

environmental management



Compliance Report
10 June 2016 to 9 June 2017
EPBC 2014/7206

Flagstone West Urban Development Project, Flagstone, Queensland
Peet Flagstone City Pty Ltd
6779 E
8 September 2017



Document control

Title	Compliance Report, 10 June 2016 to 9 June 2017, EPBC 2014/7206
Address	Flagstone West Urban Development Project, Homestead Drive, Flagstone (and Jimboomba), Queensland
Job Number	6779 E
Client	Peet Flagstone City Pty Ltd

Document Issue

Issue	Date	Prepared by	Checked/reviewed by
Draft for internal review	29 August 2017	JB	MS
Draft for Client review	05 September 2017	JB	Client
Final	08 September 2017	JB	MS

Disclaimer

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Reports and/or Plans by Others

Reports and/or plans by others may be included within this Environmental Management report to support the document.



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I. Introduction

The Environmental Management Division of Saunders Havill Group was engaged by Peet Flagstone City Pty Ltd (Peet) to prepare a Compliance Report for the Flagstone West Urban Development Project at Flagstone, Queensland. This report provides an assessment of the project's compliance with the approval granted under the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* (ref EPBC 2014/7206), and is specifically required by condition 8 of the approval granted on 30 October 2014. The approval was granted by the Australian Government Department of the Environment and is currently administered by the Australian Government Department of the Environment and Energy (the Department).

The project area is located approximately 18 kilometres (km) by road from Logan City (refer to project area locality map at Figure 1) and is within the Logan City local government area.

Since the approval was granted, the real property description of the project area has been modified as a consequence of updates to the cadastral database (i.e. property boundaries) administered by the Queensland Government Department of Natural Resources and Mines (DNRM). These updates effect several parcel boundaries and the Flagstone Creek alignment in the northern portion of the project, however they are considered minor overall and likely reflect ground-truthing work in the area. The area that pertains to the approval now totals approximately 1,258 hectares (ha) which is an increase of 13 ha. Many koala habitat areas for retention about property and creek boundaries and as a result of the DNRM updates to the cadastral database, there has been a net increase to the critical koala habitat area for retention of 1.9 ha. The area of clearing approved under condition 5 is 148 ha and there are nil changes proposed as a consequence of the updates to the cadastral database.

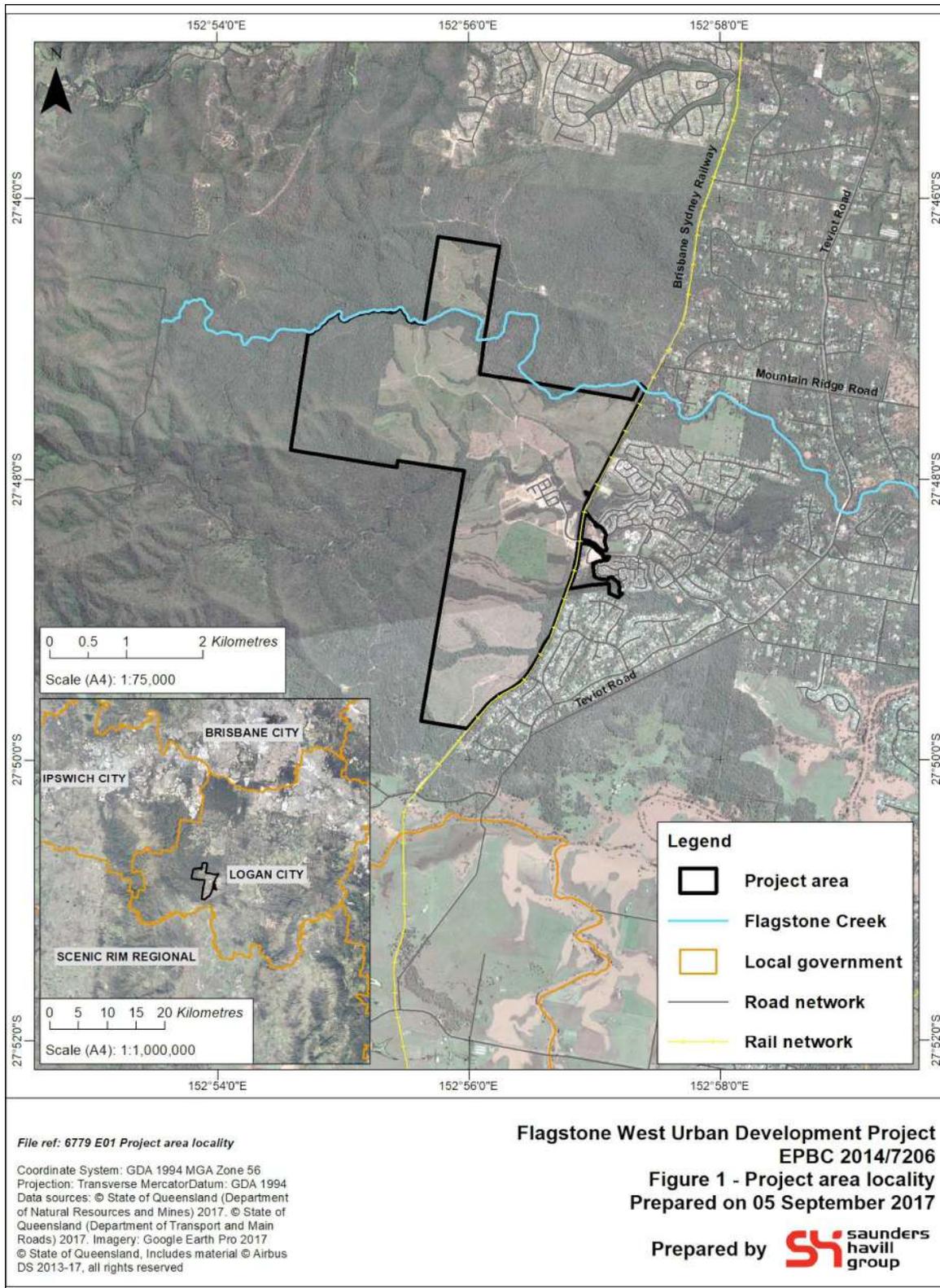
I.I. Approval details

Department reference	EPBC 2014/7206
Approval holder	Peet Flagstone City Pty Ltd
ACN	151 187 594
Approval date	30 October 2014
Expiry date of approval	31 December 2035
Approved action	To construct a mixed use development (including residential, commercial and community developments and associated infrastructure) on a 1,245.26 ha site at Flagstone, Queensland*
Controlling provision	Approved - listed threatened species and communities (sections 18 & 18A)
Reporting period	10 June 2016 to 9 June 2017
Address	Homestead Drive, Flagstone (and Jimboomba), Queensland 4280
Local government area	Logan City

* The project area is now approximately 1,258 ha as a result of updates to the digital cadastral database administered by DNRM. These updates affected the alignment of property boundaries and Flagstone Creek.



Figure 1: Project area locality





2. Declaration of accuracy

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	Murray Saunders
Position	Director
Organisation	Saunders Havill Group (ABN 24 144 972 949)
Date	08 September 2017



3. Description of activities

The Flagstone West Urban Development Project is a masterplan community situated in the Greater Flagstone Priority Development Area. It is estimated 30,000 people will reside in the project area by year 2045 and supporting infrastructure within a 10 km radius will include:

- central business district;
- open space amenities;
- primary school;
- medical amenities;
- shopping and general amenities;
- sport amenities;
- community centre; and
- tertiary education services (e.g. TAFE or university).

Additionally, the Brisbane Sydney Railway dissects the site and a passenger train station is planned for the locality.

During the reporting period, the following activities were under construction or established in the project area:

- road infrastructure;
- residential land parcels; and
- open space amenities.

As part of constructing of these land uses, earthworks and vegetation clearing in context area 1 were required. These activities were completed with permits from state and local administering authorities in place.

3.1. Stability works

During November and December 2016, an existing drainage gully in context area 1 required remedial works to address ongoing degradation, stability and integrity issues (Figure 2). The completed remedial works were essential to rectify these issues and undertaken along an approximate 250 metre (m) section of the drainage line inside the impact area approved by the Department. The stability works include the temporary removal of portions of vegetation to enable the remediation of unstable erosion channels. Within the drainage feature this includes the fixing of dispersive soils, the profiling of undercuts and rilling prior to the complete revegetation of the remediation area with native species. Importantly, the stability works do not result in an increase in development footprint or an alteration of environmental and recreational open spaces.

As part of undertaking these stability works, the approval holder liaised with state and local government stakeholders to ensure the required permits and approvals were in place. A copy of the detailed rehabilitation plan for the stability works is included as Appendix A.

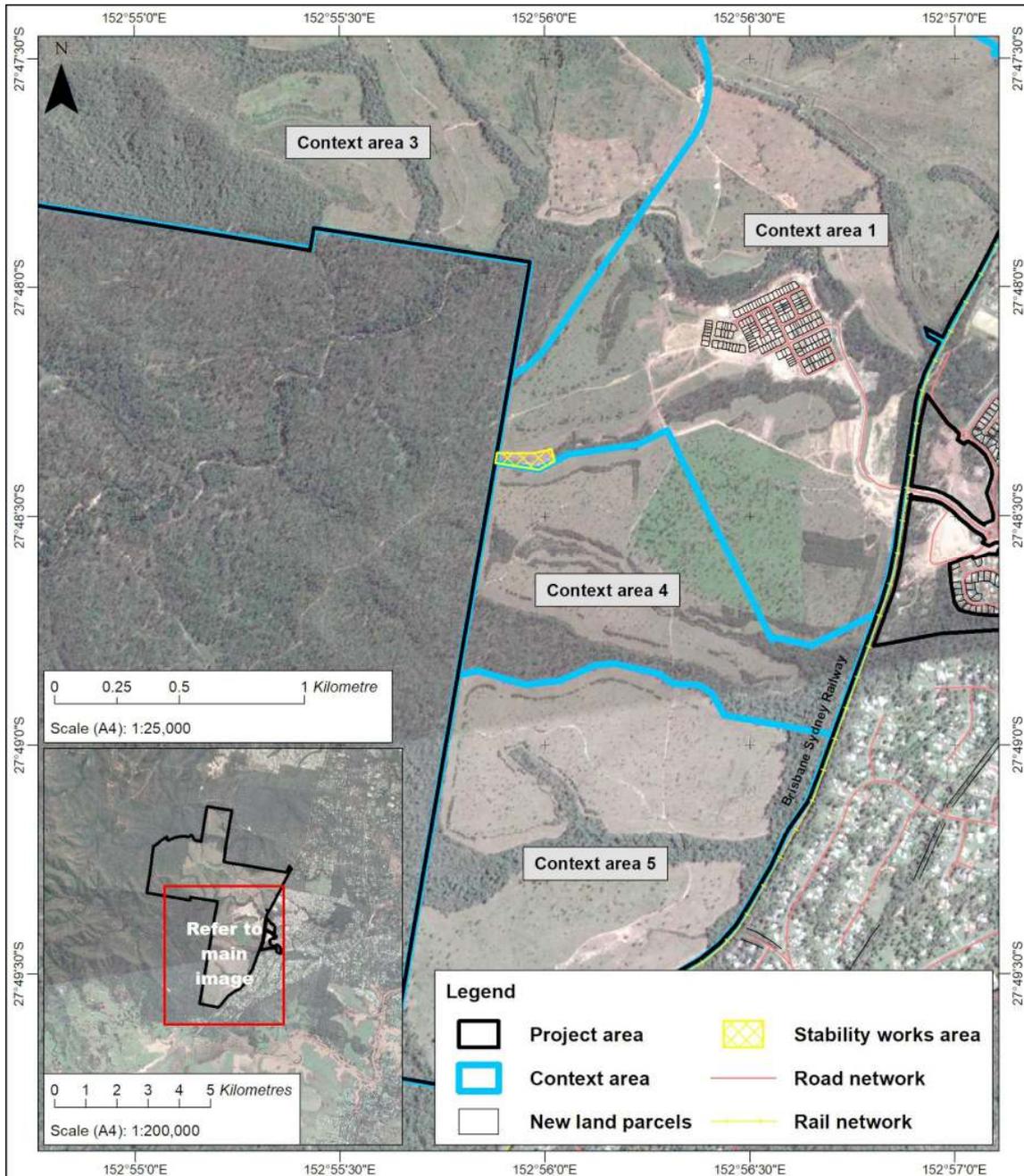
3.2. Koala habitat

The Flagstone City project was deemed a controlled action based on impacts to the vulnerable-listed Koala species. Site surveys completed during the referral process determined that Koalas occur infrequently and at a low density at the project site. This finding was supported by the 2016 fauna spotter catcher reports provided in the 2016 Annual Compliance Report which showed Koalas were not observed during pre-clearance surveys or during clearing works. For information a copy of the most recent fauna spotter catcher assessment for 2017 is included as



Appendix B to this report. This report also failed to locate any Koalas in the active portion of the site during the pre-clearance survey or while clearing works were underway.

Figure 2: Stability works



File ref: 6779 E02 Stability works

Coordinate System: GDA 1994 MGA Zone 56
 Projection: Transverse Mercator Datum: GDA 1994
 Data sources: © State of Queensland (Department of Natural Resources and Mines) 2017. © State of Queensland (Department of Transport and Main Roads) 2017. Imagery: Google Earth Pro 2017
 © State of Queensland, Includes material © Airbus DS 2013-17, all rights reserved

Flagstone West Urban Development Project
EPBC 2014/7206
Figure 2 - Stability works
Prepared on 05 September 2017

Prepared by **SH saunders havill group**



4. EPBC approval conditions compliance table

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



Table 1: EPBC approval conditions compliance table

Condition number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
1	<p>For the purpose of protecting koala habitat the approval holder must provide the minimum offset payment listed in Appendix 1 of these conditions, for each of the Context Plan areas. Payment must be provided to the Queensland State Government for the entire Context Plan offset payment within 12 months of receiving Context Plan area approval or in accordance with the following sunset dates to each Context Plan area (Appendix 1), whichever is sooner:</p> <ul style="list-style-type: none"> Context Plan Area 1 - by 31 October 2015 Context Plan Area 3 - by 31 October 2029 Context Plan Area 4 - by 31 October 2020 Context Plan Area 5 - by 31 October 2024 	Compliant	<p>The minimum offset payment of \$303, 661.70 for context area 1 was paid to the Queensland State Government on 14 April 2015. A copy of the letter provided by Economic Development Queensland, part of the Queensland Government Department of Infrastructure, Local Government and Planning, confirming the payment was received is provided in Appendix D. Information on how the offset payment was invested in koala matters is provided in Appendix E.</p> <p>All project works to date have occurred within context area 1 (refer to Figure 3).</p>
2	Notwithstanding the above, within 15 years of the Commonwealth approval of the action all outstanding financial contributions must be paid to the Queensland State Government.	Not applicable	All financial contributions are payable by 29 October 2029.
3	Within 30 days of payment being made, the approval holder must provide written evidence to the Minister that the offset contribution for each Context Plan area has been paid to the Queensland State Government. Actions must not commence within an approved Context Plan area until the offset contribution has been paid.	Not applicable	During the reporting period an offset payment was not required as work was limited to context area 1 where the payment was made prior to commencement of the action.
4	Within 6 months of each offset payment made to the Queensland	Not applicable	During the reporting period an offset payment was not required as



Condition number/ reference	Condition	Is the project compliant with this condition?	Evidence/comments
	State Government, the approval holder must provide the Department written evidence on the actions that have been taken with the offset payment.		work was limited to context area 1. The offset payment for context area 1 had been made prior to commencement of the action and notification to the Department was addressed in a previous annual compliance report. Evidence on the actions that were taken with the context area 1 offset payment was also provided to the Department in a previous annual compliance report however they are included as Appendix E of this report.
5	Clearing of up to a maximum of 148 ha must be within the project area shown in Appendix 1.	Compliant	Clearing has not exceeded the approved 148 ha. Works for the project commenced in context area 1 which is the least vegetated portion of the site and approximately 2 ha has been impacted.
6	Within ten days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.	Compliant	The action commenced on 10 June 2017. A letter stating the action commenced was provided to the Department on 17 June 2016.
7	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the plans required by this approval, and make them available upon request to the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.	Compliant	The Saunders Havill Group records and holds all relevant information for this EPBC approval on behalf of the approval holder. Electronic records of all material are held collectively by the Saunders Havill Group and approval holder and will be made available upon request in accordance with section 458 of the EPBC Act, or if required to verify compliance with the conditions of approval.



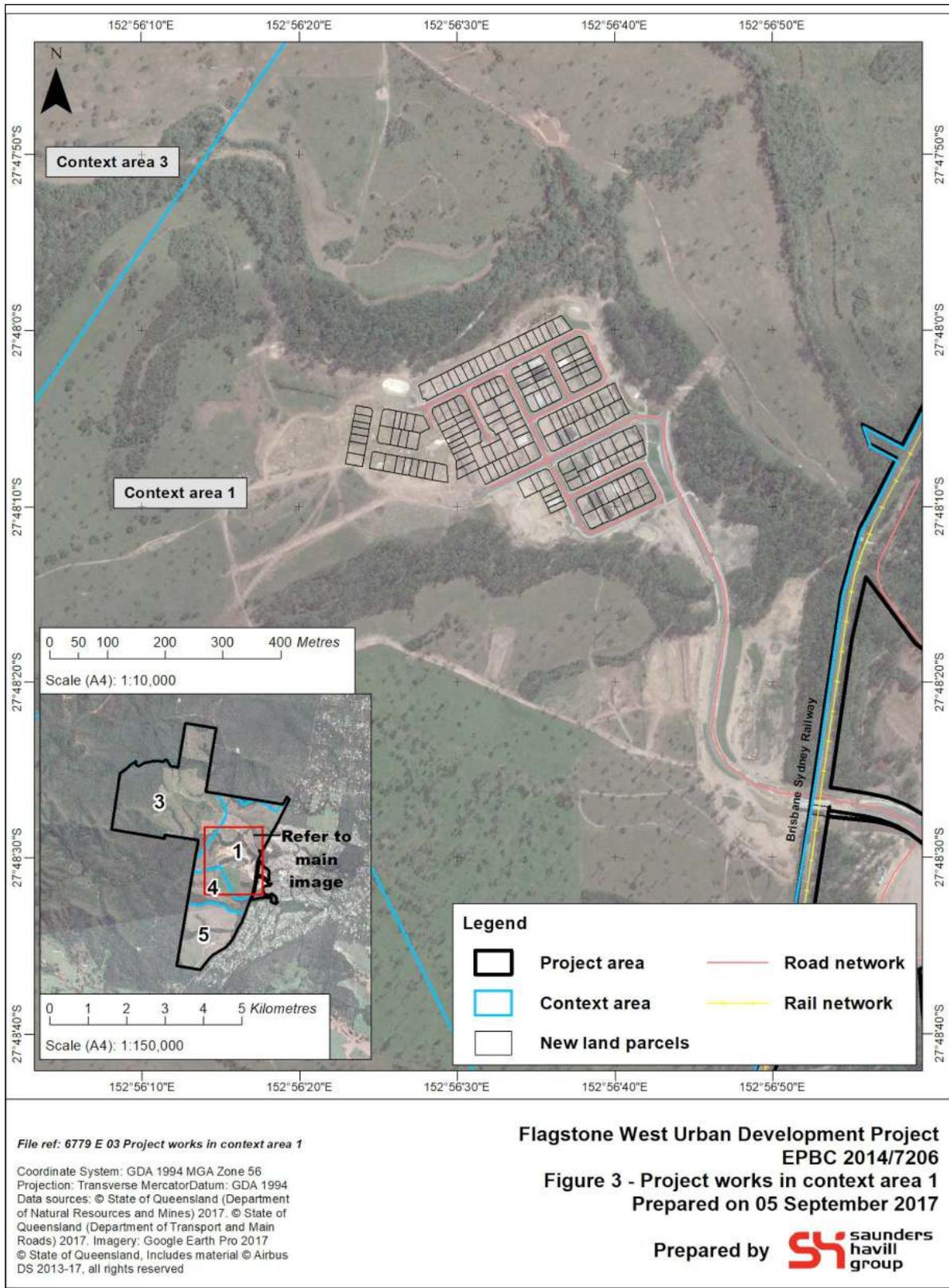
Condition number/ reference	Condition	Is the project compliant with this condition?	Evidence/comments
8	Any potential or suspected non-compliance with these conditions of approval must be reported to the department in writing within 48 hours of the approval holder becoming aware of the potential or suspected non-compliance. Within three months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any plans as specified in the conditions. Documentary evidence providing proof of the date of publication must be provided to the Department at the same time as the compliance report is published.	Compliant	<p>The approval holder and Saunders Havill Group have not become aware of a potential or suspected non-compliance with the conditions during the reporting period. The previous annual compliance report noted delays in providing the Department information on the progress of context area 1, however the offset payment was delivered prior to the commencement of the action and ahead of timeframes conditioned in the approval.</p> <p>The anniversary of the commencement of the action is 10 June. The annual deadline for publishing the report addressing compliance with each of the conditions of the approval (i.e. this Compliance Report) is 9 September. Documentary evidence providing proof of the date of publication will be provided to the Department when the report is published.</p>
9	Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with conditions of approval is conducted and a report submitted to the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.	Not applicable	The Minister has not provided a direction to complete an independent audit of compliance.
10	If the approval holder wishes to carry out any activity otherwise than in accordance with a plan as specified in the conditions, the approval holder must submit to the Department for the Minister's written	Not applicable	The approval holder has not sought to carry out any activity that is not in accordance with a plan as specified in the conditions.



Condition number/ reference	Condition	Is the project compliant with this condition?	Evidence/comments
	approval a revised version of that plan. The varied activity shall not commence until the Minister has approved the revised plan, that plan must be implemented in place of the plan originally approved.		
11	If the Minister believes that it is necessary or convenient for the better protection of Koala to do so, the Minister may request that the approval holder make specified revisions to a plan specified in the conditions and submit the revised plan for the Minister's written approval. The approval holder must comply with any such request. The revised approved plan must be implemented. Unless the Minister has approved the revised plan, then the approval holder must continue to implement the plan originally approved, as specified in the conditions.	Not applicable	The approval holder has not received a request from the Minister to revise a plan specified in the conditions.
12	If, at any time after five years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without written agreement of the Minister.	Not applicable	The action commenced on 10 June 2016.



Figure 3: Project works in context area 1





5. Appendices

Appendix A

Flagstone – Waterway Stability & Rehabilitation Works (Cusp 2016)

Appendix B

Fauna management and spotter catcher services report (February 2017)

Appendix C

EPBC approval and conditions granted 30 October 2014

Appendix D

Letter confirming Queensland State Government receipt of context area 1 payment

Appendix E

Evidence on expenditure of provided koala contribution



Appendix A

Flagstone – Waterway Stability & Rehabilitation Works (Cusp 2016)



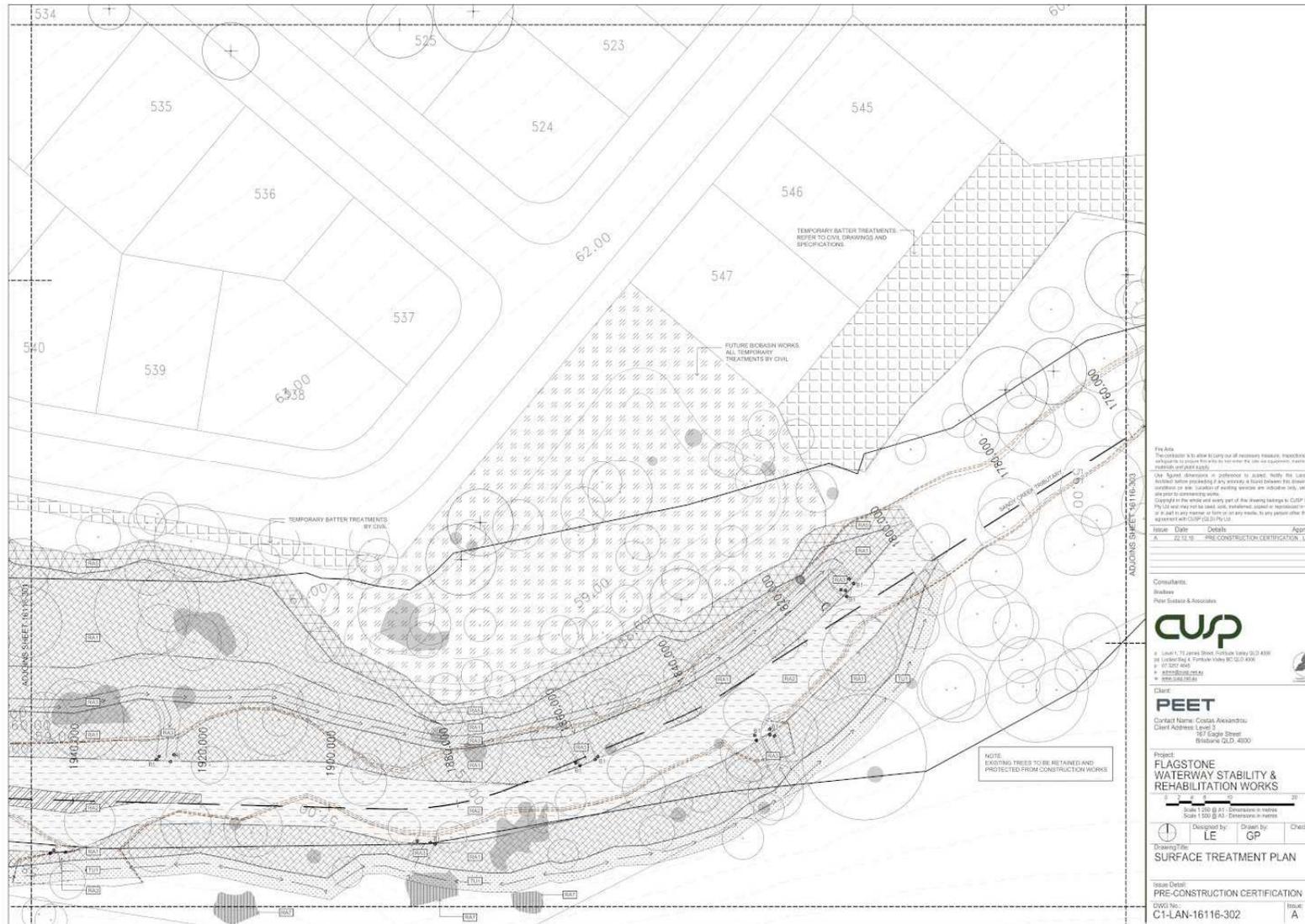




FIG AREA
The Contractor is to allow to carry out all necessary measures, inspections and approvals to ensure that all the necessary measures, inspections and approvals are carried out in accordance with the relevant regulatory requirements, standards and best practice.

Use of any dimensions in conjunction with the Landscape Architect's drawings is to be used as a guide only. The Contractor is to verify the location of existing services are indicated only, verify on site prior to commencing works.

Information on the whole and every part of the drawing is subject to the relevant regulatory requirements and standards. The Contractor is to verify the location of existing services are indicated only, verify on site prior to commencing works.

Issue Date Details Approved

Consultants:
Wallace
 Peter Wallace & Associates

 1/100-171 James Street, North Brisbane QLD 4000
 07 3201 4000
 www.wallace.com.au

Client:
PEET
 Contact Name: Costas Alexandrou
 Client Address: Level 3
 167 Eagle Street
 Brisbane QLD 4000

Project:
FLAGSTONE WATERWAY STABILITY & REHABILITATION WORKS

Scale 1:200 @ A3 - Dimensions in metres
 Scale 1:500 @ A1 - Dimensions in metres

Designed by: LE Drawn by: JC Checked:

Drawing Title: SURFACE TREATMENT PLAN

Issue Detail:
 PRE-CONSTRUCTION CERTIFICATION
 DWG No: C1-LAN-16116-303 Issue: A

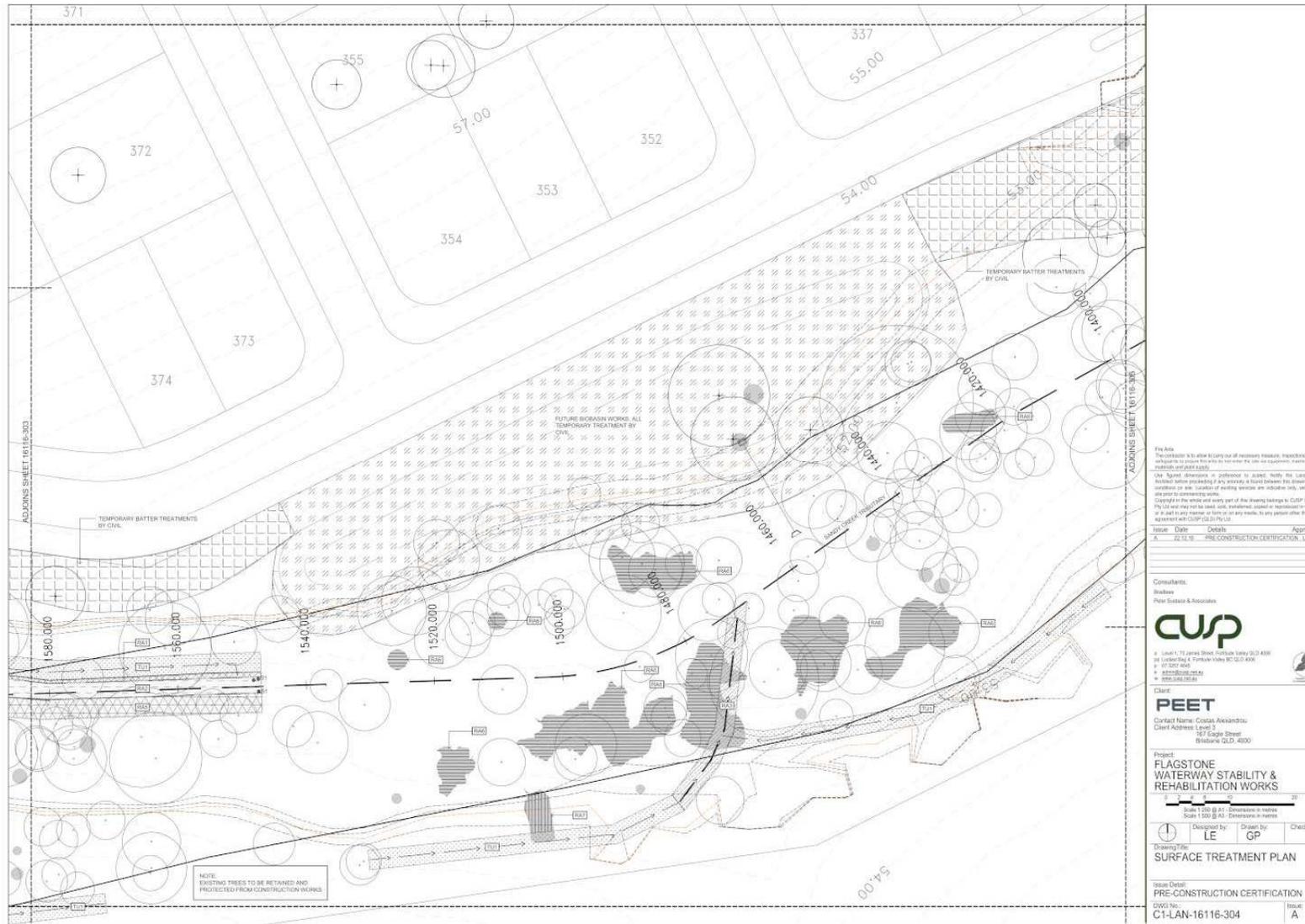


FIG AREA
The Contractor is to allow to carry out all necessary measures, inspections and obligations to prepare the site for the retention of the site on completion, maintenance and final state.
Use of any dimensions in accordance to assist. Verify the Landscape outlined before proceeding if any anomaly is found between the drawing and conditions on site. Location of existing services are indicative only, verify on site prior to commencing works.
The Contractor shall verify all of the existing services to CSBP (2012) Pty Ltd and may not be used, added, installed, copied or reproduced in whole or in part in any manner or form, or any results, to any other other than by agreement with CSBP (2012) Pty Ltd.

Issue	Date	Details	Approved
A	22/12/16	PRE-CONSTRUCTION CERTIFICATION - 101	

Consultants:
Wallace
 Peter Wallace & Associates

 1 Level 171 James Street, Brisbane City QLD 4000
 PO Locked Mail 4, Parkville Vic 3042 QLD 4000
 P 07 3214 4000
 F 07 3214 4000
 W www.wallace.com.au

Client:
PEET
 Contact Name: Costas Aleksandrou
 Client Address: Level 3
 167 Eagle Street
 Brisbane QLD 4000

Project:
FLAGSTONE WATERWAY STABILITY & REHABILITATION WORKS

Scale 1:200 @ A1 - Dimensions in metres
 Scale 1:500 @ A3 - Dimensions in metres

Designed by	Drawn by	Checked
LE	GP	

Issue Detail:
PRE-CONSTRUCTION CERTIFICATION
 DWG No: C1-LAN-16116-304
 Issue: A





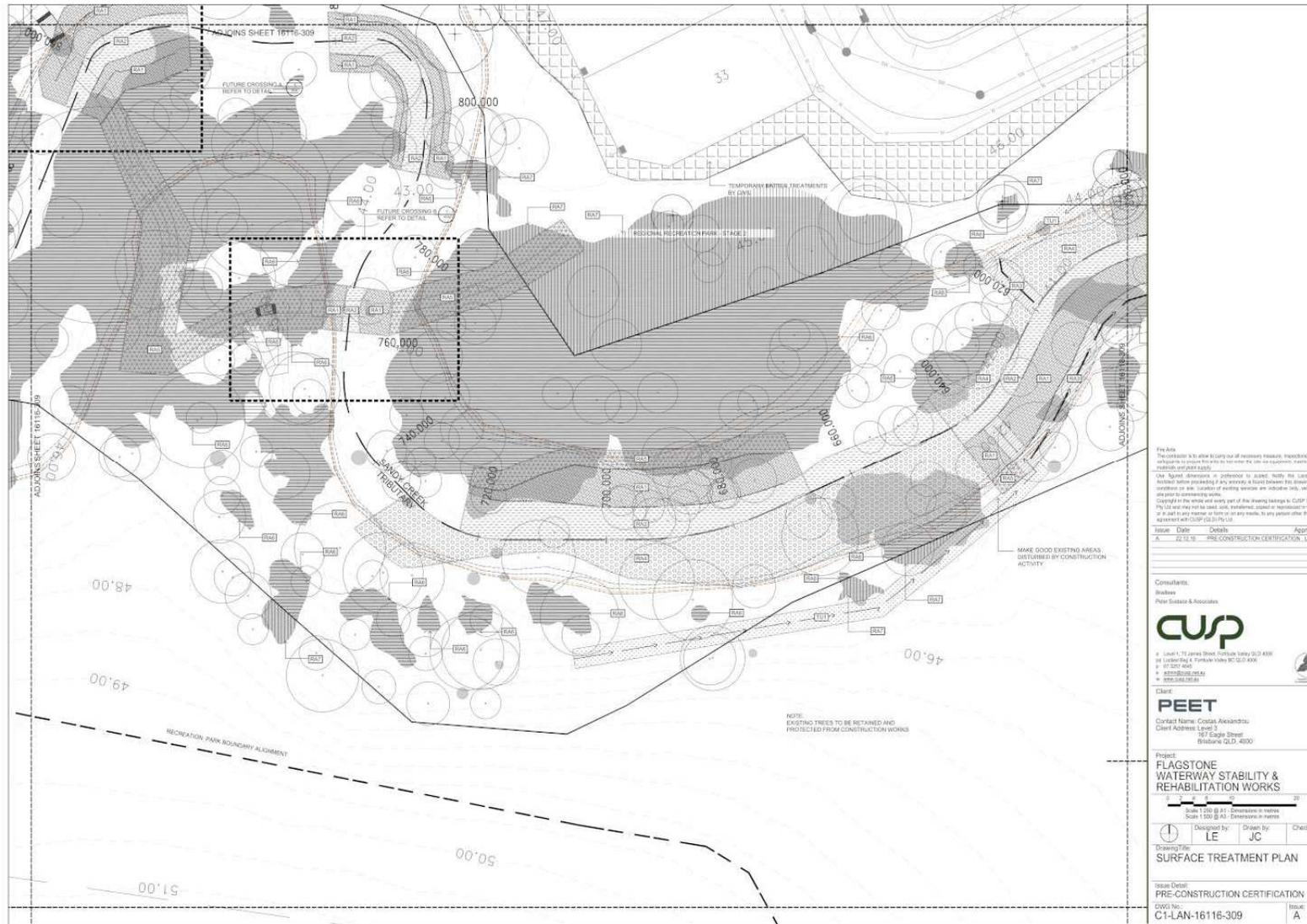


FIG AREA
The Contractor is to allow for carry out all necessary measures, inspections and approvals to ensure that the site is returned to the pre-construction condition, including any and all works.
Use of any dimensions in conjunction with the Landscape Architect is to be used as a guide only. The Contractor is to ensure that any necessary works are carried out in accordance with the approved plans and specifications. The Contractor is to ensure that any necessary works are carried out in accordance with the approved plans and specifications. The Contractor is to ensure that any necessary works are carried out in accordance with the approved plans and specifications.

Issue	Date	Details	Approved
1	20.12.16	PRE-CONSTRUCTION CERTIFICATION	LE

Consultants:
Builder:
 Peter Easton & Associates



Client:
PEET
 Contact Name: Costas Aleksandrou
 Client Address: Level 3
 167 Eagle Street
 Brisbane QLD 4000

Project:
FLAGSTONE WATERWAY STABILITY & REHABILITATION WORKS

Scale	North	South
Scale 1:200 @ A3 - Dimensions in metres		
Scale 1:500 @ A3 - Dimensions in metres		

Designed by	Drawn by	Checked
LE	JC	

Issue Detail:
PRE-CONSTRUCTION CERTIFICATION
 Drawn No: C1-LAN-16116-309
 Issue: A



Fig Area
The contractor is to allow to carry out all necessary measures, inspections and obligations to protect the site and the environment the site on equipment, machinery, materials and other assets.
Use Special Dimensions in conjunction to assist verify the Landscape outlined before proceeding if any anomaly is found between the drawings and conditions on site. Location of existing services are indicative only, verify on site prior to commencing works.
The whole site and every part of the drawing including the CDGP (CDGP) Pty Ltd may not be used, sold, reprinted, copied or reproduced in whole or in part for any purpose or for any reason, to any person other than the approved user (CDGP) Pty Ltd.
Issue Date Details Approved
A 20.10.16 PRE-CONSTRUCTION CERTIFICATION LE

Consultants:
Biodrain
Peter Scahill & Associates
CDSP
1 Level 171 James Street, Brisbane, QLD 4000
PO Locked Mail 4, Fortitude Valley, QLD 4000
P 07 3291 4000
E info@cdsp.com.au
W www.cdsp.com.au

Client:
PEET
Contact Name: Costas Aleksandrou
Client Address: Level 3
167 Eagle Street
Brisbane QLD 4000

Project:
FLAGSTONE WATERWAY STABILITY & REHABILITATION WORKS

Scale 1:200 @ A3 - Dimensions in metres
Scale 1:500 @ A1 - Dimensions in metres

Designed by: LE Drawn by: GP Checked:
Drawing Title: SURFACE TREATMENT PLAN

Issue Detail:
PRE-CONSTRUCTION CERTIFICATION
Drawn No: C1-LAN-16116-310 Issue: A

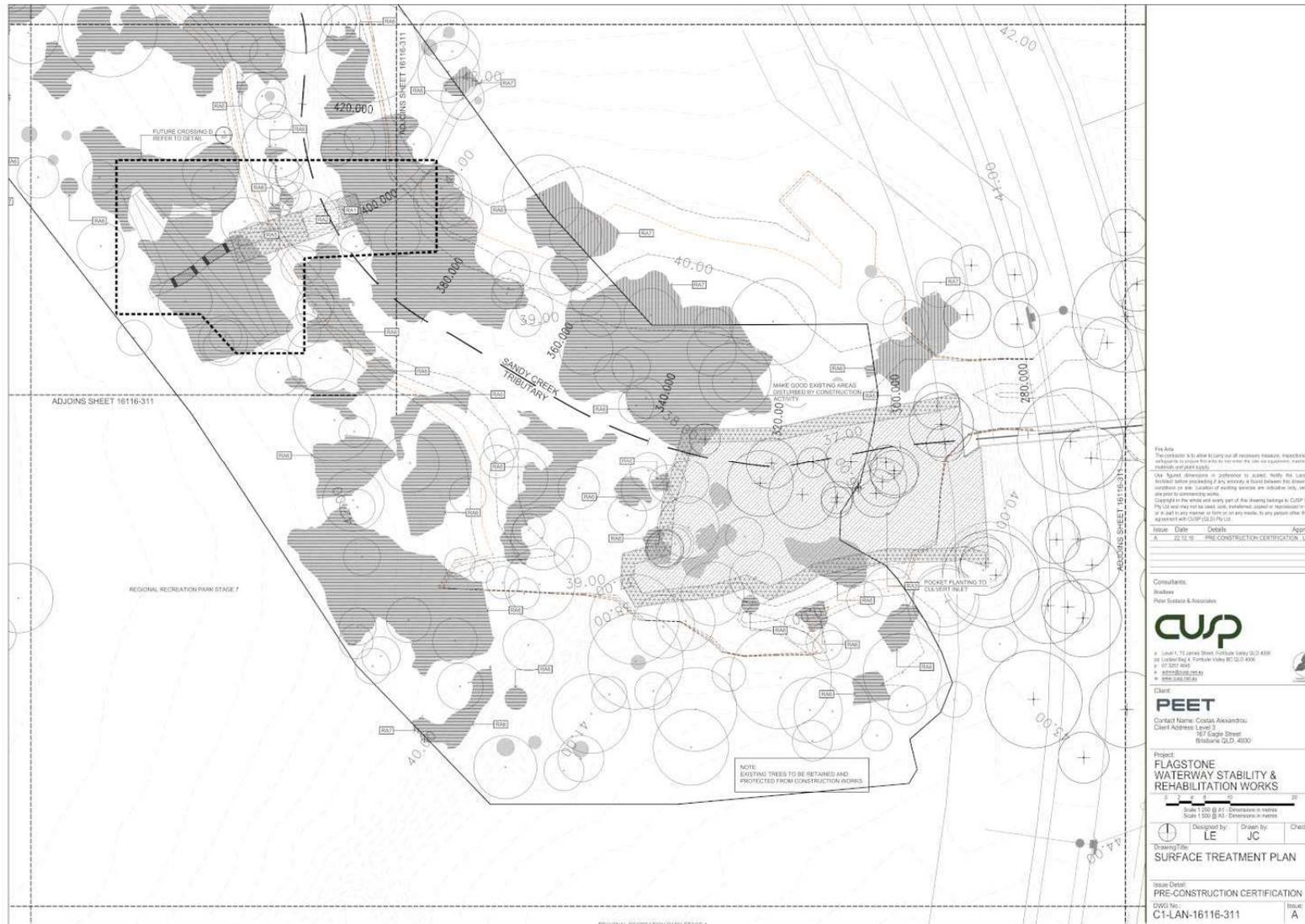


Fig Area
The Contractor is to allow to carry out all necessary measures, inspections and approvals to ensure the work is completed in accordance with the approved plans and specifications. The Contractor is to ensure that the work is completed in accordance with the approved plans and specifications. The Contractor is to ensure that the work is completed in accordance with the approved plans and specifications. The Contractor is to ensure that the work is completed in accordance with the approved plans and specifications.

Issue	Date	Details	Approved
1	20/10/16	PRE-CONSTRUCTION CERTIFICATION	

Consultants:
 Engineer: Peter Easton & Associates



Client:
PEET
 Contact Name: Costas Alexandrou
 Client Address: Level 3
 167 Eagle Street
 Brisbane QLD 4000

Project:
FLAGSTONE WATERWAY STABILITY & REHABILITATION WORKS

Scale: 1:200 @ A1 - Dimensions in metres	Scale: 1:500 @ A2 - Dimensions in metres
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Designed by: LE	Drawn by: JC	Checked:
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Issue Detail:
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 DWG No: C1-LAN-16116-311
 Issue: A

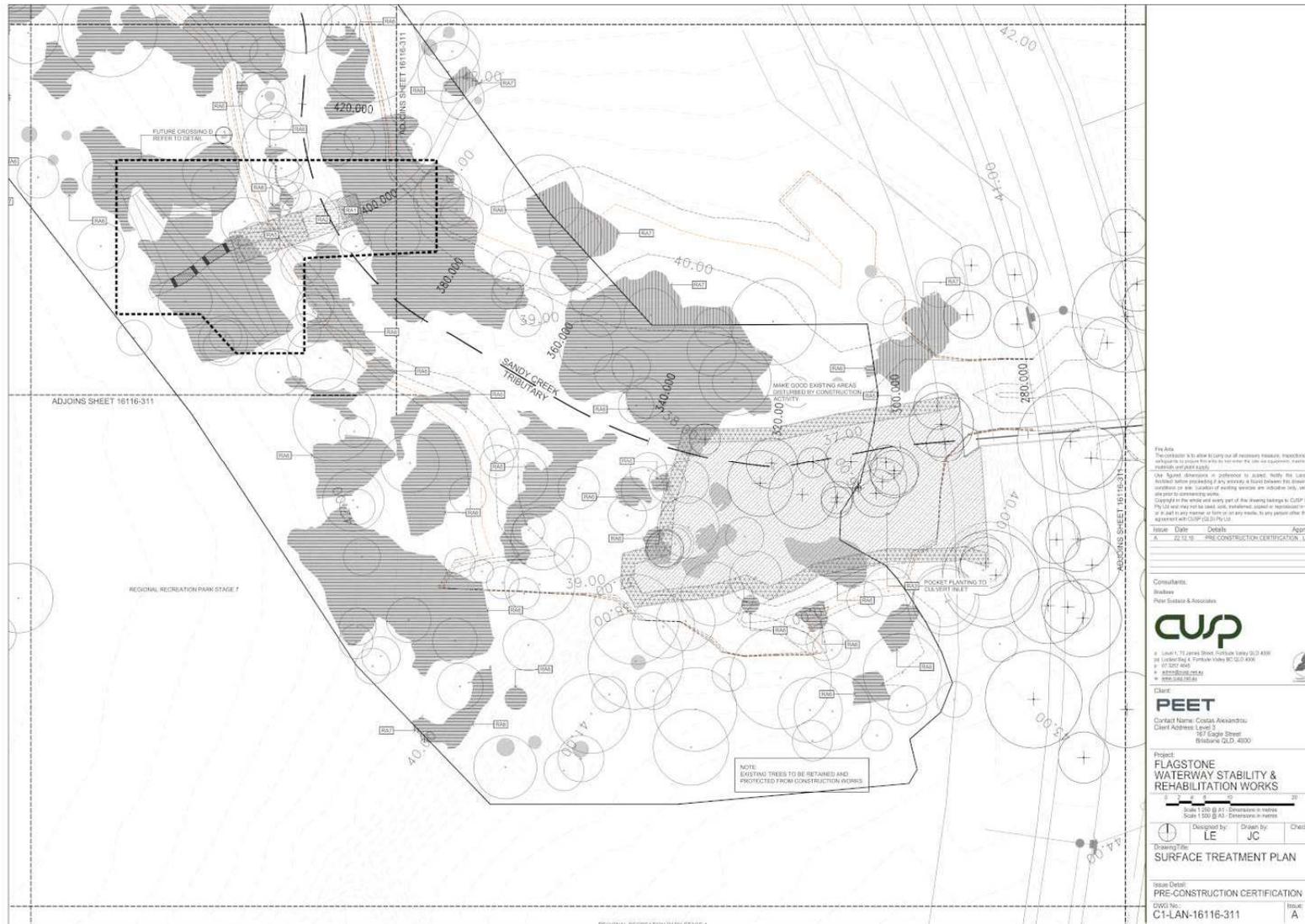


Fig Area
The Contractor is to allow to carry out all necessary measures, inspections and approvals to prepare for and to maintain the site on equivalent temporary conditions until final stage.
Use Speed dimensions in preference to speed. Notify the Landscape Architect before proceeding if any existing or future features are shown and location on site. Location of existing services are indicative only, verify on site prior to commencing works.
The Contractor is to ensure that any part of the drawing bearing the CUSP (C1) Pty Ltd seal may not be used, sold, transferred, copied or reproduced in whole or in part for any purpose or form or any means, in any other form than by agreement with CUSP (C1) Pty Ltd.

Issue	Date	Details	Approved
1	22/12/16	PRE-CONSTRUCTION CERTIFICATION - 16116-311	

Consultants:
Builder:
 Peter Scahill & Associates

 4/100-171 James Street, Brisbane City QLD 4000
 PO Locked Mail Bag 9700, Brisbane Valley BC QLD 4000
 P 07 3291 4000
 F 07 3291 4000
 W www.cusp.com.au

Client:
PEET
 Contact Name: Costas Alexandrou
 Client Address: Level 3
 161 Eagle Street
 Brisbane QLD 4000

Project:
FLAGSTONE WATERWAY STABILITY & REHABILITATION WORKS

Scale: 1:200 @ A1 - Dimensions in metres
 Scale: 1:500 @ A3 - Dimensions in metres

Drawn by	Checked by
LE	JC

Drawing Title:
 SURFACE TREATMENT PLAN

Issue Detail:
 PRE-CONSTRUCTION CERTIFICATION
 CUSP No: C1-LAN-16116-311
 Issue: A

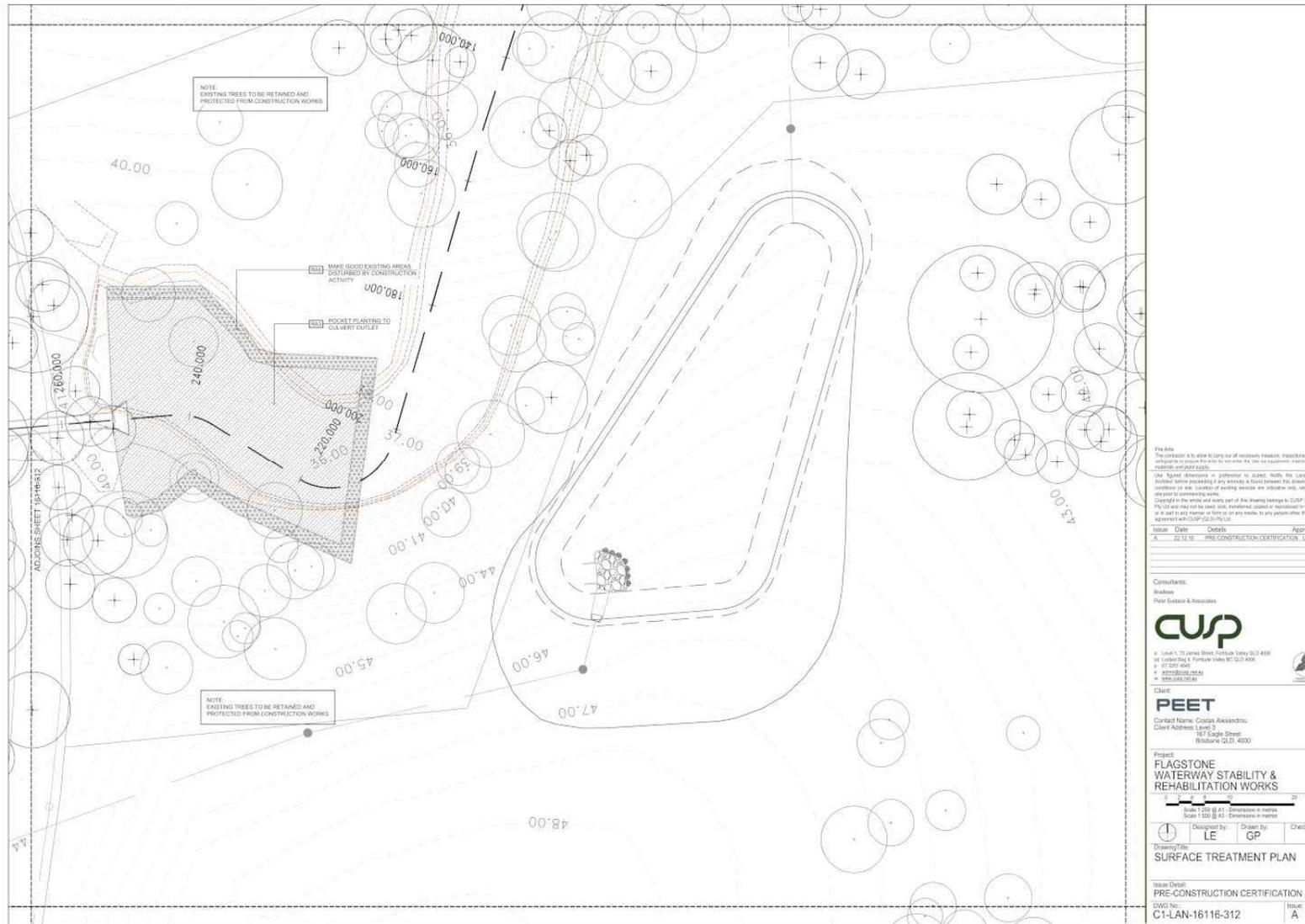


FIG AREA
The Contractor is to allow to carry out all necessary measures, inspections and approvals to prepare for and to maintain the use of equipment, machinery, materials and plant used.
Use of any dimensions in conjunction to assist verify the Landscape outlined before proceeding if any anomaly is found between the drawings and conditions on site. Location of existing services are indicative only, verify on site prior to commencing works.
The Contractor is to ensure that any work carried out is in accordance with the relevant standards and specifications and to ensure that any work carried out is in accordance with the relevant standards and specifications and to ensure that any work carried out is in accordance with the relevant standards and specifications.

Issue	Date	Details	Approved
A	20.10.16	PRE-CONSTRUCTION CERTIFICATION - 1/16	

Consultants:
Builder:
 Peter Soutter & Associates



Client:
PEET
 Contact Name: Costa Alexandrou
 Client Address: Level 3
 8/1 Eagle Street
 Brisbane QLD 4000

Project:
 FLAGSTONE
 WATERWAY STABILITY &
 REHABILITATION WORKS

Scale: 1:200 @ A1 - Dimensions in metres
 Scale: 1:500 @ A3 - Dimensions in metres

Designed by: LE
 Drawn by: GP
 Checked:

Issue Detail:
 PRE-CONSTRUCTION CERTIFICATION
 DWG No: C1-LAN-16116-312
 Issue: A

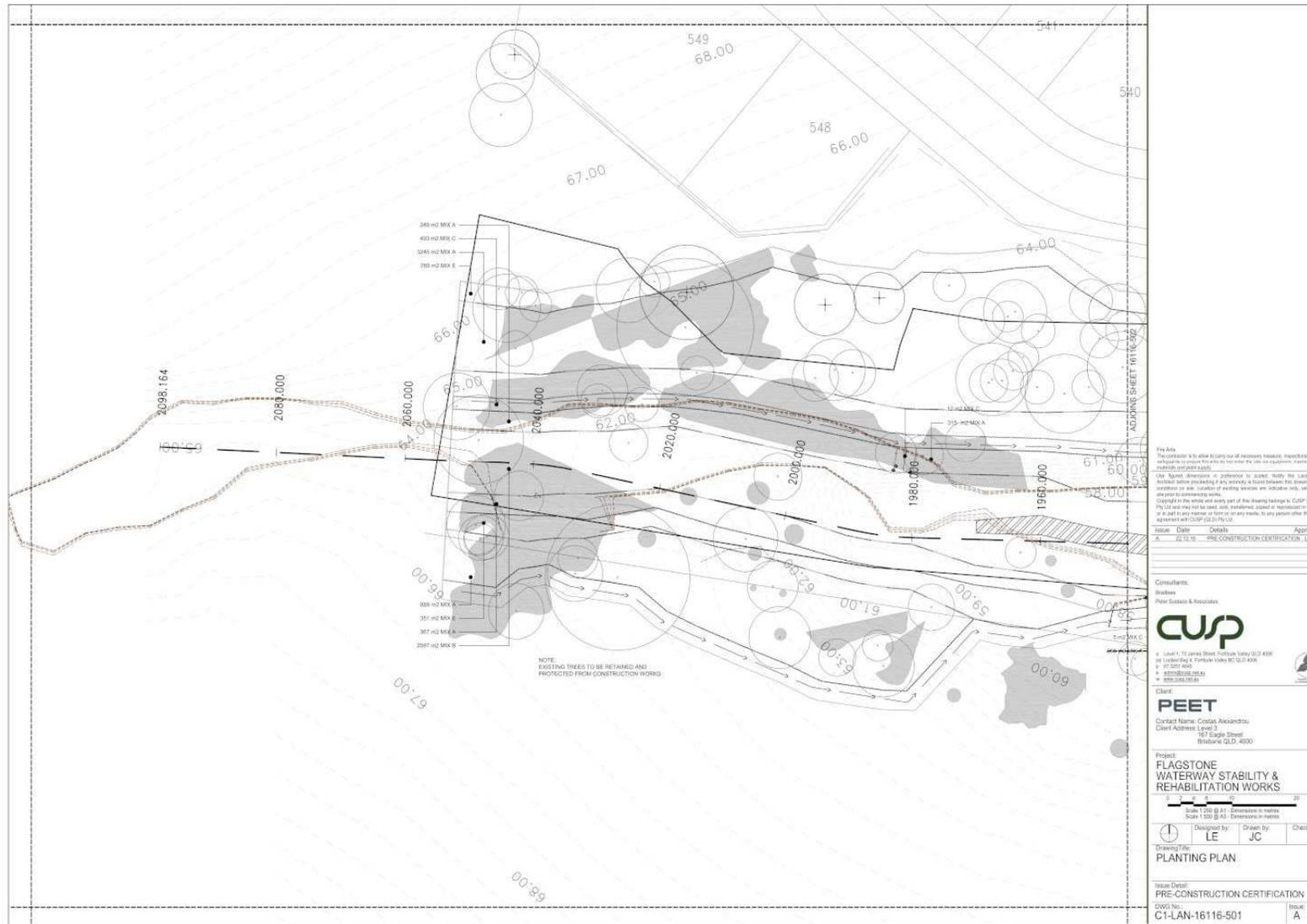




Fig Area
The Contractor is to allow to carry out all necessary measures, inspections and approvals to prepare the site for the retention of the site on completion, including any and all costs.
Use of any dimensions in relation to the site, verify the Landscape Architect before proceeding if any discrepancy is found between the drawings and conditions on site. Location of existing services are indicative only, verify on site prior to commencing works.
The Contractor shall verify all of the existing services to CSBP (2012) Pty Ltd and may not be used, sold, retained, copied or reproduced in whole or in part for any purpose or form, or any means, in any other form than by agreement with CSBP (2012) Pty Ltd.

Issue	Date	Details	Approved
A	22/12/16	PRE-CONSTRUCTION CERTIFICATION	

Consultants:
Builder:
Peter Scazzari & Associates



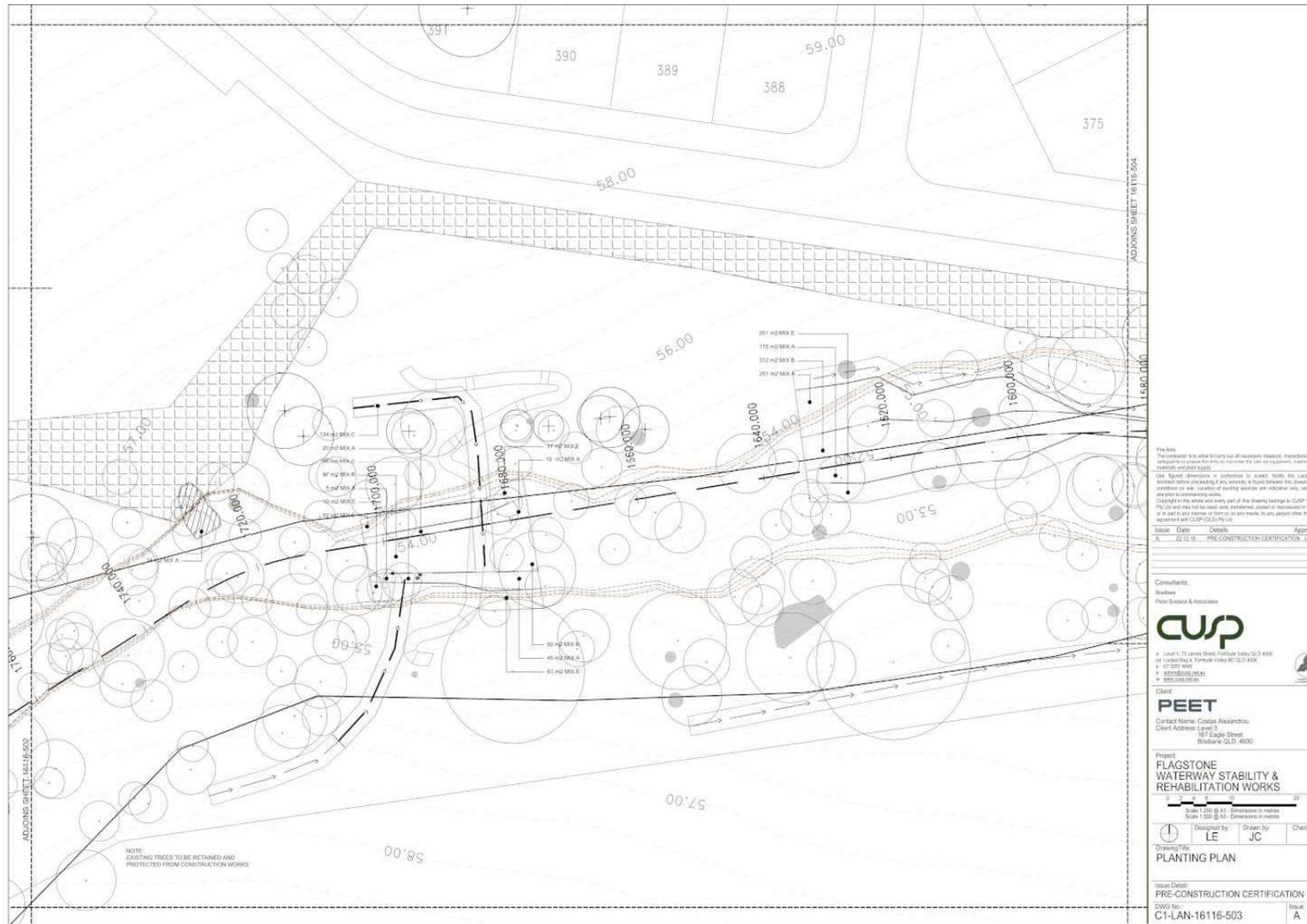
Client:
PEET
Contact Name: Costas Alexandrou
Client Address: Level 3
817 Eagle Street
Brisbane QLD, 4000

Project:
FLAGSTONE WATERWAY STABILITY & REHABILITATION WORKS

Scale 1:200 @ A1 - Dimensions in metres	Scale 1:500 @ A3 - Dimensions in metres
Designed by: LE	Drawn by: GP
Checked by:	Checked by:

Planting Plan

Issue Detail:
PRE-CONSTRUCTION CERTIFICATION
Drawn No: C1-LAN-16116-502
Issue: A



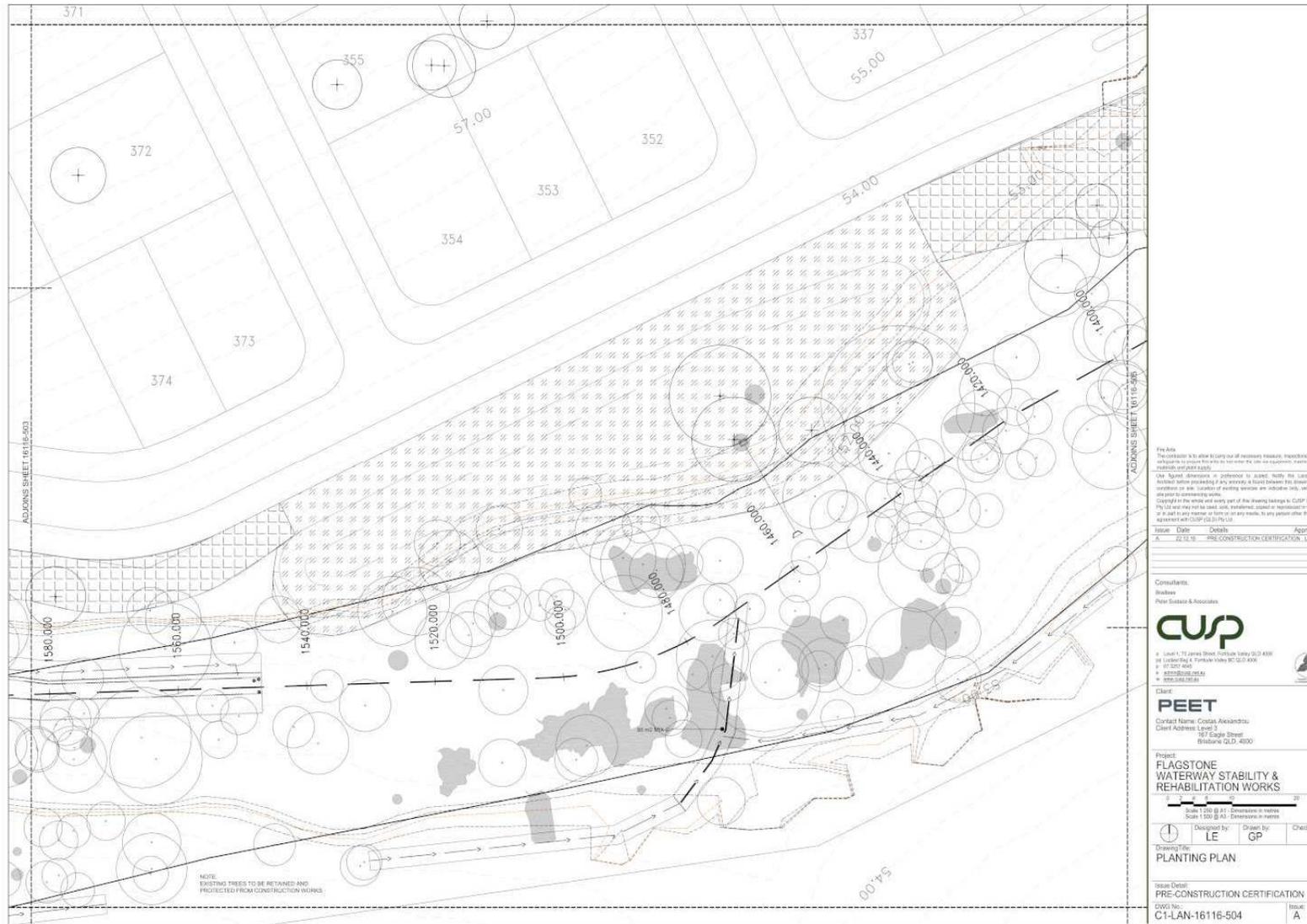




FIG AREA
The Contractor is to allow to carry out all necessary measures, inspections and approvals to ensure that all the retention the site on equipment, machinery, materials and plant used.
Use of any dimensions in accordance to assist verify the Landscape outlined before proceeding if any necessary a fence between the driveway and road or on site. Location of existing services are indicated only, verify on site prior to commencing works.
The Contractor shall verify all the existing services in accordance to the relevant authority (e.g. QLD) and may not be used, added, installed, copied or reproduced without the written permission of the Contractor or any third party. To only obtain other than by agreement with CUSP (Pty Ltd) Pty Ltd.

Issue	Date	Details	Approved
A	22/10/16	PRE-CONSTRUCTION CERTIFICATION	

Consultants:
Builder:
 Peter Sussack & Associates

 1 Level 7, 71 James Street, Brisbane City QLD 4000
 101 Lombard Street, Fortitude Valley QLD 4000
 107 20th Ave
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 www.cusp.com.au

Client:
PEET
 Contact Name: Costas Aleksandrou
 Client Address: Level 3
 817 Eagle Street
 Brisbane QLD 4000

Project:
FLAGSTONE WATERWAY STABILITY & REHABILITATION WORKS

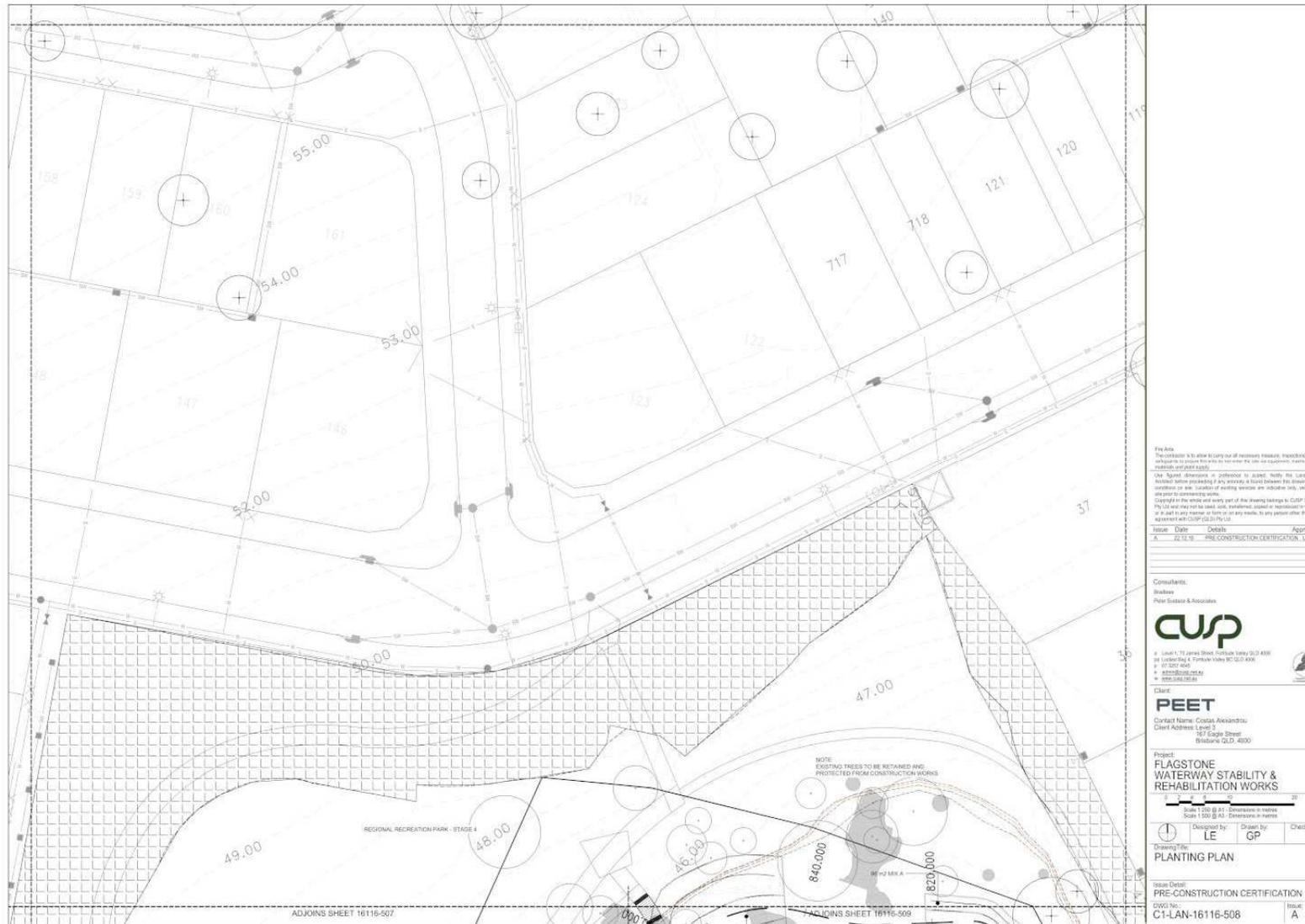
Scale 1:200 @ A3 - Dimensions in metres	Scale 1:500 @ A1 - Dimensions in metres
Designed by: LE	Checked by: JC

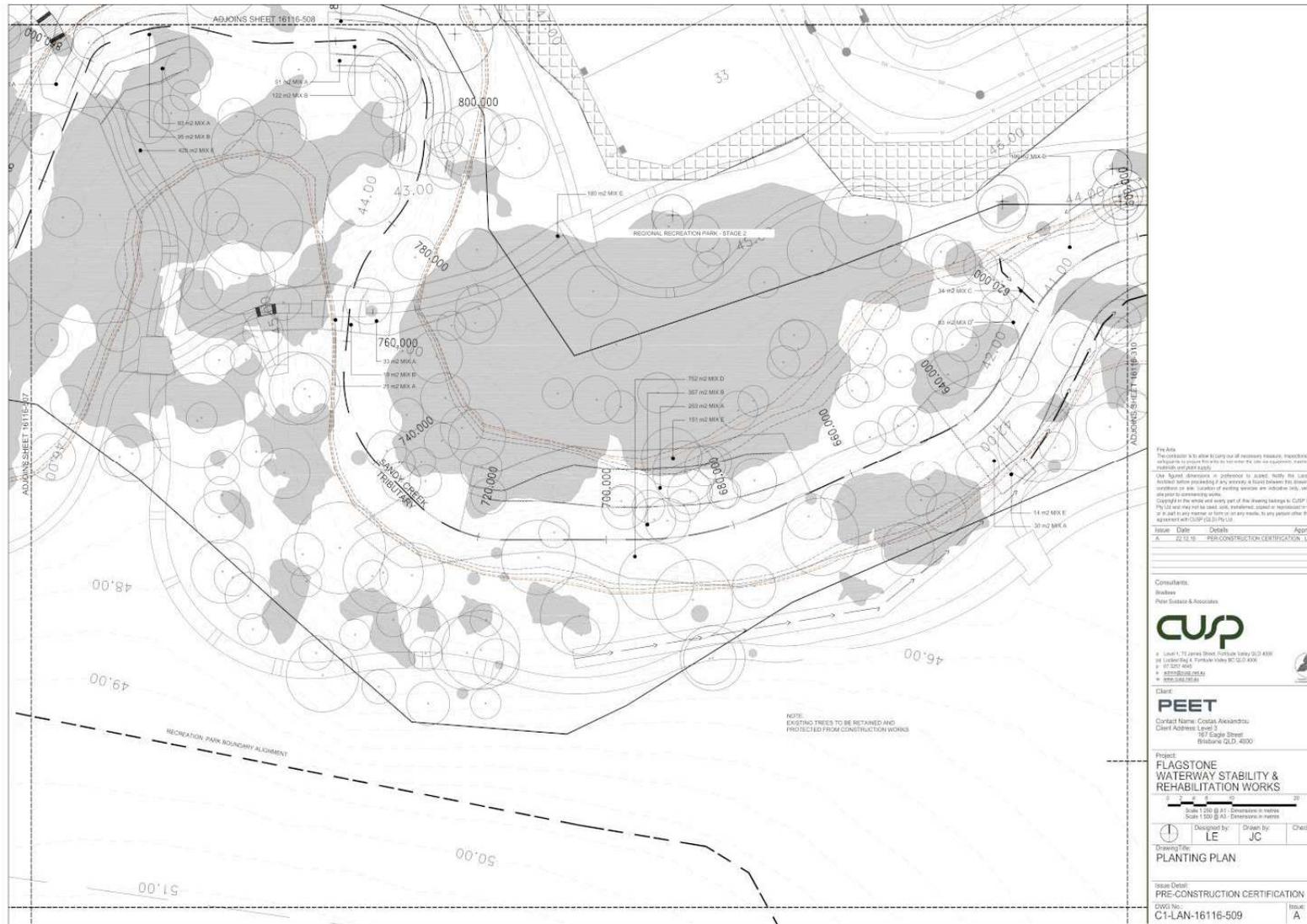
Drawing Title:
 PLANTING PLAN

Issue Detail:
 PRE-CONSTRUCTION CERTIFICATION
 DWG No: C1-LAN-16116-505
 Issue: A

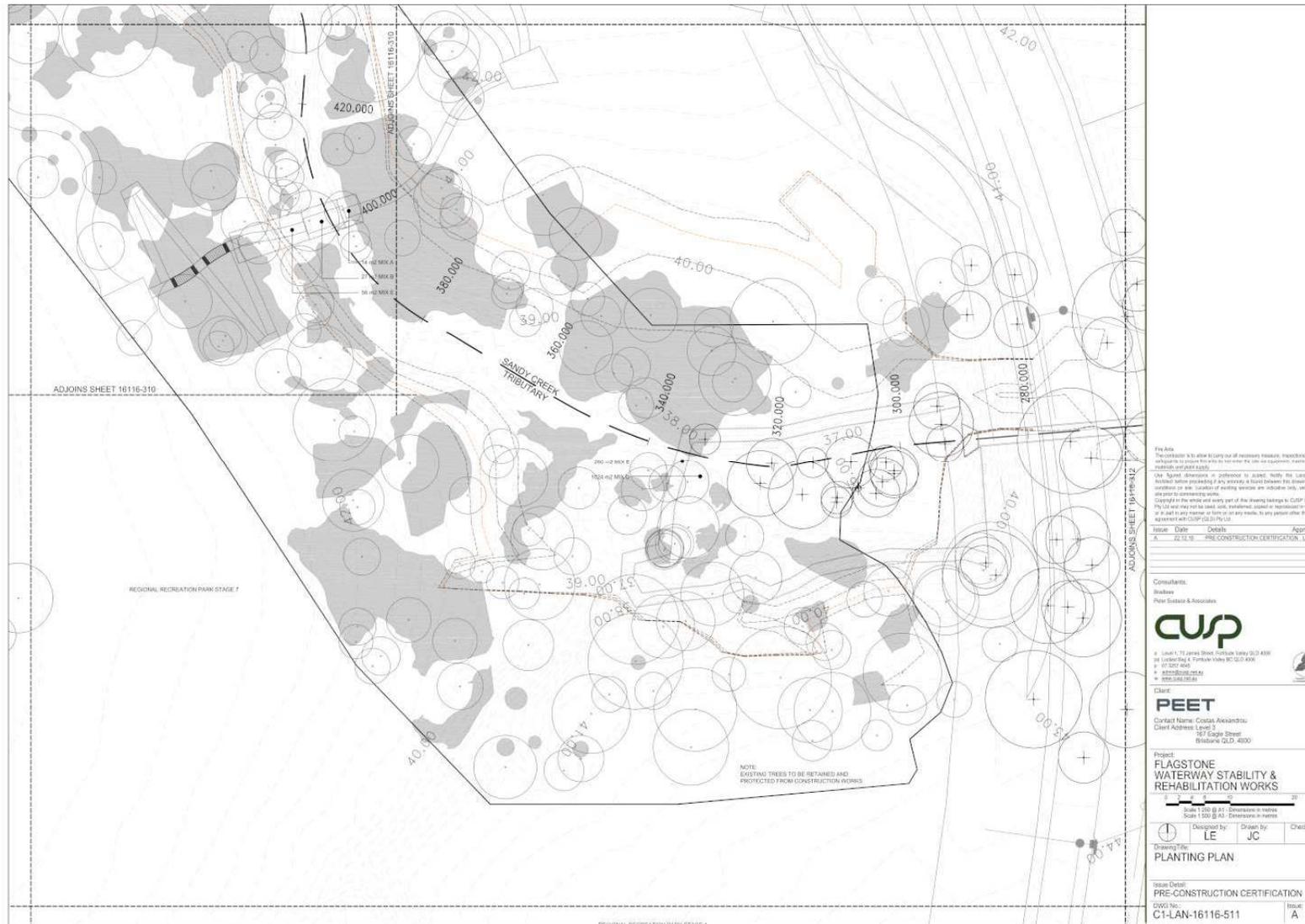


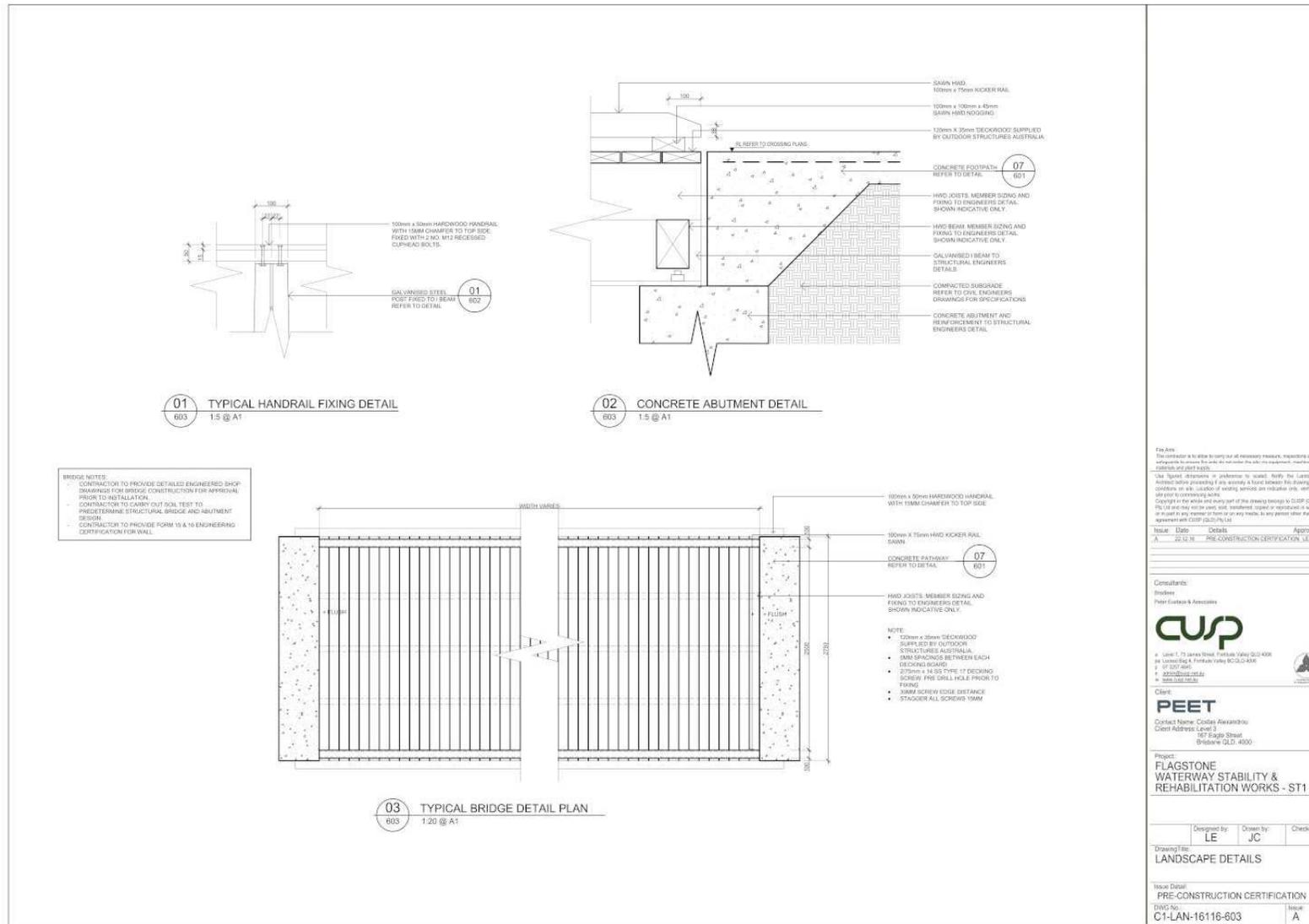


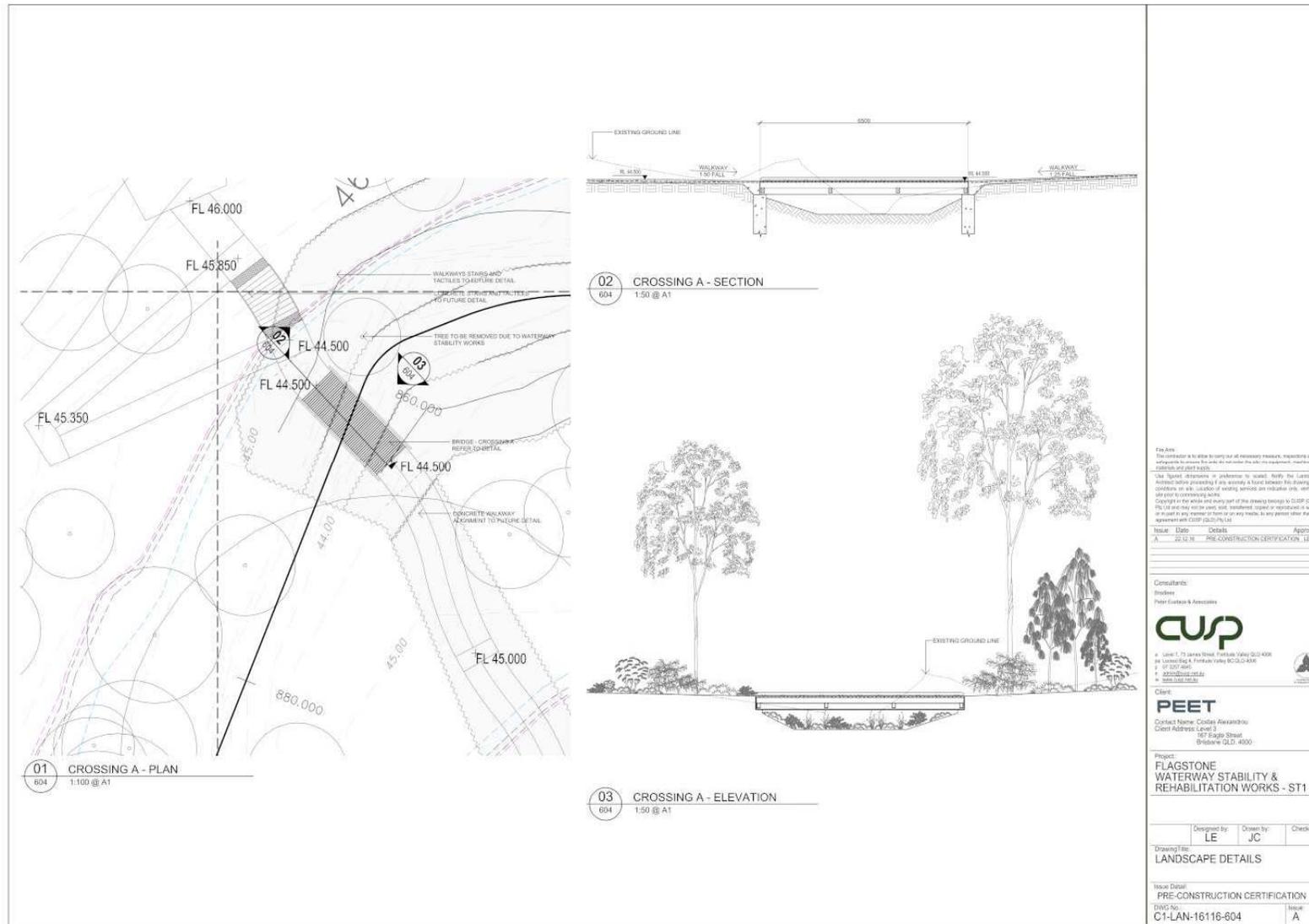












The Area:
The contractor is to allow to carry out all necessary measures, inspecting and
supervising the works to ensure that the site is maintained in the same condition, including
restoration of all areas.
The signed documents in accordance to be used. Notify the Landscape
Consultant before proceeding if any activity is found to be in breach of the drawing and
conditions or the completion of clearing works are indicated only, notify the
site prior to commencing work.
Conditions of the contract and other parts of the drawing apply to CSBP 0020.
This L10 and L11 are not to be used, used, modified, copied or reproduced in whole
or in part in any manner or form or any media, in any period other than the
agreement with CSBP (2015/17) L10

Issue	Date	Details	Approved
A	20.10.17	PRE-CONSTRUCTION CERTIFICATION, L10	

Consultants:
Inchcape
Peter Gifford & Associates
CUSP
• Level 1, 75 James Street, Parkside, QLD 4030
• 07 3207 4400
• 07 3207 4400
• 07 3207 4400
• www.cusp.net.au

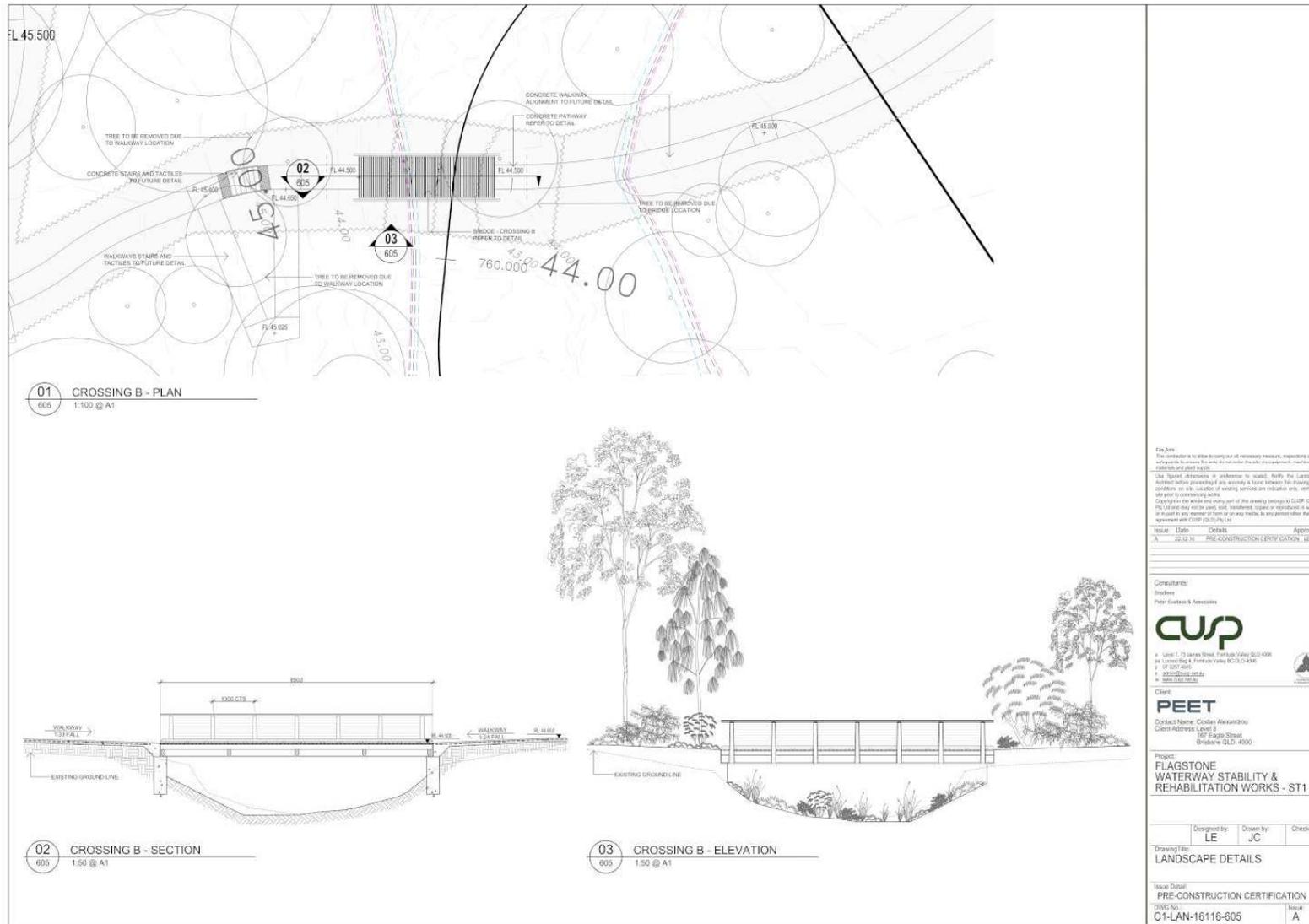
Client:
PEET
Contact Name: Costas Alexandrou
Client Address: Level 3
167 Eagle Street
Brisbane QLD 4000

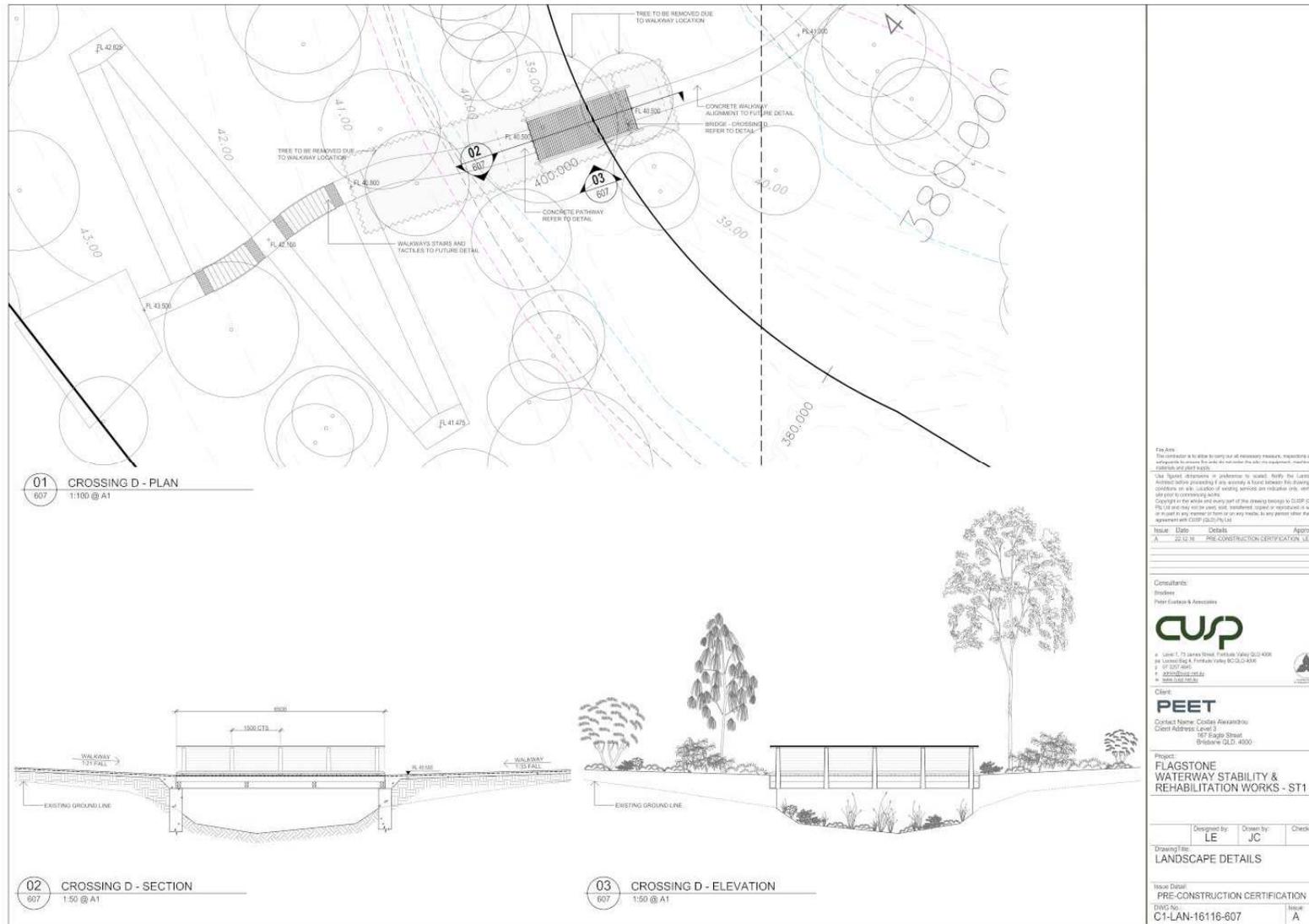
Project:
**FLAGSTONE
WATERWAY STABILITY &
REHABILITATION WORKS - ST1**

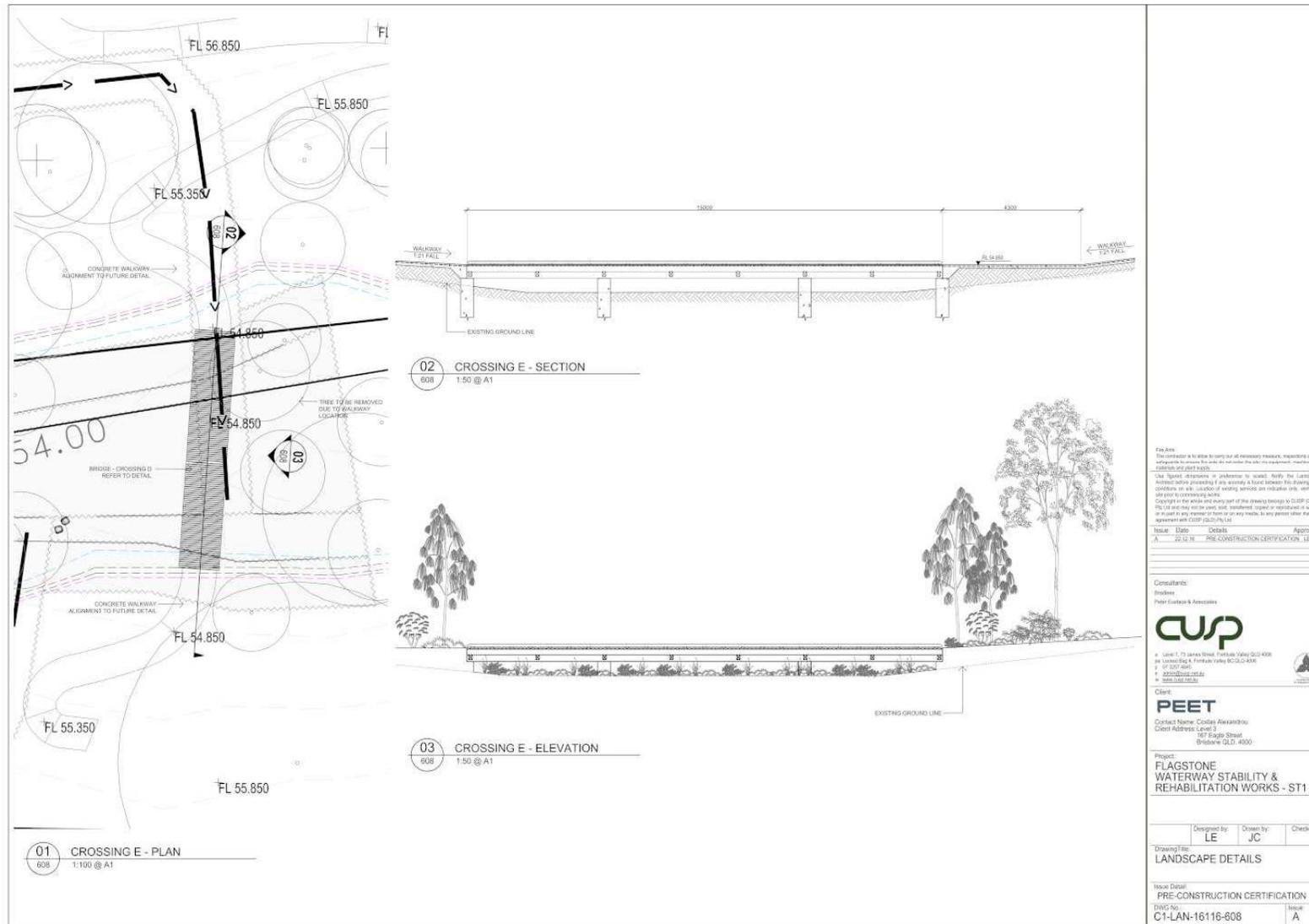
Designed by:	Drawn by:	Checked:
LE	JC	

Drawing Title:
LANDSCAPE DETAILS

Issue Detail:
PRE-CONSTRUCTION CERTIFICATION
DWG No: C1-LAN-16116-604 Issue: A









Appendix B

Fauna management and spotter catcher services report (February 2017)



February 2017

Fauna Management and Spotter/Catcher Services Report

Sandy Creek, Flagstone
Report prepared for SouthBris Enterprises Pty Ltd



Report prepared by
QLD Fauna Consultancy Pty Ltd
Phone: (07) 3376 9780
Fax: (07) 3376 9740
Email: fauna@qfc.com.au



Date:	09/02/17
Title:	Fauna Management and Spotter/Catcher Services Report Sandy Creek, Flagstone
Author/s:	Bryan Robinson, Ramona Rohwedder
Reviewed by:	Stephanie Robinson
Field personnel:	Jason Raguse
Status:	Final Report
Filed as:	QFC FMR SouthBris Enterprises Flagstone Feb 2017.docx



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2.2	Specific methodology for Koalas <i>Phascolarctos cinereus</i>	4
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1 Introduction

Qld Fauna Consultancy Pty Ltd has been engaged by SouthBris Enterprises Pty Ltd to conduct Fauna Spotter/Catcher and Fauna Management activities for water stability works at Sandy Creek, Flagstone Rise, Flagstone.

All activities were conducted under the provisions of Rehabilitation Permit (WIRP15052614) issued to Queensland Fauna Consultancy Pty Ltd by the Department of Environment and Heritage Protection (DEHP), formerly the Department of Environment and Resource Management (DERM), approving the observation and relocation of protected animals.

This report covers clearance activities undertaken in February 2017.

2 Methodology

2.1 Clearance Investigations

A standard set of observational and active searching techniques were employed each day during clearance to ascertain and identify existing fauna values for each location. These include:

- Assessment of terrestrial microhabitats such as ground hollows, rock, burrows, leaf litter, fallen branches and bark exfoliations,
- Observation and assessment of occupancy of arboreal microhabitats such as tree hollows, fissures and exfoliations,
- Direct observation of active or exposed fauna,
- Identification of scats, tracks and scratchings to determine fauna present on the site.

All microhabitats were identified and subsequently inspected during clearance.

2.2 Specific methodology for Koalas *Phascolarctos cinereus*

Due to the specific requirements relating to the Koala the following techniques were employed at the clearance site to ascertain presence/absence status:

- Use of binoculars to inspect the crown, forks and trunk of trees;
- 'Drip zone' searches at the base of known food trees for the presence of scats to a radius equal to that of the crown of individual trees;
- Inspection of trunks for scratchings indicative of use by Koalas.

Recent changes to Koala management strategies highlighted in the *Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016* have resulted in particular conditions placed on vegetation clearance involving the removal of Koala food trees.



Further provisions include the restriction of all clearance that may directly interfere with the tree a Koala is residing in. Koalas are to leave via their own volition and may not be interfered with by any means. Only when Koalas have vacated a tree can clearance operations include the host tree and surrounding vegetation.

2.3 Felling Procedures

Trees identified as having potential fauna values (such as hollows, fissures and exfoliating bark) were clearly marked for supervision during felling and inspected once felled. Efforts were made to determine potentially occupant species by way of investigations for indicative signs (scats, scratchings and tracks). Where no signs were found or occupant species undeterminable, machinery operators were instructed to fell trees in a manner directed at minimising the potential risk of injury to fauna.

Limbs were inspected and the direction of felling determined with regards to safety of both machinery and operators. Considerations to potentially occupant fauna were assessed and felling procedures formulated. Felling procedures may have included the following techniques:

- Machinery blades were utilised to shake the tree in an attempt to disturb fauna out of hollows or fissures to determine species present.
- If fauna were present, the tree was either left standing overnight to allow the occupant animal(s) time to leave via their own volition, or if species detected were able to be encouraged from the tree by shaking or direct capture by a wildlife spotter(s). The tree was felled with considerations to potentially undetected fauna.
- Where possible potentially occupied trees were felled with the identified microhabitat receiving minimal contact on impact.
- Adjacent felled trees were utilised to absorb the impact of potential fauna bearing trees.

2.4 Communications during Clearance

Each spotter/catcher was equipped with a hand held radio to make positive communications with machinery operators. Communications by radio and positive hand signals were utilised to indicate intentions to machinery operators.



3 Results

The following daily inventory details fauna based investigation results for the clearing area. Inspection activities, location, habitat values and fauna found are documented where required.

Wednesday 1st February 2017

- Pre-clearance activities carried out (refer to Methodology) at Sandy Creek, Flagstone
- Vegetation clearance carried out at Sandy Creek, Flagstone
- Refer to **Fauna Register** for fauna found
- 5 trees flagged
- 1 personnel in attendance

<p>Arboreal Microhabitats: No. flagged tree/s felled: 2 Nest (N) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Hollows (H) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Arboreal termitaria (ATM) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Other: Koala Habitat Trees No. & size of hollow/s (mm): 0 – 50: 2</p>
<p>Terrestrial Microhabitats: Hollow logs <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Woody debris <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Rock piles <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Burrows <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Other: Leaf Litter</p>
<p>Aquatic habitat/s: Dam <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Creek (Ephemeral) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Wetland <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p>

Thursday 2nd February 2017

- Pre-clearance activities carried out (refer to Methodology) at Sandy Creek, Flagstone
- Vegetation clearance carried out at Sandy Creek, Flagstone
- Refer to **Fauna Register** for fauna found
- 2 trees flagged
- 1 personnel in attendance

<p>Arboreal Microhabitats: No. flagged tree/s felled: 5 Nest (N) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Hollows (H) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Arboreal termitaria (ATM) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Other: Koala Habitat Trees No. & size of hollow/s (mm): 0 – 50: 4 50 – 100: 3 100 – 150: 2</p>
<p>Terrestrial Microhabitats: Hollow logs <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Woody debris <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Rock piles <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Burrows <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Other: Leaf Litter</p>
<p>Aquatic habitat/s: Dam <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Creek (Ephemeral) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Wetland <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p>



Friday 3rd February 2017

- Pre-clearance activities carried out (refer to Methodology) at Sandy Creek, Flagstone
- Vegetation clearance carried out at Sandy Creek, Flagstone
- Refer to **Fauna Register** for fauna found
- 4 trees flagged
- 1 personnel in attendance

Arboreal Microhabitats: No. flagged tree/s felled: 4

Nest (N) Y N Hollows (H) Y N Arboreal termitaria (ATM) Y N

Other: Koala Habitat Trees

No. & size of hollow/s (mm): 0 – 50: 4 50 – 100: 2 100 – 150: 3

Terrestrial Microhabitats:

Hollow logs Y N Woody debris Y N Rock piles Y N Burrows Y N

Other: Leaf Litter

Aquatic habitat/s: Dam Y N Creek (Ephemeral) Y N Wetland Y N



SouthBris Enterprises Pty Ltd

Fauna Management and Spill/Catcher Service Report
Sandy Creek, Flagstone

4 Fauna Register

OFC Operator		Jason Raguse											
Project Title		Sandy Creek (Water Stability Works)											
Location		Flagstone, Queensland											
Running report to be completed for all fauna injuries and deaths - all columns must be completed, with form emailed to the DEHP Project Manager every three months.													
N o	Date	Time 24 hrs	SPECIES (Scientific name)	C o u n t	LOCATION of wildlife capture		RELEASE location details			ACTIONS		COMMENTS / OUTCOME	
					Location Description	Lot on Plan	GPS Points	Date	GPS Points	Count	R I		R I
1	02/02/17	14:10	Sand Goanna <i>Varanus gouldii</i>	1	Terrestrial	-	E 0493884 N 6924436	01/02	E 0493975 N 6924456	1	X		Relocated
2	02/02/17	12:30	Squirrel Glider <i>Petaurus norfolcensis</i>	1	Arboreal - Hollow ~ 50mm	-	E 0493453 N 6924285	02/02	E 0493203 N 6924256	1	X		Relocated
3	02/02/17	13:45	Squirrel Glider <i>Petaurus norfolcensis</i>	1	Arboreal - Hollow ~ 100mm	-	E 0493242 N 6924228	02/02	E 0493203 N 6924256	1	X		Relocated
4	03/02/17	11:20	Yellow-footed Antechinus <i>Antechinus flavipes</i>	1	Arboreal - Hollow ~ 40mm	-	E 0493654 N 6924330	03/02	E 0493658 N 6924310	1	X		Assisted self-dispersal
5	04/02/17	13:30	Squirrel Glider <i>Petaurus norfolcensis</i>	3	Arboreal - Hollow ~ 100mm	-	E 0493833 N 6924396	04/02	E 0493203 N 6924256	3	X	C	2x relocated; 1x Juvenile taken to wildlife carer

ACTIONS Codes (mark column with 'X')	
R1 = release, no further action	R2 = Release with first aid - (V = Vet / C = Carer)
D = Death	I = Investigation

Queensland Fauna Consultancy Pty Ltd

8



5 Conclusion

All vegetation clearance was supervised as requested by SouthBris Enterprises Pty Ltd and in accordance with stipulations as expressed in the *Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016*.

No Koalas were observed during clearance. Fauna found during clearance works were translocated to an adjacent locality comprising suitable refugia and feeding resources consistent with individual species requirements. One juvenile Squirrel Glider was taken to a certified wildlife carer.

All supervised clearance activities were conducted with the full co-operation of onsite personnel and machinery operator/s.



6 References

Queensland Environmental Protection Agency and Queensland Parks and Wildlife Service (2006). *Nature Conservation (Koala) Conservation Plan 2006 and Management Plan 2006 – 2016*. Queensland Government – Environmental Protection Agency.

References for nomenclature

Menkhorst, K. & Knight, F. (2011) *A Field Guide to the Mammals of Australia*. 3rd edn. Oxford University Press, South Melbourne.

Strahan, R. (Ed) (1995) *The Mammals of Australia*. New Holland Publishers, Sydney.

Wilson, S. (2005) *A Field Guide to Reptiles of Queensland*. New Holland Publishers, Sydney.



Appendix C

EPBC approval and conditions granted 30 October 2014



Australian Government
Department of the Environment

Approval

Flagstone West Urban Development Project, QLD (EPBC 2014/7206)

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Proposed action

person to whom the approval is granted	Peet Flagstone City Pty Ltd
proponent's ACN	ACN: 151187594
proposed action	To construct a mixed use development (including residential, commercial and community developments and associated infrastructure) on a 1,245.26 ha site at Flagstone, Queensland [See EPBC Act referral 2014/7206]

Approval decision

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approved

conditions of approval

This approval is subject to the conditions specified below.

expiry date of approval

This approval has effect until 31 December 2035

Decision-maker

name and position	Deb Callister Queensland and Sea Dumping Assessment Branch
signature	
date of decision	30 October 2014



Conditions attached to the approval

<p>Conditions</p>
<p>Offsets</p> <ol style="list-style-type: none"> 1. For the purpose of protecting koala habitat the approval holder must provide the minimum offset payment listed in Appendix 1 of these conditions, for each of the Context Plan areas. Payment must be provided to the Queensland State Government for the entire Context Plan offset payment within 12 months of receiving Context Plan area approval or in accordance with the following sunset dates to each Context Plan area (Appendix 1), whichever is sooner: <ul style="list-style-type: none"> • Context Plan Area 1 – by 31 October 2015 • Context Plan Area 3 – by 31 October 2029 • Context Plan Area 4 – by 31 October 2020 • Context Plan Area 5 – by 31 October 2024 2. Notwithstanding the above, within 15 years of the Commonwealth approval of the action all outstanding financial contributions must be paid to the Queensland State Government. 3. Within 30 days of payment being made, the approval holder must provide written evidence to the Minister that the offset contribution for each Context Plan area has been paid to the Queensland State Government. Actions must not commence within an approved Context Plan area until the offset contribution has been paid. 4. Within 6 months of each offset payment made to the Queensland State Government, the approval holder must provide the Department written evidence on the actions that have been taken with the offset payment.
<p>Clearing</p> <ol style="list-style-type: none"> 5. Clearing of up to a maximum of 148 ha must be within the project area shown in Appendix 1.
<p>Standard Conditions</p> <ol style="list-style-type: none"> 6. Within ten days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement. 7. The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the plans required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media. 8. Any potential or suspected non-compliance with these conditions of approval must be reported to the Department in writing within 48 hours of the approval holder becoming aware of the potential or suspected non-compliance. Within three months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval. Documentary evidence providing proof of the date of publication must be provided to the Department at the same time as the compliance report is published. The compliance report must remain on the website for the life of the approval. 9. Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to



<p>the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.</p>
<p>10. If the approval holder wishes to carry out any activity otherwise than in accordance with a plan, the approval holder must submit to the Department for the Minister's written approval a revised version of that plan. The varied activity shall not commence until the Minister has approved the varied plan in writing. If the Minister approves the revised plan, that plan must be implemented in place of the plan originally approved.</p>
<p>11. If the Minister believes that it is necessary or convenient for the better protection of the listed koala to do so, the Minister may request that the approval holder make specified revisions and submit the revised plan for the Minister's written approval. The approval holder must comply with any such request. The revised approved plan must be implemented. Unless the Minister has approved the revised plan, then the approval holder must continue to implement the plan originally approved, as specified in the conditions.</p>
<p>12. If, at any time after five years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without the written agreement of the Minister.</p>

Definitions

Approval holder: means the person to whom the approval is granted.

Clearing: means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation.

Commencement of the action: means any works involved in the construction phase of the project, including clearing vegetation, the erection of any onsite temporary structures and the use of heavy duty equipment for the purpose of breaking the ground for buildings or infrastructure. This excludes the erection of signage, fences, barriers or bunting for the purposes of excluding areas containing listed threatened species.

Context Plan area: means the area defined by the proponent for development (refer to Appendix 1 for map)

Department: the Australian Government Department responsible for the *Environment Protection and Biodiversity Conservation Act 1999*.

EPBC Act: means the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

EPBC Act Offsets Policy: means the *Environment Protection and Biodiversity Conservation Act 1999 environmental offsets policy* (October 2012) or any subsequent revisions.

Koala food trees: means species of tree whose leaves are consumed by koalas. See lists of known koala food trees prepared by state and local government and non-government organisations. Note that food trees may vary spatially and temporally and information specific to the local area is likely to be most accurate.

Koala habitat: means areas of vegetation containing Koala food trees.

Listed Koala: Koala (*Phascolarctos cinereus* - combined populations of Queensland, New South Wales and the Australian Capital Territory) listed as vulnerable under the EPBC Act.

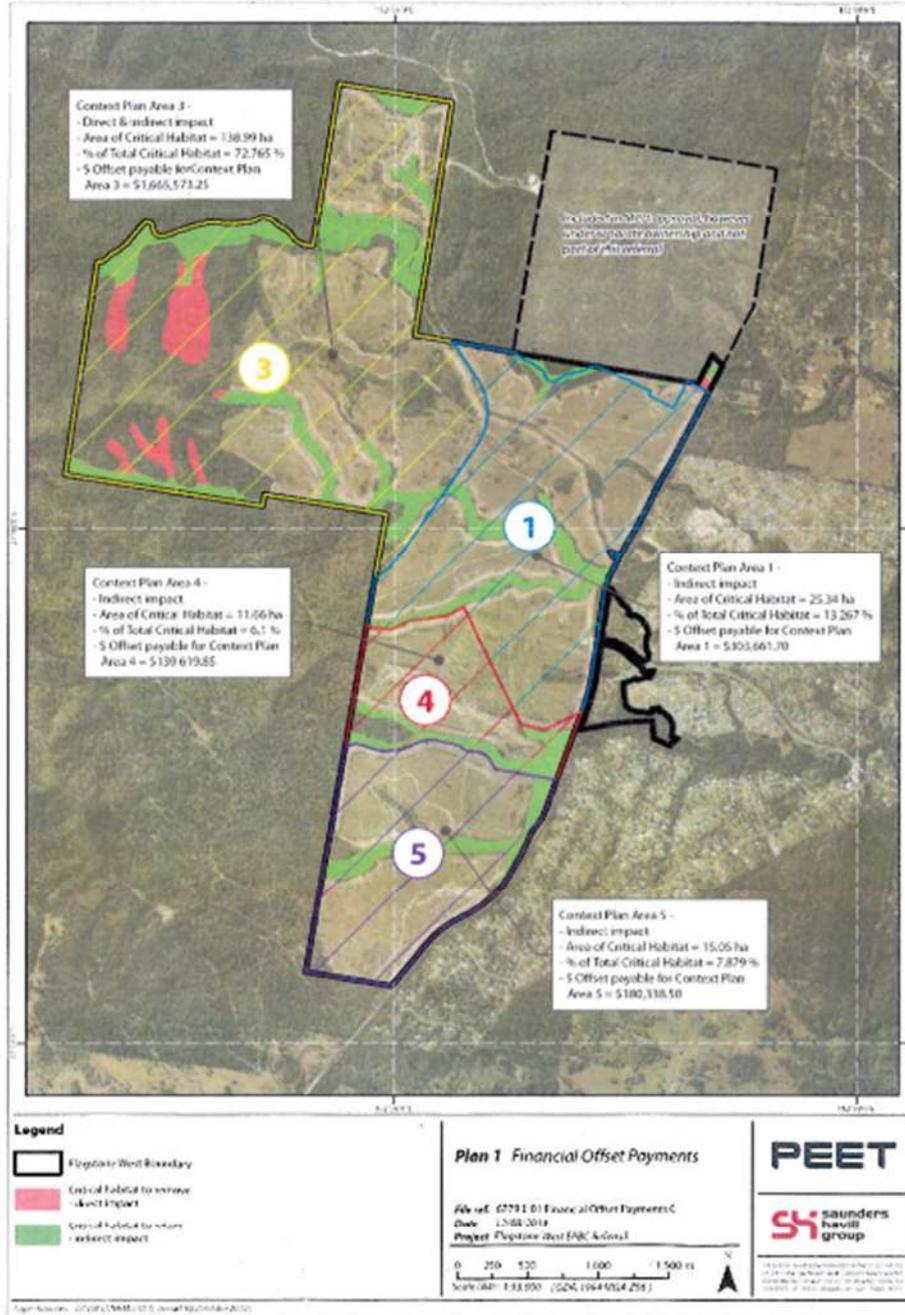
Minister: is the Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* and includes a delegate of the Minister.

Project area: area defined as Flagstone West Boundary on map at Appendix 1.

Queensland State Government: means the relevant Queensland State Government Department responsible for administering the offset.



Appendix 1 Map of Context Plan areas 1, 3, 4 & 5 and related offset payments





Appendix D

Context area I confirmation of payment



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2012/209/7

Mr Costas Alexandrou
Development Manager
PEET
GPO Box 1114
Brisbane QLD 4001

Dear Costas,

Thank you for your letter of 14 April 2015 about the Environmental Protection and Biodiversity Act 1999 (EPBC) and Guideline 17 payment for the clearing of koala habitat area.

I can confirm that the Queensland State Department of Infrastructure, Local Government and Planning has received your cheque for \$303,661.70, being the payment of the fees associated with the clearing of koala habitat in Context Plan Area 1 pursuant to EPBC approval Ref EPBC 2014/7206.

Should you have any enquiries, please do not hesitate to contact me on 3452 7422

Yours sincerely

Brandon Bouda
Principal Planner, EDQ Development Assessment

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Website www.dlgs.qld.gov.au
ABN 25 166 523 889



Appendix E

Evidence of expenditure of provided koala contribution



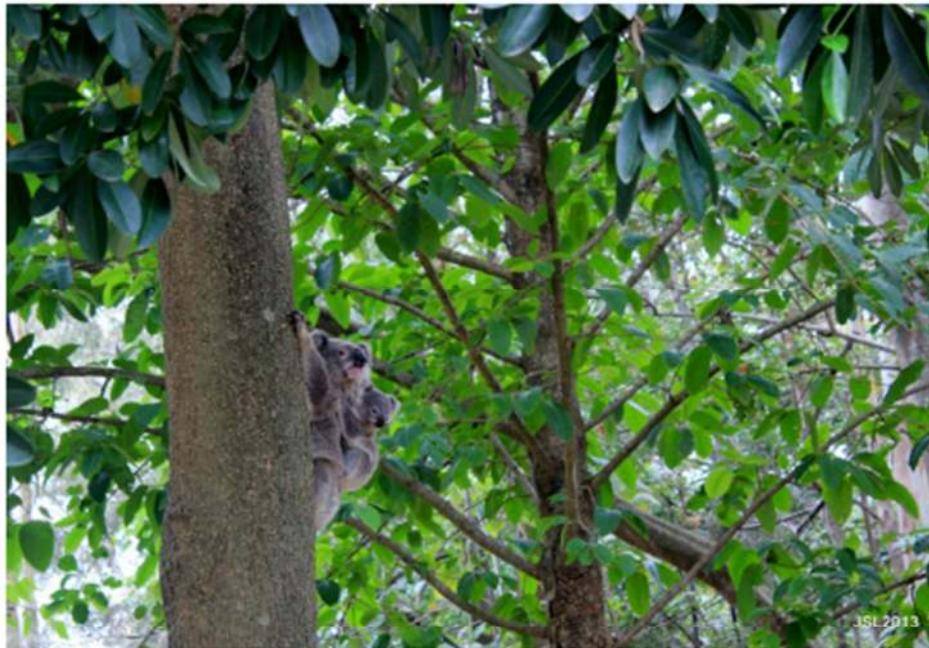
**New koala habitat in Logan City
provided through offset of
Flagstone West Urban Development
Project – Context Area 1**

**BUILDING OUR COMMUNITIES
BUSINESSES AND PRIDE**



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This report was prepared by Logan City Council for Economic Development Queensland on the provision of koala offsets with the financial contribution from offsets provided for the Peet Flagstone West Urban Development Project (EPBC 2014/7206) following approval by the Australian Government. All photos are taken within Logan.



Introduction

The purpose of this report is to inform Economic Development Queensland (EDQ) on how Logan City Council (LCC) have provided koala offsets with the offset funding provided by Peet Flagstone City Pty Ltd (PEET), for direct and indirect clearing of critical habitat in Context Area Plan 1 as requested by EDQ in their correspondence with LCC on 9 June 2015.

On 30 October 2014 the Australian Government approved the Flagstone West Urban Development Project (EPBC 2014/7206) for PEET. One of the conditions of the development approval was the provision of offsets to Queensland Government for the purpose of protecting koala habitat for each of the 5 Context Plan Areas.

An offset payment of \$303,661.70 was required for Context Area 1 for indirect and direct clearing involving 25.34 ha of critical habitat on their land within the Greater Flagstone Priority Development Area. The payment was to be made by 31 October 2015.

On 9 June 2015, EDQ as recipient of the offset payment of \$303,661.70 from PEET, entered into an agreement with LCC, responsible for providing koala offsets for the Greater Flagstone Development Area Context Area 1. The provision of koala offsets by LCC meets the requirements of the Environment Protection and Biodiversity Conservation (EPBC) Act approval, as determined by the Australian Federal Government.

Discussion

Logan's Advanced Offsets

Following the endorsement of LCC's Environmental Offset policy on 28 March 2013, LCC initiated the revegetation of suitable State and Council owned land, thus establishing an advanced offsets portfolio. At the time, these sites had not been allocated to any specific offsets and were being revegetated for future dedication to offset requirements within Logan City. Queensland Government agreed that State owned Crown Reserve land, which is managed by Council, could be used as offset sites.

Offset Site Selection and Revegetation

A land audit undertaken by Council identified 13.3109 hectares of land for immediate revegetation. The funding included site preparation, plant propagation, planting and five years of maintenance. After five years the revegetated area will be self-sustaining and require minimal



ongoing maintenance. The properties will continue to be managed by Council's Parks Natural Area team.

Figure 1 shows the location of the current and future offset sites. The following criteria were used to select suitable offset properties:

- Proximity to biodiversity corridors as identified in Council's corridor mapping, with special consideration given to the Logan River which provides a north-south corridor link;
- Improving connectivity to existing vegetation and improving the east-west connectivity between Undullah, Birnam ranges and Plunket Conservation Reserve; and
- Proximity to waterways.

Revegetating along waterways, especially the Logan River corridor, was a key priority as it provides multiple environmental benefits, including:

- Alluvial floodplains are known to provide the most fertile koala habitat areas. Along the Logan River much of this area has been cleared in the past for agriculture;
- Bank stabilisation and reduce erosion;
- Improved waterway health and water quality; and

Improved aesthetics and passive recreational opportunities (walkways, trails etc.).

In addition to the 13.3109 hectares approved for advanced offsets, Council has approved an additional 18.9055 hectares of land for future offset sites.

Revegetation and design of sites

Flora species to be planted was determined with Council's "Revegetation Tool" which assists in species selection and ensures compatibility with the pre-clearing Regional Ecosystems. Bird surveys and photo monitoring of the offsets sites is undertaken every six months to determine recruitment and progress of regrowth.



Allocation for Flagstone Urban Development Project (Context Area 1) offsets

The Australian Government stipulated that the \$303,661.70 financial contribution should be used to provide koala offsets in order to meet the requirements of the EPBC approval. At a cost of \$68,297.60 per hectare¹, PEET's financial contribution purchases 4.446 hectares of offsets from Council's portfolio of advanced offsets. The sites allocated for the PEET offsets are shown in **Figure 1**. Given the requirement of the EPBC approval was for the provision of koala offsets, LCC allocated land from its portfolio of advanced assets with the most significant category (highest quality) of koala habitat (Koala Habitat 1) as shown in **Table 1**. The Regional Ecosystem equivalence of the allocated land is shown in **Table 2**.

Property information for each park allocated to PEET offsets is provided below. Additional details for each site, including photo monitoring, are provided in *Appendix 2: Offset sites*.

Park	Address	Koala Habitat (ha)		Total (ha)
		Koala Habitat 1	Koala Habitat 2	
Hogan Park	2 Edgewater Drive CHAMBERS FLAT	1.7126	0	0.17126
Trace Reserve	Lot 33 Trace Road NORTH MACLEAN	2.3804	0	2.3804
Edgewater Park	Lot 55 Edgewater Drive CHAMBERS FLAT	3.530	0	0.3530
TOTAL		4.4460	0	4.4460

Please Note: Koala Habitat categories in Table 1 are derived from Australian Koala Foundations' Koala Habitat Atlas © methodology circa 2006 (based on Regional Ecosystem remnant, high value regrowth and preclearing V6.13, 23/12/2009), reclassified into Koala Habitat 1 and Koala Habitat 2 classes, and applied to Queensland Herbarium Regional Ecosystem where:

- Koala Habitat 1 includes all land identified as Australian Koala Foundation Primary or Secondary A koala habitat; and
- Koala Habitat 2 includes all land identified as Australian Koala Foundation Secondary B or Secondary C koala habitat.

¹ Refer to *Appendix 1: Costs of offsets* for a breakdown of costs.



Table 2. The Regional Ecosystem represented in the 4.446 hectares of offsets allocated to PEET.							
Park	Address	Regional Ecosystem (ha)					Total (ha)
		12.3.3/ 12.3.3d	12.3.3d	12.3.7	12.9- 10.3	12.9- 10.7a	
Hogan Park	2 Edgewater Drive CHAMBERS FLAT	0.0024	0.6513	0	0.3054	0.7535	1.7126
Trace Reserve	Lot 33 Trace Road NORTH MACLEAN	0.0015	2.2668	0.1121	0	0	2.3804
Edgewater Park	Lot 55 Edgewater Drive CHAMBERS FLAT	0.3530	0	0	0	0	0.3530
TOTAL		0.3569	2.9181	0.1121	0.3054	0.7535	4.4460

Protection of offset sites

Offset sites have to be protected in perpetuity. It is envisaged that Council-owned properties will be protected through a conservation or an environmental covenant under section 97A (3) (b) (i) of the *Land Title Act 1994*. State-owned properties used for environmental offsets will be recorded in the State Titles Registry in consultation with the State Government. This process is still under investigation and will be finalised in due course.



Conclusion

Offset contributions of \$303,661.70 from Flagstone West Urban Development Project (Context Area 1) will have the following key outcomes:

- Demonstrate the commitment of stakeholders to koala conservation and to sustainable development in Logan City;
- Strengthen the regional corridor network, link areas of significant habitat, provide a permanent sink for carbon and increase overall landscape resilience;
- Provide optimum habitat for koalas and enhance genetic flow between populations;
- Assist in establishing future offset sites to provide rapid and strategic provision of offsets for the development sector where losses of habitat are unavoidable; and
- Improve the health of local waterways through bank stabilisation and pollutant mitigation benefits.

In addition to achieving environmental outcomes for the City, revegetation of degraded land will be an important on-ground response to achieving the Queensland Government's 2020 commitment to nature conservation - Towards Q2: Tomorrow's Queensland, and the targets and outcomes of the SEQ Natural Resources Management Plan 2009-2031 and the SEQ Regional Plan 2009-2031.



Appendix 1: Costs of offsets

The financial contribution to purchase offsets from Council's portfolio of advanced offsets is currently determined at \$ 68,297.60 per hectare. This is calculated based on the following:

- Land costs - the current valuation of the offset land is determined at \$50,000.00 per ha;
- Rehabilitation costs - for the advanced offset sites including a five years maintenance plan amounts to \$18,297.60 per ha; and
- Administration costs - currently no administration costs are charged because Council had no costs associated with land acquisition. In future, as property acquisitions are required to meet offset demand, administration costs will be charged.

The Environmental Offset Policy has been developed in such a way that it retrieves both the capital outlay of rehabilitation and the cost of the offset land. Although Council already owns the land to be rehabilitated, the current value of the land is included when calculating a financial contribution for offsets. The rehabilitation and/or acquisition of future offset sites will be funded from income generated by the trading of the current advanced offset sites. It is estimated that the 13.3109 hectares of current offsets would generate an income of approximately \$ 909,025.00 over a number of years. Council has consulted with major development companies operating in the city and they are supportive of Council's pragmatic approach and the affordability of our proposed approach.



Appendix 2: Offset sites

Trace Reserve:

Address: Lot 33 Trace Road, North Maclean.

Description: This property was previously used for grazing and retained a number of mature trees on the site, though much of the property was cleared. Revegetation has enhanced these cleared areas.

Strategic links: This property fronts the Logan River and is in a Biodiversity Corridor.

Koala habitat: Koala Habitat 1. Koala sightings within 2.5km of the property.

RE types: 12.3.3, 12.3.3d, 12.3.7.



Figure 2: Trace Reserve photo monitoring July 2013



Figure 3: Trace Reserve photo monitoring February 2015



Hogan Park:

Address: 2 Edgewater Drive, Chambers Flat

Description: Approximately two thirds of the property had existing vegetation and natural recruitment. The remaining third was revegetated and is growing exceptionally well.

Strategic links: This property has Norris Creek (a tributary of the Logan River) flowing through, and is also in a Biodiversity Corridor.

Koala habitat: Koala Habitat 1. Koala sighting within 200m of property. Furthermore koala scats found on this site during koala scat surveys in 2014.

RE types: 12.3.3, 12.3.3d, 12.9-10.3, 12.9-10.7a.



Figure 4: Hogan Park photo monitoring June 2013



Figure 5: Hogan Park photo monitoring February 2015



Edgewater Park:

Address: Lot 55 Edgewater Drive, Chambers Flat.

Description: This property consisted mostly of open grassland with mature vegetation around the edges. Revegetation has complemented the grassland to achieve appropriate ecological outcomes.

Strategic links: This property is at the junction of Norris Creek and the Logan River, and is also in a Biodiversity Corridor.

Koala habitat: Koala Habitat 1. Two koala sightings within 700m of property.

RE types: 12.3.3, 12.3.7.



Figure 6: Edgewater Park photo monitoring June 2013



Figure 7: Edgewater photo monitoring February 2015

