



Annual Compliance Report – EPBC 2021/9005

2 November 2024 to 1 November 2025 (Year
3)

254 Barrams Road, South Ripley,
Queensland

Prepared for Barrams Land Partners Pty Ltd ATF Barrams Land
Partners Unit Trust
Our Reference: 8960 E
27 January 2026

**Saunders
Havill**

PATHWAYS TO SUCCESS

Document Control

Document: Annual Compliance Report – 2 November 2024 to 1 November 2025 (Year 3), prepared by Saunders Havill for Barrams Land Partners Pty Ltd ATF Barrams Land Partners Unit Trust, dated 27 January 2026.

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Acronyms and References

ACR	Annual Compliance Report
DAM	Declared Area Map
DCCEEW	Department of Climate Change, Energy, the Environment and Water (Commonwealth)
DOR	Department of Resources (Queensland – former)
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth)
EPSCL	Environmental Pre-start Checklist
GHFF	Grey-headed flying-fox
ha	hectares
ICC	Ipswich City Council
KFM	Keystone Fauna Management
km	kilometres
m	metres
MNES	Matters of National Environmental Significance
PMVA	Property Map of Assessable Vegetation
SH	Saunders Havill
SMP	Stormwater Management Plan
SRRC	Scenic Rim Regional Council
VDEC	Voluntary Declaration (under the <i>Vegetation Management Act 1999</i>)
VMA	<i>Vegetation Management Act 1999</i> (Queensland)
WHIMP	Wildlife Habitat Impact Mitigation Plan
WPMP	Wildlife Protection Management Plan

Reference documents

OMP	Rosevale Offset Management Plan (EPBC 2021/9005) Version 3.1, dated 28 July 2022
Revised OMP	Rosevale Offset Management Plan (EPBC 2021/9005) Version 4.2, dated 3 December 2024



1. Project Overview

The Environmental Management Division of Saunders Havill (SH) was engaged by Barrams Land Partners Pty Ltd ATF Barrams Land Partners Unit Trust to prepare the following Annual Compliance Report (ACR) for the development on 254 Barrams Road, South Ripley, Queensland. This report provides an assessment of project compliance with the approval granted under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (ref EPBC 2021/9005 on 2 November 2022 (refer **Appendix A**).

The project area, formerly described as Lot 108 on M3174 is 24.69 hectares (ha) in size and is located approximately 10.5 kilometres (km) south-east of Ipswich CBD within the suburb of South Ripley, and Ipswich City Council (ICC) district (refer to site context map located at **Figure 1**). The project area is bound by Barrams Road to the south-east, residential development to the west, Sandstone Boulevard to the east and bushland/open space to the north and north-east. Within the broader surrounding landscape of the site is further ongoing development of residential areas (refer **Figure 2**).

1.1. EPBC approval details

APD Projects Pty Ltd, were issued with an approval under the EPBC Act by the Department of Climate Change, Energy, the Environment and Water (DCCEEW or ‘the Department’) on 2 November 2022, subject to conditions. The approval was transferred to Barrams Land Partners Pty Ltd on 23 July 2024. Refer to **Appendix A** for a copy of the EPBC Act decision notice and transfer of approval.

Key details relating to EPBC 2021/9005 are provided in **Table 1**.

Table 1: Approval Details

Commonwealth reference	EPBC 2021/9005
Approval holder	Barrams Land Partners Pty Ltd
ACN	652 008 887
Approval date	2 November 2022
Expiry date of approval	31 December 2050
Approved action	To construct a residential subdivision at Lot 108 on M3174, 254 Barrams Road, South Ripley, Queensland.
Controlling provision	Approved – listed threatened species and communities (sections 18 & 18A)
Project commencement	30 January 2023
Reporting period	Year 3 – 2 November 2024 to 1 November 2025
Address	254 Barrams Road, South Ripley, Queensland
Local government area	Ipswich City Council (ICC)

1.2. Reporting Period

As per Condition 27 of the EPBC Act approval conditions, the approval holder must prepare a compliance report for each 12-month period following the anniversary of the date of the approval (2 November 2022) (refer **Appendix A**). This ACR details the status and compliance of the Project for the third 12-month reporting period between the 2 November 2024 (anniversary of the date of approval) to 1 November 2025.



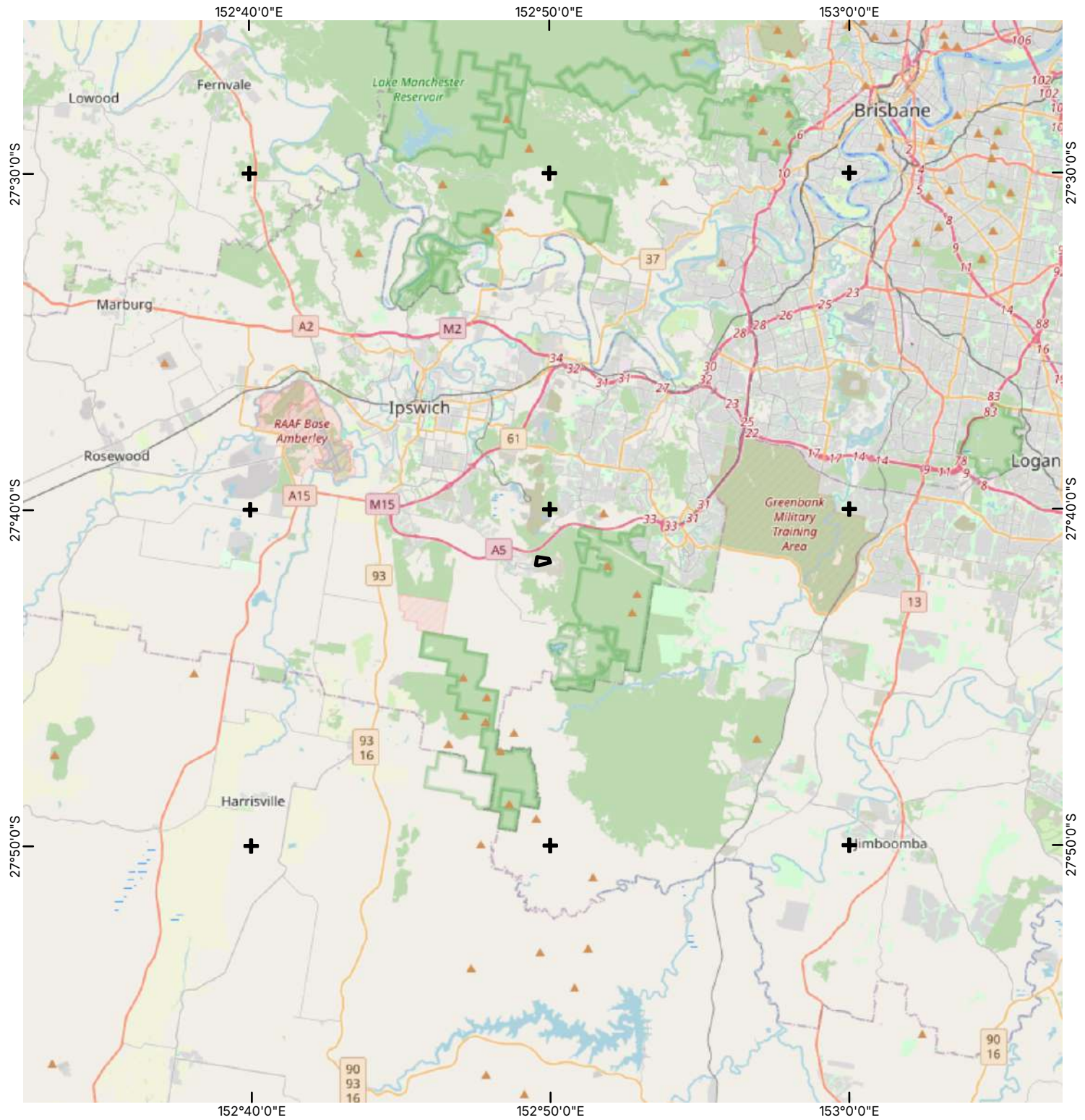
In accordance with Condition 30 of the EPBC Act approval conditions, the ACR must be published on the approval holder's website and notification provided to the Department within 60 business days of the 12-month anniversary of the date of approval (2 November 2025). The required date of upload is 29 January 2026 (refer **Appendix A**).

1.3. Overview of Key Activities

The following key activities occurred between 2 November 2024 and 1 November 2025 (Year 3 of Project):

- Offset activities within the Rosevale Offset Area in accordance with the Rosevale Offset Management Plan (OMP) including firebreak maintenance, infill planting, weed management and pest management.
- Practical completion of civil construction works within the project area.
- Continuation of rehabilitation and stability works associated with Material Change of Use (MCU) approval (ref 6226/2018/PDA) completed within waterway areas of the referral area.





LEGEND


 Referral Area

Figure 1

Site Context

FILE REFERENCE
8960 E Figure 1 ACR3 Site Context A

DATE
19/01/2026

254 BARRAMS RD, SOUTH RIPLEY

0 2 4 6 8 10 km

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:300,000



CLIENT

**BARRAMS LAND
PARTNERS PTY
LTD**

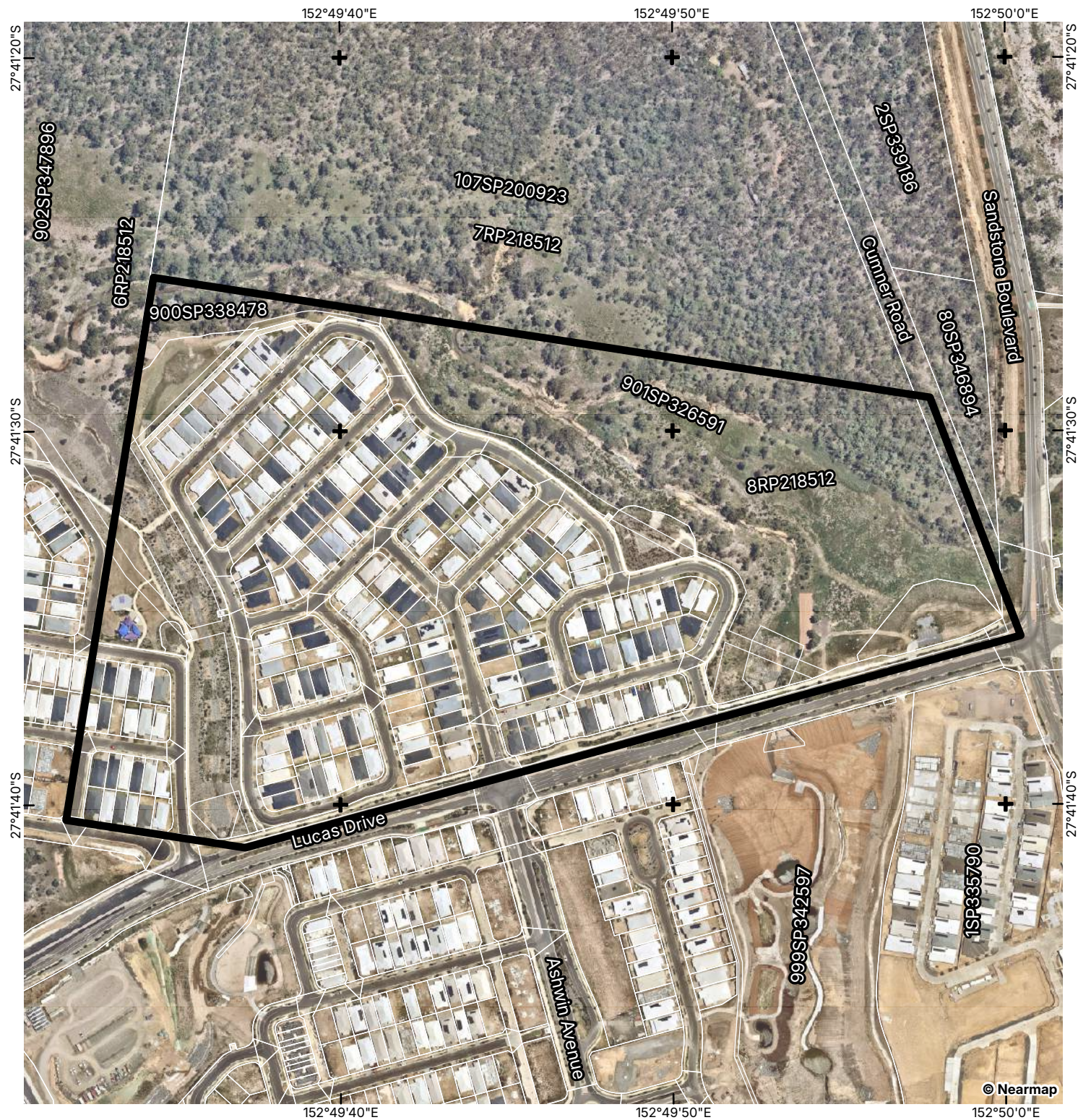
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LEGEND



-  Qld DCDB
-  Referral Area

Figure 2

Site Aerial

FILE REFERENCE
8960 E Figure 2 ACR3 Site Aerial A

DATE
19/01/2026

254 BARRAMS RD, SOUTH RIPLEY

0 20 40 60 80 100 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:4,500



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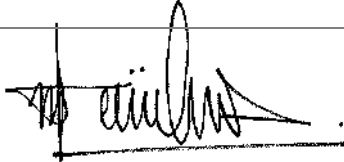
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1.4. Declaration of accuracy

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 ABN 24 144 972 949
Date	27 January 2026

1.5. Key Consultants and Roles

Table 2 below is a list of the key appointed contractors and their roles in the Project.

Table 2: Key Consultants and Roles

Role	Company / Appointed Contractor
Development Manager / Proponent	Barrams Land Partners Pty Ltd
Project Engineer	Arcadis
Principal Contractor	CCA Winslow
Environmental Coordinator	Saunders Havill
Fauna Spotter Catcher / Ecologist	Keystone Fauna Management
Offset Provider	Montauban Environmental Offsets



2. Impact area management

2.1. Commencement of the action

Vegetation clearing on the impact site marked the commencement of the action on the 30 January 2023. As per Condition 20 of the EPBC Act approval conditions, the approval holder must notify the department electronically of the date of the commencement of the action, within 5 business days.

Notification of the commencement of the action was sent to the Department on the 31 January 2023 via a letter provided by e-mail correspondence (refer **ACR 1 – Appendix C**).

2.2. Vegetation clearing and impact review

The required clearing areas within the approved 16.23 ha clearing area described as regrowth eucalypt woodland and open paddock with scattered tree vegetation was cleared during Year 1 of the project. Refer to **Plan 1** for a review of vegetation clearing impacts until 1 November 2023 with a contemporary aerial (November 2025) showing construction progress in Year 3. It is noted that clearing also occurred outside of the 16.23 ha development area within the waterway corridor, however, is associated with clearing for a trunk sewer that occurred prior to the commencement of the action and waterway stability activities associated with MCU approval 6226/2018/PDA (refer Condition 1c).

A pre-clearing protocol was implemented to ensure clearing was completed in accordance with the approval. The process to ensure that clearing is completed safely and in accordance with the EPBC Act Approval conditions is a multi-step protocol which requires coordination with the relevant parties.

Approvals relating to impacts on ecological matters were collated from Commonwealth, State and Local governments for the project and included several overarching environmental management plans. To streamline pre-start documentation and environmental management authorisations, an Environmental Pre-Start Checklist (EPSCL) was developed for the Project. This checklist was integral to ensuring clearing proceeded within the demarcated limits, suitable fencing was installed across the work area and the necessary checks for threatened fauna were completed prior to the clearing of any vegetation.

The diagram in **Figure 3** illustrates the key steps in this process. After completing the checklist and all required parties sign-off, vegetation clearance activities proceeded under the supervision of the fauna spotter catcher.



<p>Environmental Coordinator prepare work area document package, source documents required from third parties</p> <p>AND</p> <p>Principal Contractor demarcate clearing extent</p>	<p>Environmental Coordinator review clearing extent demarcation</p> <p>AND</p> <p>Fauna Spotter Catcher undertake pre-clearance survey</p>	<p>Project Engineer and/or Environmental Coordinator advises Environmental Pre-start Checklist ready to be circulated and provides supporting documents</p>	<p>All Stakeholders Attend environmental pre-start meeting and complete Environmental Pre-start Checklist</p>	<p>Environmental Coordinator issues document package (Environmental Pre-start Checklist and supporting documents)</p>	<p>Clearing work may commence within demarcated limits and under the supervision of Fauna Spotter Catcher</p>
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Figure 3: Key steps prior to commencing impact work.

Key activities completed to ensure compliance with the relevant conditions of the EPBC Act approval include:

- Installation and maintenance of tree protection and fauna fencing types in accordance with the Vegetation Clearing and Fauna Management Plan (VCFMP) including a mix of orange bunting and barrier mesh fencing (refer **Photo Set 1**).
- Ground-truthing tree protection fencing by SH ecologist prior to clearing.
- Engagement of qualified fauna spotter catcher (refer **Section 2.4**).
- Fauna spotter catcher completed Wildlife Protection Management Plan (WPMP) and Wildlife Habitat and Impact Mitigation Plan (WHIMP) (refer **ACR 1 – Appendix E**).
- Presence of project fauna spotter catcher during all clearing activities.
- Fauna spotter catcher to prepare pre-clearance survey and post-clearance survey reports of clearing area (refer **ACR 1 – Appendix F**).



Photo Set 1: Temporary fauna friendly tree protection fencing.

2.3. Fauna spotter catcher reporting

2.3.1 Pre-clearance fauna spotter catcher reporting

Prior to the commencement of vegetation clearing, a qualified fauna spotter catcher undertook on-site fauna surveys and prepared both the WPMP and WHIMP (refer **ACR 1 – Appendix E**). The WPMP contains details of the pre-clearing fauna survey methods and the results of these surveys and includes details on the observed fauna, fauna signs, and habitat features found on-site, and proposed fauna relocation points. Management recommendations along with requirements under Part 3 of the *Queensland Nature Conservation (Koala) Conservation Plan 2017* which specifies sequential clearing procedures, sets a daily vegetation clearing limit of 3 ha of vegetation per day, and details the procedures that need to be followed if a koala is present within the clearing area. The 3 ha daily vegetation clearing limit is monitored on-site by ground personnel utilising GPS tracking. The site was cleared sequentially towards retained vegetation in two stages, being understorey scrubbing followed by removal of habitat/canopy trees 24 hours later. This was completed in conjunction with directional clearing to facilitate self-relocation of fauna on site.

2.3.2 Post-services fauna spotter catcher reporting

A post-clearing services report was prepared by a qualified fauna spotter catcher detailing observed fauna and any implemented mitigation measures or procedures. Refer to **ACR 1 – Appendix F** for the fauna spotter catcher post-clearing services report for clearing completed within the Year 1 compliance period.

Prior to clearing activities, a ground truthing survey was conducted by a qualified fauna spotter catcher to identify risks to native fauna on-site and to ensure all habitat features identified on-site were cleared in an appropriate manner. All clearing was conducted in a sequential clearing process, with the first stage entailing the removal of non-habitat trees and the second stage involving the removal of habitat trees, after the minimum of 24 hours after the first stage elapsed.

No Koalas were observed by the fauna spotter catcher during the clearing works, as a result no harm occurred to a Koala as a result of clearing.

2.4. Review of impacts

Vegetation clearing in association with this approval commenced in January 2023 and progressed intermittently throughout Year 1.

In total all 16.23 ha of MNES vegetation within the development area was cleared during the Year 1 reporting period (refer **Plan 1**) and is considered separate to additional clearing impacts which have occurred within the waterways associated with MCU 6226/2018/PDA.

No further impacts occurred during Year 2 and 3 of the project.

2.5. Koala sensitive design

Koala awareness signage and fauna movement infrastructure was constructed within the project area. Koala awareness signage was installed along the northern esplanade road adjoining retained koala waterway habitat values. The signage also states 'dogs are not permitted within waterway corridor' (refer **Photo set 2**). Fauna furniture was installed at the Barrams Road culvert crossing to enable continued movement from east to west. Refer to **Photo set 3** for evidence.



Temporary koala exclusion fencing remains in place along the northern interface, separating the construction area from the retained habitat values associated with the waterway (refer **Photo set 4**). The fencing is scheduled to be removed due to the completion of adjoining construction activities.



Photo Set 2: Koala awareness signage along waterway corridor.



Photo Set 3: Fauna movement furniture within Barrams Road culvert crossing.



Photo Set 4: Temporary koala exclusion fencing along waterway corridor.

2.6. Rehabilitation Works

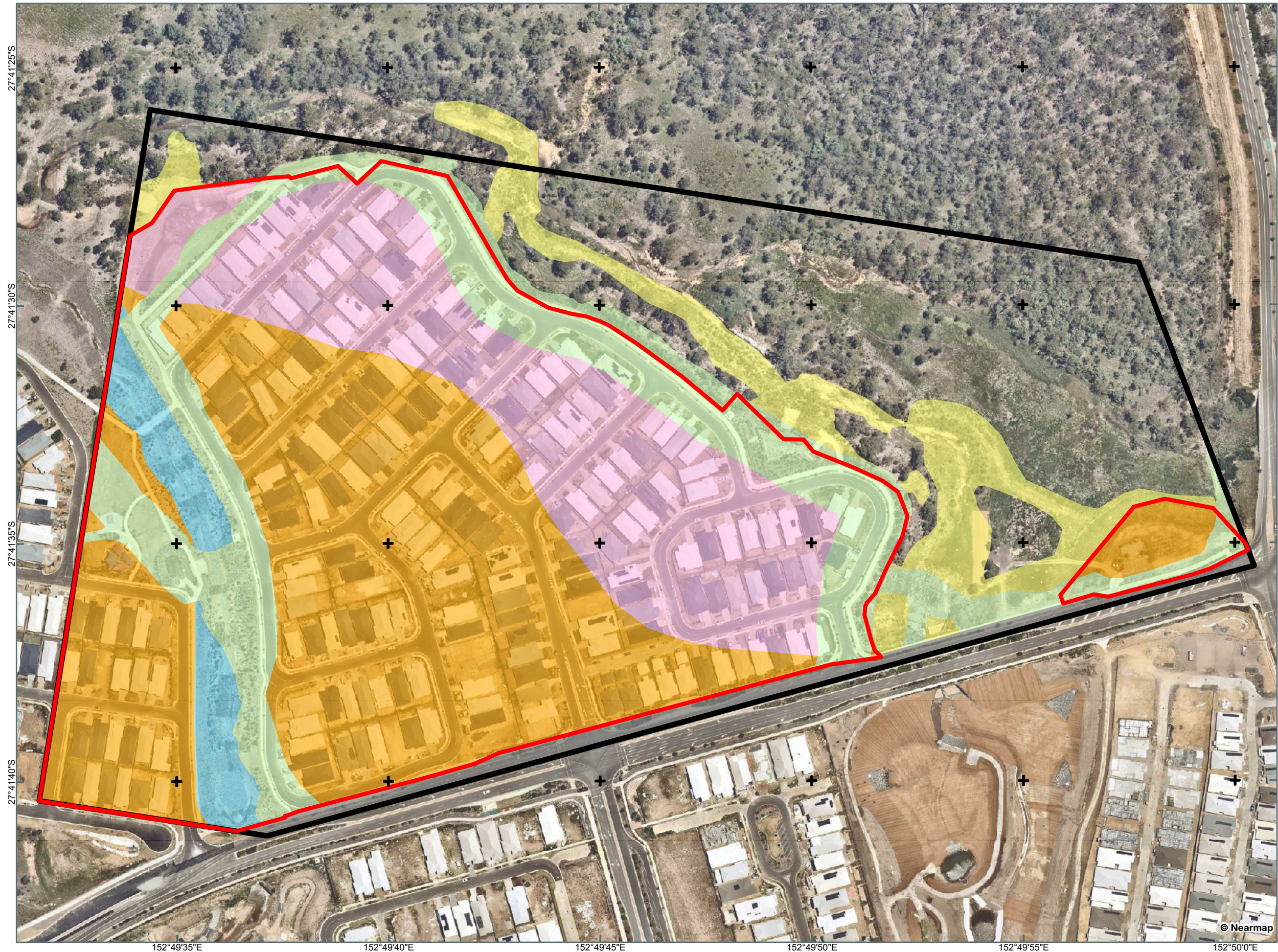
Within the project site, revegetation works have been completed adjoining the esplanade road which was subject to temporary impacts to facilitate construction of the road and stormwater basin. Refer to **Photo set 5**.

Planted species comprise a mix of native trees, shrubs and groundcovers including *Eucalyptus tereticornis* (Forest Red Gum), *Lophostemon confertus* (Brush Box), *Acacia leiocalyx* (Early Flowering Black Wattle), *Acacia fimbriata* (Brisbane Wattle), *Melaleuca viminalis* (Weeping Bottlebrush), *Lomandra longifolia* (Spiny-headed Mat-rush), *Themeda triandra* (Kangaroo grass), *Heteropogon contortus* (Black speargrass) and *Dianella caerulea* (Blue Flax-lily). The basin area is predominantly comprised of groundcover species *Lomandra longifolia* and common club rush. Part of the basin rehabilitation works was delivered under approval 6226/2018/PDA administered under the *Economic Development Act 2012* Qld.



Photo Set 5: Roadside and basin revegetation areas observed 2025.

01. ACR YEAR 3 CLEARING REVIEW



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

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- LEGEND**
- Qld DCDB
 - Referral Area
 - Development Area
 - Trunk Sewer Road Acquisition [0.55 ha]
- Previous ACR periods clearing areas
- Functionally lost waterway [0.80 ha]
 - Nov. 2022 to Nov. 2023 clearing - Open paddock with scattered trees [7.90 ha]
 - Nov. 2022 to Nov. 2023 Clearing - Regrowth Eucalypt Woodland [4.35 ha]
 - Waterway Stability Works to be Rehabilitated 6226/2018/PDA (Not Part of this EPBC Approval As Per Approval Condition 1c) [1.88 ha]
 - Pre-Nov. 2022 Trunk Sewer Clearing Not Part of this EPBC Approval [3.86 ha]



3. Offset area management

A 17-ha land-based offset is required under Condition 4 of the EPBC approval (ref EPBC 2021/9005) to compensate for the residual impacts on 16.23 ha of Koala habitat. Montauban Environmental Consultants identified a 17 ha portion of lot 115 on SP167206 located at Tarome Road, Tarome within the Scenic Rim Local Government Area. The land secured is located within the Rosevale Offset Property provides over 800 ha of land holdings for a number of EPBC biodiversity offsets with broad aggregation of conservation outcomes. The 17-ha offset area is referred to as the 'Rosevale Offset Area 1' or ROA 1.'

To deliver the land-based offset, the Proponent partnered with Montauban Environmental as the third-party environmental offset provider to prepare and implement the Revised Rosevale Offset Management Plan Version 4.2, dated December 2024 (Revised OMP) which was the version in effect during the reporting period.

3.1. Offset area legally secured

A requirement of Condition 4 of the EPBC Act approval (ref EPBC 2021/9005) is the legal securement of the offset area and the provision of written evidence to the Department within 20 business days of the securement under Condition 6. The offset area was legally secured on 23 November 2022 via the Voluntary Declaration process administered under the Queensland VMA. The chief Executive of the Department of Resources (DOR) declared the offset area in a Declared Area Map (DAM 2022/003052) as an area of high nature conservation value in accordance with section 19F of the VMA. The Voluntary Declaration package administered by DOR was provided in the **Year 1 ACR at Appendix B**.

3.2. Revised Rosevale Offset Management Plan

The Rosevale Offset Management Plan was revised to include the baseline survey methods and results and submitted to DCCEEW on 1 February 2024 for approval in accordance with Condition 9.

Additional changes to the OMP include the addition of Bushfire Management as a sixth management action and implementation progress against the preliminary completion criteria for each management action.

The Revised OMP was approved by DCCEEW during the reporting period on 24 December 2024.

3.3. Offset area activities

A range of management activities prescribed under the Revised OMP were implemented within the offset area during Year 1. Management activities are completed with the purpose of reducing threats to MNES and improving and creating habitat. A summary of management activities completed across the offset area during the reporting period are detailed in the Offset Area Annual Report (OAAR) prepared by Montauban Environmental Consultants (refer **Appendix B**) and summarised below:

- Implementation of the Pest Management Strategy including, trapping, baiting and management of target feral animals across the offset property.
- Continuation of weed management activities within the offset area.
- Inspection of perimeter fencing was conducted during the compliance period. Following a widespread weather event in March 2025, boundary fence repairs were conducted soon after. No evidence of stock breaches were recorded during the compliance period.



- Ongoing monitoring of access gates and signage across ROA 1 fencing.
- Replanting activities within habitat restoration area, where failed plantings have occurred.
- Firebreaks regularly maintained as well as slashing activities approximately three times per year.

The OAAR completed by the offset provider for Year 3 is provided at **Appendix B** detailing the full scope and timing of management measures completed.

3.4. Offset management actions

A summary review of the project's compliance with offset management action prescribed under the Revised OMP are provided in **Table 3**. This provides a cumulative summary of actions for the period of the offset. Detailed compliance with offset management actions are presented in the OAAR at **Appendix B**.



Table 3: Offset Area Management Actions summary and review (Years 1, 2 & 3).

Management Action	Action Timing and Completion Criteria	Relevant Actions Completed in Reporting Period
1. Feral Animal Control (primarily targeting wild dogs)	Year 1 – complete detailed baseline/seasonal feral animal management survey(s)	Baseline pest monitoring surveys were completed during the Year 1 reporting period as part of broader offset property survey effort by SH ecologists. The methods and results of the baseline surveys were included in the revised Rosevale OMP.
	Year 1 – consult Scenic Rim Regional Council and/or the Regional Pest Management Representative	
	Year 1 – develop a Pest Management Implementation Strategy	Scenic Rim Region Council (SRRC) were contacted to discuss feral pest management plans (16 November 2023). The Pest Management Strategy was prepared and implementation of the plan commenced within the Year 3 compliance period. The site-based management activities included trapping, baiting and management of target feral animals within the offset area.
	Year 3 – Implement the Pest Management Strategy	
2. Weeds of National Significance Control	Year 1 – complete detailed baseline/weed extent surveys utilising an antenna based GPS system	The baseline weed mapping assessment was completed during the Year 1 reporting period as part of the broader Rosevale Offset Property survey effort by SH ecologists utilising a GPS system.
	Year 3 – commence detailed weed management control activities within the ROA 1	Cattle were excluded from the ROA 1 during the Year 1 reporting period.
	Year 3 – Demonstrate a downward trend in the weed extent, vigor and health annually through years 2-5	During Year 2, the first phase of weed clearing activities were conducted. During Year 3, continued weed management activities including spraying and slashing were conducted within the offset area.
3. Livestock Control	Year 2 – Erect fauna friendly, stock exclusion perimeter fencing	Boundary fencing inspections occurred on a regular basis by land managers throughout Years 1, 2 and 3.



Management Action	Action Timing and Completion Criteria	Relevant Actions Completed in Reporting Period
	Other – Annual inspection of the fencing integrity and stock breaches	Following a widespread weather event in March 2025, boundary fence repairs were required. No evidence of stock breaches were recorded during the Year 3 reporting period.
4. Access and Trespass Control	Year 1 – inspection and rectification of all perimeter fencing	Notification of offset area, purpose and outcomes were provided in the form of written correspondence to adjoining landholders was conducted by Montauban Environmental Consultants on 14 November 2023 (refer ACR 1 – Appendix G), and subsequently on 30 June 2024 (refer ACR 2 – Appendix B).
	Year 1 – notification of offset areas, purpose and outcomes to all adjoining land holders	
	Other – access gates and signage to be installed where ROA 1 fencing crosses tracks required to be maintained for access	Signage was installed on access gates where ROA 1 fencing crosses the tracks required to be maintained for access by Montauban Environmental Consultants (refer ACR 1 – Appendix G). During Year 3 ongoing monitoring of gates and signage was completed as part of regular perimeter fence checks.
		Following a widespread weather event in March 2025, boundary fence repairs were required.
5. MNES Habitat Restoration	Year 1 – finalise locations, sequence and timing for revegetation program	In year 1, OMP Montauban Consultants advised that initial works would focus on weed management within remnant and regrowth areas (refer ACR 1 – Appendix G).
	Year 1 – cultivate and prepare ROA 1 (17.0 ha) are in preparation for year 2 planting	Montauban Environmental Consultants advised that heavy machinery was utilised in January 2023 to remove dead plantation trees, turn the soil and prepare for planting (refer ACR 1 – Appendix G).



Management Action	Action Timing and Completion Criteria	Relevant Actions Completed in Reporting Period
	Year 1 – create ROA 1 water source for revegetation establishment (purpose located dam or broadscale irrigation)	The water source for revegetation establishment is a dam located within the offset area. Photos of this water source are provided in the OAAR (refer ACR 1 – Appendix G).
	Year 1 – establish photo monitoring points and protocols for ROA 1	Following the SH site visit in Year 1, several photo monitoring locations have been established within the offset property. The location of the photo points are provided in the OAAR (refer ACR 1 – Appendix G) as well as the revised OMP.
	Year 2 – Complete ROA 1 MNES habitat restoration (17.0 ha)	During the Year 2 compliance period, the initial planting of approximately 4,500 stems was completed. These plants were provided by a local nursery.
	Year 3 – Monitor and maintain the ROA 1 (17.0 ha MNES habitat restoration area) inclusive of rectification and replacement works for failed area or plant dieback.	During Year 3, monitoring and maintenance of the plantings continued. Scattered re-planting activities were conducted to replace failed stems.
6. Bushfire Management	Year 2 – install necessary firebreaks within ROA 1	During Year 2 firebreaks were installed within ROA 1, initially these were located along the perimeter of the boundary fence and internal offset site perimeters.
	Year 3 – monitor and maintain fuel loads within the ROA 1; and maintain firebreaks	During Year 3, the firebreaks were regularly maintained.



4. EPBC Act approval conditions compliance table

The EPBC Act approval conditions for the Project are provided in **Table 4** with a description of relevant supporting evidence to support a designation of 'Compliant', 'Non-compliant' or 'Not applicable' against each condition. A copy of the EPBC Act approval and conditions is provided in **Appendix A**.

Table 4: EPBC Act approval conditions compliance table

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
PART A – Conditions specific to the action			
1	<p>The approval holder must not clear:</p> <ul style="list-style-type: none"> a. outside of the development area b. more than 16.23 hectares of Koala habitat c. within the waterway corridor except for approved rehabilitation and stabilisation works to meet Conditions of approval 6226/2018/PDA under the Economic Development Act 2012 Qld 	Compliant	<p>All of the required 16.23 ha MNES vegetation clearing associated with this EPBC Act approval was cleared within the development area during the Year 1 reporting period (2 November 2022 to 1 November 2023).</p> <ul style="list-style-type: none"> a. No clearing was conducted outside of the development area (referral area). b. 16.23 ha of Koala critical habitat was cleared during the Year 1 reporting period within the identified areas. c. Clearing was completed within the waterway areas associated with 6226/2018/PDA (Plan 1). <p>It is noted a total of 3.86 ha of habitat was cleared as part of trunk sewer clearing (not part of this approval) of which 3.18 ha is within the</p>



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
			development area. Therefore, a total of 13.05 ha is directly attributed to development clearing.
2	<p>For the ongoing protection of the Koala within the development area and to facilitate Koala movement and dispersal into the adjacent landscape, the approval holder must:</p> <ul style="list-style-type: none"> a. ensure safe movement solutions are constructed in roads that intersect or are adjacent to retained corridors of Koala habitat, and b. ensure that the safe movement solutions are implemented in accordance with Queensland's fauna sensitive road design guidelines. 	Not Applicable	<p>At the time of reporting, construction was well-progressed including the completion of most of the internal roads including the northern esplanade road. Safe Koala movement solutions in accordance with Queensland's fauna sensitive road design guidelines is located along the esplanade road which includes koala awareness signage placed intermittently along the road.</p> <p>A fauna culvert is located at Barrams Road which includes fauna furniture to facilitate movement across the culvert.</p> <p>Refer to Section 2.5 for details and photo evidence.</p>
3	<p>To minimise risk of injury or death to the Koala within the development area, the approval holder must:</p> <ul style="list-style-type: none"> a. ensure that a suitably qualified fauna spotter catcher who is given sufficient authority to delay and/or cease any clearing and/or construction is present during all clearing and construction, to ensure Koalas have safely vacated the area of works before the Koala habitat is cleared; b. if any Koala is spotted within the development area during clearing and construction, all clearing and construction must cease until the Koala has moved 	Compliant	<p>Prior to the commencement of vegetation clearing, Keystone Fauna Management undertook on-site fauna surveys, and prepared a WPMP and WHIMP. These reports are provided in ACR 1 – Appendix E. The WPMP contains details of the preclearing fauna survey methods and the results of these surveys. The WPMP also includes details on the observed fauna, fauna signs, and habitat features found on-site, and proposed fauna relocation points. Management Recommendations by Keystone Fauna Management are provided in Section 3 of the WHIMP and can be referred to on-site by the supervising ecologist, fauna spotter catcher, and the site contractors.</p> <ul style="list-style-type: none"> a. In accordance with the draft <i>Queensland Code of Practice for the welfare of wild animals affected by land-clearing and</i>



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	on its own, or is translocated by the fauna spotter catcher;		<i>other habitat impacts and wildlife spotter/catchers</i> (the code), Keystone Fauna Management were engaged by principal contractor CCA Winslow to provide a qualified ecologist and fauna spotter catcher to manage the welfare of fauna prior to, and during, all vegetation clearing works on the site.
	c. clear only in accordance with the Nature Conservation (Koala) Conservation Plan 2017 (Qld), so as to allow Koalas to safely move out of clearing area and into surrounding areas of Koala habitat, and implement all provisions for sequential clearing;		b. No Koalas were spotted on-site by fauna spotter catcher during the clearing activities associated with the Year 1 reporting period (refer ACR 1 – Appendix F).
	d. install temporary Koala exclusion fencing around any area of construction work, immediately after clearing and prior to the commencement of construction in that area, so as to prevent Koalas entering any area where construction is taking place;		c. In addition to the measures outlined by Keystone Fauna Management in the WHIMP, the vegetation clearing is also required to comply with Part 3 of the Queensland <i>Nature Conservation (Koala) Conservation Plan 2017</i> , which specifies sequential clearing procedures, sets a daily vegetation clearing limit of 3 ha of vegetation per day, and details the procedures that need to be followed if a koala is present within the clearing area. The 3 ha daily vegetation clearing limit is monitored on-site by ground personnel utilising GPS tracking.
	e. ensure that the temporary Koala exclusion fencing around any construction area remains in place until all construction activities within the related fenced area are completed;		Clearing activities were structured to assist the northerly movement of displaced wildlife and therefore away from development and toward retained vegetation. In conjunction with directional clearing, sequential movement of clearing was also conducted. A Koala specific management plan and microhabitat specific management were produced and followed while clearing activities were undertaken on-site.
	f. prohibit workers bringing dogs into the development area during clearing and construction, and		
	g. install signage around and within the waterway corridor to inform the public that dogs are not permitted within the waterway corridor.		



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
			<p>Koala monitoring on-site was conducted daily once the clearing extent for the day is finalized. This involved the qualified fauna spotter catcher conducting a visual inspection for Koala.</p> <p>d. Koala exclusion fencing in the form of wire mesh with a floppy top was installed post-clearing (refer Photo set 4).</p> <p>e. Koala exclusion fencing has remained in place. As construction works adjoining the waterway corridor are practically complete, the fencing is scheduled to be removed.</p> <p>f. Dogs are not permitted to be taken onto the impact site.</p> <p>g. Dogs are not permitted to be taken onto the impact site and therefore within the waterway corridor as per installed signage (refer Photo set 2).</p>
4	To compensate for the clearing of up to 16.23 hectares of Koala habitat, the approval holder must legally secure at least 17 hectares of land within the Rosevale Offset Area prior to undertaking any clearing at the development area.	Compliant	<p>To compensate for the clearing of 16.23 ha of Koala habitat, 17 ha of land was legally secured under the Queensland <i>Vegetation Management Act</i> 1999 on 23 November 2022 prior to clearing occurring on 30 January 2023 (refer ACR 1 – Appendix B for documentation).</p> <p>The declared area covers a portion of lot 115 on SP167206 located at Tarome Road, Tarome within the jurisdiction of Scenic Rim Regional Council.</p>



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
5	The approval holder must not undertake any clearing within the development area prior to commencing the implementation of the Rosevale Offset Management Plan. The approval holder must continue to implement the Rosevale Offset Management Plan for the life of this approval. The approval holder must ensure that all management actions are completed prior to the end of Year 19.	Compliant	<p>Montauban Environmental Offsets consultants prepared the OMP for the declared area on the 28 July 2022 prior to the commencement of development activities on 30 January 2023. The OMP was implemented on 23 November 2022 with the legal securement of the offset area.</p> <p>The OAAR prepared by Montauban Environmental Consultants highlights the actions taken during Year 3 of the Rosevale Offset Management Plan (refer Appendix B).</p> <p>The Year 19 milestone has not occurred, but the condition is noted.</p>
6	<p>The approval holder must, within 20 business days of legally securing the Rosevale Offset Area, provide the department with:</p> <ul style="list-style-type: none"> a. written evidence demonstrating that the Rosevale Offset Area has been legally secured, and b. shapefiles and offset attributes of the Rosevale Offset Area. 	Compliant	<p>To compensate for the clearing of up to 16.23 ha of Koala habitat, 17 ha of declared state land as an area of high nature conservation value was secured through the offset provider Montauban Pty Ltd (refer Appendix B).</p> <ul style="list-style-type: none"> a. Written evidence of legal securement is provided in ACR 1 – Appendix B. b. Shapefiles and offset attributes of the Rosevale Offset Area were provided to the department.
7	<p>For the protection of Koala Habitat, the approval holder must:</p> <ul style="list-style-type: none"> a. demonstrate by the end of Year 1, that all livestock have been permanently excluded from the Rosevale Offset Area, 	Compliant	<p>Montauban Environmental Consultants prepared an OAAR on the state of the secured Rosevale Offset site for the Year 3 compliance period (refer Appendix B).</p>



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	<ul style="list-style-type: none"> b. demonstrate by the end of Year 1, that any fencing that has been installed on the perimeter or within the Rosevale Offset Area is fauna friendly stock exclusion fencing, and c. ensure that fauna friendly stock exclusion fencing, once installed, remains effective and excludes all livestock from the Rosevale Offset Area for the remainder of the life of the approval, unless an adjacent property is being managed as an Commonwealth approved offset. 		<ul style="list-style-type: none"> a. Evidence of livestock removal from the Rosevale Offset site achieved in Year 1 is presented in the OAAR (ACR 1 – Appendix G). b. Evidence of the fencing installed along the boundary of the associated lot within the ROA 1 has been provided as part of the Montauban Environmental OAAR. c. Perimeter stock exclusion fencing has been maintained as indicated through on-site inspections and the OAAR.
8	<p>During Year 1, a suitably qualified field ecologist must complete baseline surveys of the Rosevale Offset Area in accordance with a scientifically valid, robust and repeatable methodology, to determine:</p> <ul style="list-style-type: none"> a. the extent of weed cover, and b. the seasonal abundance of feral animals. 	Compliant	<p>During the Year 1 reporting period, SH ecologists conducted baseline surveys of the Rosevale Offset Area.</p> <ul style="list-style-type: none"> a. The extent of weed cover was survey was conducted on 20, 24, 27 April and 5 May 2023. Details of the methodology and results from this survey were incorporated into the revised OMP. b. The seasonal abundance of feral animals survey was conducted in May to November 2023. Details of the methodology and results from this survey were incorporated into the revised OMP.
9	<p>Within three months of completion of the baseline surveys required under condition 8, and in any case no later than 15 months after the date of the approval, the approval holder must submit to the department for the Minister's approval a</p>	Compliant	<p>Baseline surveys of the secured ROA 1 were completed on the 2 November 2023 with the collection of motion sensor cameras. The revised OMP was submitted to the department on 1 February 2024,</p>



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	<p>version of the Rosevale Offset Management Plan, revised to include at a minimum:</p> <ul style="list-style-type: none"> a. the methods, dates and results of the baseline surveys required under condition 8, b. details of how the outcomes specified under condition 8 will be achieved, c. a program of monitoring, and reporting progress against, performance and completion criteria in respect of achieving the ecological outcomes specified in the Rosevale Offset Management Plan, and d. Measures to provide fire management regimes appropriate for the Koala. 		<p>within three months after the completion of baseline surveys during the Year 2 reporting period.</p> <p>In addition to baseline surveys, this also included the creation of Management Action 6 – Bushfire Management.</p>
10	<p>If the revised Rosevale Offset Area Management Plan required under condition 8 has not been approved by the Minister in writing within 12 months of the date on which it was submitted to the department, the approval holder must cease all clearing and/or construction within the development area within 24 hours of the Ministers notification. Clearing and/or construction may only recommence if the revised Rosevale Offset Management Plan is approved by the Minister in writing, or as otherwise agreed to in writing by the Minister. If the Minister approves the revised Rosevale Offset Management Plan, the approval holder must implement the approved revised</p>	Compliant	<p>The revised Rosevale Offset Management Plan was submitted to the Department on 1 February 2024, within three months of the completion of baseline surveys.</p> <p>Written approval of the revised OMP from the Minister was granted on the 24 December 2024 within 12 months of the submission date.</p> <p>The revised OMP was implemented during the Year 3 reporting period (refer Section 3.4 and Appendix B).</p> <p>This condition was previously noted as 'Not applicable' noting the revised OMP was approved within the timeframe specified. However,</p>



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	Rosevale Offset Management Plan for the remainder of the life of the approval.		in this instance, the department advised 'Compliant' was more appropriate given the additional requirements within the condition including the requirement for approval and implementation of the revised OMP.
Monitoring			
11	Within three months prior to the end of each of Year 5, Year 10 and Year 15, the approval holder must have an independent suitably qualified field ecologist undertake an assessment as to whether or not conditions 5, 7, and 81 have been, or are likely to be, achieved in the Rosevale Offset Area. The findings of each assessment must be published on the website within six months of the end of Year 5, Year 10 and Year 15, and remain published on the website for the remainder of the duration of this approval, and each be provided to the department within five business days of first being published.	Not Applicable	The Year 5 milestone has not yet occurred; however, the condition is noted.
12	If, at any time during the period of effect of the approval, the Minister is not satisfied that any of the requirements or outcomes required under conditions 5, 7, and 8, have been or are likely to be achieved or maintained, the Minister may require the approval holder to submit a revised version of the Rosevale Offset Management Plan to the department for approval by the Minister, specifying new requirements to implement corrective actions and/or to monitor, manage, avoid, mitigate, offset, record and/or report on, impacts to the Koala.	Not Applicable	A request for a revised version of the in-effect OMP (Revised OMP V4.2) was not made by the Minister during the Year 3 reporting period.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
13	The Minister may specify a timeframe in which the approval holder must submit the revised Rosevale Offset Management Plan to the department, and may specify that the revised Rosevale Offset Management Plan must be prepared or reviewed by an independent suitably qualified field ecologist.	Not Applicable	A request for a revised version of the Rosevale Offset Management Plan was not made by the Minister during the Year 3 reporting period.
14	If the Minister notifies the approval holder that the Department has not received a revised Rosevale Offset Management Plan within the timeframe specified by the Minister or that the submitted revised Rosevale Offset Management Plan is not likely to achieve the outcomes required under conditions 5, 7, and 8 then, no sooner than two months after making such notification, the Minister may approve a version of the Rosevale Offset management Plan revised by the Department. In this event, the approval holder must implement the approved revised Rosevale Offset Management Plan as approved by the Minister	Not Applicable	A request for a revised version of the Rosevale Offset Management Plan was not made by the Minister during the Year 3 reporting period.
Submission and publication of plans			
15	The approval holder must submit all plans required by these conditions electronically to the department.	Compliant	All submissions to the Department have and will be electronically submitted.
16	Unless otherwise agreed to in writing by the Minister, the approval holder must publish each plan on the website within 15 business days of the date: <ul style="list-style-type: none"> a. of this approval, if the version of the plan to be implemented is specified in these conditions; or 	Compliant	The revised OMP as required by Condition 9 was sent to the Department for approval on 1 February 2024.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	<ul style="list-style-type: none"> b. the plan is approved by the Minister in writing, if the plan requires the approval of the Minister; or c. the plan is submitted to the department in accordance with a requirement of these conditions, if the plan does not require the approval of the Minister; or d. the plan is approved by a state government official as required under a state government condition which must be complied with in accordance with these EPBC Act conditions. 		
17	The approval holder must keep all published plans required by these conditions on the website until the expiry date of this approval.	Compliant	<p>All required publicly available plans are located on the approval holder's website:</p> <p>https://www.montviewripleyvalley.com.au/building-information/</p>
18	The approval holder is required to exclude or redact sensitive ecological data from plans published on the website or otherwise provided to a member of the public.	Not applicable	No sensitive ecological data is included in publicly available plans.
19	If sensitive ecological data is excluded or redacted from a plan in accordance with condition 14, the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website.	Not applicable	No sensitive ecological data is included in publicly available plans.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
PART B – Administrative conditions			
20	The approval holder must notify the department electronically of the date of commencement of the Action, within 5 business days of commencement of the Action.	Compliant	The action commenced on 30 January 2023, and the department was notified within 5 business days (31 January 2023) (refer ACR 1 – Appendix C for evidence).
21	If the commencement of the Action does not occur within 5 years from the date of this approval, then the approval holder must not commence the Action without the prior written approval of the Minister.	Not Applicable	Commencement of the action occurred on the 30 January 2023; therefore, this condition is no longer applicable.
22	The approval holder must maintain accurate and complete compliance records for the life of the approval.	Compliant	The approval holder and environmental coordinator maintain joint records for the approval to date.
23	If the department makes a request in writing, the approval holder must provide electronic copies of compliance records to the department within the timeframe specified in the request.	Not Applicable	No requests were received from the department during the Year 3 reporting period.
24	<p>The approval holder must:</p> <ul style="list-style-type: none"> a. submit plans electronically to the department b. unless otherwise agreed to in writing by the Minister, publish each plan on the website within 15 business days of the date: <ul style="list-style-type: none"> i. of this approval, if the version of the plan to be implemented is specified in these conditions; or 	Not Applicable	No requests were received from the department during the Year 3 reporting period.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	<ul style="list-style-type: none"> ii. the plan is approved by the Minister if these conditions require that the plan be approved by the Minister c. exclude or redact sensitive ecological data from plans published on the website or provided to a member of the public d. keep plans published on the website until the end of this approval 		
25	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the 7 conditions of this approval are prepared in accordance with the department's <i>Guidelines for biological survey and mapped data (2018)</i> and <i>Guide to providing maps and boundary data for EPBC Act projects (2021)</i> , or any subsequent official version or as otherwise specified by the Minister in writing	Compliant	Monitoring data, survey, maps and other special metadata required under the 7 conditions of this approval are prepared in accordance with the Department's <i>Guidelines for biological survey and mapped data (2018)</i> and <i>Guide to providing maps and boundary data for EPBC Act projects (2021)</i> .
26	The approval holder must submit all monitoring data (including sensitive ecological data), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department or in accordance with the requirements of the plan.	Compliant	All monitoring data (including sensitive ecological data), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) have been submitted electronically to the Department.
27	The approval holder must prepare a compliance report for each 12-month period following the date of this approval, or as otherwise agreed to in writing by the Minister.	Compliant	The action activities for the third 12-month period following the date of approval has been summarised and presented within this ACR.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
28	Each compliance report must be consistent with the department's Annual Compliance Report Guidelines (2014), or any subsequent official version.	Compliant	The Years 1, 2 and 3 ACRs have been prepared in accordance with the Department's Annual Compliance Report Guidelines.
29	Each compliance report must include: <ul style="list-style-type: none"> a. Accurate and complete details of compliance and any non-compliance with the conditions and the plans, and any incidents. b. One or more shapefile showing all clearing of any protected matters, and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared. c. A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented. 	Compliant	The Year 3 ACR includes: <ul style="list-style-type: none"> a. Accurate and complete details of compliance activities, no non-compliance incidents occurred during the Year 3 reporting period. b. Mapping using GIS rectified shapefiles of the clearing extent are included within this Year 3 ACR following the completion of clearing of Koala habitat in Year 1 (refer Plan 1). The plan includes a contemporary aerial to demonstrate the construction progress within the project area, rather than documenting an increase in impacts. c. The OAAR located at Appendix B contains accurate details of the implementation of the OMP.
30	The approval holder must: <ul style="list-style-type: none"> a. Publish each compliance report on the website within 60 business days following the end of the 12-month period for which that compliance report is required. b. Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website. 		Annual compliance reports are located on the approval holder's website at: <p>https://www.montviewripleyvalley.com.au/building-information/</p> <ul style="list-style-type: none"> • Year 1 ACR (2022-2023) <ul style="list-style-type: none"> ○ Following the end of the initial 12-month reporting period (2 November 2022 – 1 November 2023) the Year 1 ACR was published on the proponent's website



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	c. Provide the weblink for the compliance report in the notification to the department.		within 60 business days of the anniversary on 30 January 2024.
	d. Keep all published compliance reports required by these conditions on the website until the expiry date of this approval.		<ul style="list-style-type: none"> ○ Electronic notification including the weblink was provided to the department on the same day as publication of the compliance report.
	e. Exclude or redact sensitive ecological data from compliance reports published on the website or otherwise provided to a member of the public.		<ul style="list-style-type: none"> ○ No sensitive ecological data was included within the ACR.
	f. If sensitive ecological data is excluded or redacted from the published version, submit the full compliance report to the department within 5 business days of its publication on the website and notify the department in writing what exclusions and redactions have been made in the version published on the website.		<ul style="list-style-type: none"> • Year 2 ACR (2023-2024) <ul style="list-style-type: none"> ○ Following the end of the second 12-month reporting period (2 November 2023 – 1 November 2024) the Year 2 ACR was published on the proponent's website within 60 business days of the anniversary (by 30 January 2025). ○ Electronic notification including the weblink will be provided to the department on the same day as publication of the compliance report. ○ No sensitive ecological data was included within the ACR. • Year 3 ACR (2024-2025) <ul style="list-style-type: none"> ○ Following the end of the third 12-month reporting period (2 November 2024 – 1 November 2025) the Year 3 ACR will be published on the proponent's website within 60 business days of the anniversary (by 29 January 2026).



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
			<ul style="list-style-type: none"> ○ Electronic notification including the weblink will be provided to the department on the same day as publication of the compliant report. ○ No sensitive ecological data was included within the ACR.
31	The approval holder must notify the department electronically, within 2 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan.	Not Applicable	During the Years 1, 2 and 3 of compliance reporting period, there were no incidents and/or non-compliances reported.
32	<p>The approval holder must specify in the notification:</p> <ul style="list-style-type: none"> a. Any condition or commitment made in a plan which has been or may have been breached. b. A description of the incident and/or potential non-compliance and/or actual non-compliance. c. The location (including co-ordinates), date, and time of the incident and/or potential non-compliance and/or actual non-compliance. 	Not Applicable	During the Years 1, 2 and 3 of compliance reporting period, there were no incidents and/or non-compliances reported.
33	The approval holder must provide to the department in writing, within 12 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance, the details of that incident and/or potential non-compliance and/or actual non-compliance with the	Not Applicable	During the Years 1, 2 and 3 of compliance reporting period, there were no incidents and/or non-compliances reported.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	<p>conditions or commitments made in a plan. The approval holder must specify:</p> <ul style="list-style-type: none"> a. Any corrective action or investigation which the approval holder has already taken b. The potential impacts of the incident and/or non-compliance and/or non-compliance c. The method and timing of any corrective action that will be undertaken by the approval holder. 		
34	The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every five-year period following the commencement of the Action for the life of the approval, unless otherwise specified in writing by the Minister.	Not Applicable	Commencement of the action occurred on the 30 January 2023; therefore, an independent audit will be required in 2028.
35	<p>For each independent audit, the approval holder must:</p> <ul style="list-style-type: none"> a. Provide the name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the audit report to the department prior to commencing the independent audit. b. Only commence the independent audit once the nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department. 	Not Applicable	Commencement of the action occurred on the 30 January 2023; therefore, this condition is not applicable until 2028.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	<ul style="list-style-type: none"> c. Submit the audit report to the department for approval within the timeframe specified and approved in writing by the department. d. Publish each audit report on the website within 15 business days of the date of the department's approval of the audit report. e. Keep every audit report published on the website until this approval expires. 		
36	Each audit report must report for the five-year period preceding that audit report.	Not Applicable	Commencement of the action occurred on the 30 January 2023; therefore, this condition is not applicable until 2028.
37	Each audit report must be completed to the satisfaction of the Minister and be consistent with the department's Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines (2019), or any subsequent official version.	Not Applicable	Commencement of the action occurred on the 30 January 2023; therefore, this condition is not applicable until 2028.
38	The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.	Not Applicable	The approval is not due to expire until 31 December 2050.
39	Within 20 business days after the completion of the Action, and, in any event, before this approval expires, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data.	Not Applicable	The action has not been completed.



5. Appendices

Appendix A

EPBC Act approval

Appendix B

Montauban Environmental Offset Area Annual Report – Year 3



Appendix A

EPBC Act Decision Notice and Transfer of Approval



**Notification of Final approval****Barrams Road Residential Development, Qld (EPBC 2021/9005)**

This decision is made under section 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act). Note that section 134(1A) of the EPBC Act applies to this approval. That provision provides, in general terms, that if the approval holder authorises another person to undertake any part of the Action, the approval holder must take all reasonable steps to ensure that the other person is informed of any conditions attached to this approval, and that the other person complies with any such conditions.

Proposed Action

Person to whom the approval is granted (approval holder)	APD Projects Pty Ltd 54 706 717 691
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ABN of approval holder

Action	To construct a residential subdivision at Lot 108 on M3174, 254 Barrams Road, South Ripley, Queensland (See EPBC Act referral 2021/9005).
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Final Approval Decision

Final Decision	My decision on whether or not to approve the taking of the Action for the purposes of the controlling provision for the Action is as follows.
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Controlling Provision**Decision**

Listed threatened species and communities (section 18 and section 18A)	Approve
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Period for which the approval has effect	This approval has effect until 31 December 2050
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Conditions of approval	The approval is subject to conditions under the EPBC Act as set out in Annexure A .
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Person authorised to make decision

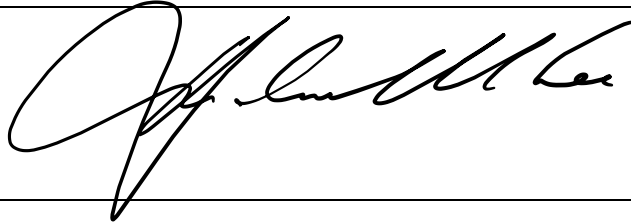
Name and Position

Andrew McNee

Branch Head

Environment Assessments Queensland and Sea Dumping Branch

Signature



Date of decision

2 November 2022

ANNEXURE A

Note: Words appearing in **bold** have the meaning assigned to them at PART C – DEFINITIONS.

PART A – CONDITIONS SPECIFIC TO THE ACTION

DEVELOPMENT AREA

1. The approval holder must not **clear**:
 - a. outside of the **development area**
 - b. more than 16.23 hectares of **Koala habitat**
 - c. within the **waterway corridor** except for approved rehabilitation and stabilisation works to meet Conditions of approval 6226/2018/PDA under the Economic Development Act 2012 Qld.
2. For the ongoing protection of the **Koala** within the **development area** and to facilitate **Koala** movement and dispersal into the adjacent landscape, the approval holder must:
 - a. ensure **safe movement solutions** are constructed in roads that intersect or are adjacent to retained corridors of **Koala habitat**, and
 - b. ensure that the **safe movement solutions** are implemented in accordance with **Queensland's fauna sensitive road design guidelines**.
3. To minimise risk of injury or death to the **Koala** within the **development area**, the approval holder must:
 - a. ensure that a suitably qualified **fauna spotter catcher** who is given sufficient authority to delay and/or cease any **clearing** and/or **construction** is present during all **clearing** and **construction**, to ensure **Koalas** have safely vacated the area of works before the **Koala habitat** is cleared;
 - b. if any **Koala** is spotted within the development area during **clearing** and **construction**, all **clearing** and **construction** must cease until the **Koala** has moved on its own, or is translocated by the **fauna spotter catcher**;
 - c. **clear** only in accordance with the *Nature Conservation (Koala) Conservation Plan 2017* (Qld), so as to allow **Koalas** to safely move out of clearing area and into surrounding areas of **Koala habitat**, and implement all provisions for **sequential clearing**;
 - d. install temporary **Koala exclusion fencing** around any area of **construction** work, immediately after **clearing** and prior to the commencement of **construction** in that area, so as to prevent **Koalas** entering any area where **construction** is taking place;
 - e. ensure that the temporary **Koala exclusion fencing** around any **construction** area remains in place until all **construction** activities within the related fenced area are completed;
 - f. prohibit workers bringing dogs into the **development area** during **clearing** and **construction**, and
 - g. install signage around and within the **waterway corridor** to inform the public that dogs are not permitted within the **waterway corridor**.

OFFSET AREA

4. To compensate for the clearing of up to 16.23 hectares of **Koala habitat**, the approval holder must **legally secure** at least 17 hectares of land within the **Rosevale Offset Area** prior to undertaking any **clearing** at the **development area**.
5. The approval holder must not undertake any **clearing** within the **development area** prior to commencing the implementation of the **Rosevale Offset Management Plan**. The approval holder must continue to implement the **Rosevale Offset Management Plan** for the life of this approval. The approval holder must ensure that all **management actions** are completed prior to the end of **Year 19**.
6. The approval holder must, within 20 **business days** of **legally securing** the **Rosevale Offset Area**, provide the **department** with:
 - a. written evidence demonstrating that the **Rosevale Offset Area** has been **legally secured**, and
 - b. **shapefiles** and **offset attributes** of the **Rosevale Offset Area**.

Stock Exclusion

7. For the protection of **Koala Habitat**, the approval holder must:
 - a. demonstrate by the end of **Year 1**, that all livestock have been permanently excluded from the **Rosevale Offset Area**,
 - b. demonstrate by the end of **Year 1**, that any fencing that has been installed on the perimeter or within the **Rosevale Offset Area** is **fauna friendly stock exclusion fencing**, and
 - c. ensure that **fauna friendly stock exclusion fencing**, once installed, remains effective and excludes all livestock from the **Rosevale Offset Area** for the remainder of the life of the approval, unless an adjacent property is being managed as an Commonwealth approved offset.

Pest and Weed Management

8. During **Year 1**, a **suitably qualified field ecologist** must complete baseline surveys of the **Rosevale Offset Area** in accordance with a scientifically valid, robust and repeatable methodology, to determine:
 - a. the **extent of weed cover**, and
 - b. the **seasonal** abundance of **feral animals**.
9. Within three months of completion of the baseline surveys required under condition 8, and in any case no later than 15 months after the date of this approval, the approval holder must submit to the **department** for the **Minister's** approval a version of the **Rosevale Offset Management Plan**, revised to include at a minimum:
 - a. the methods, dates and results of the baseline surveys required under condition 8,
 - b. details of how the outcomes specified under condition 8 will be achieved,
 - c. a program of monitoring, and reporting progress against, performance and completion criteria in respect of achieving the ecological outcomes specified in the **Rosevale Offset Management Plan**, and
 - d. Measures to provide fire management regimes appropriate for the **Koala**.

10. If the revised Rosevale Offset Area Management Plan required under condition 8 has not been approved by the **Minister** in writing within 12 months of the date on which it was submitted to the **department**, the approval holder must cease all **clearing** and/or **construction** within the **development area** within 24 hours of the **Ministers** notification. **Clearing** and/or **construction** may only recommence if the revised Rosevale Offset Management Plan is approved by the **Minister** in writing, or as otherwise agreed to in writing by the **Minister**. If the **Minister** approves the revised Rosevale Offset Management Plan, the approval holder must implement the approved revised Rosevale Offset Management Plan for the remainder of the life of the approval.

MONITORING

11. Within three months prior to the end of each of **Year 5, Year 10** and **Year 15**, the approval holder must have an **independent suitably qualified field ecologist** undertake an assessment as to whether or not conditions 5, 7, and 81 have been, or are likely to be, achieved in the **Rosevale Offset Area**. The findings of each assessment must be published on the **website** within six months of the end of **Year 5, Year 10** and **Year 15**, and remain published on the **website** for the remainder of the duration of this approval, and each be provided to the **department** within five **business days** of first being published.
12. If, at any time during the period of effect of the approval, the **Minister** is not satisfied that any of the requirements or outcomes required under conditions 5, 7, and 8, have been or are likely to be achieved or maintained, the **Minister** may require the approval holder to submit a revised version of the **Rosevale Offset Management Plan** to the **department** for approval by the **Minister**, specifying new requirements to implement corrective actions and/or to monitor, manage, avoid, mitigate, offset, record and/or report on, impacts to the **Koala**.
13. The **Minister** may specify a timeframe in which the approval holder must submit the revised Rosevale Offset Management Plan to the **department**, and may specify that the revised Rosevale Offset Management Plan must be prepared or reviewed by an **independent suitably qualified field ecologist**.
14. If the **Minister** notifies the approval holder that the **Department** has not received a revised Rosevale Offset Management Plan within the timeframe specified by the Minister or that the submitted revised Rosevale Offset Management Plan is not likely to achieve the outcomes required under conditions 5, 7, and 8 then, no sooner than two months after making such notification, the Minister may approve a version of the Rosevale Offset management Plan revised by the Department. In this event, the approval holder must implement the approved revised Rosevale Offset Management Plan as approved by the **Minister**.

SUBMISSION AND PUBLICATION OF PLANS

15. The approval holder must submit all **plans** required by these conditions electronically to the **department**.
16. Unless otherwise agreed to in writing by the **Minister**, the approval holder must publish each **plan** on the **website** within 15 **business days** of the date:
 - a. of this approval, if the version of the **plan** to be implemented is specified in these conditions; or
 - b. the **plan** is approved by the **Minister** in writing, if the **plan** requires the approval of the **Minister**; or

- c. the **plan** is submitted to the **department** in accordance with a requirement of these conditions, if the **plan** does not require the approval of the **Minister**; or
 - d. the **plan** is approved by a state government official as required under a state government condition which must be complied with in accordance with these EPBC Act conditions.
17. The approval holder must keep all published **plans** required by these conditions on the **website** until the expiry date of this approval.
 18. The approval holder is required to exclude or redact **sensitive ecological data** from **plans** published on the **website** or otherwise provided to a member of the public.
 19. If **sensitive ecological data** is excluded or redacted from a **plan** in accordance with condition 14, the approval holder must notify the **department** in writing what exclusions and redactions have been made in the version published on the **website**.

PART B – ADMINISTRATIVE CONDITIONS

NOTIFICATION OF DATE OF COMMENCEMENT OF THE ACTION

20. The approval holder must notify the **department** electronically of the date of **commencement of the Action**, within 5 **business days** of **commencement of the Action**.
21. If the **commencement of the Action** does not occur within 5 years from the date of this approval, then the approval holder must not **commence the Action** without the prior written approval of the **Minister**.

COMPLIANCE RECORDS

22. The approval holder must maintain accurate and complete **compliance records** for the life of the approval.
23. If the **department** makes a request in writing, the approval holder must provide electronic copies of **compliance records** to the **department** within the timeframe specified in the request.

Note: **Compliance records** may be subject to audit by the **department**, or by an **independent** auditor in accordance with section 458 of the **EPBC Act**, and/or be used to verify compliance with the conditions. Summaries of the results of an audit may be published on the **department's** website or through the general media.

24. The approval holder must:
 - a. submit plans electronically to the **department**
 - b. unless otherwise agreed to in writing by the **Minister**, publish each **plan** on the website within 15 business days of the date:
 - i. of this approval, if the version of the **plan** to be implemented is specified in these conditions; or
 - ii. the **plan** is approved by the **Minister** if these conditions require that the **plan** be approved by the **Minister**
 - c. exclude or redact **sensitive ecological data** from **plans** published on the **website** or provided to a member of the public
 - d. keep **plans** published on the **website** until the end of this approval
25. The approval holder must ensure that any **monitoring data** (including **sensitive ecological data**), surveys, maps, and other spatial and metadata required under the

conditions of this approval are prepared in accordance with the **department's** *Guidelines for biological survey and mapped data* (2018) and *Guide to providing maps and boundary data for EPBC Act projects* (2021, or any subsequent official version or as otherwise specified by the **Minister** in writing

26. The approval holder must submit all **monitoring data** (including **sensitive ecological data**), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the **department** or in accordance with the requirements of the **plan**.

ANNUAL COMPLIANCE REPORTING

27. The approval holder must prepare a **compliance report** for each 12-month period following the date of this approval, or as otherwise agreed to in writing by the **Minister**.
28. Each **compliance report** must be consistent with the **department's** *Annual Compliance Report Guidelines* (2014), or any subsequent official version.
29. Each **compliance report** must include:
 - a. Accurate and complete details of compliance and any non-compliance with the conditions and the **plans**, and any **incidents**.
 - b. One or more **shapefile** showing all **clearing** of any **protected matters**, and/or their habitat, undertaken within the 12-month period at the end of which that **compliance report** is prepared.
 - c. A schedule of all **plans** in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.
30. The approval holder must:
 - a. Publish each **compliance report** on the **website** within 60 **business days** following the end of the 12-month period for which that **compliance report** is required.
 - b. Notify the **department** electronically, within 5 **business days** of the date of publication that a **compliance report** has been published on the **website**.
 - c. Provide the weblink for the **compliance report** in the notification to the department.
 - d. Keep all published **compliance reports** required by these conditions on the **website** until the expiry date of this approval.
 - e. Exclude or redact **sensitive ecological data** from **compliance reports** published on the **website** or otherwise provided to a member of the public.
 - f. If **sensitive ecological data** is excluded or redacted from the published version, submit the full **compliance report** to the **department** within 5 **business days** of its publication on the **website** and notify the **department** in writing what exclusions and redactions have been made in the version published on the website.

Note: **Compliance reports** may be published on the **department's** website.

REPORTING NON-COMPLIANCE

31. The approval holder must notify the **department** electronically, within 2 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **plan**.
32. The approval holder must specify in the notification:
 - a. Any condition or commitment made in a **plan** which has been or may have been breached.

- b. A description of the **incident** and/or potential non-compliance and/or actual non-compliance.
- c. The location (including co-ordinates), date, and time of the **incident** and/or potential non-compliance and/or actual non-compliance.

Note: If the exact information cannot be provided, the approval holder must provide the best information available.

- 33. The approval holder must provide to the **department** in writing, within 12 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance, the details of that **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **plan**. The approval holder must specify:
 - a. Any corrective action or investigation which the approval holder has already taken
 - b. The potential impacts of the **incident** and/or non-compliance and/or non-compliance
 - c. The method and timing of any corrective action that will be undertaken by the approval holder.

INDEPENDENT AUDIT

- 34. The approval holder must ensure that an **independent audit** of compliance with the conditions is conducted for every five-year period following the **commencement of the Action** for the life of the approval, unless otherwise specified in writing by the **Minister**.
- 35. For each **independent audit**, the approval holder must:
 - a. Provide the name and qualifications of the nominated **independent** auditor, the draft audit criteria, and proposed timeframe for submitting the **audit report** to the **department** prior to commencing the **independent audit**.
 - b. Only commence the **independent audit** once the nominated **independent** auditor, audit criteria and timeframe for submitting the **audit report** have been approved in writing by the **department**.
 - c. Submit the **audit report** to the **department** for approval within the timeframe specified and approved in writing by the **department**.
 - d. Publish each **audit report** on the **website** within 15 **business days** of the date of the **department's** approval of the **audit report**.
 - e. Keep every **audit report** published on the **website** until this approval expires.
- 36. Each **audit report** must report for the five-year period preceding that audit report.
- 37. Each **audit report** must be completed to the satisfaction of the **Minister** and be consistent with the **department's** *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines* (2019), or any subsequent official version.

COMPLETION OF THE ACTION

- 38. The approval holder must notify the **department** electronically 60 **business days** prior to the expiry date of this approval, that the approval is due to expire.
- 39. Within 20 **business days** after the **completion of the Action**, and, in any event, before this approval expires, the approval holder must notify the **department** electronically of the date of **completion of the Action** and provide **completion data**.

PART C - DEFINITIONS

In these conditions any bolded use of a word or term refers to the below definition of that word or term:

Audit report means a written report of compliance and fulfilment of the conditions attached to this approval, objectively evaluated against the audit criteria approved by the **department**.

Business day means a day that is not a Saturday, a Sunday or a public holiday in the state or territory of the Action.

Clear, cleared or clearing means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of native trees and/or shrubs.

Commence the Action or Commencement of the Action means the date on which the first instance of any activity associated with the Action (including **clearing** and **construction**) is undertaken. **Commencement of the Action** does not include minor physical disturbance necessary to:

- a. Undertake pre-clearance surveys or monitoring programs.
- b. Install signage and /or temporary fencing to prevent unapproved use of the **development area**.
- c. Protect environmental and property assets from fire, **weeds** and pests, including use of existing surface access tracks and installation of temporary fencing.
- d. Install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on any **protected matter**.

Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. The **department's** chosen format for spatial data is a **shapefile**.

Completion of the Action means the date on which all activities associated with this approval have permanently ceased and/or been completed.

Compliance records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession, or that are within the approval holder's power to obtain lawfully.

Compliance report means a written report of compliance with, and fulfilment of, the conditions attached to the approval.

Construction means any earthworks and civil construction necessary to establish residential allotments and associated infrastructure; the alteration, maintenance, repair or demolition of any building or structure existing on-site on the date of this approval; preliminary site preparation work which involves breaking of the ground (including pile driving); the laying of pipes and other prefabricated materials in the ground, and any associated excavation work; but excluding the installation of temporary fences and signage.

Department means the Australian Government agency responsible for administering the **EPBC Act**.

Development area means the location of the Action, the 24.94 ha area represented by the zones enclosed by the black line labelled 'Referral Area' in Attachment A, not including the zone enclosed by dark green lines and stippled with dark green dots labelled 'Conservation Zone' in Attachment A.

EPBC Act means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

Extent of weed cover means the proportion (expressed as a percentage) of the total land area in which any square metre contains a non-native plant species known to restrict the movement of **Koala** and/or degrade the quality of **Koala habitat**, or reduce its ability to regenerate.

Fauna friendly stock exclusion fencing means fencing designed to prevent access by grazing animals to offset areas while providing for the free movement of **Koalas**.

Fauna spotter catcher means a person holding an appropriate license issued under the *Nature Conservation Act 1992* (Qld) to detect, capture, care for, assess, and release wildlife disturbed by vegetation **clearance** activities who have at least three years experience undertaking this work with **Koalas**.

Feral animal/s means non-native feral animals known to predate or injure the **Koala**, including but not limited to wild dogs and foxes, as well as animals that may contribute to the degradation of **Koala habitat**.

Incident means any event which has the potential to, or does, impact on any **protected matter**. Any death or injury of a **Koala** as a result of the Action is an **incident**.

Independent means a person or firm who does not have any individual, financial*, employment* or family affiliation or any conflicting interests with the project, the approval holder or the approval holder's staff, representatives or associated persons.

*Other than for the purpose of undertaking the role for which an independent person is required

Independent audit means an audit conducted by an **independent** and **suitably qualified person** as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines* (2019), or any subsequent official version.

Koala/s means the **EPBC Act** listed threatened species *Phascolarctos cinereus* (combined populations of Queensland, New South Wales and the Australian Capital Territory).

Koala exclusion fencing means fencing which prevents the movement of **Koalas** from one area to another. Suitable examples are found in the *Koala Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities*, Version 2.0, State of Queensland, 2020.

Koala habitat means any area that provides habitat suitable for the **Koala**. The entire referral area is **Koala habitat**.

Legally secure/secured/securing means to provide ongoing conservation protection, on the title of the land, under an enduring protection mechanism, such as a voluntary declaration under the *Vegetation Management Act 1999* (Qld) or as a nature refuge under the *Nature Conservation Act 1992* (Qld), or another enduring protection mechanism agreed to in writing by the **Minister**.

Management actions means those actions to be undertaken at the **Rosevale Offset Area**, as described in the **Rosevale Offset Area Management Plan**, required to establish new Koala habitat and restore the **Regional Ecosystem** including:

- a. ecological work to restore the **Regional Ecosystem** at the **Rosevale Offset Area**
- b. activities associated with planting vegetation to become new **Koala habitat**
- c. activities associated with seed collection and propagation of planting stock but not those actions required to project and maintain the offset
- d. works to reduce extent of weed cover and feral animal surveys.

Minister means the Australian Government Minister administering the **EPBC Act**, including any delegate thereof.

Monitoring data means the data required to be recorded under the conditions of this approval.

Nature Conservation (Koala) Conservation Plan 2017 means the *Nature Conservation (Koala) Conservation Plan 2017*, State of Queensland, 2022.

Offset attributes means an '.xls' file capturing relevant attributes of the **Rosevale Offset Site**, including

- i. **EPBC Act** reference number
- ii. Physical address of **Rosevale Offset Site**
- iii. Coordinates of the boundary points in decimal degrees
- iv. **Protected matters** that the offset compensates for
- v. Any additional **EPBC Act** listed threatened species and communities that are benefiting from the offset
- vi. Size of the **Rosevale Offset Site** in hectares.

Plan/s means any of the documents required to be prepared, approved by the **Minister**, implemented by the approval holder and published on the **website** in accordance with these conditions (includes action management plans and/or strategies).

Protected matter means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect.

Queensland's fauna sensitive road design guidelines means *Fauna Sensitive Road Design - Volume 2: Preferred Practices*, State of Queensland, 2010, or a subsequent published official revision.

Regional Ecosystem means the vegetation classified by the Queensland Government under the *Vegetation Management Act, 1999* (Qld), known as RE12.8.17.

Rosevale Offset Management Plan means the *Rosevale offset Management Plan 2022*, prepared by Montauban Environmental Offsets and forms Attachment A5 of the Preliminary Documentation dated July 2022 prepared by Saunders Havill Group, or subsequent revised version approved by the **Minister** in writing.

Rosevale Offset Area means the 17 hectare zone encompassed by the red line labelled 'Offset Area', represented in [Attachment B](#). The **Rosevale Offset Area** is located on Lot 115/SP167206, on Tarome Road, Tarome, Queensland.

Safe movement solutions means measures to minimise the risk of injury or deaths of **Koalas** from vehicle strike, specifically including **Koala exclusion fencing**, fauna underpasses or overpasses, and/or bridges as described in **Queensland's fauna sensitive road design guidelines**.

Seasonal means the abundance measured separately for each season (summer, autumn, winter and spring).

Sensitive ecological data means data as defined in the Australian Government Department of the Environment *Sensitive Ecological Data – Access and Management Policy V1.0* (2016), or any subsequent official version.

Sequential clearing means implementing the provisions specified in *Sequential clearing in Koala district A or B* under the **Nature Conservation (Koala) Conservation Plan 2017** under the *Nature Conservation Act 1992* (Qld). These include provisions for the area which may be **cleared** in any one stage, periods of non-**clearing** between stages, maintaining habitat links and restrictions on **clearing** trees containing **Koalas**.

Shapefile(s) means location and attribute information about the Action provided in an Esri shapefile format. Shapefiles must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. Shapefiles must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes.

Suitably qualified field ecologist (for the purpose of undertaking environmental surveys) means a person who has relevant professional qualifications and at least 3 years of work experience designing and implementing surveys for **Koala** and can give an authoritative assessment and advice on the presence of **Koala** using relevant protocols, standards, methods and/or literature.

Suitably qualified person means a person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.

Waterway corridor means the eastern 8.16 ha area represented by the zones covered by bright green dots labelled 'Waterways' in Attachment A.

Website means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.

Weed/s means any weed species identified within the Weeds of National Significance and weed species listed under the *Biosecurity Act 2014* (Qld).

Year 1 means the period within 12 months from the date of this approval.

Year 5 means the period within five years from the date of this approval.

Year 10 means the period within ten years from the date of this approval.

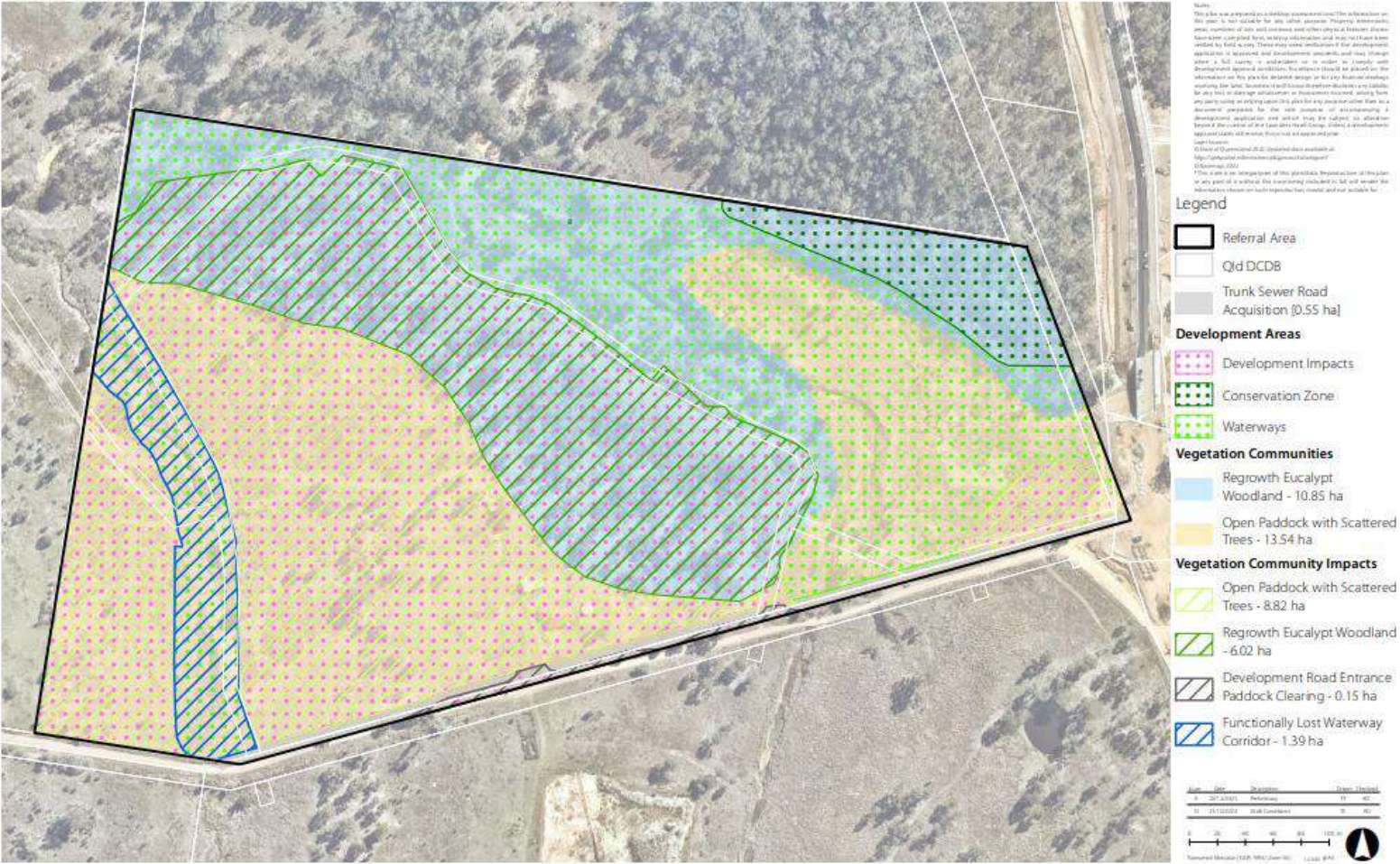
Year 15 means the period within fifteen years from the date of this approval.

Year 19 means the period within nineteen years from the date of this approval.

ATTACHMENTS

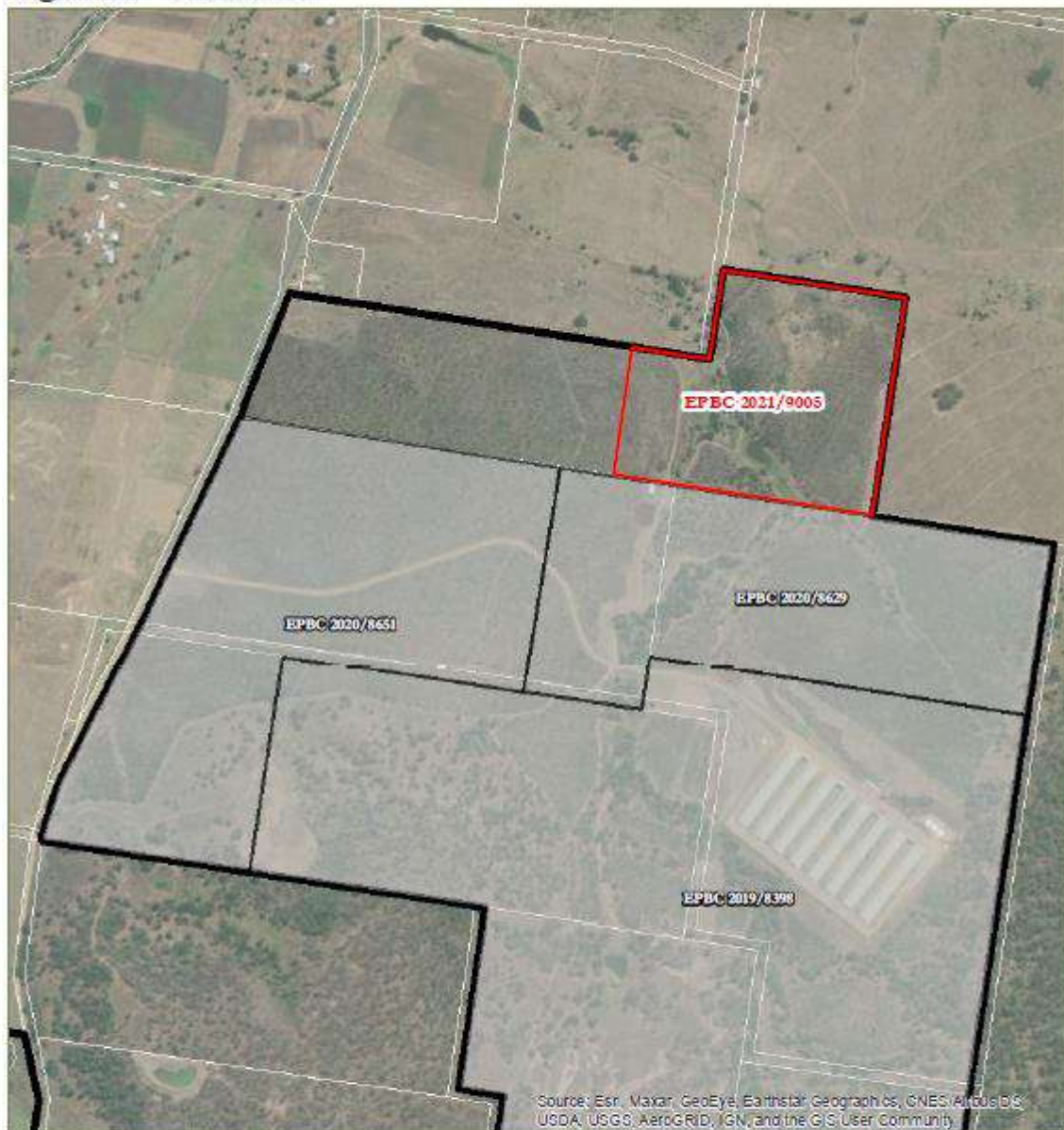
Attachment A – Development area

A1. Development Impact Assessment



Attachment B – Rosevale Offset Area

Figure 2 Site Aerial



DISCLAIMER:
THIS PLAN HAS BEEN PROVIDED FOR THE EXCLUSIVE
USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER
PURPOSE WITHOUT THE WRITTEN CONSENT OF THE CLIENT. THE
CLIENT ACCEPTS RESPONSIBILITY FOR ANY LOSS OR DAMAGE
RESULTING FROM THE USE OF THIS PLAN.

Location/Address: Adelaide, QLD

Date: 27/04/2022

Figure Name: Figure 2 Site Aerial V1

Revisions:
© State of Queensland, 2022

Legend

- Offset DCDB
- Qld DCDB
- Offset Area
- Surrounding Approvals



Australian Government

Department of Climate Change, Energy,
the Environment and Water

Notification of consent to transfer approval


Barrams Road Residential Development, Qld (EPBC ref 2021/9005)

This decision is made under Section 145B of the *Environment Protection and Biodiversity Conservation Act 1999 Act* (EPBC Act).

Transfer decision

approved action	To construct a residential subdivision at Lot 108 on M3174, 254 Barrams Road, South Ripley, Queensland (See EPBC Act referral 2021/9005).
transferor	APD Projects Pty Ltd
(the person from whom the approval is transferred)	ACN: 160 512 452
transferee	Barrams Land Partners Pty Ltd
(the person to whom the approval is transferred)	ACN: 652 008 887

Person authorised to make decision

name and position	Regan Hart Acting Assistant Director Post Approvals (Qld, NT and SA)
signature	
date of decision	23 July 2024

Appendix B

Montauban Environmental Offset Area Annual Report – Year 3





ROSEVALE OFFSET AREA ANNUAL REPORT

(EPBC2021/9005)

RESIDENTIAL DEVELOPMENT – BARRAMS ROAD, RIPLEY

JANUARY 2026 – YEAR 3



Montauban Environmental Offsets

INTRODUCTION

By way of background, the Rosevale offset property is a wholly owned 800+ ha land holding for which a number of EPBC biodiversity offsets are proposed in a broad aggregation of conservation outcomes. MEO propose to utilise nearly all 800 ha of the land for Matters of National Environmental Significance (MNES) offsets of which EPBC 2021/9005 will include 17 ha. The offset area utilised for EPBC2021/9005 is herein referred to as Rosevale Offset Area 1 (ROA 1). This small offset will combine with a number of other much larger proposals and benefit from the much larger raft of environmental protections and conservation initiatives proposed at the Rosevale site.

This document is the Offset Area Annual Report (OAAR) for Montauban Environmental Offsets (MEO) Rosevale Offset Area 1 (ROA 1), located at Tarome Road, Tarome in South East Queensland. This annual report is a requirement of and has been specifically prepared for EPBC approval 2021/9005, located at Barrams Road, Ripley Valley Priority Development Area. The offset to be provided at ROA 1 is for impacts on habitat defined as critical for the koala species.

The site was legally secured via a Voluntary Declaration administered under the Queensland *Vegetation Management Act 1999* on 23 November 2022. The chief Executive of the Department of Resources (DOR) declared the offset area in a Declared Area Map (DAM 2022/003052) as an area of high nature conservation value in accordance with section 19F of the VMA.

The reporting period covers 2 November 2024 to 1 November 2025 (Year 3). The report provides ongoing review against the approved management actions of the Rosevale Offset Management Plan Version 4.2, dated December 2024 (OMP)

EXECUTIVE SUMMARY

Early in the reporting period, ROA 1 experienced very wet weather brought on by Tropical Cyclone Alfred that resulted in flooding and swamp like conditions that persisted for some months. The impact of these very wet conditions has been the loss of some young trees (planted late in Year 2) and limited management actions during March – April 2025 due to restricted site access.

Primary works for Year 3 have included the:

- ongoing monitoring and control of habitation restoration including planning for re-planting of habitat to replace lost trees, and
- ongoing monitoring and control activities for pest animal and weed species.

Notwithstanding a challenging start due to weather conditions, this progress report indicates that MOE has performed the necessary management actions for Year 3 and remain on track to deliver the offset milestones as outlined in the OMP

Table 1 provides an ongoing review against each of the approved management actions of the Rosevale Offset Management Plan Version 4.2, dated December 2024 (OMP).

ROSEVALE OFFSET AREA 1 MANAGEMENT ACTIONS

There are six (6) management actions identified as relevant and necessary for the ROA 1 to achieve outcomes which will benefit MNES and in particular, the Koala. The management actions focus on the recreation of habitat for the Koala, while also reducing threats to the Koala. Although there may be overlap between some of the management actions, all management actions are considered to contribute to the improvement of Koala habitat on ROA 1.

Actions to be completed in accordance with the OMP include:

- **Management Action 1:** Feral Animal Control (primarily targeting wild dogs)
- **Management Action 2:** Weeds of National Significance Control (reduction and management)
- **Management Action 3:** Livestock Control
- **Management Action 4:** Access and Trespass Management
- **Management Action 5:** MNES Habitat Restoration
- **Management Action 6:** Bush Fire Management

A summary table of the management measures and commitments is included in **Table 1** below.

The actions undertaken during the current reporting period are identified as Year 3.

Table 1: Summary of Management Actions and Commitments

	Completion Criteria	Comment	Evidence
Management Action 1 – Feral Animal Control			
Year 1	Complete detailed baseline / seasonal feral animal management survey(s)	Completed – Detailed feral animal abundance surveys completed in Year 1 by suitably qualified professionals (Saunders Havill Group).	Results were provided in the Year 1 OAAR published in ACR and are also provided in the OMP.
	Consult Scenic Rim Regional Council and / or the Regional Pest Management Representative	Completed - Scenic Rim Council contacted to discuss feral pest plans on 16 November 2023. Department of	Results were provided

	Completion Criteria	Comment	Evidence
		Agriculture and Fisheries wild dog co-ordinator contacted in November 2023.	in the Year 1 OAAR published in ACR.
	Develop a Pest Management Implementation Strategy	Completed – A pest management strategy has been formulated.	Evidence was provided in the Year 1 OAAR published in ACR and are also provided in the OMP
Year 2-5	Implement the Pest Management Strategy	Ongoing – current Year 3 activities include trapping, baiting and shooting of target feral animals. 6 wild dogs shot and trapped in the 12 month period, with similar numbers culled by some of the immediate neighbours. A good number of pigs trapped and shot through the reporting period.	Refer Appendix A for photos
Year 5	Replicate the Year 1 detailed baseline / seasonal pest management survey(s) to demonstrate less than 5% of the Year 1 baseline survey results.	Not applicable during this reporting period	N/A
Year 10, 15 & 20	Repeat the baseline surveys in year 10, 15 and year 20 to demonstrate a maintenance of year 5 statistically reduced vertebrate pest species incidence and or occurrence below the 5%-year 1 baseline survey results.	Not applicable during this reporting period	N/A
Adaptive Management	If greater than 5% of the baseline pest survey results remain in the Year 5 survey and reporting, Year 10 survey results to demonstrate that the less than 5% of the baseline survey has been achieved.	Not applicable during this reporting period	N/A
Management Action 2 - Weeds of National Significance Control			

	Completion Criteria	Comment	Evidence
Year 1	Complete detailed baseline / weed extent surveys utilising an antenna-based GPS system	Completed - Detailed baseline weed extent surveys completed in Year 1 by suitably qualified professionals (Saunders Havill).	Results were provided in the Year 1 OAAR published in ACR and are also provided in the OMP.
Year 1	Exclude cattle from within the ROA 1. By Year 2, the entire ROA 1 will retain cattle exclusion fencing (refer to Management Action 3)	Completed – Cattle are excluded from ROA 1 via the maintenance of boundary fencing.	Results were provided in the Year 1 OAAR published in ACR and are also provided in the OMP
Year 2-5	Commence detailed weed management control activities within the ROA 1. Methods deployed are to be based on extent of infestation, existing native vegetation values, topography and sensitive receiving environments. The following methods are to be deployed: o Stick rake, grubbing, ploughing or slashing major accessible areas of Lantana where not on a slope greater than 15% or where no existing native values occur; and o Apply broadscale herbicide and spot spray during high germination summer periods (Nov-March). Utilise organic based Lantana targeted herbicides which minimise impacts on native vegetation regenerating within and surrounding Lantana patches.	Ongoing - all first phase weed clearing activities conducted in year 2 prior to initial planting. Current year 3 actions in line with required methods to be deployed for weed monitoring, maintenance and clearing activities.	Refer Appendix B for photos.
Year 2-5	Demonstrate a downward trend in the weed extent, vigor and health annually through years 2-5, achieving a significant reduction in Lantana spp. extent within the ROA 1 by year 5, with less than 10% of the ROA 1 area to contains weed infestations. Actions and downward trend to be reported annually in the OAAR.	Ongoing – downward trend is on track for year 5 milestone.	Refer Appendix B for photos.

	Completion Criteria	Comment	Evidence
Year 5	Replicate Detailed Weed Extent Re-Survey through the ROA 1 – Include plans and calculations in the Year 5 OAAR demonstrating less than 5% of the ROA 1 area to contains weed infestations.	Not applicable during this reporting period	N/A
Year 10	Replicate Detailed Weed Extent Re-Survey through the ROA 1 – Include plans and calculations in the Year 10 OAAR demonstrating less than 5% of the ROA 1 area to contains weed infestations	Not applicable during this reporting period	N/A
Year 15 & 20	Repeat of Baseline surveys in year 15 and year 20 to demonstrate a maintenance of year 10 significant reductions to the extent of Lantana spp. below 5% of the ROA 1 area to contains weed infestations	Not applicable during this reporting period	N/A
Management Action 3 – Livestock Control			
Year 1	Complete all fencing as per the Indicative ROA 1 Fencing Plan	Completed – An assessment of boundary fencing integrity has been completed. Stock are excluded from the offset area.	Results were provided in the Year 1 OAAR published in ACR and are also provided in the OMP
Year 2 - 20	Annual inspection of the fencing integrity and stock breaches	Ongoing - Boundary fencing inspections occurred on a regular basis by farm employees. Following TC Alfred and due to flooding, boundary fence repairs were conducted on 18-19th March to keep livestock out. No stock breaches noted during year 3.	Refer to Appendix C for photos.
Management Action 4 - Access and Trespass Control			
Year 1	Inspection and rectification of all perimeter fencing	Completed - Inspection of offset perimeter fencing was conducted. No replacement immediately required.	Results were provided in the Year 1 OAAR published in ACR and are also provided in the OMP
	Notification of offset areas, purpose and outcomes to all adjoining land holders	Completed - Guy Douglas (managing director) notified the only adjoining neighbour, Shane Ryan via telephone call and email.	Results were provided in the Year 1 OAAR published in ACR and are also provided in the OMP

	Completion Criteria	Comment	Evidence
Year 1 - 20	No new access tracks through ROA 1 unless to support offset outcomes	Ongoing - No new access tracks have been required to be installed to date.	N/A as per prior years.
Management Action 5 – MNES Habitat Restoration			
Year 1	<p>Finalise locations, sequence and timing for revegetation program</p> <p>Cultivate and prepare ROA 1 (17.0ha) area in preparation for year 2 planting</p> <p>Create ROA 1 water source for revegetation establishment (purpose located dam or broadscale irrigation)</p> <p>Establish photo monitoring points and protocols for the ROA 1</p>	Completed – Initial works focussed on weed management within remnant and regrowth areas. Heavy machinery was utilised in January 2023 to remove dead plantation trees, rip the soil and prepare for planting. A dam to be utilised as a water source for revegetation establishment is located in the southern extent of the ROA 1 offset area	Results were provided in the Year 1 OAAR published in ACR and are also provided in the OMP
Year 2	Complete ROA 1 MNES habitat restoration (17.0ha)	Completed - initial planting of approximately 4,500 plant stems.	Refer Appendix D for photos
Year 3 - 5	Monitor and maintain the ROA 1 (17.0 ha MNES habitat restoration area) inclusive of rectification and replacement works for failed area or plant dieback.	Ongoing - some re-planting activities to occur to replace circa 1,500 failed young trees (estimated 30% failure of original 4,500 plantings) due to flooding arising from Tropical Cyclone Alfred that occurred during year 3. Approx 1,500 plant stems to be sourced and re-planted after summer when favourable weather conditions expected to support re-planting success. We estimate that re-planting will be completed by 31 March 2026.	Refer appendix D for photos
Year 5	<p>Replicate transects surveys completed in accordance with the Modified Habitat Quality Assessment (Koala) tool, species stocking rate surveys and photo point monitoring</p> <p>For the ROA 1, achieve a MHQA score of 3/10</p>	Not applicable during this reporting period	N/A

	Completion Criteria	Comment	Evidence
Year 10	Replicate transects surveys completed in accordance with the Modified Habitat Quality Assessment (Koala) tool, species stocking rate surveys and photo point monitoring	Not applicable during this reporting period	N/A
	For the ROA 1, achieve a MHQA score of 4/10		
Year 15	Replicate transects surveys completed in accordance with the Modified Habitat Quality Assessment (Koala) tool, species stocking rate surveys and photo point monitoring	Not applicable during this reporting period	N/A
	For the ROA 1, achieve a MHQA score of 6/10		
Year 20	Replicate transects surveys completed in accordance with the Modified Habitat Quality Assessment (Koala) tool, species stocking rate surveys and photo point monitoring	Not applicable during this reporting period	N/A
	For the ROA 1, maintain a MHQA score of 7/10		
Management Action 6 – Bushfire Management			
Year 1	Install the necessary firebreaks within ROA1.	Completed – Firebreaks have been installed, they run the perimeter of the boundary fence and internal offset site perimeters.	Evidence provided in OMP.
Year 2 -20	Monitor and maintain fuel loads within the ROA 1; and maintain firebreaks.	Ongoing – firebreaks are regularly maintained utilising slashing and controlled burn of fuel loads.	Refer Appendix E for photos.
Other			
Annually & Year 5, 10, 15 & 20	Complete Offset Area Annual Reports, with major milestone reporting completed in Year 5, Year 10, Year 15 and Year 20.	Ongoing - Annual reports continue to be provided.	This report constitutes the third Offset Area Annual Report.

APPENDIX A MANAGEMENT ACTION 1 – FERAL ANIMAL CONTROL

Photo evidence of feral animal monitoring and control activities:



APPENDIX B MANAGEMENT ACTION 2 - WEEDS OF NATIONAL SIGNIFICANCE CONTROL PHOTOS

Photo evidence of weed monitoring and control activities including spraying and slashing.



APPENDIX C MANAGEMENT ACTION 3 – LIVESTOCK CONTROL

Photo evidence of example perimeter fencing maintained to keep livestock out.



APPENDIX D MANAGEMENT ACTION 5 – MNES HABITAT RESTORATION

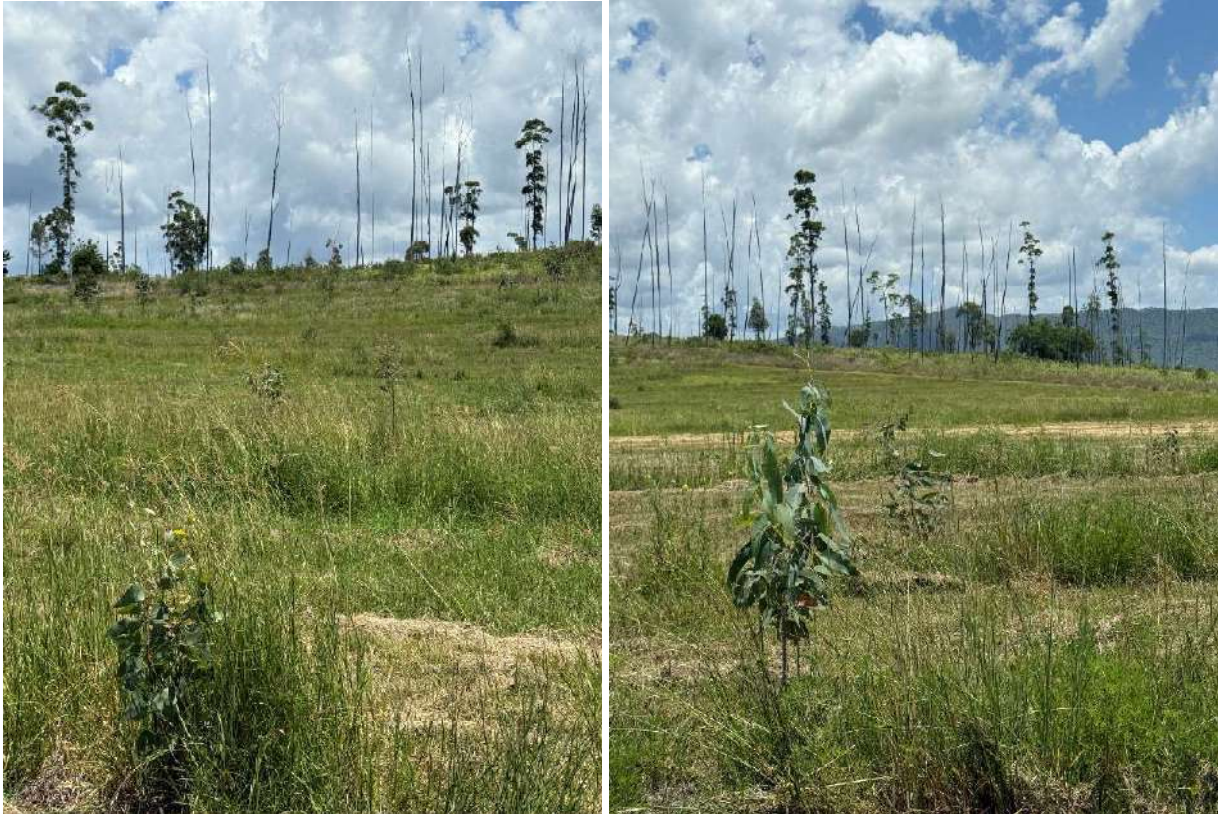
WATER SOURCE FOR REVEGETATION ESTABLISHMENT

The dam located in the southern extent of the ROA 1 offset area continues to be utilised as a water source for revegetation establishment. The photo below shows continued maintenance of the dam and surrounding areas.



PHOTO MONITORING OF MAINTENANCE AND PLANT GROWTH

New stem planting in prior period have shown some growth during year 3.



Seven (7) photo monitoring points were established within the offset area to monitor vegetation state and weed extent. Year 3 progress photos (current) compared to Year1 photos (before) are provided in the table below.

Photo Monitoring Point	Direction	Photo
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10559 – 01	North-west	Current
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Before



Photo Monitoring Point	Direction	Photo
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10559 – 02 (a)	North-east	Current
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Before



Photo Monitoring Point	Direction	Photo
10559 – 02 (b)	West	Current
		
10559 – 02 (b)	West	Before
		

Photo Monitoring Point	Direction	Photo
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10559 – 03	South	Current
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Before



Photo Monitoring Point	Direction	Photo
10559 – 04	East	Current



Before



Photo Monitoring Point	Direction	Photo
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10559 – 05 (a)	East	Current
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Before

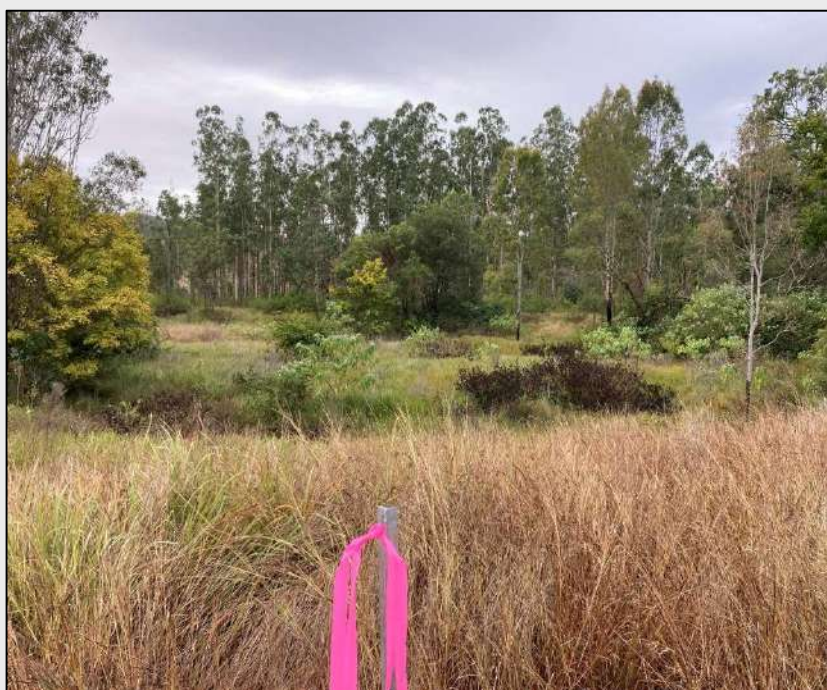




Photo Monitoring Point	Direction	Photo
10559 – 05 (b)	West	<p>Current</p>  <p>Before</p> 

Photo Monitoring Point	Direction	Photo
10559 – 06 (a)	East	Current



Before



Photo Monitoring Point	Direction	Photo
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10559 – 06 South Current
(b)



Before



Photo Monitoring Point	Direction	Photo
10559 – 07 (a)	South-east	<p>Current</p> <p>To be provided</p> <p>Before</p> 
10559 – 07 (b)	South-west	<p>Current</p> <p>To be provided</p> <p>Before</p>

Photo	Monitoring	Direction	Photo
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APPENDIX E MANAGEMENT ACTION 6 – BUSHFIRE MANAGEMENT

Example of fuel clean up and burn off activities.

