

Annual Compliance Report

10 June 2021 to 9 June 2022 EPBC 2014/7206
Flagstone West Urban Development Project,
Flagstone, Queensland
PEET Flagstone City Pty Ltd
5 September 2022

Job No: 6779 E

PEET

Document control

Document: Annual Compliance Report 10 June 2021 to 9 June 2022 EPBC 2014/7206, prepared by Saunders Havill Group for PEET Flagstone City Pty Ltd.

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Prepared by

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Acronyms and abbreviations

ACR	Annual Compliance Report
DoR	Department of Resources (Qld)
EDQ	Economic Development Queensland
EPBC Act	<i>Environment Protection and Biodiversity Act 1999</i>
ha	hectares
km	kilometers
m	metres
SHG	Saunders Havill Group

1. Introduction

The Environmental Management Division of Saunders Havill Group (SHG) was engaged by PEET Flagstone City Pty Ltd (PEET) to prepare this Annual Compliance Report (ACR) 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 and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) (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, now titled the Department of Climate Change, Energy, the Environment and Water (the Department).

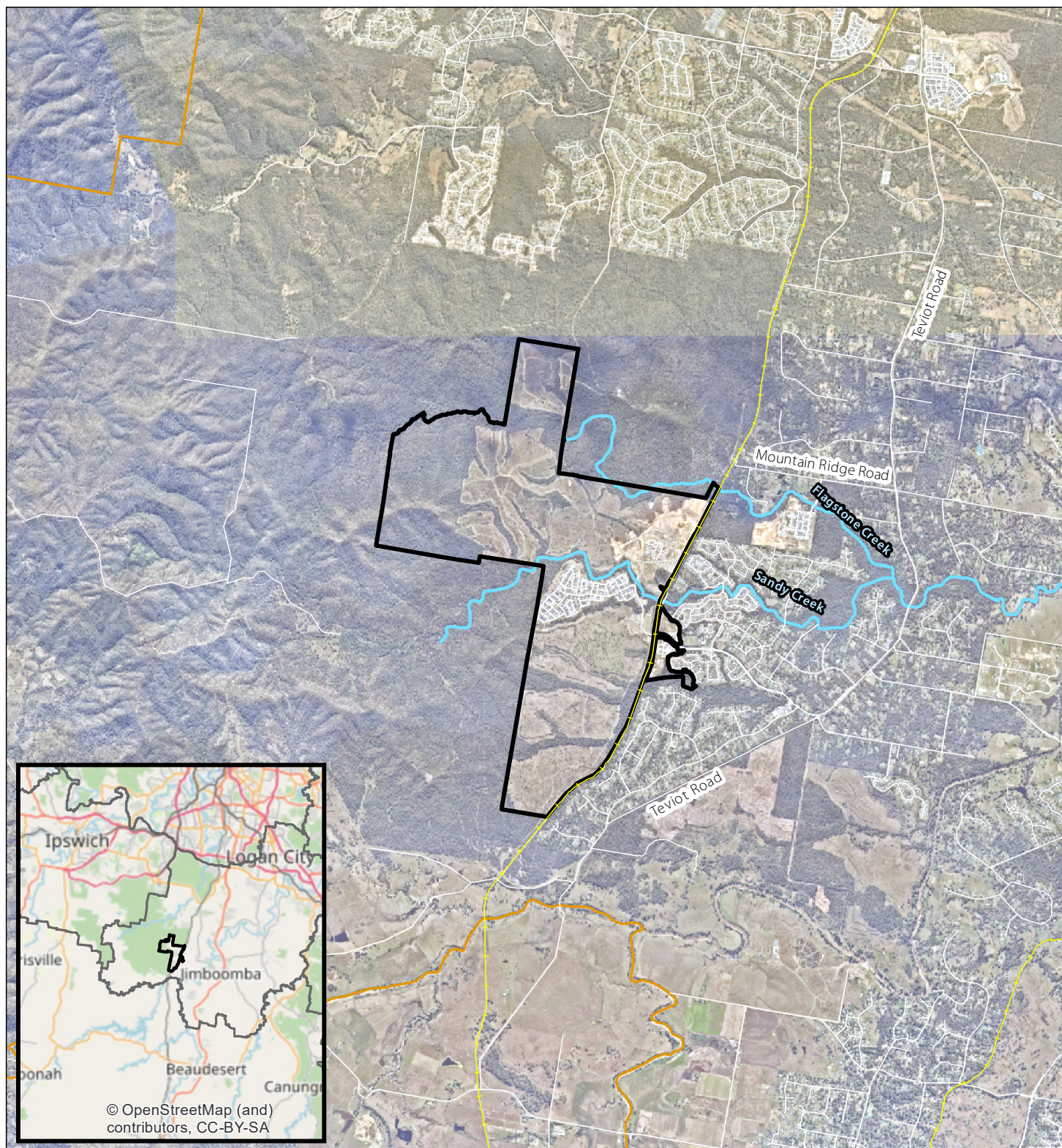
The project area is located approximately 18 kilometres (km) by road from Logan City (refer to project area locality map at **Figure 1**) and is within the Logan City local government area.

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 (now the Department of Resources – DoR). 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 consequent to the DoR 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.

1.1. Approval summary

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 2021 to 9 June 2022
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 DNRME. These updates affected the alignment of property boundaries and Flagstone Creek.



Legend






-  Project boundary
-  Logan City boundary
-  Flagstone Creek & Sandy Creek
-  Rail network
-  Road network

Figure 1

Project Area Locality

File ref. 6779 E ACR22 Figure 1 Site Context A
Date 21/07/2022
Project Flagstone West - EPBC 2014/7206 (ACR 2022)

0 0.5 1 2 3 km

Scale (A4): 1:75,000 [GDA 1994 MGA Z56]



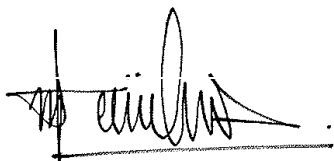
Peet Flagstone
City Pty Ltd



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2. Declaration of accuracy

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



Signed

Full name

Murray Saunders

Position

Director

Organisation

Saunders Havill Group (ABN 24 144 972 949)

Date

05 September 2022

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).

In addition, the Brisbane-Sydney Railway dissects part of the site and a passenger train station is planned to service the locality.

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

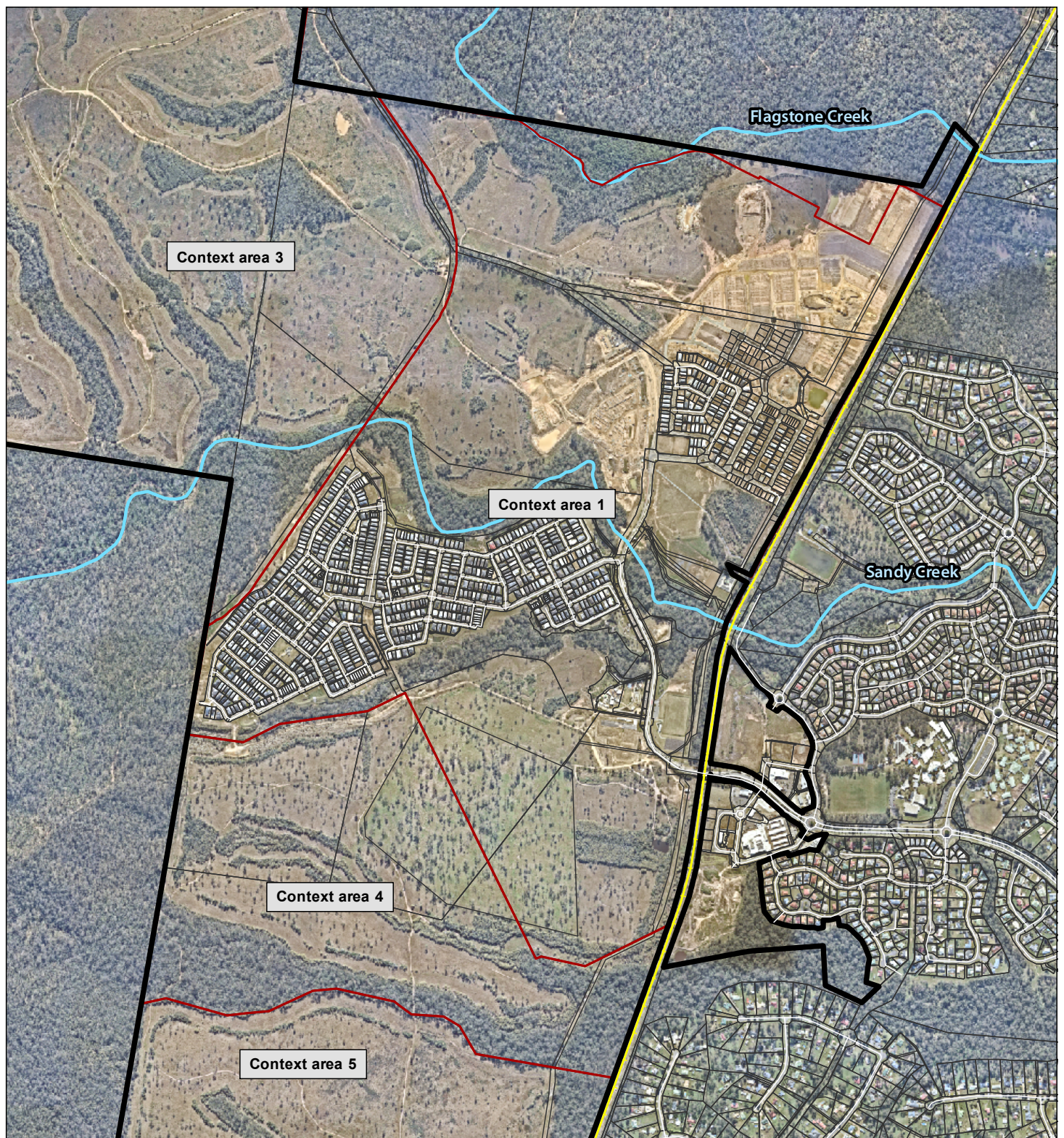
- road infrastructure and services;
- residential land parcels and housing;
- estate landscaping; and
- open space amenities (Vista Park).

As part of constructing these land uses, earthworks in context area 1 occurred during the reporting period and is ongoing (refer **Figure 2**). These activities were completed with permits from state and local administering authorities in place. Earthworks also occurred in the south-eastern extent, adjacent to the Brisbane-Sydney Railway (refer to **Photo 1**).

Other notable events and actions during the sixth year of activities include:

- Development expanded to the north-east of existing development (refer to **Photos 2-4**)
 - Ongoing creation of residential lots, roads and public facilities.
 - Continued earthworks and construction activities within the north-eastern section, partially not accessible to the public at this time.

- Flagstone Focus, a community newsletter providing updates on the development, community news and events – six issues have occurred.
- Completion of the Flagstone Sports Field Clubhouse for the Flagstone Tigers Rugby League team.
- Construction of three Netball Courts at the Flagstone Sports Precinct.
- The Aspire Release (Stage 2) sold out and land began selling in the Vista Release (Stage 3).
- Construction of the Flagstone Hotel commenced, and the opening of Flagstone Podiatry and Silly Solly's occurred.
- Preparation to commence works for Parklands Drive, the first official road into Flagstone's future town centre, Flagstone City.
- Issuing of community grants by PEET Flagstone. These grants support clubs and volunteer organisations to deliver outcomes that benefit the community, and included the following during the reporting period:
 - Flagstone Foodbank.
- The following events occurred during the reporting period with support from PEET Flagstone:
 - Opening and launch of the Sports Field Clubhouse.
 - Saturdaze at Mondaze Big Night Out – a local car meet attracting cars, bikes and trucks from across Southeast Queensland.
 - Flagstone Community Carols.
 - Flagstone Halloween Twilight Markets and Stocking Filler Markets.
 - Flagstone Neighbour Day BBQ 2022.
 - Logan Showdown 2021 Skateboarding Competition.
 - Flagstone Fathers Day Craft Markets.
 - Opening of the Flagstone Men's Shed.
 - Flagstone Easter Scavenger Hunt.
 - Flagstone Community Centre offering a variety of community group programs and workshops, weekly and monthly – includes playgroups.



Legend







-  Project boundary
-  Project context area boundaries
-  Watercourse
-  Rail network
-  Road network
-  Qld DCDB

Figure 2

Site Aerial

File ref. 6779 E ACR22 Figure 2 Site Aerial A
Date 21/07/2022
Project Flagstone West - EPBC 2014/7206 (ACR 2022)

0 200 400 600 800 m

Scale (A4): 1:17,500 [GDA 1994 MGA Z56]



Peet Flagstone
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Photo 1: Earthworks completed south-east of the interstate rail.



Photo 2: Progress of construction in the north-east, including road network and landscaping – Aspire release.



Photo 3: Lot establishment in Aspire release during reporting period.



Photo 4: Ongoing construction to the north of Aspire release – northern limits of earthworks extent.

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. 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.

Details on stability works undertaken have been provided in detail within the previous ACRs, including the provision of a detailed rehabilitation plan within the ACR for the reporting period 10 June 2016 to 9 June 2017.

Overall, the stability works have included 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 did not result in an increase in development footprint or an alteration of environmental and recreational open spaces.

The stability works have been monitored annually since completion to track progression and condition. Any required maintenance measures have been liaised with PEET – including where high velocity flows within the creek have broken through previously laid jute matting and accumulation of sediment depositions, for example. These maintenance measures are considered relatively minor and negligible to this date. Photos outlining the current state of these works are presented within this subsection.

Detention basins previously established along the interface between residential development and the tributary branching from Sandy Creek were inspected. Small amounts of sediment deposition were observed within multiple detention basins. The level of sediment observed is not considered to compromise the function of the detention basins, being aligned with natural variations (refer to **Photo 5**). It is notable that many of the detention basins have now become established, with native flora present and increasing to support the function of the basins in providing enhanced water quality and filtration services (refer to **Photo 10**). Overall, basins appeared to be in good condition, where minimal amounts of sediment deposition were observed.

Natural regenerating wattle regrowth along the northern bank continued to be observed and in good condition. Previously established flora species such as *Lomandra* spp., sedges and grasses continued to be observed within the waterway channel, providing enhanced stability for surface soils during rainfall events and assisting in slowing water velocity. Evidence of impacts from recent flooding (during February 2022) was observed in the form of debris and minor sediment build-up in some areas. Some weed removal is required, however, vegetation re-establishment has continued.

Previously installed rocks to support bank stabilisation at locations along the southern extent of the waterway channel continued to be observed. The intent is to assist in bank stabilisation through minimising soil erosion and providing additional water filtration. The rock placement provides support to the previously placed log coils that have now started to disintegrate since placement. Natural regeneration of *Lomandra* spp. and

sedges along the embankment continues to be observed and provides natural mechanisms to support bank stability.



Photo 5: Detention basin adjacent to dog park in south-eastern extent – flora within basin is in good condition and has become well-established.



Photo 6: Detention basin along the northern boundary of established estate.



Photo 7: Detention basin in south-west created during the last reporting period.



Photo 8: Established detention basin in south-west.

3.2. Rehabilitation works

An assessment of rehabilitation works was conducted by two Ecologists from SHG. The site visit included assessing maintenance of rehabilitation works and identifying any new rehabilitation measures, where implemented, during the reporting period.

Previously established rehabilitation works continued to be observed along both the southern and northern banks of the tributary branching from Sandy Creek during site visit. Rushes and sedges have become well-established throughout the tributary centreline and riparian area, with grasses dominant on the outer edges, away from the channel (refer **Photo 9**, **Photo 10** and **Photo 11**). Further, regrowth *Acacia* species were observed to be regenerating throughout the riparian zone of the tributary.

There has been a slight increase in weed presence since the last reporting period. Species including Lantana (*Lantana camara*) and Blue-Billy Goat Weed (*Ageratum houstonianum*) were observed to be present at varying densities within the tributary creek channel (refer **Photo 12**). Corky Passionflower (*Passiflora suberosa*) and Red Natal Grass (*Melinis repens*) were also observed at select locations along the riparian corridor. Weed species present will be managed by PEET as part of usual management efforts. The levels of weed encroachment in this reporting period has likely been influenced by the increased levels of rainfall (i.e., effects of a La Nina) experienced during the first half of 2022. It is also noted minor flood debris were present in sections along the tributary. Overall, rehabilitation efforts were mostly observed to be in good condition, where native flora and bank stabilisation measures were continued to be observed and in good condition.

The previously installed bank stabilisation mechanisms along the tributary were observed to be present. Several of the coir logs have decomposed overtime. It is noted that the vegetation along the tributary banks associated with the coir log locations has become increasingly established to provide bank stability. Rocks placed as bank stabilisation mechanisms in the previous reporting period continued to be observed and have continued to stabilise locations of the bank that would likely have eroded during increased rainfall events if they were not present (refer **Photo 10**). No newly eroded locations along the channel were observed, where in-stream flora has become reflective of a natural state (**Photo 13**).

Rehabilitation efforts previously completed abutting the bridge crossing, which connects to the currently under construction Aspire release situated in the northern areas of the development, continue to be observed. Flora species present consists of *Lomandra* spp. and native sedges. This location was considered to be in good condition at time of inspection.



Photo 9: Continued regeneration within the tributary – rushes and sedges established within the creek corridor, with grasses dominant away from the channel and regrowth Acacia species present.



Photo 10: Continued presence of *Lomandra* sp. as part of filtration and stability.



Photo 11: Looking to the tributary vegetation from the north.



Photo 12: Tributary channel with low levels of Blue Billy Goat Weed presence.



Photo 13: Continued regeneration along the tributary centreline with some emergence of weed species.



Photo 14: Habitat features within the tributary corridor.



Photo 15: Log piles previously placed for fauna habitat.

3.2.1 Fauna management and observations

Pre-existing fauna management measures were continued to be observed along and abutting the banks of the tributary creek – consisting largely of the placement of logs and small piles of previously felled trees (refer **Photo 14** and **Photo 15**). The logs continue to decompose over time, and are considered to have the potential to provide suitable refuge for reptile species. Further, evidence of fauna usage was observed along the tributary in the form of small diggings, likely attributable to bandicoots. Unidentified frog calls were also noted in detention basins in the western extent of Sandy Creek corridor, and at a low-point of the creek.

Fauna usage by mammals throughout the tributary branching from Sandy Creek was noted in the form of tracks within the creek channel. Tracks observed were attributable to macropod species and dogs. Further, several bird species were observed or overheard utilising riparian vegetation throughout the creek corridor and associated with the detention basins, including Sulphur Crested Cockatoos, Eastern Whipbird, Australian Magpie, Torresian Crow and Tawny Frogmouth (refer **Photo 16** and **Photo 17**).



Photo 16: Tawny Frogmouth observed within riparian vegetation of tributary.



Photo 17: Sulphur Crested Cockatoo within riparian vegetation of tributary.

3.3. 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 (from 2016 to 2021, inclusive) provided in previous ACRs which showed Koalas were not observed during pre-clearance surveys, nor during clearing works.

Clearing occurred within the north-eastern extent and a small portion in the south-eastern extent. Fauna spotter catcher inspections pre- and post-clearance were undertaken during the reporting period. Reports of Koala within construction areas were not made during the reporting period. Refer to **Appendix A** for the Fauna Spotter Catcher Reports completed during the reporting period.

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	<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 plan area 1 was paid to the Queensland State Government on 14 April 2015. In response, Economic Development Queensland (EDQ) (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 in the ACR dated 8 September 2017.</p> <p>The minimum offset payment of \$139,619.85 for context plan area 4 was paid to the Queensland State Government on 15 October 2020, prior to the sunset date of 31 October 2020. EDQ issued an email confirming the payment was received. This email correspondence was provided in the ACR dated 9 September 2021.</p> <p>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.</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
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 did not occur outside of Context Area 1. Payments have been made previously for Context Area 1 and Context Area 4, documented in the ACRs provided in 2017 and 2021. Further, a sunset date for a context area offset payment, as detailed within condition 1 of the approval, did not pass during the reporting period.
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	During the reporting period, an offset payment was not made nor did the 6-month deadline for a previous payment occur.
5	Clearing of up to a maximum of 148 ha must be within the project area shown in Appendix 1.	Compliant	<p>Clearing within the project area has not met nor surpassed the maximum of 148 ha of clearing permitted. Works for the Flagstone project have been undertaken in accordance with the areas shown in Appendix 1 of the EPBC approval. New clearing extents completed during the reporting period were ground-truthed by SHG, and it was confirmed compliance of the works completed with the areas shown on Appendix 1. Works for the project have occurred within the context area 1. This context area is the least vegetated.</p> <p>It is noted that clearing associated with separate actions have occurred within the Flagstone West Urban Development project boundary previously. The separate actions are not being undertaken by PEET and have been deemed not a controlled action under the EPBC Act (EPBC references 2018/8190 and 2018/8344). Therefore, the clearing is not considered part of this action.</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
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	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 Saunders Havill Group and the 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.
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 has not become aware of any potential or suspected non-compliance with the approval conditions during this reporting period.</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. 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>The Annual Compliance Report for the 12 month period ending 9 June 2021 was published on the PEET website on 9 September 2021. The Department was notified of the report publication and provided with evidence on 9 September 2021.</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
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 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.	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.
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.

5. Non-compliance summary

During this reporting period, the approval holder, PEET, did not become aware of a non-compliance related to the approval conditions of the approved project (EPBC 2014 / 7206). All works completed by PEET related to the development were undertaken in accordance with the approval conditions.

It is noted that during the last reporting period (i.e., 10 June 2020 to 9 June 2021), PEET, became aware of a non-compliance related to Condition 3 and Condition 4 of the Flagstone West Urban Development Project on 3 September 2021. The Department were notified on 3 September 2021 of the suspected non-compliance in accordance with Condition 8 of the approval. The circumstances of both identified non-compliances were considered minor administrative errors that have no lasting effect on the project or environmental outcomes. Subsequently, the Department confirmed that no further action was required. The details of this previous non-compliance are provided in the 2021 ACR and the subsequent correspondence with the Department are provided in **Appendix C**.

6. Appendices

Appendix A

Fauna Spotter Catcher services reports

Appendix B

EPBC approval and conditions granted 30 October 2014

Appendix C

Previous reporting period correspondence with the Department

Appendix A

Fauna Spotter Catcher services reports

26 November 2021

SEE Civil
108 Siganto Drive
Helensvale, Queensland, 4212

Attention: Milan Kotur

Dear Milan,

Re: Flagstone 2 Pre-Clearing Survey

A suitably qualified Fauna Spotter Catcher (FSC)¹ from Boyds Bay Environmental Services (BBES) supervised clearing on 22 and 23 November 2021. Map 1 in Attachment 1 delineates the Clearing Area.

Clearing supervision forms part of fulfilling the requirements of the Vegetation Management Plan (VMP, Saunders Havill Group, 2021) that, in turn, manages vegetation for clearing that is to occur for the construction of a subdivision in Flagstone, QLD. This report should be read alongside the VMP.

Clearing Methods

Clearing was undertaken by an excavator with a grab attachment and a bulldozer. Isolated trees were inspected on the morning of and immediately prior to clearing. Areas of thick groundcover were meandered through by the FSC immediately prior to clearing. Clearing generally proceeded from south to north, to facilitate self-relocation of fauna into continual, adjacent bushland. Trees with potential habitat such as nests or arboreal termitaria were cleared last. The tree containing potential habitat was gently tapped with the excavator prior to clearing and then gently lowered to the ground to be inspected by the FSC. Tapping the tree helped indicate whether the potential habitat was being utilised, nestlings would likely make a sound when disturbed and adults would vacate the nest or hollow.

Clearing Results

Several twig nests possibly belonging to a Torresian Crow or Magpie were identified on two isolated trees. Both nests were uninhabited. Four arboreal termitaria with signs of excavation, possibly attributable to a Forest Kingfisher or similar were identified. All the termitaria contained an active termite colony and did not contain eggs or nestlings.

Recommendations and Conclusion

Because the arboreal termitaria would become viable habitat sites within one or two years, replacing the four destroyed arboreal termitaria by installing four nestboxes suitable for a Forest Kingfisher or similar hollow-dwelling birds is recommended. No fauna was harmed during clearing and clearing proceeded in accordance with the V&FMP.

Sincerely,




Dmitri Medvedko
Environmental Scientist | Boyds Bay Environmental

¹Boyd's Bay Environmental is licensed to relocate fauna in Queensland as per Department of Environment and Science Rehabilitation Permit WA0010868. The permit is available upon request.

Attachment 1 – Map



Points of Interest #	Description
1	Empty nest
2	Empty nest
3	Empty arboreal termitarium
4	Empty arboreal termitarium
5	Empty arboreal termitarium
6	Empty arboreal termitarium

- Legend
-  Clearing Area (Approximate)
 - 1 Point of Interest



PROJECT Flagstone		PROJECT # 4014
CLIENT SEE Civil	DATE 15/10/2021	DWG # Sht-1
	SCALE as noted	
DWG Clearing Summary	DRAWN AB	
	CHKD DM	

15 November 2021

SEE Civil
108 Siganto Drive
Helensvale, Queensland, 4212

Attention: Milan Kotur

Dear Milan,

Re: Flagstone 2 Pre-Clearing Survey

Boyd's Bay Environmental Services (BBES) undertook a pre-clearing survey with the objective of identifying potential and active habitat within the Clearing Area and the Future Clearing Area. Map 1 in Attachment 1 delineates the Clearing Area and Future Clearing Area.

The pre-clearing survey forms part of fulfilling the requirements of the Vegetation Management Plan (VMP, Saunders Havill Group, 2021) that, in turn, manages vegetation for clearing that is to occur for the construction of a subdivision in Flagstone, QLD. This report should be read alongside the VMP.

Survey Methods

The survey consisted of a meander through vegetation Clearing and Future Clearing Areas. Fauna activity was assessed through opportunistic sightings, assessment of potential habitat, listening to calls, identifying tracks, identifying scat, and identifying scratch marks.

Survey Results

A Magpie (*Gymnorhina tibicen*), Crow (*Corvus orru*), and a Forest Kingfisher (*Todiramphus macleayi*) nests were located during the survey. The crow Additionally, several types of potential habitat including thickets, standing dead trees (stags), gilgais (small, ephemeral lakes), hollows, burrows, treefall, dams, and hollows were identified. Map 1 included in Attachment 1 delineate the locations of identified potential and active habitat.

Recommendations and Conclusion

The Magpie and Crow nests are in the Clearing Area and will require an additional inspection immediately before clearing to verify whether they contain nestlings or eggs. If no eggs or nestlings are identified, the nest may be removed, and the tree may be felled. If eggs or nestlings are identified, the preferred management measure is to establish an exclusion zone around the tree until the nestlings fledge. If leaving the tree is impossible, the nest should be removed and placed in suitable habitat and monitored to ensure the parents locate and tend to the nest. If the latter is impossible, the eggs or nestlings should be placed in the care of a wildlife carer.

Besides the two identified actual habitat features in the Clearing Area, other vegetation in the clearing area does not need additional management. A detailed survey of the Future Clearing Area is recommended at least two weeks before the Future Clearing Area is scheduled for clearing.

Sincerely,




Dmitri Medvedko
Environmental Scientist | Boyd's Bay Environmental

Attachment 1 – Maps



Points of Interest #	Description
1	Wren Habitat, Thick Grassland
2	Thicket, Kangaroo Scat and Tracks
3	Magpie Nest
4	Stag
5	Termitarium
6	Termitarium, Stag
7	Termitarium, Ground Hollow
8	Thicket
9	Termitarium
10	Hollow Bearing Tree
11	Termitarium/Hollow
12	Stag
13	Arboreal Termitarium
14	Arboreal Termitarium
15	Stag
16	Kingfisher Nest in Arboreal Termitarium
17	Fairy Wren habitat, Dam
18	Gilgai
19	Dam
21	Crow Nest
22	Gilgai, Burrow
23	Treefall, Tree hollow
24	Stag
25	Treefall, Chimney, Arboreal Termitarium
26	Stag

Future Clearing Area

Clearing Area

Fauna Survey Track



PROJECT		Pre-Clearing Survey		PROJECT #		4014	
CLIENT	SEE Civil		DATE	15/11/2021		DWG #	Sht-1
			SCALE	as noted			
DWG	Flagstone Pre-Clearing Survey		DRAWN	AB			
			CHKD	DM			

27 January 2022

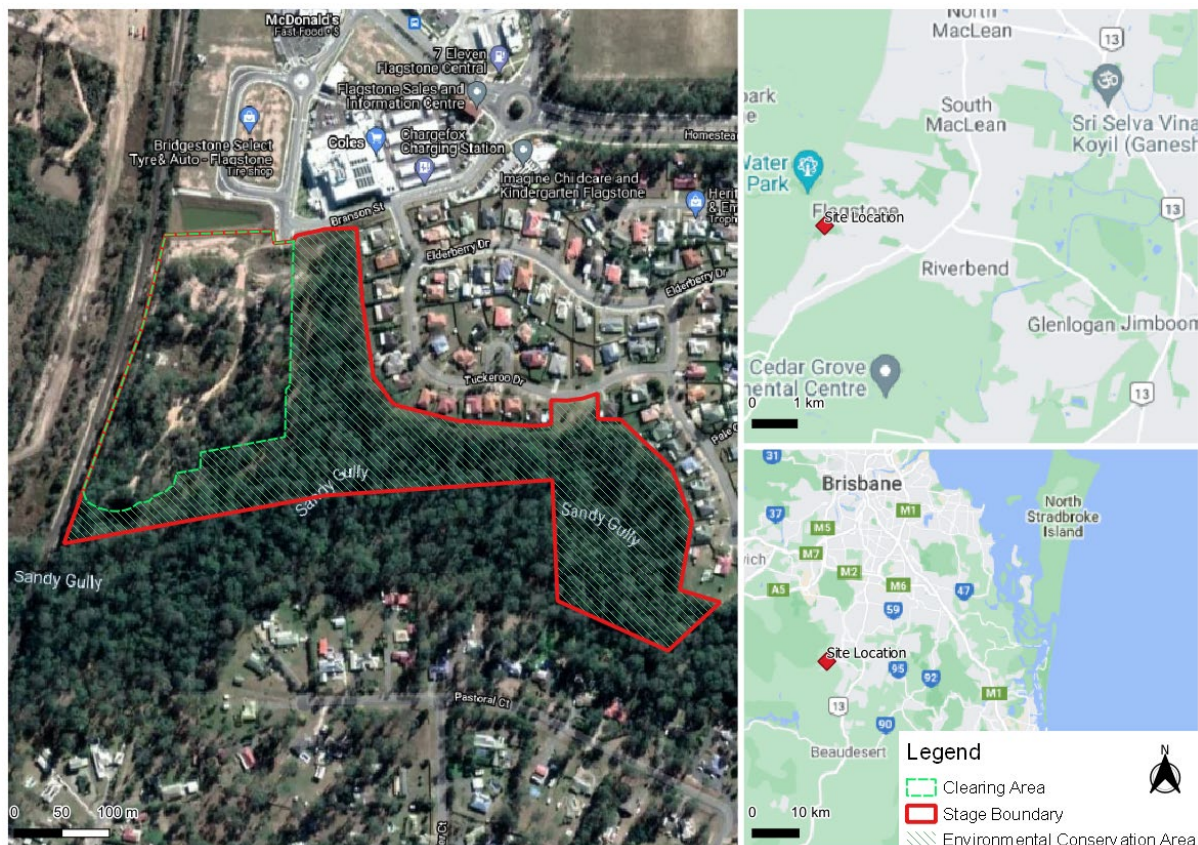
SEE Civil
108 Siganto Drive
Helensvale, Queensland, 4212

Attention: Milan Kotur

Dear Milan,

Re: Flagstone Stage 7H Pre-Clearing Survey

A qualified¹ Fauna Spotter Catcher (FSC) from Boyd's Bay Environmental Services (BBES) undertook a pre-clearing survey on 25 January 2022 with the objective of identifying potential and active habitat within the Clearing Area of Flagstone Stage 7H in Flagstone, QLD. Map 1 delineates the Clearing Area ("the Site") and the overall location of Stage 7H.



Map 1 – Clearing Area and Overall Site Location

The pre-clearing survey forms part of fulfilling the requirements of the Vegetation Management Plan (VMP, Saunders Havill Group, 2021) that, in turn, manages vegetation for clearing that is to occur for the construction of a subdivision in Flagstone, QLD. This report should be read alongside the VMP.

Survey Methods

The survey consisted of a meander through vegetation in the Clearing Area. Fauna activity was assessed through opportunistic sightings, assessment of potential habitat, listening to calls, identifying

¹ Boyd's Bay Environmental Services is licensed to relocate fauna in Queensland as per Department of Environment and Science Rehabilitation Permit WA0010868. The permit is available upon request.

tracks, identifying scat, and identifying scratch marks. The survey track and locations of significant habitat were recorded with the GeoTracker app on a Samsung Galaxy 21S and are accurate to 6m.

Survey Results

Vegetation within the Clearing Area consists of open sclerophyll forest, grassland, and thicket. Potential habitat within the Clearing Area consists of grassland, Lantana (*Lantana camara*) thickets, standing dead trees (stags) and arboreal termitaria. Fauna that may utilise the abovementioned habitat includes various nesting birds that are either ground-nesting or arboreal, small hollow-dwelling birds that can excavate arboreal termitaria, small reptiles that can utilise decorticating bark or rocks for shelter or basking, and small burrowing animals.

Map 1 in Attachment 1 includes the survey track and potential habitat features. No nestling or brooding activity was observed in any of the nests and all arboreal termitaria except for the termitarium identified in waypoint 16 did not contain any signs of avian excavation. Observed hollows did not exhibit signs of occupation (e.g. scat around the hollow, vocalisations, etc.). A Spotted Gum (*Collymbia maculata*) identified by waypoint 19 is the largest tree on Site with an estimated Diameter at Breast Height (DBH) of 1m and an estimated height of 25m. It contains the largest hollow on Site but no fauna activity was observed and there was no indication that the hollow is occupied.

Table 1 lists fauna that was observed during the survey.

Table 1 – Observed Fauna

Common Name	Scientific Name	Observation type
Torresian crow	<i>Corvus orru</i>	direct
Blue-faced Honeyeater	<i>Entomyzon cyanotis</i>	direct
Hare	<i>Lepus europaeus occidentalis</i>	direct
Gray Kangaroo	<i>Macropus giganteus</i>	tracks
Noisy Miner	<i>Manorina melanocephala</i>	direct
Pied currawong	<i>Strepera graculina</i>	direct

Recommendations

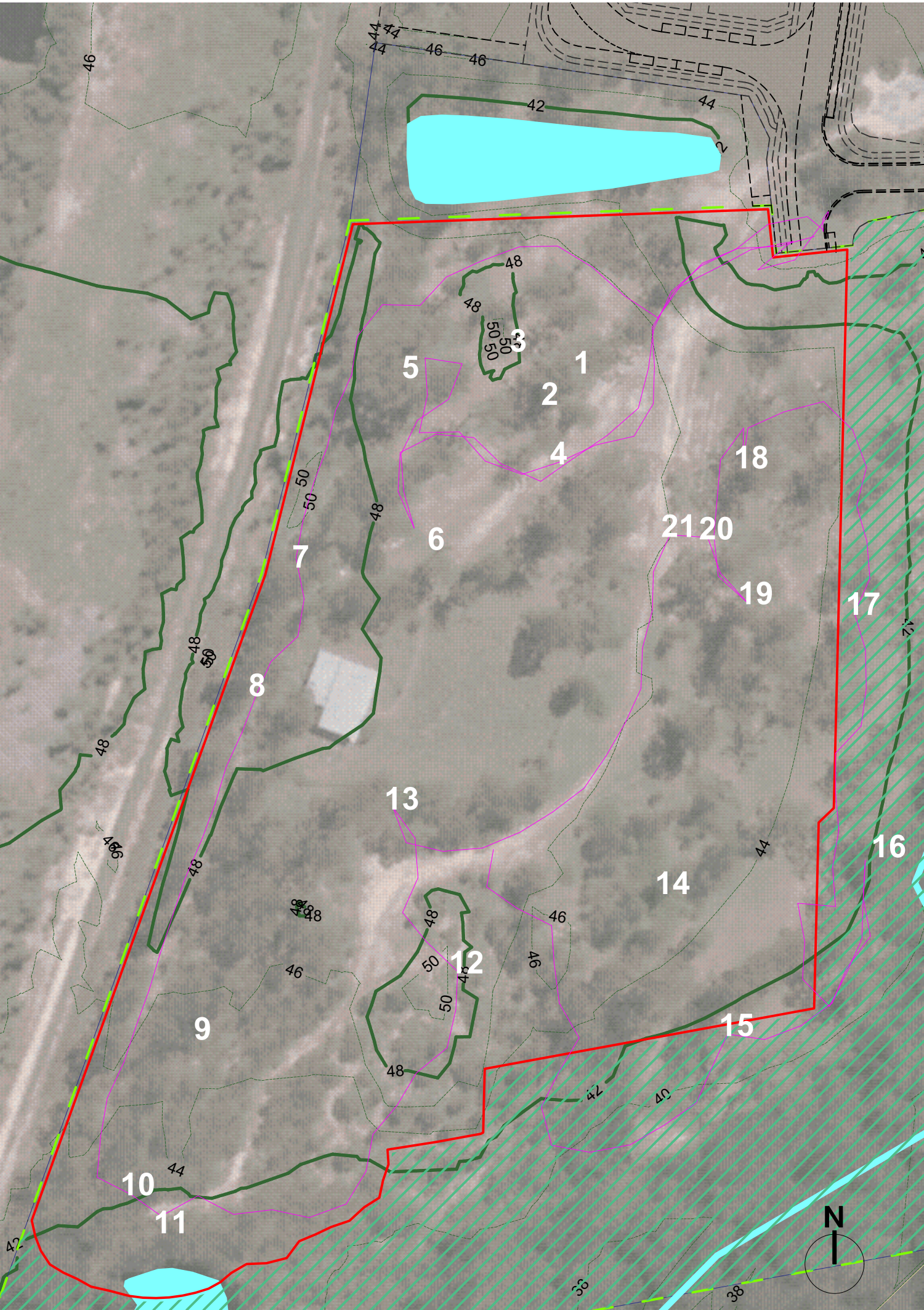
All identified habitat features will require an additional inspection, possibly with a drone, immediately before clearing to verify whether they contain fauna. If fauna is not identified or identified and relocated to safe location by the FSC, the tree or area may be cleared. If eggs or nestlings are identified, the preferred management measure is to establish an exclusion zone around the tree until the nestlings fledge. If leaving the tree is impossible, the nest should be removed and placed in suitable habitat and monitored to ensure the parents locate and tend to the nest. If the latter is impossible, the eggs or nestlings should be placed in the care of a wildlife career.

Sincerely,



Dmitri Medvedko
Environmental Scientist | Boyd's Bay Environmental

Attachment 1 – Map



- Legend
- Clearing Area
- Stage Boundary
- Conservation Area
- Open Water
- Survey Track
- 1

Waypoint

Waypoint	Description
1	Stag and arboreal termitarium
2	Stag
3	Stag
4	Nest
5	Nest
6	Stag
7	Termite mound
8	Treefall
9	Stag
10	Lantana Thicket
11	Arboreal termitarium
12	Burrow
13	Arboreal termitarium
14	Stag
15	Stag with hollows
16	Active arboreal termitarium
17	Arboreal termitarium
18	Arboreal termitarium
19	Hollow
20	Arboreal termitarium
21	Log and rock stockpile

Address

Branson Street,
Flagstone

Project

Flagstone Stage 7H -
Clearing

Drawing

Pre-Clearing Survey
Results

BOYDS

BAYGROUP

ENVIRONMENTAL

W: boydsbaygroup.com.au

T: 0429 990 089

Suites 9 and 10
1 Sands Street
Tweed Heads NSW 2485

Scale

1:1250

Date

27/01/2022

Job No.

4032

Dwg No.

Map 1

Attachment 2 – Photographs



Photo 1 - Vegetation Typical of the Clearing Area (approx. waypoint 7, facing southeast)



Photo 2 - Waypoint 7, termite mound



Photo 3 - Grassland on Site (approx. waypoint 8 facing east)



Photo 4 - Waypoint 8, treefall



Photo 5 - Waypoint 13, arboreal termitarium



Photo 6 - Waypoint 21, log and rock stockpiles



Photo 7 - Waypoint 19, Large C.maculata with hollow



Photo 8 - Typical grassland and thicket (approx. waypoint 16 facing west)



11 February 2022

SEE Civil
108 Siganto Drive
Helensvale, Queensland, 4212

Attention: Milan Kotur

Dear Milan,

Re: Flagstone Stage 7H Post-Clearing Survey

A suitably qualified Fauna Spotter Catcher (FSC)¹ from Boyd's Bay Environmental Services (BBES) supervised clearing on 7, 8, and 9 February 2022. Map 1 in Attachment 1 delineates the Clearing Area.

Clearing supervision forms part of fulfilling the requirements of the Vegetation Management Plan (V&FMP, Saunders Havill Group, 2022) that, in turn, manages vegetation for clearing that is to occur for the construction of a subdivision in Flagstone, QLD. This report should be read alongside the V&FMP.

Clearing Methods

Clearing was undertaken by an excavator with a grab attachment and a bulldozer. Vegetation was inspected immediately prior to clearing. Clearing generally proceeded from north to south, to facilitate self-relocation of fauna into continual, adjacent bushland. Trees with potential habitat such as hollows or arboreal termitaria were cleared last. Trees containing potential habitat were gently tapped with the excavator prior to clearing and then gently lowered to the ground to be inspected by the FSC. Tapping the tree helped indicate whether the potential habitat was being utilised, nestlings would likely make a sound when disturbed and adults would vacate the nest or hollow.

Clearing Results

Weather records and evidence of snapped branches indicated the Clearing Area was subject to significant winds between the time of the pre-clearing survey and clearing. Nests that were identified during the pre-clearing survey were not identified on the day of clearing- they were likely destroyed by high winds. All arboreal termitaria identified during the pre-clearing survey contained active termite colonies or wasps and did not contain eggs or nestlings.

Three (3) Fence skinks (*Cryptoblepharus virgatus*) were captured and immediately relocated. Capture and release locations are provided in Attachment 1, Map 1. Photographs are included in Attachment 2.

Conclusion

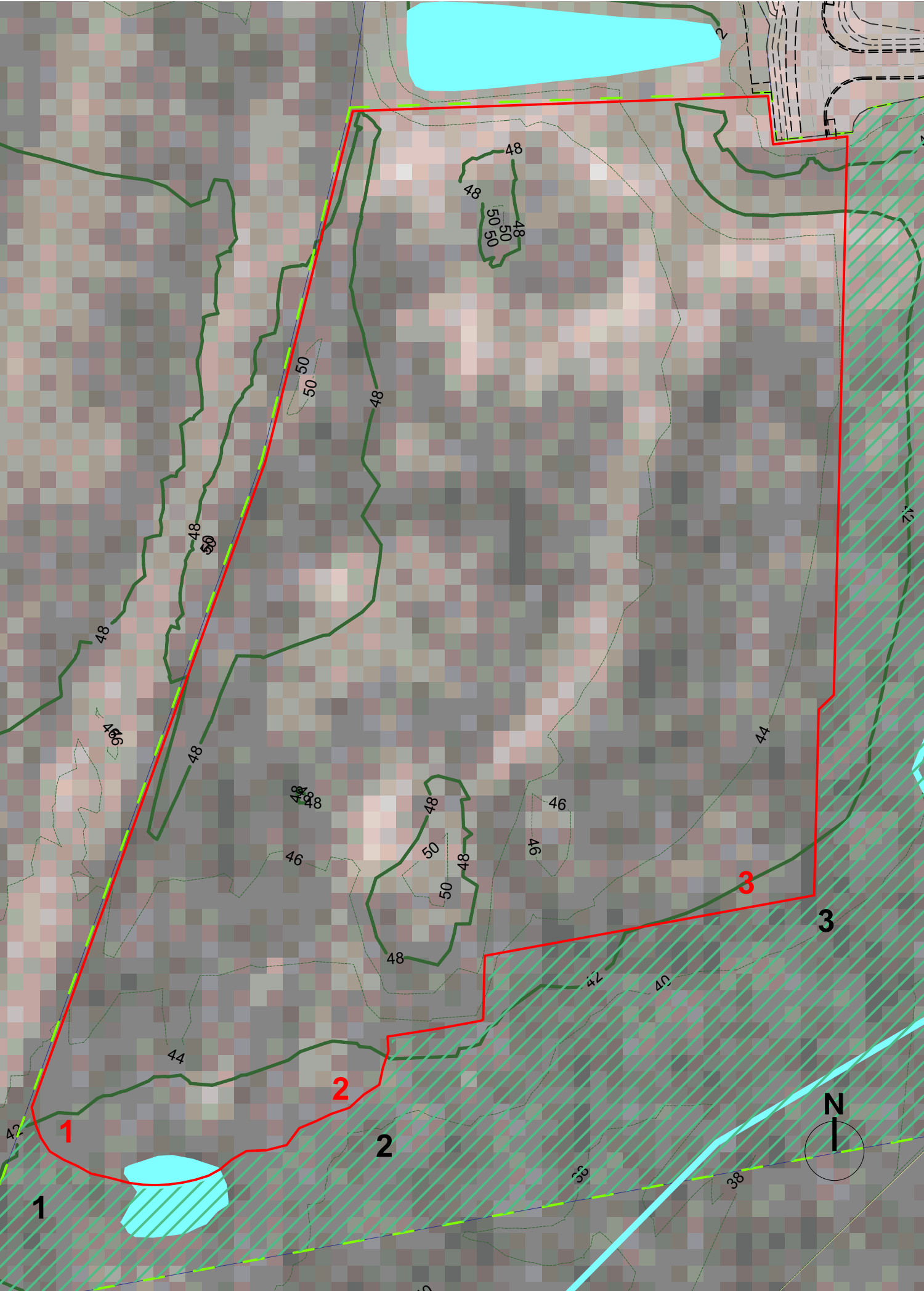
No fauna was harmed during clearing and clearing proceeded in accordance with the V&FMP.

Sincerely,








Dmitri Medvedko
Environmental Scientist | Boyd's Bay Environmental

¹Boyd's Bay Environmental is licensed to relocate fauna in Queensland as per Department of Environment and Science Rehabilitation Permit WA0040141. The permit is available upon request.

Attachment 1 – Map




Legend

-  Clearing Area
-  Stage Boundary
-  Conservation Area
-  Open Water
-  Survey Track
-  *Cryptoblepharus virgatus*
Capture Point
-  *Cryptoblepharus virgatus*
Relocation Point

Address
Branson Street,
Flagstone

Project
Flagstone Stage 7H -
Clearing

Drawing
Fauna Capture and
Relocation Summary



W: boydsbaygroup.com.au
T: 0429 990 089

Suites 9 and 10
1 Sands Street
Tweed Heads NSW 2485

Scale
1:1250

Date
27/01/2022

Job No. 4032	Dwg No. Map 1
-----------------	------------------

Attachment 2 – Photographs



Photo 1 – Clearing with a bulldozer



Photo 2 – Cleared, stockpiled vegetation



Photo 3 – Vacant hollow (see Waypoint 19 and Photo 7 in Pre-Clearing Survey)



Photo 4 - Cryptoblepharus virgatus



Photo 5 – A Potter Wasp



Photo 6 – Clearing with an excavator

20 July 2022

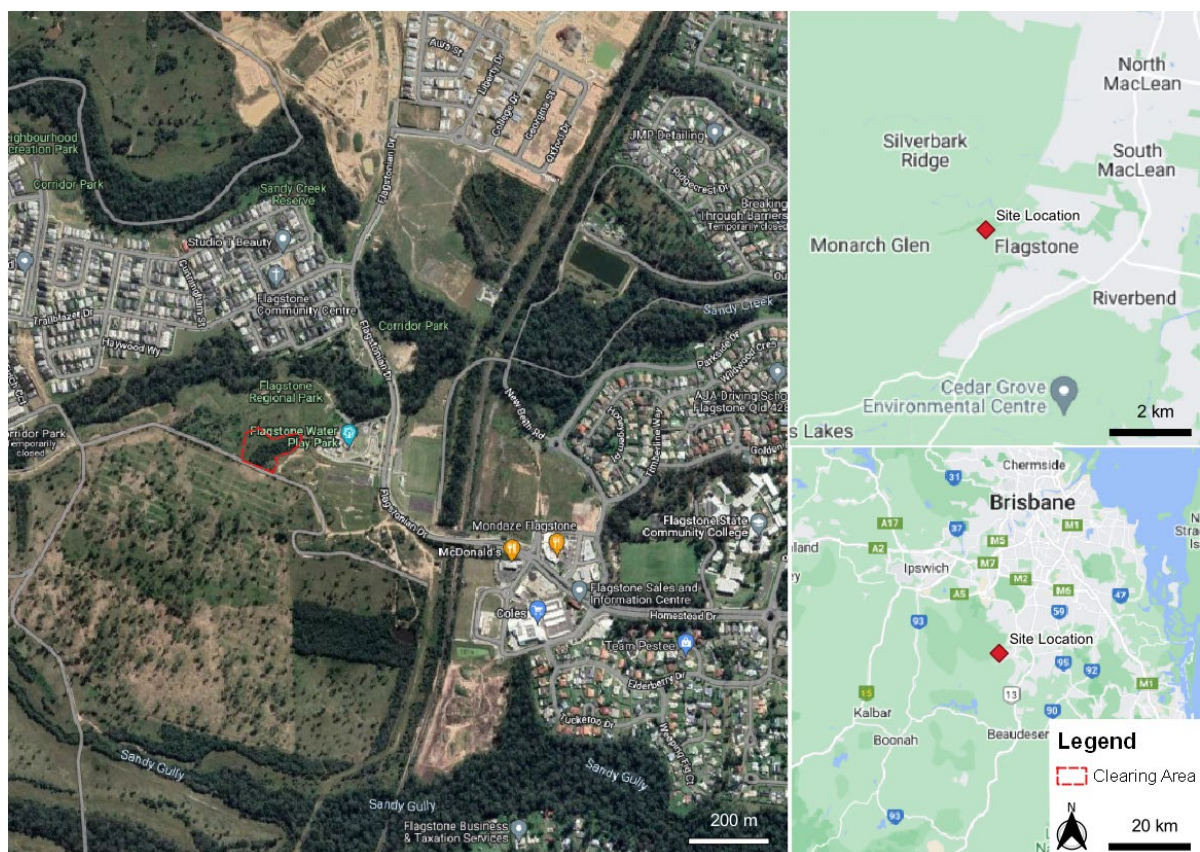
SEE Civil
108 Siganto Drive
Helensvale, Queensland, 4212

Attention: Milan Kotur

Dear Milan,

Re: Flagstone DCC Pre-Clearing Survey and Post-Clearing Report

To fulfill SEE Civil's best practice environmental management measures, a qualified¹ Fauna Spotter Catcher (FSC) from Boys Bay Environmental Services (BBES) undertook a desktop assessment, a pre-clearing survey on 18 July 2022, and monitored clearing on 19 July 2022. The objective of the desktop assessment and the pre-clearing survey was to identify potential and active habitat within the Clearing Area of the Flagstone District Community Centre (DCC) construction project in Flagstone, QLD. The objective of monitoring clearing was to ensure no native fauna is harmed during clearing. Map 1 delineates the Clearing Area ("the Site") and the overall location of the DCC.



Map 1 – Clearing Area and Overall Site Location

¹ Boys Bay Environmental Services is licensed to relocate fauna in Queensland as per Department of Environment and Science Rehabilitation Permit WA0040141. The permit is available upon request.

Desktop Assessment Methodology

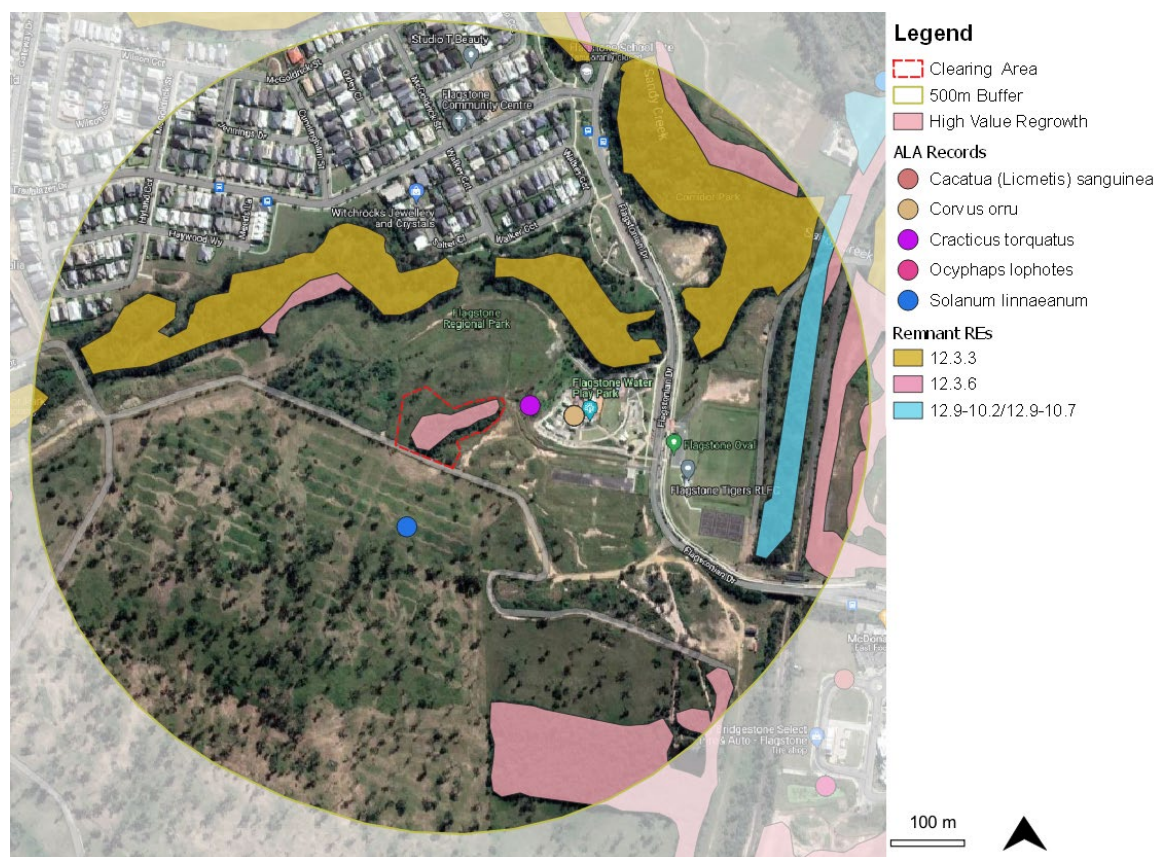
The desktop assessment consisted of querying the Atlas of Living Australia (ALA) and analysing biota and environment overlays in QLD Globe immediately on and within 500m of the Site (the assessment area).

Desktop Assessment Results

The ALA search did not identify any vulnerable or threatened species within the assessment area.

Most biota and environment overlays were not present within the assessment area. However, sclerophyll vegetation within the Clearing Area is identified as high value regrowth, a wetland line is mapped through the high value regrowth, the wetland line is mapped as a Matter of State Environmental Significance (MSES) Wetland Values feature, and the Clearing Area has several Koala overlays.

Map 2 depicts species near and on Site that were identified by the ALA, remnant Regional Ecosystems (REs), and High Value Regrowth.



Map 2 – ALA Records, Remnant Res, and High Value Regrowth

The purpose of the desktop assessment was to assist in identifying potential habitat within the Clearing Area. Wetland and riparian areas surrounded by sclerophyll regrowth could include habitat for small mammals, amphibians, and a variety of arboreal birds. Grassland areas adjacent to areas of regrowth could include habitat for reptiles, small mammals, and ground nesting birds.

Pre-Clearing Survey Methods

The survey consisted of a meander through vegetation in the Clearing Area. Fauna activity was assessed through opportunistic sightings, assessment of potential habitat, listening to calls, identifying tracks, identifying scat, and identifying scratch marks. The survey track and locations of significant

habitat were recorded with the GeoTracker app on a Samsung Galaxy 21S and are accurate to 6m. Map 3 delineates the survey track and identified habitat features.



Map 3 – Survey Track and Habitat Features

Pre-Clearing Survey Results

Vegetation within the Clearing Area is a gully with dense sclerophyll and wattle regrowth a tall, dense mid-story, and tall groundcover. Vegetation outside the regrowth areas consists of slashed grassland with isolated medium trees.

No active habitat was detected, two potential habitat features were identified during the survey, and diggings were identified throughout the gully. Table 1 lists fauna that was observed during the survey and Attachment 1 includes photos.

Table 1 – Observed Fauna

Common Name	Scientific Name	Observation type
Blue-faced Honeyeater	<i>Entomyzon cyanotis</i>	Direct
Cane toad	<i>Rhinella marina</i>	Direct
Magpie	<i>Gymnorhina tibicen</i>	Direct
Torresian crow	<i>Corvus orru</i>	Direct

Clearing Summary

Clearing was conducted with an excavator with a grab and a suitably qualified² Fauna Spotter Catcher (FSC) inspected the clearing area to identify any resident fauna and flag potential and actual habitat immediately prior to clearing commencement. The FSC was present throughout clearing to ensure fauna was not harmed. The FSC performed a final walk through post clearing to ensure no wildlife was

² Boyd's Bay Environmental is licensed to relocate fauna in Queensland as per Department of Environment and Science Rehabilitation Permit WA0040141. The permit is available upon request.

left exposed, injured, or deceased. Table 2 lists captured and relocated fauna and Map 4 identifies capture and release points.

Table 2 – Captured and Relocated Fauna

Common Name	Scientific Name	Quantity
Bush rat	<i>Rattus fuscipes</i>	1
Eastern sign-bearing froglet	<i>Crinia parinsignifera</i>	1
Garden skink	<i>Lampropholis guichenoti</i>	5



Map 4 – Capture and Release Locations

Conclusion

No native fauna was harmed during clearing and proceeded in accordance with SEE Civil's best practice environmental management measures.

Sincerely,



Dmitri Medvedko
Environmental Scientist | Boyd's Bay Environmental

Attachment 1 – Photos



Photo 1 - Clearing



Photo 2 - Regrowth and Grassland



Photo 3 - Diggings / Burrowing Activity



Photo 4 - Diggings / Burrowing Activity



Photo 5 - Termitarium

Appendix B

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

Conditions
Offsets <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 20242. 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.
Clearing <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.
Standard Conditions <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

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 .
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.
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.
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 .

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**.

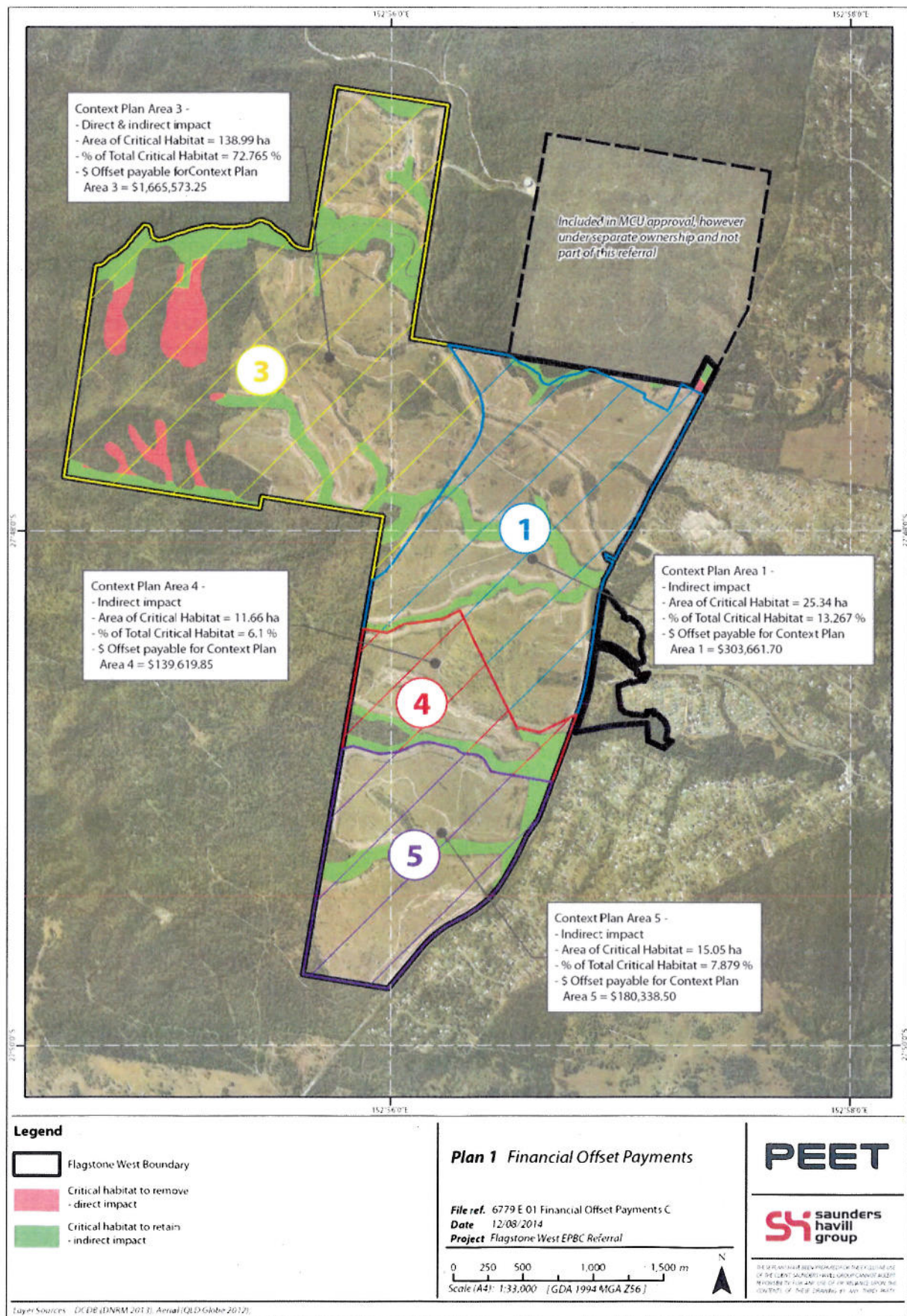
Listed Koala: Koala (*Phascolarctos cinereus* - combined populations of Queensland, New South Wales and the Australian Capital Territory) listed as vulnerable under the **EPBC Act**.

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 C

Previous reporting period correspondence with the Department

Confirmation of non-compliance with Conditions 3 and 4 by the Department, and
note of no further actions required

[REDACTED]

From: EPBC Monitoring <EPBCMonitoring@awe.gov.au>
Sent: Tuesday, 12 October 2021 4:14 PM
To: [REDACTED]
Cc: [REDACTED]; EPBC Monitoring
Subject: RE: 2014/7206 Flagstone West Annual Compliance Report 2021 [SEC=OFFICIAL]

Hi [REDACTED]

Thanks for alerting me to the screenshot – I hadn't sighted this when undertaking the 2014/7206 ACR review but have now reviewed and can confirm that will be sufficient for next year's ACR submission as well. An email trail from the marketing team confirming publication would also suffice.

Kind regards,
[REDACTED]

Compliance Monitoring Team
Environment Compliance Branch
Compliance & Enforcement Division
Department of Agriculture, Water and the Environment
GPO BOX 858, Canberra, ACT 2601

From: [REDACTED]
Sent: Monday, 11 October 2021 10:09 AM
To: EPBC Monitoring <EPBCMonitoring@awe.gov.au>
Cc: [REDACTED]
Subject: RE: 2014/7206 Flagstone West Annual Compliance Report 2021 [SEC=OFFICIAL]

Thank you, [REDACTED] – this is noted.

In addition, previously a screenshot of the webpage with the date stamp in the bottom right (provided in my original email) was recommended by the Department to provide proof of the date of publication of the Annual Compliance Report. Could you please clarify what is expected regarding this – is an email trail from the Approval Holders marketing team (or similar) confirming publication appropriate?

Kind Regards,
[REDACTED]

[REDACTED] Environmental Scientist **Saunders Havill Group**
direct line [REDACTED] mobile [REDACTED] email [REDACTED]
phone 1300 123 SHG web www.saundershavill.com head office 9 Thompson St Bowen Hills Q 4006

Surveying / Town Planning / Urban Design / Mapping / Environmental Management / Landscape Architecture

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From: EPBC Monitoring <EPBCMonitoring@awe.gov.au>
Sent: Friday, 8 October 2021 12:10 PM
To: [REDACTED]
Cc: [REDACTED]; EPBCMonitoring@awe.gov.au
Subject: RE: 2014/7206 Flagstone West Annual Compliance Report 2021 [SEC=OFFICIAL]

Dear [REDACTED],

Thank you for the submission of the 2021 Annual Compliance Report for EPBC 2014/7206.

The Department has reviewed the information provided against conditions 3 and 4 and determined that the approval holder is noncompliant. This has been noted in our records. However, given the nature of the contravention and the circumstances surrounding the breach of conditions, the Department has decided to take no further compliance action regarding this matter.

For your next Annual Compliance Report, remember that you also need to provide the Department with documentary evidence with proof of the date of publication of the Annual Compliance Report, in addition to publishing the report on your website. This will ensure that you remain compliant with reporting requirements under condition 8.

Please note that your next Annual Compliance Report is due by 10 September 2022.

Let me know if you have any questions on the above.

Kind regards,

Compliance Monitoring Team
Environment Compliance Branch
Compliance & Enforcement Division
Department of Agriculture, Water and the Environment
GPO BOX 858, Canberra, ACT 2601

From: [REDACTED]
Sent: Thursday, 9 September 2021 1:18 PM
To: EPBCMonitoring@awe.gov.au
Cc: EPBC Monitoring <EPBCMonitoring@environment.gov.au>; [REDACTED]
[REDACTED]
Subject: 2014/7206 Flagstone West Annual Compliance Report 2021

Hi EPBC compliance monitoring team,

In accordance with Condition 8 of the approval for EPBC 2014/7206, the Annual Compliance Report (ACR) was published today, 9 September 2021, on the approval holder's website:
[Building Plans | Flagstone Estate \(peet.com.au\)](http://peet.com.au)

The published report and proof of online publication are attached to this email for convenience.

It is noted that this ACR also provides further detail on the administrative non-compliances which the Department was notified of on 3 September 2021 via email.

If you have any queries relating to the publishing of this report or the content, please do not hesitate to contact myself (details below) or [REDACTED] (cc'd into this email).

Kind Regards,

[REDACTED]

[REDACTED] Environmental Scientist **Saunders Havill Group**

direct line [REDACTED] mobile [REDACTED] email [REDACTED]
phone 1300 123 SHG web www.saundershavill.com head office 9 Thompson St Bowen Hills Q 4006

Surveying / Town Planning / Urban Design / Mapping / Environmental Management / Landscape Architecture

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