliant	The Stage 1 of the action commenced on 18 November 2019 and Stage 2 of the Action commenced on 1 March 2021 within the 2 years from the date of approval (11 October 2019).

Compliance Records

9	The approval holder must maintain accurate and complete compliance records.	Compliant	The Saunders Havill Group records and holds all relevant information for this EPBC approval on behalf of the approval holder. Electronic records of all material are held collectively by the Saunders Havill Group and approval holder and will be made available upon request in accordance with section 458 of the EPBC Act, or if required to verify compliance with the conditions of approval.
10	If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department within the timeframe specified in the request.	Not applicable	The department has not requested to provide electronic copies of compliance records.

Preparation and publication of plans

11	<p>The approval holder must:</p> <ul style="list-style-type: none"> a. submit plans electronically to the Department for approval by the Minister; b. publish each plan on the website within 20 business days of the date the plan is approved by the Minister or of the date a revised action management plan is submitted to the Minister or the Department, unless otherwise agreed to in writing by the Minister; 	Compliant	The approval holder submitted the Offset Strategy and Offset Management Plan electronically to the Department. The Offset Strategy was approved by the Department on 8 October 2020. The EPBC Decision Notice, Approved Offset Strategy and Offset Strategy Approval have been published on the website.
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Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
	<ul style="list-style-type: none"> c. exclude or redact sensitive ecological data from plans published on the website or provided to a member of the public; and d. keep plans published on the website until the end date of this approval. 		
12	<p>The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under a plan, is prepared in accordance with the Department's Guidelines for biological survey and mapped data (2018) and submitted electronically to the Department in accordance with the requirements of the plan.</p>	Compliant	<p>This reporting period marks the second offset monitoring period for the offset site. The offset provider, QTFN, has prepared an Offset Management Report - Year 2 (refer Appendix F) for the second year of monitoring data. Monitoring data collected within the report has been prepared in accordance with the Department's Guidelines.</p>
Annual compliance reporting			
13	<p>The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or otherwise in accordance with an annual date that has been agreed to in writing by the Minister. The approval holder must:</p> <ul style="list-style-type: none"> a. publish each compliance report on the website within 60 business days following the relevant 12 month period; b. notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report within five business days of the date of publication; c. keep all compliance reports publicly available on the website until this approval expires; 	Compliant	<p>The anniversary of the commencement of the action is 18 November. The annual deadline for publishing the report addressing compliance with each of the conditions of the approval (i.e. this Annual Compliance Report) is 9 February 2023. Documentary evidence providing proof of the date of publication will be provided to the Department when the report is published. Where the annual deadline is not a business day in Brisbane, the following business day is taken to be the due date.</p>

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

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
	c. the method and timing of any remedial action that will be undertaken by the approval holder.		
Independent audit			
16	The approval holder must ensure that independent audits of compliance with the conditions are conducted every five (5) years following the date of the commencement of the action, or as otherwise requested in writing by the Minister.	Not Applicable	Independent audit is conducted every (5) years following the date of commencement, due 18 November 2024. The Minister has not directed the approval holder to conduct an independent audit of compliance with the conditions of the approval.
17	For each independent audit, the approval holder must: <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	Independent audit is conducted every (5) years following the date of commencement, due 18 November 2024. The Minister has not directed the approval holder to conduct an independent audit of compliance with the conditions of the approval.
18	The approval holder must publish the audit report on the website within 10 business days of receiving the Department's approval of the audit report and keep the audit report published on the website until the end date of this approval.	Not Applicable	Independent audit is conducted every (5) years following the date of commencement and scheduled for 18 November 2024. The Minister has not directed the approval holder to conduct an independent audit of compliance with the conditions of the approval.
Completion of the action			
19	Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	Not Applicable	The action has not been completed.

8. Natural Environment Site Strategy

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

Table 4: Natural Environment Site Strategy implementation

No.	Commitment	Evidence/comments/status
NESS-1	Identify Significant Biodiversity Values within and adjoining the Development Land.	Significant Biodiversity Values within and adjoining the development land were identified during the EPBC Referral and Approval process. This included the identification of Threatened Ecological Communities (TECs), remnant vegetation, habitat for threatened flora and fauna, waterways and permanent ponds.
NESS-2	Retain and protect confirmed areas of remnant vegetation containing Endangered Regional Ecosystems.	<p>During the reporting period, 27 ha of the vegetation was cleared, consisting predominantly of non-remnant vegetation. No endangered remnant vegetation was cleared.</p> <p>Areas of remnant vegetation have been retained through the masterplan design and individual staging process of the development. Endangered regional ecosystems have not been cleared during the reporting period.</p>
NESS-3	Development protects and minimises impacts on native vegetation within and supporting Significant Biodiversity Values.	<p>During the reporting period, a total of 27 ha of clearing activities were undertaken. AWEC supervised all vegetation clearing activities which included inspecting the demarcated boundary of the works area and ensuring clear paths for fauna to reach safe havens were provided. One of their services reports are provided in Appendix B.</p> <p>The action has to the greatest extent possible avoided the clearing of non-endangered remnant, regrowth and other native vegetation through design. A</p>

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

No.	Commitment	Evidence/comments/status
NESS-6	Identify and avoid (to the greatest extent possible) any impacts on EVNT species.	<p>As discussed within Section 5, <i>M. irbyana</i> was identified within the clearing zone through Protected Plants Surveys.</p> <p>The Protected Plants Clearing Permit (Permit No. WA0026119) expired during the reporting period. A new permit was issued by the DES on 12 August 2022 which allows for clearing of all <i>M. irbyana</i> over the entire Clearing Impact Area). Conditions of the Permit (PPCM01) require all activities relating to the impact of threatened flora species under the permit to be carried out in accordance with the procedures and actions in the IMP. This included rehabilitation planting of <i>M. irbyana</i> within future conservation land in the eastern portion of the site to ensure no significant residual impact on the species occurs as a result of the development.</p> <p>Evolve commenced rehabilitation and offset works in accordance with the IMP in March 2019. This included weed treatment and tube-stock planting of <i>M. irbyana</i> within a 5,000 m² area within the on-site Conservation area. The initial managing and monitoring period for this specific location within the on-site Conservation area is 24 months utilising adaptive management which concluded in 2021. Monitoring and management of the plantings have continued with regular inspections.</p>
NESS-7	Minimise impacts on native fauna (not scheduled as Threatened).	<p>To avoid impacts where possible, all retained habitat for native fauna has been consolidated into non development portions of the site (i.e. the on-site Conservation area). Impacts have been minimised through the development land through staging and sequential clearing. Clearing has been undertaken in accordance with individual, site specific management plans.</p> <p>AWEC supervised all vegetation clearing activities which included inspecting the demarcated boundary of the works area and ensuring clear paths for fauna to reach safe havens were provided. Where specific habitat features have been identified (i.e. fallen logs, hollows, etc.), these are to be distributed within the</p>

No.	Commitment	Evidence/comments/status
NESS-8	Retain, protect and buffer site watercourses forming part of the projects Significant Biodiversity Values.	<p>on-site Conservation area. AWEC Post-clearing report is provided in Appendix B.</p> <p>The design largely avoids mapped waterways and associated vegetation. Waterways within the on-site Conservation area are to be retained and managed.</p> <p>Further rehabilitation works are proposed to protect and buffer site watercourses and improve the quality of significant biodiversity values including planting of endemic species and weed management within the bed and banks of retained or modified watercourses and drainage features.</p>
NESS-9	Avoid and manage land degradation impacts caused through works within areas of dispersive and sodic soils.	<p>The design avoids clearing on steep terrain and (to the largest extent possible) within identified waterways forming part of the site’s significant biodiversity values within the development land. The land designated within the on-site Conservation area is to be retained.</p> <p>Where possible, natural drainage features within the Development Land have been included as part of open space, drainage channels, etc. Detailed erosion and sediment control plans are prepared for each development stage to mitigate the impacts.</p>
NESS-10	Expand and improve the quality of Significant Biodiversity Values and other retained natural features.	<p>Revegetation works within the on-site conservation area have commenced through the State <i>M. irbyana</i> offset. Planting has been undertaken over 5,000 m². Actions within this zone include weed treatment and the ongoing management and monitoring of revegetation works. This area continues to be managed by regeneration consultants, Evolve. Refer to Appendix E for consultant reports.</p>

No.	Commitment	Evidence/comments/status
NESS-11	Decrease in the volume and diversity of site weed and pest species.	<p>Further rehabilitation works are proposed for the on-site conservation area to expand and improve the quality of significant biodiversity values and retained natural features including:</p> <ul style="list-style-type: none"> • Planting of koala habitat trees; • Targeted weed management; and • planting of endemic species and weed management within the bed and banks of retained or modified watercourses and drainage features. <p>Rehabilitation works within the on-site conservation area are ongoing and progress will be discussed within subsequent annual compliance reports.</p>
NESS-12	Ensure monitoring, management and reporting collect adequate information to contribute towards the avoid, minimise, restore and offset principles of the NESS.	<p>The on-site conservation area is largely undisturbed and buffered from adjacent incompatible land uses. As such, the volume and diversity of site weed and pest species is relatively low. Given the extent of the on-site conservation area, the rehabilitation will be staged.</p> <p>During the reporting period, rehabilitation works remained concentrated within the 5,000 m² area for <i>M. irbyana</i>. Works have included planting, watering, monitoring and weed management.</p> <p>Rehabilitation works within the on-site conservation area are ongoing and progress will be discussed within subsequent annual compliance reports.</p> <p>Monitoring and reporting processes are implemented during each stage of development and rehabilitation/offset works in accordance with relevant management plans (VMP, FMP, IMP, OMP, etc.) including pre and post clearing assessments, photo monitoring, tree health, rehabilitation/offset work audits. Refer to Appendix B for post clearing report and Appendix C for Precinct 9 pre-clearing report prepared during the reporting period. Only one example provided given the size of document.</p>

9. Offset Management Plan

A review of the OMP management actions and implementation is provided in **Table 5**.

Table 5: Offset Management Plan implementation

No.	Management Action	Actions	Status/comments
MA-1	Selective chemical / mechanical weed management	<ul style="list-style-type: none"> Develop and implement a weed strategy, with a particular focus on weeds with particularly ability to impact on koala movement and structural vegetation composition (mainly <i>Lantana camara</i> and <i>Schinus terebinthifolius</i>), and under the Biosecurity Act 2014, to reduce weed cover to target thresholds. Undertake weed management according principles outlined in section 7.1 of OMP. 	<p>The Offset Management Plan actions continued during the 2021-2022 reporting period.</p> <p>Baseline weed assessments were conducted in 2021. Weed assessments continue to be conducted annually for the duration of the OMP. Permanently marked transects were surveyed and photo points were recorded at each transect to ensure that the progress of the site could be monitored.</p> <p>The target weed species identified as a threatening process to koalas are lantana (<i>Lantana camara</i>), broad-leaved pepper (<i>Schinus terebinthifolius</i>) and Chinese elm (<i>Celtis sinensis</i>). Lantana is the predominant threat within the offset area, occurring in all transects with coverage up to 70%. Broadleaved pepper was recorded at over 10% of the transects. Chinese elm was recorded at 40% of transects but remained in low coverage below 20%.</p>

MA-2	Ecological Burns	<ul style="list-style-type: none"> Develop and implement a Fire Management Strategy with particular focus on Regional Ecosystem burning intervals and property fire history. Undertake ecological burns in accordance with principles outlined in this section. 	<p>The threats to koalas from fire was addressed in accordance with OMP by referring to the 'Aroona Station Fire Management Plan'. one ecological burn was conducted across the offset property, but not within the EPBC 2016/7817 offset area.</p>
MA-3	Wildfire hazard reduction	<ul style="list-style-type: none"> Incorporate the offset area into the property Fire Management Plan within six (6) months of the offset being legally secured, for the purpose of protecting the offset area from high intensity wildfires as well as for conducting ecological burns with the aim to enhance biodiversity in line with the Regional Ecosystem Description Database fire management guideline. The property Fire Management Plan will be prepared by a suitably qualified professional and will detail: current vegetation condition and fire risk, locations of current and required firebreaks and fire control lines, current fuel loads, recommended actions and timeframes for maintenance of bushfire risk within the context of the adapted Regional Ecosystem Description Database guidelines and biodiversity outcomes sought for the offset area. Hazard reduction action will take place to reduce fuel loads based on Overall Fuel Hazard Assessment (Hines et al 2010). Hazard reduction action to follow flowchart outlined in Section 7.3 Install firebreaks and fire trails (access tracks). Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade and in compliance with the Fire and Emergency Services Act 1990. Inspect firebreaks and access tracks, undertake any maintenance required to achieve compliance with Fire Management Plan. 	<p>Fuel hazard assessments were undertaken during the reporting period. no ecological burns were conducted within the EPBC 2016/7817 offset area . Only one grazing period was conducted between fuel hazard assessments.</p> <p>No mortalities have been recorded as a result of wildfire.</p>
MA-4	Direct seeding where natural	<ul style="list-style-type: none"> Conduct direct seeding of native species in areas where natural regeneration not occurring. 	<p>Initial revegetation and habitat creation actions have been completed within the reporting period. The 52.5</p>

	regeneration is lacking	<ul style="list-style-type: none"> Species mix to be representative of Preclear Regional Ecosystem 	ha revegetation area will continue to be monitored through established transects and photo points.
MA-5	Legal protection from incompatible land uses	<ul style="list-style-type: none"> Legally secure the offset area by way of voluntary declaration under the Vegetation Management Act 1999 prior to commencement of Stage 2 of the action. The voluntary declaration will be in place for the duration of the impact, or until such time as another enduring protection mechanism (such as a Nature Refuge under the Nature Conservation Act 1992) has been formally registered on title and evidence of this has been provided to the Department. Note that this commitment should also be clearly stated in the legal security documentation. Note that any legal security mechanism must be in place for the duration of the impact and legal security documentation should include the following: <ul style="list-style-type: none"> commitments that legal security of the offset area will be in place for the duration of the impact details of management activities to be undertaken to achieve and maintain the outcomes prescribed within the Offset Strategy for the koala and GHFF. 	The offset area was legally secured under the VMA within the first reporting period on 4/12/2020 (confirmed by DAWE 08/02/2021). Stage 2 of the Action commenced on 1 March 2021, with the commencement of Precinct 12 clearing works.
MA-6	Monitoring control and of introduced predators	<ul style="list-style-type: none"> Conduct a baseline survey to establish introduced predator abundance and location on the property. This can be undertaken through the use of remote motion-activated cameras and/or identification of scats. Establish a Relative Abundance Index and confidence intervals around associated population trends. Implement introduced predator control program. The control program and techniques (trapping, baiting, shooting) will be informed based on the results of the abundance surveys. Where practical, and to increase the effectiveness of a control program, the landholder will seek to coordinate control programs with comparable activities being undertaken by neighbouring landholders. 	<p>Introduced predators have been monitored and controlled on the wider property since 2018. Since monitoring commenced decreased in RAI have been recorded in wild dogs, foxes and cats. No cats were observed in the reporting period. The previous reporting period recorded an increase in feral pigs. This spiked in Winter 2021 and has since decreased.</p> <p>No koala mortalities caused by non-native predators was recorded in the last monitoring season.</p>

- Conduct follow-up monitoring and implement further control efforts if feral animals recur. Implement adaptive management techniques if initial control techniques are not working effectively.
- Install appropriate hazard signage informing that the offset area is under introduced predator control.
- Set-up a community engagement program including but not limited to interpretive signs, fact sheets and community presentations with the aim to raise community awareness and encourage responsible pet ownership.
- Directly input into the Little Liverpool Range Strategy for controlling introduced predators across the Range.

MA-7	Revegetation	<ul style="list-style-type: none"> • Implement a revegetation program in cleared areas using best practice techniques with tree and shrub species representative of the pre-clearance Regional Ecosystem including koala and GHFF food and shelter trees. • Exclude livestock from areas undergoing revegetation activities • Legally secure the offset area 	<p>Initial revegetation and habitat creation actions have been completed within the reporting period. The 52.5 ha revegetation area will continue to be monitored through established transects and photo points. Fauna friendly cattle exclusion fencing has been installed across the offset area.</p> <p>The offset area was legally secured via voluntary declaration under the VMA on 4/12/2020.</p>
MA-8	Koala stocking survey species rate	<ul style="list-style-type: none"> • Undertake koala density/occurrence surveys using SAT methodology (Phillips and Callaghan 2011) within the offset area • Repeated surveys to be undertaken at 5-year intervals. • Koala SAT surveys to be undertaken by a suitably qualified ecologist with extensive experience with koala surveys. 	<p>Opportunistic scat surveys were conducted across the reporting period. Koala scat was observed through all of the offset management units. Two koalas were observed across Aroona Station, one visual observation adjacent to the EPBC2016/7817 offset area and the second via motion sensor camera trap within the offset area.</p>

MA-9	Cattle grazing management	<ul style="list-style-type: none">• Cattle grazing to be used only as a wildfire hazard fuel reduction tool in accordance with Management Action 3 – Wildfire hazard reduction.• Exclude cattle from revegetation areas (e.g. by fencing) until, in the opinion of an environmental management specialist, cattle grazing is assessed as unlikely to negatively affect vegetation composition.• Only permit grazing at the Aroona Offset Site for the purposes of bushfire hazard reduction.• Ensure that all livestock are excluded from planting/revegetation area for a minimum of 5 years, or until a suitably qualified independent expert has determined that planted koala and grey-headed flying-fox feed trees are of sufficient size to withstand impact from cattle.• Provide the Department with a report from the suitably qualified independent expert verifying that planted koala and grey-headed flying-fox feed trees are of sufficient size to withstand impact from cattle.• Ensure that any grazing is managed so as to prevent the risk of injury or mortality of Koalas	<p>Cattle grazing for the purpose of fuel hazard management was conducted in line with the decision matrix provided in the Offset Management Plan.</p> <p>Fauna friendly stock exclusion fencing has been installed around the offset area.</p>
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10. Summary

Saunders Havill Group were engaged by Mirvac Queensland Pty Ltd to prepare an *Annual Compliance Report* for the Greater Flagstone Project – Master Planned Residential Community granted under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (ref EPBC 2016/7817), as specifically required by Condition 13 of the approval granted on 11 October 2019.

The action commenced on the 18 November 2019 with the clearing of Stage 1 School Site where construction of the State Primary School began in 2021. Stage 2 commenced during the previous reporting period with the removal of vegetation with Precinct 12. Works continued within the Stage 2 of the project during this reporting period with works continuing for the Sports and Recreation Park (ROL06) and commencing for Precinct 9.

On-site works have proceeded in accordance with the stage specific management plans (i.e. VCFMP) under the supervision of a qualified fauna spotter catcher, AWEC. To assist the detection of Koala, a detailed site assessment was conducted with a thermal sensor and Remotely Piloted Aircraft. An inspection and audit of the approval area and on-site conversation area confirmed the extent of works in accordance with the stage specific management plans, the NESS and Condition 3 of the EPBC Act approval during the reporting period.

The *M. irbyana* conservation area continues to be managed in accordance with the IMP under the NCA to enhance significant biodiversity values within the on-site conservation area. The approval holder will continue to manage and monitor the on-site conservation area until such time that Logan City Council has accepted management of the area. The first phase (revegetation) of Koala and Grey-headed Flying-fox habitat within the legally secured offset area has been completed and is now entering the maintenance phase. All other management measures are ongoing.

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

11. Appendices

Appendix A

EPBC approval and conditions granted 11 October 2019

Appendix B

Post Clearing Fauna Spotter Catcher Report

Appendix C

Precinct 9 Environmental Pre-Start Package

Appendix D

Melaleuca irbyana Impact Management Plan (July 2022)

Appendix E

Offset Area management Report - Year 2

Appendix A

EPBC approval and conditions granted
11 October 2019



APPROVAL

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

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

Details

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

Approval decision

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

Controlling Provisions

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

Period for which the approval has effect

This approval has effect until 31 July 2040.

Decision-maker

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

Signature

Date of decision

11/10/2019

Conditions of approval

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



ANNEXURE A – CONDITIONS OF APPROVAL

Part A – Conditions specific to the action

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



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

Part B – Standard administrative conditions

Notification of date of commencement of the action

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

Compliance records

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

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

Preparation and publication of plans

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



Annual compliance reporting

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

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

Reporting non-compliance

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

Independent audit

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



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

Completion of the action

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

Part C - Definitions

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

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

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

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

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

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

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

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

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

Compliance reports means written reports:

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

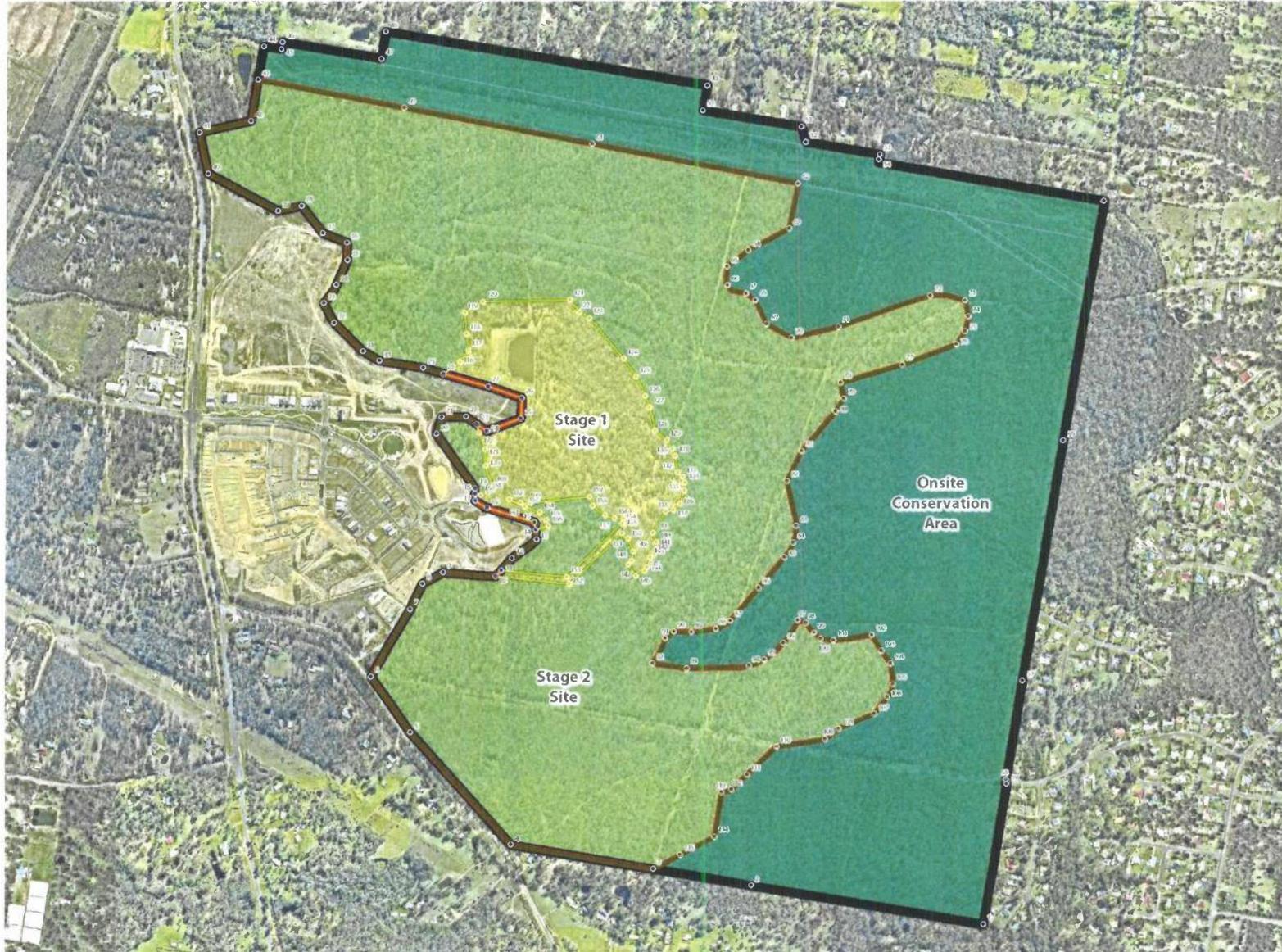
Stage 2 site means the area designated as 'Stage 2 Site' within the light green shading and bounded by the solid green line on the map at [Appendix A](#).

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

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

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

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



NOTES
 This plan was prepared as a graphic representation of the information on this plan and is not to be used for any other purpose. Property dimensions, area, numbers of lots, and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification in the development application, subdivision and development proposals, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any physical dealings involving the land. Saunders Havill Group therefore disclaims any liability for any loss or damage which may be incurred arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group unless a development approval states otherwise. This is not an approved plan.

Layer details:
 On Site Conservation and Staging Sites © State of Queensland Department of Natural Resources and Mines 2018, updated 2/20/2019
 Topographic information copyright Queensland Dept of Natural Resources 2018

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

Issue	Date	Description	Updated	Checked
D	1/10/2019	updates	RB	AD

0 50 100 200 350 m

1:11,200 @ A3

Transverse Mercator (GDA 1994) Zone 50



Appendix B

Post Clearing Fauna Spotter Catcher Reports

81-SCC2205-D

FAUNA POST-CLEARANCE REPORT

STAGE 9 - EVERLEGIH PRECINCT
GREENBANK
QUEENSLAND



Prepared for client:

**SHADFORTH CIVIL
CONTRACTORS**

Dates on site:

MAY & JUNE 2022



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1					
2					

Document Approval

Approved:	Name:	Signature:	Date:
Company Director	Yolande Venter		Oct 2022

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1 INTRODUCTION

1.1 Background

Australia Wide Environmental Consultants (AWEC) were commissioned by Shadforth Civil Contractors to manage fauna during clearing for Stage 9 of Everleigh Precinct, Greenbank (FIGURE 1).

The area contains some mapped core Koala habitat which is also mapped as RE 12.9-10.2 (Least Concern) and RE 12.9-10.7 (Of Concern). Whilst seven significant species were identified as local during the pre-clearance desktop review, only the Koala was seen in the area. None of the others were deemed likely to be encountered.

1.2 Ecologist and Qualifications

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

1.3 Scope

- A. See **TABLE 1** for a non-exhaustive list of the statutory requirements and guidelines this project adheres to.
- B. A site inspection which included ground truthing the desktop review findings and a fauna survey.
- C. Management measures used to control the risk to native fauna during these works.



	<p>Site Context Stages 9.4-9.7 Everleigh Precinct, Greenbank, QLD Compiled by: Alina Cherkasskaia For client: Shadforth Civil Contractors Date: 13/05/2022</p>	<p>Projection: Web Mercator EPSG 102100 (3857)</p>		<p>Legend</p> <ul style="list-style-type: none"> Borrow area Stage 9.4-9.7 Lot boundaries Roads 	<p>A product of Queensland Globe</p> <p><small>Includes material © State of Queensland 2022. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability. If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 2017 © Earth-L, all rights reserved, 2019</small></p>
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FIGURE 1 - SITE CONTEXT

2 STATUTORY REQUIREMENTS AND GUIDELINES

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

TABLE 1- STATUTORY REQUIREMENTS AND GUIDELINES

Legislation	Purpose of Legislation	Impact on Project personnel
<i>Environmental Protection Regulation 2019</i>	Gives legislative support to various national guidelines, plans and Australian Standards. This regulation also outlines requirements for the management of fauna and flora.	To abide by the regulations within the DES.
<i>Environmental Protection and Biodiversity Conservation Act 1999</i>	The EPBC Act 1999 focuses Australian Government interests on the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance.	To comply with the relevant sections of the Act that relate to matters of national significance which are present in the vicinity of the project works.
<i>Nature Conservation and Other Legislation Amendment Act 2016</i>	The Act provides for the legislative protection of Queensland's threatened biota. It is aligned with the IUCN redlist which categorises biota into their current status in the wild.	To comply with the relevant sections of the Act and regulations and the Environmental Authority administered by the DES.
<i>Nature Conservation (Wildlife) Regulation 2006</i>	This Regulation lists the plants and animals considered presumed extinct, endangered, vulnerable, rare, common, international, and prohibited. It discusses their significance and states the declared management intent and the principles to be observed in any taking and use for each group.	List those animals that may be potentially found on sites being developed as part of the project and limitations for management.
<i>Nature Conservation (Wildlife Management) Regulation 2006</i>	This Regulation provides for the management of wildlife (including taking, keeping and using wildlife including protected plants).	Provides guidance for the management of wildlife on site, particularly in relation to the interference with native wildlife during the clearing process.
<i>Nature Conservation and Other Legislation (Koala Protection) Amendment Regulation 2020</i>	Guideline for identifying and managing Koala habitat	Provides guidance on where Koala spotter's and Endorsed FSC are legally required and how they are to manage Koala habitat

Legislation	Purpose of Legislation	Impact on Project personnel
<i>Animal Care and Protection Act 2001</i>	Animal Welfare	Outlines that animal ethics approval is needed for research, survey and/or monitoring involving vertebrates, where activities such as trapping, census leading to disturbance of animals (such as spotlighting or call play-back), abnormal interruption of behaviour or marking/tagging are involved.
Australian code for the care and use of animals for scientific purposes 8 th edition (2013)	Ethical framework for animals used for scientific purposes	Governing principles set out in the Code provide guidance for investigators, teachers, institutions, animal ethics committees and all the people involved in the care and use of animals for scientific purposes.
Terrestrial Vertebrate Fauna Survey Guidelines for Queensland (2018)	Guidelines for Fauna Surveys	Detailed guidelines on designing a survey, the different survey methodologies and the ethical considerations that need to be made for each methodology.
Queensland Hygiene protocol for handling amphibians	Protocol for handling amphibian species	Outlines how to handle and manage amphibian species to prevent the spread of diseases among specimens and colonies.
Code of Practice- Care and rehabilitation of orphaned, sick or injured protected animals by wildlife carers(2013)	Provides guidelines on the rehabilitation and care of wildlife	Detailed guidelines, in regards to hygiene, housing, capture and release, euthanasia and relevant legislation
Seqwater- Guideline- Fish Stranding and Salvage	The purpose of this guidance document is to ensure native fish recovery operations are conducted in a timely and safe manner to minimise or eliminate loss of fish from stranding.	Guideline on managing aquatic fauna during dewatering works.

Legislation	Purpose of Legislation	Impact on Project personnel
<i>Fisheries Act 1994</i>	The main purpose of the <i>Fisheries Act 1994</i> is to provide for the use, conservation and enhancement of the community's fisheries resources and fish habitats in a way that seeks to apply the principles of ecologically sustainable development.	Outlines fish habitats and fish movement and migration (regulation of waterway barriers). Guidelines on commercial, recreational and indigenous fishing.
<i>Biosecurity Act 2014</i>	The <i>Biosecurity Act 2014</i> provides a framework for an effective biosecurity system for Queensland, to ensure the safety and quality of agricultural inputs, and to align responses to biosecurity risks in the state with national and international obligations.	Under the <i>Biosecurity Act 2014</i> , pest species must not be kept, fed, given away, sold, or released into the environment without a permit. Under the <i>Biosecurity Act 2014</i> , everyone has a general biosecurity obligation (GBO) to take reasonable and practical steps to minimise the risks associated with restricted plants and animals.
DAF Guidelines for Fish Salvage, 2018	Purpose of these guidelines is to minimise the risk to aquatic fauna during dewatering works.	These guidelines provide detailed instructions for dewatering waterbodies and slaving aquatic fauna.

Australia Wide Environmental Consultants (AWEC) holds a current DES rehabilitation permit (**Permit #WA0027769**), with an extended authority issued by the Department of Environment and Science specifying that the holder may take, keep, or use an animal whose habitat is about to be destroyed by human activity.

3 METHODOLOGY

A suitably qualified and licenced fauna spotter catcher (FSC) was on site for clearing between 30th of May to the 20th of June 2022. To minimise impacts upon local fauna the following methods were adhered to:

3.1 Managing Disturbance Activities

Prior to Work Commencing

A quick ground inspection of the site prior to any disturbance activities will be conducted every morning. All habitat features and nesting sites should be clearly marked with flagging tape, and their planned mitigation measures will be discussed with the clearing crew.

During Disturbance Works

During clearing works a FSC is to be present to manage the risk to native fauna on site. The FSC will ensure that significant habitat features, and breeding sites are cleared in a manner that best mitigates the risk to fauna potentially in-habiting them.

The FSC will also manage the direction of clearing to ensure that fauna is directed to a suitable location.

3.2 Fauna Capture

One of the roles of the FSC on site is to remove any fauna within the disturbance site. Where practical animals are to be moved out of an area proposed for disturbance before clearing/stripping works commence.

Where there is a risk to native fauna a FSC is to be present during clearing works and watch out for any fauna, fauna signs and significant habitat features. When an animal is sighted, and it is deemed safe to approach the animal the capture procedure listed below will be adhered to.

This does not apply to the Endangered Koala which cannot be captured, handled, stored or removed from site and must be managed in accordance with the *Nature Conservation and Other Legislation (Koala Protection) Amendment Regulation 2020*.

Fauna Identification

It is important that correct identification (Fauna/Flora) is made for record keeping purposes. If a sighted or captured/collected flora or fauna specimen cannot be identified on site an ecologist is to be contacted who will direct the FSC on site on the types of images they require to correctly identify the specimen.

3.3 Storing Captured Fauna

Captured fauna should be secured in either a calico bag, snake bag or pet carrier after being captured. If an animal is placed into a bag the end should be securely knotted closed and then tied using a bag tie or zip-tie.

These bags should be placed in a quiet dark location that is the appropriate temperature for the species that has been captured. Captured fauna should be released into suitable habitat as soon as possible. Some species are nocturnal and cannot be released till dusk, extra care should be taken when storing an animal for such a long period to ensure it is not stressed or over/under heated.

If an animal is injured or orphaned, it should be secured in a manner that prevents unnecessary stress or increases the severity of its injuries. It should be transported to a wildlife carer or vet clinic as soon as possible.

3.4 Releasing Captured Fauna

See results figure for release locations of fauna found during clearing.

Locations are inspected and contain a wide range of vegetation types for all the different fauna species which may require relocation. The proposed locations may be adjusted but must remain within the DES guidelines stated below.

When releasing animals away from disturbed habitat, attention must be paid to several factors, including weather conditions, seasonal conditions and the animal's ecology. Native Fauna should be released:

- Into suitable habitat with an adequate food supply
- In appropriate weather, season, and time of day. This is particularly important for migratory species.
- Under circumstances which will not cause additional stress, such as extreme weather conditions, the wrong time of day (i.e., nocturnal species)
- In the appropriate social group. Some animals fare better if released into social groups.
- Within 1km of the site as per DES guidelines.

Fauna should be released at a suitable time of day, in a protected location close to the site. Data should be recorded and kept on all fauna species trapped and relocated in accordance with DES guidelines under the Rehabilitation Permit issued to AWEC.

If situations occur where animals can be re-released on the clearing site once clearing is complete the following criteria must be followed:

- Sufficient habitat is retained on site to support the animal's required niche, considering factors such as: vulnerability to predation; availability of nesting sites, hollows or microhabitats and the availability of water and sufficient food sources.
- Habitat corridors retained are of a suitable size, topography, and vegetation cover to provide effective routes for normal ecological processes such as immigration, emigration, recruitment and dispersal.

- Habitat blocks and corridors are of sufficient size to maintain ecological integrity and effectiveness, considering likely edge effects.
- Long term risk factors to individual and population survival associated with the development have been (or will be) adequately managed or mitigated. For example: domestic animal control, motor vehicle/road impacts, swimming pool risk.

3.5 Injuries & Euthanasia

Euthanasia is sometimes required to end pain or suffering of an injured captured animal that is not capable of recovering to a degree to be released back into its natural habitat. Any euthanasia that is required should be done promptly and, in the manner, most humane to that species.

Any injured animals that have a reasonable chance of being rehabilitated and released back into their natural habitat should immediately be given the care that they require. Any animals that require medical attention to treat or diagnose an injury should be taken to the closest vet. Any orphaned young or fauna with minor injuries (e.g., concussion) should be taken to the closest carer. Some animals for example Koala's will require specialist care and the closest suitable care facility should be contacted.

Recommended Wildlife Surgery-

- i. Australia Zoo Wildlife Hospital **(07) 5436 2097**
- ii. RSPCA Wildlife Hospital, Wacol **1300 ANIMAL**
- iii. Wildcare Australia Inc **(07) 5527 2444**

3.6 Native Beehive Relocation

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

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



Relocated Native Beehive

3.7 Stages of Clearing (Two stage clearing process)

1. First stage of clearing is removing all the non-habitat trees. Non-habitat trees (i.e., trees other than those identified as habitat trees) will be cleared and stockpiled for mulching. Clearing of non-habitat trees will only occur where their removal will not impact on identified habitat trees (e.g., canopies do not interconnect with habitat trees).
2. Second stage of clearing is removing the habitat trees (minimum of 24hours later and where conditions allow habitat trees to be cleared in the afternoon). Once the vegetation surrounding each habitat tree has been removed allowing better access, the site and the habitat tree will be assessed to ascertain which one of the following methods is most suited to ascertaining whether the tree is in-habited- drones, cameras, climbers, or an elevated work platform. Where a tree is confirmed not to be in-habited it will be soft felled to avoid damaging any of the habitat features which will be retained. In-habited trees will be pieced down using an elevated work platform (EWP) or climbers to piece down the tree.

3.8 Fauna Clearing Management Measures

Pre-Clearing

Objective:	Mitigate the risk to native fauna
Responsibility:	FSC
Timing:	Pre-construction

1. At the pre-start meeting, the FSC is to outline the clearing process and the requirements of the approved Fauna Management Plan.
2. A quick active fauna inspection is to be conducted the morning prior to clearing works commencing, active search over micro-habitats for any fauna, locate any potential nesting sites, ensure all habitat trees are marked and tree fellers are informed of these.
3. A specific inspection of trees for the presence of Koala's must be conducted the night before and morning of clearing.
4. Any fauna sighted should be relocated to a nearby suitable habitat.

Clearing and Grubbing

Objective: Reduce risk to native fauna during disturbance activities
Responsibility: FSC, Construction/Clearing crew
Timing: Earthworks

1. Immediately prior to the commencement of clearing of native vegetation a daily visual inspection of the area must be carried out by the FSC. Furthermore, the FSC is to be present on site during all clearing operations to supervise and direct clearing works, and to respond to any situations that may arise in relation to fauna.
2. Suitably qualified FSC are to be present for all clearing and grubbing activities where there is a risk to native fauna. FSC are to implement and check that all practical measures to minimise the risk to fauna during construction are adhered to. FSC must hold or be approved to work under DES a Rehabilitation FSC endorsed permit and damage mitigation permit.
3. Clearing direction will occur towards the vegetated areas of the site and be managed by the project FSC to allow all fauna unimpeded movement towards remaining vegetated areas that have been designated during the staged clearing process.
4. Vegetation must be cleared sequentially to direct wildlife into surrounding retained vegetation and prevents isolates patches of vegetation where wildlife may seek refuge
5. All habitat trees and hollow bearing trees will be inspected using a thermal drone when conditions allow. Any occupied trees will be blocked off and relocated using an EWP or tree climber where practical and site conditions allow.
6. Any habitat or hollow bearing trees with un-confirmed occupancy are to be soft-felled in order to reduce the risk of injury to any fauna in-habiting the tree and to reduce the risk of damaging the hollows.
7. Any injured wildlife will be taken to receive veterinary attention within 24 hours if required. If veterinary attention is not required any injured or orphaned wildlife is to be transferred to a suitably qualified Wildlife Carer.

Releasing Fauna

Objective: To reduce the project impact on native fauna
Responsibility: FSC
Timing: Project Duration

1. The animal must be released as near as practical to the point of capture.
2. Where practical animals should be relocated with the hollow in which they were found or a suitable nest box.
3. When releasing wildlife attention must be paid to several factors, including weather conditions, seasonal conditions, and the animal's ecology.
4. Fauna should be released at a suitable time of day in a suitable location.

Mulching Works

Objective: To reduce the project impact on native fauna
Responsibility: FSC, Construction/Clearing crew
Timing: Clearing Works

1. Trees identified by the project FSC with hollows should have the hollow section salvaged and preserved.
2. Stockpiled vegetation, topsoil and other materials can quickly become temporary habitat for animals displaced during the actual clearing and earthworks. Prior to removal of any stockpiled vegetation, the FSC must inspect for any fauna using the stockpile as temporary shelter.

Reporting

Objective: To reduce the project impact on native fauna
Responsibility: FSC
Timing: Post-Clearing Works

1. Post-clearance – Should contain the following details for each captured animal:
 - a) Species
 - b) Identification name or number
 - c) Sex (M, F or unknown)
 - d) Approximate Age or Age Class (neonate, juvenile, sub-adult, adult)
 - e) Time and date of capture
 - f) Method of capture
 - g) Exact point of capture (GPS coordinates)
 - h) State of health
 - i) Incidents associated with capture likely to affect health
 - j) Veterinary intervention or treatments
 - k) Time held in captivity
 - l) Disposal method (euthanasia, translocation, re-release)
 - m) Date and time of disposal
 - n) Detailed of disposal (GPS points of release)
 - o) For released animals, location relative to point of capture

Earthworks and Construction Phase

Objective: To reduce the project impact on native fauna
Responsibility: Construction crew
Timing: Clearing Works

1. The Contractor shall ensure that to the extent possible project infrastructure and auxiliary works (laydown areas, stockpile sites, site office) are constructed in a manner that does not create additional hazards for wildlife.
2. To minimise impacts and conflicts between native animals, vehicular movement and access during construction, site access should be controlled via a single entry and exit point.

3. Inspect open trenches, culverts and other structures prior to works being undertaken within an area to determine whether there are any trapped or injured native fauna species present and act as appropriate.
4. Trenches, manholes, excavations for footings, etc. while open pose threats to native animal entrapment and should be backfilled as soon as possible. In some location's barriers may be required overnight to eliminate the accidental capture of animals moving through the site.
5. Educate staff, including sub-contractors, in relation to the risk of fauna injury and deaths and how to manage animals which are displaced, including threatened species.
6. All native wildlife is protected (including snakes) and shall not be intentionally harmed as a result of work or workers actions.
7. All native animal fatalities must be reported immediately to the Environmental Coordinator.
8. Where any site staff (contractors or subcontractors) witness or locates distressed, injured, or orphaned animals they should immediately contact the FSC and Environmental Coordinator. Works within the area of the animal must cease until further instruction is provided by one of the above authorities.

4 RESULTS

4.1 Survey Results

The clearing area consisted of dense woodland scrub (**FIGURE 2**), most trees are under 300 mm dbh, with scattered mature trees in some areas. Ground cover is medium density leaf litter with a dense at times under to midstory. Tree species include: Casuarina, Wattle, Ironbark, Spotted Gum, Black Butt, Blue Gum. There are also small clumps of Lantana scattered around the site.

Clearing occurred sequentially to allow fauna to self-relocate where possible (**FIGURE 3**).



FIGURE 2 - SITE VEGETATION OVERVIEW



FIGURE 3 - SITE DURING CLEARING

There was a total of 46 habitat features and fauna signs recorded. Arboreal termite mounds accounted for 22 of these, followed by eight hollow-bearing trees (with eight hollows), five records of fauna tracks, three woody debris piles, three trees with fissured bark, three stick nests, two piles of scat, one water body, one fallen log hollow and one patch of dense

undergrowth (TABLE 2 and FIGURE 7). Two of the nests recorded belonged to wedge-tailed eagles, no chicks or eggs were observed, however a pair of adults were identified (ID # 3, FIGURE 4). No hollows were occupied, however one hollowed out arboreal termite mound did have a sugar glider present.

TABLE 2 - HABITAT FEATURES & FAUNA SIGNS

#	Description	Longitude	Latitude
Habitat Features			
1	Arboreal termite mound	-27.7345168	152.9928344
2	Arboreal termite mound (Sugar glider present)	-27.7345278	152.9926454
4	Arboreal termite mound	-27.7357213	152.9977192
5	Arboreal termite mound	-27.7359345	152.997891
6	Arboreal termite mound	-27.7353108	152.9962627
7	Arboreal termite mound	-27.7353873	152.9968026
8	Arboreal termite mound	-27.73373413	152.9941715
9	Arboreal termite mound	-27.73379517	152.9941597
10	Hollow-bearing tree	-27.73381042	152.994284
11	Arboreal termite mound	-27.7339325	152.9943634
12	Arboreal termite mound	-27.73394775	152.9945266
14	Arboreal termite mound	-27.73405457	152.9962008
15	Hollow-bearing tree	-27.73399353	152.9964265
16	Arboreal termite mound	-27.73381042	152.9963393
17	Water body	-27.73356628	152.9965429
18	Arboreal termite mound	-27.73431396	152.9969463
19	Log hollow	-27.73443604	152.9966467
20	Arboreal termite mound	-27.73492432	152.9969946
23	Arboreal termite mound	-27.73431396	152.9924745
24	Hollow-bearing tree	-27.73445918	152.9926244
25	Thick undergrowth	-27.7339325	152.9936266
26	Fissured bark	-27.73371887	152.9937241
29	Woody debris	-27.73435974	152.9908793
30	Fissured bark	-27.73388672	152.9905464
31	Fissured bark	-27.73594666	152.9927789
32	Arboreal termite mound	-27.73574829	152.9918607
35	Hollow-bearing tree	-27.73657227	152.9911783
36	Arboreal termite mound	-27.73666382	152.992123

#	Description	Longitude	Latitude
37	Hollow-bearing tree	-27.73690796	152.9921024
38	Hollow-bearing tree	-27.73670959	152.9919917
39	Hollow-bearing tree	-27.73413086	152.9888875
40	Arboreal termite mound	-27.73413086	152.9892311
41	Woody debris	-27.73417664	152.9892859
42	Arboreal termite mound	-27.73405457	152.9893787
44	Hollow-bearing tree	-27.73373413	152.9892579
45	Arboreal termite mound	-27.7353677	152.9920387
47	Arboreal termite mound	-27.7355745	152.9933434
48	Arboreal termite mound	-27.7362699	152.9922215
49	Woody debris	-27.7363175	152.992134
Fauna signs			
3	Stick nest (Wedge-tailed Eagle nest, both parents sighted at nest)	-27.73377687	152.9954191
13	Stick nest (Wedge tailed eagle nest)	-27.73368835	152.9955434
21	Tracks (Macropod)	-27.73413086	152.9911408
22	Tracks (Feral dog)	-27.73377991	152.9922406
27	Scat (Macropod)	-27.73414612	152.9900579
28	Tracks (Macropod)	-27.73429871	152.9906594
33	Scat (Macropod)	-27.73608639	152.9927364
34	Tracks (Wild dog)	-27.73617931	152.9925326
43	Stick nest	-27.73382568	152.9891762
46	Tracks (Eastern grey kangaroo)	-27.7425156	152.9917641



FIGURE 4 - WEDGE-TAILED EAGLE NEST



FIGURE 5 - ARBOREAL TERMITE MOUND WITH HOLLOW



FIGURE 6 - WATER BODY

Fauna assemblage was dominated by least concern bird species, however some other species were also recorded, including an Endangered Koala (**TABLE 3**). The Koala was observed via drone on May 30th 2022, approximately 150m North of the clearing extent.

TABLE 3 - SIGHTED FAUNA BIODIVERSITY

Common name	Scientific name	Conservation Status
Amphibian species		
Eastern sedgefrog	<i>Litoria fallax</i>	Least Concern
Bird species		
Apostlebird	<i>Struthidea cinerea</i>	Least Concern
Australian magpie	<i>Gymnorhina tibicen</i>	Least Concern
Black-faced cuckoo-shrike	<i>Coracina novaehollandiae</i>	Least Concern
Blue-faced honeyeater	<i>Entomyzon cyanotis</i>	Least Concern
Crested pigeon	<i>Ocyphaps lophotes</i>	Least Concern
Laughing kookaburra	<i>Dacelo novaeguineae</i>	Least Concern
Masked lapwing	<i>Vanellus miles</i>	Least Concern
Noisy miner	<i>Manorina melanocephala</i>	Least Concern
Pied butcherbird	<i>Cracticus nigrogularis</i>	Least Concern
Rainbow lorikeet	<i>Trichoglossus moluccanus</i>	Least Concern
Spotted dove	<i>Spilopelia chinensis</i>	Least Concern
Tawny frogmouth	<i>Podargus strigoides</i>	Least Concern
Tawny grassbird	<i>Megalurus timoriensis</i>	Least Concern
Torresian crow	<i>Corvus orru</i>	Least Concern
Wedge-tailed eagle	<i>Aquila audax</i>	Least Concern
Welcome swallow	<i>Hirundo neoxena</i>	Least Concern
White-browed scrubwren	<i>Sericornis frontalis</i>	Least Concern
Willie wagtail	<i>Rhipidura leucophrys</i>	Least Concern
Mammal species		
Eastern grey kangaroo	<i>Macropus giganteus</i>	Least Concern
Koala	<i>Phascolarctos cinereus</i>	Endangered **
Sugar glider	<i>Petaurus breviceps</i>	Least Concern
Unidentified rat species	<i>Rattus sp.</i>	Least Concern
Reptile species		
Elegant snake-eyed skink	<i>Cryptoblepharus pulcher pulcher</i>	Least Concern

Five fauna individuals were successfully relocated or left to self-relocate (**TABLE 4**). The locations of capture and release interactions can be seen in **FIGURE 7**.

TABLE 4- RELOCATED FAUNA

Scientific name	Common name	Capture location	Release location	Comments
<i>Potorous tridactylus tridactylus</i>	Long-nosed potoroo	-27.7344197, 152.9928254	-27.7338406, 152.9928803	
<i>Petaurus breviceps</i>	Sugar glider	-27.7345307, 152.9926515	Left to self-relocate	
<i>Trichosurus vulpecula</i>	Common brushtail possum	-27.7347877, 152.9967039	-27.7340163, 152.9969117	Self-relocated
<i>Pogona barbata</i>	Bearded dragon	-27.7359565, 152.9986584	-27.7347754, 153.0009665	
<i>Litoria chloris</i>	Orange eyed treefrog	-27.7337369, 152.9958832	-27.7335510, 152.9956982	