



Annual Compliance Report – EPBC 2015/7628

16 May 2025 to 15 May 2026 (Year 3)

Residential Development, Grampian Drive,
Deebling Heights, Queensland

Prepared for Deebling Heights Land Partners Pty Ltd
Our reference: 7812 E
6 August 2026

**Saunders
Havill**

PATHWAYS TO SUCCESS

Document Control

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Prepared by

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Acronyms and References

ACR	Annual Compliance Report
DAM	Declared Area Map
DAWE	Department of Agriculture, Water and the Environment (Commonwealth – 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
km	kilometres
LGA	Local Government Area
m	metres
MNES	Matters of National Environmental Significance
National EPA	National Environmental Protection Agency (Commonwealth)
OMP	Offset Management Plan
PMAV	Property Map of Assessable Vegetation
QFC	Queensland Fauna Consultancy
QTFN	Queensland Trust For Nature
RAI	Relative Abundance Index
RVPDA	Ripley Valley Priority Development Area
SEQ	South East Queensland
SH	Saunders Havill
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



1. Introduction

The Environmental Management Division of Saunders Havill (SH) was engaged by Deebing Heights Land Partners Pty Ltd to prepare this Annual Compliance Report (ACR) for the residential development on Grampian Drive, Deebing Heights, 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 2015/7628) and is specifically required by Condition 7 of the approval granted on 16 October 2018 (refer **Appendix A**).

The residential development area covers approximately 116 hectares and is located approximately 5 kilometres (km) south of Ipswich City. The project area is described as Lot 218 on SP283121, located at 152-280 Grampian Drive, Deebing Heights. The project area is located within the Ripley Valley Priority Development Area (RVPDA) and is classified as urban living under the *Ripley Valley Urban Development Area Development Scheme*. The surrounding landscape contains a mixture of cleared agricultural land and vacant bushland, however, adjoining allotments, including those to the north, east and south, are included within the Ripley Valley PDA and are either earmarked for or under development, as are allotments along the western boundary outside of the PDA. The northern boundary of the site adjoins the Centenary Highway and aligned future Springfield-Ipswich rail corridor, the western boundary runs parallel to Grampian Drive and the site is further fragmented by significant easements. Refer to **Figure 1** for the impact area site context and **Figure 2** for a contemporary site aerial.

Under Condition 2 of the approval, a direct impact via clearing to no more than 66 hectares of Matters of National Environmental Significance (MNES) habitat being for *Phascolarctos cinereus* (koala) is permitted, in addition to the functional loss of 16 ha of habitat within the project site. A land-based offset was secured to compensate for significant residual impacts on MNES habitat and is located approximately 12 km south of the impact area within a larger conservation property located in the Scenic Rim Regional Council (SRRC) Local Government Area (LGA) in Peak Crossing, South East Queensland (SEQ).

1.1. Approval details

Frasers Deebing Heights Pty Ltd, as the original Proponent of the Project (ref EPBC 2015/7628) was issued with an approval under the EPBC Act by the former Department of Environment and Energy, now National Environmental Protection Agency (National EPA or 'the agency') on 16 October 2018, subject to conditions. On 14 February 2022, the approval was transferred to Deebing Heights Land Partners Pty Ltd. Refer to **Appendix A** for a copy of the EPBC Act approval and transfer of approval documentation. Key details relating to EPBC 2015/7628 are provided in **Table 1**.



Table 1: *Approval Details*

Commonwealth reference	EPBC 2015/7628
Approval holder	Deebing Heights Land Partners Pty Ltd
ACN	656 115 641
Approval date	16 October 2018
Expiry date of approval	1 September 2038
Transfer of approval date	14 February 2022
Approved action	To construct and operate a mixed use development (including residential, commercial, business and open space) adjoining the Centenary Highway and Grampian Drive, Deebing Heights, Queensland.
Controlling provision	Approved – listed threatened species and communities (sections 18 & 18A)
Project commencement	16 May 2023
Reporting period	Year 3 – 16 May 2025 to 15 May 2026
Address	152-280 Grampian Drive, Deebing Heights, Queensland
Local government area	Ipswich City Council (ICC)

1.2. Reporting period

This ACR details the status and compliance of the Project for the 12-month reporting period between the 16 May 2025 to 15 May 2026.

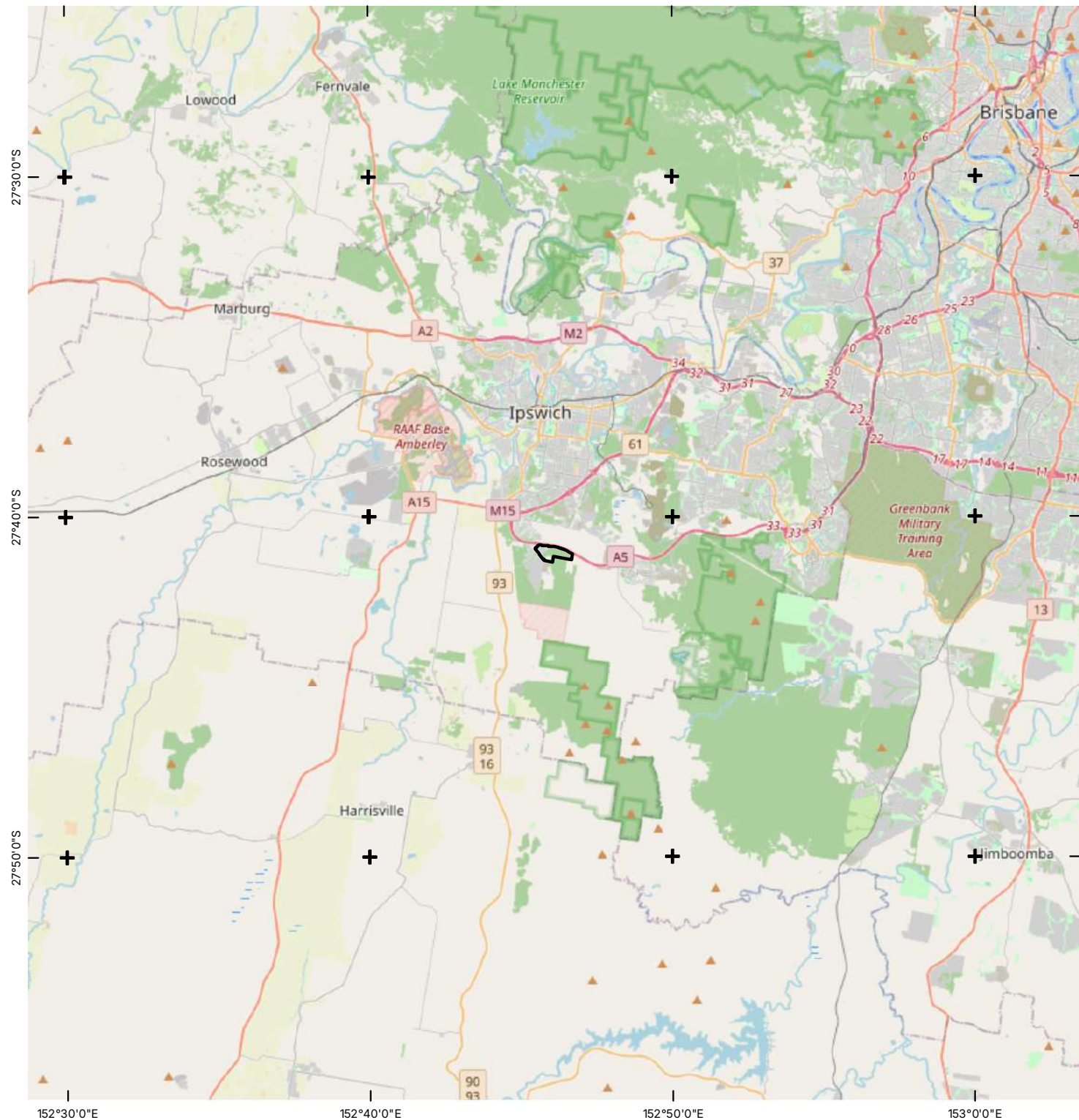
In accordance with Condition 7 of the EPBC Act approval conditions, the ACR must be published on the approval holder's website and notification provided to the Department within sixty (60) business days of the 12-month anniversary of the commencement of the action. The required date of publication is 7 August 2026.

1.3. Overview of key activities

The following key activities occurred between 16 May 2025 to 15 May 2026 (Year 3 of impact):

- As part of construction Stages 1 and 2, 80 lots have been delivered as in previous years,
- Construction Stages 3, 4, 5, 7B, 8 and 9A completed, delivering 168 lots,
- Commencement of Stages 11 and 12 works,
- Vegetation clearing works for trunk sewer works completed by a separate proponent under ICC approval 7390/2024/PDA.
- Progression of management and monitoring activities within the offset area including weed and vegetation assessments, weed management, monitoring of non-native pest species and koalas and firebreak inspections.





LEGEND

 Referral area

FIGURE 1

SITE AERIAL

PROJECT
SOUTH PLACE, DEEBING HEIGHTS

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:300,000

0 2 4 6 8 10 km



CLIENT

DEEBING HEIGHTS
LAND PARTNERS

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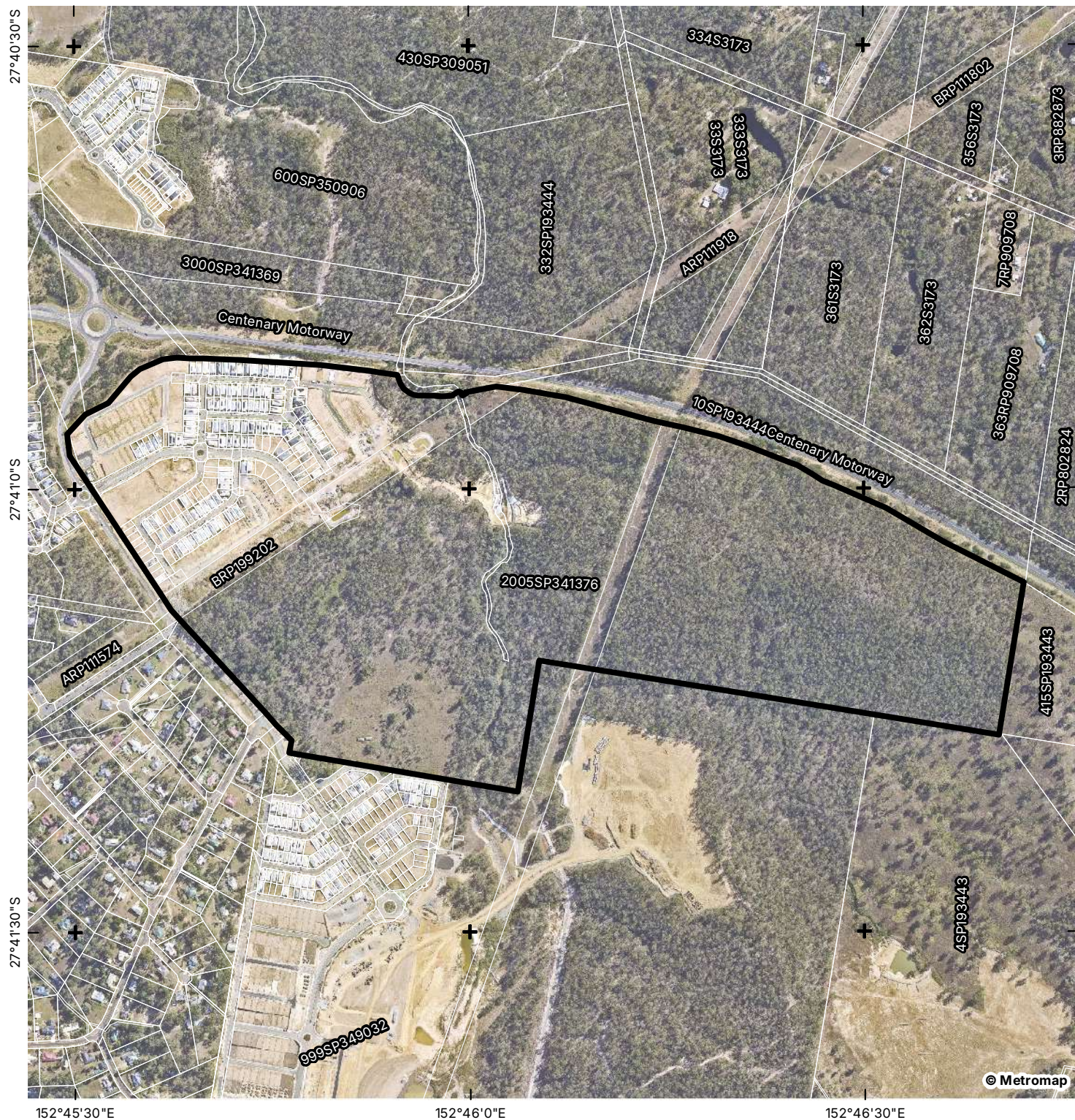
LAYER SOURCE

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FILE REFERENCE

7812 E ACR3 Figure 1 Site Context A

DATE 4/08/2026



LEGEND

- Qld DCDB
- Referral area

FIGURE 2

SITE AERIAL

PROJECT
SOUTH PLACE, DEEBING HEIGHTS

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:11,500

0 100 200 300 400 m



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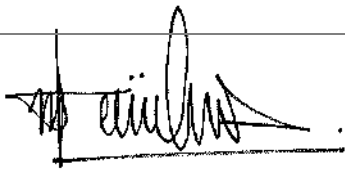
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FILE REFERENCE
7812 E ACR3 Figure 2 Site Aerial A
DATE 4/08/2026

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	6 August 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
Approval Holder / Proponent	Deebling Heights Land Partners Pty Ltd
Project Engineer	SMEC
Principal Contractor	CCA Winslow Group
Environmental Coordinator	Saunders Havill
Fauna Spotter Catcher / Ecologist	Queensland Fauna Consultancy
Offset Provider	Queensland Trust for Nature



2. Habitat impact management

2.1. Vegetation clearing protocol

A pre-clearing protocol is implemented to ensure the Project is compliant with the conditions of the EPBC Act 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. 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).
- Pre-clearance survey of clearing areas by the engaged fauna spotter catcher and preparation of pre-clearance reports including Wildlife Protection Management Plan (WPMP) and Wildlife Habitat and Impact Mitigation Plan (WHIMP).
- Presence of project fauna spotter catcher during all clearing activities and completion of post-works reporting.



Photo set 1: Temporary fauna friendly tree protection fencing.

2.2. Review of impacts

Approximately 1.8 ha of vegetation identified as Koala Critical habitat was cleared in Year 3 associated with trunk sewer clearing undertaken by a separate proponent in accordance with ICC approval (7390/2024/PDA). Refer to Plan 1 for a review of impacts to MNES habitat. No vegetation clearing works were undertaken by the approval holder during Year 3.

The total clearing undertaken across the project site is 19.4 ha and remains below the maximum clearing limit of 66 ha defined for MNES habitat.



2.3. Fauna spotter catcher reporting

2.3.1 Pre-clearance

As part of the trunk sewer works completed for 7390/2024/PDA, Queensland Fauna Consultancy (QFC) completed on-site fauna surveys, and prepared a pre-clearance report, provided at **Appendix B**. The pre-clearance report contains details of the pre-clearing fauna survey methods and the results of these surveys, observed fauna, fauna signs, habitat features found on-site and proposed fauna relocation.

In addition to the measures outlined by QFC in the pre-clearance report, the vegetation clearing is also required to comply with 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. Due to the specific requirements relating to the koala, the following techniques were employed by an experienced fauna spotter at the clearance site to ascertain presence/absence status:

- Use of binoculars to inspect the crown, forks and trunk of trees;
- ‘Drip zone’ searches at the base of known food trees for the presence of scats to a radius equal to that of the crown of individual trees;
- Inspection of trunks for scratchings indicative of use by koalas.
- Repeat observations made of single trees from numerous angles at repeated times throughout the clearing activities by the assigned fauna spotter.

Once clearing commences a fauna spotter will accompany each machine providing continuous verification of habitat values and potential identification of undetected koalas ahead of operating plant. This will also account for potentially transient koalas that may enter the site after preliminary investigations are complete. Clearing is also undertaken in a directional manner as specified by the fauna spotter/catcher.

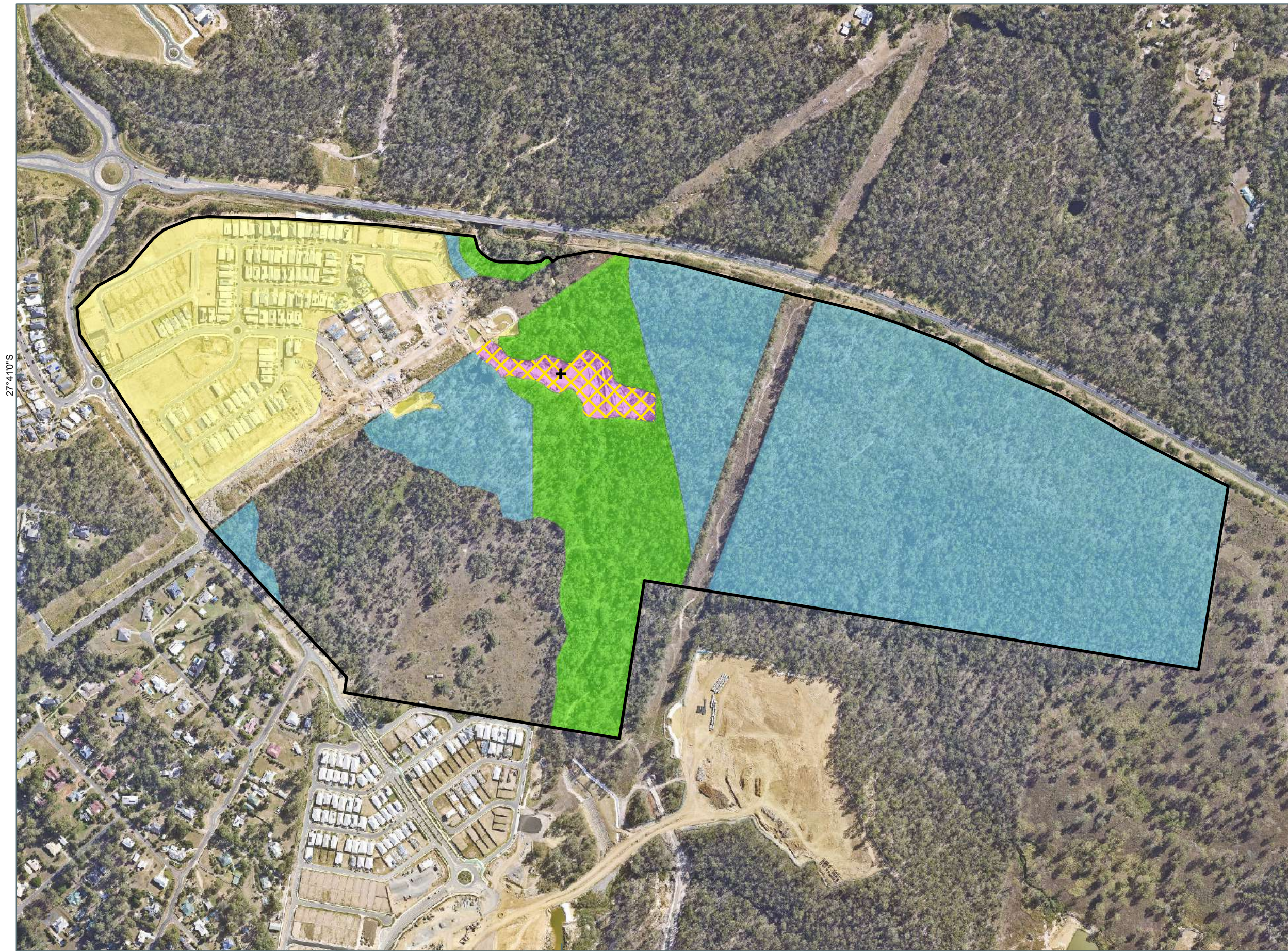
2.3.2 Post-works

A post-services report was prepared by the engaged fauna spotter catcher detailing observed fauna and any implemented mitigation measures or procedures. Refer to **Appendix C** for the post-services report for the trunk sewer works completed in December 2025.

During clearing works, observed fauna were mostly limited to common fauna species. No koalas were observed by the fauna spotter catcher during clearing works. No harm occurred to a koala as a result of clearing.



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.

Layer Sources
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community
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<http://qldspatialinformation.qld.gov.au/catalogue/>
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LEGEND

- Referral area
- EPBC ACR Year 3 (2026)**
 - Koala Critical habitat removed in year 3 reporting period [1.8 ha]
 - Koala Critical habitat removed in previous reporting periods [17.6 ha]
 - Koala Critical habitat remaining to remove [48.3 ha]
 - Koala Critical habitat to retain [14.3 ha]
 - Trunk sewer clearing works (7390/2024/PDA)



3. Offset area management

A land-based offset was delivered to compensate for significant residual impacts on MNES being the koala, under Condition 2 of the approval and is located within a larger conservation property located on Mount Flinders Road, Peak Crossing QLD. The offset area pertaining to EPBC 2015/7628 is managed as part of a broader conservation property referred to as 'Koala Crossing' and is 654 ha in size, comprising eight lots; 86, 87, 88, 89 on RP892014, Lot 119 on CH311527, Lot 107 on CH311135, Lot 137 on CH311786 and Lot 138 on CC127 (refer Figure 3). The offset area is located within the Scenic Rim Regional Council LGA and is part of the Flinders Karawatha Corridor: the largest remaining contiguous stretch of open eucalypt forest in SEQ (refer Appendix A).

To deliver the land-based offset, the Proponent partnered with Queensland Trust for Nature (QTFN) as the third-party environmental offset provider to implement the approved *Offset Area Management Plan EPBC 2015/7628, dated 23 July 2018 (OAMP)*.

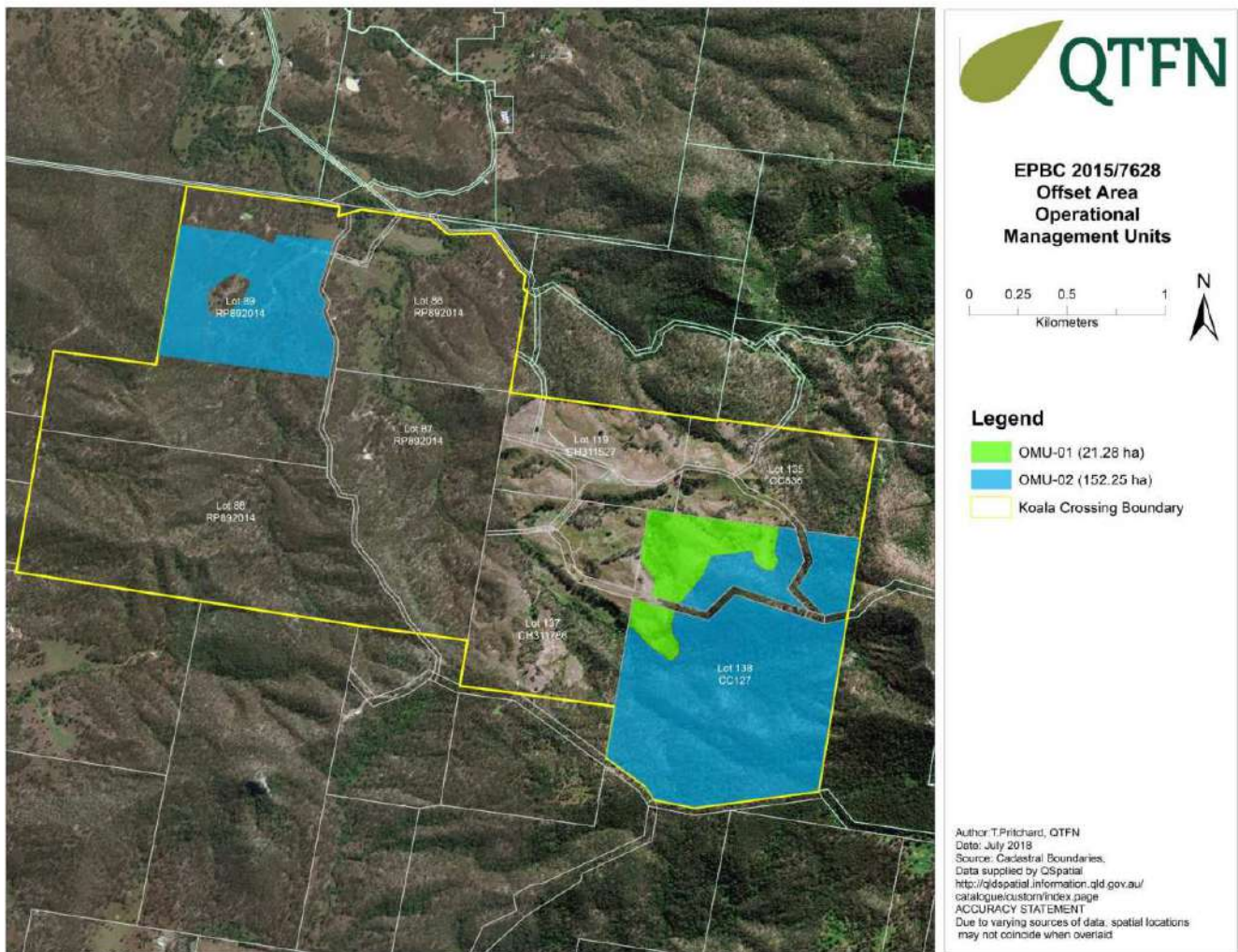


Figure 3: Offset area and management units (extracted from OAMP)

3.1. Offset area activities

A range of management measures were implemented by the offset provider on-ground in accordance with the prescribed measures and objectives detailed in the Offset Area Management Plan (OAMP). These are completed with the purpose of reducing threats to MNES such as koala, as well as improving and creating koala habitat. A summary of management measures implemented across the offset area have been included in the following subsections which include compliance with the OAMP conditions which are presented in the Offset Area Management Report (OAMR) prepared by QTFN (refer **Appendix D**).

The OAMR includes activities and data completed during Year 7 of the offset since it was legally secured on 22 August 2019. The period of reporting includes data from June 2025 to June 2026.

3.1.1 Koala occurrence

The OAMP states the following key actions and monitoring requirements to be undertaken,

- Record opportunistic koala sightings and scat findings.

Offset management activities conducted during Year 7 of the offset are detailed in the OAMR. A summary of koala activity surveys and results are detailed below.

- **Camera trapping** surveys were conducted over one monitoring period being winter 2025 (13 August 2025 to September 2025) where 11 camera traps were deployed within the offset area. One (1) koala was recorded via this method on two occasions in September 2025.
- **Opportunistic scat collection and visual observation** data was collected where positive identification was recorded. No opportunistic koala scat nor direct observations were recorded within the offset area.
- **Distance sampling** – koala scats were detected at seven out of the 15 transects.
- **Remotely piloted aircraft (RPA)** surveys were undertaken in June 2026 at night where thermal imaging was utilised to detect fauna heat signatures. The surveys were undertaken across a 100-ha area in the south-eastern portion of the offset area. Three koalas were detected during the RPA surveys.

3.1.2 Vegetation composition, habitat connectivity and dispersal barriers

The OAMP states the following key actions and monitoring requirements to be undertaken,

- Undertake annual weed surveys,
- Undertake annual photo monitoring,
- The retention of remnant vegetation mature growth except where necessary to remove weeds, fencing or firebreaks,
- Monitor for any (illegal) clearing in the area (highly unlikely) or any natural events that might impact on habitat connectivity.

Offset management activities conducted during Year 7 are detailed in the OAMR. A summary of these activities is detailed below.



- **Weed assessments** were conducted in early September and October 2026 which included monitoring at seven (7) permanently marked transects. Each weed transect was surveyed for non-native plant cover in a 100 m transect, with 20 1 x 1 metre quadrats per transect. *Lantana camara* occupancy was reduced from 59% to 12% between 2024 and 2025 at the offset area site scale and reduced from 66% to 9% at the property-wide scale.

3.1.3 Fire

The OAMP states the following key actions and monitoring requirements to be undertaken,

- Install firebreaks and fire trails. Inspect firebreaks and access tracks, undertake any maintenance required to achieve compliance with Offset Area Bushfire Management Plan,
- Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade.

Offset management activities conducted during Year 7 are detailed in the OAMR. A summary of these activities is detailed below,

- Firebreak inspections have been undertaken periodically.
- No ecological burns were conducted as a result of unfavourable burn conditions.

3.1.4 Predators

The OAMP states the following key actions and monitoring requirements to be undertaken,

- Monitoring of the presence of feral pest animals through the use of remote motion-activated cameras,
- Survey the site every six months to record presence/absence of signs of feral animals (sightings, killings and/or scats and tracks),
- Establish and maintain a koala-predator interaction register.
- Record any koala injury/mortality on roads within offset area of Flinders Road.

Offset management activities conducted during Year 7 are detailed in the OAMR. A summary of these activities is detailed below,

- Camera trapping surveys were conducted over one monitoring period being winter 2025 (13 August 2025 to September 2025) where 11 camera traps were deployed within the offset area. RAI and occupancy were determined utilising camera trapping data collected across the entirety of the Koala Crossing property. Relative abundance of dogs has stabilised in 2025 with RAI of foxes increasing in 2025.
- Predator scats were not detected within the offset area as part of the opportunistic scat analysis.
- A pest management contractor has been engaged by the offset provider. During the reporting period foxes, dogs and pigs were removed from the property.
- There have been no deaths of koala recorded as a result of predators.



3.1.5 Disease and pathogens

The OAMP states the following key actions and monitoring requirements to be undertaken,

- To reduce the risk of introducing Chlamydia and Koala retrovirus into the resident population, uncontrolled translocation of koala is not permitted within the offset area,
- Enforce biosecurity procedures for all persona and vehicles that may carry vegetation pathogens known to affect koala food and shelter trees,
- Incidence of koalas exhibiting disease to be recorded during any monitoring events within the offset area,
- Monitor neighbouring habitat to identify disease once per annum.

Offset management activities conducted during Year 7 are detailed in the OAMR. A summary of these activities is detailed below,

- One koala identified during drone surveys was identified with conjunctivitis and was captured for treatment.
- An intensive koala health assessment is scheduled to be conducted across the offset property.



4. EPBC Act approval conditions compliance table

The EPBC Act approval conditions for the Project are provided in the table below 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 at Appendix A.

Table 3: EPBC Act approval conditions compliance table

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
1	The approval holder must not clear more than 66 hectares of Koala habitat within the project site.	Compliant	During Year 3 of the action (16 May 2025 – 15 May 2026) a total of 1.8 ha of MNES habitat for the koala was clearing within the project site (refer Plan 1). A total of 19.4 ha of MNES habitat for the koala has been cleared within the Project area since the commencement of the action.
2	To compensate for the clearing of 66 hectares and the functional loss of 16 hectares of Koala habitat within the project site, the approval holder must: - Legally secure the offset site prior to commencement of the action; - Within 20 business days of legally securing the offset site, provide the Department with evidence of the date it was legally secured and a shapefile of the offset site;	2a – Compliant 2b – Non-compliant – rectified	- An Offset Area comprising two Offset Management Units (OMU) totalling to 173.53 ha in size, was legally secured on 22 August 2019 via Voluntary Declaration administered under the Queensland <i>Vegetation Management Act 1999</i>, prior to clearing commencing within the development area (16 May 2023). - The Voluntary Declaration package (EPBC 2015/7628) was provided to the Department on 26 of September 2019 shortly after 20 business days of legally securing the offset



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	c. Within one year of legally securing the offset site, complete and provide the Department with the results of a: i. baseline Koala density survey; ii. baseline Koala food trees survey; and iii. baseline survey of non-native Koala predators; d. Within nine years of the date the baseline Koala density survey is completed, demonstrate that a statistically significant increase in Koala density over the entire offset site, compared to the baseline determined by the baseline Koala density survey, has been achieved and maintained for at least two consecutive years; e. Within seven years of the date the baseline Koala food trees survey is completed, demonstrate achievement of ongoing recruitment of Koala food trees over the entire offset site, compared to the baseline determined by the baseline Koala food trees survey; and		area. The following events occurred in response to the late notification of the legal security of the offset area: • A warning letter for a minor non-compliance due to contravention of condition 2(b) of the approval (EPBC 2015/7628) from the Department was received by the approval holder, dated 16 July 2020. • On 23 July 2020, the approval holder sent correspondence to the Department in response to the formal warning, explaining that the action had not commenced and that no adverse impacts to protected matters had occurred, and therefore requesting that the Department consider removing the formal warning. • On 27 July 2020, the Department responded by issuing another correspondence to the approval holder stating that a contravention of condition 2b had still occurred, however, the Department agreed that the formal warning was not warranted and was therefore rescinded by the Department. The Department considered the matter closed with no further action required.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	f. Demonstrate a reduction, maintained for 10 consecutive years from the date the baseline survey of non-native Koala predators is completed, in the number of non-native Koala predators over the entire offset site, compared to the baseline determined by the baseline survey of non-native Koala predators.	2c – Compliant	c) The baseline koala density survey, baseline koala food trees survey and baseline survey of non-native Koala predators were completed within one year of the offset area being legally secured. The survey results were provided to the Department within the one year required timeframe. The offset area was legally secured on 22 August 2019. SH sent email correspondence to the Department containing the baseline survey report on 21 August 2020 to meet Condition 2c.
		2d – Not applicable	d) This ACR reporting period is Year 7 of the offset site, therefore the Year 9 milestone has not occurred.
		2e – Compliant	e) The Year 6 koala food tree surveys demonstrated evidence of recruitment in koala food trees, as noted in the Year 7 OAMR (Appendix D).
		2f – Compliant	f) Predator abundance within the offset area and broader conservation property is being continually monitored as part of annual surveys. Predator abundance is quantified using the relative abundance index. Further details are provided in the OAMR provided at Appendix D. Over the years since the baseline surveys were conducted non-native predator abundance (RAI) trended downwards. During the 2025/2026 reporting period the wild dog population was identified to have stabilised, and dogs were



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
			removed as part of offset management activities. The fox relative abundance continues to decrease. Notably, there has been no evidence of koala-predator interaction recorded during the reporting period.
	The approval holder must notify the Department in writing of the date of commencement of the action within 10 business days after the date of commencement of the action.	Compliant	The action commenced on 16 May 2023 with the commencement of vegetation clearing within the impact area. The Department was notified within 10 business days on 18 May 2023 via a letter provided by e-mail correspondence.
4	If commencement of the action does not occur within 5 years from the date of this approval, then the approval holder must not undertake commencement of the action without the prior written agreement of the Minister.	Not applicable	The date of approval was the 16 October 2018. The action commenced on 18 May 2023. Therefore, the action commenced within 5 years of the approval date.
5	The approval holder must maintain accurate and complete compliance records.	Compliant	The approval holder and SH coordinate and maintain the record keeping of activities undertaken under the approval.
6	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	This condition is noted. No requests from the Department for compliance records have been requested.
7	The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or as otherwise	2a – Compliant	a) The first Annual Compliance Report was published on 7 August 2024.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	agreed to in writing by the Minister. The approval holder must:		The second Annual Compliance Report was published on the approval holder's website on 7 August 2025.
	a. publish each compliance report on the website within 60 business days following the relevant 12 month period;		The third Annual Compliance Report is due to be published on the approval holder's website by 7 August 2026.
	b. notify the Department by email that a compliance report has been published on the website within five business days of the date of publication;	2b – Compliant	b) The department was notified on the 7 August 2024 that the Year 1 Annual Compliance Report has been published. The department was notified on the 8 August 2025 that the Year 2 Annual Compliance Report was published.
	c. keep all compliance reports publicly available on the website until this approval expires;		The department will be notified within via email within 5 business days of the third Annual Compliance Report being published on the website.
	d. exclude or redact sensitive ecological data from compliance reports published on the website; and	2c – Compliant	c) Compliance records are publicly available on the website at: https://southplace.com.au/downloads
	e. where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication.	2d – Compliant 2e – Compliant	d) No sensitive ecological data is contained in a published ACR. e) No sensitive ecological data is contained in a published ACR.
	Note: Compliance reports may be published on the Department's website.		



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
8	The approval holder must notify the Department in writing of any incident or non-compliance with the conditions. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify: a. the condition which is or may be in breach; and b. a short description of the incident and or non-compliance.	Not applicable	This condition is noted. No incidence of non-compliance has occurred.
9	The approval holder must provide to the Department the details of any incident or non-compliance with the conditions as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying: a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future; b. the potential impacts of the incident and or non-compliance; and	Not applicable	This condition is noted. No incidences of non-compliance has occurred.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
	c. the method and timing of any remedial action that will be undertaken by the approval holder.		
10	The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.	Not applicable	This condition is noted. There has been no request from the Minister for a third-party audit.
11.	For each independent audit, the approval holder must: a. provide the name and qualifications of the independent auditor and the draft audit criteria to the Department; b. only commence the independent audit once the audit criteria have been approved in writing by the Department; and c. submit an audit report to the Department within the timeframe specified in the approved audit criteria.	Not applicable	This condition is noted. There has been no request from the Minister for a third-party audit.
12.	The approval holder must publish the audit report on the website within 10 business days of receiving the Department's approval of the audit report and keep the audit report published on the website until the end date of this approval.	Not applicable	This condition is noted. There has been no request from the Minister for a third-party audit.



Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
13.	Within 20 business days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	Not applicable	The condition is noted. The completion of the action has not occurred.



5. Appendices

Appendix A

EPBC Act decision notice and transfer of approval

Appendix B

Fauna Spotter Catcher Pre-clearance Report – Trunk Sewer November 2025

Appendix C

Fauna Management and Spotter Catcher Services Report – Trunk Sewer December 2025

Appendix D

Offset Area Management Annual Report (2026) prepared by Queensland Trust for Nature



Appendix A

EPBC Act decision notice and transfer of approval





APPROVAL

Residential Development, Grampian Drive, Deebling Heights, Queensland (EPBC 2015/7628)

This decision is made under sections 130(1) and 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, which 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 condition.

Details

Person to whom the approval is granted (approval holder)	Fraser's Deebling Heights Pty Limited
ACN of approval holder	107 356 418
Action	To construct and operate a mixed use development (including residential, commercial, business and open space) adjoining the Centenary Highway and Grampian Drive, Deebling Heights, Queensland [See EPBC Act referral 2015/7628].

Approval 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.

Controlling Provisions

Listed Threatened Species and Communities	
Section 18	Approve
Section 18A	Approve

Period for which the approval has effect

This approval has effect until 1 September 2038.

Decision-maker

Name and position	James Barker Assistant Secretary of Assessments and Governance Branch Department of the Environment and Energy
Signature	
Date of decision	16 / 10 / 2018

Conditions of approval

This approval is subject to the conditions under the EPBC Act as set out in ANNEXURE A.



ANNEXURE A – CONDITIONS OF APPROVAL

Part A – Conditions specific to the action

1. The approval holder must not clear more than 66 hectares of **Koala habitat** within the **project site**.
2. To compensate for the clearing of 66 hectares and the functional loss of 16 hectares of **Koala habitat** within the **project site**, the approval holder must:
 - a. **legally secure** the **offset site** prior to **commencement of the action**;
 - b. within 20 **business days** of **legally securing** the **offset site**, provide the **Department** with evidence of the date it was **legally secured** and a shapefile of the **offset site**;
 - c. within one year of **legally securing** the **offset site**, complete and provide the **Department** with the results of a:
 - i. **baseline Koala density survey**;
 - ii. **baseline Koala food trees survey**; and
 - iii. **baseline survey of non-native Koala predators**;
 - d. within nine years of the date the **baseline Koala density survey** is completed, demonstrate that a **statistically significant** increase in **Koala density** over the entire **offset site**, compared to the baseline determined by the **baseline Koala density survey**, has been achieved and maintained for at least two consecutive years;
 - e. within seven years of the date the **baseline Koala food trees survey** is completed, demonstrate achievement of ongoing **recruitment** of **Koala food trees** over the entire **offset site**, compared to the baseline determined by the **baseline Koala food trees survey**; and
 - f. demonstrate a reduction, maintained for 10 consecutive years from the date the **baseline survey of non-native Koala predators** is completed, in the number of **non-native Koala predators** over the entire **offset site**, compared to the baseline determined by the **baseline survey of non-native Koala predators**.

Part B – Standard administrative conditions

Commencement of the action

3. The approval holder must notify the **Department** in writing of the date of **commencement of the action** within 10 **business days** after the date of **commencement of the action**.
4. If **commencement of the action** does not occur within 5 years from the date of this approval, then the approval holder must not undertake **commencement of the action** without the prior written agreement of the **Minister**.

Compliance records

5. The approval holder must maintain accurate and complete **compliance records**.
6. 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 an independent auditor in accordance with section 458 of the **EPBC Act**, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the **Department's** website or through the general media.



Annual compliance reporting

7. The approval holder must prepare a **compliance report** for each 12 month period following the date of **commencement of the action**, or as otherwise agreed to in writing by the **Minister**. The approval holder must:
 - a. publish each **compliance report** on the **website** within 60 **business days** following the relevant 12 month period;
 - b. notify the **Department** by email that a **compliance report** has been published on the **website** within five **business days** of the date of publication;
 - c. keep all **compliance reports** publicly available on the **website** until this approval expires;
 - d. exclude or redact **sensitive ecological data** from **compliance reports** published on the **website**; and
 - e. where any **sensitive ecological data** has been excluded from the version published, submit the full **compliance report** to the **Department** within 5 **business days** of publication.

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

Reporting non-compliance

8. The approval holder must notify the **Department** in writing of any **incident** or non-compliance with the conditions. The notification must be given as soon as practicable, and no later than two **business days** after becoming aware of the **incident** or non-compliance. The notification must specify:
 - a. the condition which is or may be in breach; and
 - b. a short description of the **incident** and or non-compliance.
9. The approval holder must provide to the **Department** the details of any **incident** or non-compliance with the conditions as soon as practicable and no later than 10 **business days** after becoming aware of the **incident** or non-compliance, specifying:
 - a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;
 - b. the potential impacts of the **incident** and or non-compliance; and
 - c. the method and timing of any remedial action that will be undertaken by the approval holder.

Independent audit

10. The approval holder must ensure that **independent audits** of compliance with the conditions are conducted as requested in writing by the **Minister**.
11. For each **independent audit**, the approval holder must:
 - a. provide the name and qualifications of the independent auditor and the draft audit criteria to the **Department**;
 - b. only commence the **independent audit** once the audit criteria have been approved in writing by the **Department**; and
 - c. submit an audit report to the **Department** within the timeframe specified in the approved audit criteria.
12. The approval holder must publish the audit report on the **website** within 10 **business days** of receiving the **Department's** approval of the audit report and keep the audit report published on the **website** until the end date of this approval.



Completion of the action

13. Within 20 business days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.

Part C - Definitions

14. In these conditions, except where contrary intention is expressed, the following definitions are used:
- a. **Baseline Koala density survey** means a field survey over the entire **offset site** measuring the number of **Koalas** per unit area, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology.
 - b. **Baseline Koala food trees survey** means a field survey over the entire **offset site** measuring the number of **Koala food trees**, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology.
 - c. **Baseline survey of non-native Koala predators** means a field survey over the entire **offset site** measuring the number of **non-native Koala predators**, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology.
 - d. **Business days** means a day that is not a Saturday, a Sunday or a public holiday for the whole of Queensland.
 - e. **Commencement of the action** means the first instance at which clearing of **Koala habitat** either in a single event or cumulatively first exceeds one or more hectares.
 - f. **Completion data** means an environmental report and spatial data information clearly detailing how the conditions of this approval have been met. The **Department's** preferred spatial data format is shapefile.
 - g. **Completion of the action** means the time at which all conditions of approval (except this condition) have been fully met.
 - h. **Compliance records** means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval. This includes any documentation or material in the approval holder's possession or that are within the approval holder's power to obtain lawfully.
 - i. **Compliance reports** means written reports:
 - i. providing accurate and complete details of compliance, **incidents**, and non-compliance with the conditions;
 - ii. consistent with the **Department's Annual Compliance Report Guidelines (2014)**; and
 - iii. include a shapefile of any clearance of any **protected matters**, or their habitat, undertaken within the relevant 12 month period.
 - j. **Department** means the Australian Government agency responsible for administering the **EPBC Act**.
 - k. **EPBC Act** means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
 - l. **Incident** means any event which has the potential to, or does, impact on any **protected matters**.
 - m. **Independent audit** means an audit conducted by an independent and **suitably qualified person** as detailed in the **Department's Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines (2015)**.

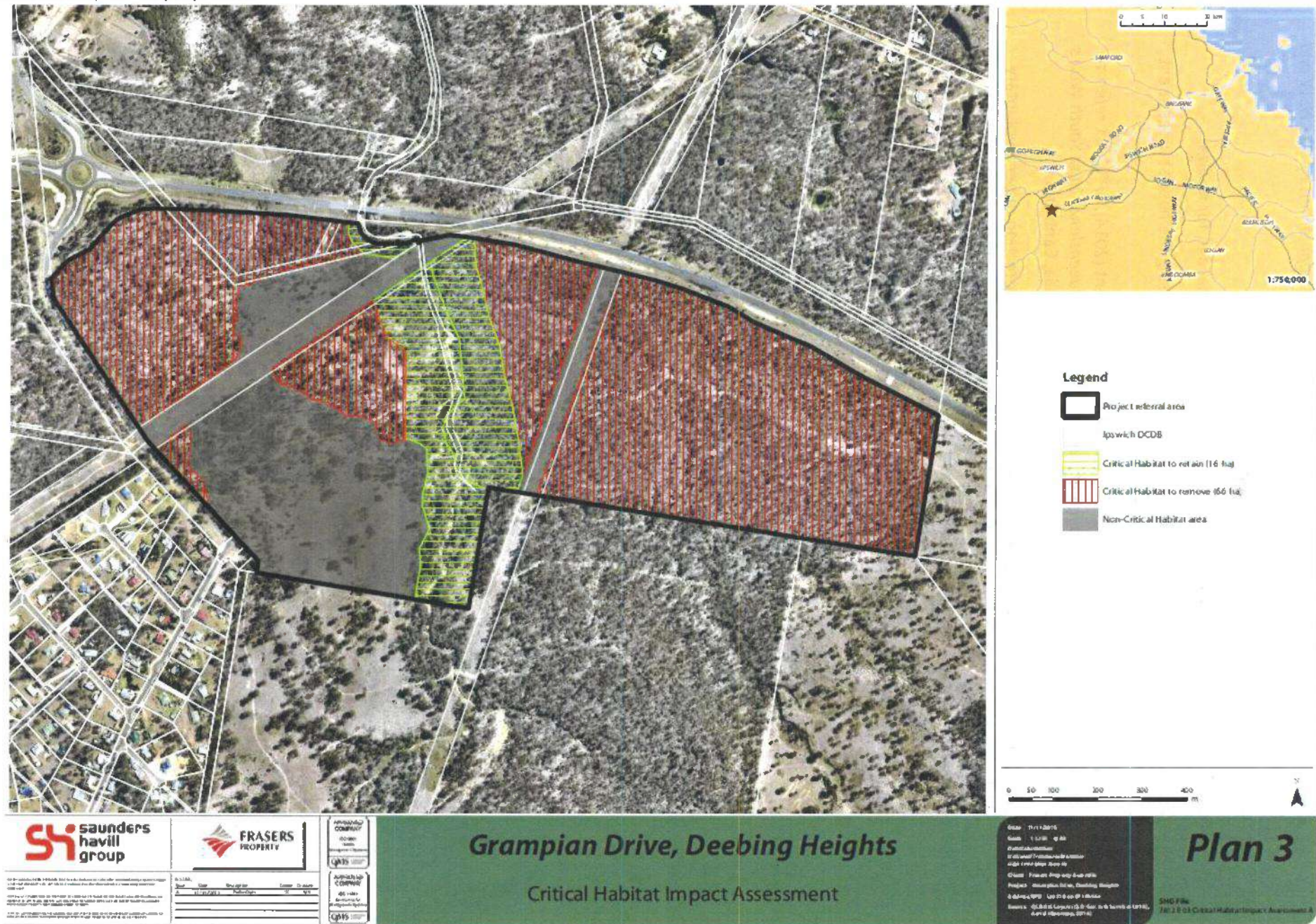


- n. **Koala** means the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) (*Phascolarctos cinereus* (combined populations of Qld, NSW and the ACT)) listed as a threatened species under the **EPBC Act**.
- o. **Koala density** means the number of **Koalas** per unit area.
- p. **Koala food trees** means any tree known to be part of the normal diet for **Koalas**.
- q. **Koala habitat** means any vegetation that scores five or more using the habitat assessment tool in Table 4 of the **koala referral guidelines**.
- r. **Koala referral guidelines** means Department of the Environment (2014). *EPBC Act referral guidelines for the vulnerable koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)*. Commonwealth of Australia, Canberra.
- s. **Legally secure / secured / securing** means obtain long-term protection under a voluntary declaration as provided for in the *Vegetation Management Act 1999* (Qld).
- t. **Minister** means the Australian Government Minister administering the **EPBC Act** including any delegate thereof.
- u. **Non-native Koala predators** means any animal not native to Australia that is known to predate on **Koalas**.
- v. **Offset site** means the areas, totalling 173.53 ha, designated as 'OMU-01' and 'OMU-02' on the map at Attachment B.
- w. **Project site** means the area designated as 'project referral area' on the map at Attachment A.
- x. **Protected matters** means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect.
- y. **Recruitment** means new individuals added to an existing population.
- z. **Sensitive ecological data** means data as defined in the **Department's Sensitive Ecological Data – Access and Management Policy V1.0** (2016).
- aa. **Statistically significant** means a result that's not attributed to chance, as determined using methodologies and statistical analysis appropriate to the data being analysed.
- bb. **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.
- cc. **Website** means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.

ATTACHMENTS

1. **Attachment A** map of the **project site**
2. **Attachment B** map of the **offset site**

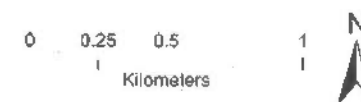
Attachment A map of the project site



Attachment B map of the offset site



EPBC 2015/7628
Offset Area
Operational
Management Units



Legend

- OMU-01 (21.28 ha)
- OMU-02 (152.25 ha)
- Koala Crossing Boundary

Author: T. Pritchard, QTFN
Date: July 2018
Source: Cadastral Boundaries.
Data supplied by QSpatial
<http://qldspatialinformation.qld.gov.au/catalogue/custom/index.page>
ACCURACY STATEMENT
Due to varying sources of data, spatial locations may not coincide when overlaid



Australian Government

Department of Agriculture, Water and the Environment

CONSENT TO TRANSFER APPROVAL

Residential Development, Grampian Drive, Deebling Heights, Queensland (EPBC 2015/7628)

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

Transfer decision

Approval (the approved decision)	To construct and operate a mixed use development (including residential, commercial, business and open space) adjoining the Centenary Highway and Grampian Drive, Deebling Heights, Queensland [See EPBC Act referral 2015/7628].
Transferor (the person from whom the approval is transferred)	Name: Frasers Deebling Heights Pty Limited ACN: 107 356 418
Transferee (the person to whom the approval is transferred)	Name: Deebling Heights Land Partners Pty Ltd ACN: 656 115 641

Person authorised to make decision

Name and position	Peter Blackwell Assistant Director, Post Approvals Section Environment Assessments (Vic, Tas) and Post Approvals Branch Environment Approvals Division
Signature	
Date of decision	14 February 2022

Appendix B

Fauna Spotter Catcher Pre-
clearance Report – Trunk Sewer
November 2025





**November
2025**

Fauna Spotter Catcher Pre-clearance and Habitat Values Survey

Botanica Trunk Sewer
Deebling Heights, Queensland
Report prepared for Winslow



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

Date:	05/11/2025
Title:	Fauna Spotter Catcher Pre-clearance and Habitat Values Survey Botanica Trunk Sewer - Deebing Heights, Queensland
Author/s:	Bryan Robinson, Rebecca Collier
Reviewed by:	Bryan Robinson
Field personnel:	Mackinley Scott
Status:	Final Report
Filed as:	QFC FHA Winslow Deebing Heights November 2025.doc

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1. Introduction

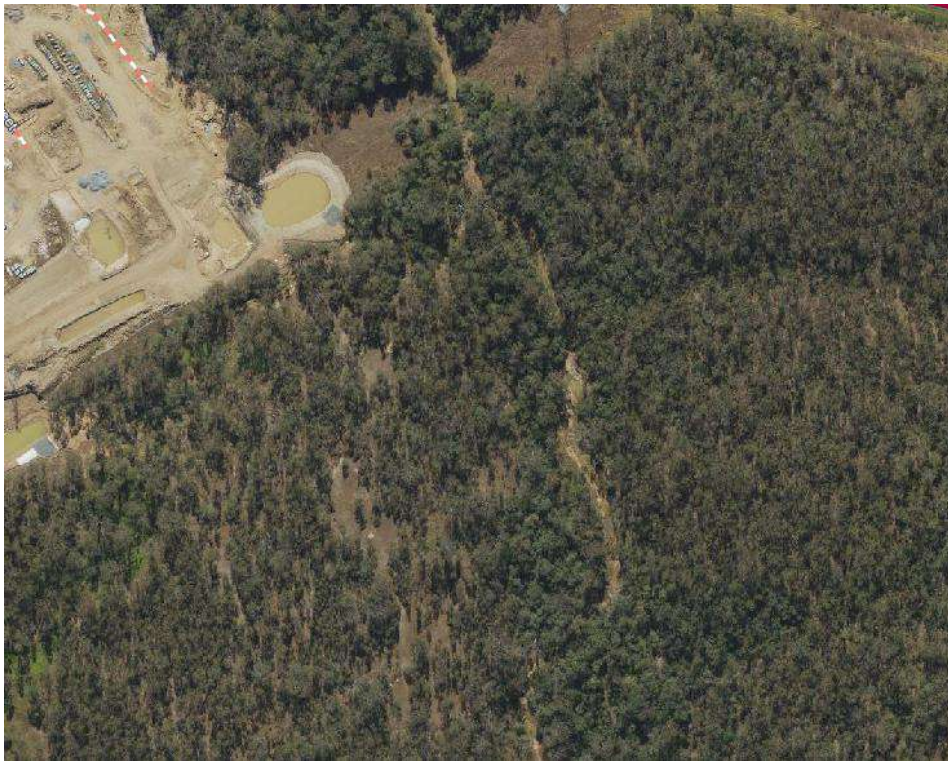
1.1 Project Background

Queensland Fauna Consultancy Pty Ltd has been engaged by Winslow to conduct a Fauna Spotter Catcher Pre-clearance and Habitat Values Survey and present a subsequent report for Botanica Trunk Sewer - Deebing Heights, Queensland. The site location is presented in Map 1.

The objective of this report is to summarise the existing fauna values present and assign mitigatory strategies applicable to probable species likely to be encountered during the clearing of identified habitats throughout or within specific localities of the site. Fauna species both common and of elevated conservation value have been considered within the parameters of onsite investigations and, where provided to QFC, include review of current fauna and floristic reports that may influence the assemblages expected to utilise the micro habitats evident within the site.

This review encompasses species identified under the provisions of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* and the Queensland *Nature Conservation Act 1992*. Further consideration is given, where applicable, to species of iconic, cultural and/or regional significance identified under commonwealth, state or local planning instruments aimed at the persistence of biodiversity values within the area.

Map 1: Locality Plan



Source: Extracted from Department of Environment and Science (2021) Queensland Globe – -27.6836, 152.7668. Queensland Government. <https://qldglobe.information.qld.gov.au/#> Date accessed 4th November 2025.

1.2 Current Permits and Authorities

All activities conducted during the site investigations were implemented under the provisions of several permits issued to Queensland Fauna Consultancy Pty Ltd by the Department of Environment, Tourism Science and Innovation (DETSI), and the Department of Agriculture and Fisheries (DAF). These permits and additional authorities are listed in Table 1.

Table 1: Current Permits and authorities issued to QFC

Permit/Authorisation	Permit Number	Expiry Date
Damage Mitigation Permit	WA0071866	28 th October 2028
Rehabilitation Permit	WA0054295	13 th September 2026
Scientific Purposes Permit	WA0032325	3 rd March 2026
Scientific User Registration	Registration Number 589	27 th February 2029
Animal Ethics	CA 2025/02/1933	27 th February 2029
General Fisheries Permit	262922	10 th May 2026

These permits and approvals enable QFC to conduct the investigation, observation and relocation of protected animals exposed to disturbance due to infrastructure expansion resulting in the destruction of natural and artificial habitats.

2. Methodology

A site inspection was carried out on 4th November 2025 by Qld Fauna Consultancy. A standard set of observational techniques aimed at maximising the detection of fauna and the probable habitats they may occupy were employed to ascertain and identify the current fauna values throughout the project area. Where species of elevated conservation significance were foreseen as potentially present targeted searches were instigated to further evaluate individual species habitat.

Due to the habitat variability expressed across the development site the composition of investigations may include a range of features that entail specific components indicative of the presence of particular species or faunal groups. This may include where evident, observation of activity or signs of both historical and current use.

These may include but are not limited to the following:

- Identification of terrestrial microhabitats such as ground hollows, rock, burrows, leaf litter, stands of heavy vegetation, fallen branches and bark exfoliations.
- Identification of arboreal micro habitats including basal, trunk and limb hollows, tree fissures, bark exfoliates and arboreal termitaria.
- Identification of constructed arboreal micro habitats including bird nests and Ringtail Possum dreys.
- Artificial habitats including but not limited to ornamental gardens, discarded rubbish, human dwellings and other infrastructure.
- Observation and investigation of aquatic habitats including dams, soaks, creeks, rivers and seasonally inundated vegetation communities. Artificial aquatic habitats may include constructed drains and culverts. Further components of interest include bank profiles and undercuts, submerged and/or exposed timber and rock, immediate aquatic and riparian vegetation, surfacing animals, nesting and/or feeding birds.
- Direct observation of active or exposed fauna within terrestrial, aquatic and arboreal habitats.
- Identification of scats, tracks and scratching's to determine fauna potentially present or to have historically utilised the site for either transient or longer-term life history purposes.

2.1 Specific methodology for Koalas *Phascolarctos cinereus*

Due to specific requirements and the cryptic nature of the Koala the following techniques were employed to assist in ascertaining the current and historical presence/absence status of the species at the site:

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

3. Findings

The findings endeavour to demarcate the existing habitat profiles and the features present into three distinct groups: terrestrial, arboreal and aquatic. All habitat features present onsite are noted, however it is probable additional features will be present with these being accounted for during the Fauna Spotter Catcher process to be applied to all vegetation clearing across the site.

3.1 Terrestrial Habitat Features

The terrestrial fauna values of the site consist of a variety of different components and microhabitat features. This includes an open low-level understorey of Eucalypt regrowth (Figure 1), with some sections exhibiting dense cover provided by dense grass and weed species such as *Lantana camara* (Figure 2 and Figure 3). These features represent a moderate terrestrial fauna habitat value for numerous common reptile, amphibian and small mammal species.

Dense leaf litter and bark exfoliations also feature on site in abundance and at variable depths (Figure 4), providing both refugial opportunities and microhabitat connectivity that can be exploited by a number of different native terrestrial vertebrate and invertebrate species. Further, the site exhibits woody debris and hollow logs (Figure 5 to Figure 8) that may provide habitat opportunities for reptiles and small mammals. Scattered rocks and rock piles are also present (Figure 9) contributing to the provision of a variety of thermal and moisture gradients that can be exploited by a number of terrestrial species.

Terrestrial termite mounds of varying sizes and condition are common across the site, with several exhibiting signs of excavation (Figure 10). Some of these excavations are likely indicative of foraging activity by the Short-beaked Echidna *Tachyglossus aculeatus*. These mounds may also provide refugial opportunities for a variety of reptile and mammal species. Lace Monitor *Varanus varius* have also been known to utilise terrestrial termite mounds for egg deposition and incubation sites where arboreal termite mounds are not readily available.

A burrow was identified during the inspection (Figure 11) and presents refugial opportunity for a variety of small terrestrial species. Although it did not appear active at the time of inspection, further surveys are recommended immediately prior to clearing commencement and burrow-constructing species that may occur on site include Striated Pardalote *Pardalotus striatus*.

Mammal assemblages may comprise both native and introduced species. Macropod presence within the clearance zone was indicated by scat (Figure 12) and macropod species that may occur on site include the Eastern Grey Kangaroo *Macropus giganteus*. Other native mammals that may occur on site include the Northern Brown Bandicoot *Isodon macrourus* which may be present in localities with significant vegetative ground cover.

These features collectively contribute to the potential presence of a wide variety of native fauna species utilising the area for refugial, foraging and other resources. Probable species include the Wall Skink *Cryptoblepharus pulcher*, Dark-flecked Garden Sunskink *Lampropholis delicata*, Common Tree Snake *Dendrelaphis punctulata*, Coastal Carpet Python *Morelia spilota mcdowelli*, Eastern Brown Snake *Pseudonaja textilis*, Red-Bellied Black Snake *Pseudechis porphyriacus*, and the Eastern Bearded Dragon *Pogona barbata*.



Figure 1: Open low-level regrowth



Figure 2: Dense understory



Figure 3: Lantana *Lantana camara*



Figure 4: Dense leaf litter and bark exfoliations



Figure 5: Woody debris



Figure 6: Woody debris



Figure 7: Hollow log



Figure 8: Hollow log



Figure 9: Scattered rocks



Figure 10: Terrestrial termitaria with excavation



Figure 11: Burrow



Figure 12: Macropod scat

3.2 Arboreal Habitat Features

The clearance site consists predominantly of regrowth Eucalypt woodland (Figure 13 and Figure 14). Onsite trees exhibit potential feeding and nesting resources for a number of bird and mammal species. The intermittent contiguous canopy structure (Figure 15) may be facilitative of arboreal progression for species such as Common Brushtail Possum *Trichosurus vulpecula* and Common Ringtail Possum *Pseudocheirus peregrinus*.

A hollow-bearing tree and stag tree are present within the clearance area, offering potential habitat for arboreal mammals as well as reptiles and birds. Exfoliating bark on tree trunks (Figure 16) may provide refugial opportunities for reptile species including skinks and geckos.

An arboreal termite mound with an excavation is also present on the site (Figure 17), however it is located on a fallen tree. While this was vacant at the time of inspection it may provide arboreal connectivity and refugial opportunities for a variety of reptilian and mammalian species, and should be inspected immediately prior to clearing activities.

No avian stick nests or possum dreys were identified during the inspection, however the dense vegetation structure in some areas may have concealed visibility and further inspections are recommended immediately prior to clearing commencement. Possum activity was also evident in the form of scratchings on several tree trunks (Figure 18).

Koala food trees located in the clearance area include *Eucalyptus tereticornis*, *Corymbia citriodora*, *C. tessellaris*, *C. intermedia*, *Melaleuca quinquenervia* and *Lophostemon suaveolens*. However, no evidence was observed to indicate recent use of these trees by koalas. No koala scats were found during 'drip zone' searches and characteristic scratching's were not found during trunk investigations. A Koala habitat values map for the clearance area is presented in Appendix A.



Figure 13: Regrowth eucalypt woodland



Figure 14: Regrowth eucalypt woodland



Figure 15: Contiguous canopy



Figure 16: Arboreal bark exfoliations



Figure 17: Fallen arboreal termitaria mound



Figure 18: Possum scratchings

3.3 Aquatic Habitat Features

Deebling Creek and an associated gully are present within the clearance area (Figure 19 to Figure 21). All features were retaining varying levels of water at the time of inspection and the riparian banks demonstrate a variety of microhabitats. At some points the banks are densely vegetated by dense grass and weed cover (Figure 22) while in other sections are exposed soil (Figure 21), and in other sections the bank is primarily composed of boulders (Figure 20). These features are likely to contain refuge localities and potential breeding sites for reptiles, frogs, and potentially aquatic dependent mammals. Additionally, woody debris within the water flow and vegetation overhangs also present suitable refugial habitat for a variety of species.

Collectively these features provide refugial and foraging opportunities for a number of aquatic and riparian fauna species, including the Longfin Eel *Anguilla reinhardtii*, Empire Gudgeon *Hypseleotris compressa*, Eastern Long-necked Turtle *Chelodina longicollis*, Striped Marsh Frog *Limnodynastes peronii*, Graceful Tree Frog *Litoria gracilentia*, Keelback Snake *Tropidonophis mairii*, Eastern Water Dragon *Intellagama lesueurii* and Eastern Water Skink *Eulamprus quoyii*.



Figure 19: Gully



Figure 20: Deebling Creek



Figure 21: Deebling Creek



Figure 22: Dense riparian vegetation

3.4 Endangered, Vulnerable and Near Threatened (EVNT) & Special Least Concern (SLC) Species

It is not envisaged that any EVNT or SLC fauna species will be detrimentally impacted by the proposed works. However, two species identified within the Online EPBC Protected Matters Report (Appendix B) and the Queensland Government Wildlife Online Search Tool (Appendix C) were considered possible to occur within the site and will require further mitigation during clearing activities.

Although evidence was not found during the site inspection of recent Koala use, the species has previously been recorded in the area. The site contains habitat identified as Core Koala Habitat under the Koala Habitat in Southeast Queensland mapping sourced from the Queensland Globe online search tool (see Appendix A).

It is advised that dedicated methodologies be employed by a qualified Fauna Spotter specific to the detection of these identified species prior to vegetation clearing activities.

Table 2: Significant species deemed possible to occur within the clearance survey area

Common Name Scientific Name	Species Information	Likelihood of Occurrence within the Clearance Survey area
Mammals		
Koala <i>Phascolarctos cinereus</i> EPBC: Endangered NCA: Endangered	Inhabits a range of open forest and woodland communities which may include any of the following noted food trees: <i>Eucalyptus</i> , <i>Corymbia</i> , <i>Melaleuca</i> , <i>Angophora</i> and <i>Lophostemon</i> .	Possible Known food trees for the transient Koala (<i>Phascolarctos cinereus</i>) occur on the clearance site and the species is well documented within the area.
Short-beaked Echidna <i>Tachyglossus aculeatus</i> EPBC: Not Listed NCA: Special Least Concern	Inhabits a broad range of habitat types across Australia where there is a supply of ants or termites. Echidnas will shelter within hollow logs, under bushes and debris (Van Dyck & Strahan 2008).	Possible Suitable feeding resources occur onsite and evidence of diggings observed onsite.

4. Assessment, Conclusion and Fauna Management Recommendations

A number of conclusions and recommendations are presented, with the specific intention of providing a comprehensive management structure to facilitate minimal impact to fauna during the clearing of vegetation and subsequent disturbance of habitats. The directives given by Fauna Spotter Catchers should embrace a “best practice” approach which includes implementation of proven specific management techniques for identified habitat types and compliance with legislation relevant to the activity.

Fauna management is presented here specific to EVNT fauna, general terrestrial and arboreal fauna and aquatic fauna. Although each is treated separately, overlap does occur within target techniques providing a comprehensive approach for target species of all conservation significance.

4.1 EVNT and SLC Fauna

It is not envisaged that any species, listed under the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* or the *Nature Conservation Act 1992*, other than those listed in Table 2, will require specific management during vegetation clearing activities.

However, specific management for those identified EVNT or SLC species will include targeted investigations immediately prior to vegetation removal activities on each day of clearing and subsequently whilst clearing takes place. Preliminary investigations will be supported by additional monitoring applied during clearing activities with a designated fauna spotter operating with each machine actively involved in vegetation or identified habitat disturbance. These should include the following:

Koala:

As favoured Koala food trees on site exceed a diameter of 100mm at 1.3 metres from the ground, requirements under the Koala Plan’s ‘Koala Habitat Area’ provisions trigger the need for inspection and monitoring during vegetation clearing by a qualified Fauna Spotter.

Historically known to occur within the area the Koala will feature highly in daily search efforts with a dedicated and detailed methodology employed.

Direct observational methodology will include the following components:

- Use of binoculars to inspect the crown, forks and trunk of trees for individuals currently occupying the site.
- ‘Drip zone’ searches at the base of known food trees for the presence of scats to a radius equal to that of the crown of individual trees.
- Inspection of trunks for scratching’s indicative of use by Koalas.
- Repeat observations made of single trees from numerous angles at repeated times throughout the clearing activities by the assigned fauna spotter.

In the event a Koala is detected; the Fauna Spotter will determine the appropriate course of action with exclusion zones implemented and alterations to the clearing plan discussed with the Site Supervisor. Once defined, these directions will be communicated to the plant operators and clearing will proceed in accordance with the recommendations made.

Changes to Koala management strategies highlighted in the *Nature Conservation (Koala) Conservation Plan 2017* have resulted conditions placed on vegetation clearance involving the removal of Koala food trees. These provisions entail an increased responsibility by developers and land clearance operators alike to ensure the welfare of potentially present Koalas in areas identified as having significance for the persistence of this species.

Where significance under planning instruments is assigned, provisions may include the restriction of all clearance that directly interferes with any tree a Koala is residing in or surrounding trees that, when felled, may impact on the crown of the host tree. Koalas are to leave via their own volition through a corridor designated by the Fauna Spotter to the closest remaining suitable habitat.

Throughout this time, the Koala may not be interfered with by any means unless special dispensation has been sought through the appropriate government body or where the Koala is evidently in a state of compromised health. Only when Koalas have vacated a tree can clearance operations include the identified host tree and surrounding vegetation which composes the established exclusion zone. Recommendations made by the Fauna Spotter on site will embrace these provisions.

Short-beaked Echidna

Although no individuals were observed during the survey, potential evidence of echidna use had been observed during inspection by QFC and may see possibility for the Short-beaked Echidna to be encountered during clearing activities.

The following recommendations are made for management of potentially occurring Short-beaked Echidna:

- Daily inspection of areas to be cleared for transient individuals.
- Inspection daily for potential burrow sites.
- Monitored dismantling of identified microhabitats by fauna spotters with machinery assistance.

A DES approved Fauna Spotter should be in attendance throughout all disturbance of vegetation associated with identified EVNT habitats. No clearing is to commence prior to the Fauna Spotter being satisfied all required investigations have been undertaken within the designated areas to be cleared.

4.2 General Terrestrial and Arboreal Fauna

Overall, the site contains medium value refugial opportunities for arboreal and terrestrial fauna species (see Section 3.1 and 3.2). The species expected within the site are likely to primarily reflect common fauna assemblages for the region however provisions are proposed directly for common fauna and species of conservation significance.

It is advised that all identified fauna habitats onsite be inspected by a DES approved Fauna Spotter prior to vegetation clearing and all vegetation removal activities be supervised during the clearing process. Terrestrial load reduction activities will be conducted ahead of the clearing front where possible. Fauna captured will be relocated to adjacent habitat consistent with the life history requirements of the species requiring translocation.

4.3 Aquatic Fauna

In the event dewatering is required the following recommendations are made to mitigate impacts to potentially occupant fauna:

- Inspection of banks, peripheral vegetation and other immediate terrestrial microhabitats;
- Identification of potential fauna values including: aquatic and sub-aquatic vegetation peripheral vegetation, logs, rocks, artificial structures, discarded rubbish and burrows;
- Targeted searched for frog egg deposition sites on debris, bank edges, water surface and vegetation.

4.4 Felling Procedures

Trees identified as having potential fauna values, such as hollows, fissures, and exfoliating bark, will be clearly marked for supervision during felling and inspected once felled. Efforts will be made to identify potentially resident species by investigating signs such as scats, scratching, and tracks on the day(s) of clearing. If no signs are found or species cannot be determined, machinery operators will be instructed to fell the trees in a manner that minimises the risk of injury to fauna.

All identified microhabitats will be inspected through ground-based observation, and the direction of felling will be determined with consideration for the safety of personnel, machinery, and potentially resident fauna. A soft felling technique, specifically developed by Queensland Fauna Consultancy (QFC), will be implemented to minimise deceleration and impact upon felling. This process will be overseen by the Fauna Spotter, who will maintain direct communication with the plant operator(s) throughout.

5. References

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6. Appendix A: Koala Habitat Values



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**Queensland
Government**

Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development

Legend

Koala priority area



Core koala habitat area



Identified koala broad-hectare area



Roads and tracks

Motorway

Highway

Secondary

Connector

Local

Restricted Access Road

Mall

Busway

Bikeway

Restricted Access

Bikeway

Walkway

Restricted Access

Walkway

Non-vehicular Track

Track

Restricted Access Track

Ferry

Proposed Thoroughfare

Green bridges



Bridges



Tunnels



Railway stations



Railways



Attribution

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7. Appendix B: EPBC Act Protected Matters Report



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 04-Nov-2025

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[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar)	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	8
Listed Threatened Species:	49
Listed Migratory Species:	11

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	6
Commonwealth Heritage Places:	None
Listed Marine Species:	21
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	None
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	45
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands) [Resource Information]

Ramsar Site Name	Proximity	Buffer Status
Moreton bay	40 - 50km upstream from Ramsar site	In feature area

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Coastal Swamp Oak (Casuarina glauca) Forest of New South Wales and South East Queensland ecological community	Endangered	Community may occur within area	In feature area
Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland	Endangered	Community may occur within area	In feature area
Grey box-grey gum wet forest of subtropical eastern Australia	Endangered	Community may occur within area	In buffer area only
Lowland Rainforest of Subtropical Australia	Critically Endangered	Community may occur within area	In feature area
Poplar Box Grassy Woodland on Alluvial Plains	Endangered	Community may occur within area	In feature area
Subtropical eucalypt floodplain forest and woodland of the New South Wales North Coast and South East Queensland bioregions	Endangered	Community likely to occur within area	In feature area
Swamp Tea-tree (Melaleuca irbyana) Forest of South-east Queensland	Critically Endangered	Community likely to occur within area	In buffer area only
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community may occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
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Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Anthochaera phrygia Regent Honeyeater [82338]	Critically Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat may occur within area	In feature area
Cyclopsitta diophthalma coxeni Coxen's Fig-Parrot [59714]	Critically Endangered	Species or species habitat may occur within area	In feature area
Erythrotriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Geophaps scripta scripta Squatter Pigeon (southern) [64440]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Grantiella picta</u> Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Hirundapus caudacutus</u> White-throated Needle-tail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Lathamus discolor</u> Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
<u>Rostratula australis</u> Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Stagonopleura guttata</u> Diamond Firetail [59398]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Tringa nebularia</u> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Turnix melanogaster</u> Black-breasted Button-quail [923]	Vulnerable	Species or species habitat likely to occur within area	In feature area
FISH			
<u>Neoceratodus forsteri</u> Australian Lungfish, Queensland Lungfish [67620]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
INSECT			
<u>Argynnis hyperbius inconstans</u> Australian Fritillary [88056]	Critically Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
<u>Chalinolobus dwyeri</u> Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Dasyurus hallucatus</u> Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat may occur within area	In feature area
<u>Dasyurus maculatus maculatus (SE mainland population)</u> Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Petauroides volans</u> Greater Glider (southern and central) [254]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Petaurus australis australis</u> Yellow-bellied Glider (south-eastern) [87600]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Petrogale penicillata</u> Brush-tailed Rock-wallaby [225]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</u> Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Potorous tridactylus tridactylus</u> Long-nosed Potoroo (northern) [66645]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Pseudomys novaehollandiae</u> New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Pteropus poliocephalus</u> Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area	In feature area
PLANT			
<u>Arthraxon hispidus</u> Hairy-joint Grass [9338]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Bosistoia transversa</u> Three-leaved Bosistoia, Yellow Satinheart [16091]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Coleus habrophyllus listed as Plectranthus habrophyllus</u> [91378]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Cupaniopsis shirleyana</u> Wedge-leaf Tuckerroo [3205]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Cupaniopsis tomentella</u> Boonah Tuckerroo [3322]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Dichanthium setosum</u> bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Fontainea venosa</u> [24040]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Leuzea australis listed as Rhaponticum australe</u> Austral Cornflower, Native Thistle [9363]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Notelaea lloydii</u> Lloyd's Olive [15002]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Notelaea x ipsviciensis listed as Notelaea ipsviciensis</u> Cooneana Olive [93460]	Critically Endangered	Species or species habitat may occur within area	In feature area
<u>Picris evae</u> Hawkweed [10839]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Planchonella eerwah</u> Shiny-leaved Condoo, Black Plum, Wild Apple [17340]	Endangered	Species or species habitat may occur within area	In feature area
<u>Rhodamnia rubescens</u> Scrub Turpentine, Brown Malletwood [15763]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rhodomyrtus psidioides Native Guava [19162]	Critically Endangered	Species or species habitat may occur within area	In feature area
Samadera bidwillii Quassia [29708]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat may occur within area	In feature area

REPTILE

Delma torquata Adorned Delma, Collared Delma [1656]	Vulnerable	Species or species habitat may occur within area	In feature area
Furina dunmali Dunmall's Snake [59254]	Vulnerable	Species or species habitat may occur within area	In feature area
Hemiaspis damelii Grey Snake [1179]	Endangered	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species

[[Resource Information](#)]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area

Migratory Terrestrial Species

Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat may occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area

Migratory Wetlands Species

Scientific Name	Threatened Category	Presence Text	Buffer Status
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Defence		
Defence - AMBERLEY - AP3 REMOTE RECEIVERS SITE [31478]	QLD	In buffer area only
Defence - AMBERLEY - AP3 REMOTE RECEIVERS SITE [31479]	QLD	In buffer area only
Defence - AMBERLEY - AP90 SMALL ARMS RANGE (PURGA) [31817]	QLD	In buffer area only
Defence - AMBERLEY - RAAF BASE [31794]	QLD	In buffer area only
Defence - AMBERLEY - RAAF BASE [31801]	QLD	In buffer area only

Commonwealth Land Name	State	Buffer Status
Defence - AMBERLEY - RAAF BASE [31802]	QLD	In buffer area only

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
<i>Actitis hypoleucos</i> Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
<i>Anseranas semipalmata</i> Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
<i>Apus pacificus</i> Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
<i>Bubulcus ibis</i> as <i>Ardea ibis</i> Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
<i>Calidris acuminata</i> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<i>Calidris ferruginea</i> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
<i>Calidris melanotos</i> Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
<i>Gallinago hardwickii</i> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
<i>Haliaeetus leucogaster</i> White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat may occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

EPBC Act Referrals			[Resource Information]	
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Australian Super Hornet Flying Operations at RAAF Base Amberley	2008/4410		Post-Approval	In buffer area only
AW Bidco 6 Pty Ltd - Urban Development Project	2023/09690		Referral Decision	In buffer area only
Bayliss Road, South Ripley Residential Development	2025/10117		Assessment	In buffer area only
Bryants Road Residential Development	2023/09484		Assessment	In buffer area only
Greater Brisbane Greyhound Centre	2022/09252		Completed	In buffer area only
Greater Brisbane Greyhound Centre	2022/09321		Completed	In buffer area only
Residential Development Project	2025/10110		Assessment	In buffer area only
Ripley Residential Development Project	2024/09865		Assessment	In buffer area only
Ripley View Residential Subdivision	2020/8615		Post-Approval	In buffer area only
South Ripley Residential Development	2023/09656		Assessment	In buffer area only
Watsons Road, South Ripley - Residential Development	2024/09861		Assessment	In buffer area only
Controlled action				
AV JENNINGS PTY LTD - Coleman Road, South Ripley - Residential	2021/9061	Controlled Action	Assessment Approach	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Development				
Casino Ipswich Pipeline	2007/3877	Controlled Action	Completed	In buffer area only
CROCODILE 03 Military Training Exercise	2002/888	Controlled Action	Post-Approval	In buffer area only
ECCO Ripley Residential Development, Ipswich, QLD	2015/7513	Controlled Action	Post-Approval	In buffer area only
Grampian Drive Deebing Heights Residential Development, Qld	2015/7628	Controlled Action	Post-Approval	In feature area
Hayfield School Site	2021/9070	Controlled Action	Assessment Approach	In buffer area only
Paradise Waters Residential Estate, Gampian Drive, Deebing Heights	2013/6864	Controlled Action	Post-Approval	In feature area
Providence West Residential Development	2020/8698	Controlled Action	Further Information Request	In buffer area only
Residential development, Rawlings Road, Ripley Valley	2016/7723	Controlled Action	Post-Approval	In buffer area only
Residential Development, Ripley	2020/8791	Controlled Action	Assessment Approach	In buffer area only
Ripley Road Residential Development	2019/8539	Controlled Action	Post-Approval	In buffer area only
Ripley Road residential development, Ripley Valley, Qld	2017/8095	Controlled Action	Post-Approval	In buffer area only
Talisman Saber 2005 Military Exercise	2004/1819	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
Blackstone Power Station	2012/6252	Not Controlled Action	Completed	In buffer area only
Daleys Road Residential Development	2010/5638	Not Controlled Action	Completed	In buffer area only
Grampian Drive residential development, Deebing Heights, Qld	2016/7634	Not Controlled Action	Completed	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV, sthm two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Inland Rail Gowrie to Kagaru Geotechnical Project, QLD	2018/8263	Not Controlled Action	Completed	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Master planned residential community, Ripley Valley, QLD	2014/7325	Not Controlled Action	Completed	In buffer area only
Northern Link Parallel Road Tunnels Project	2007/3824	Not Controlled Action	Completed	In buffer area only
REMONDIS Waste to Energy Facility	2020/8806	Not Controlled Action	Completed	In buffer area only
Removal of Grey-headed Flying-fox Habitat	2005/2137	Not Controlled Action	Completed	In feature area
Residential/Commercial development Binnies Road, Ripley, Qld	2016/7669	Not Controlled Action	Completed	In buffer area only
Residential Subdivision on Monterey Road, Ripley	2012/6644	Not Controlled Action	Completed	In buffer area only
Ripley Town Centre Ipswich, QLD	2015/7471	Not Controlled Action	Completed	In buffer area only
South West Transport Corridor	2006/2547	Not Controlled Action	Completed	In feature area
Swanbank Gas Fired Combined Cycle Plant	2008/4087	Not Controlled Action	Completed	In buffer area only
Swanbank Waste Management Facility Stage 1B extension Area, Qld	2015/7581	Not Controlled Action	Completed	In buffer area only
To develop the Paradise Heights residential subdivision, QLD	2014/7310	Not Controlled Action	Completed	In buffer area only
Underground Bus and Train Project, Brisbane	2013/7106	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
168 Lot Residential and Commercial Development at Deebing Heights	2009/4818	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Construction & Operation 275/330kV Transmission Line	2006/2820	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Cross River Rail	2010/5427	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Paper Mill	2003/915	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action (particular manner)				
Bioregional Assessments			[Resource Information]	
SubRegion	BioRegion	Website	Buffer Status	
Clarence-Moreton	Clarence-Moreton	BA website	In feature area	

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [Office of Environment and Heritage, New South Wales](#)
- [Department of Environment and Primary Industries, Victoria](#)
- [Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [Department of Environment, Water and Natural Resources, South Australia](#)
- [Department of Land and Resource Management, Northern Territory](#)
- [Department of Environmental and Heritage Protection, Queensland](#)
- [Department of Parks and Wildlife, Western Australia](#)
- [Environment and Planning Directorate, ACT](#)
- [Birdlife Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [Museum Victoria](#)
- [Australian Museum](#)
- [South Australian Museum](#)
- [Queensland Museum](#)
- [Online Zoological Collections of Australian Museums](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Canberra](#)
- [University of New England](#)
- [Ocean Biogeographic Information System](#)
- [Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [Geoscience Australia](#)
- [CSIRO](#)
- [Australian Tropical Herbarium, Cairns](#)
- [eBird Australia](#)
- [Australian Government – Australian Antarctic Data Centre](#)
- [Museum and Art Gallery of the Northern Territory](#)
- [Australian Government National Environmental Science Program](#)
- [Australian Institute of Marine Science](#)
- [Reef Life Survey Australia](#)
- [American Museum of Natural History](#)
- [Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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8. Appendix C: WildNet Species List

Search Criteria:	Species List for a Specified Point
Species:	Animals
Type:	Native
Queensland status:	Rare and threatened species
Records:	All
Date:	All
Latitude:	-27.6837
Longitude:	152.7668
Distance:	5

CODE

I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the Nature Conservation Act 1992.

The codes are Extinct (**EX**), Extinct in the Wild (**PE**), Critically Endangered (**CR**), Endangered (**E**), Vulnerable (**V**), Near Threatened (**NT**), Special Least Concern (**SL**) and Least Concern (**C**)

A - Indicates the Australian conservation status of each taxon under the Environment Protection and Biodiversity Conservation Act 1999.

The values of EPBC are Extinct (**EX**), Extinct in the Wild (**XW**), Critically Endangered (**CE**), Endangered (**E**), Vulnerable (**V**) and Conservation Dependent (**CD**).

Disclaimer

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The State of Queensland disclaims all responsibility for information contained in this product and all liability (including liability in negligence) for all expenses, losses, damages and costs you may incur as a result of the information being inaccurate or incomplete in any way for any reason.

Information about your Species lists request is logged for quality assurance, user support and product enhancement purposes only.

The information provided should be appropriately acknowledged as being derived from WildNet database when it is used. As the WildNet Program is still in a process of collating and vetting data, it is possible the information given is not complete. Go to the WildNet database webpage (<https://www.qld.gov.au/environment/plants-animals/species-information/wildnet>) to find out more about WildNet and where to access other WildNet information products approved for publication. Feedback about WildNet species lists should be emailed to wildlife.online@des.qld.gov.au.

<u>Kingdom</u>	<u>Class</u>	<u>Family</u>	<u>Scientific name</u>	<u>Common name</u>	<u>I</u>	<u>Q</u>	<u>A</u>	<u>Records</u>
Animalia	Aves	Apodidae	<i>Hirundapus caudacutus</i>	white-throated needletail		V	V	2
Animalia	Aves	Rostratulidae	<i>Rostratula australis</i>	Australian painted-snipe		E	E	1
Animalia	Aves	Scolopacidae	<i>Actitis hypoleucos</i>	common sandpiper		SL		1
Animalia	Aves	Scolopacidae	<i>Calidris melanotos</i>	pectoral sandpiper		SL		1
Animalia	Aves	Scolopacidae	<i>Gallinago hardwickii</i>	Latham's snipe		V	V	2
Animalia	Aves	Scolopacidae	<i>Limosa limosa</i>	black-tailed godwit		E	E	1
Animalia	Aves	Strigidae	<i>Ninox strenua</i>	powerful owl		V		1
Animalia	Aves	Threskiornithidae	<i>Plegadis falcinellus</i>	glossy ibis		SL		1
Animalia	Mammalia	Phascolarctidae	<i>Phascolarctos cinereus</i>	koala		E	E	143
Animalia	Mammalia	Pteropodidae	<i>Pteropus poliocephalus</i>	grey-headed flying-fox		C	V	18
Animalia	Mammalia	Tachyglossidae	<i>Tachyglossus aculeatus</i>	short-beaked echidna		SL		6

Appendix C

Fauna Management and Spotter Catcher Services Report – Trunk Sewer December 2025



**December
2025**

Fauna Management and Spotter/Catcher Services Report

Botanica Trunk Sewer
Deebling Heights, Queensland
Report prepared for Winslow



Report prepared by
QLD Fauna Consultancy Pty Ltd
Phone: (07) 3376 9780
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Date:	9/12/2025
Title:	Fauna Management and Spotter/Catcher Services Report Botanica Trunk Sewer, Deebing Heights, Queensland
Author/s:	Bryan Robinson, Rebecca Collier
Reviewed by:	Bryan Robinson
Field personnel:	Alex Lee
Status:	Final Report
Filed as:	QFC FMR Winslow Deebing Heights December 2025.doc

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1 Introduction

Qld Fauna Consultancy Pty Ltd has been engaged by Winslow to conduct Fauna Spotter/Catcher and Fauna Management activities for works at Botanica Trunk Sewer, Deebling Heights, Queensland.

All activities were conducted by a licensed fauna spotter working under the provisions of Rehabilitation Permit (WA0054295) issued to Queensland Fauna Consultancy Pty Ltd by the Department of Environment, Tourism, Science and Innovation (DETSI), approving the observation and relocation of protected animals. This permit authorises the attending spotter to capture or take a protected animal whose habitat is about to be destroyed by human activity.

This report covers clearance activities undertaken in December 2025.

2 Methodology

2.1 Clearance Investigations

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

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

All microhabitats were identified and subsequently inspected during clearance.

2.2 Specific methodology for Koalas *Phascolarctos cinereus*

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

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

Recent changes to Koala management strategies highlighted in the *Nature Conservation (Koala) Conservation Plan 2017* have resulted conditions placed on vegetation clearance involving the removal of Koala food trees.

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

2.3 Felling Procedures

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

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

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

2.4 Communications during Clearance

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

3 Results

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

Thursday 4th December 2025

- Pre-clearance activities carried out (refer to Methodology) at Botanica Trunk Sewer, Deebling Heights, Queensland
- Vegetation clearance carried out at Botanica Trunk Sewer, Deebling Heights, Queensland
- Refer to **Fauna Register** for fauna found
- 0 trees flagged
- One personnel in attendance

Arboreal Microhabitats: No. flagged tree/s felled: 0

Nest ☐Y ☒N Hollows ☐Y ☒N Arboreal termitaria ☐Y ☒N

No. & size of hollow/s (mm): 0

Other: Exfoliating Bark, Fissure

Terrestrial Microhabitats:

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

Other: Dense Leaf Litter, Bark Exfoliations, Terrestrial Termitaria

Aquatic habitat/s: Dam ☐Y ☒N Creek ☐Y ☒N Wetland ☐Y ☒N

Friday 5th December 2025

- Pre-clearance activities carried out (refer to Methodology) at Botanica Trunk Sewer, Deebling Heights, Queensland
- Vegetation clearance carried out at Botanica Trunk Sewer, Deebling Heights, Queensland
- 0 trees flagged
- One personnel in attendance

Arboreal Microhabitats: No. flagged tree/s felled: 0

Nest ☐Y ☒N Hollows ☐Y ☒N Arboreal termitaria ☐Y ☒N

No. & size of hollow/s (mm): 0

Other: Exfoliating Bark, Fissure

Terrestrial Microhabitats:

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

Other: Dense Leaf Litter, Bark Exfoliations, Terrestrial Termitaria

Aquatic habitat/s: Dam ☐Y ☒N Creek ☐Y ☒N Wetland ☐Y ☒N

No Fauna Found

4 Fauna Register

				Capture Location						Release Details			Actions				Release Location Description	Comments
Collectors Name	Date	Time	Capture Location	Latitude	Longitude	Count Type	Status	Common Name - Scientific Name	Count	Date	Latitude	Longitude	R1	R2	D	I		
Alex Lee	04/12/2025	07:50	Botanica Trunk Sewer, Deebling Heights, Queensland	-27.68313	152.76618	Alive	Least Concern	Eastern Bearded Dragon <i>Pogona barbata</i>	1	04/12/2025	-27.68359	152.76676	X				Released onto tree outside of clearance zone.	

5 Conclusion

All vegetation clearance was supervised by a licenced fauna spotter as requested by Winslow and in accordance with stipulations as expressed in the *Nature Conservation (Koala) Conservation Plan 2017*.

No Koalas were observed during clearance. Other fauna found during clearance works were relocated to adjacent localities comprising suitable refugia and feeding resources consistent with individual species requirements.

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

6 References

Department of Environment and Heritage Protection (2017) *Nature Conservation (Koala) Conservation Plan 2017*. Queensland Government.

References for nomenclature

Anstis, M. (2013) *Tadpoles and Frogs of Australia*, Sydney: New Holland Publishers.

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Wilson, S. (2015) *A Field Guide to Reptiles of Queensland*. 2nd edn, Sydney: New Holland Publishers.

Appendix D

Offset Area Management Annual
Report (2026) prepared by
Queensland Trust for Nature





Offset Area Management Report Year 7

EPBC 2015/7628

V1 | 28 July 2026

Document Control

Current document

Title	EPBC 2015/7628 Offset Area Management Report Year 7
Date	28/072026
Prepared by	Chagi Weerasena

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Issue	Date	Prepared by	Reviewed by
Draft	21/07/2026	Chagi Weerasena	Kayleen Campbell
Final	28/07/2026	Chagi Weerasena	Dr Elizabeth O'Brien

Disclaimer

This report has been prepared for the Frasers Deebing Heights Pty Limited by the Queensland Trust for Nature. QTFN cannot accept any responsibility for any use of or reliance upon the contents of this report by any third party.

Reports and/or Plans by Others

Reports and/or plans by others may be included within this Offset Area Management Report to support the document.

QTFN acknowledges the Traditional Custodians of Country throughout Australia and their diverse and continuing connections to land, sea and community. We acknowledge they were the first conservationists and scientists and have cared for this land for future generations. We pay our respect to their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

This report was prepared on the Traditional Lands of the Jagera and Turrbal Peoples.

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Appendix H Introduction or spread of disease or pathogens attribute table

1. INTRODUCTION

The purpose of this document is to report on the management actions and outcomes required for the provision of koala (*Phascolarctos cinereus*) habitat offset, by Approval EPBC 2015/7628 issued pursuant to sections 130 and 133 of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). The focus of the plan is on the protection and enhancement of the koala habitat associated with the secured offset for Frasers Deebing Heights Pty Limited (EPBC 2015/7628) (henceforth referred to as the offset area). This document will report in accordance with stipulations and requirements laid out in the Offset Area Management Plan (OAMP).

The structure of the document reflects the requirements of the Department of Climate Change, Energy, the Environment and Water (DCCEEW) and details the key threatening processes which could impact on the existing koala population. This document reports on koala occurrence, vegetation composition, and actions to minimise threats to koalas. The management regime put in place by the Queensland Trust for Nature (QTFN) protects and enhances existing koala habitat through the exclusion of land practices detrimental to the site and will track improvements and progress in this annual offset report over the active management period.

This report is the seventh submitted (henceforth referred to as the Year 7 report) since the approval date for the offset on 15 October 2018 and commencement of the action on 16 May 2023. This reporting period includes data from June 2025 to June 2026 (henceforth referred to as the reporting period). The past and future reporting requirements are listed below in Table 1 below.

Table 1 – EPBC 2015/7628 reporting requirements

Milestone	Due Date	Status
Approval of EPBC 2015/7628	--	Approved 15 October 2018
Legal Security	Prior to commencement of the action	Secured 22 August 2019
Baseline	12 months post legal security	Submitted 21 August 2020
Commencement of the Action	-	Commenced 16 May 2023
Annual Offset Management Report Year 1-5	60 business days post 12-month anniversary of commencement of the action	Submitted August 2024
Year 6	August 2025	Submitted July 2025
Year 7	August 2026	Current report
Year 8	August 2027	
Year 9	August 2028	
Year 10	August 2029	

1.1 Summary of compliance

This document stands as a compliance report for the decided Conditions of Approval for EPBC 2015/7628, relevant to this reporting period (Table 2). Table 3 summarises key performance indicators from the OAMP for all conditions relevant to this reporting period.

It is acknowledged that any non-compliance with the conditions must be reported by no later than 2 business days after becoming aware.

Table 2 – Compliance summary of approval conditions relevant to this reporting period

Approval Condition	Status
2d Within nine years of the date the baseline koala density survey was completed, demonstrate that a statistically significant increase in koala density over the entire offset site, compared to the baseline determined by the baseline koala density survey, has been achieved and maintained for at least two consecutive years.	In progress – Three koalas were recorded in the offset area during this reporting period. Koala density surveys will be undertaken between Year 7 and Year 9 and will be discussed in the Year 9 report. See Section 3.1.2 for further details.
2e Within seven years of the date the baseline koala food trees survey is completed, demonstrate achievement of ongoing recruitment of koala food trees over the entire offset site, compared to the baseline determined by the baseline koala food trees survey.	Compliant – evidence of recruitment of koala food trees was presented in the Year 6 offset management report.
2f Demonstrate a reduction, maintained for 10 consecutive years from the date the baseline survey of non-native koala predators is completed, in the number of non-native koala predators over the entire offset site, compared to the baseline determined by the baseline survey of non-native koala predators.	Compliant and ongoing – Reductions in the number of wild dogs and foxes was evident due to ongoing lethal control pest management. Due to the open, unfenced nature of Koala Crossing, recolonisation of pests following lethal control is inevitable. Successful maintenance of pests below a set metric is limited to closed (i.e. fenced) systems. See Section 3.3.3 for further details.

Table 3 – Key performance indicators from the OAMP relevant to this reporting period

Key actions/monitoring requirements	Key performance indicators (KPI)/reporting requirements	Status
Koala occurrence		
Record opportunistic koala sightings and scat findings (location and date).	Incorporate opportunistic koala sightings into the Annual Offset Area Assessment Report.	Compliant
Vegetation composition, habitat connectivity and dispersal barriers		
- Undertake annual weed surveys. - Conduct photo monitoring on an annual basis. - Retain all vegetation in remnant and mature regrowth areas except where necessary for the removal of weeds, fencing or fire break trails. - Monitor for any (illegal) clearing in the area (highly unlikely) or any natural events that might impact on habitat connectivity. - Implement a property wide weed management plan.	- Average cover of all planted species (foliar projective cover of canopy and subcanopy) in revegetated area exceeds 50% of site at end of year three and 75% at end of year five. - Declared weed cover is reduced across the property, and weeds are not impacting on the movement of koalas across the site and not negatively impacting on recruitment of koala food and shelter trees. - Monitoring results to be recorded in annual Offset Area Assessment Report.	Compliant and ongoing
Predators		
- Monitoring of the presence of feral pest animals through the use of remote motion-activated cameras. - Survey the site every six months to record presence/absence of signs of feral animals (sightings, killings and/or scats and tracks). - Establish and maintain a koala-predator interaction register.	- Successful reduction of feral animal abundance. - No dog threat present. - A significant reduction in feral cat and fox populations (if shown to be originally present). - Annual report to include all feral animal survey data and include all records of koala injury or death related to feral animal attacks. - No records of injury and/or death to koala relating to feral animal attacks recorded from within the offset area.	Compliant and ongoing

Key actions/monitoring requirements	Key performance indicators (KPI)/reporting requirements	Status
Vehicle strike		
Record any koala injury/mortality on roads within offset area of Flinders Road.	- Report any koala injuries/deaths to Local Government authority and relevant State Government department. - Incidents to be recorded in annual Offset Area Assessment Report.	N/A – No koala injuries/deaths have been recorded
Fire		
- Install firebreaks and fire trails. Inspect firebreaks and access tracks, undertake any maintenance required to achieve compliance with Offset Area Bushfire Management Plan. - Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade.	- Fuel levels and burning regime maintained in accordance with Offset Area Bushfire Management Plan. - Vegetation composition not negatively affected by fire regime. - Report on prescribed burn results (area covered, any potential negative impact, intensity of burn, learnings) - Report any high intensity (wildfire) to the relevant authorities and report on any impact on the offset area. - Monitoring results and maintenance log will be detailed within the annual Offset Area Assessment Report.	Compliant and ongoing
Disease and pathogens		
- To reduce the risk of introducing Chlamydia and Koala retrovirus into the resident population, uncontrolled translocation of koala is not permitted within the offset area. - Enforce biosecurity procedures for all persona and vehicles that may carry vegetation pathogens known to affect koala food and shelter trees. - Incidence of koalas exhibiting disease to be recorded during any monitoring events within the offset area. - Monitor neighbouring habitat to identify disease once per annum.	- Confirmation of koala translocation activity within the offset area (if approved) is to be included within annual Offset Area Assessment Reports. - Incidence of koalas exhibiting symptoms of disease to be reported within annual Offset Area Assessment Report.	Compliant

2. LOCALITY AND VALUES

2.1 Koala Crossing

The offset area is managed as part of a larger conservation property, Koala Crossing, located on Mount Flinders Road, Peak Crossing, Queensland. Koala Crossing comprises of eight lots; 86, 87, 88, 89 on RP892014, Lot 119 on CH311527, Lot 107 on CH311135, Lot 137 on CH311786 and Lot 138 on CC127 totalling approximately 654 ha. The property was purchased by QTFN in 2014 to protect regrowth vegetation from future development, with the aim of utilising the property for offsets. The delivery of third-party project impact offsets has provided a means of funding ongoing restoration and revegetation of large parts of the property.

The tenure of the property is freehold, wholly owned by QTFN. It is located within the Scenic Rim Regional Council Local Government Area. In 2020, four Nature Refuge (NR) agreements (Koala Crossing NR, Cockatoo's Corner NR, Wallabies Knoll NR and Glider's Glade NR) were established under the *Nature Conservation Act 1992* (Qld) pertaining to lots 86, 87, 88, and 89 on RP892014. These NR agreements will protect and enhance the natural environment surrounding the offset area beyond the life of the offset agreement term.

2.2 Environmental values

2.2.1 Climate

Climate data for the area gives an average minimum and maximum temperature of 14.1°C and 28.3°C respectively for the reporting period (weather station 040004) (BOM, 2026). The average annual rainfall during the reporting period was 102.6 mm (weather station 040793) (BOM, 2026), with the wettest month in March 2025 (416.6 mm) and the driest month in September 2025 (17.4 mm).

2.2.2 Vegetation

On a regional scale, Koala Crossing is part of the Flinders Karawatha Corridor, the largest remaining contiguous stretch of open eucalypt forest in South-East Queensland (SEQ). The corridor stretches for 60 km from the Karawatha forest in Brisbane, through Flinders Peak to Wyaralong Dam near Boonah, and encompasses 56,350 ha of land.

Koala Crossing contains five Regional Ecosystems (REs) (Table 4) and areas of revegetation. All five REs occur within the offset area.

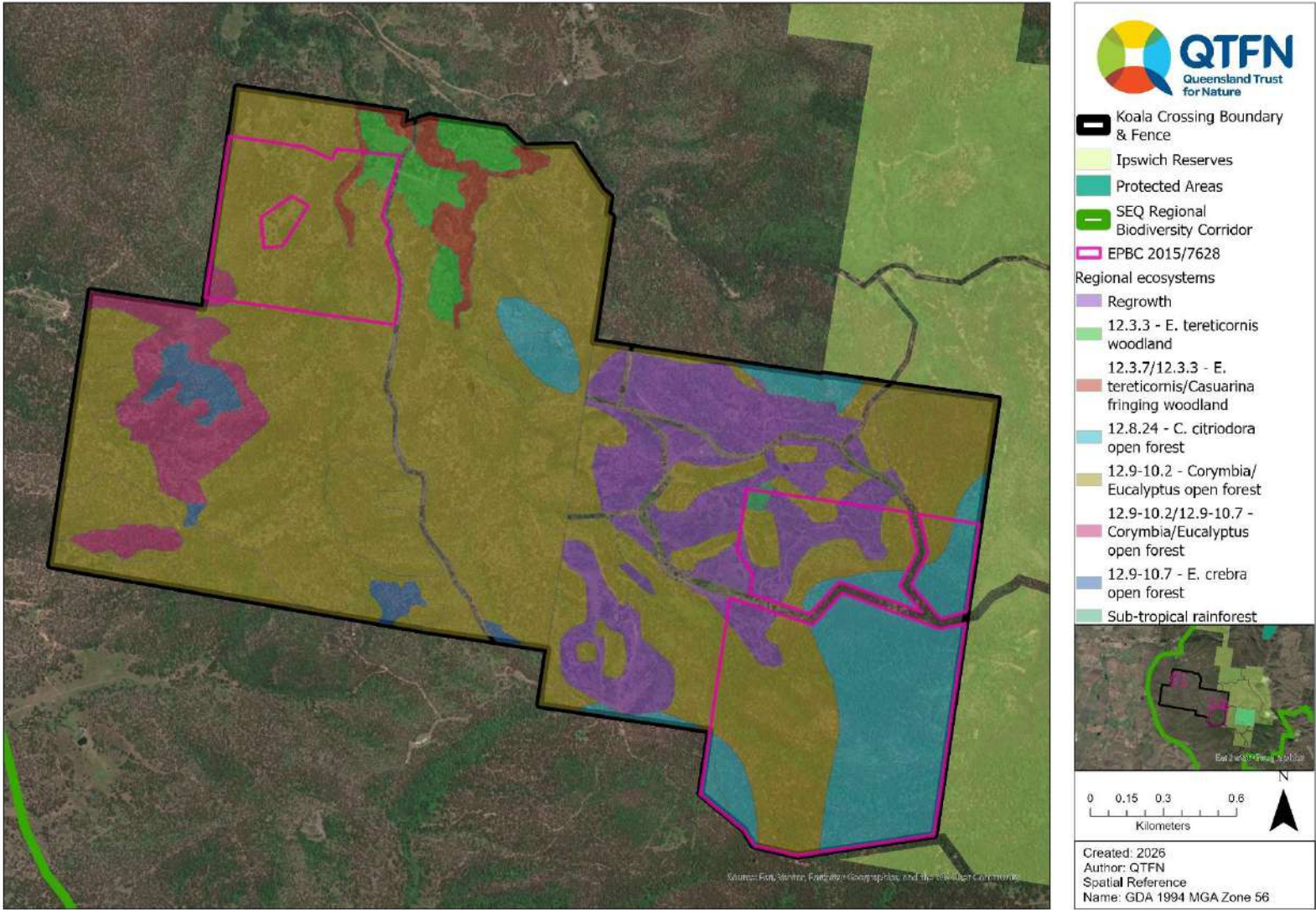
Table 4 – Regional ecosystems within Koala Crossing

RE	Vegetation Management Act 1991 status	RE description
12.3.3	Endangered	<i>Eucalyptus tereticornis</i> woodland on Quaternary alluvium
12.3.7	Least concern	<i>Eucalyptus tereticornis</i> , <i>Casuarina cunninghamiana</i> subsp. <i>cunninghamiana</i> +/- <i>Melaleuca</i> spp. fringing woodland
12.8.24	Endangered	<i>Corymbia citriodora</i> subsp. <i>variegata</i> open forest on Cainozoic igneous rocks especially trachyte
12.9-10.2	Least concern	<i>Corymbia citriodora</i> subsp. <i>variegata</i> +/- <i>Eucalyptus crebra</i> open forest on sedimentary rocks
12.9-10.7	Of concern	<i>Eucalyptus crebra</i> +/- <i>E. tereticornis</i> , <i>Corymbia tessellaris</i> , <i>Angophora</i> spp. and <i>E. melanophloia</i> woodland on sedimentary rocks

2.2.3 Wildlife

The Flinders Karawatha Corridor is an important wildlife corridor, providing habitat for a number of threatened species including the tusked frog (*Adelotus brevis*), glossy black-cockatoo (*Calyptorhynchus lathami*), powerful owl (*Ninox strenua*), black-breasted button-quail (*Turnix melanogaster*), brush-tailed rock-wallaby (*Petrogale penicillata*), grey-headed flying fox (*Pteropus poliocephalus*) and koala (*Phascolarctos cinereus*).

Map 1 – Offset area in the context of Koala Crossing and protected areas



3. OFFSET AREA MANAGEMENT

This chapter outlines the agreed requirements outlined in the OAMP and the final Conditions of Approval set by the relevant parties. For each asset, monitoring and results are discussed in line with the reporting requirements, and relevant conservation management actions are discussed.

3.1 Koala occurrence

3.1.1 Monitoring methodology

This report will document the continued koala observations and monitoring within the offset area, in line with the requirement of the OAMP. During this reporting period, methods to monitor koalas include camera trapping, opportunistic visual sightings and scat collection, and thermal drone surveys.

3.1.1.1 Camera trapping

Remote wildlife camera traps were deployed over two sessions during the reporting period: winter 2025 and summer 2025. The winter 2025 camera trapping session captured data from 13 August 2025 to 22 September 2025, and the summer 2025 session captured data from 3 December 2024 to 12 January 2025. Eleven camera trapping stations (using Reconyx Hyperfire HC600 remote-sensing cameras) were deployed across Koala Crossing during both sessions. One camera station, camera J, is located within the offset area (Map 4).

Abundance of species was quantified using a Relative Abundance Index (RAI). This metric is widely used in camera trap studies and provides a standardised, repeatable index of abundance that accounts for variation in survey effort (Forsyth et al., 2005). RAI is a relative measure of species abundance based on the frequency and duration of time each species is recorded on camera (i.e. how many are there relative to survey time), and is calculated using a standardised set of 40 trap nights, with an independence threshold of 10 minutes (i.e. each observation of an animal 10 minutes after the first observation is considered a new observation). The data was analysed using Camelot, an open-source camera trapping software, in winter 2025. In summer 2025, AI-assisted classification was undertaken using SpeciesNet, an open-source AI model developed by Google. Manual verification was applied to key species identified using AI.

In conjunction with RAI modelling, occupancy modelling was used to demonstrate the spatial distribution of species (i.e. proportion of cameras in which a species was detected across Koala Crossing).

3.1.1.2 Opportunistic scat collection and visual observations

Opportunistic observations of koalas and koala scat across the offset area and entire Koala Crossing property are to be recorded. This includes recording the date, time and GPS location of the observation into the Koala Crossing koala sightings register.

3.1.1.3 Thermal drone surveys

Thermal drone surveys were undertaken by the University of Sunshine Coast on 7 June 2026 across 100 ha in the south-eastern corner of Koala Crossing (most of which occurred in the offset area). One team, consisting of two pilots, was utilised. One person acted as the pilot, with another acting as a wildlife spotter. The survey was undertaken at night where thermal imaging was utilised to detect the heat signatures of koala and other incidental fauna.

3.1.1.4 Distance sampling

Distance sampling (line transects) for koalas was undertaken by the koala team from the Queensland Department of Environment, Tourism, Science and Innovation (DETSI) on 30 and 31 October 2025. This method involves two people walking along a mapped-out line or path through a habitat section, recording koala sightings as they walk (Queensland Government, 2024). Koalas and evidence of koalas (i.e. scat or scratches) were searched for along 15 parallel lines at Koala Crossing, with four transects (1, 2, 3 and 4) within the offset area (Map 2).

3.1.2 Results and discussion

3.1.2.1 Camera trapping

One koala was captured twice at camera D (RAI = 0.455) during the winter 2025 session – once on 8 September 2025 at 2:03 am and again on 13 September 2025 at 11:43 pm. The recognisable patches on its hind legs and rump confirm that

both records are the same koala (Photo 1 a & b). This individual has been recorded at the same camera in 2023 (Photo 1 c). No koalas were recorded on the property during the summer 2025 camera trapping session.

While no koalas were observed on camera J during the reporting period, the vegetation within the offset area provides foraging and dispersal habitat and vegetation connectivity within Koala Crossing, as evidenced by direct (sighting) and indirect (scat, scratches) records of koalas within the offset area. The estimated mean home range of koalas in SEQ is 13.9 ha (Mitchell et al., 2023), and camera J falls within the range of camera D.



Photo 1 - Koala at camera D in 2025 and 2023

3.1.2.2 Opportunistic scat collection and visual observations

Koala scat was not identified opportunistically (i.e. outside of the SAT survey) within the offset area or throughout Koala Crossing during the reporting period. No koalas were observed opportunistically within the offset area or throughout Koala Crossing during the reporting period.

3.1.2.3 Thermal drone surveys

Three koalas were recorded on the thermal drone, all located within the offset area (Map 2) (Photo 2). One koala was identified with conjunctivitis and was captured and taken to RSPCA Wacol for treatment. The koalas were recorded within open eucalypt woodland (RE 12.9-10.2 and RE 12.8.24).



Photo 2 - Thermal drone operator and koala detected

3.1.2.4 Distance sampling

Koala scat was detected at seven out of the 15 transects surveyed, including two transects within the offset area (Map 2). The estimated age of scats was not recorded.

3.1.3 Management actions

Presence of koalas will continue to be surveyed throughout the years. An intensive koala health assessment will be conducted throughout Koala Crossing in July 2026. This involves using thermal drones to locate koalas, then catching any koalas when sighted (where possible) and collecting data on sex, age, breeding status and health. This survey will also inform koala density estimates within the offset area and Koala Crossing.

The Conditions of Approval state that *‘Within nine years of the date the baseline koala density survey was completed, demonstrate that a statistically significant increase in koala density over the entire offset site, compared to the baseline determined by the baseline koala density survey, has been achieved and maintained for at least two consecutive years.’*

The baseline survey in 2019 used the Koala Rapid Assessment Method (KRAM) (Woosnam et al., 2012), which is a modification of the SAT, and camera trapping. The Year 5 surveys repeated this methodology. SAT & KRAM surveys can determine koala presence and estimate koala activity (i.e. the proportion of trees under which scats are observed relative to the total number of trees sampled) (Youngentob et al., 2021). Camera trapping was undertaken during the baseline survey to target feral predators. This method also cannot be used to estimate koala density but rather, used as secondary confirmation of presence, rather than as the primary search method (Youngentob et al., 2021).

It is acknowledged in the baseline that these surveys lack the robustness and accuracy to reliably estimate koala density (i.e. individuals per unit area) across the offset area (Youngentob et al., 2021). The baseline recommends that instead of assessing koala density, koala abundance should be assessed using the following metrics:

1. The percentage of searched SAT sites with koala scats (occupancy); and
2. The percentage of trees within the offset area that contained scat (activity).

For full OAMP conditions for koala occurrence, see Appendix A.



3.2 Vegetation composition

3.2.1 Monitoring methodology

3.2.1.1 Weed assessments

Weed assessments were conducted on 29 and 30 September and 1, 2 and 14 October 2025 by suitably qualified QTFN ecologists, Chagi Weerasena and Dave Madden. Throughout Koala Crossing, there are 28 permanently marked transects, with seven weed transects (WT4, WT6, WT11, WT38, WT39, WT41 and WT42) located within the offset area.

Each transect is 100 m long, with 20, 1 x 1 m quadrats per transect. For each quadrat, the presence of *Lantana camara* (lantana) was recorded, (identified as a threatening process to koalas in the OAMP), along with an estimate of percent foliage cover. Photo points were recorded at the start of each transect so that the progress of the site could be monitored. Weed occupancy was calculated as the proportion of quadrats within each transect in which the target weed was present. Percent cover was averaged across quadrats where the species was present. This approach allows detection of changes in both distribution (occupancy) and density (cover) of target weeds over time.

3.2.2 Results and discussion

3.2.2.1 Weed assessments

i Offset-specific trends

Lantana camara has been observed within the offset area since 2019. Due to intensive active control measures, a decline in mean *L. camara* occupancy from 59% in 2024 to 12% in 2025 was evident within the offset area. The average percent cover of *L. camara* across within the offset area was 5.1%. The offset area demonstrates low risk of limited dispersal pathways to koalas with very low occupancy and coverage of weeds.

ii Property-wide trends

Lantana camara was present in 12 of 28 transects in 2025, showing a decrease to 9% average occupancy from 66% in 2024, reflective of intensive treatment conducted throughout the year. Majority of sites (85%) displayed a decrease in *L. camara* occupancy in 2025 and 15% of sites remaining unchanged. Historically, La Niña conditions between 2020 and 2023 (Huang et al., 2024) had a strong influence on the growth rate of *L. camara* (Raghu et al., 2014), likely causing an increase in mean occupancy over these years. Intensive weed management in recent years have contributed to a decline in *L. camara*.

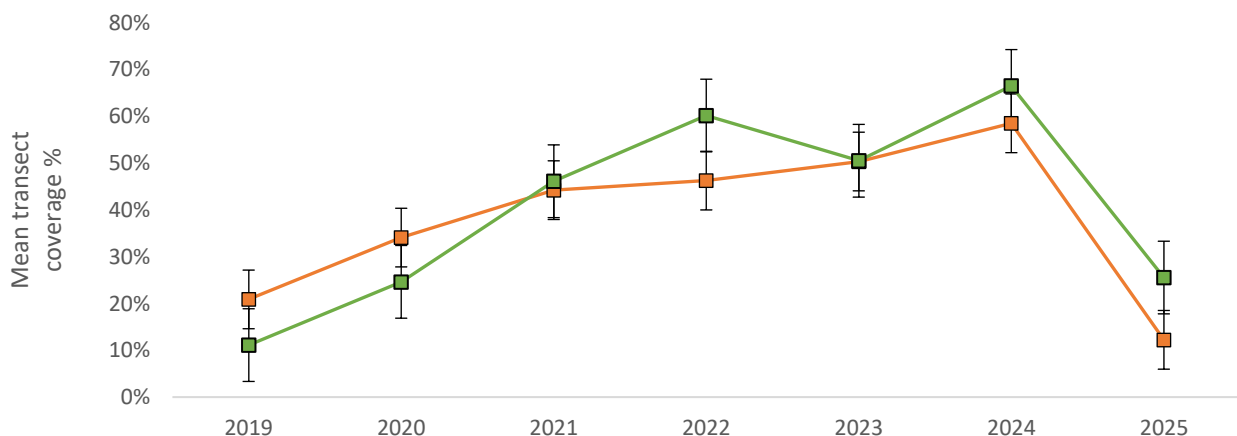


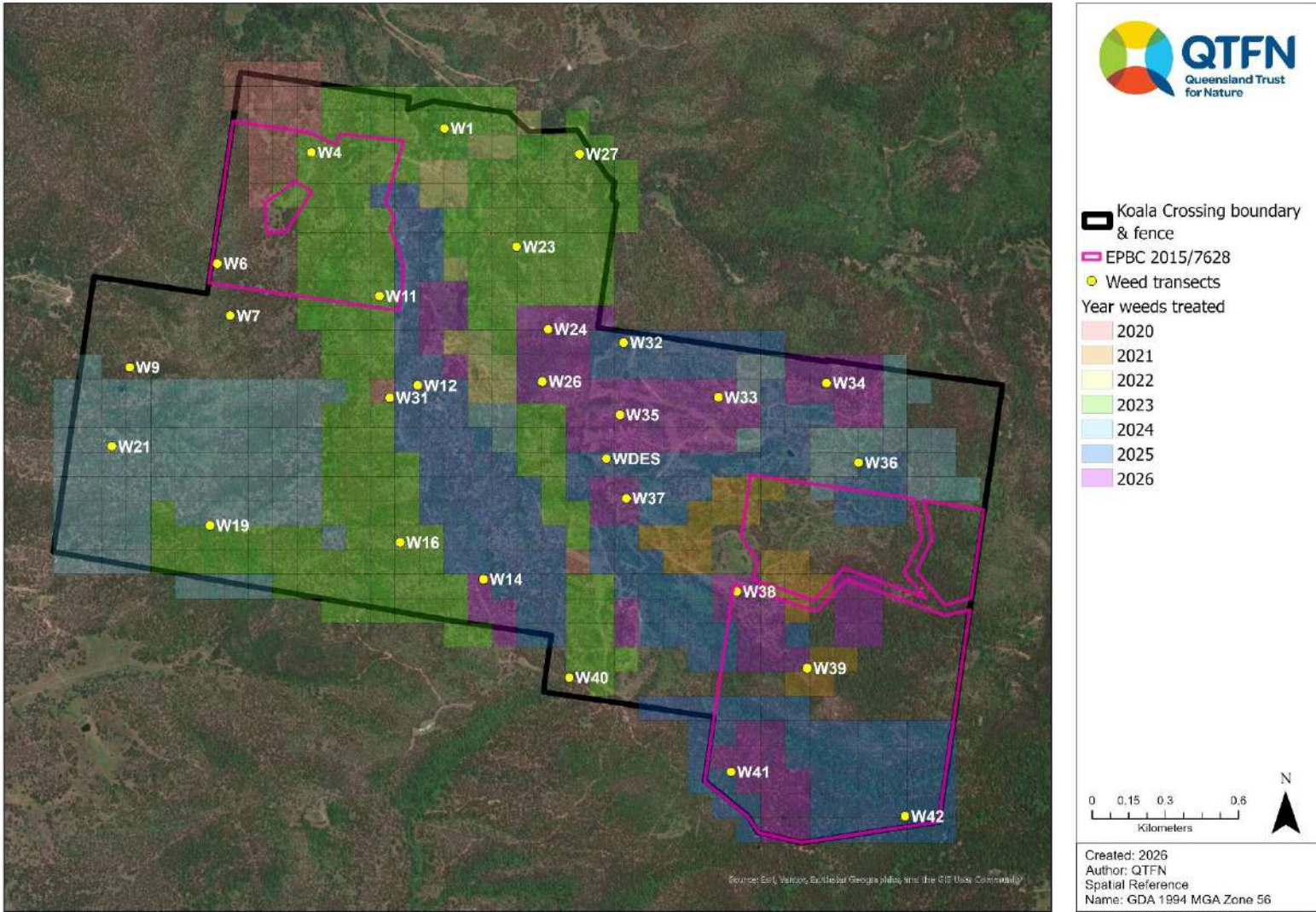
Figure 1 – Mean occupancy (%) of *Lantana camara* within Koala Crossing (n = 28) (green) and the offset area (n = 7) (orange) between 2020 and 2025 (with standard error)

3.2.3 Management actions

Weed infestations will continue to be treated and managed (Map 3). Weed management within the offset area will be prioritised given the increase in *L. camara* observed from the weed surveys.

For full OAMP conditions for vegetation composition, see Appendix B.

Map 3 – Weed transects and management



3.3 Threat to koala from feral animal attack

3.3.1 Monitoring methodology

3.3.1.1 Camera trapping

Feral predators were recorded bi-annually using wildlife monitoring cameras. One camera station is located within the offset area (camera J) (Map 4). See Section 3.1.1.1 for the camera trapping methodology.

3.3.1.2 Opportunistic scat collection

The primary goal of scat analysis is to identify if feral predators are predating on koalas. Feral predator scat was collected opportunistically throughout the Koala Crossing property and sent to Scats About for analysis. The analysis identifies the species from which the scat came from and provides a dietary analysis (i.e. identifying which species the animal has preyed on). The offset area is an open system allowing for the movement of koalas through the landscape which also allows the movement of feral predators from surrounding areas into the site.

3.3.2 Results and discussion

3.3.2.1 Offset-specific trends

Foxes were recorded at camera J during winter 2025 and summer 2025 session, while wild dog was recorded during the summer 2025 session. Feral cats were not recorded during the reporting period.

3.3.2.2 Property-wide trends

i Camera trapping

Wild dogs, foxes and feral cats have been recorded throughout Koala Crossing since 2018. Across the property, relative abundance for wild dogs increased in 2023 and have continued to decline since winter 2024, until remaining stable in summer 2025. The occupancy of wild dogs has fluctuated recently, with increases and decreases between winter 2024 and summer 2025.

Both relative abundance and occupancy of foxes have been increasing since winter 2024. Relative abundance of foxes appears to decrease when the relative abundance of wild dogs is higher. This is consistent with the mesopredator release hypothesis, which predicts that abundance of mesopredators (i.e. foxes and feral cats) should increase in the absence of apex predators (i.e. wild dogs/dingoes) due to release from direct killing and competition (Hunter & Letnic, 2022).

Feral cats were detected in winter 2024, after not being recorded on camera traps for six years. Feral cats were not detected during the reporting period. The RAI and occupancy of predators have been fluctuating across seasons (Figure 2). Koala Crossing is an open system allowing for the movement of koalas through the landscape which also allows the movement of feral predators from surrounding properties into the site.

A high abundance of red-necked wallabies (*Macropus rufogriseus*) and swamp wallabies (*Wallabia bicolor*) were observed throughout the property on cameras. Additionally, small-medium mammals were observed at Koala Crossing including long-nosed bandicoots (*Perameles nasuta*), northern brown bandicoots (*Isodon macrourus*) and short-beaked echidnas (*Tachyglossus aculeatus*).

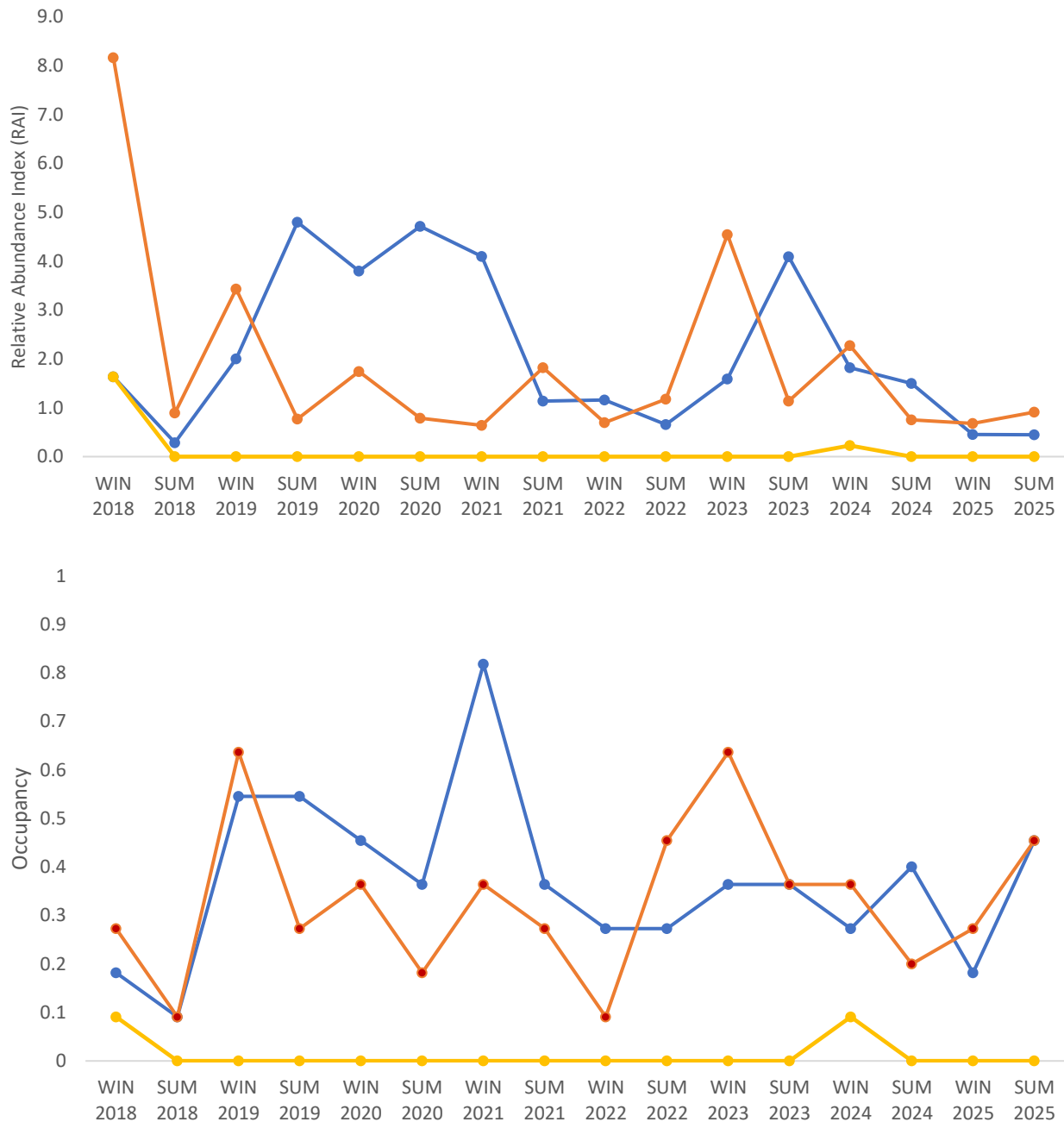


Figure 2 – Relative Abundance Index (top) and occupancy (bottom) of wild dogs (blue), foxes (orange) and feral cats (yellow) within Koala Crossing

ii Opportunistic scat collection

Predator scats were not recorded in the offset area or Koala Crossing property during the reporting period. To date, analysis of predator scat has not revealed evidence of koalas in the diet of any feral predators on Koala Crossing.

3.3.2.3 Koala-predator interactions

No koala-predator interactions were recorded during the reporting period.

3.3.3 Management actions

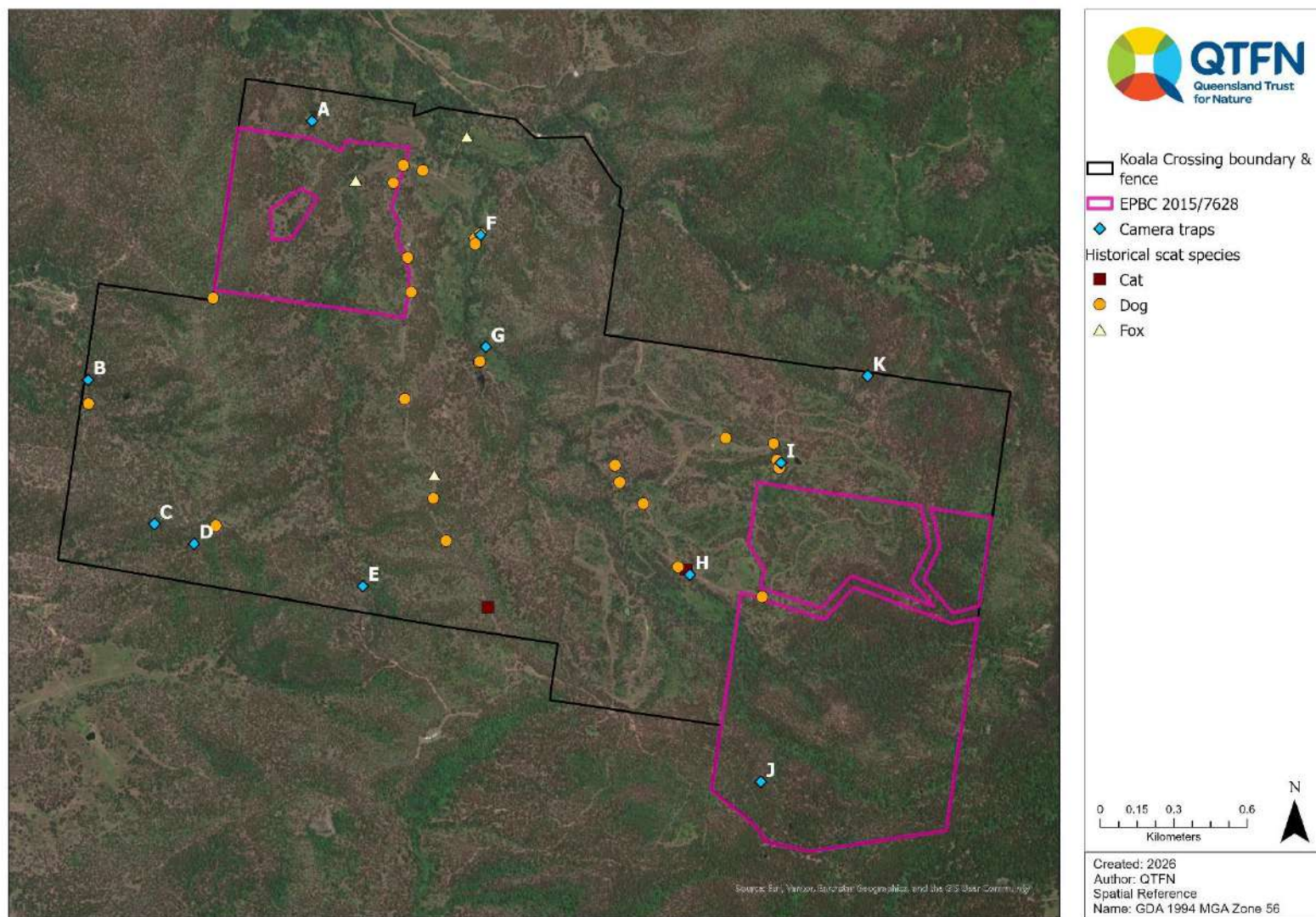
A pest management contractor is engaged quarterly at Koala Crossing with the aim of providing lethal control to reduce the number of wild dogs, foxes and feral cats. Biannual monitoring using camera traps will continue and will inform the pest management contractor of which areas to target. During the reporting period, one wild dog, three foxes and one pig were eliminated within Koala Crossing. Since the baseline, four dogs and 10 foxes have been eliminated from Koala Crossing, therefore reducing numbers of non-native koala predators within the offset area.

It should be noted that controlling feral predators on sites without exclusion fencing can result in periodic fluctuations in pest numbers from the surrounding area, despite ongoing control measures. Successful eradication of feral pests is limited to closed (i.e. fenced) systems (Doherty & Ritchie, 2016). Doherty and Ritchie (2016) suggest that it is not feasible or useful to prescribe strict guidelines for feral predator management due to the complex social–ecological systems in which pest management takes place.

An inventory is kept for any incidences relating to koala mortalities attributed to feral predators. There have been no records of koala injury or death relating to feral predators within the offset area or Koala Crossing since the commencement of the action.

For full OAMP conditions for threats to koala from wild dogs, foxes and feral cats, see Appendix C.

Map 4 – Feral predator scat records and camera traps



3.4 Habitat connectivity

Vegetation clearing only occurred for weed management purposes. Native vegetation was retained within the offset area. No change to site connectivity was made.

Firebreak inspection was undertaken quarterly (when possible) during this reporting period.

For full OAMP details for habitat connectivity, see Appendix D.

3.5 Threat to koala from vehicle strike

There were no vehicle strike incidents within the offset area or Koala Crossing during the reporting period, or since the commencement of action.

For full OAMP conditions for threat to koala from vehicle strike, see Appendix E.

3.6 Threat to koala via barriers to dispersal

Vegetation clearing (excluding weeds) was not undertaken in any part of the offset area. There was no damage associated with a natural disaster within the offset area.

For full OAMP conditions for threat to koala via barriers to dispersal, see Appendix F.

3.7 Threat to koala through fire

Firebreaks and access tracks were inspected during the reporting period. No ecological burns were conducted in the offset area or throughout Koala Crossing during the reporting period due to unfavourable burn conditions. Cultural burns are planned within Koala Crossing in August 2026.

For full OAMP conditions for threat to koala via fire, see Appendix G.

3.8 Threat to koala and koala habitat from disease and pathogens

One koala recorded during the thermal drone surveys was identified with conjunctivitis and was captured and taken to RSPCA Wacol for treatment. No koala translocations occurred during the reporting period.

An intensive koala health assessment will be conducted throughout Koala Crossing in July 2026. This involves using thermal drones to locate koalas, then catching any koalas when sighted (where possible) and collecting data on sex, age, breeding status and health. This survey will also inform koala density estimates within the offset area.

For full OAMP conditions for threat to koala and koala habitat from disease and pathogens, see Appendix H.

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5. APPENDICES

Appendix A

Koala occurrence attribute table

Attribute	Koala occurrence
Outcome	- A net gain in koala population density on the property. - Koala occurrence on the currently cleared areas.
Actions	- Conduct a baseline koala density survey within the offset area within 6 months of the offset area being legally secured using best practice methodologies, such as the Spot Assessment Technique and line transect surveys (Phillips and Callaghan, 2011). - Repeat the koala density/occurrence surveys undertaken within the offset area at years 5 and 10 from the date at which the offset is legally secured. - Surveys to be undertaken by a suitably qualified ecologist with extensive experience with koala surveys. - Legally secure the offset area.
Performance Indicators	- Baseline koala density/occurrence survey undertaken and documented. - Koala density/occurrence surveys (years 5 and 10) records an increase in koala density/activity within the offset area. - Offset area is legally secured as an area of High Conservation Value under section 19F of the <i>Vegetation Management Act 1999</i>.
Monitoring	Record opportunistic koala sightings inclusive of scat findings (location and date).
Reporting	- Incorporate the koala density survey results within the relevant Annual Offset Area Assessment Report (only for years 0, 5 and 10). - Incorporate opportunistic koala sightings into the Annual Offset Area Assessment Report. - Submit all annual Offset Area Assessment Reports to DoE on an annual basis. - Submit all annual Offset Area Assessment Reports and any records of non-compliance to DoE via email to PostApproval@environment.gov.au.
Corrective action	If koala densities are not maintained or are significantly reduced, then an assessment needs to be undertaken by a koala expert in relation to the potential cause/s and remediation actions undertaken where feasible through the implementation of adaptive management.
Anticipated term	Duration of the active management period (10 years).
Responsibility	Landowner (QTFN)

Appendix B **Vegetation composition attribute table**

Attribute	Vegetation composition
Outcome	• Vegetation composition reaches a 'high' score value in relation to currently existing native vegetation. • Establish self-sustaining vegetation resembling the pre-clearance Regional Ecosystem/s present on the site in the currently cleared areas (24.31 ha) (excluding potential future infrastructure footprints and gazetted roads). • Reduction of weed cover that impacts on koala movement across the site and could adversely affect the structural composition of the koala habitat (number of koala food and shelter species and their recruitment). • Retain and enhance where possible the structure and floristic diversity of canopy vegetation surrounding cleared areas. • Retain and enhance where possible the structure and floristic diversity of middle and understory vegetation surrounding cleared areas. • Ongoing preservation and recruitment of koala food and shelter trees. • Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses. • Domestic livestock excluded from offset area (unless controlled grazing required for fire risk management).
Actions	• Develop property Bushfire Management Plan within 6 months of the offset area being legally secured. • Install fire breaks/trails in accordance with the Offset Area Bushfire Management Plan. • Retain all vegetation in remnant and mature regrowth areas except where necessary for the removal of weeds, to establish and maintain fencing around the offset area perimeter, establish and maintain fire breaks/trails as per Offset Area Bushfire Management Plan, to be developed, or to reduce or remove health and safety risk to persons and/or infrastructure. • Undertake baseline Tertiary Vegetation Condition Assessments, including photo point monitoring. • Implement a revegetation program in the cleared areas using best practice techniques with tree and shrub species representative of the pre-clearance Regional Ecosystem including koala food and shelter trees (see Appendix B for proposed species list). • Conduct baseline weed density survey within six months of the offset area being legally secured. • Implement a property wide weed management plan, with a particular focus on weeds declared under the Land Protection (Pest and Stock Route Management) Act 2002, as well as weeds with potential to impact on koala movement and structural vegetation composition (mainly Lantana camara). • Legally secure the offset area. • Domestic livestock will only be introduced in the event that a fire risk professional (e.g. representative of Queensland Rural Fire Service) and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to manage a high level of fire risk. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event.
Performance Indicators	• A self-sustaining ecosystem is established in the currently cleared areas resembling pre-clearance Regional Ecosystems with koala food and shelter species present. During the establishment phase a minimum plant survival rate of 90% is required. • Average canopy tree height in revegetated areas exceeds one metre at end of year one, two metres at end of year two and four metres at end of year four. • Average cover of all planted species (foliar projective cover of canopy and subcanopy) in revegetated area exceeds 50% of site at end of year three and 75% at end of year five. • Livestock are excluded from the offset area. • Declared weed cover is reduced across the property, and weeds are not impacting on the movement of koalas across the site and not negatively impacting on recruitment of koala

Attribute	Vegetation composition
	food and shelter trees. Offset area is legally secured as an area of High Conservation Value under section 19F of the <i>Vegetation Management Act 1999</i>.
Monitoring	- Undertake Tertiary Vegetation Condition Assessments at years 5 and 10. - Undertake an annual weed survey (during spring or summer to optimise weed detection). - Undertake revegetation area tree growth (height and cover) monitoring at 12 months, 24 months and 48 months post planting. - Conduct photo monitoring on an annual basis. - If livestock are kept on the balance of the property, the offset area fencing to be monitored on a monthly basis.
Reporting	- Monitoring results to be recorded in annual Offset Area Assessment Report. - Submit all annual Offset Area Assessment Reports to DoE on an annual basis. - Submit all annual Offset Area Assessment Reports and any records of non-compliance to DoE via email to PostApproval@environment.gov.au
Corrective action	- If tree height and foliar projective cover monitoring indicate tree growth less than performance indicators, implement additional weed control, fertiliser, amelioration or other management actions necessary to stimulate tree growth. - If the annual weed survey indicates weed cover is not reduced since previous survey, weed control program to be expanded/adapted to improve outcomes. - If livestock-proof fencing is breached: - Within 7 days: Livestock will be removed from the offset area and temporary fencing measures put in place to ensure livestock are excluded and permanent fence repairs can be completed; and - Within 28 days: Repairs to fencing undertaken to achieve a koala-friendly livestock-proof standard.
Anticipated term	Duration of the active management period (10 years).
Responsibility	Landowner (QTFN)

Appendix C Threat from feral animal attack attribute table

Attribute	Attack by feral animals
Outcome	Reduced risk of koala mortality or injury by feral animal attack within the offset area through reduction in the abundance of feral animals.
Actions	- Conduct a baseline survey to establish feral animal abundance and location on the property. This can be undertaken through the use of remote motion-activated cameras and/or identification of scats. - Implement a property-wide feral animal control program. The control program and techniques (trapping, baiting, shooting) will be informed based on the results of the abundance surveys. Where practical, and to increase the effectiveness of a control program, the landholder will seek to coordinate control programs with comparable activities being undertaken by neighbouring landholders. - Conduct follow-up monitoring and implement further control efforts if feral animals recur on the property. Implement adaptive management techniques if initial control techniques are not working effectively. - Install appropriate hazard signage informing that the offset area is under feral control. - Council is to be engaged to work towards the objectives of the offset property, specifically in regard to prohibiting dog and cat ownership on the property. - Set-up a community engagement program including but not limited to interpretive signs, fact sheets and community presentations with the aim to raise community awareness and encourage responsible pet ownership.
Performance Indicators	- Successful reduction of feral animal abundance. - No dog threat present. - A significant reduction in feral cat and fox populations (if shown to be originally present). - No records of injury and/or death to koala relating to feral animal attacks recorded from within the offset area. - Offset area is legally secured as an area of High Conservation Value under section 19F of the <i>Vegetation Management Act 1999</i>
Monitoring	- Monitoring of the presence of feral pest animals through the use of remote motion-activated cameras. - Survey the site every six months to record the presence/absence of signs of feral animals (sightings, killings and/or scats and tracks). - Establishment and maintenance of register documenting injured/killed koalas and any observed koala/feral animal interactions.
Reporting	- Annual report to include all feral animal survey data. - Annual report to include all records of koala injury or death related to feral animal attacks. - Submit all annual Offset Area Assessment Reports to DoE on an annual basis. - Submit all annual Offset Area Assessment Reports and any records of non-compliance to DoE via email to PostApproval@environment.gov.au
Corrective action	- Should the initial and ongoing wild dog control measures not result in a reduction of wild dog numbers (compared to baseline survey), feral control program to be expanded/adapted to improve outcomes. - Any incidence of koala injury/mortality resulting from feral animal attack will initiate supplementary monitoring and control measures. - In the event that a koala is found injured, transport immediately to a local vet, or suitably qualified and experienced wildlife carer.
Anticipated term	Duration of the active management period (10 years).
Responsibility	Landowner (QTFN)

Appendix D **Habitat connectivity attribute table**

Attribute	Habitat connectivity
Outcome	• Maintain contiguous landscapes to allow koalas to establish new territories, facilitate gene flow and respond to environmental changes. • Achieve good connectivity with the neighbouring offset property also owned by QTFN. • Contribute to koala movement and dispersal through the Flinders Karawatha corridor.
Actions	• Retain all vegetation in remnant and mature regrowth areas except where necessary for the removal of weeds, to establish and maintain fencing around the offset area perimeter, establish and maintain fire breaks/trails as per Offset Area Bushfire Management Plan, or to reduce or remove health and safety risk to person and/or infrastructure. • Implement a revegetation program in the cleared areas using best practice techniques using tree and shrub species representative of the pre-clearance Regional Ecosystem including koala food and shelter trees (see Appendix B for proposed species list). • Legally secure the offset area. • No livestock will be allowed on the offset area.
Performance Indicators	• Offset area is legally secured as an area of High Conservation Value under section 19F of the <i>Vegetation Management Act 1999</i>.
Monitoring	• Monitor for any (illegal) clearing in the area (highly unlikely) or any natural events that might impact on habitat connectivity.
Reporting	• Submit all annual Offset Area Assessment Reports to DoE on an annual basis. • Submit all annual Offset Area Assessment Reports and any records of non-compliance to DoE via email to PostApproval@environment.gov.au
Corrective action	• Report any suspected illegal clearing to the Queensland Department of Environment and Heritage Protection (now Queensland Government Department of Environment Science and Innovation).
Anticipated term	• Duration of the active management period (10 years).
Responsibility	• Landowner (QTFN)

Appendix E Koala injury or mortality due to vehicle strike attribute table

Attribute	Koala injury or mortality due to vehicle strike
Outcome	Reduced risk of koala mortality or injury due to vehicle strike within the offset area and the roads leading up to the offset area.
Actions	- Installation of koala awareness signage on Mount Flinders Road to inform traffic in both directions of presence of koalas in the area* within 6 months of offset area being legally secured. - Implementation of a slow speed requirement (40km/h) for vehicles traversing the offset area. - Installation of slow speed signage at the main entry points to the offset area. *Note: Action is subject to approval from Scenic Rim Regional Council.
Performance Indicators	- No koala mortalities from vehicle strike within the offset area. - Offset area is legally secured as an area of High Conservation Value under section 19F of the <i>Vegetation Management Act 1999</i>.
Monitoring	Record any observed koala injury/mortality on roads/tracks within the offset area or Flinders Road.
Reporting	- Report any koala injuries/deaths to Local Government authority (e.g. Scenic Rim Regional Council) and relevant State Government department (e.g. currently the Department of Environment and Heritage Protection) - Incidents to be recorded in the annual Offset Area Assessment Report. - Submit all annual Offset Area Assessment Reports to DoE on an annual basis. - Submit all annual Offset Area Assessment Reports and any records of non-compliance to DoE via email to PostApproval@environment.gov.au
Corrective action	In the event that a koala is found injured, transport immediately to a local vet, or suitably qualified and experienced wildlife carer.
Anticipated term	Duration of the active management period (10 years).
Responsibility	Landowner (QTFN)

Appendix F

Barriers to dispersal attribute table

Attribute	Barriers to Dispersal
Outcome	• Maintain and improve contiguous landscapes to allow koalas to establish new territories, facilitate gene flow and respond to environmental changes. • Contribute to koala movement and dispersal through the Flinders Karawatha through the establishment of a protected habitat corridor. • Establish self-sustaining vegetation resembling the pre-clearance Regional Ecosystem/s present on the site in the currently cleared areas (excluding potential future infrastructure footprints and gazetted roads). • Reduction of weed cover that impacts on koala movement across the site and could adversely affect the structural composition of the koala habitat. • Retain and enhance where possible the structure and floristic diversity of canopy vegetation in vegetation surrounding offset area. • Retain and enhance the structure and floristic diversity of middle and understory vegetation in vegetation surrounding offset area. • Ongoing preservation and recruitment of koala food and shelter trees.
Actions	• Retain all vegetation in remnant and mature regrowth areas except where necessary for the removal of weeds, to establish and maintain fencing around the offset area perimeter and/or property boundary, establish and maintain fire breaks/trails as per Offset Area Bushfire Management Plan, or to reduce or remove health and safety risk to person and/or infrastructure. • Implement a revegetation program in the cleared areas using best practice land management techniques using tree and shrub species representative of the pre-clearance Regional Ecosystem including koala food and shelter trees (see Appendix B for proposed species list). • Conduct baseline weed density survey within six months of the offset area being legally secured. • Implement a property wide weed management plan, with a particular focus on weeds declared under the Land Protection (Pest and Stock Route Management) Act 2002, as well as weeds with potential to impact on koala movement and structural vegetation composition (mainly <i>Lantana camara</i>). • Legally secure the offset area. • Domestic livestock will only be introduced in the event that a fire risk professional (e.g. representative of Queensland Rural Fire Service) and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to manage a high level of fire risk. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event.
Performance Indicators	• A self-sustaining ecosystem is established on the currently cleared areas resembling pre-clearance Regional Ecosystems with koala food and shelter species present. During the establishment phase a minimum plant survival rate of 85% is required. • Average canopy tree height in cleared areas exceeds one metre at end of year one, two metres at end of year two and four metres at end of year four. • Average canopy tree cover (foliar projective cover) in cleared areas exceeds 50% of site at end of year three and 75% at end of year five. • Declared weed cover is reduced across the property, and weeds are not impacting on the movement of koalas across the site and not negatively impacting on recruitment of koala food and shelter trees. • Offset area is legally secured as an area of High Conservation Value under section 19F of the <i>Vegetation Management Act 1999</i>.
Monitoring	• Undertake Tertiary Vegetation Condition Assessments at year 5 and 10. • Undertake annual weed survey (during spring or summer to optimise weed detection). • Undertake revegetation planting survival counts at three months and 12 months post planting. • Undertake revegetation area tree growth (height and cover) monitoring at 12 months, 24 months and 48 months post planting.

Attribute	Barriers to Dispersal
	• Conduct photo monitoring on an annual basis. • If livestock are kept on the balance of the property, offset area fencing to be monitored on a monthly basis.
Reporting	• Monitoring results to be recorded in annual Offset Area Assessment Report. • Submit all annual Offset Area Assessment Reports to DoE on an annual basis. • Submit all annual Offset Area Assessment Reports and any records of non-compliance to DoE via email to PostApproval@environment.gov.au
Corrective action	• If survival counts indicate less than 85% survival, replanting and/or in-fill planting to be carried out. • If tree height and foliar projective cover monitoring indicate tree growth less than performance indicators, implement additional weed control, fertiliser, amelioration or other management actions necessary to stimulate tree growth. • If annual weed survey indicates weed cover is not reduced since previous survey, weed control program to be expanded/adapted to improve outcomes. • If livestock are kept on the balance of the property and livestock-proof fencing is breached: • Within 7 days: Livestock will be removed from offset area and temporary fencing measures put in place to ensure livestock are excluded until permanent fence repairs can be completed • Within 28 days: Repairs to fencing undertaken to achieve koala-friendly livestock-proof standard
Anticipated term	• Duration of the active management period (10 years).
Responsibility	• Landowner (QTFN)

Appendix G

Fire attribute table

Attribute	High intensity fire
Outcome	- Minimise the risk of high-intensity fire within the offset area. - Minimise the risk of koala mortality within the offset area due to prescribed burning.
Actions	- Develop an Offset Area Bushfire Management Plan within six (6) months of the offset being legally secured, for the purpose of protecting the offset area from high intensity wildfires as well as for conducting ecological burns with the aim to enhance biodiversity in line with the Regional Ecosystem Description Database fire management guideline. The Bushfire Management Plan will be prepared by a suitably qualified professional and will detail: current vegetation condition and fire risk, locations of current and required firebreaks and fire control lines, current fuel loads, recommended actions and timeframes for maintenance of bushfire risk within the context of the adapted Regional Ecosystem Description Database guidelines and biodiversity outcomes sought for the offset area. - Install firebreaks and fire trails (access tracks). - Prescribed burning will be undertaken in consultation with, and under the guidance of the QLD Rural Fire Brigade and in compliance with <i>Fire and Emergency Services Act 1990</i>. - Inspect firebreaks and access tracks, undertake any maintenance required to achieve compliance with Offset Area Bushfire Management Plan. - Domestic livestock will be only be introduced in the event that a fire risk professional (e.g. representative of Queensland Rural Fire Service) and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to manage a high level of fire risk. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by professionals following the grazing event.
Performance Indicators	- Fuel levels and burning regime maintained in accordance with Offset Area Bushfire Management Plan. - Vegetation composition is not negatively affected by fire regime. - Offset area is legally secured as an area of High Conservation Value under section 19F of the <i>Vegetation Management Act 1999</i>.
Monitoring	To be informed by the Offset Area Bushfire Management Plan
Reporting	- Offset Area Bushfire Management Plan will be prepared within 6 months of the offset area being legally secured. - Report on prescribed burn results (area covered, any potential negative impact, intensity of burn, learnings) - Report any high intensity (wildfire) to the relevant authorities and report on any impact on the offset area. - Monitoring results and maintenance log will be detailed within the annual Offset Area Assessment Report. - Submit all annual Offset Area Assessment Reports to DoE on an annual basis. - Submit all annual Offset Area Assessment Reports and any records of non-compliance to DoE via email to PostApproval@environment.gov.au
Corrective action	- If a wildfire occurs in the area, the following actions will be taken by the landowner: - Activate Offset Area Bushfire Management Plan Emergency Response - Stay informed through the Rural Fire Service. - Be prepared to engage in fire control. - Repair any fire breaks and access tracks
Anticipated term	Duration of the active management period (10 years).
Responsibility	Landowner (QTFN)

Appendix H

Introduction or spread of disease or pathogens attribute table

Attribute	Introduction or spread of disease or pathogens
Outcome	- Reduce risk of the spread of koala and vegetation diseases and/or pathogens within the offset area and adjacent areas of koala habitat. - Third party contractors do not enter site-carrying pathogens.
Actions	- Baseline offset area condition survey is to include assessment for signs of <i>Phytophthora cinnamomi</i> and Myrtle Rust and is to be undertaken within 6 months of legal securing of offset area. - To reduce the risk of introducing Chlamydia and Koala retrovirus into the resident population; uncontrolled translocation of koala is not permitted within the offset area. In the event that regulator-approved translocation of koala is proposed onto the site, the animal(s) is to be assessed by a veterinarian prior to introduction. - Vegetation management activities, which include tree lopping/felling, weed removal, tree planting (including nursery suppliers) are deemed to be high risk in the context of introducing pathogens that may potentially impact koala habitat. As such, any person engaged to undertake these activities must satisfy the landholder that they have undertaken all reasonable steps to prevent the introduction of a pathogen/disease to the site (e.g. vehicle and equipment wash-down prior to site entry). - Enforce biosecurity procedures for all persons and vehicles that may carry vegetation pathogens known to affect koala food and shelter trees. - Monitor the neighbouring habitat in order to identify disease occurrence. - Implement measures such as myrtle rust control in revegetation stock. Certification of nursery, inspection of planting stock, quarantine/destruction of contaminated material, sterilisation of planting equipment and vehicles/wheel washes.
Performance Indicators	- Incidence of koala feed trees exhibiting disease does not increase within the offset areas, based on comparison to baseline vegetation health assessment. - Regulator approved translocations of koala are assessed by a veterinarian as being free from disease. - Offset area is legally secured as an area of High Conservation Value under section 19F of the <i>Vegetation Management Act 1999</i>.
Monitoring	- Incidence of koalas exhibiting disease to be recorded during any monitoring events within the offset area. - Monitor the neighboring habitat to identify disease occurrence at least once per annum.
Reporting	- Baseline data concerning observations around koala and koala habitat diseases and pathogens is to be documented within initial annual Offset Area Assessment Report. - Confirmation of koala translocation activity within the offset area (if approved) is to be included within annual Offset Area Assessment Reports. - Incidence of koalas exhibiting symptoms of disease to be reported within annual Offset Area Assessment Report. - Submit all annual Offset Area Assessment Reports to DoE on an annual basis. - Submit all annual Offset Area Assessment Reports and any records of non-compliance to DoE via email to PostApproval@environment.gov.au
Corrective action	- Should there be an increase in trees exhibiting disease symptoms and/or evidence of vegetation dieback (as noted during annual offset area assessments) the following corrective actions will take place - Review of the efficacy of current biosecurity measures; - Review of plant stock/management services suppliers (if applicable) should it be suspected plant pathogens have been introduced via external sources.
Anticipated term	Duration of the active management period (10 years).
Responsibility	Landowner (QTFN)

