



Annual Compliance Report

31 August 2023 to 30 August 2024

EPBC 2015/7530

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

Prepared for Pioneer Fortune Pty Ltd

7 November 2024

7391 E

Document Control

Document: Annual Compliance Report (Issue A), prepared by Saunders Havill Group for Pioneer Fortune Pty Ltd, dated 7 November 2024.

Document Issue

Issue	Date	Prepared By	Checked By
A	7/11/2024	XGJ	AW

Prepared by

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ABN 24 144 972 949

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1. Introduction

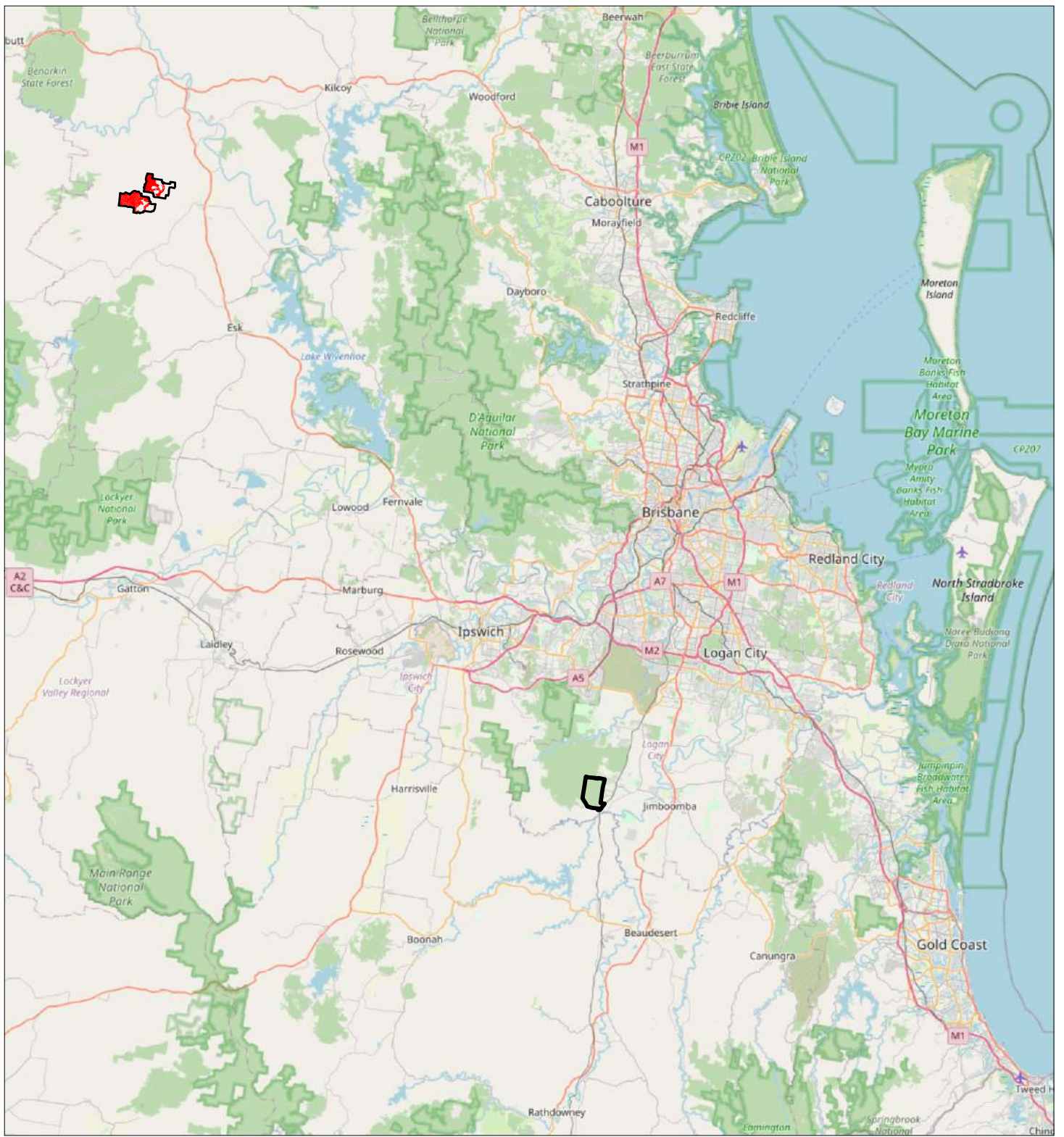
Saunders Havill Group (SHG) was engaged by Pioneer Fortune Pty Ltd to prepare this Annual Compliance Report for the Master Planned Residential Development located within the Greater Flagstone Priority Development Area, Queensland, herein referred to as the ‘Undullah Project’. This report provides an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

The Undullah Project area covers approximately 1,024 hectares (ha) of land of which the EPBC Approval allows for the clearing of 529 ha. The project is located approximately 25 kilometres south-east of Ipswich City and 27 kilometres south-west of Logan City. The surrounding landscape contains a mixture of cleared agricultural land and vacant bushland, however, the majority of adjoining allotments, including those to the north, east, south and south-west are included within the Greater Flagstone Priority Development Area (PDA) and are either earmarked for or under development. The offset areas for the project are located near the town of Toogoolawah north-west of the impact site (**Figure 1**).

A summary of the activities as the impact and offset sites for the project are provided below and the EPBC approval compliance table is provided in **Section 4** as **Table 1**.

1.1. Approval details

Commonwealth reference	EPBC 2015/7530
Approval holder	Pioneer Fortune Pty Ltd
Approval date	5 February 2020
Expiry date of approval	1 February 2050
Approved action	Master Planned Residential Development, Greater Flagstone Priority Development Area, Undullah, Queensland
Controlling provision	Approved – listed threatened species and communities (sections 18 & 18A)
Project commencement	31 August 2020
Reporting period	31 August 2022 – 30 August 2023
Address	Wyatt Road, Undullah – Grater Flagstone PDA
Local government area	Logan City Council (Site is within a PDA and Jurisdiction for assessment and approval is provided through Economic Development Queensland (Queensland Government))



Legend




-  Impact Site Boundary
-  Offset Site Boundaries
-  Offset Areas

Figure 1
Site Context

Pioneer Fortune
Pty Ltd

File ref. 7391 E Figure 1 Impact Area ACR4 Site Context A
Date 7/11/2024
Project Undullah Project



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

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

1.2. Declaration of accuracy

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

Signed



Full name Murray Saunders

Position Director

Organisation Saunders Havill Group
ABN 24 144 972 949

Date 7 November 2024

2. Description of activities – impact area

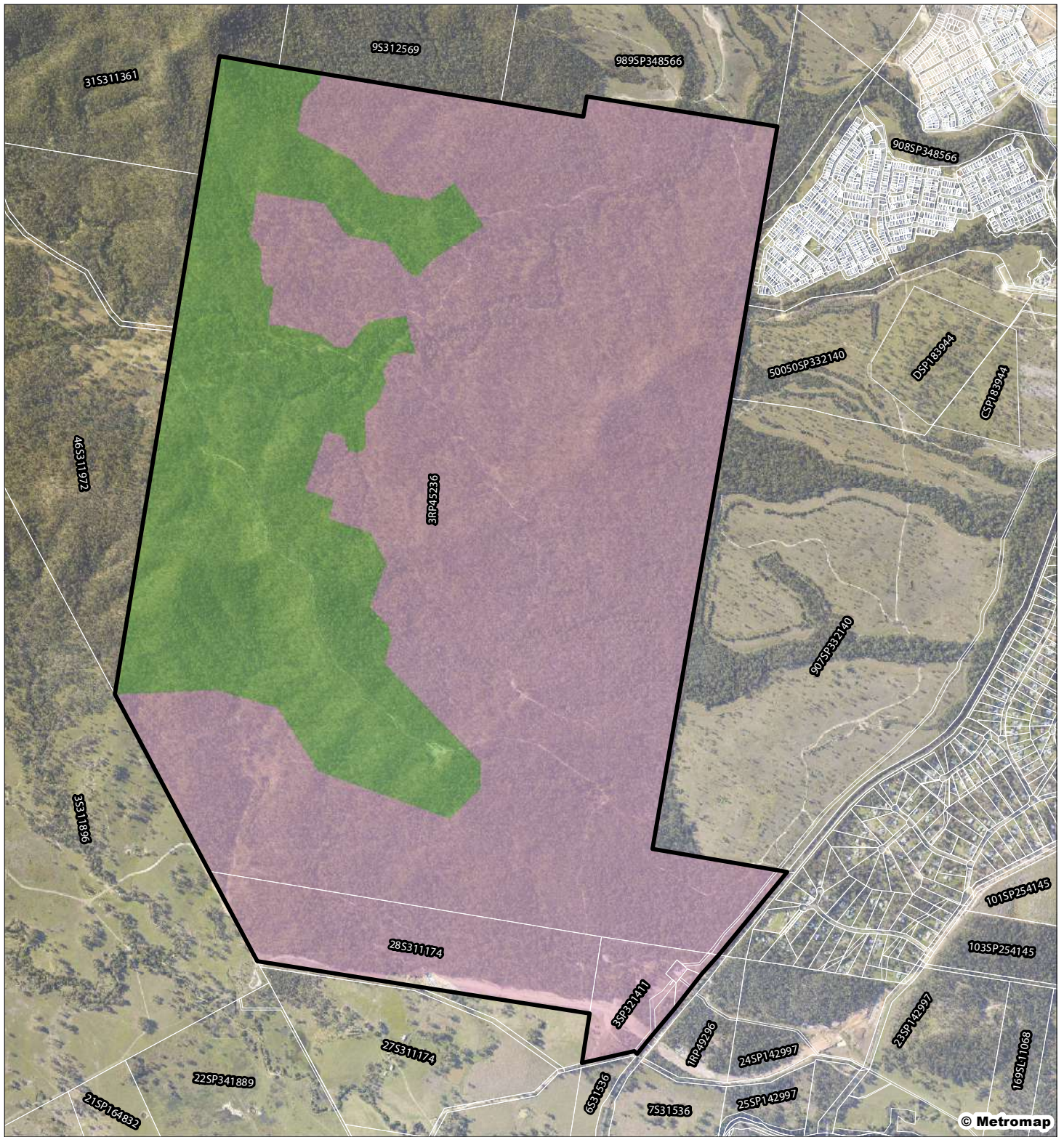
2.1. Extent of works

No formal works (clearing or earthworks) have commenced during the Year 4 Annual Compliance Report (ACR) reporting period at the impact site. Commencement of the vegetation clearing at the impact site is scheduled to occur during the Year 5 ACR reporting period (31 August 2024 – 30 August 2025). DCCEEW will be notified when vegetation clearing or other formal works commence via the '**commencement of construction**' definition in the EPBC Act approval (EPBC2015/7530). **Figure 2** shows an aerial image of the Undullah Project site taken 8/09/2024, showing the site as fully vegetated.

2.2. On-site conservation area

Condition 3 of the approval relates to legally securing the On-site Conservation area A within 3 years of the date of approval. The On-site Conservation Area A was legally secured on the 20 December 2023. No works have commenced at the impact site so there has been no risk to the conservation area as a result of the delay in securing the VDec. **No works were undertaken at the impact site until the On-site Conservation area A has been legally secured.**

SHG received an approval for the On-site Conservation Area A by the Queensland State Government on the 20 December 2023. Evidence is provided in **ACR 3 – Appendix B**.



Legend

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

Figure 2
Impact Site Aerial

Pioneer Fortune
Pty Ltd

File ref. 7391 E Figure 2 Impact Area ACR4 Site Aerial A
Date 7/11/2024
Project Undullah Project



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



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3. Description of activities – offset area

3.1. Offset Area Annual Report

A detailed Offset Area Annual Report (OAAR) has been prepared by One Environment (2024). As per the updated Offset Area Management Plan (OAMP), the annual reporting anniversary for the offset area is 31 August.

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

- Further infill planting areas within EMZ 3 and EMZ 4 were identified with the balance plantings completed in March 2024.
- External boundary fence and gates are regularly inspected and maintained as required.
- A full stock exclusion fencing audit was undertaken along the perimeter boundaries of the offset property to proactively mitigate cattle breaches occurring from adjoining properties.
- Four targeted feral animal control events to support koala and assist with revegetation and restoration efforts.
- Intensive weed management activities within EMZ 1 and EMZ 2.
- Stabilisation works and erosion mitigation methods were completed along the Ivory Creek banks in identified erosion locations.
- Adaptive wildfire mitigation measures continue with the *Offset Area Wildfire Management Plan*.
- Consultation with adjoining landholders on offset activities.

The OAAR is published on the approval holder's website at: <https://www.merrylin.com/master-planned-communities>

For clarity, it is also located at **Appendix B** of this report.

3.2. Offset site habitat creation

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

Habitat Creation

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

- a. Recreate the **pre-clearing Regional Ecosystem** by planting 399 ha of new **Koala Habitat** and **Grey Headed Flying-fox foraging Habitat**.
- b. All planting works must be completed by the end of **Year 5**.

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

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

Revegetation planting works within EMZ 3 and 4 were considered practically complete as of the Year 3 ACR. To support this assessment, SHG undertook an independent review on behalf of the proponent Pioneer Fortune of the EMZs via the following process:

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

The offset provider identified further infill planting areas with an additional 8.7 ha of infill planting carried out in 2024 to further support regeneration in EMZ 3 and 4.

For further details on the achievement of conditions 16a-b and 17a-b, refer to **Section 4**.

4. EPBC approval conditions compliance table

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

Table 1: EPBC approval conditions compliance table

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
1	<p>For the protection of the Koala and Grey-headed Flying-fox, the approval holder:</p> <ul style="list-style-type: none"> a. May undertake minor clearing within On-site Conservation area B; b. Must not clear more than 50 ha of Koala Habitat and Grey-headed Flying-fox foraging habitat within the development area, until the approval holder has demonstrated to the Department that a minimum of 300 ha of new Koala Habitat and Grey-headed Flying-fox foraging habitat has been planted within Environmental Management Zone 3 and Environmental Management Zone 4 within the Avonvale and Cherry Gully Stations Offset area; and the requirements of condition 3 have been met; c. Must not clear more than 100 ha of Koala habitat and Grey-headed Flying-fox foraging habitat 	Not applicable	Works have not commenced at the impact site.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>within the development area, until the outcomes required under sub-conditions 16(b) and 17(b) have been achieved; and</p> <p>d. Must not clear more than 529 ha of Koala habitat and Grey-headed Flying-fox foraging habitat within the development area.</p>		
2	<p>For the protection of the Koala Habitat and Grey-headed Flying-fox foraging Habitat, the approval holder must implement the Natural Environment Overarching Site Strategy at the project site for the period of effect of the approval. In particular the approval holder must:</p> <ul style="list-style-type: none"> a. Engage a qualified Fauna Spotter catcher during clearing and construction to minimise the risk of injury or death to Koalas; b. Install temporary Koala exclusion fencing around each stage of construction work, immediately after clearing and prior to the commencement of construction, to prevent Koalas entering any area where construction is occurring. Temporary Koala exclusion fencing must remain in place until all construction activities within any fenced area are completed; c. Implement measures to restrict dogs from entering On-site Conservation area A and On-site Conservation area B unless they are controlled on 	Not applicable	Vegetation clearing works have not commenced at the impact site.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>a lead, and provide prominent, easily understood signage at each entry point specifying that all dogs must be kept on lead;</p> <p>d. Implement traffic calming measures and install prominent signage to limit vehicle speeds to minimise the risk of injury or deaths of Koalas occurring on residential roads at the project site;</p> <p>e. Provide Fauna Movement Solutions including (but not limited to) Koala exclusion fencing, and underpasses where roads intercept conservation areas and/or where bridges do not otherwise provide for fauna movement; and</p> <p>f. Install prominent, easily understood Koala awareness signage where roads in the development area are located adjacent to On-site Conservation area A and/or On-site Conservation area B, following construction.</p>		
3	<p>Within 3 years of the date this approval decision, the approval holder must legally secure On-site Conservation area A. Within 20 business days of legally securing this area, the approval holder must provide the Department with written evidence demonstrating that On-site Conservation area A has been legally secured.</p>	Rectified	The On-site Conservation Area A was legally secured on the 20 December 2023. Evidence is provided in the Year 3 ACR.
4	<p>The approval holder must manage On-site Conservation area A and On-site Conservation area B so as to meet the requirements of these conditions until such time as it can provide the Department with written evidence</p>	Not applicable	Works including rehabilitation works have not commenced at the impact site. Rehabilitation works within On-Site Conservation Area A and On-site conservation Area B will occur commensurate with the development works.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	demonstrating that the Council has accepted responsibility for on-going management of On-site Conservation area A and On-site Conservation area B.		
5	<p>To compensate for the clearing of 529 ha of Koala Habitat, the functional loss of 51 ha of Koala Habitat, and 529 ha of Grey-headed Flying-fox foraging Habitat, the approval holder must:</p> <ul style="list-style-type: none"> a. Legally secure a minimum of 1,131.5 ha of the Avonvale and Cherry Gully Stations Offset area prior to the commencement of the action; and b. Within 20 business days of legally securing the Avonvale and Cherry Gully Stations Offset area, provide the Department with written evidence demonstrating that Avonvale and Cherry Gully Stations Offset area has been legally secured, and Shapefiles of the offset attributes. c. Within 6 months of approval, the approval holder must commence management activities at the Avonvale and Cherry Gully Stations Offset area. <p><i>Note: Uses or activities at the offset site are not permitted if they are not compatible with the primary purpose of conservation.</i></p>	Compliant <i>(as rectified with the Department as part of Year 1 Annual Compliance Report)</i>	The Avonvale and Cherry Gully Station Offset Area was legally secured on 4 March 2021. The department was notified of the offset area being legally secured on 22 March 2021. Due to the global pandemic during 2020 and 2021, the legally securing of the offset site was delayed. Management actions commenced on the offset site on 31 August 2020. The department were notified of the commencement of the management activities on the Avonvale and Cherry Gully Station Offset Area on 31 August 2020.
6	During year 1 , the approval holder must complete baseline surveys of the entire Avonvale and Cherry Gully Stations	Compliant	During Year 1, the offset provider engaged Saunders Havill Group (SHG) as suitably qualified field ecologists and professionals to complete

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>Offset area to determine the extent of weed cover and seasonal feral animal abundance. The baseline surveys must be undertaken by a suitably qualified field ecologist in accordance with a scientifically valid, robust, and repeatable methodology.</p>		<p>baseline surveys of the entire Avonvale and Cherry Gully Station Offset Area. The baseline surveys focused on determining the extent of weed cover and seasonal feral animal abundance. The baseline data is included in the amended Offset Area Management Plan (OAMP).</p>
7	<p>Within 3 months of completion of the baseline surveys required under condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully Stations Offset area Management Plan, to include the following:</p> <ul style="list-style-type: none"> a. the results of the baseline surveys required under condition 6; b. the detailed baseline Habitat quality assessment data for each environmental management zone on the Avonvale and Cherry Gully Stations Offset area as provided in the preliminary documentation and Direct Offset Chapter; c. the Species Stocking Rate scoring table; d. the outcomes specified in conditions 10-18; and e. a program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in conditions 10-18. 	Compliant	<p>The SHG were engaged in December 2021 as suitably qualified field ecologists and professionals to update the OAMP. The amended OAMP was finalised and published on 2 March 2022.</p> <p>(a) The results of the baseline surveys required under Condition 6 are included in Section 5.1 and 5.2 of the amended OAMP.</p> <p>(b) The detailed baseline habitat quality assessment data for each environmental management zone is included in Section 5.8 and 5.9 of the amended OAMP.</p> <p>(c) The species stocking rate scoring table(s) for each environmental management zone is included in Section 5.8 and 5.9 of the amended OAMP.</p> <p>(d) The outcomes specified in Conditions 10 – 18 are included throughout Section 5 of the amended OAMP.</p> <p>(e) A program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
8	The updated Avonvale and Cherry Gully Stations Offset area Management Plan must be published on the approval holder's website and remain published for the period this approval has effect. The approval holder must implement the published updated Avonvale and Cherry Gully Stations Offset area Management Plan for the duration of the approval, and must achieve the outcomes required under conditions 10-18.	Compliant	Conditions 10 – 18 is included in Table 13 – 15, Table 17 – 19 and Section 5.10 of the amended OAMP. The updated OAMP is published on the approval holder's website (refer to: https://www.merrylin.com/master-planned-communities).
9	The approval holder must publish each Avonvale and Cherry Gully Stations Offset area Management Plan Annual Report on the website within 40 business days following the end of the 12 month period reported on in the Annual Report. The approval holder must keep each Avonvale and Cherry Gully Stations Offset area Management Plan Annual Report published from the date it is first published until the end of the period of effect of this approval.	Compliant	The Third OAAR (August 2024) has been published on the approval holder's website at the weblink below within the conditioned time period. It is important to note that the first OAAR covers the period from the issuing of the EPBC approval (5 February 2020) until 31 August 2024. https://www.merrylin.com/master-planned-communities
PEST AND WEED MANAGEMENT			
10	The approval holder must demonstrate a reduction in the abundance of feral animals at the Avonvale and Cherry Gully Stations Offset area by the end of year 5 , relative to the abundance determined by the baseline surveys, and ensure that the abundance of feral animals is then	Not applicable	The baseline surveys of feral animal abundance were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline feral animal abundance across the offset area has been incorporated in the amended OAMP. In conjunction with the baseline surveys, active feral animal management has been occurring since the acquisition of the land holdings by the offset provider. Feral animal

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	maintained at, or reduced below, the year 5 abundance for the rest of the period of effect of the approval.		management has broader, more regional scale effect and therefore, continual, and ongoing feral animal management will remain. The current feral animal management regime is designed to achieve the demonstrated reduction by Year 5. Refer to the OAAR provided at Appendix B for further information and evidence of the ongoing feral animal management.
11	<p>The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully Stations Offset area is:</p> <ul style="list-style-type: none"> a. less than 20% at the end of year 5; and b. less than 5% at the end of year 10 and for the rest of the period of effect of the approval. 	Not applicable	<p>The baseline surveys of the extent of weed cover were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline extent of weed cover across the offset area has been incorporated in the amended OAMP. Following the completion of baseline surveys and extrapolation of data, the offset provider has engaged a suitably qualified weed removal specialist. Extensive ongoing evidence has been provided by the Offset Provider in regard to weed control and management. Based on the level of success completed to date it is considered that the current weed management regime is designed to achieve the demonstrated reduction by Year 5 and Year 10, respectively. Refer to the OAAR provided at Appendix B for further information on the implementation of weed management measures.</p>
STOCK EXCLUSION			
12	<p>For the protection of Koala Habitat, the approval holder must demonstrate by the end of year 3 that fauna friendly stock exclusion fencing has been installed around the entire perimeter of the Avonvale and Cherry Gully Stations Offset area. The approval holder must ensure that the fauna friendly stock exclusion fencing is maintained and effective for its purpose for the period of effect of the approval.</p>	Compliant	<p>All stock were removed from the entire Avonvale and Cherry Gully property in January 2021. Some redundant internal fencing, cattle and horse yards have been deconstructed to enable offset activities to occur. Given the removal of all stock from the entire Avonvale and Cherry Gully property and regular external fence checks, maintenance and replacement (if required), the risk of stock intrusion and impacts on the offset are mitigated.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
			At the time of issuing this report, a variation to the condition was being processed to amend the approval condition.
HABITAT QUALITY IMPROVEMENT			
13	The approval holder must undertake ecological work to restore the Regional Ecosystems in the Avonvale and Cherry Gully Stations Offset area in accordance with the Avonvale and Cherry Gully Stations Offset area Management Plan and the Direct Offset Chapter .	Compliant	A number of management actions in accordance with the amended OAMP have commenced and will continue to be implemented. Implementation of the management actions in accordance with the OAMP are trending the offset area to achieving the restoration of the regional ecosystem vegetation communities. Refer to the OAAR for further information.
14	<p>The approval holder must achieve the following outcomes in Environmental Management Zone 1:</p> <ul style="list-style-type: none"> a. A 57% increase, relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score by the end of year 6, and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval. b. Average tree canopy cover at >50% - <200% of the benchmark for Regional Ecosystem 12.11.14 by the end of year 6 and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval. 	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<ul style="list-style-type: none"> c. Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 6 and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval. d. The number of Large trees >50% of the benchmark for the Regional Ecosystem by the end of year 6 and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval. e. An average of at least 6 different winter or spring flowering Grey-headed Flying-fox foraging species in each assessment plot by the end of year 6, and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval. 		
15	<p>The approval holder must achieve the following outcomes in Environmental Management Zone 2:</p> <ul style="list-style-type: none"> a. An 80% increase, relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score by the end of year 16, and subsequently maintain or exceed that average Koala Species Stocking Rate score for 	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>the remainder of the period of effect of the approval.</p> <p>b. Average tree canopy cover at >50% - <200% of the benchmark for Regional Ecosystem 12.11.14 by the end of year 16, and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.</p> <p>c. Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 16, and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval. The number of Large trees >50% of the benchmark for the Regional Ecosystem by the end of year 16, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.</p> <p>d. An average of at least 6 different winter or spring flowering Grey-Headed Flying-fox foraging species in each assessment plot by the end of year 6 and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval.</p>		

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
16	The approval holder must achieve the following outcomes in Environmental Management Zone 3:	Compliant for 16a and b.	Conditions 16a and b have been satisfied. A total of 400.70 ha of koala and grey-headed flying-fox habitat has been revegetated and restored within EMZ 3.
	a. Recreate the pre-clearing Regional Ecosystem by planting 399 ha of new Koala Habitat and Grey Headed Flying-fox foraging Habitat .	Not applicable for 16c-j	Since the Year 3 ACR, 8.7 ha of additional infill planting areas were identified within EMZ 3 with the balance planting completed in March 2024 to further support regeneration in EMZ 3.
	b. All planting works must be completed by the end of Year 5 .		
	c. A 350% increase, relative to the baseline Habitat quality assessment data , in the average Koala Species Stocking Rate score by the end of year 10 .		Monitoring will now turn to plant survival and replacement rotations.
	d. Average tree canopy cover at >10% - <50% of the benchmark for each Regional Ecosystem by the end of year 10 .		
	e. Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of year 10 .		
	f. An average of at least 6 different winter or spring flowering Grey-Headed Flying-fox foraging species in each assessment plot by the end of year 10 , and subsequently maintain or exceed this diversity of foraging species for the remainder of the period of effect of the approval.		
	g. A 700% increase, relative to the baseline Habitat quality assessment data , in the average Koala		

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>Species Stocking Rate score by the end of year 20, and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval.</p> <p>h. Average Tree canopy cover at >50% - <200% of the benchmark for each Regional Ecosystem by the end of year 20, and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.</p> <p>i. Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 20, and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval.</p> <p>j. The number of Large trees >50% of the benchmark for each Regional Ecosystem by the end of year 20, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.</p>		
17	<p>The approval holder must achieve the following outcomes in Environmental Management Zone 4:</p> <p>a. Recreate the pre-clearing Regional Ecosystem 12.3.7 or 12.3.3 by restoring 166.6 ha of new Koala</p>	<p>Compliant for 17a and b</p> <p>Not applicable for 17c-j</p>	<p>Conditions 17a and b have been satisfied. Review of the offset site EMZs has determined that 171.90 ha of koala and grey-headed flying-fox habitat has been revegetated and restored within EMZ 4.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>Habitat and Grey-headed Flying-fox foraging Habitat.</p> <p>b. All revegetation planting works completed by the end of Year 4.</p> <p>c. A 30% increase, relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score by the end of year 10.</p> <p>d. Average tree canopy cover at >10% - <50% of the benchmark for each Regional Ecosystem 12.3.7 by the end of year 10.</p> <p>e. Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of year 10.</p> <p>f. An average of at least 6 different winter or spring flowering Grey-Headed Flying -fox foraging species in each assessment plot by the end of year 10 and this diversity subsequently maintained or exceeded for remainder of the period of effect of the approval.</p> <p>g. A 60% increase relative to the baseline Habitat quality assessment data, in the average Koala Species Stocking Rate score at year 20, and subsequently maintain or exceed that average Koala Species Stocking Rate score for the remainder of the period of effect of the approval.</p>		<p>As per Attachment C of the <i>OAAR – Year 3</i>, a further 8.7 ha of infill planting zones was completed in year 3 to further support regeneration in EMZ 4.</p> <p>Monitoring will now turn to plant survival and replacement rotations.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<ul style="list-style-type: none"> <li data-bbox="389 316 1003 499">h. Average Tree canopy cover at >50%- <200% of the benchmark for each Regional Ecosystem by the end of year 20 and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval. <li data-bbox="389 512 1003 695">i. Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of year 20, and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval. <li data-bbox="389 708 1003 895">j. The number of Large trees >50% of the benchmark for the Regional Ecosystem by the end of year 20, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval. 		
18	<p>The approval holder must demonstrate by year 5 that a minimum of 50% of planting stock used in all offset area vegetation has been grown from seed harvested from Koala food trees and Grey headed Flying-fox foraging tree species on or immediately adjoining the offset area land holdings.</p>	Compliant	<p>During the OAAR reporting period, 145.6 ha of direct planting, 8.6 ha of infill planting and 427 ha of indirect planting has been completed. Due to the expedited planting program to reduce the time lag between the impact and realisation of the offset, the 145.6 ha of direct planting utilised a combination of seed harvested on-site, and seed sourced from a local nursery. The 427.0 ha of assisted revegetation activities has utilised seed from the natural seed bank on-site and therefore is considered to have been grown from seed harvested on-site. As such, current calculations indicate that 74.57% of plant stock has been grown from seed harvested on-site.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
19	<p>The approval holder must engage a suitably qualified independent expert to undertake an assessment of the Avonvale and Cherry Gully Stations Offset area at the end of each of year 6, year 10, year 16 and year 20 to assess whether the outcomes required in conditions 10-18 have been, or are likely to be, achieved. The findings of each assessments must be documented and published within 6 months of the end of each of year 6, year 10, year 16 and year 20, and he provided to the Department within five (5) business days of each being published.</p>	Not applicable	Not applicable during this reporting period.
20	<p>If, at any time during the period of effect of the approval, the Minister is not satisfied that any of the requirements or outcomes under conditions 10- 18 have been or are likely to be achieved or maintained, the Minister may request (in writing) further evidence from the approval holder as to how the requirements or outcomes of these conditions will be achieved or maintained. If requested by the Minister, the approval holder must:</p> <ul style="list-style-type: none"> a. provide a report to the Department that documents the cause of the potential or actual non-achievement of required outcomes, the corrective actions to be taken (including timeframes for reporting to the Department the success of those actions) and the contingency measures that will be implemented to prevent further occurrences; 	Not applicable	Not applicable during this reporting period.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<ul style="list-style-type: none"> b. revise the updated Avonvale and Cherry Gully Stations Offset area Management Plan, applying the advice of a suitably qualified field ecologist and within a timeframe determined by the Minister, to include the corrective actions and contingency measures and a program of when and how the relevant contingency measures and corrective actions will be implemented; c. submit the revised Avonvale and Cherry Gully Stations Offset area Management Plan to the Department for the Minister's approval, within a timeframe determined by the Minister; and d. implement the approved Avonvale and Cherry Gully Stations Offset area Management Plan. 		

STANDARD ADMINISTRATIVE CONDITIONS

NOTIFICATION OF DATE OF COMMENCEMENT OF THE ACTION

21	<p>The approval holder must notify the Department in writing of:</p> <ul style="list-style-type: none"> a. the date of commencement of the action within 5 business days after the date of commencement of the action; and b. the date of commencement of construction within 5 business days after the date of commencement of construction. 	Compliant	<p>(a) The approval holder commenced the action (management activities at the offset site) on 31 August 2020. The Department were notified on the commencement of the action on 31 August 2020, with acknowledgement by the Department received on 2 September 2020.</p> <p>(b) Construction of the Undullah Project has not yet commenced. The Department will be notified when works on the impact site commence.</p>
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Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
22	If the commencement of the action does not occur within 5 years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister .	Not applicable	The approval holder commenced the action (management activities at the offset site) on 31 August 2020.
COMPLIANCE RECORDS			
23	The approval holder must maintain accurate and complete compliance records .	Compliant	The approval holder and Saunders Havill Group maintain complete and accurate records of compliance documents.
24	If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department within the timeframe specified in the request. Note: Compliance records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act , and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the Department's website or through the general media.	Not applicable	The Department has not requested compliance records.
25	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under a plan or conditions of this approval, is prepared in accordance with the Department's Guidelines for biological survey and mapped data (2018) and submitted electronically to the	Not applicable	Not applicable during this reporting period.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	Department in accordance with the requirements of the plan within 10 business days .		
ANNUAL COMPLIANCE REPORTING			
26	<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> <ol style="list-style-type: none"> a. publish each compliance report on the website within 60 business days following the relevant 12-month period; b. notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report within 5 business days of the date of publication; c. keep all compliance reports publicly available on the website until this approval expires; d. exclude or redact sensitive ecological data from compliance reports published on the e. website; and f. where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication. 	Compliant	<p>The action associated with the Undullah Project commenced on 31 August 2020. The reporting period for this ACR is 31 August 2023 – 30 August 2024. This ACR has been prepared by SHG on behalf of the approval holder. This ACR has been finalised on 7 November 2024.</p> <p>The approval holder will publish this ACR on the website at the below weblink prior to 22 November 2024 and the Department will be notified within 5 business days of publication.</p> <p>https://www.merrylin.com/master-planned-communities</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
<p>Note: Compliance reports may be published on the Department's website.</p>			
<p>REPORTING NON-COMPLIANCE</p>			
27	<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 2 business days after becoming aware of the incident or non-compliance. The notification must specify:</p> <ul style="list-style-type: none"> a. any condition which is or may be in breach; b. a short description of the incident and/or non-compliance; and c. the location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information available. 	Compliant	As documented in this ACR, no non-compliances have been recorded.
28	<p>The approval holder must provide to the Department the details of any incident or non compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:</p>	Not applicable	All non-compliance matters, which are administrative only have been reported to the Department well in advance of timeframes in which the non-compliance has occurred. All available follow up actions have been undertaken by the proponent.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<ul style="list-style-type: none"> a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future; b. the potential impacts of the incident or non-compliance; and c. the method and timing of any remedial action that will be undertaken by the approval holder. 		
INDEPENDENT AUDIT			
29	The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister .	Not applicable	Not applicable during this reporting period.
30	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	Not applicable during this reporting period.
31	The approval holder must publish the audit report on the website within 10 business days of receiving the Department's approval of the audit report and keep the	Not applicable	Not applicable during this reporting period.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	audit report published on the website until the end date of this approval.		
COMPLETION OF THE ACTION			
32	Within 30 business days after the completion of the action , the approval holder must notify the Department in writing and provide completion data .	Not applicable	Not applicable during this reporting period.

5. Appendices

Appendix A

EPBC approval and conditions granted 05 February 2020

Appendix B

Avonvale and Cherry Gully Stations: Offset Area Annual Report – August 2024

Appendix A

EPBC approval and conditions granted
05 February 2020



APPROVAL

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

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

Details

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

Approval decision

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

Controlling Provisions

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

Period for which the approval has effect

This approval has effect until 1 February 2050.

Decision-maker

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

Conditions of approval

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

ANNEXURE A – CONDITIONS OF APPROVAL

Part A – Conditions specific to the action

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

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

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

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

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

Pest and Weed Management

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

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

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

Stock Exclusion

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

Habitat Quality Improvement

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

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

Habitat Creation

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

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

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

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

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

Part B – Standard administrative conditions

Notification of date of commencement of the action

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

Compliance records

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

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

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

Annual compliance reporting

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

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

Reporting non-compliance

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

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

Independent audit

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

Completion of the action

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

Part C - Definitions

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

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

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

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

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

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

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

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

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

Clear/Clearing means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* for further guidance). **Clearing** does not include any relevant prescribed burns or actions undertaken for bushfire management, where required.

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

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

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

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

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

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

Compliance reports means written reports:

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

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

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

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

Development area means the area designated as 'Development area' on the map at Attachment B indicated by red cross hatching.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Legally secure means to protect for conservation for the duration of the impact, on the title of the land, under an enduring protection mechanism, such as a voluntary declaration under the *Vegetation Management Act 1999* (Qld) or as a nature refuge under the *Nature Conservation Act 1992* (Qld), or another enduring protection mechanism agreed to in writing by the **Department**.

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

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

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

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

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

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

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

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

vii. Size of the offset in hectares.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTACHMENTS

Attachment A: Project site Aerial

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



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 Queensland Globe



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Legend

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

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

 Department of Natural Resources, Mines and Energy

Plan of Proposed Action site



Land uses	
Urban Residential Neighbourhoods	
Centres	
District Centre	UC
District Centre - Community/Neighbourhood	TC
Neighbourhood Centre	NC
Rural-style Neighbourhood Community Centre	NSCC
Roads	
30m Arterial Road (CAR)	
15m Arterial Road (COR)	
25m Trunk Collector	
15m Collector	
15m Access	15m Access
6.5m Lane	
Open Space	
Parks / Recreation / Nature / Woodways	
Parks	PS
Parks / Recreation	PR
Majority of Parks / Recreation	
400m walkable neighbourhood (around NRP)	
Urban Landscapes (integrated into layout)	
Education facilities	
State primary school / site	SPI
State secondary school / site	SSI



NOTES
 This document is prepared for the information of the client only. It is not intended for any other purpose. The information contained in this plan is not suitable for any other purpose. It is the responsibility of the client to ensure that the information is used for the intended purpose only. The client is advised that the information is not intended for any other purpose. The client is advised that the information is not intended for any other purpose. The client is advised that the information is not intended for any other purpose.

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* This plan is not intended for any other purpose. It is the responsibility of the client to ensure that the information is used for the intended purpose only. The client is advised that the information is not intended for any other purpose. The client is advised that the information is not intended for any other purpose.

Legend

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



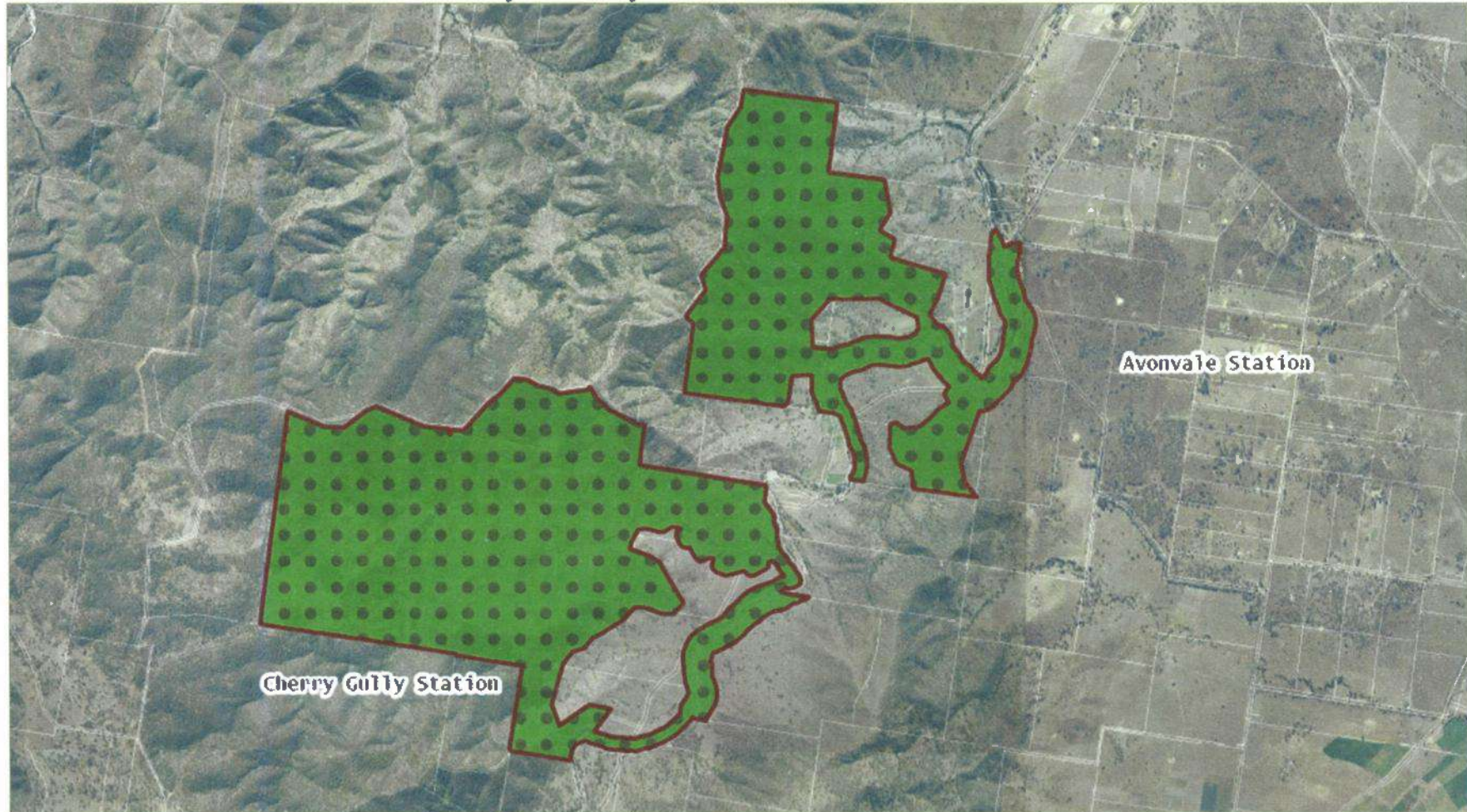
Undullah Project

ACCEPTED BY SAUNDERS HAVILL GROUP (11/2018) DATE 17 Feb 2018



Pioneer Fortune Pty Ltd

Plan of Avonvale & Cherry Gully Stations Offset Area



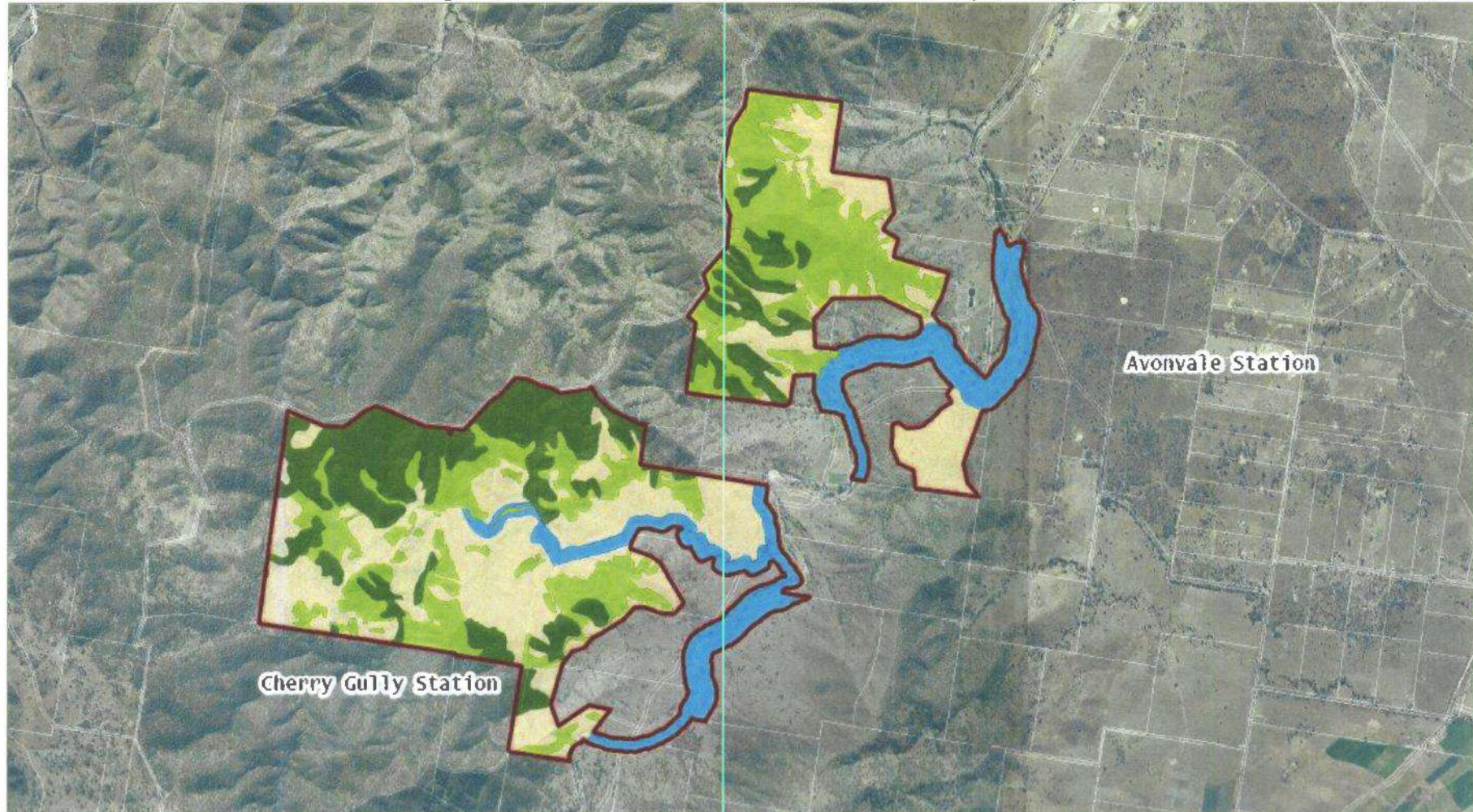
Avonvale & Cherry Gully Stations -
Offset Management Plan (OMSP)
EPEC 2019/2020
0 200 400 800 1,200
1:00/2020 1:30,000
References - • State of Queensland (Department
of Natural Resources, Water and Energy) 2019

Legend

- Q14 DC06
- Offset area boundaries
- Offset area



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



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

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

THIS PLAN AND ANY INFORMATION ON THE QUALITY OF THE ENVIRONMENT, OR ANY OTHER MATTER, ARE PROVIDED AS INFORMATION ONLY AND NOT AS A GUARANTEE OF ACCURACY OR AS A BASIS FOR ANY DECISION.

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

Legend

Qld DCDB
Offset area boundaries

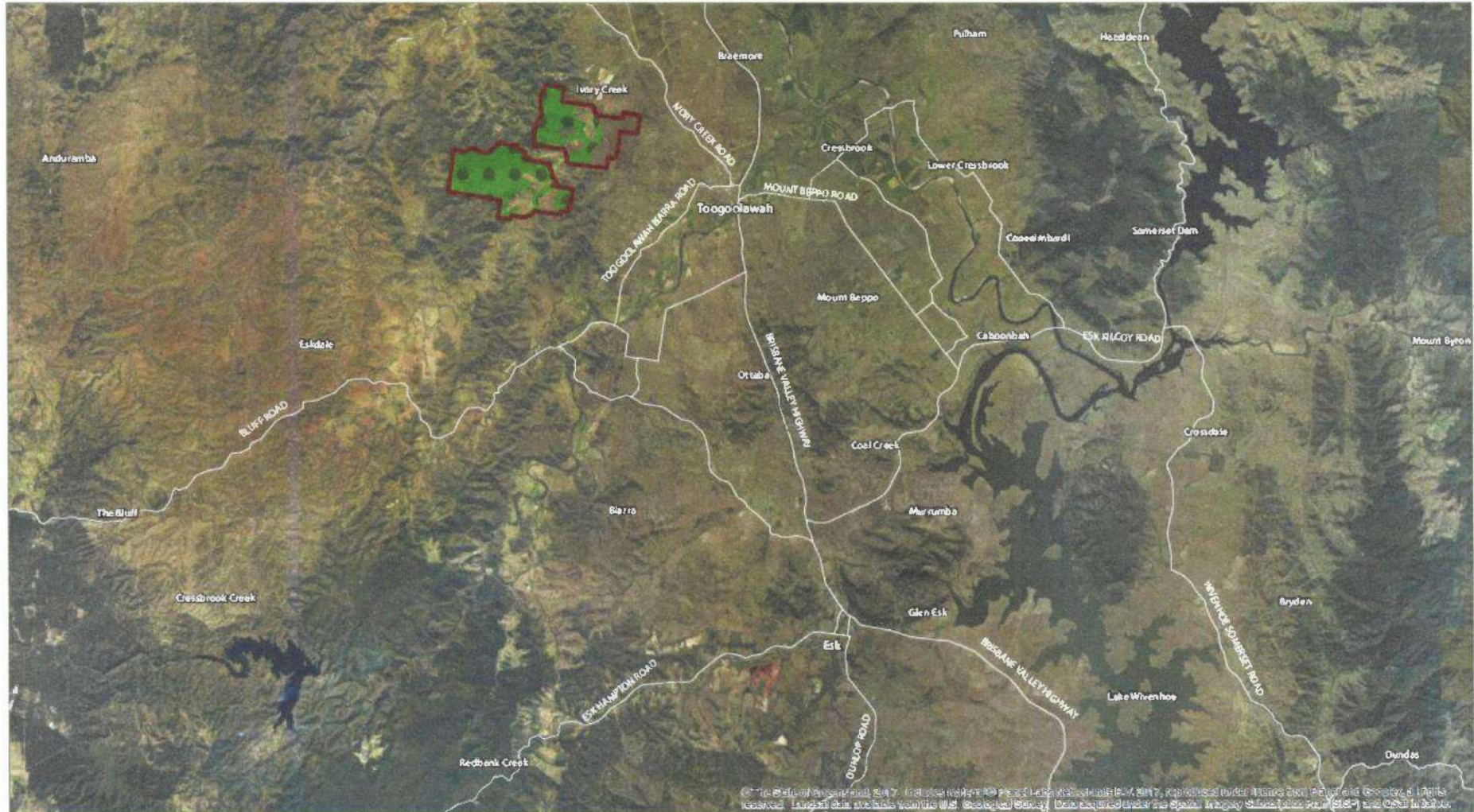
Offset design areas

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

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



Offset Area Context Plan



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

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

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



Appendix B

Avonvale and Cherry Gully Stations:
Offset Area Annual Report – August 2024



Avonvale & Cherry Gully Offset Property

Offset Area Annual Report EPBC2015/7530
August 2024



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APPENDICIES

- A Sample pest management results
- B Sample weed management results
- C Infill revegetation planting zone map



1.0 Background

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

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

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

As per the updated *Offset Area Management Plan (OAMP)*, the annual reporting anniversary for the offset area is 31 August. It is important to note this *OAAAR* covers the period from 31 August 2023 until 31 August 2024 (herein referred to as 'offset reporting period'). This *OAAAR* will be issued and published on the proponent's website within 40 business days of 31 August for the life of the approval, as per Condition 9 of the approval.





2.0 Action snapshot - year three



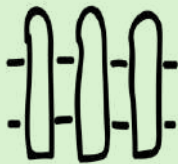
All planting completed ahead of schedule.



Four targeted feral animal control events support kolas, along with revegetation and restoration efforts.



Routine weed management activities critical to plant survival.



Regular external boundary fence inspections and maintenance proactively prevent cattle breaches.



Adaptive wildfire mitigation measures continue in accordance with the *Offset Area Wildfire Management Plan*.



Consultation with adjoining landholders on offset activities remain ongoing.

Icons sourced from Noun Project artists: Hafiz Nur Lutfianto, Yandi Rs, faisalovers, Juicy Fish, Laymik, Jono, Alina Oleynik, Asianson Design, Azam Ishaq.



3.0 Offset commitments and management actions

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

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

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

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

- Management Action 1: Vertebrate pest management
- Management Action 2: Weeds of national significance (reduction and management)
- Management Action 3: Stock management
- Management Action 4: Access management, trespass and neighbouring stock mustering controls
- Management Action 5: Wildfire management
- Management Action 6: Flooding, erosion and sedimentation management
- Management Action 7: Native seed collection and propagation
- Management Action 8: Regeneration & rehabilitation management
- Management Action 9: Revegetation (habitat creation) activities.



4.0 Achievements

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

- **Planting:** The planting of Tranches 1 and 2 have been undertaken with work completed in July 2022 and April 2023 respectively. Additional infill planting occurred within Tranche 2 in March 2024. Post-plant spraying of this area occurred in April 2024 to limit grass and weed growth around each stem and ensure the best ongoing survival rate. This completes all planting activities for this offset, ahead of schedule.
- **Targeted feral animal control:** Four targeted pest management events were undertaken across the offset property. The intent of these exercises is to remove the threat of wild dogs to the koala, and other feral animals (like pigs and rabbits), which compromise viability of the revegetation and restoration works.
- **Targeted weed control:** After the 2023 winter break, intensive weed management control activities resumed monthly from September 2023 through to July 2024. These activities primarily focussed on lantana and other dormant groundcover weeds. Unfortunately, weed spraying efforts were affected during this period due to the extreme weather, with very dry conditions experienced through end-2023 and wet conditions through early-2024 – hence the longer than normal weed spraying period.
- **Fence repair and replacement:** A full stock exclusion fencing audit was undertaken along the perimeter boundaries of the Avonvale and Cherry Gully property to proactively mitigate cattle breaches occurring from adjoining properties. A routine fencing inspection, maintenance and replacement program continues to be implemented.
- **Wildfire mitigation measures:** The Avonvale and Cherry Gully property *Offset Area Wildfire Management Plan (OAWMP)* continued to be adapted and implement. This included: widening fire breaks arounds parts of the property to 50-metres; ensuring creek and bore pumps were ready for use; and the purchase of a second portable ATV water tank and pump to expand the property's firefighting capability. A mosaic low intensity control burn was undertaken in the offset area, as well as other areas of the Avonvale and Cherry Gully property, in August 2024 to minimise wildfire risk ahead of the 2024/25 bushfire season.
- **Neighbour consultation:** Adjoining landholder consultation – including with a new adjoining neighbour - on the offset management actions and potential collaboration is ongoing, especially in relation to wildfire and pest management.



Tranche 1 is predominantly located along waterways or creek lines.



5.0 Planned activities: 2024/25

MASTER ACTION

Action	2024												2025																										
	Early-Jan	End-Jan	Early-Feb	End-Feb	Early-Mar	End-Mar	Early-Apr	End-Apr	Early-May	End-May	Early-June	End-June	Early-July	End-July	Early-Aug	End-Aug	Early-Sept	End-Sept	Early-Oct	End-Oct	Early-Nov	End-Nov	Early-Dec	End-Dec	Early-Jan	End-Jan	Early-Feb	End-Feb	Early-Mar	End-Mar	Early-Apr	End-Apr	Early-May	End-May	Early-June	End-June	Early-July	End-July	Early-Aug
Planting																																							
Assisted native regeneration and revegetation management																																							
Revegetation (habitat creation) - rip lines and pre-spraying																																							
Revegetation (habitat creation) - planting																																							
Neighbour consultation																																							
Consultation with adjoining land owners on property activities (ongoing)																																							
Fire management																																							
Bushfire management planning																																							
Controlled cool burns																																							
Maintain internal and perimeter firebreaks																																							
Property access and stock management																																							
Maintain internal access tracks through offset areas																																							
Fence (including cattle exclusion) monitoring																																							
Fencing CAPEX																																							
Weed management																																							
Weed spraying fence lines and firebreaks and internal access tracks																																							
Spraying weeds of national significance (ie lantana)																																							
Revegetation (habitat creation) - pre and post-plant spraying																																							
Integrated vertebrate pest management																																							
Wild dog, dingoes, pig, deer, rabbit shooting																																							
Erosion, flood and settlement management																																							
Maintain storm water diversion bunds on perimeter fire tracks																																							
Maintain areas revegetated for erosion control																																							



Koala (*Phascolarctos cinereus*) continue to be observed across the Avonvale and Cherry Gully offset areas.



6.0 Offset management action milestone tracking

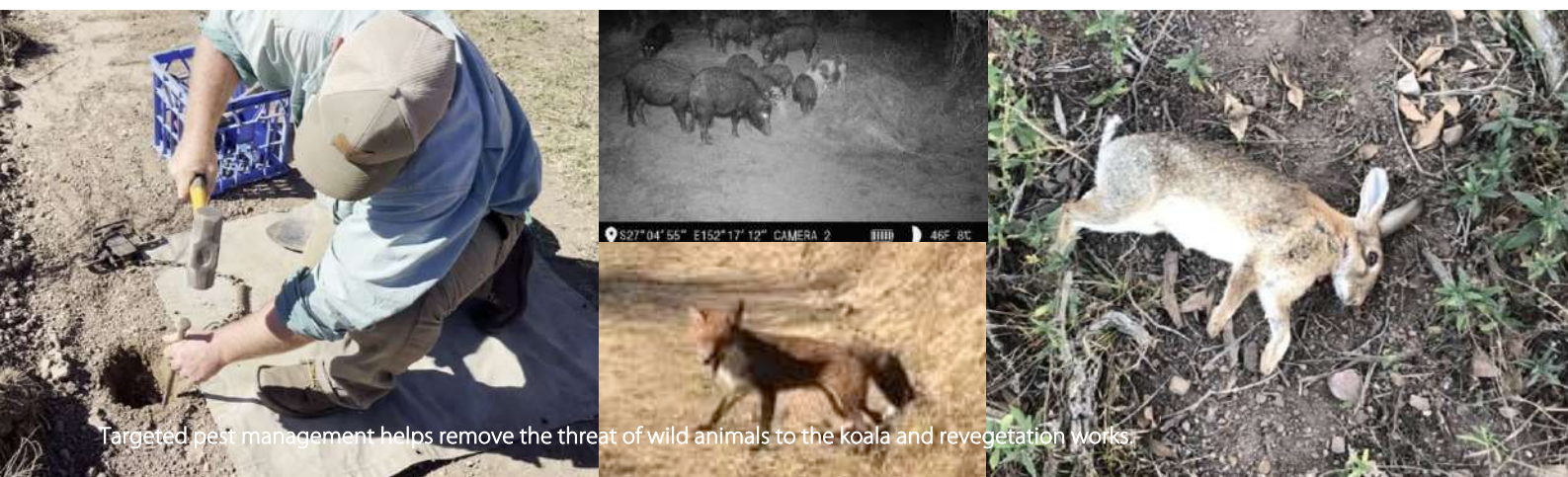
A summary of the status of management action implementation as per the approved management actions in the *OAMP (2022)* is provided below:

Management action 1: Vertebrate pest management

Management action requirement	Year required	Comments
Detailed baseline surveys	Year 1	Detailed baseline surveys were conducted from August 2020 until 2 March 2022. Results of the detailed baseline surveys were included in the updated <i>OAMP</i> .
Develop on-site monitoring program	Year 1	A <i>Feral Animal Register (FAR)</i> has been developed to record all anecdotal and targeted sightings and cullings of feral animals.
Consult with Somerset Regional Council (SRC)	Year 1	Contact was made with Somerset Regional Council (SRC) Pest Management Specialist (PMS). The SRC PMS attended site and commenced the 1080 baiting program on 23 March 2022. This program is to be implemented on a quarterly basis.
Develop initial <i>Pest Management Implementation Strategy (PMIS)</i>	Year 2	The <i>PMIS</i> was developed in accordance with the SRC PMS and an engaged pest management expert. The current pest management strategy involves undertaking quarterly targeted baiting and trapping programs with the use of specially trained tracking dogs.
Undertake targeted pest management activities	Year 1	Targeted pest management has been undertaken in accordance with the <i>PMIS</i> . Further, a quarterly baiting program has been established with the SRC and commenced on 23 March 2022.
Undertake targeted pest management activities	Year 2	During Year 2, four targeted pest management events were undertaken across the offset property.
Undertake targeted pest management activities	Year 3	<p>Although a 1080 baiting program was initially implemented in collaboration with SRC, the results were deemed ineffective. This, combined with immediate neighbour concerns from using poisoned baits, resulted in the introduction of an intensive trapping and shooting program through adaptive management practices. This practice is now implemented within the offset area and across the entire Avonvale and Cherry Gully property.</p> <p>During Year 3, four targeted pest management events were once again undertaken across the offset property, in line with the agreed and revised <i>PMIS</i>.</p> <p>The intent of these exercises is to remove the threat of wild dogs to the koala, and other feral animals (like rabbits and pigs), which compromise viability of the</p>



Management action requirement	Year required	Comments
Decommission and remove any pest species denning, foraging or breeding features	Years 1 – 5	<p>regeneration and restoration works. Refer to Appendix A for a sample of the pest management activities.</p> <p>Where appropriate, dens, foraging and breeding features are removed or destroyed. However, some of these are deliberately retained to control regular pest monitoring and trapping activities, and prevent pests expanding their denning network. Destroying certain features can be futile as pests will re-establish existing and new features elsewhere, which makes pest management more difficult.</p> <p>Further, several dens have been found in physically constrained areas, like steep rocky outcrops, which cannot be safely removed using heavy equipment, or in protected koala habitat, like hollow gum trees. These areas are routinely monitored for shooting and trapping activities.</p> <p>A highly skilled team of small specially bred dogs that target underground tunnels and burrows assist the property's pest management expert to execute the <i>PMIS</i>.</p>
Undertake targeted pest management activities	Years 4 -5	
Replicate detailed baseline surveys	Year 5	
Undertake targeted pest management activities	Years 6 – 10	
Replicate detailed baseline surveys	Year 10	
Undertake targeted pest management activities	Years 11 - 15	
Replicate detailed baseline surveys	Year 15	
Undertake targeted pest management activities	Years 16 - 20	
Replicate detailed baseline surveys	Year 20	



Targeted pest management helps remove the threat of wild animals to the koala and revegetation works.



Management action 2: Weeds of national significance (reduction and management)

Management action requirement	Year required	Comments
Complete detailed baseline surveys	Year 1	Antenna based GPS surveys and detailed ortho-rectified drone aerial imagery were undertaken across the offset area. Results of the detailed baseline surveys were included in the updated <i>OAMP</i> .
Exclude stock from the offset area	Years 1 - 5	Cattle were removed from the offset area in 2021.
Detailed weed management control activities	Year 2	Intensive weed management control activities were undertaken monthly from September 2022 to March 2023.
Detailed weed management control activities	Year 3	After the 2023 winter break, intensive weed management control activities resumed monthly from September 2023 through to July 2024. These activities primarily targeted lantana and other dormant groundcover weeds. Unfortunately, weed spraying efforts were affected during this period due to the extreme weather, with very dry conditions experienced through end-2023 and wet conditions through early-2024 – hence the longer than normal weed spraying period. Refer to Appendix B for a sample of the weed control activities.
Detailed weed management control activities	Years 4 - 5	
Replicate detailed baseline surveys	Year 5	
Detailed weed management control activities	Years 6 - 10	
Replicate detailed baseline surveys	Year 10	
Detailed weed management control activities	Years 11 - 15	
Replicate detailed baseline surveys	Year 15	
Detailed weed management control activities	Years 16 - 20	
Replicate detailed baseline surveys	Year 20	



Intensive weed control is undertaken across the offset property, while post-plant spraying ensures each stem has the best chance of survival.



Management action 3: Stock management

Management action requirement	Year required	Comments
Fencing in accordance with the indicative <i>Offset Area Fencing Plan (OAFP)</i>	Year 1	Internal fencing of the offset area has not yet commenced. As per management action three. Instead, all livestock have been removed from the entire Avonvale and Cherry Gully property. Discussions have commenced with DCCEEW to amend Condition 13 of the approval to remove the requirement to fence the offset area, if all livestock have been removed from the Avonvale and Cherry Gully property.
Fencing in accordance with the indicative <i>OAFP</i>	Year 2	Discussions continued with DCCEEW to amend Condition 13 of the approval to remove the requirement to fence the offset area, if all livestock have been removed from the Avonvale and Cherry Gully property.
Fencing in accordance with the indicative <i>OAFP</i>	Year 3	Still awaiting approval of Condition 13 variation application from DCCEEW. This approval would remove the requirement to fence the offset area boundaries given the Avonvale and Cherry Gully property has perimeter boundary fencing, and all livestock was removed from property in 2021. No internal boundary fencing is required between adjoining offset areas within the Avonvale and Cherry Gully property. A full stock exclusion fencing audit was undertaken along the perimeter boundaries of the Avonvale and Cherry Gully property to proactively mitigate cattle breaches occurring from adjoining properties. A routine fencing inspection, maintenance and replacement program continues to be implemented.
Entirety of offset area fencing to be installed	Year 3	See above.
Fence inspection and report or confirmation all livestock removed from Cherry Gully property	Years 4 – 20	

Management action 4: Access management, trespass and neighbouring stock mustering controls

Management action requirement	Year required	Comments
Inspection and rectification of all external fence boundaries	Year 1	All external fence boundaries were inspected during Year 1. No external fence boundaries required rectification.
Adjoining landowners notified of offset areas, purpose and outcomes	Year 1	All adjoining owners of the offset area have been notified of the purpose and outcomes, which are sought to be achieved. Communication with adjoining landholders is ongoing.
Access gates and signage to be installed and maintained where the offset area fencing crosses tracks required for external land holder access	Year 3	There are no instances where offset area fencing crosses tracks required for external land holder access. Adjoining offset areas that have access gates are regularly inspected and maintained to ensure access for management activities.



Management action requirement	Year required	Comments
No new access tracks through the offset area unless to support offset outcomes	Years 2 - 20	All access tracks required for the offset area have already been created, with all access tracks regularly maintained.

Management action 5: Wildfire management

Management action requirement	Year required	Comments
Continuation of existing fire break infrastructure maintenance (firebreaks and trails)	Year 1	Existing firebreaks and fire regimes were continued during Year 1. External property boundaries were cleared to maintain the existing fire management lines.
Develop an <i>Offset Area Wildfire Management Plan (OAWMP)</i>	Year 2	Wildfire mitigation measures, such as firebreaks, fire management lines and low-intensity burns, have been implemented in accordance with the direction of the Queensland Rural Fire Service (QFRS) recommendations. These wildfire mitigation measures will continue to be implemented and best practice used to inform any future mitigation measures. The <i>OAWMP</i> has been developed and implemented in accordance with recommendations.
Implement <i>OAWMP</i>	Years 3 - 20	Wildfire management mitigation measures continue to be implemented within the offset area, and right across the entire Avonvale and Cherry Gully Property. These measures are in line with the <i>OAMP</i> actions, which have been endorsed by representatives of the QFRS.



In August, a mosaic low intensity control burn was undertaken in the offset area, as well as other areas of the Avonvale and Cherry Gully property to minimise wildfire risk ahead of the 2024/25 bushfire season.



Management action 6: Flooding, erosion and sediment management

Management action requirement	Year required	Comments
Identify and map on-site locations of erosion and flood risk within the Offset Area	Year 1	Erosion point locations within Ivory Creek on the Avonvale and Cherry Gully properties were mapped during Year 1 and included on the <i>Avonvale Erosion Point Locations and Revegetation Map, Cherry Gully North Erosion Point Locations and Revegetation Map and Cherry Gully South Erosion Point Locations and Revegetation Map</i> within the amended <i>OAMP</i> .
Incorporate mapped flood/erosion risk areas into revegetation plans and programs	Year 1	Erosion point locations within Ivory Creek on the Avonvale and Cherry Gully properties was mapped during Year 1 and included on the <i>Avonvale Erosion Point Locations and Revegetation Map, Cherry Gully North Erosion Point Locations and Revegetation Map and Cherry Gully South Erosion Point Locations and Revegetation Map</i> within the amended <i>OAMP</i> .
Finalise EMZ 4 detailed revegetation and replanting plans and programs	Year 1	The detailed revegetation and replanting plan and program was finalised for EMZ4. Planting within the Tranche 1 area commenced in April 2022 and was completed in July 2022.
Progressively implement stabilisation methods of high-risk planting areas, avoid planting between high bank or high-water mark during summer months	Year 2 - 20	Stabilisation works and erosion mitigation methods have been implemented along the Ivory Creek banks in the identified erosion locations.

Management 7: Native seed collection and propagation

Management action requirement	Year required	Comments
Develop a seed collection program for EMZ1 and EMZ2 areas	Year 1	Collection of seed was prioritised based on a radius of koala observations on-site. Where a koala was observed on-site, priority seed collection areas have been identified. Priority of seed collection is as follows: <ul style="list-style-type: none"> • High Priority - 100m of koala observation • Medium Priority - 500m of koala observation • Low Priority - >500m of koala observation
Consult adjoining landholders for permission to harvest seed (where necessary)	Year 1	Owing to the favourable weather conditions, harvesting seed from adjoining landholders was not necessary in Year 1.
Undertake the seed collection program	Year 1	Seed collection commenced in Year 1.
Establish site nursery for storage, propagation and germination of collected site seeds or establish a contract and relationship with an external nursery for storage, propagation and germination of collected site seeds.	Year 1	Owing to the large-scale mass planting associated with Tranche 1, the collected seed was transported to an off-site nursery for storage, propagation and germination.



Management action requirement	Year required	Comments
Establish site nursery for storage, propagation and germination of collected site seeds or establish a contract and relationship with an external nursery for storage, propagation and germination of collected site seeds.	Year 2	Seed collection continued in Year 2 as per previously reported.
Continue the seed collection program	Year 3	Adequate quantities of high-quality seed stock were already available from previous collection activities from surrounding areas.
Continue the seed collection program	Years 4 - 5	
Demonstrate that a minimum of 50% of planting stock used in all offset area vegetation has been grown from seed harvested from Koala food trees and Grey-headed Flying-fox foraging tree species on or immediately adjoining the offset area land holdings.	Year 5	

Management action 8: Regeneration and rehabilitation management

Management action requirement	Year required	Comments
Undertake detailed restoration work management areas mapping (stratify larger EMZ area into specific treatment zones)	Year 1	EMZ 1 and EMZ 2 were stratified into four zones, being: Regrowth Zone 1, Regrowth Zone 2, Remnant Zone 1 and Remnant Zone 2, as per the plan included within the <i>OAMP</i> .
Establish photo monitoring points and protocols (georeferenced star picket at photo monitoring locations)	Year 1	Photo point monitoring locations were GPS located within EMZ 1 & EMZ, 2 as per the plan included within the <i>OAMP</i> .
Complete treatment in the work management areas for EMZ 1 & EMZ 2	Year 2	As per management action two, intensive weed management work occurred in EMZ 1 & EMZ 2 during Year 2.
Complete treatment in the work management areas for EMZ 1 & EMZ 2	Year 3	As per management action two, intensive weed management work occurred in EMZ 1 & EMZ 2 during Year 3.
Complete treatment in the work management areas for EMZ 1 & EMZ 2	Years 4 - 6	
Replicate MHQA and GHFF FHA surveys	Year 6	
Monitor and maintain EMZ1 and EMZ 2	Years 7 - 10	
Replicate MHQA and GHFF FHA surveys	Year 10	
Monitor and maintain EMZ1 and EMZ 2	Years 11 - 16	
Replicate MHQA and GHFF FHA surveys	Year 16	



Management action requirement	Year required	Comments
Monitor and maintain EMZ1 and EMZ 2	Years 17 - 20	
Replicate MHQA and GHFF FHA surveys	Year 20	

Management action 9: Revegetation (habitat creation) activities

Management action requirement	Year required	Comments
Finalise locations, sequence and timing for revegetation program.	Year 1	The revegetation of EMZ 3 and EMZ 4 was stratified into two tranches (Tranche 1 and Tranche 2). Tranche 1 is to be completed in Year 2 and Year 3, while Tranche 2 is to be completed in Year 4 and Year 5. The indicative tranche revegetation areas are shown in the OAMP.
Cultivate and prepare Tranche 1 area in preparation for year 2 planting.	Year 1	The Tranche 1 area was ripped and cultivated, where necessary, in preparation for planting. Planting commenced in April 2022 and was completed in July 2022.
Create Tranche 1 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 1	Tranche 1 is predominantly located along waterways or creek lines, and as such, water sources already exist.
Establish photo monitoring points and protocols for Tranche 1 areas (georeferenced star picket at photo monitoring locations)	Year 1	Photo point monitoring locations were GPS located within EMZ 3 and EMZ 4, as per the plan included within the OAMP.
Complete Tranche 1 revegetation zone	Year 2	As previously reported, the Tranche 1 area was planted between April and July 2022 all within Year 1.
Cultivate and prepare Tranche 1 area in preparation for year 3 planting	Year 2	As previously reported, the Tranche 1 area was planted between April and July 2022 all within Year 1.
Create Tranche 1 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 2	This activity was completed within Year 1, ahead of schedule.
Establish photo monitoring points and protocols for Tranche 1 areas (georeferenced star picket at photo monitoring locations)	Year 2	This activity was completed within Year 1, ahead of schedule.
Complete Tranche 1 revegetation zone	Year 3	As previously reported, the Tranche 1 area was planted between April and July 2022, all within Year 1.
Cultivate and prepare Tranche 2 area in preparation for year 4 planting	Year 3	The Tranche 2 (Years 4 and 5) planting areas were both completed in April of Year 2. Further infill planting zones within the Tranche 2 area were identified. The infill planting of these areas was completed in March 2024, with post plant spraying occurring in April 2024. A map showing the infill planting areas is provided in Appendix C.
Create Tranche 2 water source for revegetation establishment (purpose	Year 3	Deliberate over planting of Tranche 2 negated the need for a water source within the offset area. This strategy of over planting, allowing for natural die back, has proven



Management action requirement	Year required	Comments
located dam or broadscale irrigation) (where necessary)		effective with excellent survival rates achieved. Rainfall averages and targeted control of pests have also assisted.
Establish photo monitoring points and protocols for Tranche 2 areas	Year 3	Photo point monitoring locations were logged in Year 2, ahead of schedule.
Monitor and maintain Tranche 1	Year 3	Monitoring and maintenance of Tranche 1 and 2 commenced in July 2022.
Complete Tranche 2 revegetation zone	Year 4	All planting activities were completed in Years 1, 2 and 3.
Cultivate and prepare Tranche 2 area in preparation for year 5 planting	Year 4	All planting activities were completed in Years 1, 2 and 3.
Create Tranche 2 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 4	All planting activities were completed in Years 1, 2 and 3.
Establish photo monitoring points and protocols for Tranche 2 areas (georeferenced star picket at photo monitoring locations)	Year 4	All planting activities were completed in Years 1, 2 and 3.
Monitor and maintain Tranche 1 & 2	Year 4	Monitoring and maintenance of Tranche 1 and 2 commenced in July 2022 and remains ongoing.
All planting work completed within EMZ 4	Year 4	All planting activities were completed in Years 1, 2 and 3.
Complete Tranche 2 revegetation zone	Year 5	All planting activities were completed in Years 1, 2 and 3.
Monitor and maintain Tranche 1 & Tranche 2	Year 5	All planting activities were completed in Years 1, 2 and 3.
All planting work completed within EMZ 3	Year 5	All planting activities were completed in Years 1, 2 and 3.
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Years 6 - 10	
Replicate MHQA & GHFF FHA transect surveys	Year 10	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Years 11 - 15	
Replicate MHQA & GHFF FHA transect surveys	Year 16	
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Years 17 - 20	
Replicate MHQA & GHFF FHA transect surveys	Year 20	



7.0 EPBC2015/7530 conditions compliance

Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
5a	To compensate for the clearing of 529 hectares of koala habitat, the functional loss of 51 hectares of koala habitat, and 529 hectares of grey-headed flying-fox foraging habitat, the approval holder must: legally secure a minimum of 1,131.5 hectares of the Avonvale and Cherry Gully property offset area prior to commencement of the action.	Compliant (rectified as per discussions with Post Approvals)	The Avonvale and Cherry Gully property offset area was legally secured on 4 March 2021.
5b.	To compensate for the clearing of 529 hectares of koala habitat, the functional loss of 51 hectares of koala habitat, and 529 hectares of grey-headed flying-fox foraging habitat, the approval holder must: within 20 business days of legally securing the Avonvale and Cherry Gully property offset area, provide the Department with written evidence demonstrating Avonvale and Cherry Gully property offset area has been legally secured, and Shapefiles of the offset attributes.	Compliant	The Department was notified of the offset area being legally secured on 22 March 2021. Due to the COVID 19 global pandemic during 2020 and 2021, legal securing of the offset site was delayed. The Department acknowledged this acceptable delay.
5c.	To compensate for the clearing of 529 hectares of koala habitat, the functional loss of 51 hectares of koala habitat, and 529 hectares of grey-headed flying-fox foraging habitat, the approval holder must, within six months of approval, commence management activities at the Avonvale and Cherry Gully property offset area.	Compliant	Management actions commenced on the offset site on 31 August 2020, with the Department notified on the same day.
6.	During Year 1, the approval holder must complete baseline surveys of the entire Avonvale and Cherry Gully property offset area to determine the extent of weed cover and seasonal feral animal abundance. The baseline surveys must be undertaken by a suitably qualified field ecologist in accordance with a scientifically valid, robust, and repeatable methodology.	Compliant	During Year 1, One Environment engaged Saunders Havill Group (SHG) as suitably qualified field ecologists and professionals to complete baseline surveys of the entire Avonvale and Cherry Gully Station property offset area. The baseline surveys focused on determining the extent of weed cover and seasonal feral animal abundance. The baseline data is included in the amended <i>OAMP</i> .



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
7a.	Within three months of completion of the baseline surveys required under Condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully property <i>OAMP</i> , to include the following: the results of the baseline surveys required under Condition 6.	Compliant	SHG was engaged in December 2021 as suitably qualified field ecologists and professionals to update the <i>OAMP</i> . The amended <i>OAMP</i> was finalised and published on 2 March 2022. The results of the baseline surveys required under Condition 6 are included in Section 5.1 and 5.2 of the amended <i>OAMP</i> .
7b.	Within three months of completion of the baseline surveys required under Condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully Property <i>OAMP</i> , to include the following: the detailed baseline habitat quality assessment data for each environmental management zone on the Avonvale and Cherry Gully property offset area as provided in the preliminary documentation and Direct Offset Chapter.	Compliant	SHG was engaged in December 2021 as suitably qualified field ecologists and professionals to update the <i>OAMP</i> . The amended <i>OAMP</i> was finalised and published on 2 March 2022. The detailed baseline habitat quality assessment data for each environmental management zone is included in Section 5.8 and 5.9 of the amended <i>OAMP</i> .
7c.	Within three months of completion of the baseline surveys required under Condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully property <i>OAMP</i> , to include the following: the species stocking rate scoring table.	Compliant	SHG was engaged in December 2021 as suitably qualified field ecologists and professionals to update the <i>OAMP</i> . The amended <i>OAMP</i> was finalised and published on 2 March 2022. The species stocking rate scoring table(s) for each environmental management zone is included in Section 5.8 and 5.9 of the amended <i>OAMP</i> .
7d.	Within three months of completion of the baseline surveys required under Condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully property <i>OAMP</i> , to include the following: the outcomes specified in conditions 10-18.	Compliant	SHG was engaged in December 2021 as suitably qualified field ecologists and professionals to update the <i>OAMP</i> . The amended <i>OAMP</i> was finalised and published on 2 March 2022. The outcomes specified in Conditions 10 – 18 are included throughout Section 5 of the amended <i>OAMP</i> .
7e.	Within three months of completion of the baseline surveys required under Condition 6, the approval holder must engage a suitably qualified field ecologist to update the Avonvale and Cherry Gully property <i>OAMP</i> , to include the following: a program to monitor and	Compliant	SHG was engaged in December 2021 as suitably qualified field ecologists and professionals to update the <i>OAMP</i> . The amended <i>OAMP</i> was finalised and published on 2 March 2022.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
	report on progress against performance and completion criteria including the ecological outcomes specified in conditions 10-18.		A program to monitor and report on progress against performance and completion criteria including the ecological outcomes specified in Conditions 10 – 18 is included in Table 13 – 15, Table 17 – 19 and Section 5.10 of the amended <i>OAMP</i> .
8.	The updated Avonvale and Cherry Gully Stations <i>OAMP</i> must be published on the approval holder's website and remain published for the period this approval has effect. The approval holder must implement the published updated Avonvale and Cherry Gully property <i>OAMP</i> for the duration of the approval, and must achieve the outcomes required under conditions 10-18.	Compliant	The updated <i>OAMP</i> is published on the approval holder's website (refer to: https://www.merrylin.com/master-planned-communities).
9.	The approval holder must publish each Avonvale and Cherry Gully property's <i>OAMP</i> Annual Report on the website within 40 business days following the end of the 12-month period reported on in the Annual Report. The approval holder must keep each Avonvale and Cherry Gully property <i>OAMP</i> Annual Report published from the date it is first published until the end of the period of effect of this approval.	Compliant	<p>This is the third OAAR. The 12-month reporting period for the OAAR is 31 August – 30 August.</p> <ul style="list-style-type: none"> • First OAAR published on the approval holder's website within 40 business days of 31 August 2022 • Second OAAR published on the approval holder's website within 40 business days of 31 August 2023 • Third OAAR to be published on the approval holder's website within 40 business days of 31 August 2024.
10.	The approval holder must demonstrate a reduction in the abundance of feral animals at the Avonvale and Cherry Gully property offset area by the end of Year 5, relative to the abundance determined by the baseline surveys, and ensure the abundance of feral animals is then maintained at, or reduced below, the Year 5 abundance for the rest of the period of effect of the approval.	Not applicable	Baseline surveys of feral animal abundance were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline feral animal abundance across the offset area has been incorporated in the amended <i>OAMP</i> . In conjunction with the baseline surveys, active feral animal management has been occurring since the acquisition of the land holdings. Feral animal management has broader, more regional scale effects and therefore, continual, and ongoing feral animal management will remain. The current feral animal management regime is designed to achieve the demonstrated reduction by Year 5.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
11a.	The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully property offset area is: less than 20% at the end of Year 5.	Not applicable	Baseline surveys of the extent of weed cover were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline extent of weed cover across the offset area has been incorporated in the amended <i>OAMP</i> . Following the completion of baseline surveys and extrapolation of data, the offset provider has engaged a suitably qualified weed removal specialist. The engaged contractor is scheduled to commence works in late 2022. It is considered the current weed management regime is designed to achieve the demonstrated reduction by Year 5 and Year 10, respectively.
11b.	The approval holder must demonstrate that the extent of weed cover at the Avonvale and Cherry Gully property offset area is: less than 5% at the end of Year 10 and for the rest of the period of effect of the approval.	Not applicable	Baseline surveys of the extent of weed cover were completed during Year 1 by SHG as a suitably qualified field ecologist and professional. The baseline extent of weed cover across the offset area has been incorporated in the amended <i>OAMP</i> . Following the completion of baseline surveys and extrapolation of data, the offset provider has engaged a suitably qualified weed removal specialist. The engaged contractor is scheduled to commence works in late 2022. It is considered that the current weed management regime is designed to achieve the demonstrated reduction by Year 5 and Year 10, respectively.
12.	For the protection of koala habitat, the approval holder must demonstrate by the end of Year 3 that fauna friendly stock exclusion fencing has been installed around the entire perimeter of the Avonvale and Cherry Gully property offset area. The approval holder must ensure the fauna friendly stock exclusion fencing is maintained and effective for its purpose for the period of effect of the approval.	Compliant	All stock were removed from the entire Avonvale and Cherry Gully property in January 2022. Some redundant internal fencing, cattle and horse yards have been deconstructed to enable offset activities to occur. Given the removal of all stock from the entire Avonvale and Cherry Gully property and regular external fence checks, maintenance and replacement (if required), the risk of stock intrusion and impacts on the offset are mitigated.
13.	The approval holder must undertake ecological work to restore the regional ecosystems in the Avonvale and Cherry Gully property offset area in accordance with the Avonvale and Cherry Gully property <i>OAMP</i> and the Direct Offset Chapter.	Compliant	A number of management actions, in accordance with the amended <i>OAMP</i> , have commenced and will continue to be implemented. Implementation of the management actions in accordance with the <i>OAMP</i> are trending the offset area to achieving the restoration of the regional ecosystem vegetation communities.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
14a.	The approval holder must achieve the following outcomes in Environmental Management Zone 1: A 57% increase, relative to the baseline habitat quality assessment data, in the average koala species stocking rate score by the end of Year 6, and subsequently maintain or exceed that average koala species stocking rate score for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
14b.	The approval holder must achieve the following outcomes in Environmental Management Zone 1: Average tree canopy cover at >50% - <200% of the benchmark for Regional Ecosystem 12.11.14 by the end of Year 6 and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
14c.	The approval holder must achieve the following outcomes in Environmental Management Zone 1: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of Year 6 and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
14d.	The approval holder must achieve the following outcomes in Environmental Management Zone 1: The number of large trees >50% of the benchmark for the Regional Ecosystem by the end of Year 6 and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
14e.	The approval holder must achieve the following outcomes in Environmental Management Zone 1: An average of at least six different winter or spring flowering grey-headed flying-fox foraging species in each assessment plot by the end of Year 6, and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 14 are not applicable during this reporting period.
15a.	The approval holder must achieve the following outcomes in Environmental Management Zone 2: An 80% increase, relative to the baseline Habitat quality assessment data, in the average koala species stocking rate score by the end of Year 16, and subsequently	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
	maintain or exceed that average koala species stocking rate score for the remainder of the period of effect of the approval.		
15b.	The approval holder must achieve the following outcomes in Environmental Management Zone 2: Average tree canopy cover at >50% - <200% of the benchmark for regional ecosystem 12.11.14 by the end of Year 16, and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
15c.	The approval holder must achieve the following outcomes in Environmental Management Zone 2: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of Year 16, and subsequently maintain or exceed that rate of recruitment for the remainder of the period of effect of the approval. The number of large trees >50% of the benchmark for the regional ecosystem by the end of Year 16, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
15d.	The approval holder must achieve the following outcomes in Environmental Management Zone 2: The number of large trees >50% of the benchmark for the regional ecosystem by the end of Year 16 and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
15e.	The approval holder must achieve the following outcomes in Environmental Management Zone 2: An average of at least 6 different winter or spring flowering grey-headed flying-fox foraging species in each assessment plot by the end of Year 6 and subsequently maintain or exceed this outcome for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 15 are not applicable during this reporting period.
16a.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: Recreate the pre-clearing regional ecosystem by planting 399 ha of new koala habitat and grey headed flying-fox foraging habitat.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
16b.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: All planting works must be completed by the end of Year 5.	Compliant	400.70 ha of koala and grey-headed flying-fox habitat has been revegetated and restored within EMZ 3. As per Attachment C, a further 8.7 ha of infill planting zones was completed in Year 3 to further support regeneration in EMZ 3 and 4.
16c.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: A 350% increase, relative to the baseline habitat quality assessment data, in the average koala species stocking rate score by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16d.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average tree canopy cover at >10% - <50% of the benchmark for each regional ecosystem by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16e.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16f.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: An average of at least 6 different winter or spring flowering grey-headed flying-fox foraging species in each assessment plot by the end of Year 10, and subsequently maintain or exceed this diversity of foraging species for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16g.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: A 700% increase, relative to the baseline Habitat quality assessment data, in the average koala species stocking rate score by the end of Year 20, and subsequently maintain or exceed that average koala species stocking rate score for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16h.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average tree canopy cover at >50% - <200% of the benchmark for each Regional Ecosystem by the end of Year 20, and subsequently maintain average tree canopy	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
	cover in that range for the remainder of the period of effect of the approval.		
16i.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of Year 20, and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
16j.	The approval holder must achieve the following outcomes in Environmental Management Zone 3: The number of Large trees >50% of the benchmark for each regional ecosystem by the end of Year 20, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 16 are not applicable during this reporting period.
17a.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: Recreate the pre-clearing Regional Ecosystem 12.3.7 or 12.3.3 by restoring 166.6 ha of new koala habitat and grey-headed flying-fox foraging habitat.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17b.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: All revegetation planting works completed by the end of Year 4.	Compliant	171.90 ha of koala and grey-headed flying-fox habitat has been revegetated and restored within EMZ 4. As per Attachment C, a further 8.7 ha of infill planting zones was completed in year 3 to further support regeneration in EMZ 3 and 4.
17c.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: A 30% increase, relative to the baseline habitat quality assessment data, in the average koala species stocking rate score by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17d.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average tree canopy cover at >10% - <50% of the benchmark for each regional ecosystem 12.3.7 by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17e.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% by the end of Year 10.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
17f.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: An average of at least 6 different winter or spring flowering grey-headed flying-fox foraging species in each assessment plot by the end of Year 10 and this diversity subsequently maintained or exceeded for remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17g.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: A 60% increase relative to the baseline Habitat quality assessment data, in the average koala species stocking rate score at Year 20, and subsequently maintain or exceed that average koala species stocking rate score for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17h.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average tree canopy cover at >50%- <200% of the benchmark for each regional ecosystem by the end of Year 20 and subsequently maintain average tree canopy cover in that range for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17i.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: Average recruitment of woody perennial species in the ecologically dominant layer greater than 75% by the end of Year 20, and subsequently maintain or exceed that rate for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
17j.	The approval holder must achieve the following outcomes in Environmental Management Zone 4: The number of large trees >50% of the benchmark for the regional ecosystem by the end of Year 20, and this number subsequently maintained or exceeded for the remainder of the period of effect of the approval.	Not applicable	Achievement of the outcomes of Condition 17 are not applicable during this reporting period.
18.	The approval holder must demonstrate by Year 5 that a minimum of 50% of planting stock used in all offset area vegetation has been grown from seed harvested from koala food trees and grey-headed flying-fox foraging tree species on or immediately adjoining the offset area land holdings.	Compliant	Since the initial reporting period, 145.60 ha of direct planting, 8.6 hectares of infill planting and 427 ha of indirect planting have been completed. Due to the expedited planting program to reduce the time lag between the impact and realisation of the offset, the 145.60 ha of direct planting used a combination of



Condition number	Condition description	Compliant/non-compliant/not applicable	Comment/evidence/rectification
			seed harvested on-site, and seed sourced from a local nursery. The 427.0 ha of indirect planting has utilised seed from the natural seed bank on-site and therefore is considered to have been grown from seed harvested on-site. As such, current calculations indicate that 74.57% of plant stock has been grown from seed harvested on-site.
19.	The approval holder must engage a suitably qualified independent expert to undertake an assessment of the Avonvale and Cherry Gully property offset area at the end of each of Year 6, Year 10, Year 16 and Year 20 to assess whether the outcomes required in conditions 10-18 have been, or are likely to be, achieved. The findings of each assessment must be documented and published within six months of the end of each of Year 6, Year 10, Year 16 and Year 20, and provided to the Department within five business days of each being published.	Not applicable	Not applicable during this reporting period.



Appendices



Appendix A

Sample pest management results

Pest control sample images





Koala:









Appendix B

Sample weed management results

5/12/23

Spray Plan and Application Record for TSME Services

Client Business Name	Somerset Ag Services Pty Ltd		
Property Address	452 – 486 Little’s Road, IVORY CREEK QLD 4313		
Operator’s Name	Travis Enks		
Phone:	0434 550 768	Email:	tsmeservices@gmail.com

Description of where pesticide was applied:	Lantana Spraying
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PPE used	Application Equipment	Pest Type	Application Details			
Overalls	x Backpack	Weed	x	Spraying speed (km/h)		
Rubber gloves	x Spraytank/Hand gun	x Insect		Water Volume (L/ha)		
Respirator/Mask	x Boom Spray	Disease		Nozzle		
Goggles	x Drench gun	Vertebrate pest		Pressure		
Hat	x Other:	Other:		Pre-op Check OK?	Yes	No
Other:				Signs used to notify public?	Yes	No

No spray zone	N/A	Yes	Neighbours Notified	Date Notified:
Treatment comments/Instructions:				

Spray Mixture Ingredients	Batch Number	Application Rate
Product Used:		
Trade Name:		
A: <input type="checkbox"/> Grazon Extra		500ml/100L
B: <input checked="" type="checkbox"/> Starane Advanced	B270M35248	600ml/100L
C: <input type="checkbox"/>		
Active Constitute:		
A: Triclopyr, Picloram, Aminopyralid		
B: Fluroxypyr		
C:		
APVMA Number:		
A: 60830/105077		
B: 62287/117973		
C:		
Diluent:		
	Wetting Agent:	
SP700	220978K	350ml/100L
	Other Ingredients:	
Reactor Red Dye	40152	1L/600L

5/12/23

Tank Distribution Details:

Tank 1 volume: 600Lts	Weather and Time details @ start time: 7:10 AM
Staraine 3.6 Lts	Delta T:
Sp 700 2 Lts	Wind (speed & direction):
Die 1 Lts	Temp:
	Observations:
Tank 2 volume: 600Lts	Weather and Time details @ start time: 11:45 AM
Staraine 3.6 Lts	Delta T:
SP 700 2 Lts	Wind (speed & direction):
Die 1 Lts	Temp:
	Observations:
Tank 3 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes:

Signature: 

Name: Trav & Shannon

Date: 5/12/23

8/6/23

Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat	<input checked="" type="checkbox"/>	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	Neighbours Notified			Date Notified	
Treatment comments/Instructions:							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A:	<input type="checkbox"/>	Grazon Extra			500ml/100L		
B:	<input checked="" type="checkbox"/>	Starane Advanced			600ml/100L		
C:	<input type="checkbox"/>						
Active Constitute:							
A:	Triclopyr, Picloram, Aminopyralid						
B:	Fluroxypyr						
C:							
APVMA Number:							
A:	60830/105077						
B:	62287/117973						
C:							
Diluent:							
Wetting Agent:							
SP700	220978K			350ml/100L			
Other Ingredients:							
Reactor Red Dye	40152			1L/600L			

8/5/23

Tank Distribution Details:

Tank 1 volume: 600L Starane	Weather and Time details @ start time: 6:15
	Delta T: 4.9
	Wind (speed & direction): 0
	Temp: 16.1
	Observations:
Tank 2 volume: 600L Starane	Weather and Time details @ start time: 8:45
	Delta T: 6.7
	Wind (speed & direction): 1.8
	Temp: 18.4
	Observations:
Tank 3 volume: 600L Starane	Weather and Time details @ start time: 10:22
	Delta T: 5.6
	Wind (speed & direction): 2.2
	Temp: 19.8
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes: 6:00 - 1:30

Signature: 

Name: Travis Jason

Date: 8/6/23

9/1/24


Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	x	Backpack		Weed	x	Spraying speed (km/h)	
Rubber gloves	x	Spraytank/Hand gun	x	Insect		Water Volume (L/ha)	
Respirator/Mask	x	Boom Spray		Disease		Nozzle	
Goggles	x	Drench gun		Vertebrate pest		Pressure	
Hat	x	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	Yes		Neighbours Notified		Date Notified	
Treatment comments/Instructions:							
Spray Mixture Ingredients		Batch Number		Application Rate			
Product Used:							
Trade Name:							
A: <input type="checkbox"/> Grazon Extra				500ml/100L			
B: <input checked="" type="checkbox"/> Starane Advanced		970M87267		600ml/100L			
C: <input type="checkbox"/>							
Active Constitute:							
A: Triclopyr, Picloram, Aminopyralid							
B: Fluroxypyr							
C:							
APVMA Number:							
A: 60830/105077							
B: 62287/117973							
C:							
Diluent:							
Wetting Agent:							
SP700		174734		350ml/100L			
Other Ingredients:							
Reactor Red Dye		40152		1L/600L			

Tank Distribution Details:

Tank 1 volume: 600L	Weather and Time details @ start time: 6:00
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 2 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 3 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes: 6am - 10am

Signature:  Name: Travis & Shannon Date: 9/1/24

9/1/24

12/1/24
Ute

Spray Plan and Application Record for TSME Services


Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat	<input checked="" type="checkbox"/>	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	Neighbours Notified		Date Notified		
Treatment comments/instructions:							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A: <input type="checkbox"/> Grazon Extra					500ml/100L		
B: <input checked="" type="checkbox"/> Starane Advanced		97087267			600ml/100L		
C: <input type="checkbox"/>							
Active Constitute:							
A: Triclopyr, Picloram, Aminopyralid							
B: Fluroxypyr							
C:							
APVMA Number:							
A: 60830/105077							
B: 62287/117973							
C:							
Diluent:							
Wetting Agent:							
SP700		174734			350ml/100L		
Other Ingredients:							
Reactor Red Dye		40152			1L/600L		

12/1/24
Ute

Tank Distribution Details:

Tank 1 volume: 600L	Weather and Time details @ start time: 6:00 am
	Delta T:
	Wind (speed & direction): ☉
	Temp: 21.6
	Observations:
Tank 2 volume: 600L	Weather and Time details @ start time: 7:30 AM
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 3 volume: 600L	Weather and Time details @ start time: 9:00 am
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 4 volume: 600L	Weather and Time details @ start time: 10:05
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume: 600L	Weather and Time details @ start time: 11:20
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume: 600L	Weather and Time details @ start time: 1:30 pm
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes: Ute 2 man 6:00 - 2:30

Signature:  Name: Jason / Shannon Date: 12/1/24

27/4/24

Spray Plan and Application Record for TSME Services

Client Business Name	Somerset Ag Services Pty Ltd		
Property Address	452 – 486 Little’s Road, IVORY CREEK QLD 4313		
Operator’s Name	Travis Enks		
Phone:	0434 550 768	Email:	tsmeservices@gmail.com
Description of where pesticide was applied:	Lantana Spraying		

PPE used	Application Equipment	Pest Type	Application Details			
Overalls	x Backpack	Weed	x	Spraying speed (km/h)		
Rubber gloves	x Spraytank/Hand gun	x Insect		Water Volume (L/ha)		
Respirator/Mask	x Boom Spray	Disease		Nozzle		
Goggles	x Drench gun	Vertebrate pest		Pressure		
Hat	x Other:	Other:		Pre-op Check OK?	Yes	No
Other:				Signs used to notify public?	Yes	No


No spray zone	N/A	Yes	Neighbours Notified	Date Notified
Treatment comments/Instructions:				

Spray Mixture Ingredients	Batch Number	Application Rate
Trade Name:		
A: <input type="checkbox"/> Grazon Extra		500ml/100L
B: <input checked="" type="checkbox"/> Starane Advanced	97087267	600ml/100L
C: <input type="checkbox"/>		
Active Constitute:		
A: Triclopyr, Picloram, Aminopyralid		
B: Fluroxypyr		
C:		
APVMA Number:		
A: 60830/105077		
B: 62287/117973		
C:		
Diluent:		
Wetting Agent:		
SP700	174 734	350ml/100L
Other Ingredients:		
Reactor Red Dye	40152	1L/600L

Tank Distribution Details:

Tank 1 volume: 600Lts	Weather and Time details @ start time: 6:03
	Delta T:
	Wind (speed & direction):
	Temp: 17.3
	Observations:
Tank 2 volume: 600Lts	Weather and Time details @ start time: 7:55
	Delta T:
	Wind (speed & direction):
	Temp: 20.3
	Observations:
Tank 3 volume: 600Lts	Weather and Time details @ start time: 9:58
	Delta T:
	Wind (speed & direction):
	Temp: 24.6
	Observations:
Tank 4 volume: 600Lts	Weather and Time details @ start time: 11:44
	Delta T:
	Wind (speed & direction):
	Temp: 30.1
	Observations:
Tank 5 volume: 600Lts	Weather and Time details @ start time: 2:15
	Delta T:
	Wind (speed & direction):
	Temp: 28.4
	Observations:
Tank 6 volume: 600Lts	Weather and Time details @ start time: 3:41
	Delta T:
	Wind (speed & direction):
	Temp: 25.1
	Observations:

Additional Notes: 6.00- 2 people

Signature:  Name: Scott Kraus Date: 27/4/2024

Tank Distribution Details:

Tank 1 volume: 600L	Weather and Time details @ start time: 12
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 2 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 3 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes: 12-4pm

Signature: 

Name: Travis

Date: 29/11/23

28/11/23

29/11/23

Spray Plan and Application Record for TSME Services

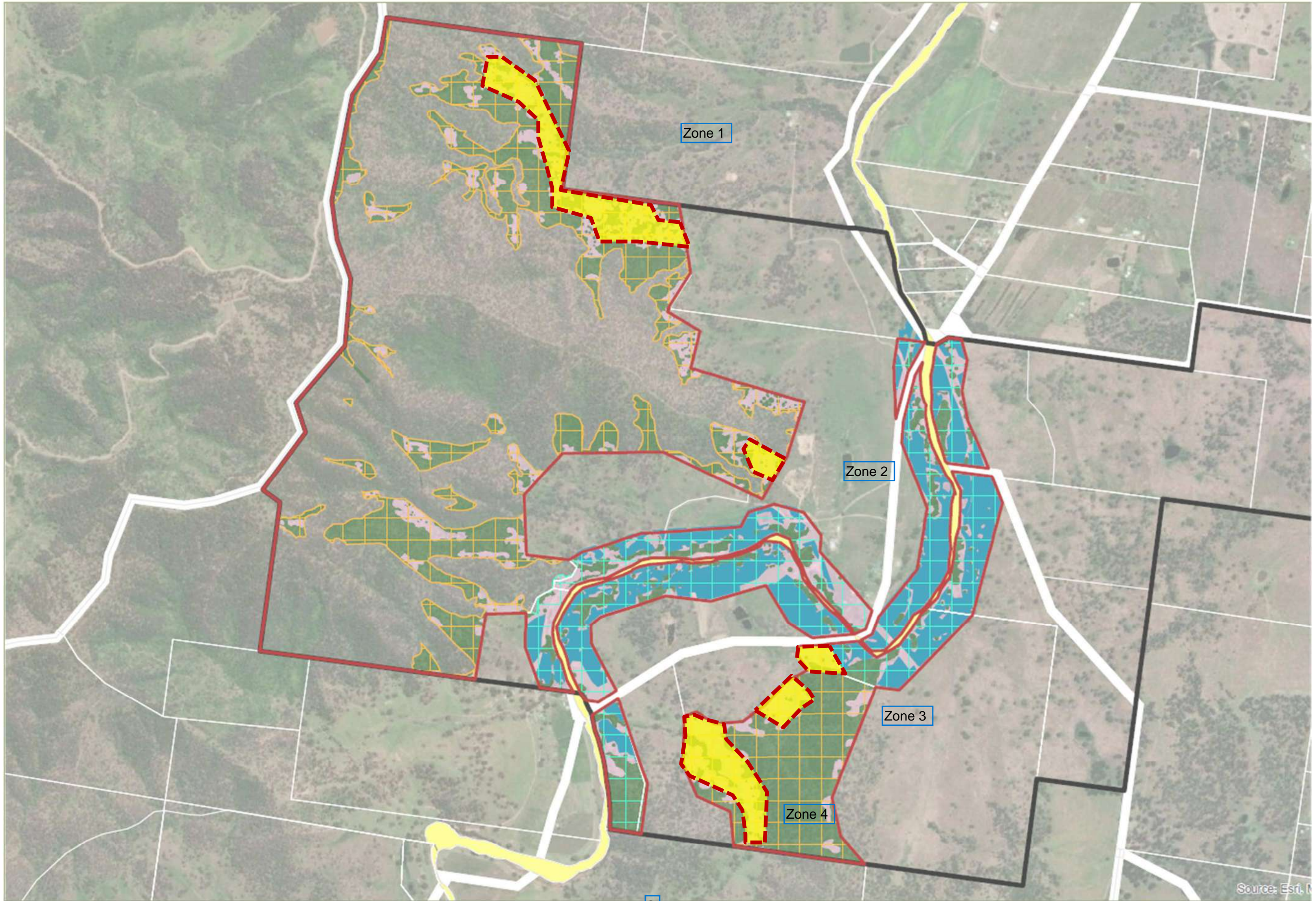
Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	x	Backpack		Weed	x	Spraying speed (km/h)	
Rubber gloves	x	Spraytank/Hand gun	x	Insect		Water Volume (L/ha)	
Respirator/Mask	x	Boom Spray		Disease		Nozzle	
Goggles	x	Drench gun		Vertebrate pest		Pressure	
Hat	x	Other:		Other:		Pre-op Check OK?	Yes No
Other:						Signs used to notify public?	Yes No
No spray zone	N/A	Yes	Neighbours Notified			Date Notified	
Treatment comments/Instructions:							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A:	<input type="checkbox"/> Grazon Extra				500ml/100L		
B:	<input checked="" type="checkbox"/> Starane Advanced	B270M35248			600ml/100L		
C:	<input type="checkbox"/>						
Active Constitute:							
A:	Triclopyr, Picloram, Aminopyralid						
B:	Fluroxypyr						
C:							
APVMA Number:							
A:	60830/105077						
B:	62287/117973						
C:							
Diluent:							
Wetting Agent:							
SP700		220978k			350ml/100L		
Other Ingredients:							
Reactor Red Dye		40152			1L/600L		



Appendix C

Infill revegetation planting zone map

PLAN 2 - AVONVALE OFFSET SITE I RESTORATION SUMMARY



Source: Esri, M

