



# Annual Compliance Report

10 June 2017 to 9 June 2018 EPBC 2014/7206  
Flagstone West Urban Development Project,  
Flagstone, Queensland  
Peet Flagstone City Pty Ltd  
07 September 2018

**PEET**

Job No: 6779 E

# Document control

Document: Annual Compliance Report 10 June 2017 to 9 June 2018 EPBC 2014/7206 (Issue A), prepared by Saunders Havill Group for Peet Flagstone City Pty Ltd, dated 07 September 2018.

## Document Issue

Issue	Date	Prepared By	Checked By
A	07 September 2018	JB	MS

### Prepared by

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ABN 24 144 972 949

[www.saundershavill.com](http://www.saundershavill.com)

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# 1. Introduction

The Environmental Management Division of Saunders Havill Group was engaged by Peet Flagstone City Pty Ltd (Peet) to prepare an Annual 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.

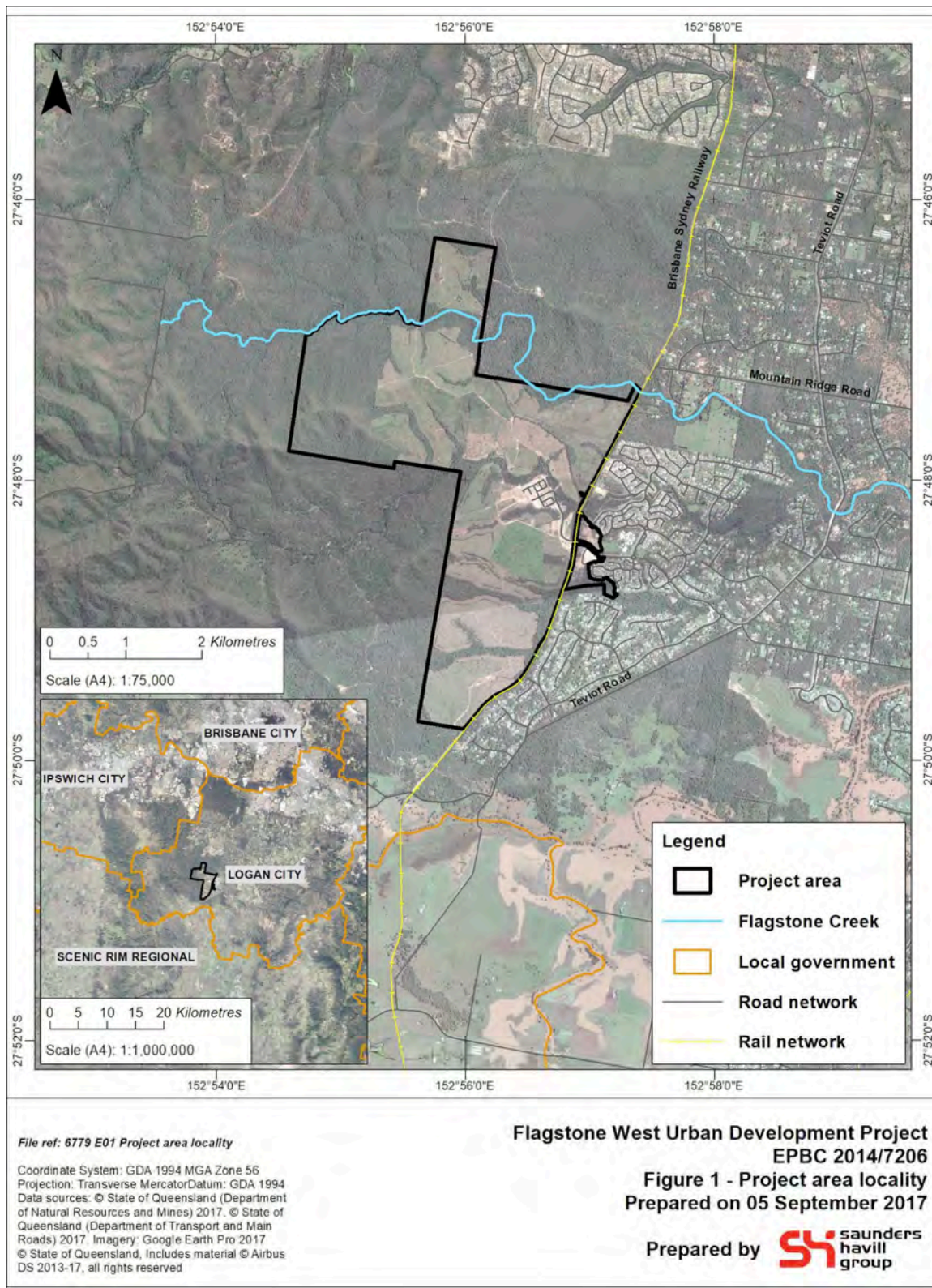
Since the approval was granted, the real property description of the project area has been modified as a consequence of updates to the cadastral database (i.e. property boundaries) administered by the Queensland Government Department of Natural Resources, Mines and Energy (DNRME). These updates effect 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 abut property and creek boundaries and as a result of the DNRME 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 hectares (ha) and there are nil changes proposed as a consequence of the updates to the cadastral database.

## 1.1. Approval summary

<b>Department reference</b>	EPBC 2014/7206
<b>Approval holder</b>	Peet Flagstone City Pty Ltd
<b>ACN</b>	151 187 594
<b>Approval date</b>	30 October 2014
<b>Expiry date of approval</b>	31 December 2035
<b>Approved action</b>	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*
<b>Controlling provision</b>	Approved - listed threatened species and communities (sections 18 & 18A)
<b>Reporting period</b>	10 June 2017 to 9 June 2018
<b>Address</b>	Homestead Drive, Flagstone (and Jimboomba), Queensland 4280
<b>Local government area</b>	Logan City

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

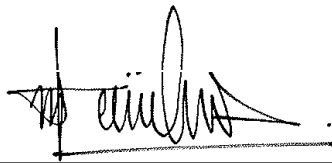
**Figure 1: Project area locality**



## 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

07 September 2018

### 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 (refer photos):

- 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 occurred. These activities were completed with permits from state and local administering authorities in place.

Other notable events during the second year of activities include:

- Opening of the million dollar playing fields
  - this 2-hectare reserve has three playing areas with grassed seating and off-street parking and is accessible to the public
- Opening of Stages 1 and 2 of the regional park (refer photos)
  - Facilities include a skate park, fitness equipment, multipurpose half court, mini football field and young adult playground equipment in addition to viewing areas and break-out spaces
- Issuing of community grants by Peet Flagstone
  - these grants support clubs and volunteer organisations to deliver outcomes that benefit the community
- Commencement of community hub planning
  - a workshop to commence design of a new facility space for community meetings, clubs, classes and accommodation for community services and visiting health professionals
- New display village
  - 13+ builders showcasing their housing products

- Opening of the two-lane Flagstone Bridge (refer photos)
  - a major piece of infrastructure for the region
  - this bridge crosses the interstate railway line connecting the future Flagstone CBD and 12,000-lot residential development, west of the line, with the existing community of Flagstone Rise, to the east



Land parcels setback from retained vegetation with transition area landscape works





Land parcels setback from retained vegetation with transition area landscape works



Land parcels setback from retained vegetation with transition area landscape works



Detention basin



Landscape works



Landscape works



Landscape works adjacent to creek with formal pedestrian path



New land parcels setback from retained vegetation



New land parcels setback from retained vegetation with formal pedestrian path



New land parcels setback from retained vegetation with formal pedestrian path



Improvements to existing access across creek



Park



Park



Information signage



Flagstone Bridge



Flagstone Bridge culvert



Flagstone Bridge (view from creek bed)



### 3.1. Stability works

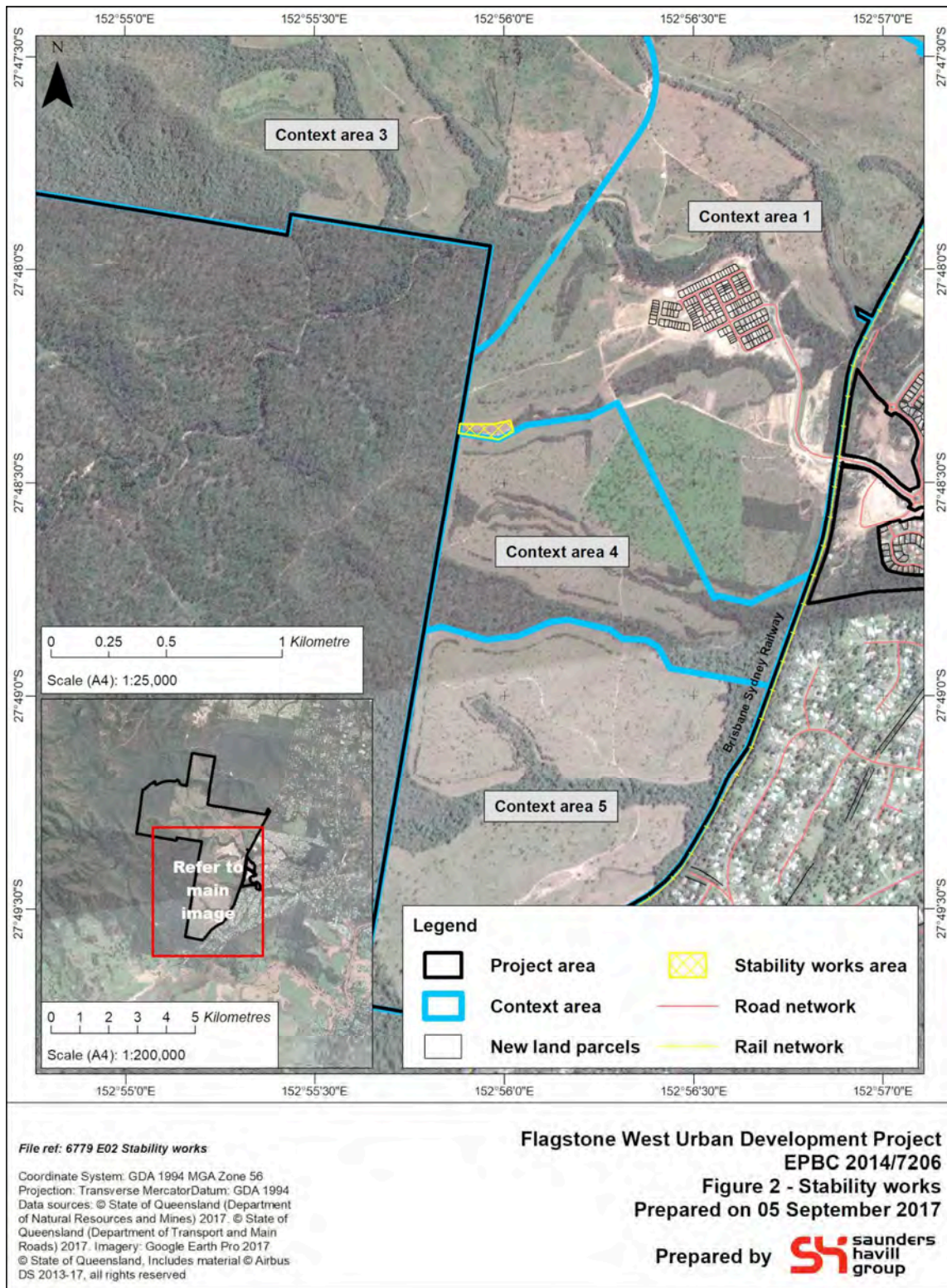
During November and December 2016, an existing drainage gully in context area 1 required remedial works to address ongoing degradation, stability and integrity issues (**Figure 2**). The completed remedial works were essential to rectify these issues and undertaken along an approximate 250 metre (m) 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 was included in the Annual Compliance Report for the reporting period 10 June 2016 to 9 June 2017. Photos of these works are provided below.



Stabilisation works

**Figure 2: Site aerial**





Stabilisation works



Stabilisation works



Stabilisation works

### 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 is supported by subsequent fauna spotter catcher reports (2016 and 2017) provided in previous Annual Compliance Reports 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 assessments for 2018 are included as Appendix A to this report. These inspections also failed to locate any Koalas in the active portion of the site during the pre-clearance survey or while clearing works were underway.

## 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 B.

**Table 1: EPBC approval conditions compliance table**

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence/comments
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"> <li>• Context Plan Area 1 - by 31 October 2015</li> <li>• Context Plan Area 3 - by 31 October 2029</li> <li>• Context Plan Area 4 - by 31 October 2020</li> <li>• Context Plan Area 5 - by 31 October 2024</li> </ul>	Compliant	The minimum offset payment of \$303, 661.70 for context area 1 was paid to the Queensland State Government on 14 April 2015. In response, Economic Development Queensland, part of the Queensland Government Department of Infrastructure, Local Government and Planning, issued a letter confirming the payment was received. Information on how the offset payment was invested in koala matters was provided the Annual Compliance Report dated 8 September 2017. No other context areas were approved by the Queensland State Government nor did a sunset date pass during the reporting period. Subsequently, no context area payments were made to the Queensland State Government during the reporting period.
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 State Government, the approval holder must provide the Department written evidence on the actions that have been taken with the offset payment.	Not applicable	The Queensland State Government was not due to be notified of any actions taken with the offset payment during the reporting period.
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 is approximately 4 hectares in area.
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.

<p><b>8</b></p>	<p>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.</p>	<p>Compliant</p>	<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. 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. When this deadline is a non-business day in Brisbane, the next business day is taken to be the deadline. Documentary evidence providing proof of the date of publication will be provided to the Department when the report is published.</p>
<p><b>9</b></p>	<p>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.</p>	<p>Not applicable</p>	<p>The Minister has not provided a direction to complete an independent audit of compliance.</p>
<p><b>10</b></p>	<p>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 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.</p>	<p>Not applicable</p>	<p>The approval holder has not sought to carry out any activity that is not in accordance with a plan as specified in the conditions.</p>

<p><b>11</b></p>	<p>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.</p>	<p>Not applicable</p>	<p>The approval holder has not received a request from the Minister to revise a plan specified in the conditions.</p>
<p><b>12</b></p>	<p>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.</p>	<p>Not applicable</p>	<p>The action commenced on 10 June 2016.</p>



# 5. Appendices

## Appendix A

Fauna management and spotter catcher services reports

## Appendix B

EPBC approval and conditions granted 30 October 2014

# Appendix A

Fauna management and spotter catcher services reports

# Bemrose Wildlife. ©

Koala/Fauna management site report.

## Koala/Fauna management site report.

BEMROSE WILDLIFE MANAGEMENT SERVICES.

Rehabilitation permit number: WIRP 18068817.

9th February 2018. Homestead Drive, Flagstone.

RDScivil.

Bemrose Wildlife Management Services. Copyright.

BEMROSE WILDLIFE MANAGEMENT SERVICES.

Rehabilitation permit number: WIRP 18068817. 9th

February 2018. Homestead Drive, Flagstone.

RDScivil.

I Dean Bemrose of Bemrose Wildlife Management Services was engaged by RDScivil to conduct the on-site fauna management service at the Homestead Drive, Flagstone site. The site for this clearance phase consisted of riparian and associated zones following Sandy creek (Flagstone creek), Flagstone.

RDScivil engaged Bemrose Wildlife Management Services to conduct the on-site fauna spotter service for the scope of works site as per regulations and approval phases. This is an ongoing general scope of works consisting of the greater Flagstone development footprint. All due diligence was observed throughout the clearance phase.

The area scheduled and approved vegetation management (removal) scope of works was of a floristic composition consistent of open, mixed *Eucalyptus* and *Acacia* species dominating the upper stratum layers. The Eucalypts (mainly Spotted Eucalypts) were of 200mm-300mm in diameter and regarded as Non -juvenile Koala habitat trees. Prior to works commencing on-site the area was checked for fauna presence, including anecdotal evidence (tracks, scats and associated spoor trace). Techniques utilized during the pre-clearance phase entailed 360° stop, look and listen amphibian-based fauna searches, as the riparian area/s within the scope of works contained minor ephemeral water bodies. NIL audible frog signatures/calls were observed nor any physical sightings. There was minor Cane Toad presence within the general area, which can have a direct impact on the endemic and sedentary amphibian relative abundance. Techniques are now available to minimize Cane Toad abundance.

Non -juvenile Koala habitat trees within the general scope of works site indicated NIL current special least concern fauna trace (Koala), nor did they indicate any current least concern arboreal fauna (e.g. Brush-tailed Possum).

RDScivil. Bemrose Wildlife. Homestead Drive, Flagstone. February. 2018.

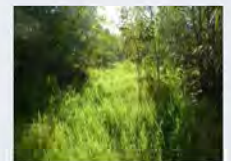
Fauna Management site, Homestead Drive, Flagstone.



Potential habitat will be checked and cleared.



Transect view of clearance site.



NIL EVRNT fauna was observed throughout the clearance phase including pre-clearance fauna checks. NIL hollow bearing natural assets (potential breeding places) were observed within any stratum layer of the NJKHT on site, thus mitigating the potential use of a Species Management Plan. NIL herpeto-fauna nor terrestrial based fauna was observed during the pre-clearance checks nor during the on-site vegetation management. As the bulk of the scope of works area was open, a clear line of site was afforded to the fauna manager. At no time were Wallabies observed directly or adjacent to the site. Old Wallaby spoor was observed on the adjacent open dirt areas. The site is open allowing any sedentary fauna egress pathways. NIL Eucalypts, Acacia species were in flower or seed phases, limiting the direct fauna utilization at the time of vegetation clearance. One terrestrial based hollow was observed within the ephemeral creek bed. NIL fauna was observed, nor any current activity levels. Subsequently, following fauna management and habitat retention protocols, the hollow was translocated to an adjacent green zone as general environmental enrichment.

The vegetation contractor, with whom we have worked with prior to this phase is extremely adept at his specialty and was a positive communicator allowing progressive and successful works to proceed with the utmost respect for fauna values. NIL fauna was observed. NIL injuries to fauna occurred during any phase of operations on the day of direct fauna management.

Minor transitory movement was observed briefly by Wren species, however upon inspection NIL active Wren breeding places were observed.

Prior to the clearance project commencement, it was necessary to determine the viability of the habitat and in situ fauna present on site at the time and date of inspection. The strategy that was utilized to maximize fauna observation was an observational walk through with specialized PPE and high-power binoculars. NIL EVRNT fauna species, species of significance and special least concern fauna was observed at any time during the observational pre-clearance fauna inspection. At all times of the vegetation clearance program a strong level of positive communication will be maintained by the onsite fauna manager and the vegetation felling crews in order to maintain the integrity of the site and potential habitat retention possibilities.

Slow and controlled tree felling techniques and specialist management will be utilised by the vegetation clearance contractor under the direction of Bemrose Wildlife Management Services and RDScivil to successfully lower potential habitat trees on site. The management and instructions given by Bemrose Wildlife Management Services and RDScivil will be adhered to at all times during fauna management at the Homestead Drive, Flagstone site Queensland for a successful fauna management program.

Kind regards,

Dean Bemrose.

Bemrose Wildlife Management Services.

mobile: 0438 667 750

[www.bemrosewildlife.com.au](http://www.bemrosewildlife.com.au)

email: [dean@bemrosewildlife.com.au](mailto:dean@bemrosewildlife.com.au)



Riparian zone. NIL fauna observed at time and date of inspection.



Potential terrestrial habitat hollows will be checked and cleared prior to translocation. NIL fauna.  
Hollow translocated into analogue adjacent safe green zone.



All Non-juvenile Koala Habitat Trees were checked and cleared within the scope of works site.



Transect view of primary site. NIL fauna observed. Strong communication values were adhered to at all times allowing a successful program to occur.



Potential stag habitat values were checked and cleared.



Transect view of primary site. NIL fauna observed.

# Bemrose Wildlife. ©

## Koala/Fauna management site inspection report.

# Koala/Fauna management site inspection report.

BEMROSE WILDLIFE MANAGEMENT SERVICES.

Rehabilitation permit number: WIRP 18068817.  
14th February 2018. Gates Road, Flagstone.  
RDScivil.

Bemrose Wildlife Management Services. Copyright.

BEMROSE WILDLIFE MANAGEMENT SERVICES.  
Rehabilitation permit number: WIRP 18068817. 14th  
February 2018. Gates Road, Flagstone. RDScivil.

I Dean Bemrose of Bemrose Wildlife Management Services was engaged by RDScivil to conduct the fauna management inspection service at the Gates road, Flagstone site. The site inspected for this clearance phase consisted of partially cleared pre-construction access and storage area, which afforded complete line of sight assessment of the area for anecdotal and observable fauna utilization. The ground cover for this immediate area was non-existent (bare earth), therefore availing concise observation techniques for herpeto-fauna and terrestrial based fauna. The Eucalypts that were Non-Juvenile Koala Habitat sized trees did not exhibit arboreal fauna climbing spoor at any time of inspection. NIL special least concern fauna nor any EVRNT fauna species presence at the time inspection.

A primary focal point of the inspection was a deadwood woody vegetation snag on the periphery of the scope of works site. However, we understand that this particular snag is not going to be scheduled for removal. Thus, allowing this habitat to remain viable.

Within the greater scope of works for this phase, the ground stratum level primarily consisted of minimal ground vegetation. The primary layer being fallen leaf mass from the dominant understory stratum of Acacia. The Acacia, at the time and date of inspection was not in flower nor in seed, minimizing any displacement to sedentary fauna. An observable clear line of sight was available throughout the majority of the scope of works site.

Large, Non-Juvenile Koala habitat trees were observed not to have any noticeable hollow bearing natural assets. NIL anecdotal arboreal access nor egress markings were observed. NIL Koala nor EVRNT fauna species were observed at any time of the inspection.

*Fauna Management site, Gates road, Flagstone.*



*Potential habitat will be checked and cleared.*



*Transect view of clearance site.*



RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.



One very large Bloodwood tree was observed on the site, which potentially may contain small micro bat or Sugar Glider potential habitat hollows. One deadwood woody stag vegetation asset has the potential to have a hollow bearing natural asset within the main structure of the tree. All actions to fell the tree slowly and with a controlled effort will occur.

Within the adjacent area/s, analogue habitat is present, presenting potential fauna habitat and fauna relocation possibilities. NIL active nor inactive Avian breeding places were observed. NIL current Wallaby spoor was identified during this process of inspection. As the area is relatively disturbed the presence of fauna should be minimal.

Upon a grid search walk through pattern NIL active anecdotal spoor evidence was observed whilst conducting the fauna inspection of the scope of works area, no current activity was observed (species – Common Brush-tailed Possum). A standard operating procedure utilised was to stop, look and listen (360°) in order to ascertain the fauna utilisation at the proposed clearance sites.

The ground stratum level consisted of 100% native and exotic grass species. The level of grass height was low, allowing effective observational searches for terrestrial based herpeto-fauna and terrestrial mammals. NIL fresh/active spoor anecdotal evidence nor physical spoor was observed from potential sedentary and endemic *Wallabia* species which may be encountered within the general area/s. Adjacent to the site were egress Wallaby spoor leading away from the proposed scope of works site. This spoor appeared to be several days old (made after the last minor rain event).

Habitat features of value will be removed and translocated, when possible to adjacent analogue habitat areas. Minor transitory movement was observed briefly by Wren species, however upon inspection NIL active Wren breeding places were observed.

Prior to the clearance project commencement, it was necessary to determine the viability of the habitat and in situ fauna present on site at the time and date of inspection. The strategy that was utilized to maximize fauna observation was an observational walk through with specialized PPE and high-power binoculars. NIL EVRNT fauna species, species of significance and special least concern fauna was observed at any time during the observational pre-clearance fauna inspection. At all times of the vegetation clearance program a strong level of positive communication will be maintained by the onsite fauna manager and the vegetation felling crews in order to maintain the integrity of the site and potential habitat retention possibilities.

Slow and controlled tree felling techniques and specialist management will be utilised by the vegetation clearance contractor under the direction of Bemrose Wildlife Management Services and RDScivil to successfully lower potential habitat trees on site. The management and instructions given by Bemrose Wildlife Management Services and RDScivil will be adhered to at all times during fauna management at the Homestead Drive, Flagstone site Queensland for a successful fauna management program.

Kind regards,

Dean Bemrose.

Bemrose Wildlife Management Services.

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Koala/Fauna management site inspection report.

• • •



RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.

Koala/Fauna management site inspection report.

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RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.

Koala/Fauna management site inspection report.

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RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.

Koala/Fauna management site inspection report.

• • •



Edge of clearance area. NIL fauna observed.

RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.

Koala/Fauna management site inspection report.

• • •



RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.

Koala/Fauna management site inspection report.

• • •



NIL active or inactive breeding places observed.

RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.

# Bemrose Wildlife. ©

## Koala/Fauna management site report.

# Koala/Fauna management site report.

BEMROSE WILDLIFE MANAGEMENT SERVICES.

Rehabilitation permit number: WIRP 18068817.  
15th, 19th February 2018. Gates Road, Flagstone.  
RDScivil.

Bemrose Wildlife Management Services. Copyright.

BEMROSE WILDLIFE MANAGEMENT SERVICES.  
Rehabilitation permit number: WIRP 18068817. 15th,  
19th February 2018. Gates Road, Flagstone. RDScivil.

I Dean Bemrose of Bemrose Wildlife Management Services was engaged by RDScivil to conduct the fauna management service at the Gates road, Flagstone site.

The site scheduled for this clearance phase consisted of partially cleared pre-construction access and storage area, which afforded complete line of sight assessment of the area for anecdotal and observable fauna utilization.

The ground cover for this immediate area was non-existent (bare earth), therefore availing concise observation techniques for herpeto-fauna and terrestrial based fauna. The Eucalypts were Non-Juvenile Koala Habitat sized trees and did not exhibit arboreal fauna climbing spoor at any time of works. NIL special least concern fauna nor any EVRNT fauna species presence was detected during the walk-through phase of pre-start works.

A primary focal point of the inspection was a deadwood woody vegetation stag on the periphery of the scope of works site. This particular stag was not sectioned as part of this immediate vegetation management program. From a fauna conservation and preservation aspect, preserving this obviously highly active stag (arboreal mammal/micro-bat/Avian) habitat feature will ensure the direct survivorship variables for sedentary fauna. In addition, if the stag value is left in situ it can provide natural environmental enrichment for not only fauna but as a natural valuable asset for the purpose of community nature conservation awareness. An attribute highly regarded within the developmental footprint. This particular asset could also be utilized for the implementation of habitat boxes. As this stag was not scheduled for removal minimal disturbance to the immediate area was afforded. Resulting in a highly positive outcome.

RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.

*Fauna Management site, Gates road, Flagstone.*



*Potential habitat will be checked and cleared.*



*Transect view of clearance site.*



Skilled and experienced, the Excavator operator, whom we know to be conscience of the local fauna values was highly positive in terms of communication levels, allowing the successful felling of large tree vegetation assets to be lowered and inspected successfully. One dead stag wooded vegetation asset was controlled and lowered to allow inspection. Upon entering the general area to inspect the stag, one adult Brush-tailed Possum egressed away from site into adjacent green zones. The animal was not injured during any process. Within this particular framework, it should be noted that potentially two Brush-tailed habitat boxes should be installed to offset the felling of the natural habitat in which it was utilizing. NIL hollows were observed within the large Bloodwood tree.

NIL EVRNT fauna species were observed at any time during the clearance phase of operations. NIL Avian active nor inactive breeding places were observed at any time of operations. NIL Koala's were observed on site. NIL injuries occurred to any fauna over the two-day process of vegetation removal.

A standard operating procedure utilized was to stop, look and listen (360°) in order to ascertain the fauna utilization at the proposed clearance sites.

Adjacent to the site were egress Wallaby spoor leading away from the proposed scope of works site. This spoor appeared to be several days old (made after the last minor rain event).

Minor transitory movement was observed briefly by Wren species, however upon inspection NIL active Wren breeding places were observed.

Prior to the clearance project commencement, it was necessary to determine the viability of the habitat and in situ fauna present on site at the time and date of inspection. The strategy that was utilized to maximize fauna observation was an observational walk through with specialized PPE and high-power binoculars. NIL EVRNT fauna species, species of significance and special least concern fauna was observed at any time during the observational pre-clearance fauna inspection. At all times of the vegetation clearance program a strong level of positive communication was maintained by the onsite fauna manager and the vegetation felling crews in order to maintain the integrity of the site and potential habitat retention possibilities.

Slow and controlled tree felling techniques and specialist management will be utilised by the vegetation clearance contractor under the direction of Bemrose Wildlife Management Services and RDScivil to successfully lower potential habitat trees on site. The management and instructions given by Bemrose Wildlife Management Services and RDScivil will be adhered to at all times during fauna management at the Homestead Drive, Flagstone site Queensland for a successful fauna management program.

Kind regards,

Dean Bemrose.

Bemrose Wildlife Management Services.

mobile: 0438 667 750

[www.bemrosewildlife.com.au](http://www.bemrosewildlife.com.au)

email: [dean@bemrosewildlife.com.au](mailto:dean@bemrosewildlife.com.au)

Koala/Fauna management site report.

• • •



Habitat checked and cleared.

RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.

Koala/Fauna management site report.

• • •



RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.

Koala/Fauna management site report.

• • •



Controlled vegetation clearance was active. NIL fauna captured or relocated.

RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.

Koala/Fauna management site report.

• • •



NIL hollows observed within Bloodwood trees.

RDScivil. Bemrose Wildlife. Gates road, Flagstone. February. 2018.





# Post Clearing Report

**Project:**

Flagstone City Residential Estate

**Client:**

SEE Civil

March 2018



### Document Status

Version	Purpose	Author	Reviewed By	Approved By	Date
Rev 0.1	DRAFT	Anita Nahuysen	Carla Meers		16/03/2018
Rev 1.0	FINAL	Anita Nahuysen		Carla Meers	16/03/2018

### Document Control

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## 1.0 Introduction

### 1.1. Background

Biodiversity Australia Pty Ltd Trading as Naturecall Environmental (hereafter referred to as 'Naturecall') was commissioned by SEE Civil ('the client') to produce a Post Clearing Fauna Management Report as part of the clearing works at Flagstone City Residential Estate ('the site'). Approximately 45 hectares was cleared to allow construction of a residential development.

### 1.2. Site Location and Description

The clearing site is situated over Lot 906 (RP819216), located off Homestead Drive, Jimboomba. The site is located in the developing Logan district, with dense bushland to the west, previously cleared semi-vegetated land to the north and south, and the remaining Flagstone residential development to the east (Figure 1, Page 2).

The clearing extent was comprised of a mixed mosaic of regrowth *Eucalyptus* and *Corymbia* species, including but not limited to, spotted gum (*C. citriodora* subsp. *variegata*), Moreton Bay ash (*C. tessellaris*) and narrow-leaved ironbark (*E. crebra*). Native wattles (*Acacia leiocalyx*), soap trees (*Alphitonia excelsa*), and introduced Lantana (*Lantana camara*) dominated the mid-storey. A mix of native and weedy species created a dense undergrowth including native kangaroo grass (*Themeda triandra*), blue flax-lily (*Dianella caerulea*), cobblers' pegs (*Bidens pilosa*) and blue billygoat weed (*Ageratum houstonianum*).

### 1.3. Legislation and Permits

Relevant legislation applicable to land clearing and vegetation removal is governed by Local, State and Federal authorities. This includes:

- *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*;
- *Nature Conservation Act 1992 (NC Act)* and associated regulations;
- *Environmental Protection Act 1994*;
- *Animal Care and Protection Act 2011*; and
- *Nature Conservation (Koala) Conservation Plan 2017*.

Naturecall also holds a current Department of Environment and Heritage Protection (EHP) Rehabilitation Permit (Permit No. WIRP16958416), allowing for the handling and relocation of native fauna and a Scientific users registration enabling the use of animals for scientific purpose.



Figure 1: Approximate vegetation clearing extent at Flagstone City Residential Estate, Jimboomba, QLD.



## 2.0 Methodology

### 2.1. Vegetation/Habitat Clearing

Vegetation clearing was undertaken over a period of five days, between the 5<sup>th</sup> and 9<sup>th</sup> February 2018. One on-site Fauna Spotter was present to monitor and manage all fauna interactions over this five day clearing event. A dozer and excavator were primarily used for clearing works, which allowed for the thorough examination of all habitat features once they were felled and/or moved. Vegetation clearing was undertaken in accordance with Naturecall's internal Fauna Management Procedures.

### 2.2. General Provisions

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

#### 2.2.1. Directional Clearing

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

#### 2.2.2. Hollow-bearing Trees

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



### 2.2.3. Notable Dense Vegetation

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

### 2.2.4. Bird Nests

Nests were inspected prior to vegetation disturbance wherever possible. The Fauna Spotter directed the clearing operator to fell relevant trees in such a manner to cause minimal disturbance to the nests. Once each tree was felled, as soon as it was safe to do so, the Fauna Spotter inspected the nest.

### 2.2.5. Termitaria

Trees supporting active mounds were felled in a manner where the termite mounds would not directly impact the ground or another object and sustain damage. Once felled the Fauna Spotter carefully broke open the mound to inspect the nesting/shelter chamber for any fauna. Any terrestrial mounds were excavated by hand where possible or broken open gently by machinery and investigated by the Fauna Spotter before proceeding.

### 2.2.6. Ground Cover

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

### 2.2.7. Decorticating Bark

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

### 2.2.8. Koalas

Given the presence of mature Koala fooder (ie. Food) tree species within the site extent, all cautionary measures were undertaken before vegetation removal was commenced.

### 2.2.9. Man Made Structures

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

### 2.2.10. Other Fauna Indicators

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



## 3.0 Results

### 3.1. Fauna Interactions

Due to the active vigilance of the on-site Fauna Spotter, one fauna interaction was successfully managed over the five day clearing period. This interaction was the self-dispersal of one northern brown bandicoot (*Isodon macrourus*) into nearby vegetation. The northern brown bandicoot is considered to be of least concern status under Queensland's *Nature Conservation Act 1992*.

## 4.0 Summary

Vegetation clearing at Flagstone City Residential Estate, was undertaken over a five day period between 5<sup>th</sup> and 9<sup>th</sup> February 2018. During clearing works, one on-site fauna spotter was required to monitor and manage all fauna interactions. One fauna interaction was recorded during clearing activities, the self-dispersal of one northern brown bandicoot.



## 5.0 References

- Environmental Protection Agency (2001). Key to Eucalypts of Greater Brisbane. Queensland Herbarium, Brisbane.
- Environmental Protection Agency (2006). Nature Conservation (Koala) Conservation Plan 2017. Queensland Government, Brisbane.
- Leiper, G., Glazebrook, J., Cox, D. & Rathie, K. (2008). Mangroves to Mountains (revised ed.). Queensland, Australia: Logan River Branch – Society for Growing Australian Plants (Queensland Region) Inc.
- Quantum GIS Development Team (2016). Quantum GIS Geographic Information System. Open Source Geospatial Foundation Project. <http://qgis.osgeo.org>
- Van Dyck, S., Gynther, I. and Baker, A. (2013). Field Companion to the Mammals of Australia. Brisbane, Australia: New Holland Publishers.

Matthew Hingley

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Licence # WIRP 12074815

*Under the Nature Conservation Act, 1992 (NCA) and the Nature Conservation Regulation, 1994 (NCR) the welfare of "protected" wildlife (Australian Native Animals) must be considered when/where their habitat is to be destroyed by human activity.*

## Wildlife Spotter Catcher Post Clearance Inspection

### Fauna Report

**DATE:** 13<sup>th</sup> April 2018

**SITE INSPECTED:** Flagstonian Drive  
Jimboomba

**PROJECT ENGINEER:** Charlie Owen-Evans

**COMPANY:** Coops Drainage & Civil Pty Ltd  
243A Burnside Rd,  
Stapylton, QLD 4207

**PREPARED BY:** Matt Hingley

### INTRODUCTION:

A Pre-clearance fauna survey was performed at Flagstonian Drive on Wednesday 11<sup>th</sup> April 2018. This was to identify the boundaries of the allotment and to determine which trees are designated for removal.

On Friday 13<sup>th</sup> April, prior to commencement of clearing, a Pre-Clearance inspection of all trees for removal in the designated area was performed prior to felling.

### GENERAL DESCRIPTION OF SITE:

The site consisted of a range of mature native Eucalypts and Corymbia.

- Queensland Grey Ironbark *Eucalyptus siderophloia*
- Narrow-leaved Red Gum *Eucalyptus seeana*
- Grey Gum *Eucalyptus propinqua*
- Blue Gum *Eucalyptus tereticornis*
- Pink Bloodwood *Corymbia intermedia*
- Spotted Gum *Corymbia citriodora*
- Swamp Box *Lophostemon suaveolens*
- *Acacia disparrima*
- *Acacia fimbriata*
- Soap Tree *Alphitonia excelsa*

### METHODS:

Site assessments are made using a variety of fauna survey techniques aimed at detecting species using and/or resident on site. These techniques can include diurnal searching/observations with and without the aid of binoculars, nocturnal spotlight if required, searching, call monitoring, scat searching/examination, and searches for species specific signs such as tracks and traces. In addition, habitat characteristics can predict the presence of a species based on its local distribution, even in the absence of actual evidence on site.

### INSPECTION:

A Pre-Clearance survey of all the trees in the designated area was performed in order to ascertain the potential for wildlife to shelter with in the trees. A thorough inspection took place on this site as the trees had the potential to harbor native species such as Possums, Gliders, Bats, and nesting Birds.

Inspection of the understory for presence of large logs or rocks that may obscure fauna including reptile's small mammals and amphibians. Inspection of each mature tree, on the ground around the base for faecal pellets, on the trunk for scent rubs and scratch marks, for hollow burls or limbs. Visual observation of any wildlife present and identification of calls detected. Inspection of canopy with binoculars to look for hollows, nests and presence of wildlife.

A pre-start inspection of these trees on the proposed day of clearing ensured no Koala *Phascolarctus cinereus* or additional wildlife or active nests were present at that time.

### FINDINGS:

The site inspected was a thin strip of trees along the road side of native bushland. The trees ranged from small to mature and of reasonable size. Although some contain broken limbs and damage sites that may contain small entries, no significant hollows were detected.

The possibility of wildlife displacement was considered low. The hollow entries were inspected prior to, during and post clearance for the possibility of small fauna species. Terrestrial logs and fallen branches containing hollow sections were inspected for small mammals and reptile species such as Bearded Dragon *Pogona barbata* prior to removal.

Rock screens and habitat features located on the site were inspected for wildlife prior to works. All Arboreal termite mounds were inspected prior to removal.

### NATIVE WILDLIFE CAPTURE & RELOCATIONS:

Nil wildlife was captured or relocated from this site.



The site consisted of a range of acacia species, young Corymbia and Eucalypts. Inspection of the site prior to machine operation ensured the absence of wildlife on site during felling.



The site contained areas of thick acacia scrub, a thorough inspection for wildlife took place prior to clearance.



The site was inspected for signs of wildlife, including reptiles, mammals and bird nests that may have been present in the low scrub prior to clearance.



The associated rock screes and habit features were inspected for terrestrial wildlife prior to machine operation.



Hollow tree stumps were inspected for signs of sheltering wildlife, post felling.



Hollow trunk sections were thoroughly inspected for signs of wildlife prior to removal.





Some of the mature trees on site contained hollow entries. Hollow limbs were sectioned and inspected for signs of wildlife prior to removal.



Cleared sections were monitored for wildlife displacement and stranded fauna, post works.

#### **FAUNA MANAGEMENT PLAN:**

1. A wildlife spotter should be present for:
  - Checking and removal of standing of trees for the presence of nesting birds, Mammals, Terrestrial Reptiles and arboreal Reptiles prior to commencement.
  - Checking standing trees for the presence of Koalas, prior to commencement.
  
2. All healthy adult fauna encountered during clearing works will be released to or encouraged to move on to adjacent habitat.
  
3. Trees with nesting birds will be left until young are fledged, where this is possible within the constraints of the development. Where this is not possible, trees with nesting birds will be felled, under the direction of the Wildlife Spotter, in such a way as to minimize the chances of injury to young birds.
  
4. If a Koala *Phascolarctus cinereus* is detected the location must be communicated to the site manager and the machine operators immediately. The Fauna Spotter will nominate an exclusion zone and clearly define the site. No works will occur within this exclusion zone until it is confirmed by the Fauna Spotter that the Koala has voluntarily moved into adjacent forest safely.
  
5. Any injured or orphaned wildlife will be handed immediately to wildlife carers or presented for veterinary assessment, as appropriate.
  
6. The wildlife spotter and clearing machinery operators must have functioning 2-way radios, so that safe and instant communication is available between the two and site supervisor at all times.

**PROCEDURES:**

- To undertake detailed discussion with excavator operators and to ensure clear communication regarding the procedures associated with the removal of limbs and felling of trees.
- Fauna spotter ensured a distance of 2 x tree lengths during machine operation, unless instructed otherwise by machine operator.
- Machine operator ensured careful removal of any limbs that may potentially contain wildlife and assist fauna spotter in ensuring the safe dispersal of any fauna. Machine operator to proceed under the direction of fauna spotter re: removal of limbs/trunks containing arboreal termite mounds.
- Clearing to commence from the already developed section of land toward the forest to ensure wildlife appropriate opportunity to escape into adequately timbered habitat.
- Two-way radios were used to ensure clear and safe communication between fauna spotter and machine operator.
- The Fauna Spotter catcher remained on site during clearing procedure.
- Clear positive communication between the Machine operator the Site Supervisor and Fauna Spotter Catcher ensured safety and careful management of fauna during clearance.
- Post Prestart and site induction, a fauna inspection of the designated area was carried out. This included the visual and binocular inspection of all trees in the area prior to Excavation commencement.
- Trees of concern were again inspected for fauna on the ground once felled.

**CONCLUSION:**

A Spotter Catcher remained on site during all tree felling and shearing/grinding processes.

A pre-clearance assessment took place on the morning prior to machine operation to confirm the absence of wildlife including Koala *Phascolarctus cinereus*, active nests, terrestrial/arboreal mammals and reptiles.

All procedures and plans were adhered to, inspecting of the standing trees and associated ground for active nests and wildlife prior to machine operation each day. Canopy sections of the trees were inspected once on the ground prior to shearing for grinding.

Clear and positive Two-way Radio communication between the Machine Operator/Site Supervisor and Fauna Spotter Catcher ensured a safe and careful procedure during clearing operations.

SIGNED: 

DATE: 17/04/2018

Signed Matthew Hingley

Spotter/Catcher Licence # WIRP 12074815

Gold Coast Wildlife

# Appendix B

EPBC approval and conditions granted  
30 October 2014



**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

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

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

