

# Annual Compliance Report EPBC 2017/8090

### 3 March 2024 – 2 March 2025

Park Ridge residential, mixed use and medium impact industry precinct, Park Ridge Queensland Year 4

20 May 2025



SHG Ref: 8392

### Document Control

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### Document Issue

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### Acronyms and Abbreviations

ACR	Annual Compliance Report
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999 (Cth)
ha	hectares
kilometres	km
m	metres
PMAV	Property Map of Assessable Vegetation
SHG	Saunders Havill Group
square metres	sqm
VMA	Vegetation Management Act 1999 (Qld)



### 1. Introduction

Saunders Havill Group were engaged by the approval holder, Pointcorp Heritage Park Pty Ltd, prepare an Annual Compliance Report (ACR) for the Park Ridge residential, mixed use and medium impact precinct, Park Ridge Queensland (ref. EPBC 2017/8090). In accordance with the approval granted 23 November 2020 and varied on the 25 May 2022 under the *Environmental Protection and Biodiversity Act 1999* (EPBC Act), this ACR has been prepared in response to Condition 18 to prepare a compliance report for each 12-month period following the date of commencement of the action.

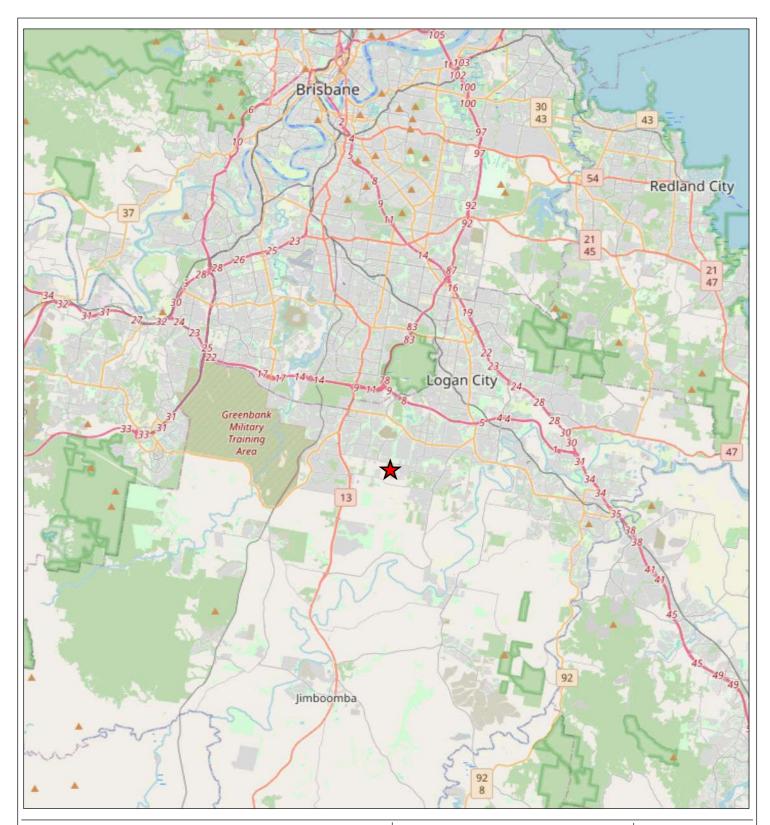
The site is located in South East Queensland within Logan City Council (LCC) Local Government Area, approximately 25 km south of Brisbane and 30 km east of Ipswich (**Figure 1**). The Project area covers 116.35 ha of land. Within this area, a direct impact to 89.83 ha and functional loss of 28.01 ha of Koala and Greyheaded Flying-fox (GHFF) habitat was permitted under the approval conditions. The proposal includes the retention and restoration of an on-site conservation corridor approximately 12.96 ha located within the northwest corner of the development area.

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

Commonwealth Reference	EPBC 2017/8090
Approval Holder	Pointcorp Heritage Park Pty Ltd
ABN	12 631 998 377
Approval Date	23 November 2020
Variation Date	25 May 2022
Expiry Date of the Approval	30 June 2045
Approved Action	To develop a residential, mixed use and medium impact industry precinct in Park Ridge, Queensland. [See EPBC Act referral 2017/8090 on 19 March 2018, variation of the action decision made under section 1568 of the EPBC Act on 30 January 2020, and change of designation of proponent made under s78(5) of the EPBC Act on 23 September 2020. A variation of conditions attached to the approval was made on the 25 May 2022].
Controlling Provision(s)	Listed threated species and communities (sections 18 & 18A)
Date of Commencement of the Action	3 March 2021
Reporting Period	3 March 2023 – 2 March 2024
Address	Clarke Road and Green Road, Park Ridge, Queensland
Local Government Area	Logan City Council

### 1.1. Approval Summary





Legend		
Referral Area Location	<b>Figure 1</b> Site Context	Pointcorp Heritage Park Pty Ltd
	File ref. 8392 E Figure 1 ACRYR4 Site Context A Date 12/05/2025 Project Clarke Road, Park Ridge - ACR #4 N	SS saunders havill group
Layer Source: © State of Queensland 2025, Service Layer Credits: © OpenStreetMap (and) contributors, CC-BY-SA	0 2 4 6 8 10 km Scale (A4): 1:250,000 [GDA 1994 MGA Z56]	THESE PLANS HAVE BEENPREPHRED FOR THE DICLUSTIE LISE OF THE CLENT SAUNDERS HAVIL GROUP CANNOT ACCEPT REPONSIBILITY FOR ANY USE OF OR RELIANCE UPON THE CONTENTS OF THESE DRAWINGS BY ANY THEO PARTY



Legend
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Referral Area

Qld DCDB

Figure 2	
Site Aerial	
File ref. 8392 E Figure 2 ACR YR4 Site Aerial A	<b>e</b> saunders
Date12/05/2025ProjectClarke Road, Park Ridge - ACR #4	Shavill
0 100 200 300 400 500 m	N
Scale (A4): 1:12,000 [GDA 1994 MGA Z56]	THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLENT. SAUNDERS HAMLL GROUP CANNOT ACCEPT REPONSIBILITY FOR ANY USE OF OR RELIANCE UPON THE CONTENTS OF THESE DRAWINGS BY ANY THIRD PARTY.

### 2. Declaration of Accuracy

This declaration has been signed by the approval holder.

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (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 (please print) Andrew Ridley Position (please print) Principle Environmental Scientist Organisation Saunders Havill Group ABN 24 144 972 949 Date 19/05/2025



## 3. Project Status

### 3.1. The Development Area

The action formally commenced on the 3 March 2021. In accordance with Condition 15, the Department of Agriculture, Water and the Environment was formally notified in writing of the date of commencement on the 4 of March 2021.

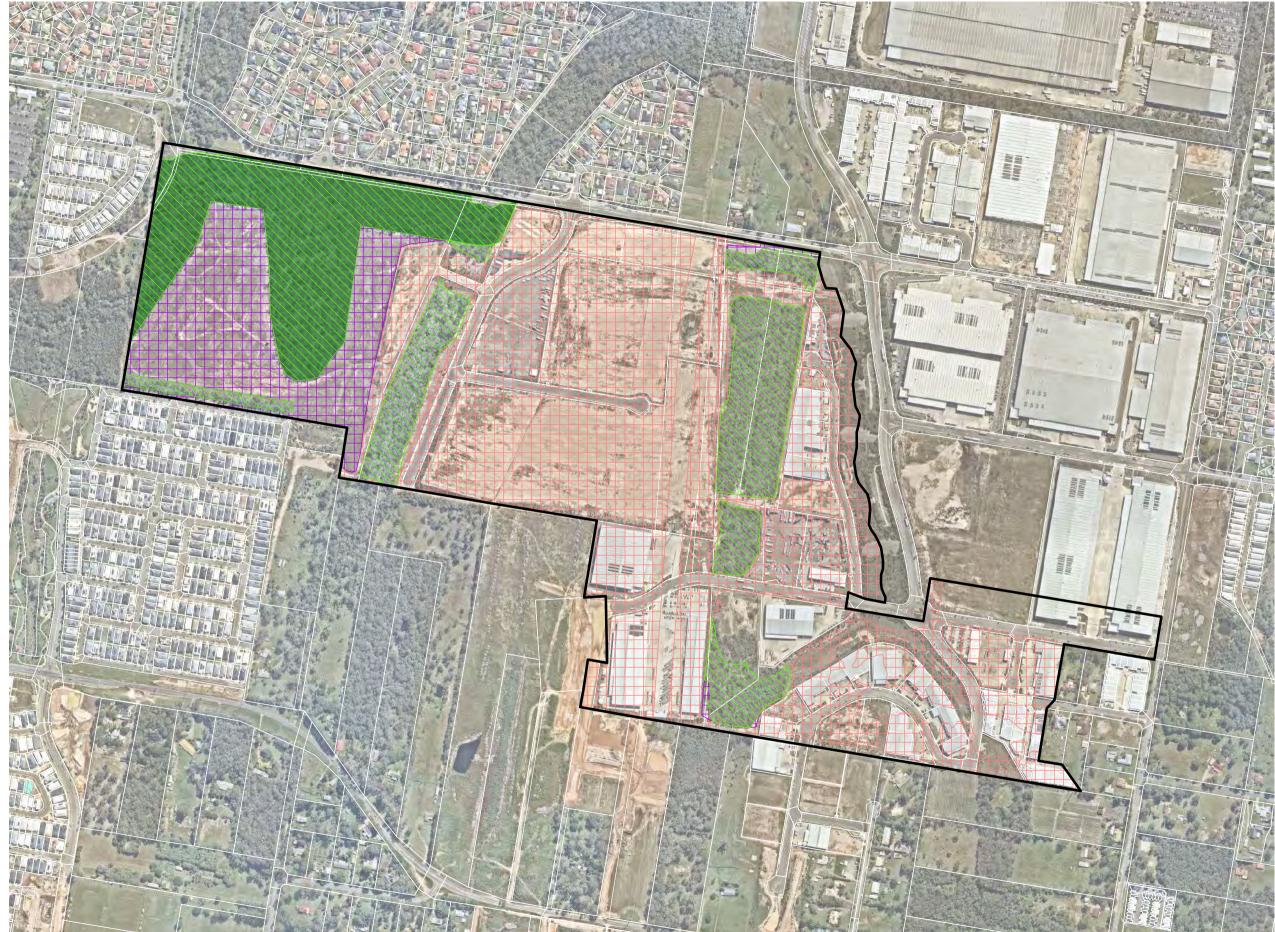
The proponent has cleared a total of 12.66 ha of Koala critical habitat during this reporting period (3 March 2024 to 2 March 2025) within stage 3 of the project area following the approval of the Koala Safe Road Design Plan on the 28<sup>th</sup> of August (**Appendix A**). There is still vegetation retained in stage 3 in the south of the site. Construction of roads and building pads has been completed within the larger referral area. **Plan 1** illustrates the development which occurred within this reporting period. **Table 1** summarises the current status of the project and compliance with Conditions 1a and 1d.

### Table 1:Development Summary

Approved total clearing of Koala & Grey-headed Flying-fox habitat	89.83 ha
Area of clearing of Koala & Grey-headed Flying-fox habitat within previous reporting periods	64.10 ha
Area of clearing of Koala & Grey-headed Flying-fox habitat within current reporting period (Year 4)	13.50 ha
Total current clearing of Koala & Grey-headed Flying-fox habitat	77.64 ha
Balance of approved clearing not yet undertaken	12.19 ha
Area retained within the on-site conservation corridor	13.27 ha



### 1. Year 4 Development Summary





Pointcorp Heritage Park Pty Ltd

Heritage Park 20/05/2025 | 8392 E 01 ACRYR4 Development Summary A

Notes: This plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development application for detailed design or for any financial dealings involving the land. Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan. Layer Sources © State of Queensland (Department of Resources) 2025. Updated data available at http://qidspatialinform ation.qid.gov.au/catalogue/ © Nearma, 2025 \* This note is an integral part of this plan/data. Reproduction of this plan

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### Legend



QId DCDB

Referral Area

On-site Conservation Corridor [13.39 ha]

#### Year 4 Development Summary



Grey-headed Flying Fox/ Koala Critical Habitat Retained [25.68 ha]



Grey-headed Flying Fox/ Koala Critical Habitat Cleared in Year 4 [12.66 ha]



Grey-headed Flying Fox/ Koala Critical Habitat Cleared in previous reporting periods [64.10 ha]

lssue	Dat	e	Descrip	otion	Drawn Che	ecked
А	20/05	/2025	Prelimir	hary	TF /	AR
0	50	100	150	200 m		

1.7 500 @ A3 erse Mercator | GDA 1994 | Zone 56 |



Address / RPD: Clarke Road, Park Ridge

### 3.2. Management of Impacts

### 3.2.1 Annual Reporting Site Audit

In addition to regular communications with the proponent, an inspection of the impact area was undertaken by a SHG ecologist on 29 April 2025 to review compliance with the approval conditions.

To confirm the extent of works, the ecologist traversed the entirety of the impact site, concentrating on construction area boundaries. and the on-site conservation corridor. The inspection confirmed the extent of works was within the approved development area. Temporary koala exclusion fencing had been removed as construction had been completed within areas previously cleared (**Photo Set 1**).



Photo Set 1: Developed areas of the site.

Additionally, the on-site conservation corridor was inspected to confirm retention and progress of restoration and revegetation works. This is discussed further in **Section 3.3.1** of the report.

### 3.2.2 Reduction in speed limits

To prevent deaths and injury to koalas within or immediately adjacent the development area during clearing and construction, the speed limit is a maximum of 20km/hr and only authorised vehicles are to be driven on site. The Vehicle Management Plan and maximum speed limits are detailed within the site induction, which every individual attending the site is required to undertake.

### 3.3. Conservation and Offsets

This section of the report provides progress on the works within the on-site conservation corridor and offset sites.



### 3.3.1 On-site Conservation Corridor

As part of the action, an on-site conservation corridor was retained, comprising of a mix of remnant and nonremnant vegetation considered potential foraging habitat for the Grey-headed Flying-fox. The corridor contains 13.39 ha of Koala and Grey-headed Flying-fox critical habitat (**Plan 1**). This corridor forms part of Logan City Council's Biodiversity Corridor network.

As discussed within **Section 3.2.1**, the annual audit identified that no clearing has occurred outside of the approved development area ensuring the retention of the on-site conservation corridor for the protection of Koala and Grey-headed Flying-fox foraging habitat in accordance with Condition 1a – 1c.

To minimise the risk to Koalas of predation by domestic and feral animals, access to the on-site conservation corridor has been restricted by the installation of temporary fencing and signage (**Photo Set 2**). Additionally, domestic animals have been prohibited from entering the development area during vegetation clearing and construction activities.



Photo Set 2: On-site conservation corridor prohibition measures.

Restoration works were completed within the on-site conservation area during this reporting period. Works included removal of domestic waste and the preparation and revegetation of historical vehicle access tracks (**Photo Set 3**).





Photo Set 2: On-site conservation corridor revegetated vehicle access tracks.

### 3.3.2 Offset Actions

To compensate the loss of clearing 89.83 ha and functional loss of 28.01 ha of Koala and Grey-headed Flyingfox habitat on the development area, the approval holder was required to legally secure 151.3 ha of land at the Burnett Creek and 250.4 ha of land at the Lyons offset sites. The offset sites were secured via a voluntary declaration under the *Vegetation Management Act 1999* (VMA) in separate applications (**Table 2**). An Offset Area Compliance Memo has been produced to detail activities at the two offset sites (**Appendix B**).

Offset Site	Lot/Plan	Area	Declaration Date	Declared Area Map Reference
Burnett Creek	Part 100 WD682	150.497 ha	11 March 2021	DAM2020/014072
lyong	Davt 7 521 2795	250.843 ha	15 March 2021	DAM2021/000101
Lyons	Part 7 S312785	2.163 ha	29 July 2021	DAM2021/002344

### Table 2: Offset site details

### 3.3.3 Burnett Creek Offset Site

A site assessment of the Burnett Creek offset site was conducted by two (2) Ecologists on the 1<sup>st</sup> April 2025. The Burnett Creek offset site was traversed with photos and notes taken assessing the progress of, natural regeneration, and any significant notable changes to vegetation. No habitat quality transects or GHFF foraging habitat assessments were not conducted during this reporting period as it is not required to be conducted until the 5<sup>th</sup> assessment year.

Natural regeneration of native species was observed throughout the Burnett Creek offset property (**Photo Set 4**). Weeds are located in some areas generally at very low abundance and not observed to be impeding the growth of natural regeneration noted. Several areas across the wider Burnett Offset site were observed to contain planted tube stock, (**Photo Set 5**). Observations of rehabilitation stock found them to be growing steadily with the majority remaining healthy and in good condition.



Direct and indirect surveys to detect Koala density and GHFF presence surveys will be repeated throughout the management period. The current monitoring period conducted indirect surveys with neither Koala nor GHFF observed during the 2025 surveys on-site.



Photo Set 4: Natural regeneration of native species throughout the Burnett Creek offset site.



Photo Set 5: Rehabilitation plantings across the wider Burnett Creek Offset Site

### 3.3.4 Lyons Offset Site

A site assessment of the Lyons Offset Site was conducted by two (2) Ecologists on the 8<sup>th</sup> April 2025. The Lyons Offset Site was traversed with photos and notes taken assessing the progress of, natural regeneration, and any significant notable changes to vegetation. No habitat quality transects or GHFF foraging habitat assessments were not conducted during this reporting period as it is not required to be conducted until the 5<sup>th</sup> assessment year.



Weeds dominated by Lantana are still present in areas and were observed to be at moderate densities in some locations (**Photo Set 6**). Natural regeneration was still observed despite the lantana growth with a variety of species including *Corymbia citriodora* (Spotted Gum), *Eucalyptus crebra* (Narrow-leaved Ironbark), and *Eucalyptus moluccana* (Gum-topped Box) (**Photo Set 7**).



Photo Set 6: Lanata infestation across the Lyons Offset Site.



Photo Set 7: Natural regeneration of native species throughout the Lyons Offset Site.

Direct and indirect surveys to detect Koala density and GHFF presence surveys will be repeated throughout the management period. The current monitoring period conducted indirect surveys with neither Koala nor GHFF observed during the 2025 surveys on-site.



## 4. EPBC Conditions and Compliance

**Table 3** documents the compliance with EPBC Act conditions for the Project for the third reporting period, being the 3 March 2024 to the 2 March 2025. The compliance assessment relates to the approval conditions in force at the time of year 4 of the approval.

Condition			Is the Project compliant with this condition?	Evidence/ Comments
Part A – Cond	itions Specif	fic to the action		
1		rotection of the Koala and Grey-headed Flying-fox, the approval holder must: undertake any clearing which would result in: the on-site conservation corridor having retained Koala habitat and Grey- headed Flyingfox foraging habitat less than 100 metres wide (perpendicular to its longer dimension) at any point other than at the tapered tip of the arm of the on-site which is marked in Attachment D as being 160 m wide; conservation corridor	·	No clearing occurred within the on-site conservation area during this reporting period. Refer to <b>Plan 1</b> which shows the development summary within the first four reporting periods.
	ii.	the total area of retained Koala habitat and Grey-headed Flying-fox foraging habitat in the on-site conservation corridor being less than 12.96 ha; or	Compliant	No clearing occurred within the on-site conservation area during this reporting period. Refer to <b>Plan 1</b> which shows the development summary within the first four reporting periods.
	iii.	the dimensions of the on-site conservation corridor failing to meet the requirements of the Koala Referral Guidelines for the 'moderate' effectiveness of vegetation retention;	Compliant	No clearing occurred within the on-site conservation area during this reporting period. Refer to <b>Plan 1</b> which shows the development summary within the first four reporting periods.
		clear within the on-site conservation corridor other than approved minor aring as provided for in condition 4;	Compliant	No clearing occurred within the on-site conservation area during this reporting period. Refer to <b>Plan 1</b> which shows

### Table 3:Compliance Audit of EPBC 2017/8090

Condition		Is the Project compliant with this condition?	Evidence/ Comments
			the development summary within the first four reporting periods.
	c. not construct medium impact industry adjacent to, or only separated by a road from, any edge of the on-site conservation corridor;	Compliant	Clearing has occurred adjacent to the eastern edge of the on-site conservation corridor within clearing stage 2 during a previous reporting period ( <b>Plan 1</b> ). Construction has commenced in this location, and it is understood that an indoor sports facility is planned for the location.
	d. clear less than 89.83 ha of Koala habitat and Grey-headed Flying-fox foraging habitat within the development area.	Compliant	A total of 77.6 ha has been cleared within the approved development area by the end of this reporting period (2 March 2025). The areas cleared are comprised of Stage 1, 2 and stage 3 of the project. A further 12.23 ha remains to be cleared, predominantly associated with the future state-controlled road in the east of the referral area. Refer to <b>Plan 1</b> which shows the development summary within the first four reporting periods.
	e. not clear outside the development area.	Compliant	No clearing has occurred outside the development during this reporting period. Refer to <b>Plan 1</b> which shows the development summary within first four reporting periods.
2	<ul> <li>For the protection of the Koala and the Grey-headed Flying-fox and to prevent deaths or injury to the Koala within, or immediately adjacent to the development area during clearing and construction, the approval holder must:</li> <li>a. Ensure that a fauna spotter/catcher is present during all stages of clearing and given sufficient authority to ensure that such activities do not cause injury or death of Koalas or Grey-headed Flying-foxes;</li> </ul>	Compliant	A fauna spotter/catcher has been present during all stages of clearing. <b>Appendix C</b> is the Post Clearing Fauna Management Report for the clearing that was conducted within the reporting period.
	b. Clear in accordance with the <i>Nature Conservation (Koala) Conservation Plan</i> 2017 approved under the <i>Nature Conservation Act 1992 (Qld)</i> so as to allow Koalas to safely move out of clearing areas and into connected areas of Koala	Compliant	All clearing has been undertaken in accordance with the <i>Nature Conservation (Koala) Conservation Plan 2017</i> to allow Koalas to safely move out of clearing areas and into connected areas of Koala habitat, including the on-site

Condition		Is the Project compliant with this condition?	Evidence/ Comments
	habitat, including but not limited to the on- site conservation corrido implement all provisions for sequential clearing;	r, and	conservation corridor. Additionally, sequential clearing was implemented to allow adequate time for koalas to safely move into connected areas of Koala habitat.
	c. Install temporary Koala exclusion fencing around any area of construents work, immediately after clearing and prior to the commenceme construction in that area, so as to prevent Koalas entering any area construction is taking place. Temporary Koala exclusion fencing arour construction area must remain in place until construction activities that fenced construction area are completed;	ent of where nd any	Temporary koala exclusion fencing has been installed in each of the new vegetation clearing areas immediately following works in accordance with the Koala Fencing Strategy. Following the completion of construction, the temporary koala exclusion fence has been removed.
	d. Implement measures to prevent domestic and feral animals from en the development area and on-site conservation corridor during clearin construction to minimise the risk to Koalas of predation by domest feral animals. Such measures must include (but are not limite prohibition of anyone bringing domestic animals into the developmen and on-site conservation corridor;	ng and ic and ed to)	To minimise the risk to Koalas of predation by domestic and feral animals, access to the on-site conservation corridor has been restricted by the installation of temporary fencing and signage ( <b>Photo Set 2</b> ). Additionally, domestic animals have been prohibited from entering the development area during vegetation clearing and construction activities.
	e. Implement Local traffic management measures and ensure that the of all vehicles on construction roads in the development area is no g than 40 km/h at any time (except an emergency).		Speed limits within the construction areas are limited to 20 km/hr and only authorised vehicles are to be driven on site. The Vehicle Management Plan and maximum speed limits are detailed within the site induction, which every individual attending the site is required to undertake.
3	For the protection of the Koala and the Grey-headed Flying-fox and to prevent of or injury to the Koala within, or immediately adjacent to the development area of operation, the approval holder must:	•	On 25 February 2021, a Koala Fencing Strategy prepared by an independent expert to be implemented for the duration of the approval was submitted to the
	a. Prior to any clearing within the development area, submit t Department and publish a Koala fencing strategy prepared l independent expert to be implemented for the duration of the appro	by an	Department and published on the project website on 1 March 2021. The Koala Fencing Strategy was completed prior to the commencement of the action date (3 March 2021). In association with the approved variation to the clearing stage boundaries and amended Koala Fencing



Condition			Is the Project compliant with this condition?	Evidence/ Comments
	-	de the approval holder in achieving the outcomes required under dition 3b.		Strategy was prepared to align the fencing to the new stage boundaries. The amended strategy was published on project website.
	b. Ach i.	ieve the following outcomes: Within 6 months of the date of this approval decision, prohibit any vehicles or unleashed domestic pets entering the onsite conservation corridor;		Access to the on-site conservation corridor has been restricted by the installation of temporary fencing and signage ( <b>Photo Set 2</b> ). Additionally, domestic animals have been prohibited from entering the development area during vegetation clearing and construction activities.
	ii.	Prior to commencing clearing in the third stage of development, enable safe movement of Koala between adjacent Koala habitat and the on-site conservation corridor;	Compliant	Koala can safely between adjacent Koala habitat and the onsite conservation corridor
	iii.	Prior to the installation of safe fauna movement solutions, no Koalas killed or injured while crossing or attempting to cross Green Road from the development area; and	Compliant	No records of koala mortality or injury crossing Green Road from the development area were recorded during the reporting period.
	iv.	Following the installation of safe fauna movement solutions, any wildlife attempting to cross Green Road from the development area are prevented from crossing except by use of a safe fauna movement solution located where shown on Attachment D.		Safe fauna movement solution on Green Road have not been installed.
	٧.	Within 3 months of completion of all clearing, prohibit feral animal access into the onsite conservation corridor.	Not Applicable	Clearing within the development area is not complete.
	vi.	Within 3 months of completion of all clearing, prevent access of Koalas into the development area from the onsite conservation corridor.	Not Applicable	Clearing within the development area is not complete.

Condition		Is the Project compliant with this condition?	Evidence/ Comments
	c. Prior to commencing the third stage of clearing, submit for approval the Minister a Koala sensitive road design plan. The Koala sensitive road deplan must detail the type and location of safe fauna movement solut traffic calming features and Koala awareness signage along roads adj to the onsite conservation corridor, along with justification for why is sufficient to prevent koala death or injury from vehicle strike and to ma habitat connectivity and wildlife movement opportunities along the L Council Biodiversity Corridor. The Koala sensitive road design plan provide measures sufficient to prevent any Koala death or injury with development area and along Green Road. The approval holder must commence the third stage of clearing until the Koala sensitive road design plan has been approved by the Minister in writing. The approval holder implement the approved Koala sensitive road design plan.	esign tions, acent this is intain .ogan must in the st not esign	A Koala Safe Road Design Plan was approved by the Minister in writing on the 28 August 2024 and is available on the project's website. Clearing commenced in the third stage on the 3 <sup>rd</sup> of September 2024.
On-site cons	servation corridor		
4	For the protection and safe movement of the Koala within and around the o conservation corridor the approval holder must:	n-site Not Applicable	Roads flanking the on-site conservation corridor have not been constructed.
	a. Construct roads flanking the on-site conservation corridor consistent road design guidelines, and,	t with	
	<ul> <li>Limit vehicle speeds of any road in the development area which is adj to an on-site conservation corridor or safe fauna movement solution km/h for the duration of the approval;</li> </ul>		Roads adjacent the on-site conservation corridor have not been constructed.
	c. Only undertake approved minor clearing within the on-site conserv corridor;	Not Applicable	No clearing was undertaken in the on-site conservation corridor during this reporting period.



Condition			Is the Project compliant with this condition?	Evidence/ Comments
	d.	By the end of year 1, complete restoration works within the on-site conservation corridor;	Non-compliant (resolved 20 May 2022)	Restoration works commencement within the on-site conservation area during this reporting period, including removal of domestic waste and the preparation of historical vehicle access tracks for revegetation The proponent engaged a landscape and bush regeneration consultant and restoration was completed on 20 May 2022
	e.	Within 3 months of completing clearing within the third stage of development, complete rehabilitation works within the on-site conservation corridor; and	Not Applicable	Clearing within the third stage of the development has not been completed.
	f.	Manage the on-site conservation corridor to ensure the outcomes required under condition 4d and 4e are maintained for the period of effect of the approval.	Not Applicable	Restoration works required under Condition 4d have been maintained. Clearing within stage 3 has not been completed and therefore Condition 4e is not applicable.
Environmental	Offset Re	equirements		
5	-	pensate for the clearing of up to 89.83 ha and the functional loss of 28.01 ha of abitat and Grey-headed Flying-fox foraging habitat, the approval holder must:		The offset sites were legally secured via voluntary declaration under the <i>Nature Conservation Act 1992</i> (Qld). The offset area legally secured at the Burnett Creek offset
	a.	Legally secure at least 151.3 ha of land at the Burnett Creek Offset site and at least 250.4 ha of land at the Lyons Offset site and commence Offset site management activities prior to undertaking any clearing at the development area.		site is 150.497 ha and was formally declared on 11 March 2021 (DAM2020/014072). The shortfall at Burnett Creek Offset Site was gained at the Lyons Offset Site through two applications. One comprising of 250.843 ha which was declared on 15 March 2021 (DAM/000101) and another application of 2.163 ha declared on the 29 July 2021 (DAM2021/002344).
				The process to legally secure the offset sites via voluntary



Condition		Is the Project compliant with this condition?	Evidence/ Comments
			the action, however the offset sites had not been formally legally secured prior to the official commencement of the action. The impact on MNES as a result of this non- compliance is minimal as the delay from commencement of the action to declaration date was only 5 and 7 business days, respectively. No activities were undertaken at either offset site that reduced the quality of the offset for Koala or Grey-headed Flying-fox during the period between the commencement of the action and the declaration of the offset sites. This administrative non-compliance is considered to be resolved with the declaration of the offset sites.
b.	Within 20 business days of legally securing at least 151.3 ha of land at the Burnett Creek Offset site, and at least 250.4 ha of land at the Lyons Offset site, provide the Department with written evidence demonstrating that the Burnett Creek Offset site and Lyons Offset site have been legally secured (e.g. legal security documentation), shapefiles and the offset attributes.	reporting period	Evidence of the two (2) original declarations (DAM2020/014072 and DAM/000101) were provided to the Department on 24 March 2021 within 20 business days of legally securing the land at both Burnett Creek and Lyons offset sites in accordance with Condition 5b. The declaration of each offset site area provided in in the ACR for year 1. Shapefiles confirming the offset site areas were issued with the Offset Management Framework on 1 April 2022, in accordance with Condition 8b. The Offset Management Framework was approved by the Department on the 2 May 2022.
C.	Legally limit uses and permissible activities at Burnett Creek Offset site and Lyons Offset site such that the quality of Koala habitat and Grey-Headed Flying-fox foraging habitat at the Burnett Creek Offset site and Lyons Offset site cannot lawfully be reduced.		Uses and permissible activities at Burnett Creek Offset Site and Lyons Offset Site have been legally limited through voluntary declaration under the <i>Nature Conservation Act</i> <i>1992</i> (Qld).

Baseline Survey information

Condition		Is the Project compliant with this condition?	Evidence/ Comments
6	Within 6 months from the date of this approval, the approval holder must comp baseline surveys of the Burnett Creek Offset site and the Lyons Offset site. The baseline surveys must be conducted by a Suitably qualified field ecologist in accordance with a scientifically valid, robust, and repeatable methodology, and include the following:	lete <b>Compliant</b>	Baseline Surveys were conducted between April and May 2021, within 6 months of the Approval and addressed each of the items outlined in Condition 6 and specified in Conditions 9-11.
	<ul> <li>a. The vegetation condition attributes for each Regional Ecosystem, specifying the baseline habitat quality assessment data for each operational management unit, as applied in the preliminary documentation;</li> <li>b. The number and condition of winter or spring flowering Grey-headed Flying-fox foraging species across the Burnett Creek Offset site and Lyce Offset site;</li> <li>c. The Species Stocking Rate for the Koala and the Grey-headed Flying-for d. The extent of weed cover;</li> <li>e. The number of non-native predators in each season, including in areas adjacent to the Burnett Creek Offset site and Lyons Offset site;</li> <li>f. The number of Koala mortalities attributable to non-native predators; 3</li> <li>g. The baseline conditions in respect of each of the outcomes specified in conditions 9-11.</li> </ul>	x; and	
7	For the protection of the Koala and the Grey-headed Flying-fox, the approval ho must exclude all livestock from both the Burnett Creek Offset site and Lyons Offs site prior to any clearing in the development area, and maintain this for the perior effect of the approval.	et	The Burnett Creek offset site and Lyons offset site are not used for grazing or agricultural activities. The Offset provider, EnviroCaptial, has commenced maintenance of fences to ensure cattle cannot access the offset sites.
8	Within one month of the completion of baseline surveys at Burnett Creek Offset and Lyons Offset site, the approval holder must: a. Publish all survey data (including survey methodology and dates) from baseline surveys required under condition 6	reporting period	The last survey conducted for the Burnett Creek and Lyons Offset Sites was conducted on the 27 May 2021. A separate report was completed for each of the offset sites, and both were published on the website. The Burnett Creek Baseline Survey Report was published on the



Condition		ls the Project compliant with this condition?	Evidence/ Comments
			website on 6 August 2021 and the Lyons Baseline Survey Report was published on the website on 2 February 2022.
			Neither of the reports were published within one (1) month of completing the baseline surveys. However, a significant amount of data and information was provided in the reports. The one (1) month timeframe is a very short period to provide such a comprehensive technical report, especially for two (2) large offset areas.
			These reports will remain on the website for the duration of the project.
			This non-compliance has been resolved and the condition is considered to be satisfied.
b.	Submit an Offset Monitoring and Reporting framework prepared by a Suitably qualified field ecologist for approval by the Minister. The Offset Monitoring and Reporting framework must include (but is not limited to):	Previous reporting period	Preparation of the Offset Management Framework (OMF) commenced during this reporting period following publication of the two (2) Baseline Survey Reports. The OMF was submitted to the Department for approval on 1
		Non-compliant (resolved 1 April 2022)	April 2022 and approved by the Department on 2 May 2022 (outside of this reporting period).
			The OMF was also required to be completed within one (1) month of completing the baseline surveys. The OMF could not be completed prior to the completion of the Baseline Survey Reports. As noted above within condition 8a, a significant amount of data and information had to be provided in the Baseline Survey Reports delaying publication. Preparation of the OMF commenced following the publication of the Baseline Survey Reports. One (1) month to prepare Baseline Survey Reports and an



Condition				Is the Project compliant with this condition?	Evidence/ Comments
					OMF for two (2) large offset areas is not considered sufficient time to prepare adequate documents.
					This non-compliance has been resolved and the condition is considered to be satisfied.
		i.	the ecological outcomes specified in conditions 9-11 (including key milestones and baseline survey results);	Compliant	The OMF version B, dated 22 April 2022, was approved by the Department on 2 May 2022 (outside of this reporting period) after achieving all requirements specified under
		ii.	management measures proposed to achieve the ecological outcomes specified in conditions 9-11.	Compliant	condition 8b
		iii.	for each management action and monitoring outcome, detail how and when performance will be quantified, measured and monitored;	Compliant	_
		iv.	detail contingency measures to be implemented if some or all of the specified milestones in conditions 9-11 are not achieved.	Compliant	
	C.		proval holder must publish the approved Offset Monitoring and ng framework on the website within 20 business days of approval by ister.	Compliant	The OMF was published on the project website on 5 May 2022, 3 business days following approval by the Department.
Offset site pes	t and weed m	anageme	nt		
9		The approval holder must apply relevant Offset site management activities at both the Burnett Creek Offset site and Lyons Offset site to:			An Offset Areas Compliance Report is attached as <b>Appendix B</b> to this ACR. The Offset Areas Compliance
	a. Relative to baseline survey results, achieve of non-native predators by the end of year	to baseline survey results, achieve a 95% reduction in the numbers native predators by the end of year 5; and	Report provides details of the offset site and management activities. No large scale management activities have		



Condition			Is the Project compliant with this condition?	Evidence/ Comments
	b.	Reduce the extent of weed cover to less than 20% of baseline survey results by the end of year 5; and to less than 5% of baseline survey results by the end of year 10.	Not Applicable	taken place on the offset sites and no deterioration of the habitat in general terms was recorded.
Burnett Creek (	Offset Site			
10	outcom	roval holder must apply assisted natural regeneration to achieve the following es in all operational management units at the Burnett Creek Offset site: Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% of the benchmark for relevant Regional Ecosystems present by the end of year 5 and to an average greater than 75% of the benchmark for relevant Regional Ecosystems present by the end of year 15.	Not Applicable	An Offset Areas Compliance Report is attached a <b>Appendix B</b> to this ACR. The Offset Areas Compliance Report provides details of the offset site and management activities. No large scale management activities have taken place on the offset sites but natural regeneration of Eucalypt trees was observed and no deterioration of the habitat in general terms was recorded.
	b.	Average native tree species richness must be >50% of the benchmark for relevant Regional Ecosystems present by the end of year 5 and be >90% of the benchmark for relevant Regional Ecosystems present by the end of year 15.	Not Applicable	
	c.	Average tree canopy cover must be greater than 30% of the benchmark for relevant Regional Ecosystems present by the end of year 5 and increase to between 50% and 200% of the benchmark for relevant Regional Ecosystems by the end of year 15.	Not Applicable	
	d.	The number of large trees must be greater than 30% of the benchmark for relevant Regional Ecosystems present by the end of year 5, and between 50% and 100% of the benchmark for relevant Regional Ecosystems present by the end of year 15.	Not Applicable	

Condition			ls the Project compliant with this condition?	Evidence/ Comments
	e.	An increase in Koala density above average Koala density by the end of year 15.	Not Applicable	
	f.	An average of at least 6 different winter or spring flowering Grey-headed Flying-fox foraging species present in each assessment plot by the end of year 15.	Not Applicable	
Lyons Offset S	ite			
11	The approval holder must apply assisted natural regeneration to achieve the followir outcomes in all operational management units at the Lyons Offset site:		Not Applicable	An Offset Areas Compliance Report is attached as <b>Appendix B</b> to this ACR. The Offset Areas Compliance
	a.	Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% of the benchmark for relevant Regional Ecosystems present by the end of year 5 and to an average greater than 75% of the benchmark for relevant Regional Ecosystems present by the end of year 15.		Report provides details of the offset site and management activities. No large scale management activities have taken place on the offset sites and no deterioration of the habitat in general terms was recorded.
	b.	Average native tree species richness must be greater than 90% of the benchmark for relevant Regional Ecosystems by the end of year 10.	Not Applicable	
	c.	Average tree canopy cover must be between 50% and 200% of the benchmark for relevant Regional Ecosystems by year 10.	Not Applicable	
	d.	The number of large trees must be greater than 25% of the benchmark for relevant Regional Ecosystems present by the end of year 10, and between 50% and 100% of the benchmark for relevant Regional Ecosystems present by the end of year 15.		

Condition			Is the Project compliant with this condition?	Evidence/ Comments
	e.	An increase in Koala density above in average Koala density by the end of year 15.	Not Applicable	
	f.	An average of at least 6 different winter or spring flowering Grey-headed Flying-fox foraging species present in each assessment plot by the end of year 15.	Not Applicable	
12	conditio	proval holder must maintain each environmental outcome specified under ons 9, 10 and 11 from the time that it is first achieved, for the remainder of the of effect of the approval.	Not Applicable	Environmental outcomes and key milestones have not been achieved.
13	must er the end required accorda circums outcom 3 mont	h of the Burnett Creek Offset site and Lyons Offset site, the approval holder ngage a Suitably qualified independent expert to undertake an assessment at of each of year 5, year 10, year 15, and year 20 as to whether each outcome d under conditions 9, 10 and 11 has been, or is likely to be, achieved in ance with the condition requirements, and provide advice of any tance/s which they consider is/are affecting the achievement of each e. The findings of each assessment must be documented and published within hs of the end of the particular period in which the assessment is undertaken provided to the Department within 5 business days of being published.	Not Applicable	The reporting period covers the fourth 12-month anniversary of commencement of the action. A Suitably qualified independent expert will be engaged to undertake an assessment at the end of each of year 5, year 10, year 15, and year 20
14	that any includir achieve correcti the Min	y time during the period of effect of the approval, the Minister is not satisfied of the requirements and/or outcomes under the conditions of approval, ng (but not limited to) conditions 9, 10 and 11, have been or are likely to be d or maintained, the Minister may require the approval holder to submit a ve action plan for the Burnett Creek Offset site and/or Lyons Offset site for ister's approval, or to monitor, manage, avoid, mitigate, offset, record and/or on, impacts to the Koala and/or the Grey-headed Flying-fox.	Not applicable	A request for a corrective action plan was not made by the Minister during this reporting period.
	a.	The Minister may set a timeframe in which the corrective action plan must be submitted and suitable for approval, may require that the corrective action plan be prepared and/or reviewed by a suitably qualified independent expert and may specify consequences for the approval holder		saunders bavill



Condition			Is the Project compliant with this condition?	Evidence/ Comments
		if the corrective action plan is not suitable for approval within the specified timeframe.		
	a.	The approval holder must implement the corrective action plan approved by the Minister in writing.	Not applicable	
Part B – Stan	ndard admin	istrative conditions		
Notification	of date of co	ommencement of the action		
15	The approval holder must notify the Department in writing of the date of the commencement of the action within 10 business days after the date of the commencement of the action.	ncement of the action within 10 business days after the date of the	Previous reporting period	Notification of the commencement of the action was provided to the department on the 3 March 2021. It is apparent that prior to this date clearing had occurred in
			Non-compliant (resolved 2021)	the referral area. A clearing contractor from a neighbouring development mistakenly cleared a portion of vegetation in the southeast of the site. This clearing, although not authorised by the proponent, technically, commenced the action. No other works or clearing occurred within the referral area until after the 3 <sup>rd</sup> of March. We understand that the department has discussed this matter with the proponent, and it has been resolved.
16	this app	ommencement of the action does not occur within 5 years from the date of proval, then the approval holder must not commence the action within the itten agreement of the Minister.	Not Applicable	The approval was granted on the 23 November 2020 and the action commenced on the 3 March 2021.
Compliance	records			
17	The app	proval holder must maintain accordance and complete compliance records.	Compliant	All records substantiating all activities associated with or relevant to the conditions of approval are maintained by the Proponent. If required by the Minister, these records

Condition		Is the Project compliant with this condition?	Evidence/ Comments
			can be made available to allow a third-party audit of the Project.
18	If the Department makes a request in writing, the approval holder must be provided electronic copies of compliance records to the Department within the timeframe specified in the request.	Not applicable	A request for an independent audit of the Project was not made by the Minister during the reporting period.
	Note. Compliance records may be subject to audit by the Department or an independent auditor in accordance with section 485 of the EPBC Act, and or used to verify compliance with the conditions. Summaries of the results of an audit may be published on the Department's website or through general media.		
Annual com	pliance reporting		
19	The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or as otherwise agreed to in writing by the Minister. The approval holder must:	Compliant (ongoing)	This ACR demonstrates compliance with Condition 19. The ACR will be published on the Project website within 60 business days of 36 months following
	<ul> <li>a. Publish each compliance report on the website within 60 business days following the relevant 12 month period;</li> <li>b. Notify the Department by email that a compliance report has been published on the website within five business days of the date of publication.;</li> <li>c. Keep all compliance reports publicly available on the website until this approval expires;</li> <li>d. Exclude or redact sensitive ecological data from compliance reports published on the website; and</li> <li>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.</li> </ul>		commencement of the action (i.e. no later than 29 May 2025) and remain on the project website for the life of the approval.
	Note: Compliance reports may be published on the Department's website.		

Condition		Is the Project compliant with this condition?	Evidence/ Comments
20	The approval holder must notify the Department in writing of any: incid compliance with the conditions; or non-compliance with the commitme plans. The notification must be given as soon as practicable, and no late business days after becoming aware of the incident or non-compliance. notification must specify: a. the condition which is or may be in breach; and b. a short description of the incident and / or non-compliance; an c. The location (including co-ordinates), date, and time of the inc non-compliance. In the event the exact information cannot be provide the best information available.	ents made in er than two . The NON-Compliant (resolved) nd cident and/or	<ul> <li>Non-compliances have occurred with the following conditions: <ul> <li>Condition 2c (installation of temporary koala exclusion fencing)</li> <li>Condition 4d (complete restoration works within on-site conservation corridor)</li> <li>Condition 5a &amp; 5b (secure offset sites prior to commencing the action)</li> <li>Condition 8a &amp; 8b (publication of baseline survey results &amp; offset management framework)</li> <li>Condition 15 (notification of commencement)</li> </ul> </li> <li>SHG became aware of aforementioned non-compliances on the 23 March 2022 and while preparing this ACR. In accordance with Condition 20, the Department was notified in writing of the non-compliant conditions within two business days, in an email sent by SHG on the 23 March 2022.</li> <li>The non-compliance of the notification of the commencement of the action was not reported to the department in the timeframes set out in condition 20.</li> <li>Details of non-compliances are included in the previous ACR.</li> </ul>
21	The approval holder must provide to the Department of the details of a non-compliance with the conditions or commitments made in plans as practical and no later than 10 business days after becoming aware of th noncompliance, specifying:	soon as reporting period	As stated in Condition 20, non-compliances occurred in relation to Condition 2c, Condition 4d, Condition 5a & 5b Condition 8a & 8b and Condition 15.

Condition		Is the Project compliant with this condition?	Evidence/ Comments
	<ul> <li>a. Any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;</li> <li>b. The potential impacts of the incident or non-compliance; and</li> <li>c. The method and timing of any remedial action that will be undertaken here approval holder.</li> </ul>	<b>Non-compliant</b>	SHG became aware of these non-compliances as part of preparing this ACR on 23 March 2022. In accordance with Condition 20, the Department was notified in writing of the non-compliant conditions within two business days, in an email sent by SHG on the 23 March 2022. On 4 April 2022, SHG provided further details of non-compliances and corrective actions undertaken or to be undertaken to resolve the non-compliances. This was 8 business days. Details of non-compliances are included in <b>Section 5</b> of the Year 1 ACR for this project.
Independer	ıt audit		
22	The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.	e Not applicable	A request for an independent audit of the Project was not made by the Minister during the reporting period.
23	<ul> <li>For each independent audit, the approval holder must:</li> <li>a. Provide the name and qualifications of the independent auditor and dra audit criteria to the Department;</li> <li>b. Only commence the independent audit once the audit criteria have bee approved in writing by the Department; and</li> <li>c. Submit and audit report to the Department within the timeframe specifing the approved audit criteria.</li> </ul>	en	
24	The approval holder must publish the audit report on the website within 10 busir days of receiving the Department's approval for the audit report and keep the autreport published on the website until the end date of this approval.	• •	
Submission	and publication of plans		
25	The approval holder must: a. submit plans electronically to the Department;	Compliant	The Koala Fencing Strategy and Offset Management Framework have been published on the project website





Condition		Is the Project compliant with this condition?	Evidence/ Comments
b. c. d.	<ul> <li>unless otherwise agreed to in writing by the Minister, publish each plan within 20 business days of the date: <ol> <li>of this approval, if the version of the plan to be implemented is specified in these conditions; or</li> <li>that the plan is submitted to the Minister or the Department if the plan does not require the approval of the Minister but was not finalised before the date of this approval; or</li> <li>that the plan was approved by the Minister in writing, if the plan requires the approval of the Minister;</li> <li>exclude or redact sensitive ecological data from plans that are to be published or provided to a member of the public; and keep plans published for the period for which this approval has effect.</li> </ol> </li> </ul>		in accordance with relevant approval conditions. These plans will remain published for the duration of the project
Completion of the activ		Not applicable	Noted. The action is ongoing and this condition is not

the Department in writing and provide a completion date.

applicable at this time.



### 5. Appendices

### Appendix A

Approval for Action Management Plan

### Appendix B

Offset Areas Compliance Report

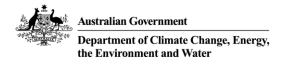
### Appendix C

Post Clearing Fauna Management Report



# Appendix A

### Approval for Action Management Plan



EPBC: 2017/8090

Mr Oliver Johnson Development Director Pointcorp Heritage Park Pty Ltd PO Box 1324 MILTON QLD 4064

### EPBC 2017/8090 Park Ridge residential, mixed use and medium impact industry precinct project, Park Ridge, Qld

Dear Mr Johnson

Thank you for your email dated 17 July 2024 to the Department of Climate Change, Energy, the Environment and Water seeking approval of the *Koala Safe Road Design Plan*, Issue D, dated 17 July 2024 in accordance with **Condition 3c** of the above project under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Officers of this department have reviewed the revised action management plan and the requirements of the conditions of the approval for this project. On this basis, and as a delegate of the Minister for the Environment and Water (Minister), I decided to approve the *Koala Safe Road Design Plan*, Issue D, dated 17 July 2024.

Now this plan has been approved, it must be implemented. The approved plan must also be published in accordance with your conditions of approval.

As you are aware, the department has an active monitoring program which includes monitoring inspections, desk top document reviews and audits. Please ensure that you maintain accurate records of all activities associated with, or relevant to, the conditions of approval so that they can be made available to the department on request. Should you require any further information please contact Regan Hart by email at PostApproval@dcceew.gov.au.

Yours sincerely

Brendan Linton- Smith Director Post Approvals (QLD, NT and SA) Nature Positive Regulation Division

28 August 2024

DCCEEW.gov.au John Gorton Building - King Edward Terrace, Parkes ACT 2600 Australia GPO Box 3090 Canberra ACT 2601 ABN: 63 573 932 849 LET 572 v2.3

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### OFFICIAL

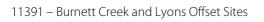
# Appendix B Offset Areas Compliance Report



# Offset Area Compliance Memo

Burnett Creek and Lyons Offset Sites Prepared for EnviroCapital as the approved offset provider for Pointcorp Heritage Park Pty Ltd 19 May 2025

11391 E





# Document Control

Document: Offset Area Compliance Memo for Burnett Creek and Lyons Offset Sites under EPBC 2017/8090 prepared by Saunders Havill Group for EnviroCapital as the approved offset provider for Pointcorp Heritage Park Pty Ltd.

# Document Issue

lssue	Date	Prepared By	Checked By
Α	19/05/2025	NT	AR

Prepared by © Saunders Havill Group Pty Ltd 2025. ABN 24 144 972 949 <u>www.saundershavill.com</u>

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# Acronyms

AU	Assessment Unit
DAWE	Department of Agriculture, Water and the Environment
DES	Department of Environment and Science (Qld)
DoR	Department of Resources (Qld)
EDQ	Economic Development Queensland
EOP	EPBC Act Environmental Offset Policy (2012)
EPBC Act	Environmental Protection and Biodiversity Conservation Act 1999
GHFF	Grey-headed Flying-fox
ha	hectares
LGA	Local Government Area
MNES	Matters of National Environmental Significance
MSES	Matters of State Environmental Significance
OMF	Offset Management Framework
OMU	Operational Management Unit
PDA	Priority Development Area (herein referencing the Greater Flagstone PDA)
PMAV	Property Map of Assessable Vegetation
PR	Planning Regulation 2017 (Qld)
RAI	Relative Abundance Index
RE	Regional Ecosystem
SEQ	South-east Queensland
SHG	Saunders Havill Group
VDEC	Voluntary Declaration
VMA	Vegetation Management Act 1999
WONS	Weeds of National Significance



# 1. Introduction

The *Environmental Management Division* of Saunders Havill Group (SHG) was engaged by EnviroCapital as the approved offset provider for Pointcorp Heritage Park Pty Ltd (the Proponent) to prepare an Offset Area Compliance Memo for the Lyons and Burnett Creek offset sites associated with the impact for the approved 'Park Ridge Residential Development' located at Clarke Road, Park Ridge (EPBC Act reference 2017/8090. The approval pertains to the construction of a residential development comprising of industrial, mixed use and residential development covering 116.35 hectare (ha) incorporating a 12.96 ha area for environmental management and conservation. Refer **Table 1** for details of Approval.

The Park Ridge Residential Development was referred under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and subsequently declared a "Controlled Action" requiring assessment by "Preliminary Documentation" pursuant to section 18 and 18A (listed threatened species and communities) (EPBC 2017/8090) on the 19th March 2017. The trigger for the controlling provision was due to potential impacts on the Koala (*Phascolarctos cinereus*) and the Grey-headed Flying-fox (GHFF) (*Pteropus poliocephalus*), which are both listed as 'vulnerable' under the EPBC Act.

As part of the Preliminary Documentation requirements, a proposal was developed to compensate for the impacts from clearing of up to 89.93 ha and functional loss of 28.01 ha of Koala habitat and GHFF foraging habitat. This offset was approved by a delegate of the Minister as part of the EPBC Act Approval for 2017/8090. The offset includes the dedication and rehabilitation of a total of 401.7 ha of land across two (2) offset sites referred to as the Burnett Creek Offset Site and Lyons Offset site. Notably, baseline survey reports for each offset area were finalised and published on the project website within 6 months of the Approval in accordance with Condition 8(a). This report documents the second annual progress review of restoration works on both offset sites against the EPBC approval conditions and Offset Management Plan (OMP) commitments.

The project was approved under the EPBC Act subject to conditions on 23 November 2020 with effect until 30 June 2045. Condition 19 of the approval requires that the approval holder must complete and provide 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 assessment of the Offset Sites compliance with the approval conditions is presented in Section 3. This report has been prepared to satisfy the requirements of the conditions of approval accompanying the controlled action determination.

Address	EPBC 2017/8090
Approval Holder	Pointcorp Heritage Park Pty Ltd
Project Name of the approval	Park Ridge Residential, mixed use and medium impact industry precinct, Park Ridge, Queensland

## Table 1: Approval Details



	To develop a residential, mixed use and medium impact industry precinct in Park Ridge, Queensland.
Approved Action	[See EPBC Act referral 2017/8090 on 19 March 2018, variation of the action decision made under section 1568 of the EPBC Act on 30 January 2020, and change of designation of proponent made under s78(5) of the EPBC Act on 23 September 2020. A variation of conditions attached to the approval was made on the 25 May 2022].
Controlling Provision(s)	Listed threated species and communities (sections 18 & 18A)
Approval Date	23 November 2020
Expiry Date of the Approval	30 June 2045
Date of Commencement of the Action	4 March 2021
Address	Clarke Road and Green Road, Park Ridge, Queensland
Local Government Area (LGA)	Scenic Rim Regional Council (SRRC)

# 1.1. Offset Site Summary

Two (2) offset sites were secured to deliver the offset required under the EPBC Act approval:

- Burnett Creek; and
- Lyons.

In accordance with Condition 5(a) of the EPBC Act approval conditions the approval holder must legally secure at least 151.3 ha of land at the Burnett Creek Offset Site and at least 250.4 ha of land at the Lyons Offset Site. During the Voluntary Declaration process to legally secure the offset sites under the Queensland *Vegetation Management Act 1999*, only 150.497 ha of suitable land was available at the Burnett Creek Offset Site. This shortfall was remedied through increasing the land secured across the Lyons Offset Site. This matter is discussed further in the Offset Management Plan, approved by the Department on the 2 May 2022.

Both the Burnett Creek and Lyons offset sites are located in the Logan City Council local government area (LGA), approximately 20 kilometres (km) south of the City of Ipswich. The Burnett Creek offset site is zoned as rural and located within the boundary of the Flinders Karawatha Corridor and South-east Queensland Regional Plan – Regional Biodiversity Corridor. Zoning across the Lyons Offset Site includes both Environmental Management and Conservation areas. Key details relating to the Burnett Creek and Lyons offset sites respectively are provided in **Table 2** and **Table 3**.

### Table 2: Burnett Creek Offset Site Summary

Address	Burnett Creek Road, Burnett Creek
RPD	Part Lot 100 on WD682

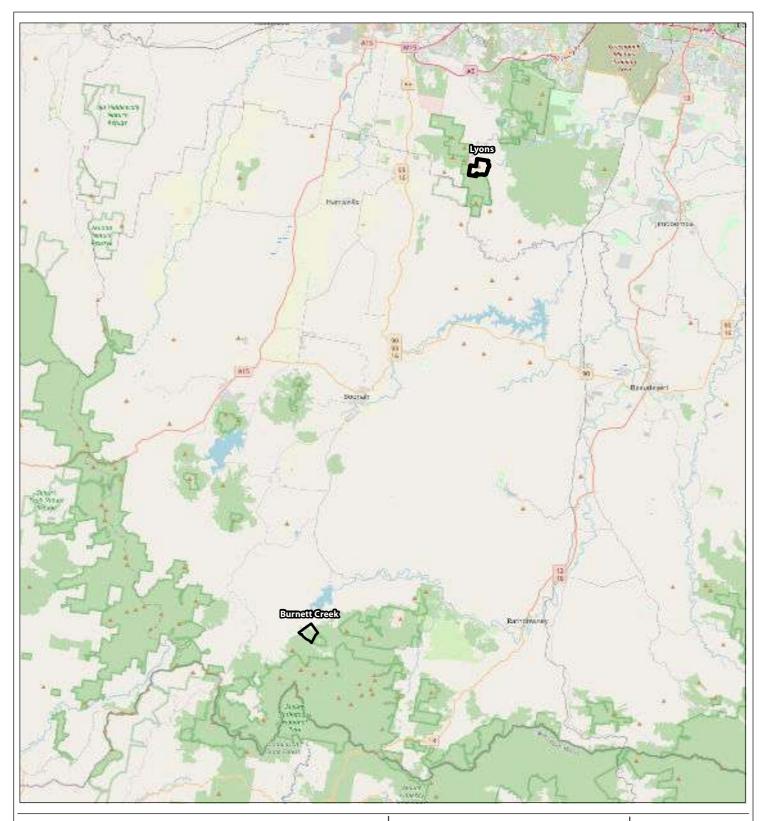


Area	150.497 ha
Tenure	Freehold
Local Government Area (LGA)	Scenic Rim Regional Council (SRRC)
Declared	11 March 2021

# Table 3: Lyons Offset Site Summary

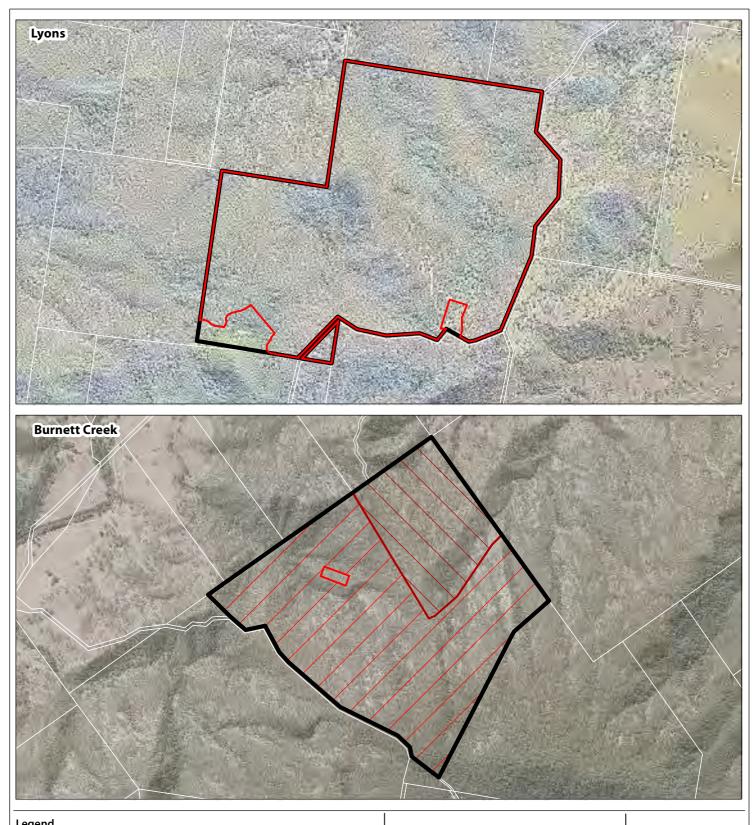
Address	Mount Flinders Road, Lyons
RPD	Part Lot 7 on S312785
Area	250.843 ha
Tenure	Freehold
Local Government Area (LGA)	Scenic Rim Regional Council (SRRC)
Declared	15 March 2021 (248.68 ha) & 29 July 2021 (2.163 ha)





Legend		
Lyons & Burnett Creek offset sites	Figure 1	
	Site Context	ENVIRO
	File ref.       11395 E Figure 1 Site Context A         Date       12/05/2025         Project       Pointcorp Heritage Park	Saunders havill group
	0 2 4 6 8 10 km Scale (A4): 1:400,000 [GDA 2020 MGA Z56]	THESEN ANS HAVE BEEN REPARED FOR THE DICULSIVE LISE OF THE CLIENT, SAUNDERS HAVILL GROUP CANNOT ACCEPT REPONSEDLY FOR ANY USE OF OR REUNALE UPON THE CONTENTS OF THESE DRAWINGS BY ANY THIRD PARTY.

Layer Source: © State of Queensland 2025, Service Layer Credits: © OpenStreetMap (and) contributors, CC-BY-SA



Legend		
Qld DCDB	Figure 2	AN 50 2000
Site DCDB	Figure 2	
Lyons	Site Aerial	ENVIRO
Offset Area		CAPITAL
Burnett Creek		
EPBC 2017/8095 Offset Area		
EPBC 2017/8090 Offset Area	File ref.11395 E Figure 2 Site Aerial ADate12/05/2025ProjectPointcorp Heritage Park	SS saunders havill group
	0 200 400 600 800 1,000 m Scale (A4): 1:22,500 [GDA 2020 MGA Z56]	THESEPLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT, SAUNDERS HAVILL GROUP CANNOT ACCEPT REPORSELTY FOR ANY USE OF OR RELANCE UPON THE OWNENTS OF THESE DRAWINGS BY ANY THEO PARTY

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# 2. Offset Site Inspection Summary

# 2.1. Baseline Surveys

Condition 6 of the approval required that the within 6 months from the date of the approval, the approval holder must complete baseline surveys of the Burnett Creek Offset site and the Lyons Offset site. The baseline surveys had to be conducted by a suitably qualified field ecologist in accordance with a scientifically valid, robust, and repeatable methodology, and include the following:

- a. The vegetation condition attributes for each Regional Ecosystem (RE), specifying the baseline habitat quality assessment data for each operation management unit (OMU);
- b. The number and condition of winter or spring flowering GHFF foraging species across the offset site;
- c. The species stocking rate for the Koala and GHFF;
- d. The extent of weed cover;
- e. The number of non-native predators in each season, including in areas adjacent to the offset site;
- f. The number of Koala mortalities attributable to non-native predators; and
- g. The baseline conditions in respect of each of the outcomes specified in conditions 9-11.

Baseline Surveys were conducted between April and May 2021, within 6 months of the Approval and addressed each of the items outlines above and specified in Approval Conditions 9-11. Within one month of completing the baseline surveys they were required to be published on the project website in accordance with Condition 8a. The last survey conducted for the Burnett Creek and Lyons Offset Sites was conducted on the 27 May 2021. A separate report was completed for each of the offset sites, and both were published on the website. The Burnett Creek Baseline Survey Report was published on the website on 6 August 2021 and the Lyons Baseline Survey Report was published on the website for the duration of the project.

# 2.2. Rehabilitation Progress Surveys

The vegetation across both offset sites has not suffered any significant disturbances. Both sites are dominated by remnant vegetation with limited bare areas. As such, the key management actions across the sites will be the same. Key management actions will include assisted natural regeneration practises to expand patches of regrowth over weed areas. Following the approval of the Offset Management Framework (OMF), rehabilitation activities including assisted natural regeneration via weed management and infill planting were observed, and areas of regrowth containing native species, including Koala food trees, were noted throughout both offset areas (see below). Further management actions, including weed control and pest management are to commence within the subsequent reporting period.

## Burnet Creek Offset Site

A site assessment of the Burnett Creek Offset Site was conducted by two (2) Ecologists on the 1<sup>st</sup> April 2025. The Burnett Creek offset site was traversed with photos and notes taken assessing the progress of, natural



regeneration, and any significant notable changes to vegetation. No habitat quality transects or GHFF foraging habitat assessments were not conducted during this reporting period as it is not required to be conducted until the 5<sup>th</sup> assessment year.

Natural regeneration of native species was observed throughout the Burnett Creek offset property (**Photo Set 1**). Weeds are in some areas but are at generally at very low abundance and not observed to be impeding the growth of natural regeneration noted. Several areas across the wider Burnett Offset site were observed to contain planted tube stock, (**Photo Set 2**). Observations of rehabilitation stock found them to be growing steadily with the majority remaining healthy and in good condition.

Direct and indirect surveys to detect Koala density and GHFF presence surveys will be repeated throughout the management period. The current monitoring period conducted indirect surveys with neither Koala nor GHFF observed during the 2025 surveys on-site.



Photo Set 1: Natural regeneration of native species throughout the Burnett Creek Offset Site.



Photo Set 2: Rehabilitation plantings across the wider Burnett Creek Offset Site



#### Lyons Offset Site

A site assessment of the Lyons Offset Site was conducted by two (2) Ecologists on the 8<sup>th</sup> April 2025. The Lyons Offset Site was traversed with photos and notes taken assessing the progress of, natural regeneration, and any significant notable changes to vegetation. No habitat quality transects or GHFF foraging habitat assessments were not conducted during this reporting period as it is not required to be conducted until the 5<sup>th</sup> assessment year.

Weeds dominated by Lantana are still present in areas and were observed to be at moderate densities in some locations (**Photo Set 4**). Natural regeneration was still observed despite the lantana growth with a variety of species including *Corymbia citriodora* (Spotted Gum), *Eucalyptus crebra* (Narrow-leaved Ironbark), and *Eucalyptus moluccana* (Gum-topped Box) (**Photo Set 4**).



Photo Set 3: Lanata infestation across the Lyons Offset Site.



Photo Set 4: Natural regeneration of native species throughout the Lyons Offset Site.



Direct and indirect surveys to detect Koala density and GHFF presence surveys will be repeated throughout the management period. The current monitoring period conducted indirect surveys with neither Koala nor GHFF observed during the 2025 surveys on-site.

### On-going Maintenance

Weed management efforts are yet to occur across the site however EnviroCapital have intention to commence weed management efforts within 2025 (i.e. the subsequent reporting period). The following procedures will be implemented to ensure that the monitoring event aligns with the baseline monitoring methodology:

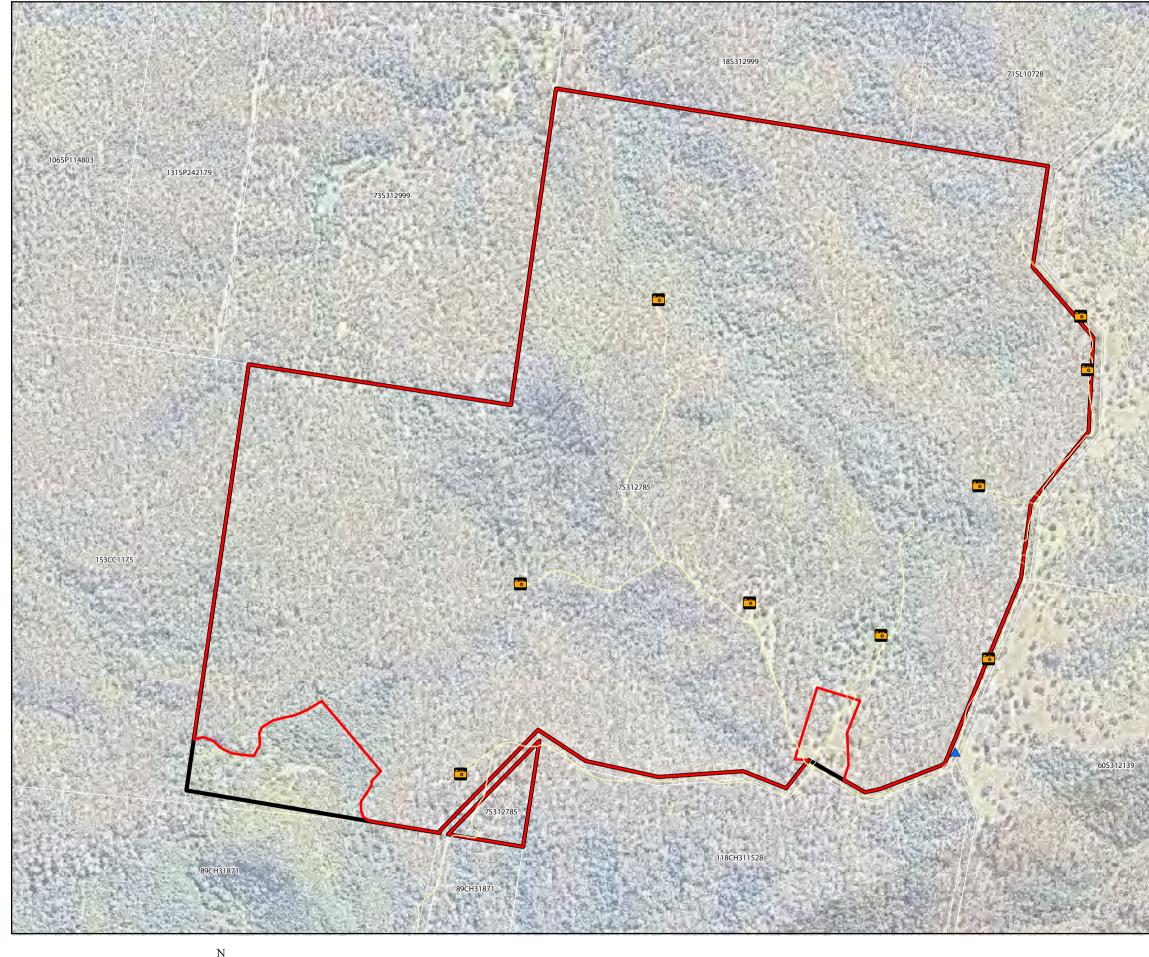
- On a field datasheet, detail the time of year of the monitoring event, list of observed weeds, photo location and direction and notes of any notable positive and/or negative changes in weed density and coverage.
- Carry the previous year's weed survey mapping, field datasheet and photos for noting changes in weed infestations and densities.
- Continue original baseline survey techniques (MHQA) (5 yearly) to assess positive or negative change in the coverage of weeds on the offset sites.
- Weeds to be monitored and treated annually, until performance criteria is achieved. Once performance criteria is achieved this is to be maintained for management period.

Natural regeneration and rehabilitation plantings are set to continue until establishment of agreed number of new Koala food trees. If natural regeneration should fail, infill planting is to be implemented. Following infill planting, monitoring will commence in the same manner outlined below:

- GPS coordinates of the photo point.
- Date, time and number of each photo.
- Direction in which the photo was taken (north, south, east and west).
- After each photo monitoring event, a GPS waypoint of the location of the rehabilitation and a GPS polyline of the extent will be recorded.



# 1. Lyons Offset Area Survey Effort



200 400 600 800 1,000 m lssue Date -+-Transverse Mercator | GDA 1994 | Zone 56 | 1:9,000 @ A3

Description n Checked 12/05/2025 Preliminary LS AR







# on behalf of Pointcorp Heritage Park Pty Ltd

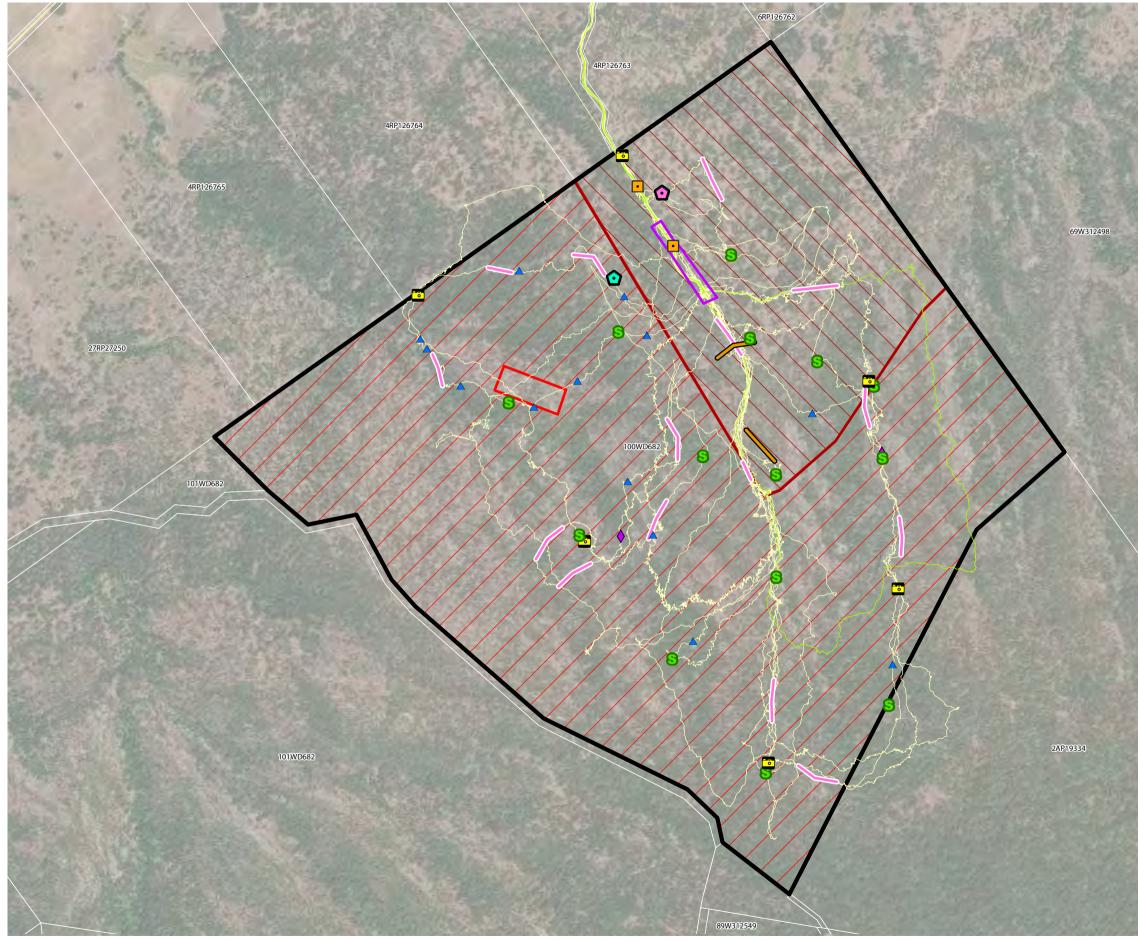
#### NOTES

NOTES This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey.

Layer Sources Old State Cadastre and Mapping layers © State of Queensland (Department of Natural Resources and Mines) 2021. Updated data available at http://qldspatial.information.qld.gov.au/catalogue//

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

# 2. Burnett Creek Offset Area Survey Effort



0 100 200 300 m Transverse Mercator | GDA 1994 | Zone 56 | 19,000 @ A3 Ν

 Issue
 Date
 Description
 Drawn Checked

 A
 12/05/2025
 Preliminary
 LS
 AR



# Legend

	Offset Site DCDB
	QLD DCDB
	EPBC 2017/8095 Offset Area
	EPBC 2017/8090 Offset Area
Baseline Su	rvey
	Koala Food Tree Planting
	MHQA Transect
	Weed Transect
	GPS Tracklogs
	GPS Tracklog (2025 Survey)
<b>5</b>	Camera
•	GHFF Survey
	Koala (female)
$\textcircled{\textbf{O}}$	Koala (male)
<b>♦</b>	Koala scat
8	SAT
	Weed observations



on behalf of Pointcorp Heritage Park Pty Ltd

#### NOTES

NOTES This plan was prepared as a desktop assessment tool. The information on this plan is not suitable for any other purpose. Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey.

Layer Sources

Layer sources QId State Cadastre and Mapping layers © State of Queensland (Department of Natural Resources and Mines) 2021. Updated data available at http://qidspatialinformation.qid day oua/catalogue// Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

# 3. EPBC Conditions and Compliance

**Table 4** documents the compliance with EPBC Act conditions for the Project for the forth reporting period, being the 3 March 2024 to the 2 March 2025. The compliance assessment relates to the approval conditions in force regarding the Offset Sites at the time of the fourth-year anniversary.



Table 4:	Offset Sites Compliance Audit of EPBC 2017/8090
----------	---

Condition			Is the Project compliant with this condition?	Evidence/ Comments
Environme	ntal Offset Re	equirements		
5		pensate for the clearing of up to 89.83 ha and the functional loss of 28.01 ha a habitat and Grey-headed Flying-fox foraging habitat, the approval holder Legally secure at least 151.3 ha of land at the Burnett Creek Offset site and at least 250.4 ha of land at the Lyons Offset site and commence Offset site management activities prior to undertaking any clearing at the development area.	2021)	The offset sites were legally secured via voluntary declaration under the <i>Nature Conservation Act 1992</i> (Qld). The offset area legally secured at the Burnett Creek offset site is 150.497 ha and was formally declared on 11 March 2021 (DAM2020/014072). The shortfall at Burnett Creek Offset Site was gained at the Lyons Offset Site through two applications. One comprising of 250.843 ha which was declared on 15 March 2021 (DAM/000101) and
				another application of 2.163 ha declared on the 29 July 2021 (DAM2021/002344). The process to legally secure the offset sites via voluntary declarations commenced prior to the commencement of the action, however the offset sites had not been formally
				legally secured prior to the official commencement of the action. The impact on MNES as a result of this non- compliance was considered minimal as the delay from commencement of the action to declaration date was only 5 and 7 business days, respectively. No activities were undertaken at either offset site that reduced the quality of
				the offset for Koala or Grey-headed Flying-fox during the period between the commencement of the action and the declaration of the offset sites. This administrative non- compliance is considered to be resolved with the declaration of the offset sites.



Condition			Is the Project compliant with this condition?	Evidence/ Comments
	b.	Within 20 business days of legally securing at least 151.3 ha of land at the Burnett Creek Offset site, and at least 250.4 ha of land at the Lyons Offset site, provide the Department with written evidence demonstrating that the Burnett Creek Offset site and Lyons Offset site have been legally secured (e.g. legal security documentation), shapefiles and the offset attributes.	(resolved 1 April	Evidence of the two (2) original declarations (DAM2020/014072 and DAM/000101) were provided to the Department on 24 March 2021 within 20 business days of legally securing the land at both Burnett Creek and Lyons offset sites in accordance with Condition 5b Shapefiles confirming the offset site areas were issued with the Offset Management Framework on 1 April 2022, in accordance with Condition 8b. The Offset Management Framework was approved by the Department on the 2 May 2022.
				This non-compliance has been resolved and the condition is considered to be satisfied.
	c.	Legally limit uses and permissible activities at Burnett Creek Offset site and Lyons Offset site such that the quality of Koala habitat and Grey-Headed Flying-fox foraging habitat at the Burnett Creek Offset site and Lyons Offset site cannot lawfully be reduced.	Compliant	Uses and permissible activities at Burnett Creek Offset Site and Lyons Offset Site have been legally limited through voluntary declaration under the <i>Nature</i> <i>Conservation Act 1992</i> (Qld).

Baseline Survey information



Condition			Is the Project compliant with this condition?	Evidence/ Comments
6	baseline baseline accorda	5 months from the date of this approval, the approval holder must complete e surveys of the Burnett Creek Offset site and the Lyons Offset site. The e surveys must be conducted by a Suitably qualified field ecologist in ince with a scientifically valid, robust, and repeatable methodology, and the following:	Compliant	Baseline Surveys were conducted between April and May 2021, within 6 months of the Approval and addressed each of the items outlined in Condition 6 and specified in Conditions 9-11.
	a. b. c. d. e. f. g.	The vegetation condition attributes for each Regional Ecosystem, specifying the baseline habitat quality assessment data for each operational management unit, as applied in the preliminary documentation; The number and condition of winter or spring flowering Grey-headed Flying-fox foraging species across the Burnett Creek Offset site and Lyons Offset site; The Species Stocking Rate for the Koala and the Grey-headed Flying-fox; The extent of weed cover; The number of non-native predators in each season, including in areas adjacent to the Burnett Creek Offset site and Lyons Offset site; The number of Koala mortalities attributable to non-native predators; and The baseline conditions in respect of each of the outcomes specified in conditions 9-11.		
7	must ex site pric	protection of the Koala and the Grey-headed Flying-fox, the approval holder cclude all livestock from both the Burnett Creek Offset site and Lyons Offset or to any clearing in the development area, and maintain this for the period of f the approval.	Compliant	The Burnett Creek offset site and Lyons offset site are not used for grazing or agricultural activities. The Offset provider, EnviroCaptial, has commenced maintenance of fences to ensure cattle cannot access the offset sites.



Condition		Is the Project compliant with this condition?	Evidence/ Comments
8	and Lyons Offset site, the approval holder must:	Non-compliant (resolved 2 February 2022)	The baseline surveys for the Burnett Creek and Lyon Offset Sites was conducted on the 27 May 2021. A separate report was completed for each of the offset sites and both were published on the website. The Burnet Creek Baseline Survey Report was published on the website on 6 August 2021 and the Lyons Baseline Surve Report was published on the website on 2 February 2022 Neither of the reports were published within one (1 month of completing the baseline surveys. However, significant amount of data and information was provided in the reports. The one (1) month timeframe is a very shor period to provide such a comprehensive technical report especially for two (2) large offset areas. These reports will remain on the website for the duration of the project. This non-compliance has been resolved and the condition is considered to be satisfied.

Condition			Is the Project compliant with this condition?	Evidence/ Comments
	b.	Submit an Offset Monitoring and Reporting framework prepared by a Suitably qualified field ecologist for approval by the Minister. The Offset Monitoring and Reporting framework must include (but is not limited to):	Non-compliant (resolved 1 April 2022)	Preparation of the Offset Management Framework (OMF) commenced during the previous reporting period following publication of the two (2) Baseline Survey Reports. The OMF was submitted to the Department for approval on 1 April 2022 and approved by the Department on 2 May 2022 (outside of this reporting period).
				The OMF was also required to be completed within one (1) month of completing the baseline surveys. The OMF could not be completed prior to the completion of the Baseline Survey Reports. As noted above within condition 8a, a significant amount of data and information had to be provided in the Baseline Survey Reports delaying publication. Preparation of the OMF commenced following the publication of the Baseline Survey Reports. One (1) month to prepare Baseline Survey Reports and an OMF for two (2) large offset areas is not considered sufficient time to prepare adequate documents.
				This non-compliance has been resolved and the condition is considered to be satisfied.
		<ul> <li>the ecological outcomes specified in conditions 9-11 (including key milestones and baseline survey results);</li> </ul>	Compliant	The OMF version B, dated 22 April 2022, was approved by the Department on 2 May 2022 after achieving all requirements specified under condition 8b
		ii. management measures proposed to achieve the ecological outcomes specified in conditions 9-11.	Compliant	
		iii. for each management action and monitoring outcome, detail how and when performance will be quantified, measured and monitored;	Compliant	-

Condition			Is the Project compliant with this condition?	Evidence/ Comments
		iv. detail contingency measures to be implemented if some or all of the specified milestones in conditions 9-11 are not achieved.	Compliant	
	c.	The approval holder must publish the approved Offset Monitoring and Reporting framework on the website within 20 business days of approval by the Minister.	Compliant	The OMF was published on the project website on 5 May 2022, 3 business days following approval by the Department.
Offset site pest	and weed m	anagement		
9		roval holder must apply relevant Offset site management activities at both nett Creek Offset site and Lyons Offset site to:	On going	No weed reduction or invasive species manageme occurred this reporting period. Offset actions a
	a.	Relative to baseline survey results, achieve a 95% reduction in the numbers of non-native predators by the end of year 5; and		anticipated to commence within the subsequent reporting period following the guidance of the OMF version B, dated 22 April 2022.
	b.	Reduce the extent of weed cover to less than 20% of baseline survey results by the end of year 5; and to less than 5% of baseline survey results by the end of year 10.	On going	
Burnett Creek	Offset Site			
10		roval holder must apply assisted natural regeneration to achieve the g outcomes in all operational management units at the Burnett Creek Offset	On going	Baseline surveys were conducted in April – May 2021 across both offset sites. Future milestone surveys are to be conducted within the same baseline survey month(s).
	a.	Average recruitment of woody perennial species in the ecologically dominant layer greater than 50% of the benchmark for relevant Regional Ecosystems present by the end of year 5 and to an average greater than 75% of the benchmark for relevant Regional Ecosystems present by the end of year 15.		Monitoring surveys of the Burnett Creek Offset Site occurred on the 1 <sup>st</sup> April 2025. This survey found that offset site management activities have not commenced within this reporting period, with management of weeds



Condition			Is the Project compliant with this condition?	Evidence/ Comments
	b.	Average native tree species richness must be >50% of the benchmark for relevant Regional Ecosystems present by the end of year 5 and be >90% of the benchmark for relevant Regional Ecosystems present by the end of year 15.	On going	not yet evident. Natural regeneration was also observed within areas of disturbance, including those previously affected by bushfires, with species noted to include Koala food trees.
	с.	Average tree canopy cover must be greater than 30% of the benchmark for relevant Regional Ecosystems present by the end of year 5 and increase to between 50% and 200% of the benchmark for relevant Regional Ecosystems by the end of year 15.	On going	Further offset actions, including weed management activities, are anticipated to commence within the subsequent reporting period following the guidance of the OMF version B, dated 22 April 2022.
	d.	The number of large trees must be greater than 30% of the benchmark for relevant Regional Ecosystems present by the end of year 5, and between 50% and 100% of the benchmark for relevant Regional Ecosystems present by the end of year 15.	On going	Habitat quality transects and GHFF foraging habitat assessments were not conducted during this reporting period. Assessments of species richness, coverage and density are anticipated to occur at Year 5 when the first key milestone occurs. Prior to and following this key milestone, annual monitoring will occur to ensure offset
On going	management actions are transpiring in order to ass agreed benchmarks are reached by Year 5.			
	f.	An average of at least 6 different winter or spring flowering Grey-headed Flying-fox foraging species present in each assessment plot by the end of year 15.	On going	
Lyons Offset Site	·			
	followin	roval holder must apply assisted natural regeneration to achieve the g outcomes in all operational management units at the Lyons Offset site: Average recruitment of woody perennial species in the ecologically	On going	Baseline surveys were conducted in April – May 2021 across both offset sites. Future milestone surveys are to be conducted within the same baseline survey month(s).
	dominant layer greater than 50% of the benchmark for relevant Regional Ecosystems present by the end of year 5 and to an average greater than 75% of the benchmark for relevant Regional Ecosystems present by the end of year 15.		Monitoring surveys of the Burnett Creek Offset Site occurred on the 8 <sup>th</sup> April 2025. This survey found that offset site management activities have not commenced	

Condition			Is the Project compliant with this condition?	Evidence/ Comments
	b.	Average native tree species richness must be greater than 90% of the benchmark for relevant Regional Ecosystems by the end of year 10.	On going	within this reporting period, with management of weeds not yet evident. Natural regeneration was also observed within the offset site.
	c.	Average tree canopy cover must be between 50% and 200% of the benchmark for relevant Regional Ecosystems by year 10.	On going	<ul> <li>Further offset actions, including weed management</li> <li>activities, are anticipated to commence within the</li> <li>subsequent reporting period following the guidance of</li> </ul>
	d.	The number of large trees must be greater than 25% of the benchmark for relevant Regional Ecosystems present by the end of year 10, and between 50% and 100% of the benchmark for relevant Regional Ecosystems present by the end of year 15.	On going	the OMF version B, dated 22 April 2022. Habitat quality transects and GHFF foraging habita assessments were not conducted during this reporting period. Assessments of species richness, coverage and
	e.	An increase in Koala density above in average Koala density by the end of year 15.	On going	density are anticipated to occur at Year 5 when the first key milestone occurs. Prior to and following this key milestone, annual monitoring will occur to ensure offset
	f.	An average of at least 6 different winter or spring flowering Grey-headed Flying-fox foraging species present in each assessment plot by the end of year 15.	On going	<ul> <li>management actions are transpiring in order to assure agreed benchmarks are reached by Year 5.</li> </ul>
12	The approval holder must maintain each environmental outcome specified unde conditions 9, 10 and 11 from the time that it is first achieved, for the remainder o period of effect of the approval.		Not Applicable	Environmental outcomes and key milestones have not been achieved. Surveys of the offset areas have found that that offset management procedures have commenced as of this reporting period, including rehabilitation plantings. The first major milestone for the project occurs at Year 5 where a suitably qualified independent expert will be engaged to undertake an assessment of the offset area against the agreed benchmarks specified in conditions 9-11.



Condition			Is the Project compliant with this condition?	Evidence/ Comments
13	must er the end required accorda circums outcom within 3	n of the Burnett Creek Offset site and Lyons Offset site, the approval holder agage a Suitably qualified independent expert to undertake an assessment at of each of year 5, year 10, year 15, and year 20 as to whether each outcome d under conditions 9, 10 and 11 has been, or is likely to be, achieved in nce with the condition requirements, and provide advice of any tance/s which they consider is/are affecting the achievement of each e. The findings of each assessment must be documented and published a months of the end of the particular period in which the assessment is ken and be provided to the Department within 5 business days of being ed.	Not Applicable	The reporting period covers the fourth 12 month anniversary of commencement of the action. A Suitably qualified independent expert will be engaged to undertake an assessment at the end of each of year 5, year 10, year 15, and year 20
14	that any includir achieve correcti the Min	y time during the period of effect of the approval, the Minister is not satisfied of the requirements and/or outcomes under the conditions of approval, ing (but not limited to) conditions 9, 10 and 11, have been or are likely to be d or maintained, the Minister may require the approval holder to submit a ve action plan for the Burnett Creek Offset site and/or Lyons Offset site for ister's approval, or to monitor, manage, avoid, mitigate, offset, record and/or on, impacts to the Koala and/or the Grey-headed Flying-fox.	Not applicable	A request for a corrective action plan was not made by the Minister during this reporting period.
	a.	The Minister may set a timeframe in which the corrective action plan must be submitted and suitable for approval, may require that the corrective action plan be prepared and/or reviewed by a suitably qualified independent expert and may specify consequences for the approval holder if the corrective action plan is not suitable for approval within the specified timeframe.		
	a.	The approval holder must implement the corrective action plan approved by the Minister in writing.	Not applicable	

Condition		Is the Project compliant with this condition?	Evidence/ Comments
17	The approval holder must maintain accordance and complete compliance records.	Compliant	All records substantiating all activities associated with or relevant to the conditions of approval are maintained by the Proponent. If required by the Minister, these records can be made available to allow a third-party audit of the Project.
18	If the Department makes a request in writing, the approval holder must be provided electronic copies of compliance records to the Department within the timeframe specified in the request.	Not applicable	A request for an independent audit of the Project was not made by the Minister during the reporting period.
	Note. Compliance records may be subject to audit by the Department or an independent auditor in accordance with section 485 of the EPBC Act, and or used to verify compliance with the conditions. Summaries of the results of an audit may be published on the Department's website or through general media.		

# Appendix C

# Post Clearing Fauna Management Report



SUSTAINABLE PARTNERSHIPS DEDICATED TO ACHIEVING ECOLOGICAL AND ECONOMICAL BALANCE

# LEADING THE WAY IN ENVIRONMENTAL MANAGEMENT

# POST CLEARING FAUNA MANAGEMENT REPORT

**GREEN ROAD** 

September 2024

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# **Document Control Page**

### **Version Control**

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# 1. Introduction

### 1.1 Background

Biodiversity Australia Pty Ltd was commissioned by Pointcorp ('the client') to produce a Post Clearing Fauna Management Report as part of the clearing works at 257-341 Green Road, Heritage Park ('the site').

## **1.2** Site Location and Description

The site is located along Green Road and Davidson Circuit in Park Ridge, Queensland. Approximately 2km west is Park Ridge Town Centre and Mount Lindsey Highway. The surrounding area is densely developed, with a small section of connectivity to surrounding vegetation in the southwest corner of the site.

The midstory and canopy exhibits a mix of native species, including Grey Ironbark (*Eucalyptus siderophloia*), Narrow-leaved Scribbly Gum (*E. racemose*), Queensland Mahogany (*E. resinifera*), Queensland White Stringy Bark (*E. tindaliae*), and Swamp Box (*Lophostemon suaveolens*). Only few of these species presented with suitable habitat features, all however, are Koala habitat and fodder trees.

The understory consisted of a mix of grass and weed species, ranging in density across the clearing extent. Species such as Cockatoo Grass (*Alloteropsis semialata*), Lantana (*Lantana camara*), Blue Mink (*Ageratum houstonianum*), and Singapore Daisy (*Sphagneticola trilobata*) can be seen dominating areas of dense understory growth.

## **1.3 Legislative Context**

Legislation applicable to the management of fauna during vegetation clearing is governed by state and federal authorities. These include:

- Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act);
- Nature Conservation Act 1992 (NC Act) and associated regulations;
  - Nature Conservation (Animals) Regulations 2020
  - Nature Conservation (Plants) Regulation 2020
- Nature Conservation (Koala) Conservation Plan 2017;
- Environmental Protection Act 1994;
- Animal Care and Protection Act 2011;
- Fisheries Act 1994,
- State Planning Policy 2017, &
- Local councils may also provide specific development consent conditions.

Biodiversity Australia also holds a current Department of Environment and Science (DES) Rehabilitation Permit (Rehabilitation Permit No. WA0023755 & Fauna Spotter Catcher Permit No. WA0014880), allowing for the handling and relocation of native fauna.



# **1.4** Aims and Objectives

### 1.4.1 Nature Conservation Act

Biodiversity Australia aims to provides compliancy for all tampering of animal breeding places. The *Nature Conservation Acts* 1992 (NCA) objective is to ensure that the conservation of nature is upheld, which is achieved through the protection of wildlife, breeding places and the ecological sustainability of all protected wildlife. Our objective is to accommodate this through the management of the site via surveys to confirm Ecological Impact Assessments, Species Management Plans and Fauna Spotter Catchers throughout vegetation clearing periods.

#### 1.4.2 DA Conditions

Our services aim to ensure that vegetation clearing works onsite are compliant with all Development Consent Conditions. These conditions vary between sites, so our objectives are to ensure we understand the requirements of each site and provide services and recommendations that meet these standards.

#### 1.4.3 Animal Care and Protection Act

The Animal Care and Protection Acts 2011 purpose is largely to promote the responsible care and use of animals, provide standards of the care and use of animals and protect animals from unnecessary pain. Our objectives onsite are to comply with this act, via the management (i.e. SMPs, Fauna Spotter Catchers) of all wildlife that are observed.







# 2. Methodology

### 2.1 Vegetation Clearing

Vegetation clearing was undertaken in five days, between September 3<sup>rd</sup> and September 7<sup>th</sup>, 2024. One/two Fauna Spotter Catcher/s were present to monitor and manage all fauna interactions over the clearing event. An excavator was primarily used for clearing works, which allowed for the thorough examination of all habitat features once they were felled and/or moved. Vegetation clearing was undertaken in accordance with Biodiversity Australia's internal Fauna Management Procedures.

### 2.2 General Provisions

- All potential habitat features were flagged where possible prior to felling to enable positive identification to machinery operators.
- It was deduced that the most effective method to manage clearing of habitat trees was to clear them one at a time with a Fauna Spotter Catcher present conducting pre and post checks of each tree that was felled.
- Any branches and debris on the ground were checked pre and post clearing by the Fauna Spotter Catcher.
- All decorticating bark was checked/removed by spotter before felling if possible, or inspected after felling.
- When fauna was detected, works were immediately halted in that section of the site to allow the Fauna Spotter Catcher safe ingress to capture the fauna

### 2.2.1 Directional Clearing

Capturing all fauna present in the clearing area was the Fauna Spotter Catchers' priority for the works. Where applicable to minimise fauna interactions (especially cryptic fauna) and incidents such as fauna mortality the Fauna Spotter Catcher implemented directional clearing, allowing fauna to move easily into surrounding bushland.

### 2.3 Habitat feature removal

#### 2.3.1 Hollow-bearing Trees

With the assistance of the operator, the Fauna Spotter Catcher ensured enough disturbance prior to felling to encourage avian fauna to disperse away from the tree. Where possible, trees supporting arboreal hollows were felled in a manner where the least amount of damage was sustained as possible. Once felled, each tree was thoroughly inspected by the Fauna Spotter Catcher for the presence of any fauna

Nocturnal fauna was captured and held in clean calico catch bags in a cool quite location away from clearing works until after dark when they were released by the Fauna Spotter Catcher into a nearby area which supported suitable habitat. Juvenile birds were removed from nest hollows will be transported to a wildlife carer to be raised.

#### 2.3.2 Ground Cover

Thick ground cover, leaf litter, naturally felled trees, anthropogenic and construction debris stockpiles were inspected by a Fauna Spotter Catcher immediately prior to their removal or modification, so as to avoid fauna being injured as a result of stockpile movement.



### 2.3.3 Termitaria

One tree supporting a mound was felled in a manner where the termite mound would not directly impact the ground or another object and sustain damage.

Once felled the Fauna Spotter Catcher carefully broke open the mound to inspect the nesting/shelter chamber for any fauna.

Any terrestrial mounds were excavated by hand where possible or broken open gently by machinery and investigated by the Fauna Spotter Catcher before proceeding.

#### 2.3.4 Decorticating Bark

Loose bark was removed by the Fauna Spotter Catcher to a practical height before tree felling, and the remainder removed once the tree has been felled.

### 2.3.5 Notable Dense Vegetation

Where possible, dense vegetation was removed in a manner where the least amount of disturbance was sustained by the foliage and once grounded was thoroughly checked by the Fauna Spotter Catcher.

### 2.3.6 Man Made Structures

When these structures were disturbed or removed during the clearing works, the Fauna Spotter Catcher was present to monitor potential hidden fauna.

#### 2.3.7 Other Fauna Indicators

The Fauna Spotter Catcher monitored the site closely whilst clearing was undertaken, ensuring no larger fauna were present and dispersing any towards suitable habitat prior to commencement of works.





# **3.** Results

### **3.1 Fauna Interactions**

Due to the presence of these features within the site extent, the management of arboreal mammals were of primary concern to the Fauna Spotter Catcher during clearing works.

Due to the active vigilance of the on-site Fauna Spotter Catcher, a total of eight fauna interactions were successfully managed over the five-day clearing period, as well as the successful relocation of three, intact Native Bee Hives.

Common Name	Total Number	Capture & Release	Self- dispersed	Fatal Field Injury	Euthanised in Field	Taken to Vet /Carer	<sup>†</sup> NC Act Status	
Mammals								
Common Brushtail Possum	4		4				С	
Trichosurus vulpecula								
<b>Common</b> <b>Ringtail Possum</b> <i>Pseudocheirus</i> <i>peregrinus</i>	1		1				С	
<b>Sugar Glider</b> Petaurus breviceps	1		1				С	
Reptiles				·				
<b>Common Tree</b> <b>Snake</b> Dendrelaphis punctulatus	1		1				С	
<b>Lace Monitor</b> Varanus varius	1		1				С	
Total	8		8					

Table 1: Fauna interactions recorded during the clearing event.

<sup>+</sup>Nature Conservation Act 1992

Value Codes: Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Vulnerable (V), Near Threatened (NT), Least Concern (C), or Introduced but Naturalised (Y).



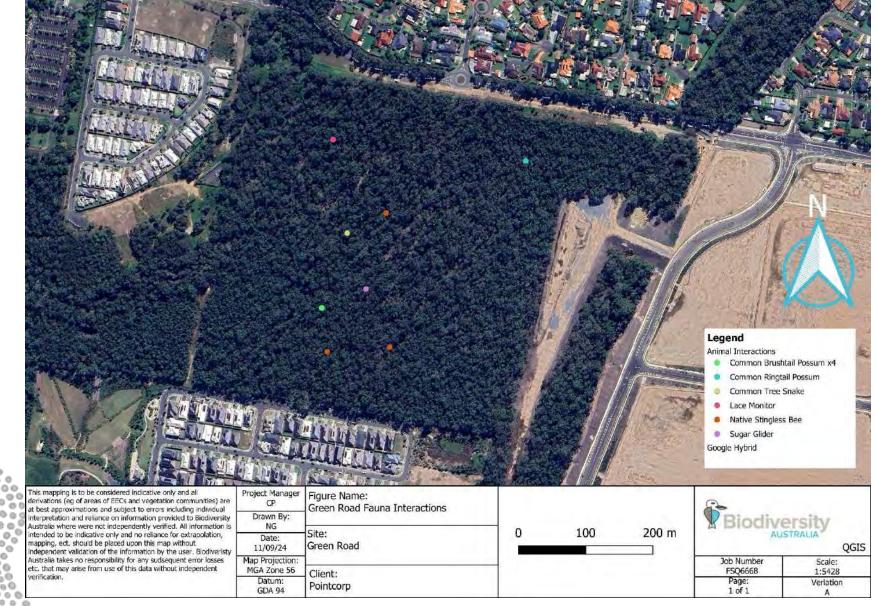


Figure 1: Locations of fauna interactions within the clearing extent.

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# 4. Summary

Vegetation clearing Green Road, was undertaken over a five-day period between September 3<sup>rd</sup> and September 7<sup>th</sup>, 2024. During clearing works, one/two Fauna Spotter Catcher/s were required to monitor and manage all fauna interactions. Due to the constant fauna management across the site:

- Eight interactions resulted in successful self-dispersal into adjoining habitat;
- Three Native Bee Hives resulted in successful relocation of hives into adjoining habitat.

All released individuals were in optimal health and were released outside of the clearing area into suitable habitat.

Yours sincerely,

**Biodiversity Australia** 

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