



Annual Compliance Report EPBC 2017/8090

3 March 2023 – 2 March 2024

Park Ridge residential, mixed use and medium impact
industry precinct, Park Ridge Queensland
Year 3

24 May 2024

SHG Ref: 8392



Document Control

Document: 3 March 2023 – 2 March 2024 Annual Compliance Report: Park Ridge residential, mixed use and medium impact precinct - Year 2 (EPBC 2017/8090), prepared by Saunders Havill Group Pty Ltd for Pointcorp Heritage Park Pty Ltd

Document Issue

Issue	Date	Prepared By	Checked By
Issue A	24.05.2024	AR	AR

Prepared by

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Acronyms and Abbreviations

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

1. Introduction

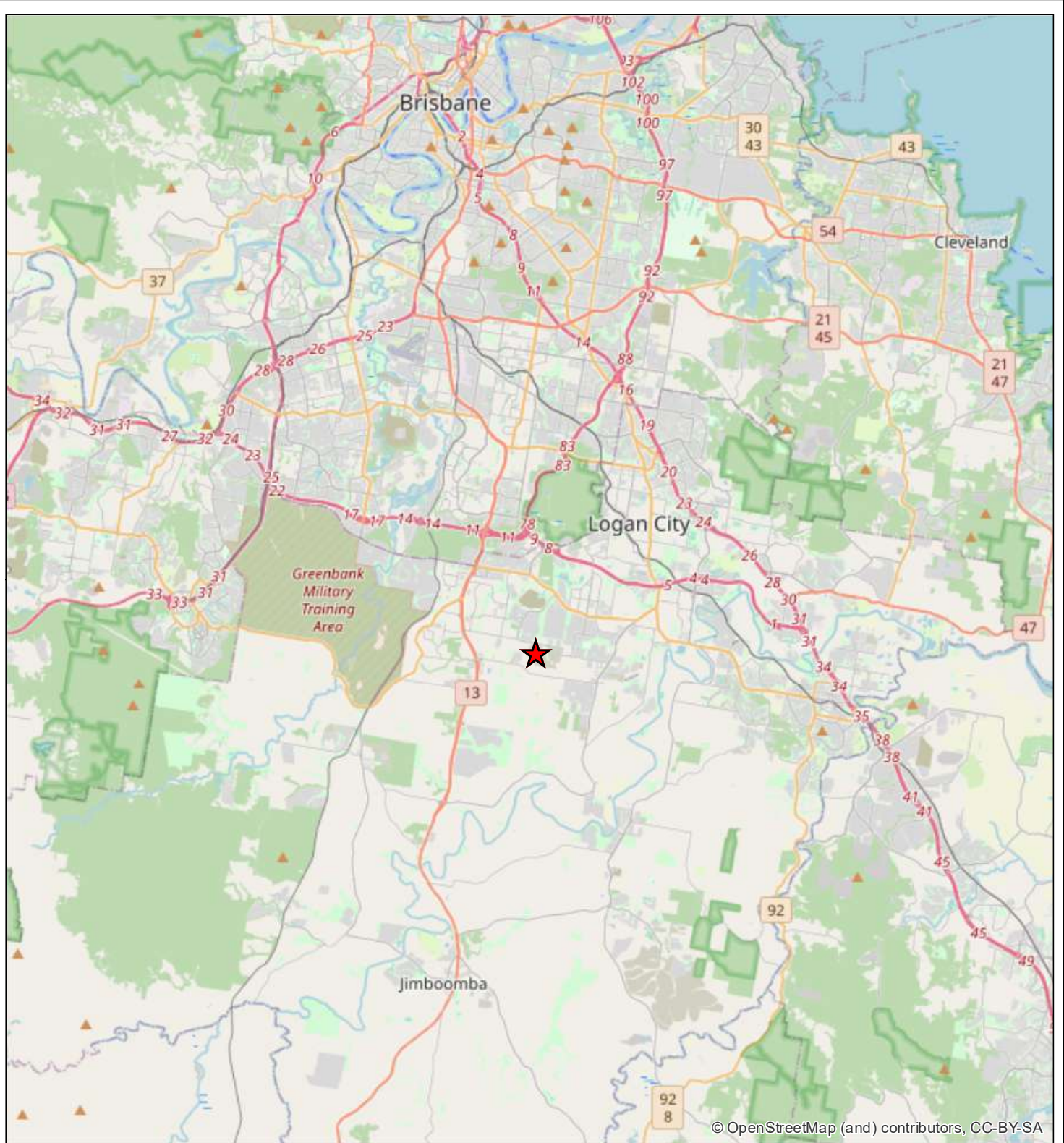
Saunders Havill Group were engaged by the approval holder, Pointcorp Heritage Park Pty Ltd, prepare an Annual Compliance Report (ACR) for the Park Ridge residential, mixed use and medium impact precinct, Park Ridge Queensland (ref. EPBC 2017/8090). In accordance with the approval granted 23 November 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 Grey-headed 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 north-west corner of the development area.

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

1.1. Approval Summary

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 threatened 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



Legend


 Referral Area Location

Figure 1
Site Context

Pointcorp
Heritage
Park Pty Ltd

File ref. 8392 E Figure 1 ACR YR3 Site Context A
Date 22/05/2024
Project Clarke Road, Park Ridge - ACR #3

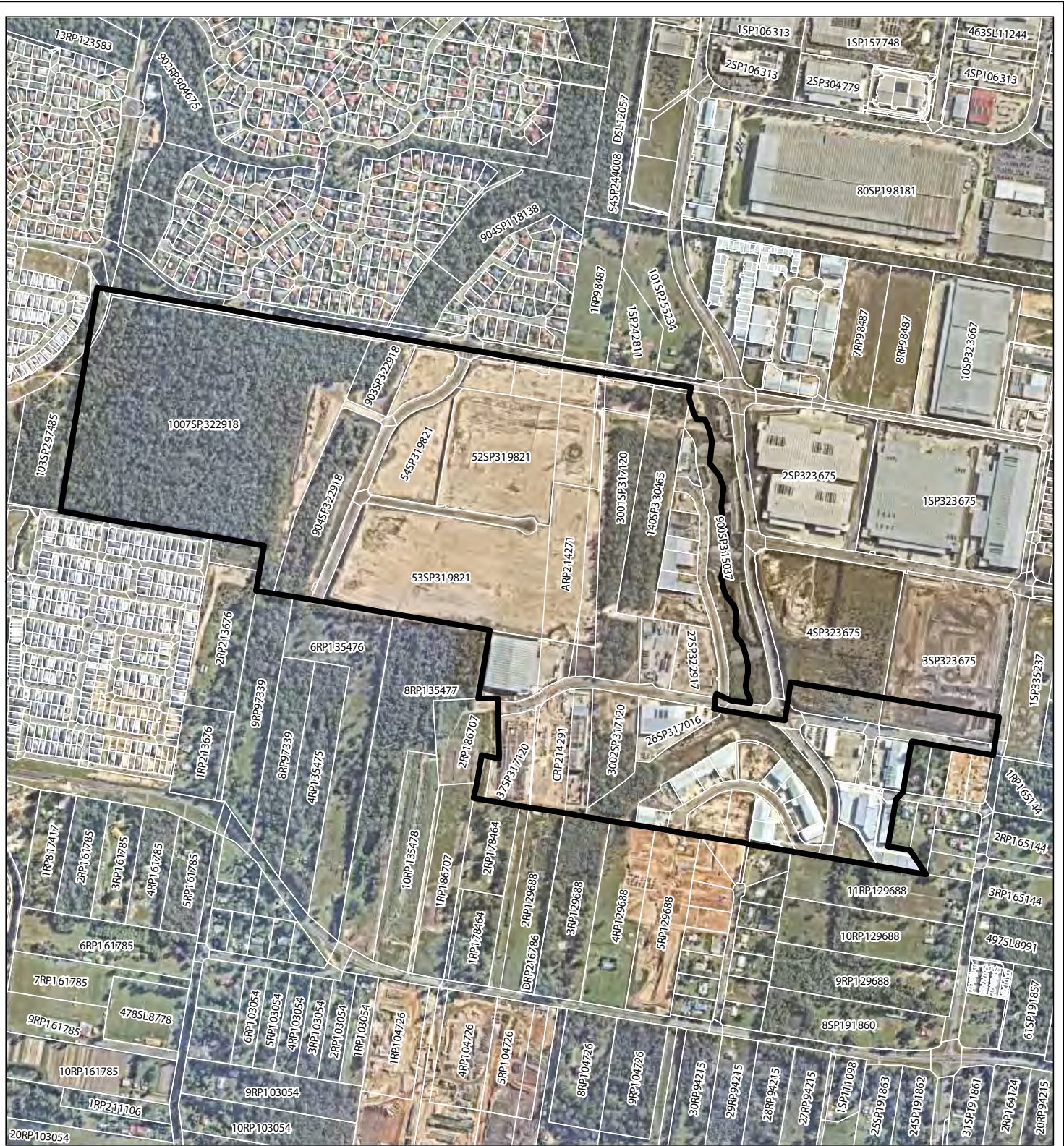


0 2 4 6 8 10 km



Scale (A4): 1:250,000 [GDA 1994 MGA Z56]

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Legend



-  Referral Area
-  Qld DCDB

Figure 2
Site Aerial

Pointcorp
Heritage
Park Pty Ltd

File ref. 8392 E Figure 2 ACR YR3 Site Aerial A
Date 22/05/2024
Project Clarke Road, Park Ridge - ACR #3



Scale (A4): 1:12,000 [GDA 1994 MGA Z56]

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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	24/05/2024

3. Project Status

3.1. The Development Area

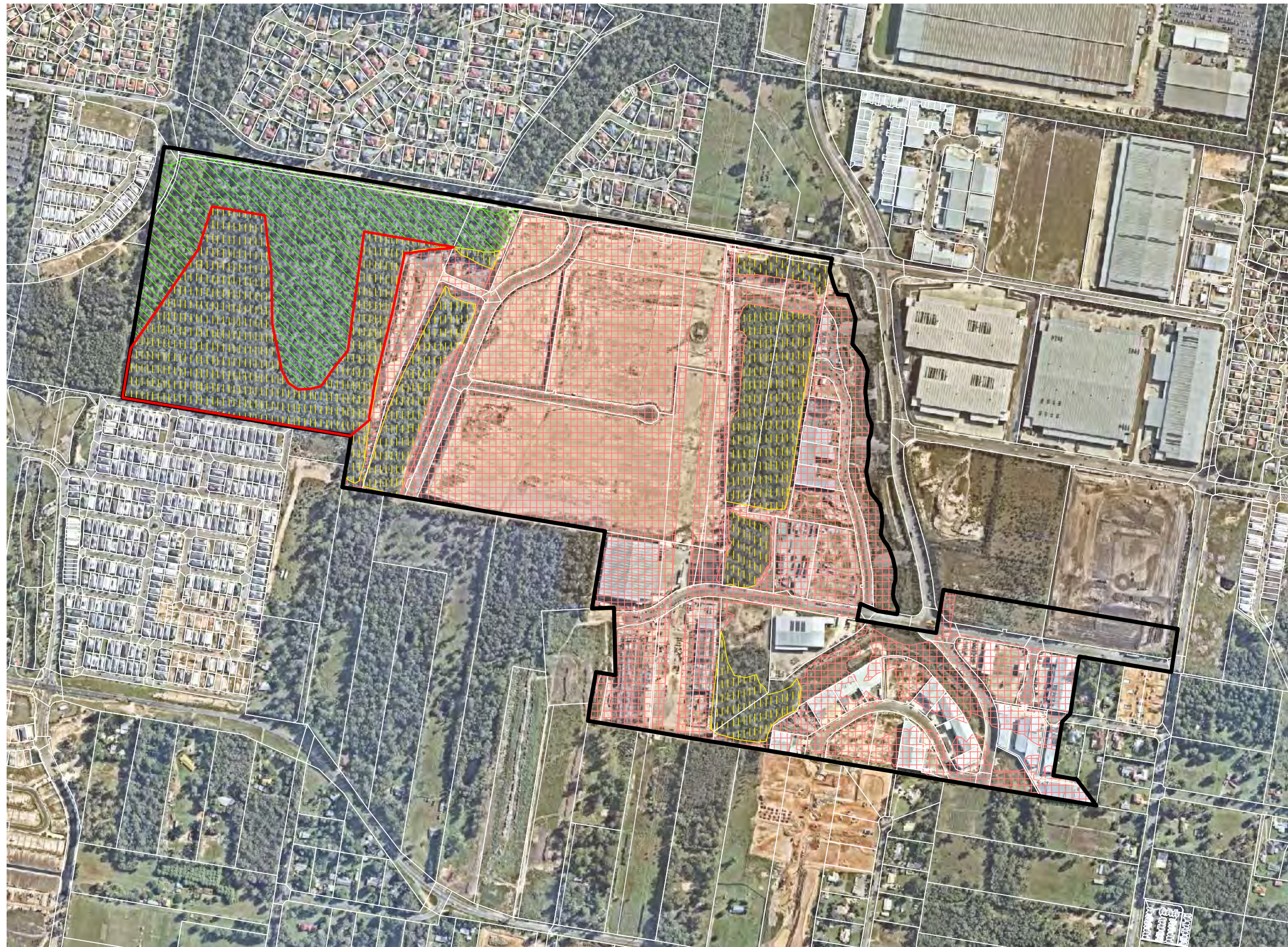
The action formally commenced on the 3 March 2021. In accordance with Condition 15, the Department of Agriculture, Water and the Environment was formally notified in writing of the date of commencement on the 4 of March 2021.

The proponent has not cleared any vegetation during this reporting period (3 March 2023 to 2 March 2024) and construction of roads and building pads has been completed. **Plan 1** illustrates the development which occurred within this reporting period. No clearing has taking place within Stage 3 outlined in the proposed Land Use Masterplan (Attachment A of the varied conditions approved on the 25 May 2022). **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 3)	0 ha
Total current clearing of Koala & Grey-headed Flying-fox habitat	64.14 ha
Balance of approved clearing not yet undertaken	24.74 ha
Area retained within the on-site conservation corridor	13.39 ha

1. Year 3 Development Summary



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

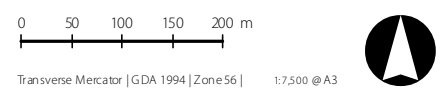
Layer Sources
 © State of Queensland (Department of Resources) 2024.
 Updated data available at <http://qldspatialinformation.qld.gov.au/catalogue/>
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- Legend**
- Referral Area
 - Qld DCDB
 - Stage 3 area

- Year 3 Development Summary**
- Grey-headed Flying Fox/
Koala Critical Habitat
Retained [13.39 ha]
 - Grey-headed Flying Fox/
Koala Critical Habitat yet
to be cleared [24.74 ha]
 - Grey-headed Flying Fox/
Koala Critical Habitat
Cleared in year 3 [10.00 ha]
 - Grey-headed Flying Fox/
Koala Critical Habitat
Cleared in previous
reporting periods [64.10 ha]

Issue	Date	Description	Drawn	Checked
A	22/05/2024	Preliminary	TC	AR



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 2 April 2024 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 of 12.96 ha was retained, comprising of a mix of remnant and non-remnant vegetation considered potential foraging habitat for the Grey-headed Flying-fox. 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 Flying-fox 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**).

Table 2: Offset site details

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

Offset Rehabilitation Activities

The Lyons Offset site is temporarily inaccessible as a result of the flood damage to several waterway crossings on the council controlled access road. As a result of not being able to access the offset site, a comparison of vegetation through aerial photography was conducted to provide an assessment of any significant vegetation disturbance. A site assessment of the Burnett Creek offset site was conducted by two (2) Ecologists on the 30th April 2024. 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 5th assessment year.

Natural regeneration of native species was observed throughout the Burnett Creek offset property (**Photo Set 4**). Weed presence is still prevalent in some areas however not observed to be impeding the growth of natural

regeneration noted. Several areas across the wider Burnett Offset site were observed to contain rehabilitation plantings, largely in-fill within remnant and regrowth vegetation (**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 2024 surveys on-site.

The assessment of aerial photography of the Lyons offset site, shows that no significant disturbances have taken place to the canopy vegetation within the reporting period (past 12 months).



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

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 2022 to the 2 March 2023. The compliance assessment relates to the approval conditions in force at the time of year 3 of the approval.

Table 3: Compliance Audit of EPBC 2017/8090

Condition	Is the Project compliant with this condition?	Evidence/ Comments
Part A – Conditions Specific to the action		
<p>1 For the protection of the Koala and Grey-headed Flying-fox, the approval holder must:</p> <p>a. not undertake any clearing which would result in:</p> <p>i. the on-site conservation corridor having retained Koala habitat and Grey-headed Flying-fox 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</p>	Compliant	No clearing occurred within the on-site conservation area during this reporting period. Refer to Plan 1 which shows the development summary within the first three reporting periods.
<p>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</p>	Compliant	No clearing occurred within the on-site conservation area during this reporting period. Refer to Plan 1 which shows the development summary within the first three reporting periods.
<p>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;</p>	Compliant	No clearing occurred within the on-site conservation area during this reporting period. Refer to Plan 1 which shows the development summary within the first three reporting periods.
<p>b. not clear within the on-site conservation corridor other than approved minor clearing as provided for in condition 4;</p>	Compliant	No clearing occurred within the on-site conservation area during this reporting period. Refer to Plan 1 which shows

Condition	Is the Project compliant with this condition?	Evidence/ Comments
		the development summary within the first three 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 (Plan 1). No construction has occurred, and it is understood that a service station 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 64.14 ha has been cleared within the approved development area by the end of this reporting period (2 March 2024). The areas cleared are comprised of Stage 1 and Stage 2 of the project. A further 24.74 ha remains to be cleared, predominantly associated with Stage 3 of the project. Refer to Plan 1 which shows the development summary within the first three reporting periods.
e. not clear outside the development area.	Compliant	No clearing has occurred outside the development during this reporting period. Refer to Plan 1 which shows the development summary within first three reporting periods.
2 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:	Compliant	A fauna spotter/catcher has been present during all stages of clearing. No clearing was undertaken during the reporting period.
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;		
b. Clear in accordance with the <i>Nature Conservation (Koala) Conservation Plan 2017</i> 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 corridor, and implement all provisions for sequential clearing;		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 construction work, immediately after clearing and prior to the commencement of construction in that area, so as to prevent Koalas entering any area where construction is taking place. Temporary Koala exclusion fencing around any construction area must remain in place until construction activities within that fenced construction area are completed;	Compliant	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 entering the development area and on-site conservation corridor during clearing and construction to minimise the risk to Koalas of predation by domestic and feral animals. Such measures must include (but are not limited to) prohibition of anyone bringing domestic animals into the development area and on-site conservation corridor;	Compliant	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.
e. Implement Local traffic management measures and ensure that the speed of all vehicles on construction roads in the development area is no greater than 40 km/h at any time (except an emergency).	Compliant	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.
<p>3 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 operation, the approval holder must:</p> <p>a. Prior to any clearing within the development area, submit to the Department and publish a Koala fencing strategy prepared by an independent expert to be implemented for the duration of the approval to</p>	Compliant	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 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
guide the approval holder in achieving the outcomes required under condition 3b.		Strategy was prepared to align the fencing to the new stage boundaries. The amended strategy was published on project website.
b. Achieve the following outcomes: i. Within 6 months of the date of this approval decision, prohibit any vehicles or unleashed domestic pets entering the onsite conservation corridor;	Compliant	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.
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;	Not Applicable	No clearing occurred within the third stage of the development within this reporting period.
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.	Not Applicable	Safe fauna movement solution on Green Road have not been installed.
v. 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
	<p>c. Prior to commencing the third stage of clearing, submit for approval by the Minister a Koala sensitive road design plan. The Koala sensitive road design plan must detail the type and location of safe fauna movement solutions, traffic calming features and Koala awareness signage along roads adjacent to the onsite conservation corridor, along with justification for why this is sufficient to prevent koala death or injury from vehicle strike and to maintain habitat connectivity and wildlife movement opportunities along the Logan Council Biodiversity Corridor. The Koala sensitive road design plan must provide measures sufficient to prevent any Koala death or injury within the development area and along Green Road. The approval holder must not commence the third stage of clearing until the Koala sensitive road design plan has been approved by the Minister in writing. The approval holder must implement the approved Koala sensitive road design plan.</p>	Not Applicable	No clearing occurred within the third stage of the development within this reporting period.
On-site conservation corridor			
4	<p>For the protection and safe movement of the Koala within and around the on-site conservation corridor the approval holder must:</p> <p>a. Construct roads flanking the on-site conservation corridor consistent with road design guidelines, and,</p> <p>b. Limit vehicle speeds of any road in the development area which is adjacent to an on-site conservation corridor or safe fauna movement solution to 40 km/h for the duration of the approval;</p> <p>c. Only undertake approved minor clearing within the on-site conservation corridor;</p>	Not Applicable	<p>Roads flanking the on-site conservation corridor have not been constructed.</p> <p>Roads adjacent the on-site conservation corridor have not been constructed.</p> <p>No clearing was undertaken in the on-site conservation corridor during this reporting period.</p>

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	No clearing occurred within the third stage of the development within this reporting period.
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 commenced and therefore Condition 4e is not applicable.

Environmental Offset Requirements		
5	<p>To compensate for the clearing of up to 89.83 ha and the functional loss of 28.01 ha of Koala habitat and Grey-headed Flying-fox foraging habitat, the approval holder must:</p> <p>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.</p>	<p>Previous reporting period</p> <p>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).</p> <p>The process to legally secure the offset sites via voluntary declarations commenced prior to the commencement of</p>

Condition	Is the Project compliant with this condition?	Evidence/ Comments
		<p>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.</p>
<p>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.</p>	<p>Previous reporting period Non-compliant (resolved 1 April 2022)</p>	<p>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.</p>
<p>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.</p>	<p>Compliant</p>	<p>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 1992</i> (Qld).</p>
<p><i>Baseline Survey information</i></p>		

Condition		Is the Project compliant with this condition?	Evidence/ Comments
6	<p>Within 6 months from the date of this approval, the approval holder must complete 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:</p> <ul style="list-style-type: none"> 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; b. 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; c. The Species Stocking Rate for the Koala and the Grey-headed Flying-fox; d. The extent of weed cover; e. The number of non-native predators in each season, including in areas adjacent to the Burnett Creek Offset site and Lyons 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. 	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.
7	<p>For the protection of the Koala and the Grey-headed Flying-fox, the approval holder must exclude all livestock from both the Burnett Creek Offset site and Lyons Offset site prior to any clearing in the development area, and maintain this for the period of effect of the approval.</p>	Compliant	The Burnett Creek offset site and Lyons offset site are not used for grazing or agricultural activities. The Offset provider, EnviroCapiital, has commenced maintenance of fences to ensure cattle cannot access the offset sites.
8	<p>Within one month of the completion of baseline surveys at Burnett Creek Offset site and Lyons Offset site, the approval holder must:</p> <ul style="list-style-type: none"> a. Publish all survey data (including survey methodology and dates) from the baseline surveys required under condition 6 	<p>Previous reporting period</p> <p>Non-compliant (resolved 2 February 2022)</p>	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	Is the Project compliant with this condition?	Evidence/ Comments
		<p>website on 6 August 2021 and the Lyons Baseline Survey Report was published on the website on 2 February 2022.</p> <p>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.</p> <p>These reports will remain on the website for the duration of the project.</p> <p>This non-compliance has been resolved and the condition is considered to be satisfied.</p>
<p>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):</p>	<p>Previous reporting period</p> <p>Non-compliant (resolved 1 April 2022)</p>	<p>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 April 2022 and approved by the Department on 2 May 2022 (outside of this reporting period).</p> <p>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</p>

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

Condition	Is the Project compliant with this condition?	Evidence/ Comments
<p>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.</p>	<p>Not Applicable</p>	<p>taken place on the offset sites and no deterioration of the habitat in general terms was recorded.</p>
<p><i>Burnett Creek Offset Site</i></p>		
<p>10 The approval holder must apply assisted natural regeneration to achieve the following outcomes in all operational management units at the Burnett Creek Offset site:</p> <p>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.</p>	<p>Not Applicable</p>	<p>An Offset Areas Compliance Report is attached as Appendix A 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.</p>
<p>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.</p>	<p>Not Applicable</p>	
<p>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.</p>	<p>Not Applicable</p>	
<p>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.</p>	<p>Not Applicable</p>	

Condition	Is 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	
<i>Lyons Offset Site</i>		
<p>11 The approval holder must apply assisted natural regeneration to achieve the following outcomes in all operational management units at the Lyons Offset site:</p> <p>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.</p>	Not Applicable	<p>An Offset Areas Compliance Report is attached as Appendix A 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 and no deterioration of the habitat in general terms was recorded.</p>
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.	Not Applicable	

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 The approval holder must maintain each environmental outcome specified under conditions 9, 10 and 11 from the time that it is first achieved, for the remainder of the period of effect of the approval.	Not Applicable	Environmental outcomes and key milestones have not been achieved.
13 For each of the Burnett Creek Offset site and Lyons Offset site, the approval holder must engage a Suitably qualified independent expert to undertake an assessment at the end of each of year 5, year 10, year 15, and year 20 as to whether each outcome required under conditions 9, 10 and 11 has been, or is likely to be, achieved in accordance with the condition requirements, and provide advice of any circumstance/s which they consider is/are affecting the achievement of each outcome. The findings of each assessment must be documented and published within 3 months of the end of the particular period in which the assessment is undertaken and be provided to the Department within 5 business days of being published.	Not Applicable	The reporting period covers the third 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 If, at any time during the period of effect of the approval, the Minister is not satisfied that any of the requirements and/or outcomes under the conditions of approval, including (but not limited to) conditions 9, 10 and 11, have been or are likely to be achieved or maintained, the Minister may require the approval holder to submit a corrective action plan for the Burnett Creek Offset site and/or Lyons Offset site for the Minister's approval, or to monitor, manage, avoid, mitigate, offset, record and/or report on, impacts to the Koala and/or the Grey-headed Flying-fox. 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	Not applicable	A request for a corrective action plan was not made by the Minister during this reporting period.

Condition	Is the Project compliant with this condition?	Evidence/ Comments
if the corrective action plan is not suitable for approval within the specified timeframe.	Not applicable	
a. The approval holder must implement the corrective action plan approved by the Minister in writing.	Not applicable	
Part B – Standard administrative conditions		
Notification of date of commencement 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.	<p data-bbox="1256 632 1442 695">Previous reporting period</p> <p data-bbox="1256 743 1442 807">Non-compliant (resolved 2021)</p> <p data-bbox="1464 632 2051 1046">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 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 3rd of March. We understand that the department has discussed this matter with the proponent, and it has been resolved.</p>
16	If the commencement of the action does not occur within 5 years from the date of this approval, then the approval holder must not commence the action within the prior written agreement of the Minister.	<p data-bbox="1256 1102 1429 1134">Not Applicable</p> <p data-bbox="1464 1102 2051 1166">The approval was granted on the 23 November 2020 and the action commenced on the 3 March 2021.</p>
Compliance records		
17	The approval holder must maintain accordance and complete compliance records.	<p data-bbox="1256 1270 1379 1302">Compliant</p> <p data-bbox="1464 1270 2051 1374">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</p>

Condition	Is the Project compliant with this condition?	Evidence/ Comments
can be made available to allow a third-party audit of the Project.		
<p>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.</p> <p>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.</p>	Not applicable	A request for an independent audit of the Project was not made by the Minister during the reporting period.
Annual compliance reporting		
<p>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:</p> <ul style="list-style-type: none"> a. Publish each compliance report on the website within 60 business days following the relevant 12 month period; b. Notify the Department by email that a compliance report has been published on the website within five business days of the date of publication,; c. Keep all compliance reports publicly available on the website until this approval expires; d. Exclude or redact sensitive ecological data from compliance reports published on the website; and e. Where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication. <p>Note: Compliance reports may be published on the Department’s website.</p>	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 commencement of the action (i.e. no later than 30 May 2023) and remain on the project website for the life of the approval.
Reporting non-compliance		

Condition		Is the Project compliant with this condition?	Evidence/ Comments
20	<p>The approval holder must notify the Department in writing of any: incident, non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify:</p> <ul style="list-style-type: none"> a. the condition which is or may be in breach; and b. a short description of the incident and / or non-compliance; and c. The location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information available. 	<p>Previous reporting period</p> <p>NON-Compliant (resolved)</p>	<p>Non-compliances have occurred with the following conditions:</p> <ul style="list-style-type: none"> - Condition 2c (installation of temporary koala exclusion fencing) - Condition 4d (complete restoration works within on-site conservation corridor) - Condition 5a & 5b (secure offset sites prior to commencing the action) - Condition 8a & 8b (publication of baseline survey results & offset management framework) - Condition 15 (notification of commencement) <p>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.</p> <p>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.</p> <p>Details of non-compliances are included in the previous ACR.</p>
21	<p>The approval holder must provide to the Department of the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practical and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:</p>	<p>Previous reporting period</p>	<p>As stated in Condition 20, non-compliances occurred in relation to Condition 2c, Condition 4d, Condition 5a & 5b, Condition 8a & 8b and Condition 15.</p>

Condition	Is the Project compliant with this condition?	Evidence/ Comments
<ul style="list-style-type: none"> a. Any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future; b. The potential impacts of the incident or non-compliance; and c. The method and timing of any remedial action that will be undertaken by the approval holder. 	Non-compliant	<p>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.</p> <p>Details of non-compliances are included in Section 5 of the Year 1 ACR for this project.</p>
Independent audit		
<p>22 The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.</p>	Not applicable	<p>A request for an independent audit of the Project was not made by the Minister during the reporting period.</p>
<p>23 For each independent audit, the approval holder must:</p> <ul style="list-style-type: none"> a. Provide the name and qualifications of the independent auditor and draft audit criteria to the Department; b. Only commence the independent audit once the audit criteria have been approved in writing by the Department; and c. Submit and audit report to the Department within the timeframe specified in the approved audit criteria. 	Not applicable	
<p>24 The approval holder must publish the audit report on the website within 10 business days of receiving the Department’s approval for the audit report and keep the audit report published on the website until the end date of this approval.</p>	Not applicable	
Submission and publication of plans		
<p>25 The approval holder must:</p> <ul style="list-style-type: none"> a. submit plans electronically to the Department; 	Compliant	<p>The Koala Fencing Strategy and Offset Management Framework have been published on the project website</p>

Condition	Is the Project compliant with this condition?	Evidence/ Comments	
<ul style="list-style-type: none"> b. unless otherwise agreed to in writing by the Minister, publish each plan within 20 business days of the date: <ul style="list-style-type: none"> i. of this approval, if the version of the plan to be implemented is specified in these conditions; or ii. 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 iii. that the plan was approved by the Minister in writing, if the plan requires the approval of the Minister; c. exclude or redact sensitive ecological data from plans that are to be published or provided to a member of the public; and d. keep plans published for the period for which this approval has effect. 		<p>in accordance with relevant approval conditions. These plans will remain published for the duration of the project.</p>	
Completion of the action			
30	<p>Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide a completion date.</p>	Not applicable	<p>Noted. The action is ongoing and this condition is not applicable at this time.</p>

5. Appendices

Appendix A

Offset Areas Compliance Report

Appendix A

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
24 May 2024

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

Issue	Date	Prepared By	Checked By
A	24/05/2024	NT	AR

Prepared by

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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	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
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	<i>Planning Regulation 2017 (Qld)</i>
RAI	Relative Abundance Index
RE	Regional Ecosystem
SEQ	South-east Queensland
SHG	Saunders Havill Group
VDEC	Voluntary Declaration
VMA	<i>Vegetation Management Act 1999</i>
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.

Table 1: Approval Details

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

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 threatened 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 (SRRRC)

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**.

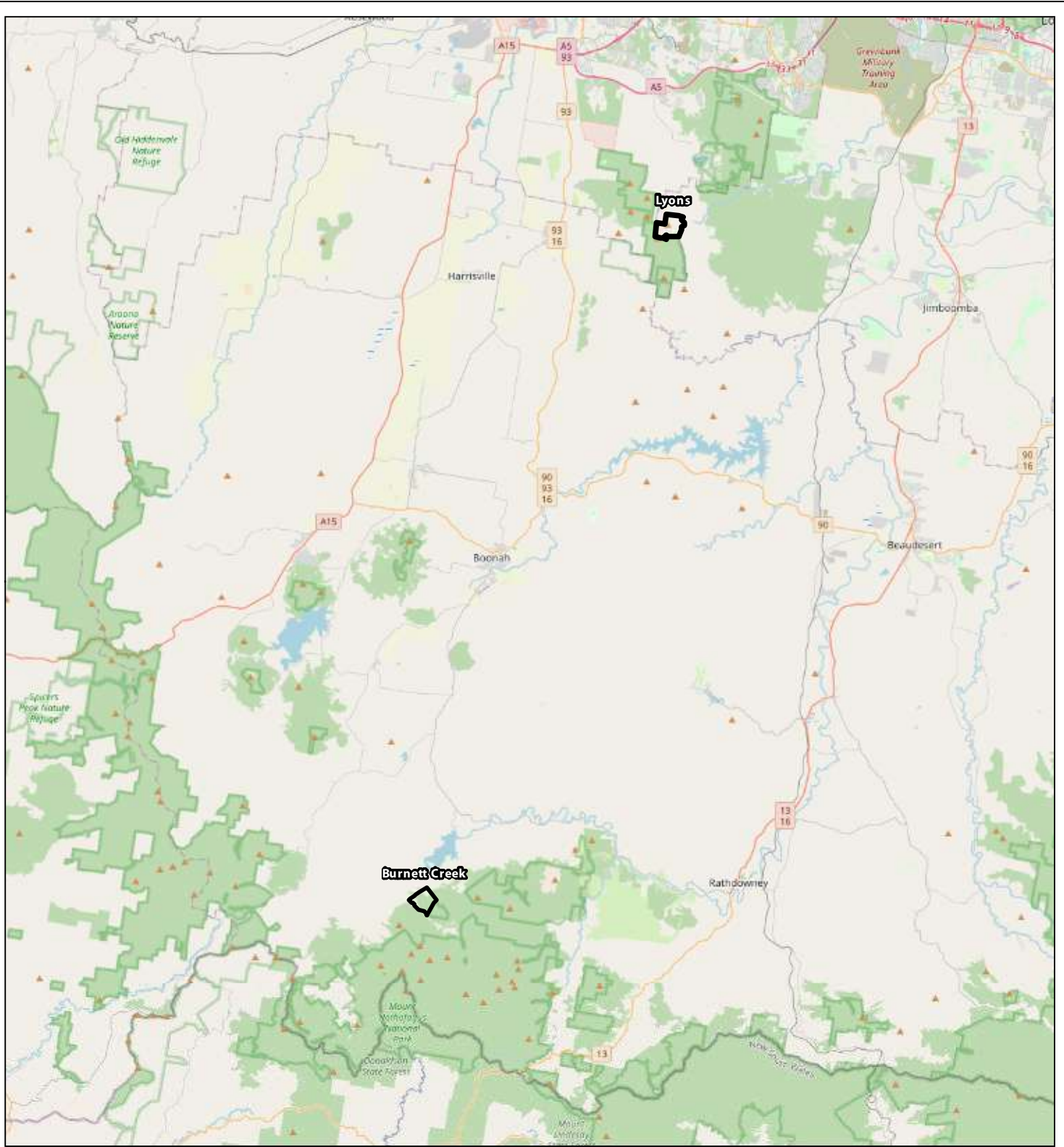
Table 2: Burnett Creek Offset Site Summary

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

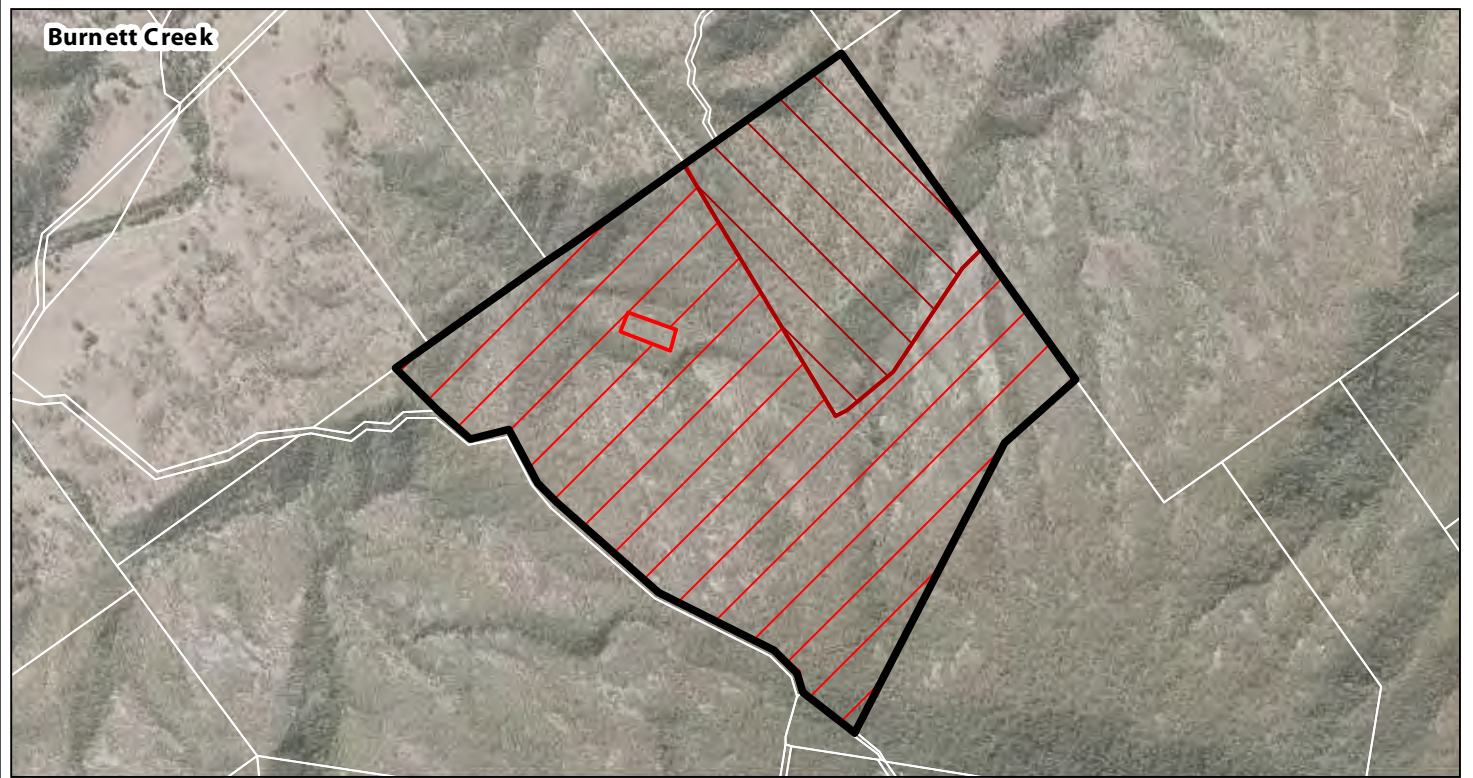
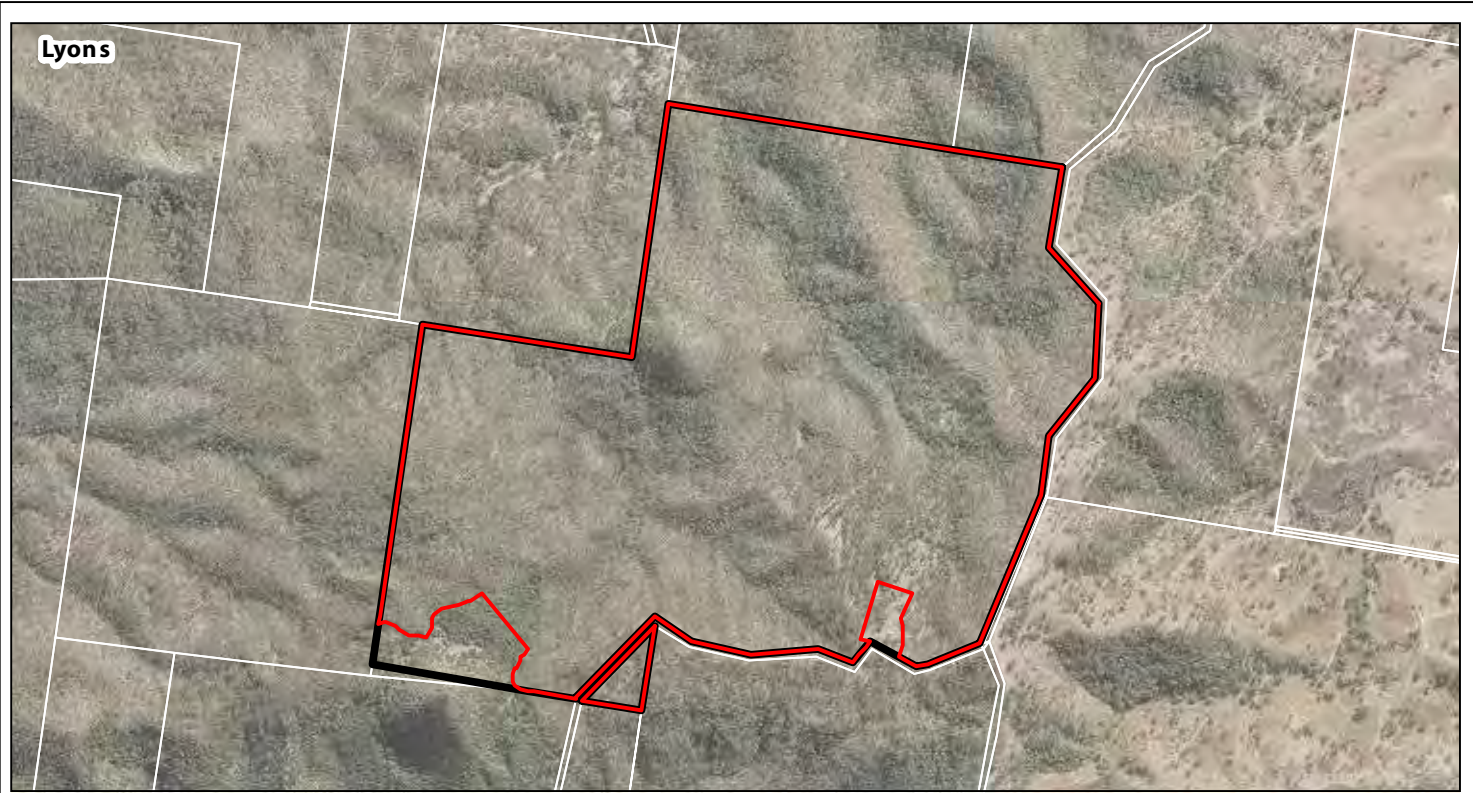
File ref. 11395 E Figure 1 Site Context A
Date 24/05/2024
Project Pointcorp Heritage Park

0 2 4 6 8 10 km

Scale (A4): 1:400,000 [GDA 2020 MGA Z56]



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Legend






-  Qld DCDB
-  Site DCDB
- Lyons**
-  Offset Area
- Burnett Creek**
-  EPBC 2017/8095 Offset Area
-  EPBC 2017/8090 Offset Area

Figure 2

Site Aerial

File ref. 11395 E Figure 2 Site Aerial A
Date 24/05/2024
Project Pointcorp Heritage Park



Scale (A4): 1:22,500 [GDA 2020 MGA Z56]



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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 on 2 February 2022. These reports will remain on the website for the duration of the project.

2.2. Rehabilitation Progress Surveys

The vegetation across both offset sites is substantially the same, 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 not observed, regardless areas of regrowth containing native species, including Koala food trees, were noted throughout both offset areas (**Photo Set 1**). Further management actions, including weed control and pest management are to commence within the subsequent reporting period.

The Lyons Offset site is temporarily inaccessible as a result of the flood damage to several waterway crossings on the council controlled access road. As a result of not being able to access the offset site, a comparison of vegetation through aerial photography was conducted to provide an assessment of any significant vegetation disturbance (**Plan 1**). A site assessment of the Burnett Creek offset site was conducted by two (2) Ecologists on the 30th April 2024. (**Plan 2**). 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 5th assessment year.

Natural regeneration of native species was observed throughout the Burnett Creek offset property (**Photo Set 1**). Weed presence is still prevalent in some areas however not observed to be impeding the growth of natural regeneration noted. Several areas across the wider Burnett Offset site were observed to contain rehabilitation plantings, largely in-fill within remnant and regrowth vegetation (**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 2024 surveys on-site.

The assessment of aerial photography of the Lyons offset site (**Plan 1**), shows that no significant disturbances have taken place to the canopy vegetation within the reporting period (past 12 months).



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

2.2.1 On-going Maintenance

Weed management efforts are yet to occur across the site however EnviroCapital have intention to commence weed management efforts within 2024 (i.e. the subsequent reporting period). The following procedures will be implemented to ensure that the monitoring event aligns with the baseline monitoring methodology:

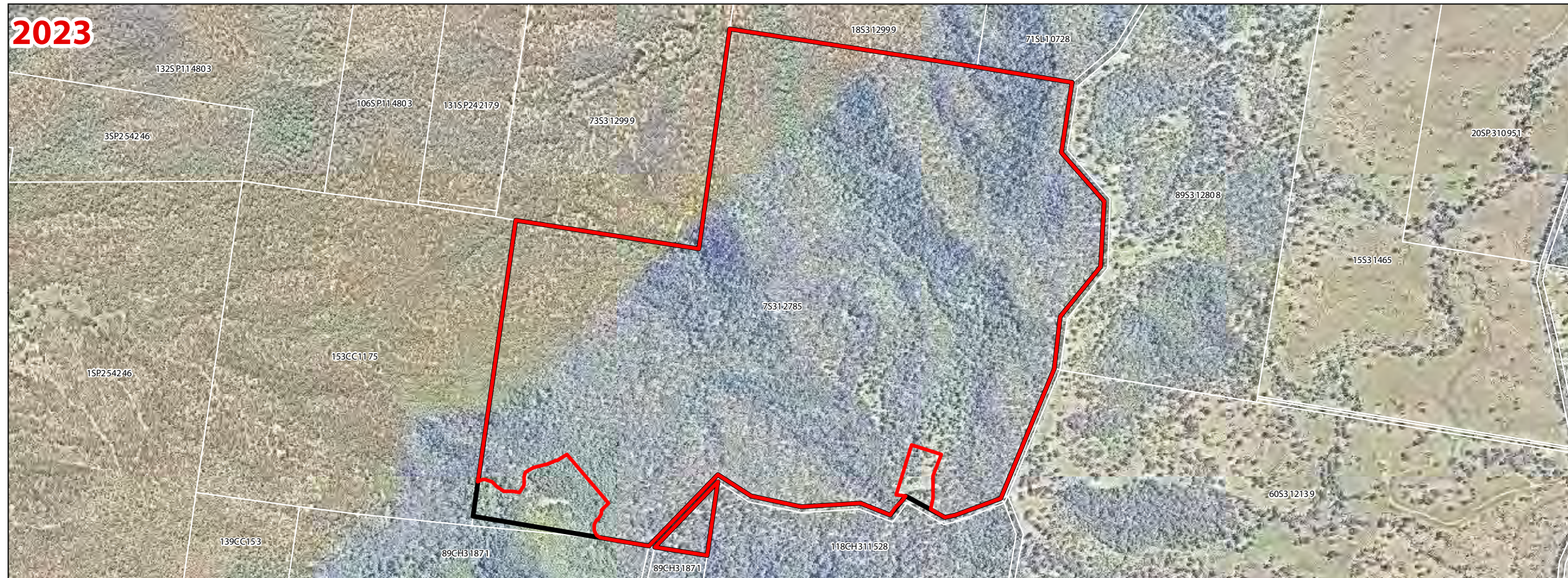
- On a field datasheet, detail the time of year of the monitoring event, list of observed weeds, photo location and direction and notes of any notable positive and/or negative changes in weed density and coverage.
- Carry the previous year's weed survey mapping, field datasheet and photos for noting 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 Imagery Assessment

2023

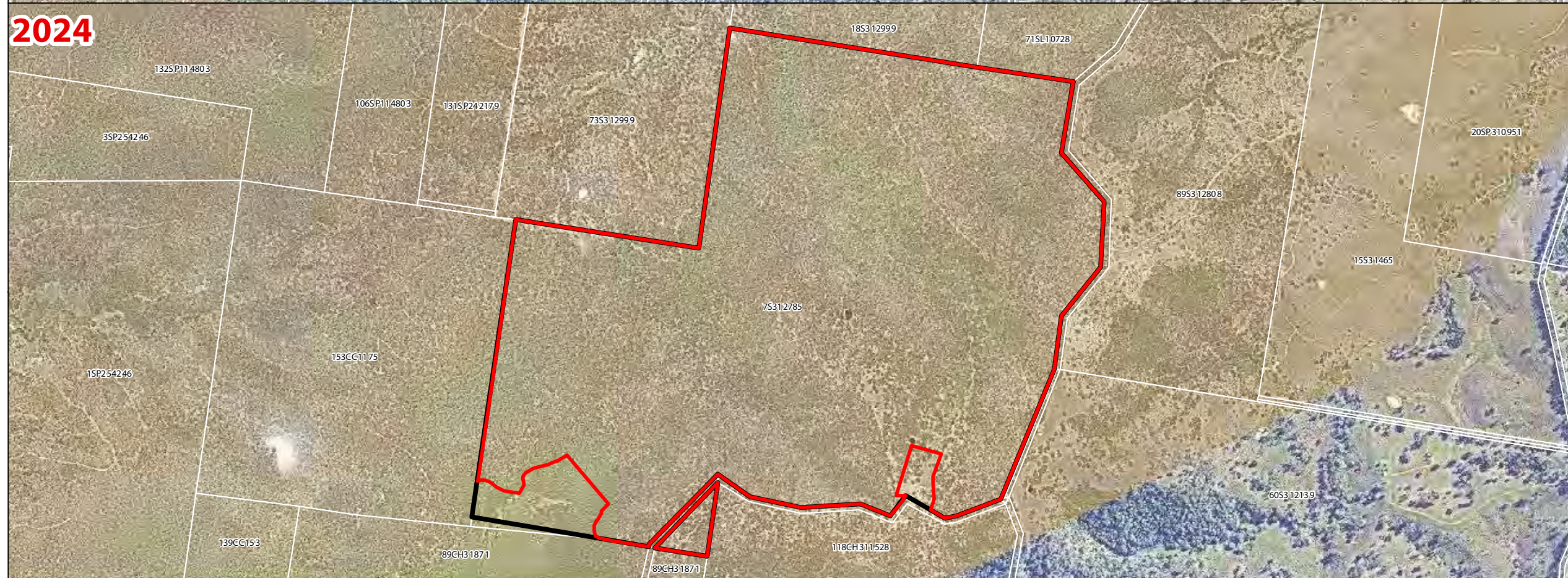


Legend

-  Offset Site DCDB
-  QLD DCDB
-  Offset Area

*The Lyons offset site could not be surveyed during this reporting period due to access issues from severe weather events. Aerial imagery indicates that no significant changes to the vegetation have occurred during this period.

2024

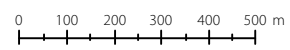


on behalf of
Pointcorp Heritage
Park Pty Ltd

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
Qld 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/>

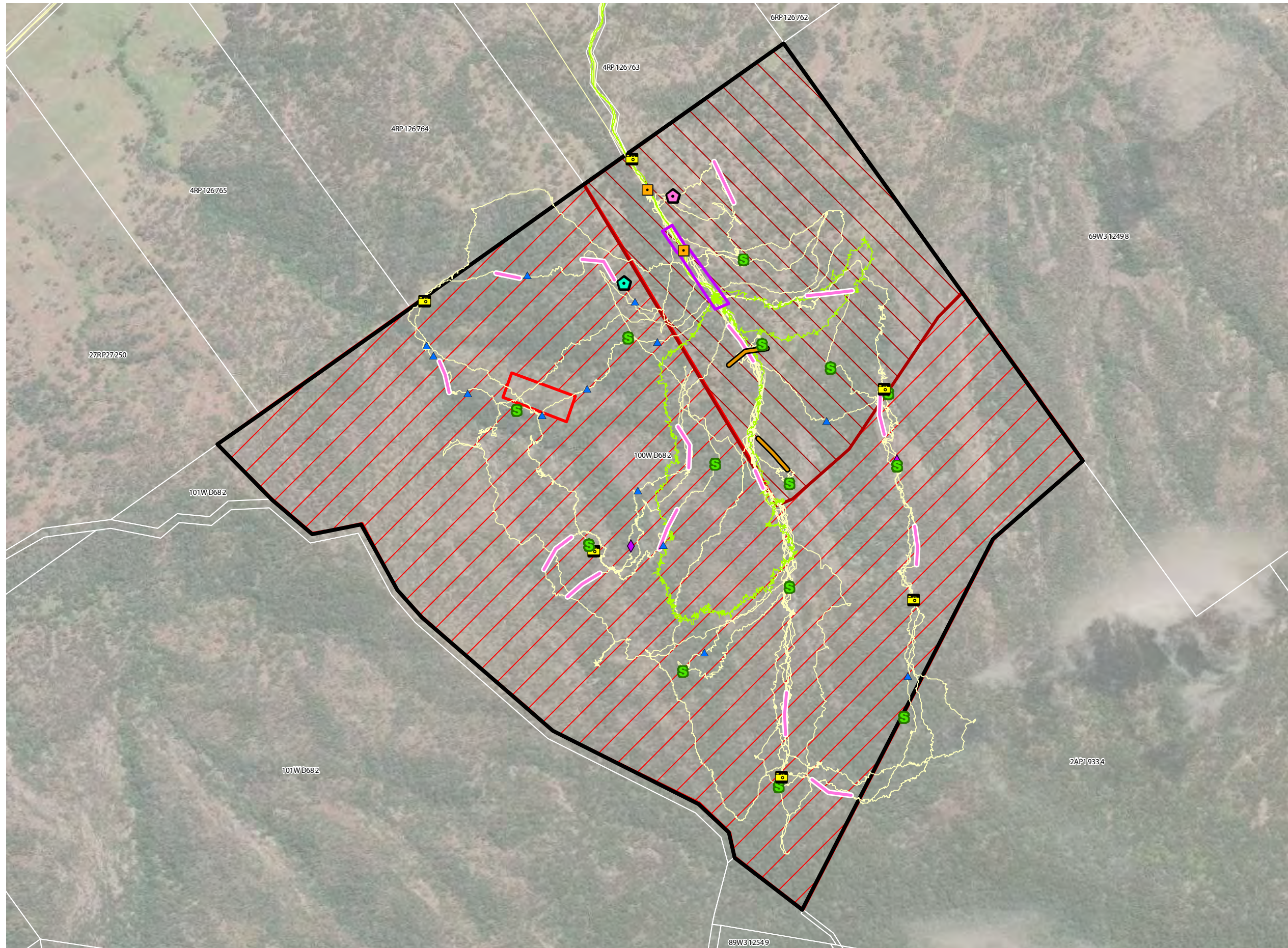
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Issue	Date	Description	Drawn	Checked
A	24/05/2024	Preliminary	TF	AR

2. Burnett Creek Offset Area Survey Effort



- Legend**
- Offset Site DCDB
 - QLD DCDB
 - EPBC 2017/8095 Offset Area
 - EPBC 2017/8090 Offset Area
 - Baseline Survey**
 - Koala Food Tree Planting
 - MHQA Transect
 - Weed Transect
 - GPS Tracklogs
 - GPS Tracklog (2024 Survey)
 - Camera
 - GHFF Survey
 - Koala (female)
 - Koala (male)
 - Koala scat
 - SAT
 - Weed observations

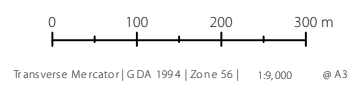


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Layer Sources
Old State Cadastre and Mapping layers © State of Queensland
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Issue	Date	Description	Drawn	Checked
A	24/05/2024	Preliminary	TF	AR

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3. EPBC Conditions and Compliance

Table 4 documents the compliance with EPBC Act conditions for the Project for the third reporting period, being the 3 March 2023 to the 2 March 2024. The compliance assessment relates to the approval conditions in force regarding the Offset Sites at the time of the third-year anniversary.

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

Condition	Is the Project compliant with this condition?	Evidence/ Comments
Environmental Offset Requirements		
5	<p>To compensate for the clearing of up to 89.83 ha and the functional loss of 28.01 ha of Koala habitat and Grey-headed Flying-fox foraging habitat, the approval holder must:</p> <p>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.</p>	<p>Previous reporting period</p> <p>Non-compliant (resolved 29 July 2021)</p> <p>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).</p> <p>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.</p>

Condition	Is the Project compliant with this condition?	Evidence/ Comments
<p>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.</p>	<p>Non-compliant (resolved 1 April 2022)</p>	<p>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.</p> <p>This non-compliance has been resolved and the condition is considered to be satisfied.</p>
<p>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.</p>	<p>Compliant</p>	<p>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 1992</i> (Qld).</p>
<p><i>Baseline Survey information</i></p>		

Condition		Is the Project compliant with this condition?	Evidence/ Comments
6	<p>Within 6 months from the date of this approval, the approval holder must complete 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:</p> <ul style="list-style-type: none"> 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; b. 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; c. The Species Stocking Rate for the Koala and the Grey-headed Flying-fox; d. The extent of weed cover; e. The number of non-native predators in each season, including in areas adjacent to the Burnett Creek Offset site and Lyons 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. 	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.
7	For the protection of the Koala and the Grey-headed Flying-fox, the approval holder must exclude all livestock from both the Burnett Creek Offset site and Lyons Offset site prior to any clearing in the development area, and maintain this for the period of effect of 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
<p>8 Within one month of the completion of baseline surveys at Burnett Creek Offset site and Lyons Offset site, the approval holder must:</p> <p>a. Publish all survey data (including survey methodology and dates) from the baseline surveys required under condition 6</p>	<p>Non-compliant (resolved 2 February 2022)</p>	<p>The baseline surveys 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 on 2 February 2022.</p> <p>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.</p> <p>These reports will remain on the website for the duration of the project.</p> <p>This non-compliance has been resolved and the condition is considered to be satisfied.</p>

Condition	Is the Project compliant with this condition?	Evidence/ Comments
<p>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):</p>	<p>Non-compliant (resolved 1 April 2022)</p>	<p>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).</p> <p>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.</p> <p>This non-compliance has been resolved and the condition is considered to be satisfied.</p>
<p>i. the ecological outcomes specified in conditions 9-11 (including key milestones and baseline survey results);</p>	<p>Compliant</p>	<p>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</p>
<p>ii. management measures proposed to achieve the ecological outcomes specified in conditions 9-11.</p>	<p>Compliant</p>	
<p>iii. for each management action and monitoring outcome, detail how and when performance will be quantified, measured and monitored;</p>	<p>Compliant</p>	

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.
<i>Offset site pest and weed management</i>		
<p>9 The approval holder must apply relevant Offset site management activities at both the Burnett Creek Offset site and Lyons Offset site to:</p> <p>a. Relative to baseline survey results, achieve a 95% reduction in the numbers of non-native predators by the end of year 5; and</p>	On going	No weed reduction or invasive species management occurred this reporting period. Offset actions are 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	
<i>Burnett Creek Offset Site</i>		
<p>10 The approval holder must apply assisted natural regeneration to achieve the following outcomes in all operational management units at the Burnett Creek Offset site:</p> <p>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.</p>	On going	<p>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).</p> <p>Monitoring surveys of the Burnett Creek Offset Site occurred on the 30th April 2024. This survey found that offset site management activities have not commenced within this reporting period, with management of weeds</p>

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.
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.	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 management actions are transpiring in order to assure agreed benchmarks are reached by Year 5.
e. An increase in Koala density above average Koala density by the end of year 15.	On going	
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

11	The approval holder must apply assisted natural regeneration to achieve the following outcomes in all operational management units at the Lyons Offset site:	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 Lyons Offset Site were not possible as a result of flood damage to the access track leading to the property. A aerial imagery assessment was

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	undertaken and determined that no significant disturbances have occurred at the offset site (Plan 1).
c. Average tree canopy cover must be between 50% and 200% of the benchmark for relevant Regional Ecosystems by year 10.	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 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	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 management actions are transpiring in order to assure agreed benchmarks are reached by Year 5.
e. An increase in Koala density above in average Koala density by the end of year 15.	On going	
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	
12 The approval holder must maintain each environmental outcome specified under conditions 9, 10 and 11 from the time that it is first achieved, for the remainder of the 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	<p>For each of the Burnett Creek Offset site and Lyons Offset site, the approval holder must engage a Suitably qualified independent expert to undertake an assessment at the end of each of year 5, year 10, year 15, and year 20 as to whether each outcome required under conditions 9, 10 and 11 has been, or is likely to be, achieved in accordance with the condition requirements, and provide advice of any circumstance/s which they consider is/are affecting the achievement of each outcome. The findings of each assessment must be documented and published within 3 months of the end of the particular period in which the assessment is undertaken and be provided to the Department within 5 business days of being published.</p>	Not Applicable	<p>The reporting period covers the third 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</p>
14	<p>If, at any time during the period of effect of the approval, the Minister is not satisfied that any of the requirements and/or outcomes under the conditions of approval, including (but not limited to) conditions 9, 10 and 11, have been or are likely to be achieved or maintained, the Minister may require the approval holder to submit a corrective action plan for the Burnett Creek Offset site and/or Lyons Offset site for the Minister's approval, or to monitor, manage, avoid, mitigate, offset, record and/or report on, impacts to the Koala and/or the Grey-headed Flying-fox.</p> <p>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.</p>	Not applicable	<p>A request for a corrective action plan was not made by the Minister during this reporting period.</p>
	<p>a. The approval holder must implement the corrective action plan approved by the Minister in writing.</p>	Not applicable	

Compliance records

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. 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.	Not applicable	A request for an independent audit of the Project was not made by the Minister during the reporting period.