



Paradise Waters Residential Development, Deebing Heights, QLD

Annual Compliance Report (October 2023 - October 2024)

EPBC Act No. 2013/6864

23 January 2025

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Approval for Issue

Name	Position	Date
M. Barnett	Technical Director	23/01/2025

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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) 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

Mark Barnett

Position

Technical Director

Organisation (please print including ABN/ACN if applicable)

28 South Environmental Pty Ltd (15 020 379 896)

Date

20 January 2025

1. Introduction

On 18 December 2014 Stockland Development Pty Ltd (Stockland) received approval (subject to conditions) under the *Environment Protection and Biodiversity Conservation Act* 1999 (Cth) (EPBC Act). This approval was to develop the 'Paradise Waters' residential estate at Grampian Drive, Deebing Heights in proximity to Ipswich, Queensland (EPBC Number 2013/6864).

This Annual Compliance Report (ACR) has been prepared on behalf of Stockland Development Pty Ltd (Stockland) as per approval decision notice EPBC 2013/6864, approved by the Department of Climate Change, Energy, the Environment and Water (DCCEEW).

A variation decision to this approval was issued on 1st March 2019 made under sections 130(1) and 133(1) of the EPBC Act (the 'Approval').

The Action was temporarily initiated on 26th October 2022 (Commencement Date) but was suspended within 36 hours due to protester activities. The Action re-commenced on 3rd February 2024 and has since progressed without interruption.

This suspension resulted in the inability to meet the offset delivery commitments outlined in the approved Offset Management Plan (OMP) for Conservation Area North and Conservation Area South (Green Tape Solutions, 27 May 2019).

To address this setback, the OMP was revised to include new delivery dates that accounted for the project delay. The amended OMP was submitted to DCCEEW on 7th December 2023. The Department took 12 months to review this amended plan, granting approval on 11th December 2024. This approval occurred outside the reporting period for this ACR.

It is important to acknowledge that throughout the reporting period, the planning for offset delivery in Conservation Area North and Conservation Area South was significantly impacted by the uncertainty caused by DCCEEW's prolonged review process.

1.1 Description of Activities

EPBC approval 2013/6864 facilitates the construction of a residential development and associated auxiliary in Deebing Heights, located approximately 8 kilometres south of Ipswich, Queensland over a combined development area approximately 339 hectares (ha) (the 'Action'). The Action will occur over the following lots:

- Lot 207 on CH31135;
- Lot 3 on RP179314;
- Lot 4 on RP179314; and
- Lot 210 on CH31207.

These lots will be referred to herein as the 'Site'.

The Action is located within the Ipswich City Council (ICC) Local Government Area (LGA). The sub-regional context, locality and Site of the Action are shown in Figure 1 and Figure 2 respectively.

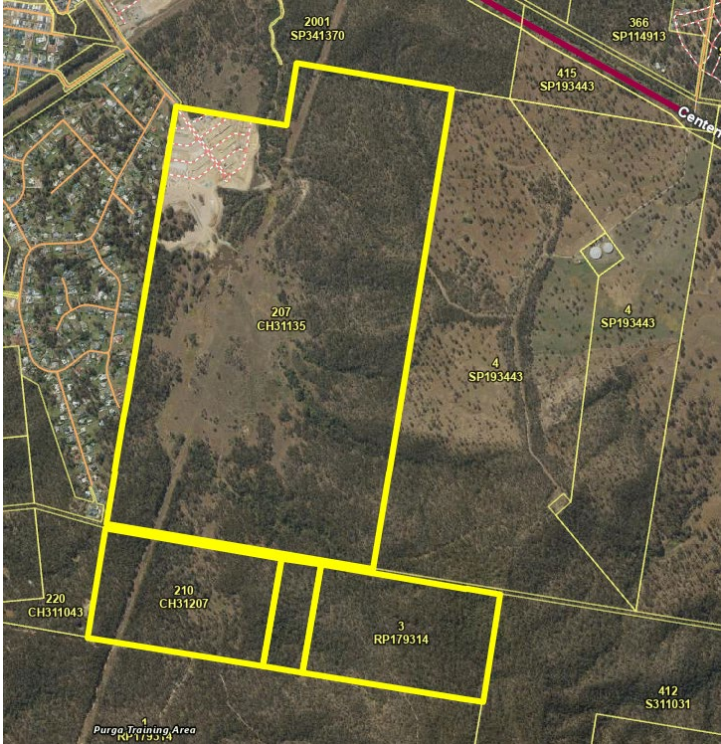


Figure 1. Site Locality

(Source: Queensland Globe, 2025)

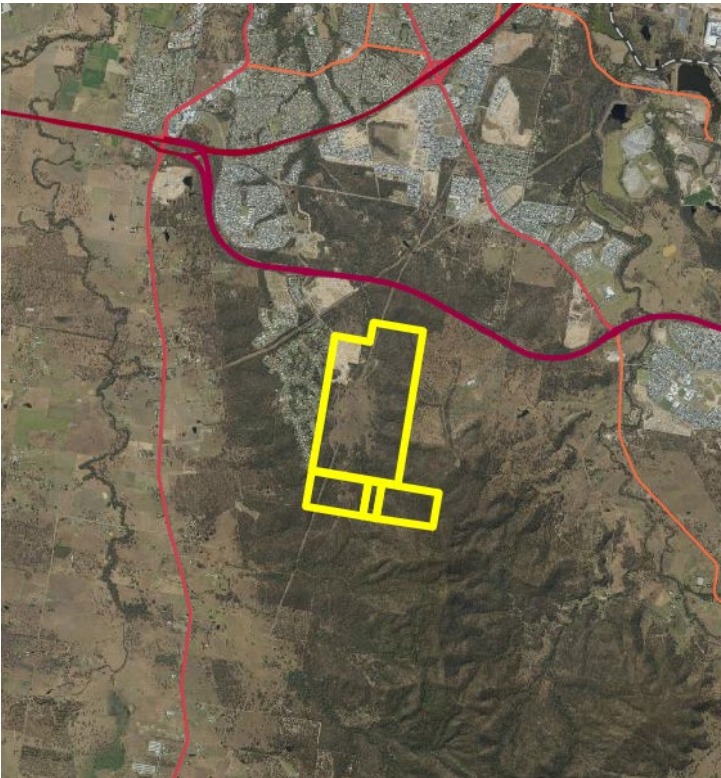


Figure 2. Site Context

(Source: Queensland Globe, 2025)

The relevant controlling provisions identified in the decision were based upon the determination of potential impacts to listed threatened species and communities (sections 18 & 18A) protected under Part 3 of the EPBC Act, specifically *Phascolarctos cinereus* (Koala), listed as Vulnerable.¹

A summary of Action details is provided in Table 1, in accordance with Section 3.4 of the Annual Compliance Report Guidelines (DCCEEW, 2023).

Table 1. Summary of Action Details

Activity	Details
EPBC Number	EPBC 2013/6864
Project Name	Paradise Waters Residential Estate on Grampian Drive, Deebing Heights, Queensland.
Approval holder and ACN or ABN	000 064 835
The Approved Action	To construct a residential development and associated infrastructure across 339 ha in Deebing Heights, Queensland, approximately 7 km south of Ipswich City centre.
Location of the project	207 on CH31135, Lot 3 on RP179314, Lot 4 on RP179314 and Lot 210 on CH31207
Person accepting responsibility for the report – (signed declaration)	Mark Barnett
Dates for the reporting period of the report	26th October 2023 - 26th October 2024
Date of preparation of the report	November 2024 – January 2025

1.2 Description of Approval

Conditions attached to the approval of the Action, as varied 1st March 2019, are presented in Table 2.

Condition 3 of the Approval requires the compensation of destruction to 92 ha of Koala habitat. The DCCEEW have approved the offset liability for the habitat loss to be achieved through the provision of the following (notably, offset will be achieved through two (2) separate offset actions):

- 113.2 ha of koala habitat consisting of an internal offset across two areas, as follows:
 - Conservation Area North: 26.90 ha
 - Part of Lot 207 on CH3113 (conservation area to be assigned identifier of Lot 2000 on CH31135 in future)
 - Conservation Area South: 85.46 ha
 - Lot 3 on RP179314
 - Lot 4 on RP179314
 - Lot 210 on CH31207
- 88 ha of koala habitat that is mapped as a Category X area within an external property (“Cannon Creek”, Beaudesert), located at Lot 1 RP12394.

¹ This species has been uplisted to Endangered since the issue of approval.

1.3 Scope of Assessment

This ACR is being prepared to fulfil Condition 9 of the Approval which requires that within three (3) months of every 12-month anniversary of Action commencement (26 October) that an ACR is prepared by Stockland and published on their website. This ACR must demonstrate compliance (or progress to achieving compliance) with each condition imposed by the Approval (including implementation of any plans specified in the conditions).

As the Action commenced on 26 October 2022, this ACR addresses compliance after the second anniversary of Action commencement. Stockland have commissioned 28 South Environmental to prepare this ACR which assesses compliance of the Action against:

- Variation of conditions attached to approval (Department of the Environment and Energy, 1st March 2019)
- Offset Management Plan – Conservation Area North and Conservation Area South (Green Tape Solutions, 27th May 2019)²
- External Offset Management Plan: Paradise Waters Residential Estate (Green Tape Solutions, 25th May 2018).

² An amended version of this Offset Management Plan was submitted to DCCEEW on 7th December 2023 and was approved for use on 11th December 2024, outside the reporting period for this ACR.

2. Approval Conditions

The conditions of approval EPBC 2013/6864 are presented in Table 2. This table also provides a brief review of the current state of compliance of the Action against each condition of approval, with evidence and/or direction to further discussion in this report.

Table 2. EPBC 2013/6864 approval conditions compliance table

Condition Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
Note: Green = Compliance; Red = Non-Compliance			
1	<i>The approval holder must not remove more than 92 hectares of Koala habitat from within the 'Site boundary' shown in Annexure 1.</i>	<p>Year 2 Compliance with Condition 1</p> <p>Clearing activities have been carried out in accordance with this condition. To date, a total 18.8 ha³ of clearing has occurred. This is an increase of 7.2 ha from what was reported for the 2023-24 period (12 ha).</p>	See Section 3.1.
2	<i>The approval holder must not remove Koala habitat within the areas referred to as "Conservation area - north", "Conservation area - south" and "Vegetation Retained" and must install one-way koala fencing (depicted as "Northern Conservation Area Fencing") as shown in Annexure 1.</i>	<p>Year 2 Compliance with Condition 2.</p> <p>No Koala habitat has been removed within the conservation areas described under Condition 2.</p> <p>One way fencing has yet to be installed along the northern boundary of "Conservation Area - north". As clearing is occurring in a north to south direction, clearing is yet to reach the boundary of the conservation area. Installation of koala fencing prior to clearing of the impact site would impose safety and access constraints on the clearing, when conducted. Additionally, early installation of fencing would inhibit pre-clearance movement of koala and other fauna.</p>	See Section 3.2.
3	<p><i>To compensate for the loss of 92 ha of Koala habitat, the approval holder must secure and manage as Koala habitat, the following offset areas:</i></p> <p>a) <i>a minimum of 113.2 hectares of Koala habitat referred to as "Conservation area - north" and "Conservation area - south" in Annexure 1; and</i></p>	<p>Year 2 Compliance with Condition 3</p> <p>The Koala habitat on the development Site referred to as "Conservation area – north" and Conservation area – south" in Annexure 1, has been secured by Stockland, with future inclusion as Conservation Zone within the Ipswich City Council Planning Scheme.</p>	See Section 3.3.

³ Approximate, based on spatial interrogation of aerial imagery.

Condition Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	<p>b) <i>a minimum of 88 ha of Koala habitat that is mapped as a category X area within the area described in RPS Report Number PR123497-1 provided to the Department via correspondence dated 18 August 2014 or an alternative offset site approved by the Minister in writing.</i></p> <p><i>The offset described in condition 3(ii) must be legally secured in accordance with Queensland legislation, within 2 years of commencement of the action.</i></p>	<p>The offset described in 3(ii) has been legally secured through classification as Category A Regulated Vegetation under the <i>Vegetation Management Act 1999</i>, ahead of the conditioned timeframe within two years of commencement of the Action.</p>	
<p>4</p>	<p><i>At least three months prior to commencement of the action, the approval holder must submit an Offset Management Plan (OMP) which has been reviewed by a suitably qualified person to the Minister for approval. The approval holder must not commence the action unless the Minister has approved the OMP in writing. The approved OMP must be implemented. The OMP must include, but not be limited to:</i></p> <p>a. <i>a detailed description of the offset areas required by Condition 3, consistent with the EPBC Act Environmental Offsets Policy;</i></p> <p>b. <i>measures to protect, manage and rehabilitate Koala habitat in the offset areas, including, but not limited to:</i></p> <p>i. <i>a map/maps showing areas to be managed;</i></p> <p>ii. <i>timing of management activity for each area;</i></p> <p>iii. <i>performance criteria for each area;</i></p> <p>iv. <i>a monitoring plan to assess the success of the management activities measured against the baseline condition. This must include, but not be limited to, control sites and periodic ecological surveys to be undertaken by a suitably qualified person;</i></p> <p>v. <i>a risk assessment and a description of the measures that would be implemented to mitigate the identified risks;</i></p>	<p>Year 2 Compliance with Condition 4</p> <p>OMPs for the internal and external offset were submitted and approved by the Department in June 2018 and July 2019. Both of these occurred over three (3) months prior to the commencement of the Action (26 October 2022).</p> <p>The contents of Condition 4a) to 4e) were addressed within both of these approved OMPs. Implementation of these OMPs has been carried out by Stockland.</p>	<p>See Section 3.4.</p>

Condition Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	<ul style="list-style-type: none"> vi. <i>the use of local provenance plants for rehabilitation, where planting is undertaken;</i> vii. <i>installing and maintaining fencing as necessary to prevent domestic livestock from entering offset areas while allowing koala movement;</i> viii. <i>excluding grazing from offset areas, except where necessary for bushfire prevention and control, for example by using crash grazing;</i> ix. <i>vegetation management including increasing abundance of Koala food trees and controlling weeds, including as shown in Annexure 2; and</i> x. <i>undertaking regular koala predator control.</i> c. <i>details of the offset attributes (including maps in electronic Geographic Information System (GIS) format with accompanying shapefiles), site descriptions, environmental values, connectivity with other Koala habitat and biodiversity corridors;</i> d. <i>detailed surveys and descriptions of the offset areas to clearly identify baseline conditions and establish performance indicators. This must include:</i> <ul style="list-style-type: none"> i. <i>a baseline description (prior to any management activities) of the current condition of the extant vegetation of each offset area, including the location of survey points (GPS reference);</i> ii. <i>the quantity of Koala habitat provided by the offset area;</i> iii. <i>the quality of Koala habitat found within the offset area (prior to any management activities);</i> iv. <i>vegetation condition mapping; and</i> v. <i>photo reference points.</i> 		

Condition Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	<p>e. details of the parties responsible for managing, monitoring and implementing the OMP for the duration of this approval, including the minimum relevant experience and qualifications required for the relevant responsibilities.</p>		
General			
5	<p>The most recent approved versions of the plans described in these conditions must remain accessible to the public on the website of the approval holder for the duration of the Approval.</p>	<p>Year 2 Compliance with Condition 5</p> <p>All plans described by the Approval have been made available at Stockland’s Botanica project web page at: https://www.stockland.com.au/residential/qld/botanica/life-at-botanica/resources</p> <p>The revised version of the internal OMP, approved 11th December 2024, has been made publicly available from the same page.</p> <p>These plans will be available to the public for the duration of the Approval.</p>	<p>See Section 3.5. See Project web page.</p>
6	<p>Within 10 business days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement of the action.</p>	<p>Non-Compliance (originally reported in the 2022/23 AGR)</p> <p>There was no written record of DCCEEW being advised of the start of the Action in 2022. Stockland subsequently informed the DCCEEW of the non-compliance and it has since been addressed.</p>	<p>See Section 3.6.</p>
7	<p>The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the plans required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department’s website. The results of audits may also be publicised through the general media.</p>	<p>Year 2 Compliance with Condition 7</p> <p>Records of all actions implemented so far in performing the Action have been maintained.</p> <p>No Departmental audits of the Action have been conducted to-date.</p>	<p>See Section 3.7.</p>

Condition Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
8	<p><i>The approval holder must notify the Department in writing of any contravention of any condition of this approval as soon as practical and within no more than two (2) business days of becoming aware of the contravention. The notification provided to the Department under this condition must specify:</i></p> <ul style="list-style-type: none"> <i>a) the condition which the approval holder has contravened;</i> <i>b) the nature of the contravention;</i> <i>c) when and how the approval holder became aware of the contravention;</i> <i>d) how the contravention will affect the anticipated impacts of the approved action, in particular how the contravention will affect the impacts on MNES;</i> <i>e) the measures the approval holder will take to address the impacts of the contravention on MNES and rectify the contravention; and</i> <i>f) the time by when the approval holder will rectify the contravention.</i> 	<p>Year 2 Compliance with Condition 8</p> <p>Up to this point in Action delivery, the DCCEEW have been notified of all non-compliance (within two (2) business days of becoming aware of non-compliance) consistent with Condition 8.</p>	<p>See section 3.8.</p>
9	<p><i>Within three months of every 12-month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any plans as specified in the conditions. The compliance reports must remain on the website for 12 months from the date of publishing. Documentary evidence providing proof of the date of publication must be provided to the Department at the same time as the compliance report is published. The approval holder may cease preparing and publishing the annual compliance reports required by this condition if they have written agreement from the Minister to do so.</i></p>	<p>Year 2 Compliance with Condition 9</p> <p>Obligations under this condition have been fulfilled through previous reporting efforts.</p> <p>This ACR is being prepared to fulfil this condition. This ACR is providing compliance reporting for Action delivery between October 2023 and October 2024.</p> <p>This ACR will be published on the Stockland Botanica Webpage.</p>	<p>See section 3.9.</p>

Condition Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
10	<p><i>Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister. The audit must not commence unless and until the Minister has approved the independent auditor and audit criteria. The audit report must address the criteria to the satisfaction of the Minister.</i></p>	<p>Year 2 Compliance with Condition 10</p> <p>No request for independent audit of compliance has been ordered by the Minister.</p>	<p>See section 3.10.</p>
11	<p><i>If the approval holder wishes to carry out any activity otherwise than in accordance with a plan or strategy as specified in the conditions, the approval holder must submit to the Department for the Minister's written approval a revised version of that plan or strategy. The varied activity must not commence until the Minister has approved the varied plan or strategy in writing. The Minister will not approve a varied plan or strategy unless the revised plan or strategy would result in an equivalent or improved environmental outcome over time. If the Minister approves the revised plan or strategy that plan or strategy must be implemented in place of the plan or strategy originally approved.</i></p>	<p>Year 2 Compliance with Condition 11</p> <p>The OMP for the internal offset site was revised and submitted to DCCEEW on 28 September 2023 and approved by the Department on 11 December 2024. All offset delivery works for the internal offset Site were carried out in accordance with the original approval until the revised version became the true OMP on 11 December 2024 (outside the reporting period for this ACR).</p> <p>This is in accordance with Condition 11,</p>	<p>See section 3.11.</p>
12	<p><i>If the Minister believes that it is necessary or convenient for the better protection of EPBC Act listed species or communities to do so, the Minister may request that the approval holder make specified revisions to a management plan or strategy required by the conditions and submit the revised plan or strategy for the Minister's written approval. The approval holder must comply with any such request. The approved plan or strategy must be implemented. Until the Minister has approved a revised plan or strategy, the approval holder must continue to implement the previously approved plan or strategy, as specified in the conditions.</i></p>	<p>Year 2 Compliance with Condition 12</p> <p>No request for specific revisions to the management plan or strategy has been requested by the Minister.</p> <p>The approval holder is committed to compliance with Condition 12, if such a request is made.</p>	<p>See section 3.12.</p>
13	<p><i>If, at any time after five years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without the written agreement of the Minister.</i></p>	<p>Year 2 Compliance with Condition 13</p> <p>The approval of action commenced within five (5) years from the date of variation request.</p>	<p>See section 3.13.</p>

Condition Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
14	<p><i>Unless otherwise agreed to in writing by the Minister, the approval holder must publish all plans and strategies referred to in these conditions of approval on its website. Each plan or strategy must be published on the website within 1 month of being approved (unless otherwise specified in these conditions) and remain on the website for the duration of project approval.</i></p>	<p>Year 2 Compliance with Condition 14</p> <p>The approval holder has all approved plans and strategies publicly available at the Stockland Botanica website - https://www.stockland.com.au/residential/qld/botanica/life-at-botanica/resources</p>	<p>See section 3.14.</p>

3. Conditions Specific to the Action

3.1 Condition 1 - Koala Habitat

Compliance Determination	Compliant
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Condition 1 requires that no more than 92 ha of Koala habitat can be cleared within the Site boundary (Table 2). To date, a total of 18.8 ha⁴ of clearing has occurred. This is an increase of 7.2 ha from what was reported for the 2023-24 period (12 ha). All clearing has been confined to the 'Koala Habitat Impact' area designated for clearing under the Approval (Figure 3).



Figure 3. Approved Koala Habitat Impact

[Source: Figure 1 – Offset Management Plan – Conservation Area North and Conservation Area South]

⁴ Approximate, based on spatial interrogation of aerial imagery.



Figure 4. Aerial image of development site and conservation areas (L) and footprint of clearing (R)

3.2 Condition 2 - Koala Habitat

Compliance Determination	Compliant
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Condition 2 requires that Stockland must not remove Koala Habitat within "Conservation area - north", "Conservation area - south" and "Vegetation Retained" and must install one-way koala fencing along the Conservation area – north northern boundary.

No such clearing has occurred. Clearing up to 26 October 2024 had only occurred in the north-western portion of the Site. All clearing has taken place within areas designated as 'Development Footprint' under the Approval (Figure 3 and Figure 4).

One-way koala fencing has not been installed along the northern boundary of the "Conservation area – north", as the Development Footprint in the immediate adjoining area is yet to be cleared. Installation of one-way koala fencing as per "Northern Conservation Area Fencing" will occur once clearing of the full extent of the approved development footprint has been completed. The timing of fencing to occur post-clearing is intended to enable safe and efficient clearing, whilst avoiding compromise to the structural integrity of fencing.

3.3 Condition 3 - Koala Habitat and Offset Areas

Condition 3 of the Approval requires Stockland to secure offset areas that would compensate for the approved 92 ha of impacts to Koala habitat. Specifically, Condition 3 requires the approval holder to secure the following offset areas:

- a) a minimum of 113.2 hectares of Koala habitat referred to as "Conservation area - north" and "Conservation area - south" in Annexure 1; and

- b) a minimum of 88 ha of Koala habitat that is mapped as a category X area within the area described in RPS Report Number PR123497-1 provided to the Department via correspondence dated 18 August 2014 or an alternative offset site approved by the Minister in writing.

The offset described in condition 3(ii) must be legally secured in accordance with Queensland legislation, within 2 years of commencement of the action.

(emphasis added)

3.3.1 Securing Internal Offset (Condition 3a))

Compliance Determination	Compliant
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“Conservation Area – north” and “Conservation Area – south” are owned by Stockland, but are yet to be legally secured (i.e. by covenant or similar). However, a date by which these areas must be secured is not specified by Condition 3.

The security of these areas is assured for the duration of works through strict compliance with Operational Works (OPW) plans that directly reflect the conditions of the Approval (see Figure 3). All internal offset areas of the Site will be donated to ICC for designation as Conservation Area them to facilitate maintenance and management of the areas when off maintenance is achieved. The Conservation Area will be managed through budget revenue created through the expanded Botanica rates base.

3.3.2 Securing External Offset (Condition 3b))

Compliance Determination	Compliant
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The external offset site is located on Lot 1 on RP12394, within Scenic Rim Regional Council’s LGA. Stockland has complied with Condition 3 b) and has legally secured 108.4 ha of land on Lot 1 on RP12394. This area is now mapped as Category A (vegetation offsets/compliance notices/VDecs).

This occurred in 2018, before commencement of the Action (PMAV number 2018/004183).

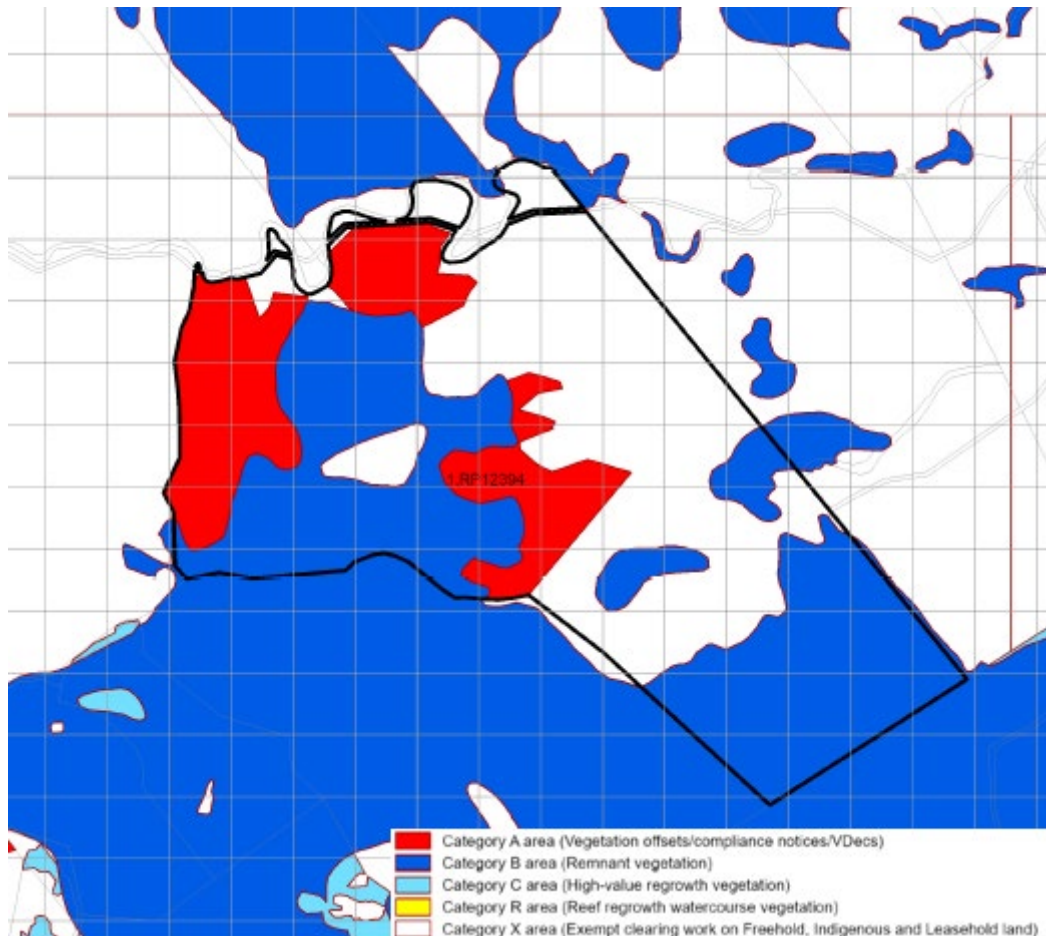


Figure 5. External Offset Site Regulated Vegetation Mapping

3.4 Condition 4 - Offset Management Plan

Compliance Determination	Compliant
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Condition 4 requires that at least three (3) months prior to the commencement of the Action an OMP (for both the internal and external offset) that has been reviewed by a suitably qualified person be submitted to the Minister for approval. Condition 4 requires that the Action not commence until the OMPs are approved.

Both the internal and external OMPs were prepared by Green Tape Solutions and consist of:

- Offset Management Plan - Conservation Area North and Conservation Area South, Paradise Waters Residential Estate, Version D, dated 19 November 2017; and
- External Offset Management Plan, Paradise Waters Residential Estate, Version E, dated 25 May 2018.

Both OMPs were approved by the Department on 6th June 2018 and have been adopted by Stockland's Offset Service Providers for implementation.

The internal OMP has had two approved variations (both of which have been published on Stockland's Botanica web page):

- Approved 24 July 2019:
 - Offset Management Plan - Conservation Area North and Conservation Area South, Paradise Waters Residential Estate, Version F, dated 20 June 2019; and

- Approved 11 December 2024:
 - Offset Management Plan - Conservation Area North and Conservation Area South, Version L, dated 4 September 2024.

As the most recent internal OMP was approved in December 2024, it is out of the reporting period for this ACR (October 2023-October 2024). Consequently, compliance with the superseded version of the OMP has been assessed within this ACR.

Compliance of each OMP against Conditions 4a) to e) is provided in Table 3.

Assessment against the requirements of the approved OMPs is presented in Section 4 (internal offset) and Section 5 (external offset).

Table 3. Compliance of the Internal and External Offset Management Plans against Condition 4 items

Condition 4 Items	Offset Management Plan - Conservation Area North & Conservation Area South	External Offset Management Plan
a. <i>a detailed description of the offset areas required by Condition 3, consistent with the EPBC Act Environmental Offsets Policy;</i>	Addressed in Section 2.0 and Table 1 and 2 of the OMP.	Addressed in Section 2.0, pages 7-11 of the OMP.
b. <i>measures to protect, manage and rehabilitate Koala habitat in the offset areas, including, but not limited to:</i>	-	-
i. <i>a map/maps showing areas to be managed;</i>	Addressed by Figures 1-5 of the OMP.	Addressed in Figure 1 and Figure 2 of the OMP.
ii. <i>timing of management activity for each area;</i>	Addressed by Section 5 of the OMP.	Addressed by Section 5.3, Table 8 of the OMP.
iii. <i>performance criteria for each area;</i>	Addressed by Section 5 of the OMP.	Addressed by Section 5.3, Table 8 of the OMP.
iv. <i>a monitoring plan to assess the success of the management activities measured against the baseline condition. This must include, but not be limited to, control sites and periodic ecological surveys to be undertaken by a suitably qualified person;</i>	Addressed by Section 8 of the OMP.	Addressed by Section 5.3, Table 8 and Section 7.8, Table 11 of the OMP.
v. <i>a risk assessment and a description of the measures that would be implemented to mitigate the identified risks;</i>	Addressed by Section 8 and Section 9 of the OMP.	Addressed in Section 8 of the OMP.
vi. <i>the use of local provenance plants for rehabilitation, where planting is undertaken;</i>	Addressed by Section 5.3.2 of the OMP where a schedule for the use of local provenance plants which consists of a mix of native canopy and subcanopy/	Not applicable – Revegetation is not an element of external offset delivery. This offset utilises natural regeneration, encouraging the expansion of current

Condition 4 Items	Offset Management Plan - Conservation Area North & Conservation Area South	External Offset Management Plan
	understorey species that are represented within mature vegetation communities present on site.	onsite Koala habitat through weed management, fire management and stock exclusion.
vii. <i>installing and maintaining fencing as necessary to prevent domestic livestock from entering offset areas while allowing koala movement;</i>	Addressed in Section 5 of the OMP.	Addressed in Section 5.1.3 of the OMP.
viii. <i>excluding grazing from offset areas, except where necessary for bushfire prevention and control, for example by using crash grazing;</i>	Addressed in Section 5.1 of the OMP.	Addressed in Section 5.1.3 of the OMP.
ix. <i>vegetation management including increasing abundance of Koala food trees and controlling weeds, including as shown in Annexure 2; and</i>	Addressed in Section 5.3 of the OMP.	Addressed in Section 5 of the OMP.
x. <i>undertaking regular koala predator control.</i>	Addressed in Section 5.2 of the OMP.	Addressed in Section 5.1.4 of the OMP.
c. <i>details of the offset attributes (including maps in electronic Geographic Information System (GIS) format with accompanying shapefiles), site descriptions, environmental values, connectivity with other Koala habitat and biodiversity corridors;</i>	Addressed in Section 2.0 of the OMP.	Addressed in Section 2 and Section 3 of the OMP.
d. <i>detailed surveys and descriptions of the offset areas to clearly identify baseline conditions and establish performance indicators. This must include:</i>		
i. <i>a baseline description (prior to any management activities) of the current condition</i>	Addressed in Section 3 of the OMP.	Addressed in Section 2 of the OMP.

Condition 4 Items	Offset Management Plan - Conservation Area North & Conservation Area South	External Offset Management Plan
<i>of the extant vegetation of each offset area, including the location of survey points (GPS reference);</i>		
ii. <i>the quantity of Koala habitat provided by the offset area;</i>		Addressed in Section 3, Table 5 of the OMP.
iii. <i>the quality of Koala habitat found within the offset area (prior to any management activities);</i>		
iv. <i>vegetation condition mapping; and</i>		Addressed in Section 3.3 of the OMP.
v. <i>photo reference points.</i>		Addressed in Section 7.2 of the OMP.
e. <i>details of the parties responsible for managing, monitoring and implementing the OMP for the duration of this approval, including the minimum relevant experience and qualifications required for the relevant responsibilities.</i>	Addressed in Section 7 of the OMP.	Addressed in Section 6 of the OMP.

3.5 Condition 5 Public Access to Plans

Compliance Determination	Compliant
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Condition 5 requires Stockland to make the most recent versions of plans publicly available on their website for the duration of the Approval.

The most up to date versions of relevant plans are available on the Stockland Botanica web page and will remain there for the duration of the Approval:

<https://www.stockland.com.au/residential/qld/botanica/life-at-botanica/resources>

If an alteration consistent with Condition 11 of the Approval conditions is required, the updated approved plans will be published on the Stockland Botanica web page.

3.6 Condition 6 – Commencement of Action

Compliance Determination	Non-Compliant (originally reported in the 2022/23 ACR)
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There was no written record of DCCEEW being advised of the start of the Action in 2022. Stockland subsequently informed the DCCEEW of the non-compliance and it has since been addressed.

3.7 Condition 7 – Maintaining Accurate Records

Compliance Determination	Compliant
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Condition 7 requires Stockland to maintain accurate and contemporary records that substantiate all activities involved with the Action and relevant to the Approval conditions.

Documentation is being retained by Stockland. Records have been sighted that substantiate all activities that have occurred under the approval. Records of communication to the Department have been sighted where activities did not occur in projected timeframes or are yet to occur.

No Departmental audits of the Action have been conducted to-date.

3.8 Condition 8 – Notification of contraventions of conditions of approval

Compliance Determination	Compliant
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Condition 8 requires Stockland to notify the DCCEEW in writing of any contravention of the approval conditions as soon as practically possible or no more than two (2) business days after becoming aware of a contravention.

Throughout the Course of the Action, all circumstances of non-compliance have been notified to the DCCEEW within two (2) business days after becoming aware of a non-compliance.

3.9 Condition 9 – Publishing report

Compliance Determination	Compliant
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Condition 9 requires Stockland to prepare and publish a report that demonstrates and explains compliance with each of the conditions imposed by the DCCEEW under this Approval.

This ACR has been prepared to fulfill Condition 9. Past annual reporting obligations have been fulfilled. All ACRs will be publicly available at the Stockland Botanica web page:

<https://www.stockland.com.au/residential/qld/botanica/life-at-botanica/resources>

3.10 Condition 10 – Independent Audit

Compliance Determination	Compliant
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Condition 10 requires Stockland, upon the direction of the Minister, to conduct an independent audit of compliance with the conditions of approval. No such direction has been received to-date. Stockland is committed to compliance with the approval conditions and will comply with this condition should an independent audit be requested by the Minister.

On 14 May 2024, the DCCEEW notified Stockland of an intent to audit the Action as part of the Department's annual audit program for 2024. This would have been a different audit mechanism to that referenced by Condition 10. Stockland were committed to accommodate this Departmental audit, but no further action has materialised.

3.11 Condition 11 – Revision of plans or strategies

Compliance Determination	Compliant
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Condition 11 requires that if Stockland *'wishes to carry out any activity otherwise than in accordance with a plan or strategy as specified in the conditions'* they must submit a revised plan to the DCCEEW to be subject to the approval of the DCCEEW. A revised plan cannot be implemented until it has been approved by the DCCEEW and consequently the previous plan must be followed until approval is granted for the revised plan.

Multiple variations to OMPs have occurred since approval was granted (as discussed in Section 3.4). In all circumstances, revised plans were submitted to the DCCEEW for approval and the previous (in force at the time) plans were followed until such approval was granted by the Department.

Stockland will continue to accommodate such practices should a requirement to revise plans or strategies arise.

3.12 Condition 12 – Minister requested changes to a management plan or strategy

Compliance Determination	Compliant
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Condition 12 requires that if *'it is necessary or convenient for the better protection of EPBC Act listed species or communities... the Minister may request that the approval holder make specified revisions to a management plan or strategy'*.

No such request has been received from the DCCEEW at this stage of the Action. In circumstances the described request is made, Stockland is committed to working with the DCCEEW to accommodate revised priorities and concerns of the Department.

3.13 Condition 13 – Non commencement of action

Compliance Determination	Compliant
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Condition 13 provides that the Action cannot commence after five (5) years from the date of Approval, without the written agreement of the Minister. Despite Approval being granted on 17 December 2014, on 1 March 2019 (within

five (5) years of Approval) the Approval was varied granting a 2019 Approval year. The Action commenced on the 26 October 2022, within the five (5) year commencement conditioned by the DCCEEW.

3.14 Condition 14 – Publishing of plans and strategies

Compliance Determination

Compliant

Condition 14 requires Stockland to publish all plans and strategies discussed within the Approval, making them available to the public within one (1) month of plans and strategies being approved.

All superseded and in force plans and strategies are available on the Stockland Botanica webpage, and have been published within one (1) month of approval:

<https://www.stockland.com.au/residential/qld/botanica/life-at-botanica/resources>

If future variations are to be made to plans and strategies, they will be published on the Stockland Botanica webpage within one (1) month receiving approval.

4. Requirements of the Internal Offset Management Plan

As discussed in Section 3.4, a revised Internal OMP (seeking an administrative variation to the OMP to be approved under Condition 11 of the Approval) was submitted to the DCCEEW on 28 September 2023. This revised OMP was approved on 11 December 2024, outside the reporting period for this ACR. Subsequently, offset delivery actions within the October 2023-October 2024 reporting period have been reviewed against the standards of the superseded Internal OMP (*'Offset Management Plan - Conservation Area North and Conservation Area South Paradise Waters Residential Estate, Version F,'* dated 20 June 2019).

A compliance assessment is carried out against the Performance Criteria (PC) and monitoring strategies provided in the Internal OMP. This assessment is carried out in Table 4, Table 5, Table 6, Table 7 and Table 8. Compliance of each OMP commitment has been designated 'Not Commenced' (applicable to requirements that do not have a timing commitment), 'Compliant' or 'Non-Compliant'.

Non-compliances are recorded against two PCs; PC 4 (feral animal trapping) and PC 13 (revegetation); however, it should be noted that these non-compliances are a consequence of assessment against a 2019 version of the OMP. If assessed against the most recent version of the OMP (approved by DCCEEW 11 December 2024), these PCs would be classified as 'Not Commenced'.

Table 4. Stock Exclusion Performance Outcomes and Monitoring Compliance

Management Action	Stock Exclusion	
	<ul style="list-style-type: none"> ▪ Stock will be removed as soon as practicable following detection or installation of stock exclusion fencing. ▪ Installation of fences of the offset area boundary as per requirement 	
Performance Criteria		
4.1(1)	<i>Installation of a fence along the offset site boundary:</i>	
	<i>(a) No barbed wire will be used in fencing installed</i>	
	<i>(b) For internal wire fence (i.e. not fauna-specific fencing), the bottom wire will be set a minimum of 500 mm from the ground (greater if possible) to allow for unrestricted movement of koalas and other wildlife. Strands above the bottom wire strands should be spaced at intervals of no less than 300 mm.</i>	
	<i>(c) Fencing will be no higher than 1.2 metres. Line posts will be set 7-10 m apart with a box strainer assembly (or similar) at corners.</i>	
	<i>(d) Permanent fences will include a wire mesh gate. These must be installed at convenient locations to allow for easy movement of weed control subcontractors and fire control equipment.</i>	
	<i>(e) Electric fences are to be 2-strand with the bottom wire set at 500 mm above the ground. Electric fences will be solar powered and not require mechanical clearing of a fence-line.</i>	
PC1	<p><i>Stock are excluded from the offset site, except where authorised by an ecologist for fuel/fire hazard management. Stock will be removed as soon as practicable following detection or installation of stock exclusion fencing, or within 5 days at a maximum.</i></p>	
	Not Commenced	<p>The only fencing in place across the offset areas is legacy three-strand barbed wire fencing. This fencing is generally in poor condition and is not compatible with the intent of the OAMP (refer to Photos 5-9 and 25).</p> <p>New offset area fencing, compatible with the OAMP, is tentatively scheduled for installation in 2025. Considerations relating to fencing installation include Koala-sensitive design measures and future access arrangements for Conservation Area South.</p>
	Not Commenced	<p>The Offset Area Monitoring Report 2024 (Attachment 1) states that “Cattle were removed from both the Conservation Area North and Conservation Area South in 2019”. The offset areas were inspected by 28 South Environmental on 17th January 2025. No stock were observed; however, evidence of recent stock presence (fresh cow pat) was observed (refer to Photo 12).</p> <p>Contact details for the grazer are provided on signage, attached to fencing at the interface of the southern boundary for Conservation Area North and the Energex distribution easement (refer to Photo 21).</p> <p>Stock exclusion cannot occur until new offset area fencing has been installed.</p>

<p>PC2</p>	<p><i>One-way barrier fencing is established along the offset boundary and maintained to exclude stock.</i></p>	<p>Not Commenced</p> <p>The only fencing in place across the offset areas is legacy three-strand barbed wire fencing. This fencing is generally in poor condition and is not compatible with the intent of the OAMP (refer to Photos 5-9 and 25).</p> <p>New offset area fencing, compatible with the OAMP, is tentatively scheduled for installation in 2025.</p>
<p>PC3</p>	<p><i>Damaged boundary fencing is repaired within five days of detection.</i></p>	<p>Not Commenced</p> <p>Legacy boundary fencing is damaged or absent in numerous locations. New offset area fencing, compatible with the OAMP, is tentatively scheduled for installation in 2025. This PC will apply to newly installed fencing.</p>
<p>Monitoring Activities</p>		
<p><i>Fence condition is monitored on a quarterly basis (this can include opportunistic fence inspections by contractors and staff accessing the site throughout the year).</i></p>	<p>Not Commenced</p> <p>Quarterly fence condition monitoring will occur once new offset area fencing, compatible with the OAMP, is installed.</p>	

Table 5. Feral Animal Control Performance Outcomes and Monitoring Compliance

Management Action	Feral Animal Control	
	<ul style="list-style-type: none"> ▪ Installation of one-way barrier fencing to prevent koalas entering the development area and to restrict predators from entering the offset area from the adjacent estate. ▪ Cage trapping will be implemented as the most suitable solution for predator control. ▪ Camera trapping monitoring will take place in line with the trapping program to ensure the trapping undertaken is efficient. 	
Performance Criteria		
PC4	<i>Dog and cat trapping programs are implemented quarterly for the first two years (2020 and 2021), and twice yearly for the following seven calendar years (2022-2029);</i>	<p>Non-Compliant</p> <p>No feral animal control occurred during the reporting period.</p> <p>Camera trapping was conducted from 29 November to 4 December 2024, outside of the reporting period for this ACR. The data from this camera trapping will assist with the planning of feral animal control, that will commence in 2025.</p> <p>It is important to acknowledge that throughout the reporting period, the planning for offset delivery in Conservation Area North and Conservation Area South was significantly impacted by the uncertainty caused by DCCEEW’s prolonged review of the amended OMP. If assessed against the most recent version of the OMP (approved by DCCEEW 11 December 2024), this PC would be classified as ‘Not Commenced’.</p>
PC5	<i>Trapping programs will increase in intensity whilst camera trapping data indicates the predator population is not declining; and</i>	<p>Not Commenced</p> <p>Fauna cameras were deployed from 29 November to 4 December 2024 to observe the presence of feral animals. Four cameras were installed adjacent to established access tracks within the vicinity of BioCondition monitoring sites. A European fox (<i>Vulpes vulpes</i>) was recorded hunting at camera 2 with unidentifiable prey in its mouth. Fox tracks were also observed further north along the same easement.</p> <p>Other non-native fauna captured on the cameras are European hare (<i>Lepus europaeus</i>) and cane toad (<i>Rhinella marina</i>).</p>
PC6	<i>Predator control measures at the offset boundary, ie one-way barrier fencing, is demonstrably effective and maintained.</i>	<p>Not Commenced</p> <p>It is expected that this PC will come into effect once new offset area fencing has been installed, tentatively scheduled for 2025.</p>
Monitoring Activities		
	<i>Camera trapping and opportunistic sightings of feral species.</i>	<p>Non-Compliant</p> <p>No feral animal control occurred during the reporting period.</p>

	<p>Camera trapping was conducted from 29 November to 4 December 2024, outside of the reporting period for this ACR. The data from this camera trapping will assist with the planning of feral animal control, that will commence in 2025.</p> <p>It is important to acknowledge that throughout the reporting period, the planning for offset delivery in Conservation Area North and Conservation Area South was significantly impacted by the uncertainty caused by DCCEEW's prolonged review of the amended OMP. If assessed against the most recent version of the OMP (approved by DCCEEW 11 December 2024), this PC would be classified as 'Not Commenced'.</p>
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Table 6. Weed Management Performance Outcomes and Monitoring Compliance

Management Action	Weed Management	
	<ul style="list-style-type: none"> ▪ Manage all species listed as WoNS or as restricted invasive plants under the <i>Biosecurity Act 2014</i> (Qld) ▪ Creeping lantana control will focus on treating infestations within revegetation areas, along the offset site boundary and within the existing electricity easement, and other observed dense infestations. ▪ All vehicles entering and exiting the site are washed down in accordance with Vehicle and Machinery Checklists – Clean-down procedures. 	
Performance Criteria		
PC7	<i>Prevent weed seed/propagule set and dispersal for Weeds of National Significance (WoNS) and species listed as restricted invasive plants under the Biosecurity Act 2014;</i>	<p>Not Commenced</p> <p>No weed management activities were conducted within the reporting period.</p> <p>Initial weed management was undertaken in July - October 2022. Activities were halted at the end of October 2022 Weed management activities recommenced 29th October 2024, outside of the reporting period. Weed management will continue through 2025.</p>
PC8	<i>Reduce the total extent of the area of lantana (Lantana camara) in the offset area by 75% in 2029 (year 9), and ongoing progressive reduction in extent after Year 9. This will open up the groundlayer to allow for koalas to have easier mobility while on the ground;</i>	
PC9	<i>Reduce the total extent of the area of creeping Lantana (L. montevidensis) in the offset area by 75% by 2029, and ongoing progressive reduction in extent after Year 9. Creeping lantana control will focus on treating infestations within revegetation areas, along the offset site boundary and within the existing electricity easement, and other observed dense infestations;</i>	
PC10	<i>Continuously reduce the extent of Velvety Tree-Pear (Opuntia tomentosa) and Harrisia Cactus (Harrisia martini) infestations over the duration of the approval;</i>	
PC11	<i>Reduce weed infestation extent by 90% by 2029 (year 9), and ongoing progressive reduction in extent after Year 9. This will facilitate the removal of high fuel loads and allow for the unaffected growth of koala food and habitat trees. This rate of reduction will apply to the following species:</i>	
	<ul style="list-style-type: none"> o Giant rat's tail grass (<i>Sporobolus pyramidalis</i>); o Mother-of-millions (<i>Bryophyllum delagoense</i>); o Groundsel bush (<i>Baccharis halimifolia</i>). 	

PC12	<i>All vehicles entering the site are appropriately washed down in accordance with Vehicle and Machinery Checklists – Clean-down procedures (Biosecurity Queensland, 2014).</i>	<p>Compliant (unconfirmed)</p> <p>The project ecologists, Green Tape Solutions, have advised that their vehicles and those of the restoration contractor, Evolve Environmental, are washed down before arriving on site.</p> <p>Evidence of this (e.g. vehicle hygiene certificates) has not been sighted.</p>
Monitoring Activities		
<i>BioCondition assessment to be undertaken every year for 9 years (End of 2019-2028) and then condition is to be maintained for the duration of the approval.</i>	<p>Compliant</p> <p>Four replicate BioCondition sites within the offset areas, plus a separate baseline site, were established in 2016. BioCondition assessment of these five sites was conducted in 2024. Results of this assessment are documented in the Offset Area Monitoring Report 2024 (Attachment 1).</p>	
<i>All wash down certificates to be collected by the ecologists for the first 9 years of monitoring.</i>	<p>Compliant</p> <p>A vehicle washdown certificate for 24th October 2024 has been sighted.</p>	

Table 7. Revegetation Performance Outcomes and Monitoring Compliance

Management Action	Revegetation	
	<ul style="list-style-type: none"> Revegetation of the offset site, in particular the grazing area, shall be undertaken as per Table 9 of the OMP. 	
Performance Criteria		
PC13	<i>All planting is to be undertaken by the end of 2020.</i>	<p>Non-Compliant</p> <p>No revegetation occurred during the reporting period. Weed control is required before the offset areas are in a suitable condition for revegetation to occur. Revegetation is anticipated to commence by February 2025 in the offset area outside the powerline easement (Attachment 1).</p> <p>It is important to acknowledge that throughout the reporting period, the planning for offset delivery in Conservation Area North and Conservation Area South was significantly impacted by the uncertainty caused by DCCEEW’s prolonged review of the amended OMP. If assessed against the most recent version of the OMP (approved by DCCEEW 11 December 2024), this PC would be classified as ‘Not Commenced’.</p>
PC14	<i>A minimum of one canopy koala tree is to be located every 20 m²(on average) within the offset area by the end of the first 9 years.</i>	<p>Not Commenced</p> <p>Revegetation activities have not commenced within the offset areas. Revegetation is anticipated to commence by February 2025 in the offset area outside the powerline easement (Attachment 1).</p>
PC13*	<i>A survival rate of 80% is required three years after planting (based on planting rates reflecting local densities). Supplementary planting will be conducted if the survival rate is not achieved, and will continue until the survival rate is achieved.</i>	
*Reflects the Performance Criteria’s actual numerical designation under the Plan (likely that the second PC13 was intended to be PC15)		
Monitoring Activities		
<i>BioCondition assessment to be undertaken every year for 9 years (2019-2028) and then condition is to be maintained for the duration of the approval.</i>	<p>Compliant</p> <p>Four replicate BioCondition sites within the offset areas, plus a separate baseline site, were established in 2016. BioCondition assessment of these five sites was conducted in 2024. Results of this assessment are documented in the Offset Area Monitoring Report 2024 (Attachment 1).</p>	

Table 8. Restricting Public Access Performance Outcomes and Monitoring Compliance

Management Action	Restricting Public Access	
	<ul style="list-style-type: none"> ▪ Installation of fence, locked gates and signage around the offset site. ▪ An access proof fence (one-way fence) will also surround the offset site in the Northern Lot, to exclude traffic and dogs from entering the offset site through the estate. ▪ Persons operating equipment on the site must be licensed and proficient in its operation. ▪ Persons entering the management area are required to hold a current weed hygiene certificate for all vehicles and equipment 	
Performance Criteria		
PC16	<i>The offset site is accessed only for the purpose of implementing this plan during the duration of the approval;</i>	Not Commenced Legacy boundary fencing is damaged or absent in numerous locations. New offset area fencing, compatible with the OAMP, is tentatively scheduled for installation in 2025. These PCs will not apply until new boundary fencing is installed.
PC17	<i>An access proof fence surrounds the offset site and remain in place for the duration of the approval and beyond; and</i>	
PC18	<i>Fence condition is monitored on a quarterly basis (this can include opportunistic fence inspections by contractors and staff accessing the site throughout the year). Any damage is reported to the project manager with repair taking place when reasonably possible, within 5 working days at a maximum.</i>	
Monitoring Activities		
	<i>Fence and gate condition is monitored on a quarterly basis (this can include opportunistic fence inspections by contractors and staff accessing the site throughout the year).</i>	Not Commenced Quarterly fence condition monitoring will occur once new offset area fencing, compatible with the OAMP, is installed

5. Requirements of the External Offset Management Plan

Offset delivery actions on the external offset site commenced in December 2018, predating commencement of the Action by almost four (4) years.

Offset delivery is carried out in two (2) phases – Phase 1 (2018-2022) being an intensive effort to meet the requirements of the OMP in the first five (5) years; and Phase 2 (2023-2045), which requires general upkeep and maintenance of the status quo of the offset site.

Section 7.8 of the approved External OMP provides that monitoring and compliance auditing will occur every five (5) years during Phase 2, meaning no contemporary auditing and monitoring records will be provided until 2027.

Despite a lack of auditing and monitoring obligations, Section 5.2 of the External OMP requires that 11 of the 14 PCs remain applicable during Phase 2. A compliance assessment is carried out against the PCs relevant to Phase 2. This assessment is carried out in Table 9, Table 10, Table 11, Table 12 and Table 13. Compliance of each OMP commitment has been designated 'Not Commenced' (applicable to requirements that do not have a timing commitment), 'Compliant' or 'Non-Compliant'.

This assessment has concluded that actions through the 2023-24 reporting year have been fully compliant with the intent of the External OMP (Ver E, May 2018).

Table 9. Weed Management Performance Outcomes and Monitoring Compliance

Management Action	Weed Management	
	<ul style="list-style-type: none"> ▪ Control of declared weeds i.e. <i>Lantana camara</i>, <i>Lantana montevidensis</i>, <i>Opuntia stricta</i> ▪ All vehicles entering and exiting the site are washed down 	
Performance Criteria		
PC1	<i>To implement weed control activities throughout the offset area, during the period of project approval (i.e. to 2045)</i>	<p>Compliant</p> <p>Weed control activities have been carried out twice per year at the external offset site since December 2018 (where climatic conditions have permitted). Such activities have involved chemical control of weeds in combination with physical removal (including regime stock grazing) (Attachment 2).</p> <p>During Phase 2 weed control will occur twice yearly to maintain weeds to <10%. Vehicle and machinery hygiene practices will also continue to be implemented.</p> <p>Vehicle washdowns and maintenance of a 10m buffer along fence lines will also occur.</p>
PC3	<i>To reduce the extent of all weed infestations including Lantana sp. by 90%, and maintain this weed infestation target during the period of project approval (i.e. to 2045)</i>	<p>Compliant</p> <p>The <i>Stocklands Offset 2023- Summary Report for the Successful Completion of “Phase 1” – the First 5 Years</i>. (Crossroads Rural & Environment, October 2024) (Attachment 2), states that BioCondition Assessment concluded '<i>by the 5th Management Year, weed density has been reduced to <5% over whole of site</i>'. BioCondition Assessment, conducted every five years (next occurring 2027), will be the primary mechanism for monitoring the presence and spread of weeds. Between BioCondition Assessment, weed occurrence will be detected through unscheduled observations.</p>
Monitoring Activities		
	<p><i>Assessment of the presence and spread of weeds to be undertaken through BioCondition assessment and visual observations.</i></p> <p><i>BioCondition assessment to be undertaken every November for the first 5 years and then every November in years 2027, 2032, 2037 and 2044.</i></p>	<p>Compliant</p> <p>Being within Phase 2 of offset delivery, BioCondition assessment has not occurred within the reporting period of this ACR. The latest BioCondition Assessment results are provided within the 2022/2023 ACR. Continuous monitoring (visual assessment) of the external offset site occurred through the day-to-day operation of the offset site. This will continue and inform any variation to management strategies should an outbreak occur.</p>

Table 10. Fire Management Performance Outcomes and Monitoring Compliance

Management Action	Fire Management	
	<ul style="list-style-type: none"> ▪ Maintenance, establishment of fire break ▪ Minimizing fuel hazard within the offset area 	
Performance Criteria		
PC4	<i>Maintenance of fire breaks is achieved for the duration of the project's approval</i>	<p>Compliant</p> <p>All firebreaks and access tracks have been established and maintained through Phase 1 activities. These are inspected through the day-to-day operation of offset delivery. When monitoring indicates, maintenance of fire breaks is carried out as soon as practically possible.</p>
PC6	<i>Reduce intensity and frequency of fire to improve remnant status of the vegetation for the duration of the approval</i>	<p>Compliant</p> <p>Since commencement of offset delivery, fire management actions have been implemented that actively reduce the intensity and frequency of bushfire onsite. These actions consist predominantly of maintaining firebreaks and reducing fuel stock onsite. Fuel stock reduction initiatives include cool burns, controlled grazing and mosaic burns.</p> <p>Fire management for the offset site is adaptive and will always reflect on ground levels. Regular assessments of Total Indicative Fuel Loads (TIFL), Fire Danger Index (FDI) and Fire Danger Ratings (FDR) have been conducted.</p>
Monitoring Activities		
<i>Check firebreak and fuel load during BioCondition assessment and opportunistically at other times.</i>	<p>Compliant</p> <p>Despite the reporting period relevant to this ACR (October 2023-October 2024) not being within a Phase 2 year designated for BioCondition Assessment (2027, 2032, 2037 and 2044) monitoring of firebreaks and fuel loads within the offset site occurs through the day-to-day operation of offset delivery onsite.</p>	

Table 11. Stock Exclusion and Control Outcomes and Monitoring Compliance

Management Action	Stock Exclusion and Control	
	<ul style="list-style-type: none"> ▪ Stock will be removed as soon as practicable following detection or installation of stock exclusion fencing. ▪ Installation of fences of the offset area boundary as per requirement. 	
Performance Criteria		
PC7	<i>Stock are excluded from the offset site, except where authorised by an ecologist and/or discussed with the landowner for fuel/fire hazard management</i>	<p>Compliant</p> <p>Grass cover onsite begins to hay off when drying, creating significant fire fuel, threatening the integrity of the offset site. Consequently, stock have been utilised on occasion to reduce bushfire fuel onsite through grazing. This occurred in 2019, then again from 2021-2023. This practice may again be utilised in future, but as has occurred previously, any such introduction of stock animals onto the offset site will only occur with agreement of the offset ecologist and the landowner.</p> <p>Any grazing to occur within the offset area will be intensively managed to ensure native vegetation is not impacted by stock through grazing or trampling. Grazing will not occur after rainfall events to allow grass species to seed when risk of compaction is greater when soil is soft after such events.</p>
PC8	<i>Boundary fencing is established and maintained to exclude/manage stock</i>	<p>Compliant</p> <p>Fences were established in 2018, at the commencement of Phase 1. Since their construction, all fencing has been maintained when required.</p> <p>This will continue to occur for the duration of offset delivery.</p>
PC9	<i>Maintain good condition of the fence. Damaged boundary fencing is repaired as soon as practicable following detection of unauthorised stock access and/or damaged fencing</i>	<p>Compliant</p> <p>Since the establishment of fencing in 2018, all fencing has been maintained and/or repaired when required.</p>
PC10	<i>A fauna friendly fence is to surround the offset site</i>	<p>Compliant</p> <p>Fauna friendly fencing that consists of straight gauge wire on the top and bottom, with barbed wire in the middle, has been established surrounding the proximity of the offset site.</p>
PC11	<i>To ensure groundcover remains greater than 70% on average across the offset area, tussock grass height remains above 750 mm, natural regeneration is occurring and the shrub layer</i>	<p>Compliant</p> <p>Native perennial grass cover has increased, on average, from an average cover of 33% in 2015 across the five monitoring sites to an average grass cover of 52% in February 2024. BioCondition scores have</p>

	<p><i>averages 10% foliage projection cover for the duration of the approval</i></p>	<p>increased across the offset site, from an average condition of 78% in 2015, to an average condition of 87.6% in February 2024.</p>
<p>Monitoring Activities</p>		
<p><i>Fence condition is monitored on a quarterly basis (this can include opportunistic fence inspections by contractors, landowner and staff accessing the site throughout the year) during phase 1 offset area management.</i></p>	<p>Compliant Despite Phase 1 being completed, fencing is monitored through the day-to-day operation of offset delivery onsite. Consequently, monitoring occurs frequently.</p>	
<p><i>Presence of stock to be monitored regularly.</i></p>	<p>Compliant Presence of Stock on site is monitored regularly through the day-to-day operation of offset delivery onsite. All parties that interact with the offset site are informed of the risk that stock animal threaten to the integrity of the offset, and any sighting of a stock animal that has breach the site is dealt with as soon as practically possible. Any damage cause by stock to fencing is repaired as soon as practically possible.</p>	

Table 12. Feral Animal and Wild Dog Control Outcomes and Monitoring Compliance

Management Action		Feral Animal and Wild Dog Control
Performance Criteria		
PC12	<p><i>Reduction in Koala predation as a result of reduced dog numbers. When dog trapping and shooting are conducted for a number of weeks, dogs will move out of an area they perceive as unsafe and may not return for a number of months. The measurable result will be a significant reduction in dog and/or pig numbers observed or captured on camera.</i></p>	<p>Compliant</p> <p>A wild dog survey was conducted in 2019 using, cameras, acoustic devices, smoothed sand around baited traps and cameras on smoothed sand where dog prints had been observed and on tracks where dog prints had been observed.</p> <p>During numerous property visits throughout the year, searches were conducted for prints or any evidence of wild dogs and/or dingos. These searches revealed one old male Dingo to be a permanent inhabitant of the property. It was common for this Dingo to follow visitors around the property at 50-100 m. It was considered by the project ecologist (Crossroads Rural and Environment) to be part of a balanced ecosystem and was left alone.</p> <p>No other dogs or dog prints were observed on the property.</p>
Monitoring Activities		
	<p><i>Ongoing as general property management with dedicated monitoring and control to occur annually during the first 5 years and on an as required basis until 2045.</i></p>	<p>Compliant</p> <p>During numerous property visits throughout the year, searches were conducted for prints or any evidence of wild dogs and/or dingos.</p>

Table 13. Unauthorised Access or Use Outcomes and Monitoring Compliance

Management Action	Unauthorised Access or Use	
Performance Criteria		
PC13	<i>Offset site access by persons other than the landowner is only for the purpose of implementing this plan</i>	Compliant The offset site is fully fenced, with locked gates. Access to the offset site is restricted to the landowner and parties engaged to perform tasks required to fulfill the OMP.
Monitoring Activities		
<i>Fence condition is initially monitored on a quarterly basis and monitored as part of general maintenance and operations after year 5.</i>	Compliant The condition of fencing on the offset site is monitored through the day-to-day operation of offset delivery onsite. Consequently, monitoring occurs frequently and will continue to occur on such a basis for the duration of offset delivery.	

6. Summary and Conclusion

This ACR has been prepared on behalf of Stockland as per approval decision notice EPBC 2013/6864, Part B – Standard Administrative Conditions – Compliance Records, approved by the DCCEEW. This ACR has been prepared in collaboration with the approval holder, and external environmental consultants, involving review of reporting, audits, meetings and interviews. Reporting and has relied on the reports, audits and communications from experienced and qualified environmental consultants contracted by the approval holder.

The Action temporarily commenced on 26th October 2022, involving preliminary clearing activities and then stopped within 36 hours due to protester activities. The Action subsequently re-commenced in 3rd February 2024 and has progressed without further interruption.

This ACR has assessed the actions on the impact/development site, as well as the internal and external offset sites against the conditions of approval identifying areas of compliance and non-compliance.

Once non-compliance is reported against the conditions attached to approval, being Condition #6. This is a legacy non-conformance, originally reported in the 2022-23 ACR, which has previously been communicated to DCCEEW and rectified.

Two non-compliances are reported against the Internal OMP (Version F, dated 20 June 2019); PC 4 (feral animal trapping) and PC 13 (revegetation). These non-compliances are a consequence of assessment against an out-dated version of the OMP (2019). DCCEEW's prolonged review of the amended plan necessitated assessment against this old version of the OMP. If assessed against the most recent version of the OMP (approved by DCCEEW 11 December 2024), these PCs would be classified as 'Not Commenced'.

The assessment has determined full compliance with the External OMP for the 2023-24 reporting period.

Photos



Photo 1. Northern area northern boundary line (unfenced)



Photo 2. Northern area northern boundary line (unfenced)



Photo 3. Northern area access track



Photo 4. Northern area access track



Photo 5. Southern boundary fence of northern area



Photo 6. Southern boundary fence of northern area



Photo 7. Southern boundary of northern area



Photo 8. Southern boundary of northern area



Photo 9. Fence line within southern area



Photo 10. Water main between north and south areas



Photo 11. Water main between north and south areas



Photo 12. Cow pat



Photo 13. Lantana



Photo 14. Lantana



Photo 15. Lantana



Photo 16. Groundcover



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21. Grazier contact details, Energex easement



Photo 22. Energex easement



Photo 23. Fence and Energex easement



Photo 24. Nest boxes in northern area



Photo 25. Western boundary of southern area



Photo 26. Western boundary of northern area



Photo 27. Western boundary of northern area

Attachment 1 –
Internal Offset Area
Monitoring Report
(2024)

Offset Area Monitoring Report 2024

Paradise Waters (Botanica) Residential Estate
Grampian Drive, Deebing Heights

Prepared for Stockland Development Pty Ltd



Prepared by:

Green Tape
SOLUTIONS

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In preparing this report we have assumed that all information and documents provided to us by the Client, or as a result of a specific request or enquiry, were complete, accurate and up-to-date. Where we have obtained information from a government register or database, we have assumed that the information is accurate. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.

In this note, a reference to loss and damage includes past and prospective economic loss, loss of profits, damage to property, injury to any person (including death) costs and expenses incurred in taking measures to prevent, mitigate or rectify any harm, loss of opportunity, legal costs, compensation, interest and any other direct, indirect, consequential or financial or other loss.

Document Records - Quality

TITLE	Offset Area Monitoring Report 2024 for Paradise Waters (Botanica) Residential Estate
FILED AS	PR21479_Botanica EPBC Monitoring_Monitoring_2024

Revision	Date	Prepared by	Reviewed by	Approved by
Version A	10/12/2024	JEG	KM	Stockland

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Acronyms and Glossary

Term	Definition
BC	BioCondition
DCCEEW	Department of Climate Change, Energy, the Environment and Water
GTRE	Ground-truthed regional ecosystem
ICC	Ipswich City Council
LGA	Local government area
MNES	Matters of national environmental significance
MSES	Matters of state environmental significance
Offset area	Refers to the area within which offset actions are proposed
Offset site	The extent of the properties that the project is located within
OMP	Offset Management Plan (Version L)
RE	Regional ecosystem
Stockland	Stockland Development Pty Ltd
UFS	Unbounded Flora Survey
WoNS	Weeds of National Significance

I. Introduction

1.1 Background Information

Stockland Development Pty Ltd (Stockland) is developing ‘Paradise Waters (Botanica)’ residential estate at Grampian Drive, Deebing Heights near Ipswich, Queensland. The development is approximately 339 ha in area and is situated on land described as Lot 207 on CH31135, Lot 3 on RP179314, Lot 4 on RP179314 and Lot 210 on CH31207.

An Offset Management Plan (OMP) was prepared by Green Tape Solutions (Version L, September 2024) to meet the requirements of Condition 4 of federal conditions of approval (EPBC 2013/6864), to compensate for the loss of 92 ha of Koala habitat for the development. The OMP details the management objective, actions, interim performance and completion criteria for the provision of a koala habitat offset, identified as ‘Conservation area – North’ and ‘Conservation area – South’. The OMP is to protect and enhance koala habitat values in the offset site, to inform adaptive management, and demonstrate an increase in the quality of koala habitat required in accordance with the EPBC approval.

The offset area will be dedicated to Ipswich City Council (ICC) for conservation after nine years or when the condition of the site met the performance outcomes outlined in the OMP (whichever is the latest). This area will then be protected in the long-term under Council’s regulation as Conservation Area.

This annual report is provided as a review of implementation progress of the OMP for the period of November 2023 – November 2024. Included is an update on management actions at the offset area and their tracking against broader objectives and performance criteria.

1.2 Property and Ownership Details

Table 1: Property and Ownership Details

Name of Registered Owner(s)	Stockland Development Pty Ltd
Postal Address	Grampian Drive, Deebing Heights
Phone / Mobile	07 3305 8620
Email address	geninfo@stockland.com.au
Real Property Description	Lot 207 on CH31135 Lot 3 on RP179314 Lot 4 on RP179314 Lot 210 on CH31207
Property Name	Paradise Waters (Botanica)
Area of Property (ha)	<u>Conservation Area North</u> : 26.9 ha Lot 207 on CH3113 (with offset site being future lot 2000 on CH31135) 26.9 ha

	<p><u>Conservation Area South: 85.46 ha</u></p> <p>Lot 3 on RP179314</p> <p>Lot 4 on RP179314</p> <p>Lot 210 on CH31207</p>
Local Government Area	Ipswich City Council (ICC)
Tenure Type	Freehold

A reconfiguration of lot application has been submitted to ICC for approval to cancel Lot 207 on CH31207 and create two new lots 100 and 200 on CH31207. Lot 100 will be the development area and Lot 200 will be zoned as Conservation Area and be dedicated to Ipswich City Council for conservation under this offset management.

1.3 Offset Location

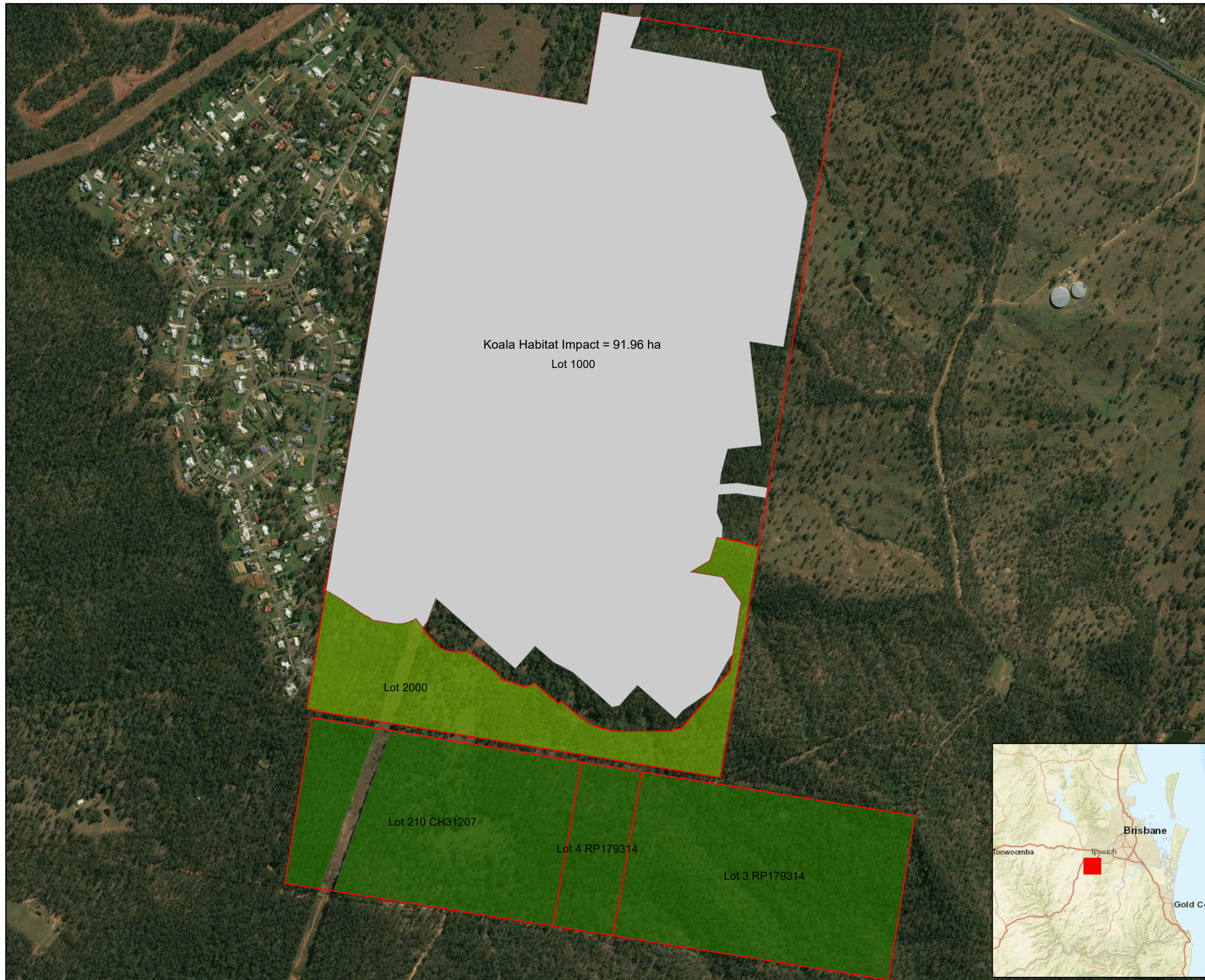
The offset areas situated on the site consist of two conservation areas (Conservation Area – North and Conservation Area – South) within the southern extent of the development (Error! Reference source not found.). These areas are defined by the coordinates given in **Table 2**.

Table 2: Bounding Coordinates for Offset Area

Offset Area	Coordinates	Location
Conservation Area - North	476343 m E, 6935782 m N	North-west corner
	477597 m E, 6935924 m N	North-east corner
	477482.4 m E, 693522 m N	South-east corner
	476287 m E, 6935437 m N	South-west corner
Conservation Area - South	476275 m E, 6935412 m N	North-west corner
	478053 m E, 6935124 m N	North-east corner
	477978 m N, 6934647 m N	South-east corner
	476201 m E, 6934932 m N	South – west corner

**FIGURE 1:
IMPACT AND OFFSET
SITE AREA.**

**Project: Offset Management Plan
Paradise Waters**



- Development Footprint
- Site
- Internal offset areas**
- Conservation area - North
- Conservation area - South

Koala Habitat Impact = 91.96 ha
Lot 1000

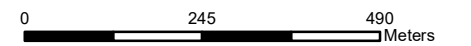
Lot 2000

Lot 210 CH31207

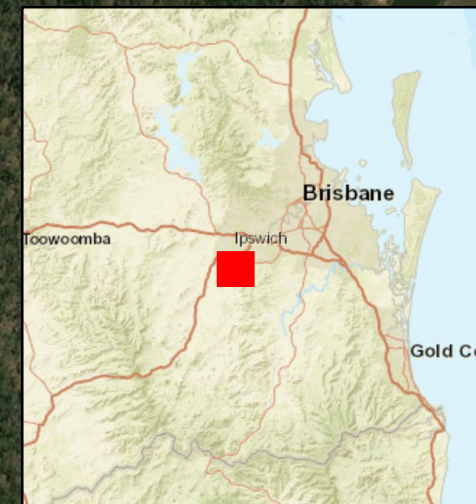
Lot 4 RP179314

Lot 3 RP179314

Notes:
- Environmental data by Green Tape Solutions
- Site Infrastructure and Impact Areas from Client and RPS 2018
- Base map Copyright (c) Esri and its data suppliers.
Copyright (c) State of Queensland (DNRME)



Ref: Paradise Waters 2018
Author: KM



Green Tape Solutions
Quality, Integrity, Experience

P:07 5428 6372 / M: 0423 081 428
PO BOX 282 Morayfield QLD 4506
admin@greentapesolutions.com.au
www.greentapesolutions.com.au

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B	Final	KM	KM	17/12/2018

2 General Management Area Condition

Stage 1 construction of the Botanica development is underway. Green Tape Solutions co-ordinated access for ecological monitoring with Shadforth Civil. Site assessments were undertaken for BioCondition (BC) monitoring on 24 October 2024 and to deploy/collect camera traps on 29 November to 04 December 2024.

Table 3 shows standard weather data recorded at Bureau of Meteorology Station Amberley AMO leading up to monitoring. Data for October 2024 is provided alongside long-term average records for the same month.

Table 3: Weather Data Amberley AMO #04004

Statistics	October 2024	October long-term average (since 1941)
Mean min temperature (°C)	14.7	13.3
Mean max temperature (°C)	29.2	27.9
Mean Rainfall (mm)	57.8	73.2
Mean 9am relative humidity (%)	63	60
Mean 3pm relative humidity (%)	46	43

Mean minimum and maximum temperatures in October were slightly higher than the long-term average with less rainfall. However, a total of 264mm of rainfall was recorded in November, delaying site inspections as the southern portion of the site became inaccessible by vehicle. Deebing Creek and its tributaries were still flowing through the Project area in early December (**Plate 1, Plate 2**).



Plate 1:Deebing Creek flowing across northern easement



Plate 2:Deebing Creek tributary through south of the Project area

3 Annual Works Program Report

Development activities have been halted on multiple occasions, notably in 2020 and again in 2022 when protestors occupied the site, thereby obstructing site access and preventing contractors from continuing works. Due to safety concerns, all site activities were ceased in October 2022, including offset management and rehabilitation. Access to the site was restored in January 2024.

As a result of disruptions to the scheduled work program, the OMP Version L (including works program) was updated in September 2024 and was approved by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) on 11 December 2024. Cattle were removed from both the Conservation Area North and Conservation Area South in 2019. The cessation of more intensive grazing has facilitated the natural regeneration of native trees but has also led to weed proliferation, hindering natural recovery and restoration efforts. Initial rehabilitation works including rubbish removal and initial weed management were undertaken in July – October 2022 with no on-ground activity occurring since that time. As at December 2024, rehabilitation activities briefly resumed before consistent rainfall throughout November has made the site inaccessible.

The following is an overview of work undertaken for the period of December 2023 to November 2024.

3.1 Fencing

Proposed offset area fencing is anticipated to be installed in 2025, pending final discussions with the proponent. Considerations relating to fencing installation include Koala-sensitive design measures and future access arrangements for Conservation Area South.

3.2 Fire Break and Access Tracks

No fire break/access track maintenance occurred during the reporting period. Maintenance works are anticipated to resume in 2025.

3.3 Weed Control

Evolve Environmental are engaged for the planting and weed management across the conservation area. Evolve attended the site on 29-30 October and 1 December 2024. Consistent rainfall through November and December inhibited further access to the offset area. Inactivity of on-ground management in the offset area has resulted in substantial weed growth. Work during these visits focused on reinstatement of tracks and slashing lantana (*Lantana camara*) across and adjacent to tracks. Weed control will resume in early 2025.

3.4 Revegetation

Due to inactivity at the site since 2022, weed control is required to prepare sites to be in a suitable condition for revegetation. Revegetation is anticipated to commence by February 2025 in the Conservation area outside the powerline easement. Ongoing discussion with Energex will inform the planting under the powerline easement.

3.5 Feral Animal Control

Fauna cameras were deployed from 29 November 2024 to 4 December 2024 to observe the presence of feral animals. Four cameras were installed adjacent to established access tracks within the vicinity of BC monitoring sites. A European fox (*Vulpes vulpes*) was recorded hunting at camera 2 with

unidentifiable prey in its mouth (Plate 3). Fox tracks were also observed further north along the same easement (Plate 4). Other non-native fauna captured on the cameras are European hare (*Lepus europaeus*) and cane toad (*Rhinella marina*). Activity recorded is summarised in Table 4.

Table 4: Fauna Camera Species Observations November-December 2024

Camera	Fauna recorded	Queensland classification
FC1	Cane toad* (<i>Rhinella marina</i>)	Invasive (<i>Biosecurity Act 2016</i>)
	Common Brushtail Possum (<i>Trichosurus vulpecula</i>)	Native least concern (<i>Nature Conservation Act 1992</i>)
	Australian Magpie (<i>Gymnorhina tibicen</i>)	Native least concern
	Eastern Grey Kangaroo (<i>Macropus giganteus</i>)	Native least concern
	Red-necked Wallaby (<i>Notamacropus rufogriseus</i>)	Native least concern
FC2	European fox* (<i>Vulpes vulpes</i>)	Restricted Invasive Category 3, 4, 5, 6 (<i>Biosecurity Act 2016</i>)
	Cane toad*	Invasive
	Common Brushtail Possum	Native least concern
	Eastern Grey Kangaroo	Native least concern
	Unidentified rodent	-
FC3	European hare* (<i>Lepus europaeus</i>)	Invasive
	Cane toad*	Invasive
	Torresian Crow (<i>Corvus orru</i>)	Native least concern
	Common Brushtail Possum	Native least concern
FC4	Torresian Crow	Native least concern
	Glasswing Butterfly (<i>Acraea andromacha</i>)	Native least concern
	Eastern Grey Kangaroo	Native least concern
	Speckled warbler? (<i>Pyrrholaemus sagittatus</i>)	Native least concern

*Non-native species

No feral animal control occurred during the reporting period. Results of camera trapping will assist in informing future feral animal control, which is anticipated to commence in 2025.



Figure 2: Monitoring 2024

Project: PR21479 Botanica EPBC
Monitoring

- Site boundary
- Development Footprint
- Internal offset

Offset Area Management Zones

- Infill planting and weed management
- Intensive reveg and weed management
- Revegetation and weed management
- Weed management

BioCondition Assessment Sites

- BC1
- BC2
- BC3
- BC4
- BC5 Control

Fauna Camera

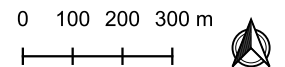
- FC1
- FC2
- FC3
- FC4

Unbounded Flora Survey

- UFS6
- UFS7
- UFS8

Notes:
- Survey Data by Green Tape Solutions
- Site Infrastructure and Impact Areas from Client
- Base map Copyright (c) Esri and its data suppliers.

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Version: 1



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3.6 Monitoring and Evaluation

The key objective of the offset and associated rehabilitation is to achieve the completion criteria for koala habitat values (from 7 to 8 by 2033). Therefore, the monitoring program must provide an:

- ‘early-control’ function, that is to have confidence management actions are effective for achieving the offset completion criteria; and
- ‘early warning’ function, so as inform timely decisions on corrective actions to ensure completion criteria are achieved.

The flora monitoring program consists of Photo Point Monitoring, BC Assessment and Unbounded Flora Surveys. Monitoring locations are provided in Error! Reference source not found..

3.6.1 Photo Point Monitoring

Ten (10) photo point monitoring locations are installed within the offset area (two photo monitoring points placed within each of the four transects). These points include a landscape photo along the transect from the “Start Point” and at the 50 m meter point of the transect taken in a standardised North, East, South & West direction. Photo points captured in October and November 2024 are displayed in **Section 4.1**.

3.6.2 Fixed Location BC Assessment

Four replicate BC sites were established in 2016 using the adapted BC methodology outlined in Section 3.2 of the OMP. The adapted rapid assessment methodology has a koala habitat focus, and the results are to be compared to benchmark values for Regional Ecosystem 12.9-10.2 (also adapted to align with the methodology for this project). In addition to the four established sites, a control site was added in the far north of the Project area beyond the development footprint (Table 5).

Table 5: Location of BC Site Coordinates

BC Site ID	Vegetation Community	Transect Coordinates	
		Transect start (0m)	Transect end (100m)
BC1	RE12.9-10.2 – Remnant	-27.7086, 152.7601	-27.7079, 152.7590
BC2	RE12.9-10.2 - Remnant	-27.7052, 152.7601	-27.7043, 152.7605
BC3	RE12.9-10.2 - Remnant	-27.7059, 152.7651	-27.705, 152.7652
BC4	Grazing Pasture	-27.7064, 152.7713	-27.7058, 152.7706
BC5 (control)	RE12.9-10.2	-27.6894, 152.7741	-27.6883, 152.7736

3.6.3 Unbounded Flora Survey

An unbounded flora survey (UFS) was conducted in conjunction with BC Assessments at each BC Site and an additional three locations; coordinates are listed in **Table 6** and **Figure 2** provides a spatial overview. The aim of this survey is to compile a comprehensive species list for the offset site, and to provide an indication of the relative abundance of each species, according to the ACFOR scale (Abundant, Common, Frequent, Occasional and Rare). The unbounded flora survey will also include a census of all invasive plant species, with an assessment of overall weed abundance and cover. Full details are provided in **Section 4.3**.

UFS locations were selected based on representative weed cover, management strategy, and accessibility at the time of surveys.

Table 6: Location of Unbounded Flora Survey Coordinates

UFS Site ID	Vegetation Community	Coordinates	Management Zone
UFS1 (BC1)	RE12.9-10.2 – Remnant	-27.7086, 152.7601	Weed management
UFS2 (BC2)	RE12.9-10.2 - Remnant	-27.7052, 152.7601	Revegetation and weed management
UFS3 (BC3)	RE12.9-10.2 - Remnant	-27.7059, 152.7651	Infill planting and weed management
UFS4 (BC4)	Grazing Pasture	-27.7064, 152.7713	Weed management
UFS5 (BC5)	RE12.9-10.2	-27.6894, 152.7741	-
UFS6	RE12.9-10.2	-27.7067, 152.7603	Weed management
UFS7	RE12.9-10.2	-27.7062, 152.7642	Intensive revegetation and weed management
UFS8	RE12.9-10.2	-27.7046, 152.7712	Weed management

Figure 2: Monitoring Overview

4 Results

4.1 Photo Point Monitoring



Plate 5: Photo Point 1 (BC Site 1, Start) left to right: North, East, South, West



Plate 6: Photo Point 2 (BC Site 1, Mid) left to right: North, East, South, West



Plate 7: Photo Point 3 (BC Site 2, Start) left to right: North, East, South, West

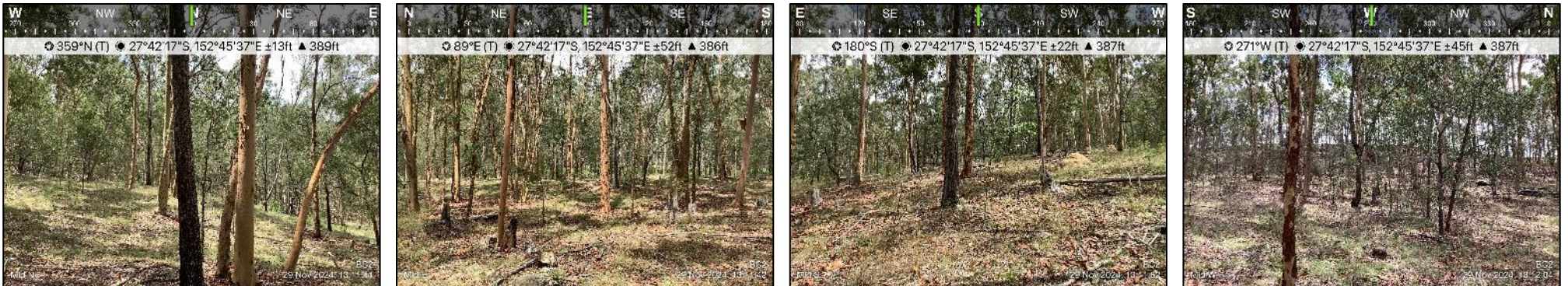


Plate 8: Photo Point 4 (BC Site 2, Mid) left to right: North, East, South, West



Plate 9: Photo Point 5 (BC Site 3, Start) left to right: North, East, South, West

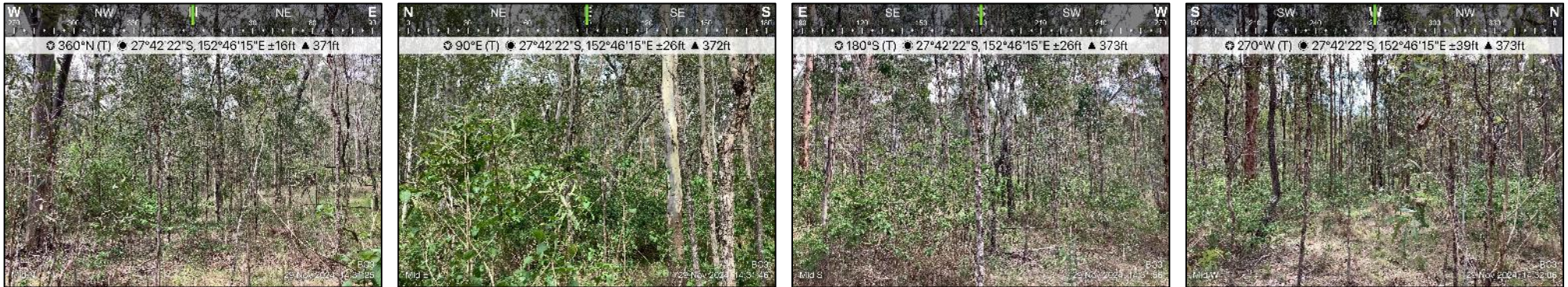


Plate 10: Photo Point 6 (BC Site 3, Mid) left to right: North, East, South, West



Plate 11: Photo Point 7 (BC Site 4, Start) left to right: North, East, South, West

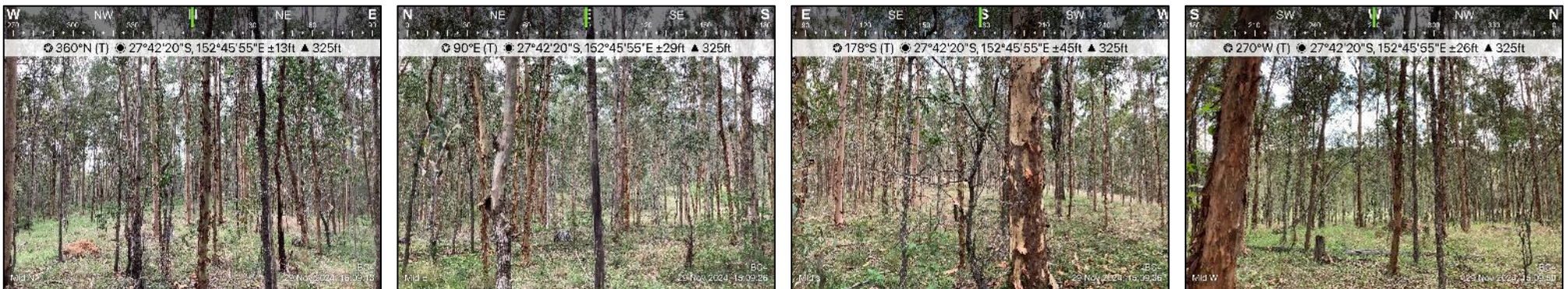


Plate 12: Photo Point 8 (BC Site 4, Mid) left to right: North, East, South, West

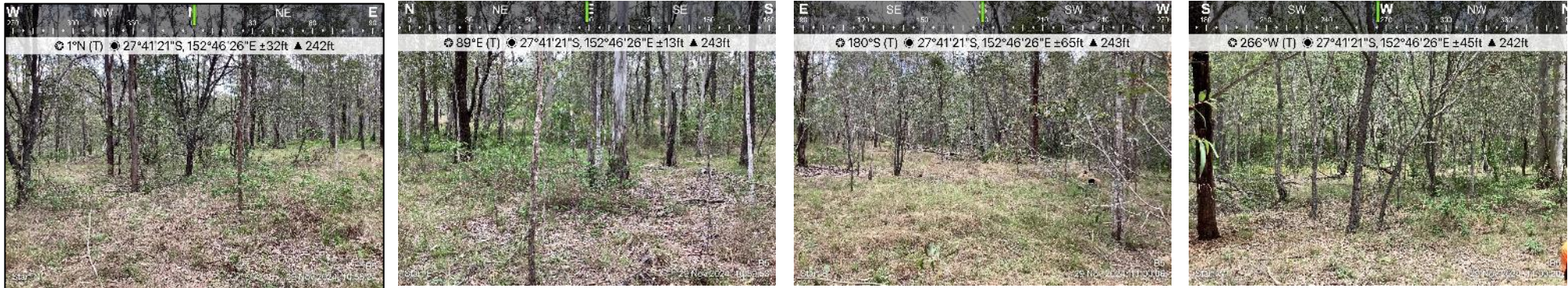


Plate 13: Photo Point 9 (BC Control Site, Start)

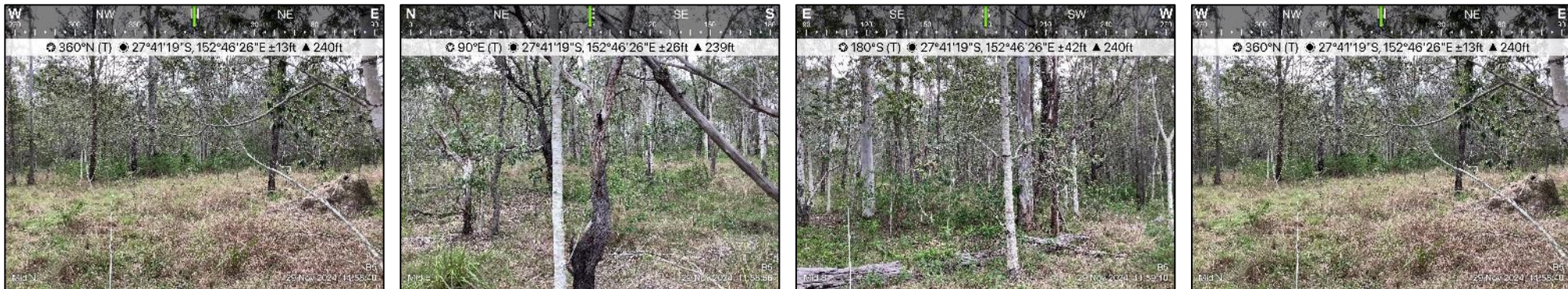


Plate 14: Photo Point 10 (BC Control Site, Mid)

4.2 BC Assessment

The five BC Assessments consider site-based and landscape attributes to determine a BC Class and Habitat Score per the OMP. The full results are with comparison to 2016 baseline values are presented in

Table 7 as per the OMP.

4.2.1 BC 1 Summary

At BC1, tree canopy cover has improved from baseline, and is assigned the maximum score for this attribute. Canopy species recruitment and native shrub cover remain strong. As a result of the total attribute scores slightly increasing by 0.25 and reaching just over 70%, the overall BC Class has increased from 4 in 2016 to 3 in 2024, and the Habitat Quality Score is now 8 from 7 however only by a score of 0.25. The site condition has not substantially improved.

BC1 is primarily located within the weed management zone, and will benefit from active control of weed cover as rehabilitation activities resume. Target weed species for the forthcoming year will include creeping lantana (*Lantana montevidensis*) and lantana (*Lantana camara*).

4.2.2 BC2 Summary

Tree canopy cover in BC2 has decreased from 2016 and shrub cover has increased, indicating some tree death has occurred and facilitated more abundant shrub growth. Weed load remains approximately consistent since last surveyed. The BC Class remains at 3 and the Habitat Quality Score remains at 8 for this site.

BC2 is located within the revegetation and weed management zone. Replacement of native canopy species through revegetation activities will assist this portion of the site to improve canopy cover.

4.2.3 BC3 Summary

At this site, the number of large koala food trees and canopy cover has increased, as has the tree species richness. The dominant shrub cover are pioneer species. This coverage has likely improved the competitiveness of groundcovers with weed species. The overall quality of BC3 has greatly improved with removal of stock; the BC class has increased to 4 and the Habitat Quality Score has increased to 7.

BC3 is located within the weed management zone. Continuing to increase the species diversity through revegetation and weed control will assist the site to achieve benchmark large tree values. Creeping lantana will remain a target weed species in 2025.

4.2.4 BC4 Summary

BC4 as surveyed this year indicates the general site condition remains similar to 2016. There has been a slight growth in both tree canopy and shrub cover. As a result of the total attribute scores slightly growing by 4.76 and reaching just over 70%, the overall BC Class has increased from 4 in 2016 to 3 in 2024, and the Habitat Quality Score is now 8 from 7. Despite this increase, the site condition has not substantially improved.

The weed load through the ground layer contains persistent species that will require ongoing management. Weed management through this zone will contribute to an increase in native canopy growth/cover, and improve native competition through the ground layer. Target weed species for the forthcoming year will include lantana and corky

passion vine (*Passiflora suberosa*). Ensuring diversity of canopy and shrub species is retained through revegetation in this area will improve overall condition.

4.2.5 BC5 Summary

BC5 has comparative values to the other BC sites, though with higher tree species richness and lower tree canopy cover. The baseline BC Class is 3 and the Habitat Quality Score is 8 for the control site.

Table 7: BC Assessment Results and Comparison

BioCondition Assessment Attributes	Benchmark Values (RE12.9-10.2)	BC Score - Highest Possible	2016 (Baseline)								2024										
			BC1 Value	BC1 Score	BC2 Value	BC2 Score	BC3 Value	BC3 Score	BC4 Value	BC4 Score	BC1 Value	BC1 Score	BC2 Value	BC2 Score	BC3 Value	BC3 Score	BC4 Value	BC4 Score	BC5 Control	BC5 Control	
Site-based attributes																					
Large koala food trees - Number of living eucalypt trees per ha with DBH > 38 cm threshold (100 x 50 m plot) x2 per ha	61	24	38	14.95	38.00	14.95	5	2.00	38	14.95	35.2	13.85	38.40	15.11	22.4	8.81	38.4	15.11	35	13.85	
Koala tree canopy height - Median canopy height in metres (100 x 50 m plot)	21	8	19	7.24	24.6	8.00	5	1.90	19	7.23	18	6.86	20	7.62	18	6.86	21	8.00	18	6.86	
Recruitment of dominant koala canopy species – proportion of dominant species in EDL recruiting (100 x 50 m plot)	100	8	100	8.00	100	8.00	10	0.80	75	6.00	100	8.00	100	8.00	100	8.00	100	8.00	100	8.00	
Tree canopy cover - as a % (100m transect)	64	8	60.3	7.54	73	8.00	5	0.63	44	5.50	72.9	8.00	50.4	6.30	62	7.75	58.7	7.34	37	4.63	
Native shrub canopy cover (100m transect)	6	8	15.3	8.00	4.2	5.60	1	1.33	8.8	8.00	13	8.00	20.9	8.00	11.8	8.00	21.7	8.00	7.1	9.47	
Native tree species richness - trees as a % (100 x 50m plot)	6	8	6	8.00	6	8.00	2	2.67	7	8.00	4	5.33	5	6.67	5	6.67	7	8.00	8	8.00	
Non-native plant/weed cover - as a % (50 x 10m plot)	0	16	17	0.00	20	0.00	40	0.00	30	0.00	20	0.00	20	0.00	20	0.00	30	0.00	25	0.00	
TOTAL FOR SITE-BASED ATTRIBUTES RELEVANT TO KOALA HABITAT	-	80	-	49.79	-	52.55	-	9.33	-	49.69	-	50.04	-	51.69	-	46.09	-	54.45	-	50.80	
Landscape Attributes																					
Patch size	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	-	10	
Connectivity	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	
Context	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	-	5	
TOTAL FOR LANDSCAPE ATTRIBUTES	-	20	-	20	-	20	-	20	-	20	-	20	-	20	-	20	-	20	-	20	
TOTAL FOR ALL ATTRIBUTES	-	1	-	69.79	-	72.55	-	29.33	-	69.69	-	70.04	-	71.69	-	66.09	-	74.45	-	70.80	
BC CLASS		1	-	4	-	3	-	0	-	4	-	3	-	3	-	4	-	3	-	3	
HABITAT QUALITY SCORE		9	-	7	-	8	-	5	-	7	-	8	-	8	-	7	-	8	-	8	
HABITAT QUALITY SCORES - by 2033 (BC SCORES)		9		8 (>70%)		8 (>70%)		7 (>60%)		8 (>70%)		8 (>70%)		8 (>70%)		8 (>70%)		7 (>60%)			

4.3 Unbounded Flora Surveys

The following **Table 8** presents results of the unbounded flora surveys and an overview of the flora composition throughout the offset site. **Plate 15- Plate 17** provides visual representation of additional sites 6, 7 and 8.

Table 8: Unbounded Flora Survey Species

BC1		
Species	Common Name	Abundance
<i>Corymbia citriodora</i>	Lemon-scented Gum	Abundant
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Abundant
<i>Acacia disparrima</i>	Hickory Wattle	Common
<i>Alphitonia excelsa</i>	Soap Tree	Common
<i>Lantana montevidensis</i> *	Creeping lantana	Common
<i>Lantana camara</i> *	Lantana	Frequent
BC2		
<i>Corymbia citriodora</i>	Lemon-scented Gum	Abundant
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Common
<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	Occasional
<i>Acacia fimbriata</i>	Brisbane Golden Wattle	Occasional
<i>Acacia disparrima</i>	Hickory Wattle	Occasional
<i>Lantana camara</i> *	Lantana	Occasional
BC3		
<i>Corymbia citriodora</i>	Lemon-scented Gum	Common
<i>Corymbia tessellaris</i>	Moreton Bay Ash	Common
<i>Lantana montevidensis</i> *	Creeping lantana	Common
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Frequent
<i>Acacia disparrima</i>	Hickory Wattle	Frequent
<i>Alphitonia excelsa</i>	Soap Tree	Frequent
BC4		
<i>Corymbia citriodora</i>	Lemon-scented Gum	Common
<i>Corymbia tessellaris</i>	Moreton Bay Ash	Frequent
<i>Lantana camara</i> *	Lantana	Frequent
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Occasional
<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	Occasional
<i>Acacia disparrima</i>	Hickory Wattle	Occasional
<i>Alphitonia excelsa</i>	Soap Tree	Occasional

BC5		
Species	Common Name	Abundance
<i>Eucalyptus tereticornis</i>	Queensland Blue Gum	Frequent
<i>Eucalyptus siderophloia</i>	Grey Ironbark	Frequent
<i>Corymbia tessellaris</i>	Moreton Bay Ash	Frequent
<i>Alphitonia excelsa</i>	Soap Tree	Frequent
<i>Acacia disparrima</i>	Hickory Wattle	Frequent
<i>Acacia maidenii</i>	Maidens Wattle	Frequent
<i>Lantana montevidensis</i>	Creeping lantana	Frequent
<i>Themeda triandra</i>	Kangaroo Grass	Frequent
<i>Lobelia purpurascens</i>	White Root	Frequent
<i>Eucalyptus melanophloia</i>	Silver-leaved Ironbark	Occasional
<i>Corymbia intermedia</i>	Pink Bloodwood	Occasional
<i>Cymbopogon refractus</i>	Barbed-wire Grass	Occasional
<i>Dianella caerulea</i>	Blue Flax-lily	Occasional
<i>Polymeria calycina</i>	Pink Bindweed	Occasional
<i>Eucalyptus melanophloia</i>	Silver-leaved Ironbark	Occasional
<i>Corymbia intermedia</i>	Pink Bloodwood	Occasional
<i>Cymbopogon refractus</i>	Barbed-wire Grass	Occasional
<i>Dianella caerulea</i>	Blue Flax-lily	Occasional
<i>Polymeria calycina</i>	Pink Bindweed	Occasional
<i>Eremophila debilis</i>	Winter Apple	Occasional
<i>Lantana camara</i> *	Lantana	Occasional
<i>Passiflora suberosa</i> *	Corky passionvine	Occasional
<i>Sida hackettiana</i> *	Spiked sida	Occasional

Additional Site 6		
Species	Common Name	Abundance
<i>Lantana montevidensis</i> *	Creeping lantana	Abundant
<i>Corymbia citriodora</i>	Lemon-scented Gum	Common
<i>Lobelia purpurascens</i>	White Root	Frequent
<i>Lantana camara</i> *	Lantana	Frequent
<i>Passiflora suberosa</i> *	Corky passionvine	Frequent
<i>Acacia disparrima</i>	Hickory Wattle	Occasional
<i>Alphitonia excelsa</i>	Soap Tree	Occasional
<i>Dianella caerulea</i>	Blue Flax-lily	Rare
<i>Opuntia spp.</i>	Prickly pear	Rare



Plate 15: Good canopy cover with weedy understorey

Additional Site 7		
Species	Common Name	Abundance
<i>Lantana camara</i> *	Lantana	Common
<i>Gomphocarpus physocarpus</i> *	Balloon cotton bush	Common
<i>Acacia disparrima</i>	Hickory Wattle	Frequent
<i>Alphitonia excelsa</i>	Soap Tree	Frequent
<i>Senecio madagascariensis</i> *	Fireweed	Frequent
<i>Heliotropium amplexicaule</i> *	Blue heliotrope	Occasional
<i>Passiflora subpeltata</i> *	White passionflower	Occasional



Plate 16: Highly disturbed and lacking canopy, lantana and balloon cotton bush are dominant species

Additional site 8

Species	Common Name	Abundance
<i>Lantana montevidensis</i> *	Creeping lantana	Abundant
<i>Passiflora suberosa</i> *	Corky passionflower	Common
<i>Corymbia citriodora</i>	Lemon-scented Gum	Frequent
<i>Corymbia tessellaris</i>	Moreton Bay Ash	Frequent
<i>Lantana camara</i> *	Lantana	Frequent
<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	Occasional
<i>Alphitonia excelsa</i>	Soap Tree	Occasional
Acacia spp.	Acacia regrowth	Occasional



Plate 17: Good canopy cover with weedy understorey

5 Conclusion

This progress report provides an overview of activities at the Botanica internal offset site for the period of November 2023 – November 2024 in accordance with the Offset Management Plan – Conservation Area North and Conservation Area South (Version L, September 2024).

Ongoing delays to offset area management have occurred due to safety concerns and weather. The approved OMP (2024) provides an updated schedule that anticipates recommencement of fencing, fire break/access track maintenance, weed control, revegetation, and feral animal control in early 2025.

The monitoring program this year included BC Assessment, photo point monitoring, and unbounded flora surveys. The results of this program indicate some slight changes in site condition where no intervention has occurred since 2022, and key actions that will assist to improve ecological outcomes for the forthcoming reporting year. Camera trapping efforts will also provide guidance in seeking feral animal control options in targeted areas.

The lack of on-ground activities during this reporting period do not allow for strong assessment against management targets and performance criteria. Recommencement of activities at the offset area in early 2025 will facilitate a stronger analysis at the 2024-2025 reporting period.

6 References

Commonwealth of Australia, Bureau of Meteorology 2024. Climate statistics for Australian locations, Monthly climate statistics: Amberley AMO. Available [Climate statistics for Australian locations](#). Accessed 5 December 2024.

Offset Management Plan – Conservation Area North and Conservation Area South, Paradise Waters (Botanica) Residential Estate (Version L) 2024. Prepared by Green Tape Solutions.

Attachment 2 –
External Offset Area,
2024 Summary Report
(First 5 Years)

Stocklands Offset 2024- Summary Report for the Successful Completion of “Phase 1” – the First 5 Years and Phase 2 Management Actions to 2046.



Paradise Waters / Botanica Residential Development, Deebing Height, Qld (EPBC 2103/6864)

Prepared by:

CROSSROADS RURAL & ENVIRONMENT PTY LTD

Steve Cupitt – Principal Environmental Scientist
137 Kuhls Road
Highfields QLD 4352

T: (07) 4615 4126

M: 0428 874 938

E: steve.cupitt@crossroads-enviro.com.au

Web: www.crossroads-enviro.com.au

Date: 10th November 2021

Prepared for:

STOCKLANDS

Mark Stephens
Senior Environment and Community
Development Manager | MPC
Level 1, 1 Edwards Terrace, Baringa QLD
4551
PO Box 6020, Meridan Plains QLD 4551

T: +61 07 3013 5845

M: +61 434182599

E: mark.stephens@stockland.com.au

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Appendix 1 – BioCondition Transect Location

Appendix 2 – Koala SAT Survey Points

Appendix 3 - Phase 2 Management Objectives and Actions.

IMPORTANT NOTE 1:

This report is a “Phase 1 Close Out Report”. It provides guidance for Phase 2 Management Actions and should be read in conjunction with the original approved Report.

1.0 Executive Summary – Phase I Completion and Progression to Phase 2

Stockland Development Pty Ltd developed the “Paradise Waters” (now known as “Botanica”) residential estate at Grampian Drive, Deebing Heights, Queensland (Qld) to the South of Ipswich.

As part of Approval for the Paradise Waters Residential Development, Deebing Height, Qld (EPBC 2103/6864), Stockland was required to offset the loss of the 92ha of koala habitat. 40% of the required offsets was provided onsite (113.20 ha) and the remainder provided from an external offset. An Offset Management Plan (OMP) was developed consisting of “2 Phases” of management

Phase 1 – the 1st five (5) years. Phase 1 OMP provided details of the sites’ attributes, management actions and management outcomes.

Phase 1 management actions pertained to;

- weed control, fencing to manage stock,
- fire & fire breaks,
- access tracks,
- Koala SAT surveys,
- feral animal management and;
- annual monitoring and evaluation.

Phase 1 management outcomes included;

1. returning the Regional Ecosystem to a similar or better condition than the benchmark 12.9-10.2 ecosystem and that it reaches remnant status under the Vegetation Management Act 1999.
2. Protection of the offset area under the VM Act through the Category A and Category B designations;
3. Control of declared and environmental weeds, in particular Lantana sp., in accordance with the Biosecurity Act 2014, with a target of an overall reduction in the total extent of declared weeds by 75% in 3 years, and ongoing reduction in extent after Year 5 to <5%.
4. Management of wild dogs or unmanaged domestic dogs,
5. Feral animals monitored, located and destroyed where possible.

All management actions were completed in full.

All management outcomes were achieved in full.

Annual reports were emailed annually to Stockland, the landholder and to the Commonwealths Offset Regulators. Should they be required again for review purposes, they are available on request.

IMPORTANT NOTE 2.

Phase 1 of the OMP is complete with all obligations pertaining to management actions and outcomes completed in full. Phase 2 of the OMP will start as from January 2024 and conclude in January 2046.

IMPORTANT NOTE 3.

Phase 2 - Management Actions for Phase 2 are like Phase 1 with management continuing to 2046. Phase 2 management actions and outcomes are detailed in Appendix 3 and should be read in association with the approved report.

2.0 Offset Background

Stockland Development Pty Ltd developed the “Paradise Waters” (now known as “Botanica”) residential estate at Grampian Drive, Deebing Heights, Queensland (Qld) to the South of Ipswich. The Site is approximately 339 ha in area and is on land described as Lot 207 on CH31135, Lot 3 on RP179314, Lot 4 on RP179314 and Lot 210 on CH31207 (Site). It was proposed that residential development be confined to Lot 207 on CH31135 (Northern Lot) and that the balance of the lots (Southern Lots) be dedicated to Ipswich City Council for conservation purposes.

An analysis of the development revealed that 92ha of the existing koala habitat was being nominated for removal as part of the new development layout or would become inaccessible to koalas because of dog exclusion fencing. The vegetation removed on site was described as 12.9-10.2/12.9-10.7 (*Corymbia citriodora*, *Eucalyptus crebra* open forest on sedimentary rocks / *Eucalyptus crebra* woodland on sedimentary rocks).

As part of Approval for the Paradise Waters Residential Development, Deebing Height, Qld (EPBC 2103/6864), Stockland was required to offset the loss of the 92ha of koala habitat. 40% of the required offsets was provided onsite (113.20 ha) and the remainder provided from an external offset. An offset management plan was developed to provide details of the external sites’ attributes, BioCondition scores, risks and risk management, reporting requirements, management costs and timeframe of on-ground works. The OMP detailed management actions and outcomes to ensure the offset area achieved its primary objective of quality Koala habitat.

Condition of Approval

The management plan was developed to comply with the EPBC conditions of approval (EPBC 2013/6864).

Condition 3 of the Approval required Stockland to secure and manage as koala habitat a minimum of 106 hectares that was mapped as Category X within Lot 1 RP12394 (Cannon Creek).

Condition 4 required the development and approval of a two (2) Phase Offset Management Plan (OMP). This summary report provides detail on the successful completion of Phase 1 – the 1st five (5) years while Appendix 3 details management for Phase 2 (January 2024 – 2046).

One of the components of the Offset Management Plan (OMP) included the completion of five (5) BioCondition surveys to monitor the Regional Ecosystems progress towards remnant status. **See Appendix 1** for BioCondition Transect location in the offset area.

3.0 Management Actions Completed During Phase I – the First Five Years.

There were six (6) management actions budgeted for in the Offset Management Plan.

- Fence to exclude and/or manage stock,
- Fire break maintenance,
- Track maintenance and repair,
- Weed management,
- Grazing and/or fire management,
- Monitoring and Evaluation of the Offset area.

While all management actions were completed as per the OMP, additional management actions included auditing the contractors completing the management actions, assessments for fuel loads, regular site visits to check on progress towards remnant status and discussions with the landowner on stock management.

3.1 Additional Management Actions Employed

Other management included:

- Intensive stock management to increase shrub layer cover from a low 3% to 6% in line with the technical description for 12.9-10.2. Shrub layer canopy cover now average 7.4% across whole of site.
- Despite the OMP only being at the end of 5 years, already there has been a 1-2% increase in large trees +/- than 38cm DBH.
- Ongoing assessments of Total Indicative Fuel Loads (TIFL), Fire Danger Index (FDI) and Fire Danger Ratings (FDR).
- Regular property visits to view access tracks following rain, fire breaks, trees over access tracks, checking for Feral Animal Prints, checking on fences and random Koala spotting. This was usually completed in consultation with the landowner.

3.2 Summary of Actions to Manage the Offset

Over the five years of Phase 1 Management, the following has been achieved:

- Offset area fully secured and enclosed by permanent stock proof, wildlife friendly fence;
- Firebreaks installed and maintained on a regular basis;
- Tracks maintained to assist in offset management.
- Regular Ecologist visits to assess progress and review results management;
- Weed control completed.
- Wild dog surveys completed;
- Regular Koala SAT surveys completed with 24 sites assessed each survey (**Appendix 2**);
- Fire Danger Rating analysis completed on a regular basis.
- Stock managed to prevent the potential for uncontrolled and/or crown fire.
- Monitoring and Evaluation completed annually to assess offset progress and condition (see M&E Reports for the last 5 years)

3.3 Management Outcomes Achieved as Per Phase I

Section 4.2 (Management Outcomes) of the Offset Management Plan (Phase 1) detailed several management outcomes that were to be achieved during the 5-year Phase 1 Management Plan.

The Phase Management Outcomes and Responses are provided below:

Required Management Outcomes	Achieved	Response to Outcome
<p>Outcome 1 - The vegetation within the Regional Ecosystem attains and maintains similar or better condition than the benchmark 12.9-10.2 ecosystem and reaches remnant status under the Vegetation Management Act 1999. The management of the vegetation will demonstrate an improvement on the baseline BioCondition Class for each of the five (5) BioCondition control sites from Dysfunctional to Functional which supports an increase in Koala habitat quality condition from 7 to 8.</p>	<p>Yes</p>	<p><i>This outcome was achieved with Regional Ecosystem 12.9-10.2 currently at remnant status with structure and floristic diversity consistent with the Qld's technical descriptions, benchmark and RE Description.</i></p>
<p>Outcome 2 - The offset site will be protected under the VM Act through the Category A and Category B designations;</p>	<p>Yes</p>	<p>The site was secured via Qld's Voluntary Declaration (Vdec). As the RE has now attained remnant status, The Qld Herbarium will revoke the Vdec and the previous Cat X PMAV status. The Qld Herbarium will now map the area as Category B Remnant Vegetation and Category A Designated Offset Area.</p>
<p>Outcome 3 - Declared and environmental weeds, in particular Lantana sp. will be controlled on site in accordance with the Biosecurity Act 2014, with a target of an overall reduction in the total extent of declared weeds by 75% in 3 years, and ongoing reduction in extent after Year 5. While the objective will be the eradication of Lantana infestations within 5 years, this may not be achievable as a result of surrounding private properties, Local Government Land and State-owned land being infested themselves with Lantana.</p>	<p>Yes</p>	<p>By 2020, weeds had been reduced by more than 75%. By the 5th Management Year, weed density has been reduced to <5% over whole of site.</p>
<p>Outcome 4 - Wild dogs or unmanaged domestic dog, when detected, either via scats, tracks or visual observations, are eradicated by shooting or trapping and monitoring via cameras and sand pads conducted on a weekly basis to determine the presence of other dogs entering the area.</p>	<p>Yes</p>	<p>A wild dog survey was conducted in 2019 using, cameras, acoustic devices, smoothed sand around baited traps and cameras on smoothed sand where dog prints had been observed and on tracks where dog prints had been observed.</p> <p>During numerous property visits throughout the year, searches were conducted for prints or any evidence of wild dogs and/or dingos.</p>

<p>Outcome 5 – Feral animals are monitored, located and destroyed where possible. Due to the extreme rough nature of the land and general inaccessibility total eradication is very unlikely however it would be realistic to expect a 50% reduction in feral animal numbers if trapping and shooting is conducted on a regular basis.</p>	<p style="text-align: center;">Yes</p>	<p>Feral Animals (Pigs, Cats, Foxes) were not observed on the property at all despite numerous searches and observations. There was evidence of feral pigs down near Alans Creek, however despite pig and camera traps, no pigs were caught or observed. Extensive spotlighting was conducted for Cats and Foxes; however, no eye-shine was detected.</p>
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4.0 Management Actions to be Completed During Phase 2 – 2024 – 2046

Management Actions for Phase 2 will be as per the approved OMP, with the only points of difference being timing of each management action, dollars allocated and the respective responsibilities of Stockland / Landholder.

Appendix 3 provides a summary of Phase 2 Management Objectives and Actions.

5.0 Conclusion

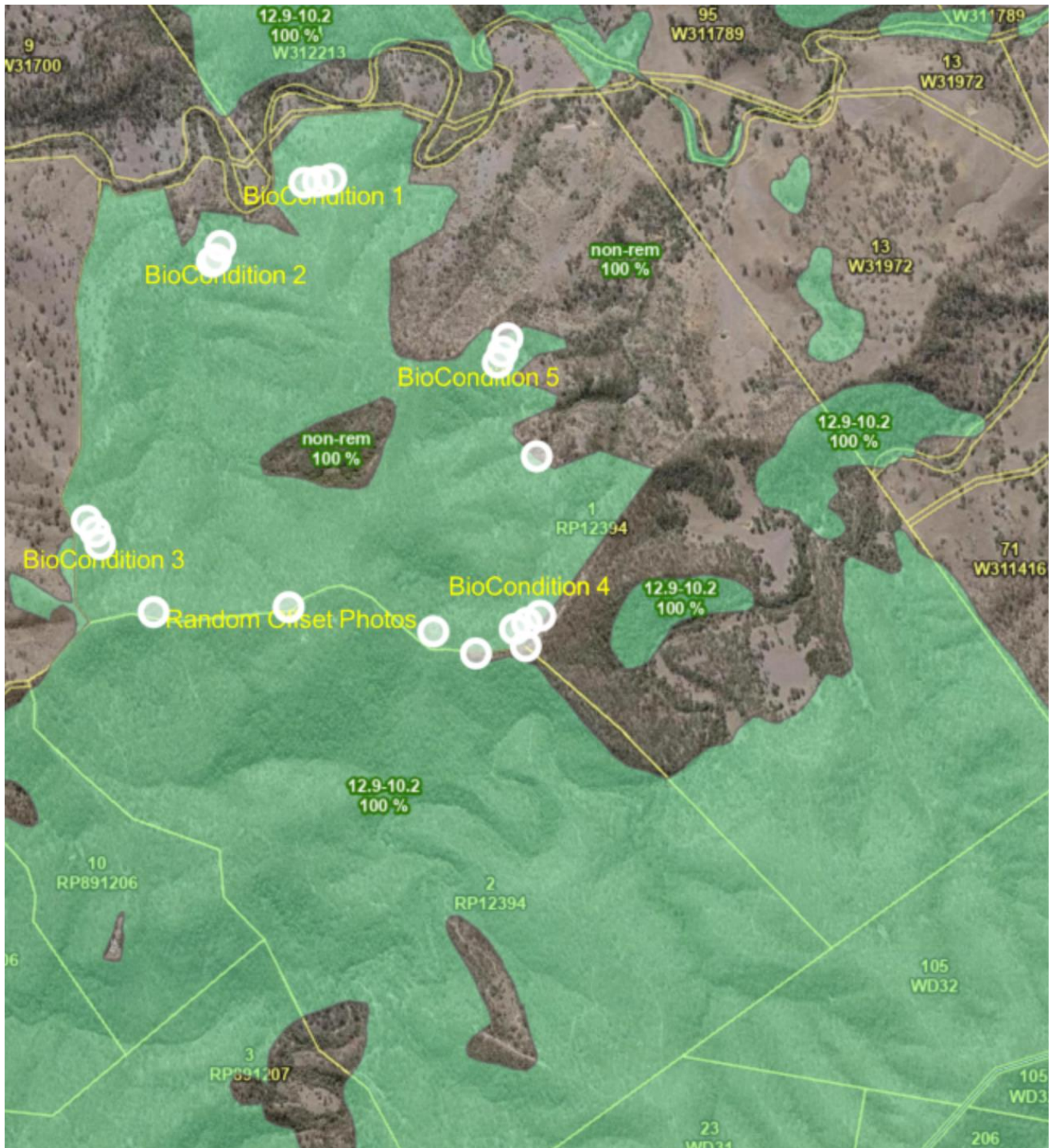
The 2023 M&E Report for Phase 1 has recently been completed and concludes 5 years of Phase 1 management and associated M&E reporting. Phase 1 – the first 5-year management plan was completed in December 2023 with each management action and outcome, as per the approved OMP, completed in full.

Remnant status has been achieved, structure and floristic diversity is equal to, or surpasses the RE's technical description, and weeds have been reduced to <5%.

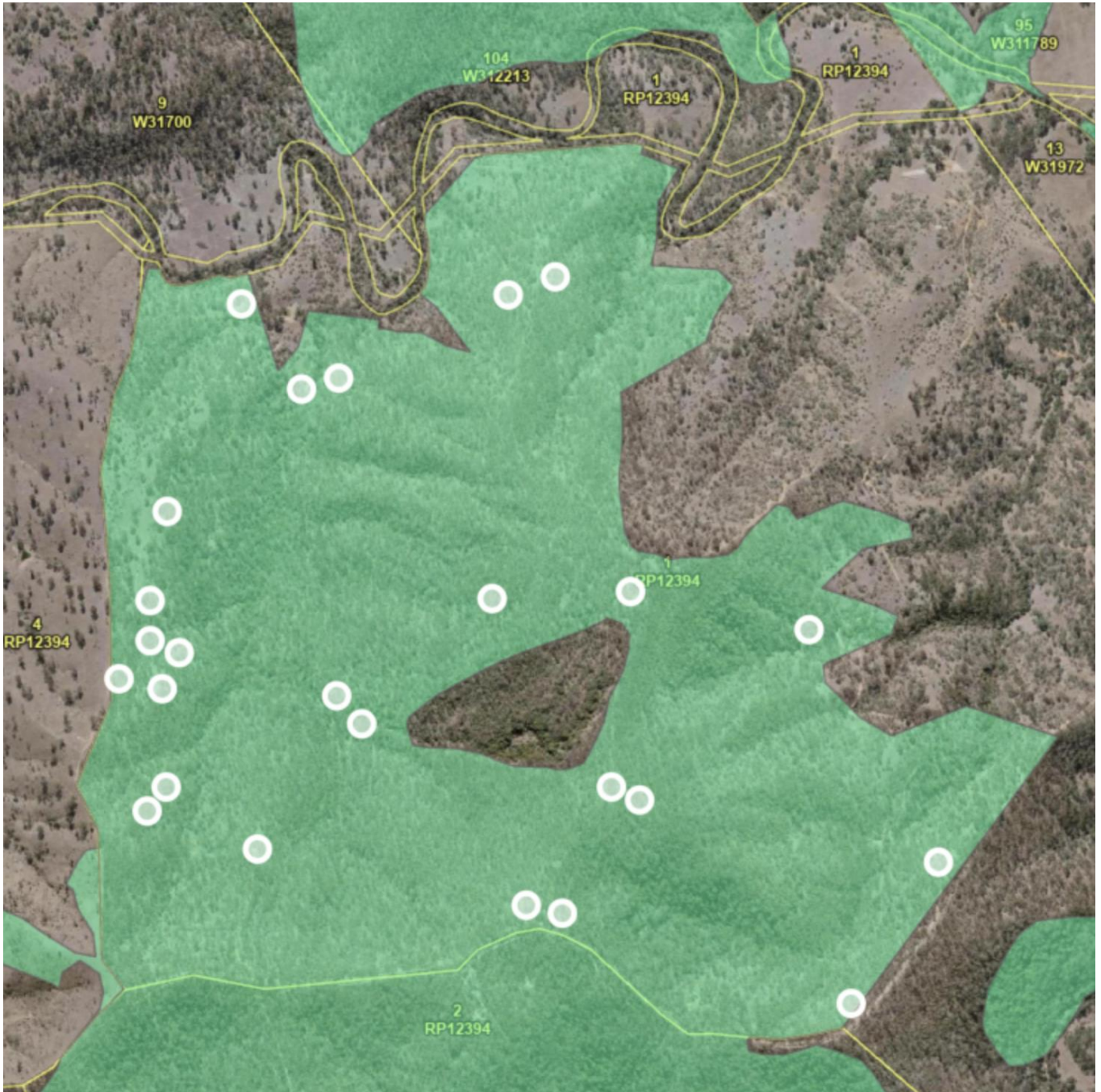
Phase 1 of this offset management plan has been completed in full with 100% of outcomes achieved. Phase 1 of the OMP is now finalised.

Phase 2 of the approved OMP started in January 2024 and will conclude in 2046. Management objectives and actions are detailed in **Appendix 3**.

Appendix 1 – BioCondition Transect Location



Appendix 2 – Koala SAT Survey Points



Appendix 3 – Management Objectives and Actions

Phase 1 (as per the approved OMP Report)								Phase 2
Mgt objectives	Mgt activities	How the activity will be carried out	Where the activity will be carried out	When the activity will be carried out	Who will be carrying out the activity	Relevant performance criteria	Monitoring Activities	Phase 2 Mgt Actions
To attain and maintain remnant status and allow koala use	<u>Retention of native vegetation</u>	No clearing other than for weed or fire management will occur.	Within the defined offset site	For the duration of the approval.	Current and future landowners	PC 5: Increase regeneration of shrub layer by 50% and increase of native perennial and tussock grasses by 30% to meet the remnant status.	BioCondition assessment to be undertaken every November for the first 5 years and then every November in years 2027, 2032, 2037 and 2044.	As per Phase 1 OMP objectives
	<u>Feral Animal, wild dogs and uncontrolled domestic dogs</u>	Monitoring, trapping, shooting, scat and pad observations	All of the property and where possible on adjacent land.	Intensely for the first 5 years during the dedicated management plan, then as required based on monitoring results	Landholders and professional animal control persons	Reduce and/or eliminate predation on Koala, stock and any other species of native wildlife	Observations, pads in soft sands, scats, camera surveillance and monitoring of stock / wildlife losses and/or injuries.	As per Phase 1 OMP objectives

	<p><u>Weed Control</u> of declared weeds i.e. <i>Lantana camara</i> <i>Lantana montevidensis</i> <i>Opuntia stricta</i></p>	<p>Spot Spraying with selective and systemic herbicide. Weed control to include a 10m buffer outside the offset area or fence to discourage re-entry of weeds back into the site.</p>	<p>Activity will be carried out across the entire management area and include a 10m buffer area outside the offset area and/or fence.</p>	<p>Weed control will be conducted annually for the first 5 years, then as required.</p> <p>Focus will be on weeds listed under the <i>Biosecurity Act 2014</i>, Queensland Weeds Strategy 2002 – 06, and local regulation for control of weed plant species (including environmental weeds).</p>	<p>Weed removal and reduction conducted by contractor with experienced weed control crew for the first 5 years.</p> <p>Reduced weed levels and new outbreaks will be managed through controlled grazing by the landowner for the duration of the approval.</p>	<p>PC 2: to achieve an overall reduction in the total extent of the weed infestation by 75% in first 3 years. This will open up the landscape to allow for koalas to have easier mobility while on the ground.</p> <p>PC 3: to achieve a reduction in overall weed infestation extent by 90% in 5 years and demonstrate BC Score for weed of 16.</p>	<p>Assessment of the presence and spread of weeds to be undertaken through BioCondition assessment and visual observations. BioCondition assessment to be undertaken every November for the first 5 years and then every November in years 2027, 2032, 2037 and 2044.</p>	<p>Phase 2 - Weed control twice yearly to maintain weeds to <10%</p>
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	<u>Weed Control:</u> all vehicles entering and exiting the site are washed down	Vehicles and machinery must be washed down prior to site entry to reduce the spread of weed seeds	Within the defined offset site	At all times	Persons entering the management area must hold a current weed hygiene certificate for all vehicles and equipment.	PC 2: to achieve an overall reduction in the total extent of the weed infestation by 75% in first 3 years. This will open up the landscape to allow for koalas to have easier mobility while on the ground. PC 3: to achieve a reduction in overall weed infestation extent by 90% in 5 years and demonstrate BC Score for weed of 16.	Assessment of the presence and spread of weeds to be undertaken through BioCondition assessment and visual observations. BioCondition assessment to be undertaken every November for the first 5 years and then every November in years 2027, 2032, 2037 and 2044.	Phase 2 – Vehicle / machinery washdown to maintain weeds to <10%
	<u>General property management</u> (Grazing)	Fencing the boundary of the area, so as to allow the controlled grazing / management of domestic stock for the purposes of reducing fire fuel loads, whilst minimising impacts to native flora and fauna.	On an “as needs” basis where a threat to the management area is identified.	Stocking rates and grazing durations will be determined by the landowner and the monitoring ecologists as required.	Landowner with support and direction of monitoring ecologist.	PC 5: Demonstrate BC Score for Tree canopy and Koala tree canopy median height and canopy cover or respectively. PC 11: Ensure groundcover remains greater than 70% on average across the management area,	Assessment of the condition of the koala habitat through BioCondition assessment. BioCondition assessment to be undertaken every November for the first 5 years and then every November in	Phase 2 – Maintain stock proof fence and monitor stocking rates to maintain groundcover >70% overall, tussock grasses above 750mm and average shrub FPC at 10%.

		<p>Intensively managed grazing (crash grazing, cell grazing, short term intensive grazing) within the management area to ensure native vegetation is not impacted by grazing or trampling. Grazing will be permitted at particular times to achieve desired fuel loads in these areas.</p>				<p>tussock grass height remains above 750 mm, natural regeneration is occurring and the shrub layer averages 10% Foliage Projection Cover (FPC).</p>	<p>years 2027, 2032, 2037 and 2044.</p>	
		<p>Grazing will be totally excluded during and immediately after substantial rainfall events to reduce impacts on regeneration, allow grass species to seed and to prevent compaction.</p>						

	<p><u>Fire Management:</u> Maintenance, establishment of fire break</p>	<p>Will be carried out with a bulldozer to ensure a quality fire break and quality tracks for use by management teams and ecologists visiting to perform surveys.</p> <p>Include a fuel reduction zone (FRZ) outside of management area boundary through fuel reduction burning conducted between July and September, when fuel loads exceed 10 tonnes per ha within the FRZ.</p>	<p>Around the perimeter of the management area where access allows and soil stability is not compromised and/or native vegetation is not damaged</p>	<p>Generally, fire break management will be carried out in mid / late autumn or early spring. In the first six months, fire breaks will be installed as a priority. Internal roads and access tracks to be maintained in trafficable condition at all times. Implementation of cool trickle burns in a mosaic pattern every 5-7 years (seasonally dependent).</p>	<p>Conducted by the landowner as they have the required heavy equipment already on site and are experienced operators.</p>	<p>PC 4: Maintenance of fire breaks is achieved for the duration of the project approval.</p> <p>PC 5: Increase regeneration of shrub layer by 50% and increase of native perennial and tussock grasses by 30% to meet the remnant status.</p> <p>PC 6: Reduce intensity and frequency of fire to improve remnant status of the vegetation.</p>	<p>Check firebreak and fuel load during BioCondition assessment.</p> <p>BioCondition assessment to be undertaken every November for the first 5 years and then every November in years 2027, 2032, 2037 and 2044.</p>	<p>Phase 2 – Ensure PC4, PC5 and PC6 are completed as per Phase 1 objectives.</p>
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	<p><u>Fire Management:</u> Minimizing fuel hazard within the offset area</p>	<p>This will be done by undertaking cool burns and controlled grazing, mosaic burns and aligning fire breaks with the offset area boundary wherever management area interfaces with pasture, specifically at the base of hills and ranges where fires may enter.</p>	<p>Within the defined fire zone area and offset site</p>	<p>Cool burn to be undertaken during Summer to Winter. With interval of 4-25 years to aim for 40-6% mosaic burn</p>				
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	<p>Stock Management: Fencing construction for stock exclusion / management.</p>	<p>Permanent boundary fences for stock control will be cattle proof and fauna-friendly, however where barbed wire is required for effective stock exclusion, fences will consist of 2 barbed wires in the middle with plain top and bottom wires. The bottom wire will be set a minimum of 500 mm from the ground to allow for unrestricted movement of wildlife. Line posts will be set 7-10 m apart with a box strainer assembly (or similar) at corners. Permanent fences will include wire mesh gates to allow for easy</p>	<p>At a location that allows stock control and management of the offset area.</p>	<p>At start of management period in the first six months.</p> <p>Grazing will be excluded during and immediately after substantial rainfall events to reduce impacts on regeneration, allow grass species to set/disperse seed and to prevent compaction.</p>	<p>All fencing to be conducted by the landowner to ensure quality and consistent fencing.</p>	<p>PC 7: Stock are excluded from the offset site, except where authorised by an ecologist and agreed with the landowner for fuel/fire hazard management.</p> <p>PC 8: Boundary fencing is established and maintained to exclude/manage stock.</p> <p>PC 10: a fauna friendly fence is to surround the offset site.</p>	<p>Fence condition is monitored on a quarterly basis (this can include opportunistic fence inspections by contractors, landowner and staff accessing the site throughout the year) during phase 1 offset area management.</p>	<p>Phase 2 – Ensure PC 7, PC 8 are managed to same guidelines as per Phase 2 Mgt.</p>
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	<p>movement of weed control contractors and fire control equipment. Internal fencing, if used, will be a 2 strand electric fence with the bottom wire set 500 mm from the ground to allow easy access by koala. Steel post spacing's will be at 10 m spacing with a simple "cocky" gate installed to allow easy access. The electric fence will be solar powered and not require mechanical clearing of a fence-line.</p>						
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	<p>Stock Management: Maintenance of fencing</p>	<p>Maintain the good condition of the fence</p>	<p>All fences around the offset site.</p>	<p>Fence condition is monitored on a quarterly basis (this can include opportunistic fence inspections by the landowner, contractors and staff accessing the site throughout the year) during the phase 1 management period.</p> <p>After year 5, the landowner will monitor fence condition as part of ongoing maintenance and operations.</p>	<p>By Landowner</p>	<p>PC 9: Maintain good condition of the fence. Damaged boundary fencing is repaired as soon as practicable following detection of unauthorized stock access and/or damaged fencing.</p> <p>PC 13: fence condition is monitored on a quarterly basis. Any damage is reported to the project manager with repair taking place when reasonably possible, whilst preventing stock access.</p>	<p>Fence conditions are monitored on a quarterly basis (this can include opportunistic fence inspections by contractors and staff accessing the site throughout the year) during the phase 1 management period.</p> <p>In the event of unintended stock access, a contingency response will be implemented, which will be comprised of identifying where the stock accessed the offset area, repairing damage to fencing and removing the unauthorised stock.</p>	<p>Phase 2 – That PC 9 and PC 13 are completed exactly as per Phase 1 Mgt.</p>
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<p>2.To attain and maintain EPBC completion criteria</p>	<p><u>Monitoring and reporting</u></p>	<p>Ecological monitoring to include photo point monitoring, BioCondition assessment in the management area and reference site, unbounded floral survey, weed presence and abundance and fuel load monitoring. General monitoring to include inspection of site works and general site condition relative to the objectives of this management plan. Preparation and supply of compliance reporting.</p>	<p>The activity will be carried out across the entire management area with specific areas of quantitative sampling as described in this plan.</p>	<p>Annually for phase 1 of the management program nominally 5 years and then every November in years 2027, 2032, 2037 and 2044.</p>	<p>One of the ecologists who conducted the first site assessments (benchmarks) and one of the ecologists from the offset management team. (in the event an ecologist from the first site assessments is not available, an independent ecologist will be engaged) A report will be prepared by the ecologist who conducted the first site assessment or an independent ecologist. The report will not be prepared by any member of the offset management team.</p>	<p>Overall Performance criteria: Compliance with offset area management commitments and offset condition outcomes in this OMP.</p>	<p>Not applicable</p>	<p>Phase 2 Mgt will be completed as per Phase 1 Mgt , however monitoring wont be as intensive as Phase 1.</p> <p>M&E will be conducted every 5 years.</p> <p>A landholder approved ecologist will conduct a 1-day audit twice yearly to ensure mgt is attaining objectives. If overall objectives are not being completed, a report will be completed detailing areas of concern.</p>
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	<p>Unauthorised Access or Use</p>	<p>To further minimise the risk associated with these activities on site, at no time can a person access the management area without informing the landowner or relevant personnel (property manager) of the intent of entry</p>	<p>Within the whole offset site</p>	<p>There will be a requirement to inform the landowner to access the property providing at least 24 hours' notice. When entering and leaving the property, the landowner or relevant personnel must be advised</p>	<p>Landowner</p>	<p>PC 12: the offset site is accessed by persons other than the landowner, only for the purpose of implementing this plan.</p>	<p>Not applicable</p>	<p>Phase 2 – As per PC 12, no unauthorized access to the offset site or the property</p>
	<p><u>Legal Mechanism</u> to secure the offset site</p>	<p>Protect the offset site by preventing the clearing of any native vegetation within the offset area.</p>	<p>Within the whole offset site</p>	<p>For the duration of the approval (until 5th January 2045)</p>	<p>By the landowner</p>	<p>Overall Performance criteria: Compliance with offset area management commitments in this OMP and the relevant conditions of approval.</p>	<p>Not applicable</p>	<p>Phase 2 – The sites vegetation and ecological values will be maintained as a result of the site being mapped as Cat A and Cat B under the Vegetation Mgt Act.</p> <p>The VDec was removed in 2023 when the offset area attained remnant status and was mapped as Cat A & B</p>

		<p>Certified Voluntary Declaration on title for parcel 1/RP12394.</p> <p>Long-term protection of offset by mapping of the offset site as Category A (Offset Area) followed by Category B (Remnant Vegetation) under the DNRME Regulated Vegetation Management Map.</p>		<p>Certified Voluntary Declaration – five years enacting the Category A (Offset Area) under the VMA.</p> <p>Category B (Remnant Vegetation) – for the duration of the approval (until 5th January 2045).</p>					
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