

# **YARRABILBA**

**- EPBC ACT REFERRAL APPROVAL - REF: 2013/6791**

**Annual Compliance Report 2024**

**Reporting Period: 15 October 2023 to 15 October 2024**



**DOCUMENT VERSION CONTROL**

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## **1 INTRODUCTION**

### **1.1 General**

The Yarrabilba Priority Development Area (PDA) is located approximately midway between Brisbane and the Gold Coast in the southern growth corridor of South-east Queensland.

While Yarrabilba is situated in the Logan City Council local authority area, as a declared PDA, Yarrabilba's planning and development approval processes are administered by Economic Development Qld (EDQ) under the Economic Development Act 2012.

In 2024, EDQ was converted to a stand-alone land use planning and property development agency for the Qld State Government.

The land component of the Yarrabilba PDA managed by SRCP (Yarrabilba) Pty Ltd (SRCP) (formerly Lendlease Communities (Yarrabilba) Pty Ltd) is approximately 2062ha.

To support its previous planning assessments and applications, the Yarrabilba PDA, including the SRCP managed land, has been the subject of a wide variety of environmental assessments, including those specifically related to threatened fauna. These studies have been variously commissioned by SRCP (e.g. Yurrah 2004; Carrick 2010; Austecology 2012a & b; Natura 2012a-c);

Beaudesert City Council (e.g. Chenoweth 2004 & 2006), Logan City Council (e.g. GHD 2010 and RPS 2010), and the then Urban Land Development Authority (now EDQ) (Saunders Havill 2011).

The Yarrabilba PDA Development Scheme was gazetted in Oct 2010. Based on the findings of that work, the protection of fauna habitat and retention of locally significant fauna movement corridors are strong planning elements within the Development Scheme.

In 2013, a referral was submitted, as required under the federal Environmental Protection & Biodiversity Conservation Act, to the Minister of the then Department of Sustainability, Environment, Water, Population and Communities (SEWPaC).

Following an extensive assessment process, the EPBC Act Referral Approval, Ref: 2013/6791, was issued by the Minister on 13 November 2014.

In early 2015, a request to a minor amendment to the plan in Appendix 3 of the original approval was submitted. This was approved by the Minister's delegate on 1 April 2015.

In July 2017, a request was submitted to amend relevant approval conditions in relation to the timing of the securing of Offset areas and reduction in Assessed Koala Habitat to be removed. These amended conditions and corresponding Offset Management Plan and Habitat Rehabilitation Management Plan were approved by the Minister's delegate on 8 December 2017.

Copies of the original Approval Notice and Variation Approval Conditions are included in Appendix A.

Subsequent to the approval being issued, all correspondence was submitted to the Post Approvals Section, Compliance & Enforcement Branch, Environment Assessment & Compliance Division of the Australian Government Department of the Environment (DoE).

### **1.2 Purpose of Compliance Report**

This report is the ninth in a series of annual reports on the progress of the activities being undertaken to comply with the conditions of EPBC Act Referral Approval, Ref: 2013/6791, as is required under Condition 12 of those approvals. In line with DoE guideline requirements an Approval Conditions Compliance Table, summarising the status of each condition compliance for the report period, has been prepared and is in Appendix B.

## 2 DECLARATION OF ACCURACY

### Declaration of Accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed



Full name (please print)      Graeme Knox

Position (please print)      Project Director

Organisation (please print including ABN/ACN if applicable) \_\_\_\_\_

SRCP (Yarrabilba) Pty Ltd – ACN 103 578 436

Date                              18 / 12 / 2024

### **3 COMPLIANCE ACTIVITIES**

#### **3.1 Activities Description**

Activities have been carried out in the period from the date of the end of the eighth reporting period, i.e. 15 October 2023, to the end of this reporting period, i.e. 15 October 2024, to satisfy compliance requirements of the approval conditions.

#### **3.2 Activities during the reporting period**

Various planning and physical activities have been carried out by the Approval Holder as necessary to either precede or coordinate with the construction phase of the project in those relevant parts of Areas 1 & 2 of the subject land.

##### 3.2.1 Fencing and Construction Activities.

Ongoing maintenance has continued for the temporary koala exclusion fencing adjacent to the fauna corridor interface with Waterford-Tamborine Road, installed per Condition 2 and referenced in previous Compliance Reports.

During the referenced reporting period, the landscaping components of the second crossing of the 200m wide corridor on McKenny Boulevard were completed. This formed part of the urban subdivision, Precinct 3C (Mallee Pocket), on the northern side of the eastern section of the protected 200m corridor and interfacing the EP land. The design of P3C (Mallee Pocket) has been carried out with the interface treatments consistent with those completed previously, and verified by qualified environmental consultants, Natura Consulting and Austecology. Ground level works to complete the fauna crossing furniture similar to that provided at the first major crossing on Yarrabilba Drive, were installed in this period, with an aerial fauna crossing being finalised for installation in the next 2025 reporting period.

In the reporting period, significant subdivision works, were carried on the development land adjacent to the central and western sections of the 200m wide corridor and adjoining open space areas. Per the previous koala monitoring reports, these open space areas are commonly used by resident koalas for movement and foraging. Consequently, detailed Vegetation Management Plans and fauna spotting regimes have been, and are continuing to be, progressively compiled, approved and actioned in each location.

Construction of a major link road (Jimbilunga Drive) within the development networks has also progressed during this period, including the installation of the initial structural components the third (and final) major crossing of the 200m wide corridor. These include both stormwater and fauna transfer culverts. Ongoing construction of the road components, including the crossing fauna furniture and fencing, will continue through the 2025 reporting period with completion in early 2026. It is noted that another large scale structure on the future Garragull Drive extension, is planned to cross the Offset extension to the west of the 200m wide corridor in the coming years. It will be similar to the major corridor structures and benefit from those learnings from these existing crossings.

Further crossing structures on the central 100m wide fauna corridor, which include fauna crossing infrastructure, have been designed. One on Wentland Avenue has been constructed with fauna furniture to be completed, while another on the Yarrabilba Drive extension is about to be constructed, both of which are planned to occur in the 2025 reporting period.

At the time of reporting, multiple koalas, on some days, have been identified within the relevant influence zones and actions implemented to ensure their safe passage away from clearing and construction activities

in a minimum stress manner. These activities will continue into the 2025 reference period and reported accordingly.

### 3.2.2 Management Plans

Per Condition 4, a Habitat Rehabilitation Management Plan (HRMP) was prepared by a qualified environmental consultant, Natura Consulting on behalf of the Approval Holder. The HRMP was prepared to address all of the listed Condition 4 criteria (a) to (f). The original HRMP was approved by DoE via letter dated 20 May 2015, with an amended HRMP (version 3, dated 8 November 2017) approved by DoE on 8 December 2017.

Per Condition 6, an Offset Management Plan (OMP) was prepared by a qualified fauna consultant, Austecology on behalf of the Approval Holder. The OMP was prepared to address the protection and management of 195 ha of Fauna Corridor, Greenspace Corridor and Environmental Protection Zone to be provided as environmental offset. Further to this it also addressed the listed Condition 7 criteria. The original OMP was approved by DoE via letter dated 20 May 2015, with an amended OMP (version 3, dated 3 November 2017) approved by DoE on 8 December 2017.

Copies of the DoE approval and the amended HRMP & OMP were provided in the previous Year 2 (2017) Annual Compliance Report.

### 3.2.3 Site Monitoring Studies

#### 3.2.3.1 Habitat Rehabilitation

With the Offset Rehabilitation Units monitoring regime established from the baseline and Years 1 to 8 program, the Year 9 monitoring program was continued through the reporting period at 59 sites within the ORU areas.

The Year 9 data, as covered in the Koala Offset Rehabilitation Monitoring Report - ORU 11th Monitoring Period, broadly indicates that the range of the sites are already meeting final benchmark requirements for habitat rehabilitation showed some improvement over the previous year, with some variation due to seasonal effects. Notably the reports state -

*“The survey results reveal that, in general, there is a trend of improvement for native species richness, tree canopy cover (T1) and shrub cover (S1) as indicated by the increase in the number of sites meeting the IMO-5 benchmark or higher from last year. This has been a consistent trajectory for site improvement.”*

But also noted – *“Continued strategic rehabilitation of the shrub layer may be required in priority areas to continue boosting the layer to meet or improve benchmarks, and to help ensure that weeds are outcompeted by resilient native ground layer and shaded out by upper strata vegetation, thereby reducing the need for reactive management over time”.*

This reflects the recent wetter and warmer site conditions compared to the previous year, which has aided the improvement in rehabilitated areas but also encouraged weed growth elsewhere. Consequently, the rehabilitation recommendation maintains an increased focus on weed cover management.

The 11th ORU report summaries outcomes as notes the following -

*“The 11th monitoring round of the koala Offset Requirement Area rehabilitation monitoring report has provided detailed data to review the progress of rehabilitation towards rehabilitation goals. Overall, the report demonstrates that there has been improvement in several parameters since last year’s survey and through time since baseline surveys 7.5 years ago. However, the report also identifies areas of targeted improvement to ensure that the final benchmark status is met in 8 years’ time (year 15).”*

These recommendations are being activated where feasible, with further intensive action proposed ahead of the expanding development front.

The Koala Offset Rehabilitation Monitoring Report - ORU 11<sup>th</sup> Monitoring Period Yarrabilba dated 12 December 2024 was prepared which outlines the monitoring methodologies and findings in detail.

This report is in Appendix D1.

Baseline monitoring studies and report on the rehabilitation works associated with Koala habitat within the identified ‘Koala habitat areas to be protected and managed’ of the Yarrabilba site (HRU) was referenced in the previous Years 1 to 8 annual compliance reports. The outcomes from the ninth year of monitoring showed similar trends to that found in the ORU areas.

The report states *“Overall, the report demonstrates that there has been improvement in several parameters since last year’s survey and through time since baseline surveys 7 years ago. However, the report also identifies areas of targeted improvement to ensure that Final benchmark status is met in 7 years time (year 15).”*

*Prior to next year’s survey (12th monitoring round and 9 years since monitoring commenced), a detailed review of the Koala Habitat Area mapping, management unit boundaries, monitoring site locations and pre-clearing regional ecosystem codes is recommended. This will assess the monitoring program in relation to the Yarrabilba development and ensure that any impacts such as that detected in HRU4 are verified and an appropriate response is made to ensure that the Koala Habitat Area is protected, managed and rehabilitated appropriately “.*

The report particularly highlights the ongoing issues on the existing area of disturbance within the Koala Habitat Area HRU4 in Precinct 5, noting *“This issue is progressively worsening, particularly during heavy rainfall events and is exasperated by the highly friable nature of the soils in this area. As the pipe outlets are located outside the Yarrabilba PDA boundary, they fall beyond the jurisdiction of the PDA. Without intervention, the proponent is unable to fulfil obligations to preserve the Koala habitat in accordance with the EPBC approval and the loss of mapped Koala habitat is imminent. Waterway stabilisation works are required to stabilise the banks and creek systems to prevent loss of Koala habitat further downstream“.*

Proposed actions to ameliorate this problem and provide a stable environment for suitable regeneration of Koala Habitat to be carried out will be addressed in a separate submission to the Department in early 2025.

As noted in last year's report the Habitat Rehabilitation Monitoring Report – Koala Habitat Area 10th Monitoring Period - Yarrabilba dated 29 February 2024, was completed after the 8<sup>th</sup> Year report issue and is included here as Appendix E1. The Habitat Rehabilitation Monitoring Report – Koala Habitat Area 11<sup>th</sup> Monitoring Period report dated 12 December 2024 is in Appendix E2.

### 3.2.3.2 Koala Monitoring

Condition 1b of the EPBC 2013/6791 Approval refers to commitments provided in the approved Koala Management Plan in respect to the Development of a Koala & Habitat Monitoring Program (KHMP).

A key component of developing the KHMP is the design and implementation of a koala habitat monitoring program to establish basic ecological benchmarks and to monitor initial responses of site's koalas to development/implementation of management strategies. At conclusion, a comprehensive review will be implemented to determine successes and/or implementation of adaptive management requirements.

In compliance with these KHMP requirements, the first five year tranche of koala monitoring and tagging surveys under this program was in the period 2017-2023. The activities were conducted as a collaboration between Austecology and the University of Queensland's Koala Ecology Group. Completed in late 2023, the summary report "Koala Monitoring Program Yarrabilba PDA Five Year Review" was prepared by the UQ Koala Ecology Group. This summarises the activities and outcomes of the initial program, then provides recommendations for the next stage of the monitoring program. This report is in Appendix F1.

Taking data from the 2023 calendar year monitoring samples, a second genetic assessment of the Yarrabilba Koala population was conducted. This follows the initial genetic assessment report contained within the Year 5 (2019) Summary Report. Again carried out by Dr. Lyndal Hulse, the report indicated a reduced level of inbreeding compared to the previous review although still classified as moderate to high. However, *"the genetic assessment suggests that there is moderate to strong genetic differentiation between the Yarrabilba koala population and previously sampled regional Queensland koala populations"*. The Yarrabilba Koala Population Genetic Assessment Final Report 2023 is in Appendix F2

To complete the koala monitoring assessments for 2023, Dr Frank Carrick provided an overview of the last year of the 5 year program in his report "Review of Koala Monitoring Program – Year 5 (2023) dated February 2024.. This is in Appendix F3. He notes –*"My appraisal leads me to conclude that the conduct of the Yarrabilba KHMP generally has met the requirements of the relevant section of Condition 1b of the EPBC 2013/6791 Approval.*

*Valuable data have been acquired which provide important benchmarks in evaluating the impacts of this substantial residential and ancillary development on the Koalas present on and proximate to the site. This is not only valuable to managing Koalas at Yarrabilba, but also to the consideration of outcomes for Koalas faced with residential development in their habitat more generally"*.

Further to the recommendations of these reviews, a lower intensity study program was evolved collaboratively between Austecology, University of Queensland's Koala Ecology Group, and Professor Frank Carrick to ensure it provides a practicable and scientific program that is a logical step beyond the previous stages of the Koala Monitoring Program. This program was approved by the Proponent and commenced in mid- 2024.

The 2024 Annual Koala Surveys & Health Assessments report dated 30 July 2024, prepared by Austecology, details the first of the monitoring events under the new regime. This explains the methodology adopted, data obtained for those events, and relevance of that data to previous observations. Most notable aspect of this event was the inclusion of extensive drone thermal surveys to assist in observations.



The report conclusions noted –

*“...the 2024 survey results included a high proportion of ‘cleanskins’ (untagged koalas). This is consistent with recent survey results. It is unclear whether this represents a significant reproductive output of the resident Koalas or recruitment from adjacent locations or both. In regards to reproductive output, detection of three females with joeys, and a fourth female with a distinctly enlarged belly, is regarded as a positive result. Visual health assessments indicate that overt signs of chlamydial disease were limited to three koalas (relatively low proportion) whilst for all koalas, observed body condition appeared generally good.”*

This report is in Appendix G1.

The Koala Monitoring Program Yarrabilba PDA 2024 Population Survey & Assessment report by the UQ Koala Ecology Group summarises the activities conducted during the September 2024 monitoring work at Yarrabilba. This is in Appendix G2.

The summarised data showed that 18 individual koalas were identified within the 120ha area covered over the three days of site studies, with only 7 of these with visible ear tags.

Again, the observed koalas were reported to exhibit generally good condition relative to the climatic & breeding conditions, although approximately 1/3 of the observed koalas showed visual signs of Chlamydial infection. One was able to be safely captured for treatment.

#### 3.2.4 DoE Officers Compliance Inspection

No compliance inspection of the Yarrabilba site were conducted by DoE compliance officers over this reporting period.

#### 3.2.5 Rehabilitation Activities

As recommended by the monitoring studies conducted to date and the approved HRMP & OMP, the primary rehabilitation activities carried out over the reporting period centred around the continued removal of remnant slash pine regrowth and other undesirable tree species in conjunction with weed management. This has become particularly relevant with the wetter conditions promoting vigorous regrowth over the past 12 months. Work to date in retained vegetation corridors reinforces earlier observations that vigorous regeneration of native canopy & lower storey growth will occur if the pine is removed. Ongoing management in this regard, and further engagement of experienced bushland regeneration contractors to supplement this work, are being actioned. Notably the majority of the open space habitat corridors north of the Powerlink easements have been subject to significant rehabilitation works. These works are now broadly complete with only preventative maintenance needed while the integrity of the corridors is consolidated. The major exception is along part of the north east urban interface where significant trail upgrade and stormwater runoff protection works are being carried out in 2025. Rehabilitation of this area to a standard equal to its surrounding nature will be completed as the final stage of these works in mid 2025. Ongoing rehabilitation works will continue to be addressed on a staged ‘as needs’ basis in the ORU & HRU areas where exotic species removal and, where needed, additional infill planting is being progressively initiated. This is managed in accordance with the prevailing weather conditions, to assist in promoting suitable cover.

### 3.2.6 Securing of Required Offset Areas

In line with the requirements of the OMP, negotiations were held with Economic Development Qld, the now Manufacturing, Qld Department of Environment, Tourism Science and Innovation (Qld National Parks & Wildlife service) and Logan City Council to set a mechanism in place to ensure that the prescribed Offset areas will be retained in the most appropriate form of tenure to provide the protection required for its long-term viability.

This protection is secured through Voluntary Declarations (VDec) under the Qld Department of Natural Resources & Mines, Manufacturing, & Regional & Rural Development & Energy over each of the Offset land components prior to ownership transfer to either public entity.

Further to the above, activities remain in process to transfer the ownership of nominated Offset Areas 2 & 3 from SRCP in respective entities within Queensland State Government and Logan City Council.

This was initiated during 2022, but still remains with both government entities for further action and finalisation.

As described in the previous Annual Reports, a total of 195.1701ha of Offset land has been secured through the VDec process. The certified Property Maps of Assessable Vegetation (PMAV) plans for the Offset areas are in Appendix H.

This completes the compliance with the requirements under Condition 6 for “*..the protection and management of at least 195 ha of Fauna Corridor, Greenspace Corridor and Environmental Protection Zone provided as environmental offset*”.

## **APPENDIX A**

- 1. Approval Decision Notice dated 13 November 2014**
- 2. Variation Approval Conditions Notice dated 8 December 2017**

**(Note: For brevity, the copies of the Variation Approval dated 1 April 2015 included in the previous report have not been incorporated into this report)**



**Australian Government**  
**Department of the Environment**

**Approval**

**Yarrabilba residential development and associated infrastructure, Queensland  
 (EPBC 2013/6791)**

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

**Proposed action**

**person to whom the approval is granted** Lend Lease Communities (Yarrabilba) Pty Ltd

**proponent's ACN** 103 578 436

**proposed action** To construct the Yarrabilba residential development and associated infrastructure approximately 40 kilometres south east of Brisbane, Queensland [See EPBC Act referral 2013/6791 and request to vary proposal dated 5 August 2013].

**Approval decision**

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approve

**conditions of approval**

This approval is subject to the conditions specified below.

**expiry date of approval**

This approval has effect until 30 October 2050.

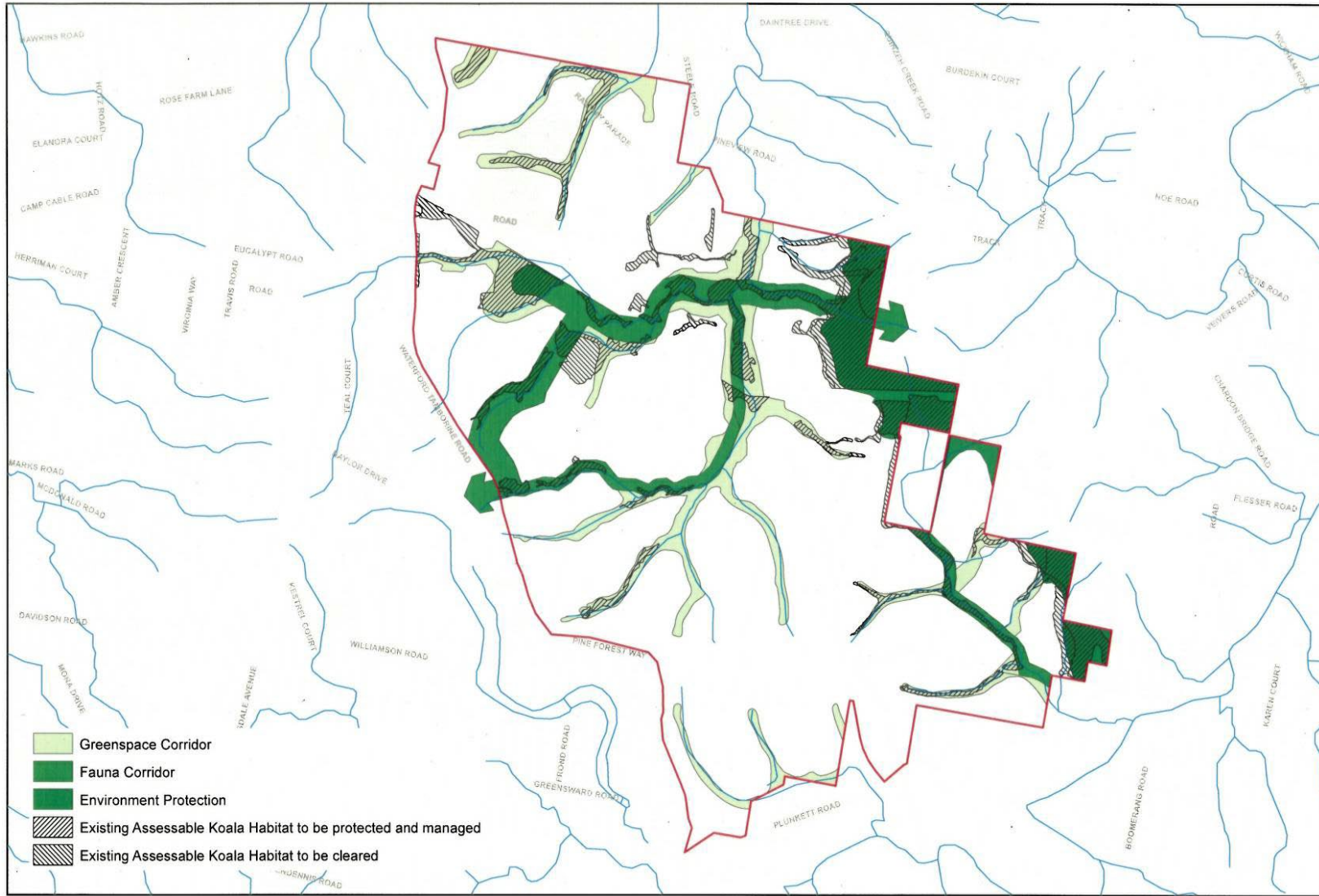
**Decision-maker**

**name and position** Deb Callister  
 Assistant Secretary  
 Queensland and Sea Dumping Assessment Branch

**signature**

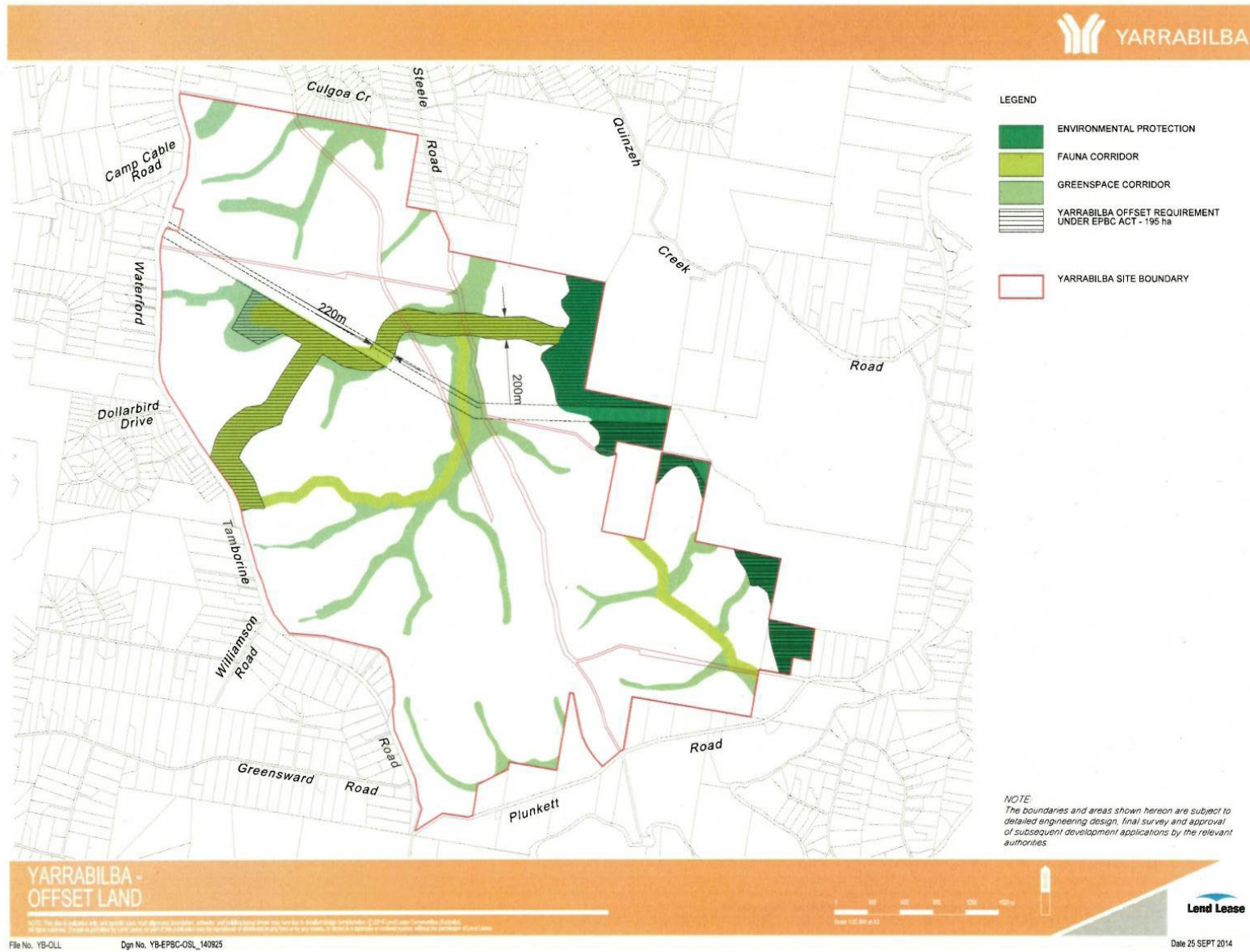
**date of decision**

13 November 2014

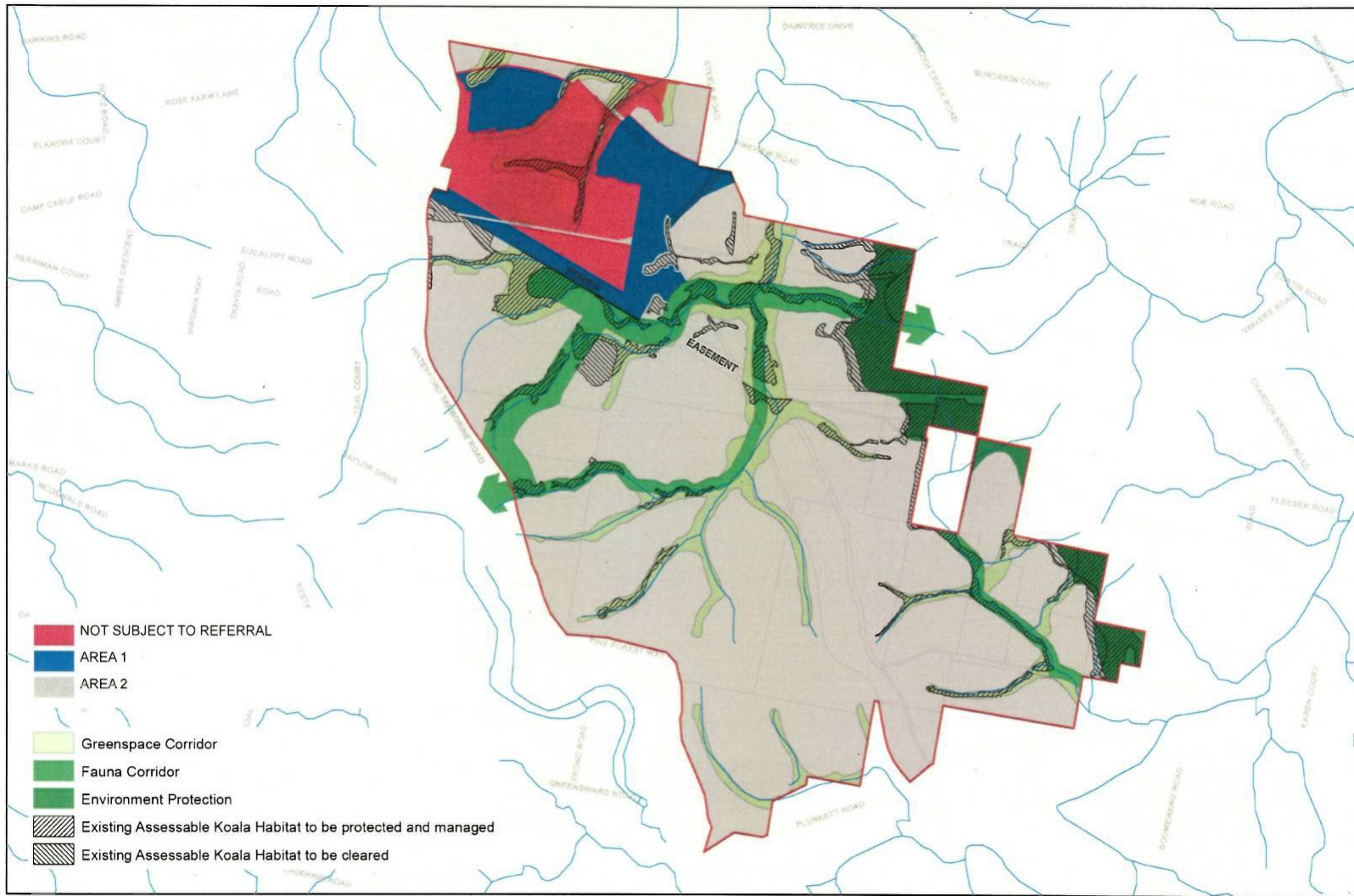


Appendix 1

	<p>Source: <small>Watercourse: Department of Environment and Planning, 2014; Department of Environment and Planning, 2014; Department of Environment and Planning, 2014; Department of Environment and Planning, 2014.</small></p>	<p>Coordinates and Assessable Koala Habitat registration based on: <small>Department of Environment and Planning, 2014.</small></p>	<p>Yarrabilba Priority Development Area</p> <p>Watercourse</p> <p>Cadastral Boundary</p>	<p><b>Retention Plan - Existing Assessable Koala Habitat</b></p>
	<p>Disclaimer: <small>No warranty is given in relation to the data including accuracy, reliability, completeness, currency or timeliness and its liability as accepted without limitation. Liability is accepted for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy law.</small></p>	<p>0 500 1,000 1,500 2,000</p> <p>Meters</p> <p>A4 Scale 1:40,000</p>		
	<p>File: <small>Yarrabilba_Epbc_Act_Referral_Plan_141020</small></p>	<p>Date: <small>2015/05/14</small></p>		



Appendix 2



	Source: Queensland Department of Communities and Aboriginal Affairs, 2012; Queensland Department of Environment and Heritage Protection, 2012; Queensland Department of Natural Resources and Water, 2012.	Prepared and produced in accordance with the Environmental Protection Act 1986.
	Disclaimer: No warranty is given in relation to the data including accuracy, reliability, completeness, currency or timeliness, and no liability is accepted regarding without limitation, liability in negligence for any loss, damage or costs including consequential damage resulting in any use of the data. Users must not be used for other purposes or be used in respect of the primary use.	0 500 1000 1500 2000 Meters A4 Scale 1:40,000 Coordinate System: GDA 1984 MGA Zone 56. Projection: Transverse Mercator
	File: Yarrabilba Topik 01 Retention Plan 041107 Date: 29/10/2014	Yarrabilba Priority Development Area Watercourse Cadastral Boundary

Appendix 3



Australian Government

Department of the Environment and Energy

## VARIATION TO CONDITIONS ATTACHED TO APPROVAL

### Yarrabilba residential development south-east of Brisbane, Queensland (EPBC 2013/6791)

This decision to vary a condition of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

#### Approved action

**Person to whom the approval is granted** Lend Lease Communities (Yarrabilba) Pty Ltd  
ACN: 103 578 436

**Approved action** To construct the Yarrabilba residential development and associated infrastructure approximately 40 kilometres south east of Brisbane, Queensland [See EPBC Act referral 2013/6791 and request to vary proposal dated 5 August 2013].

#### Variation

**Variation of conditions of approval** The variation is:  
  
Delete conditions 1, 6 and 7 and Appendix 2 and Appendix 3 attached to the approval and substitute with the conditions specified below and Appendices 2 and 3 attached to this notice.

**Date of effect** This variation has effect on the date the instrument is signed

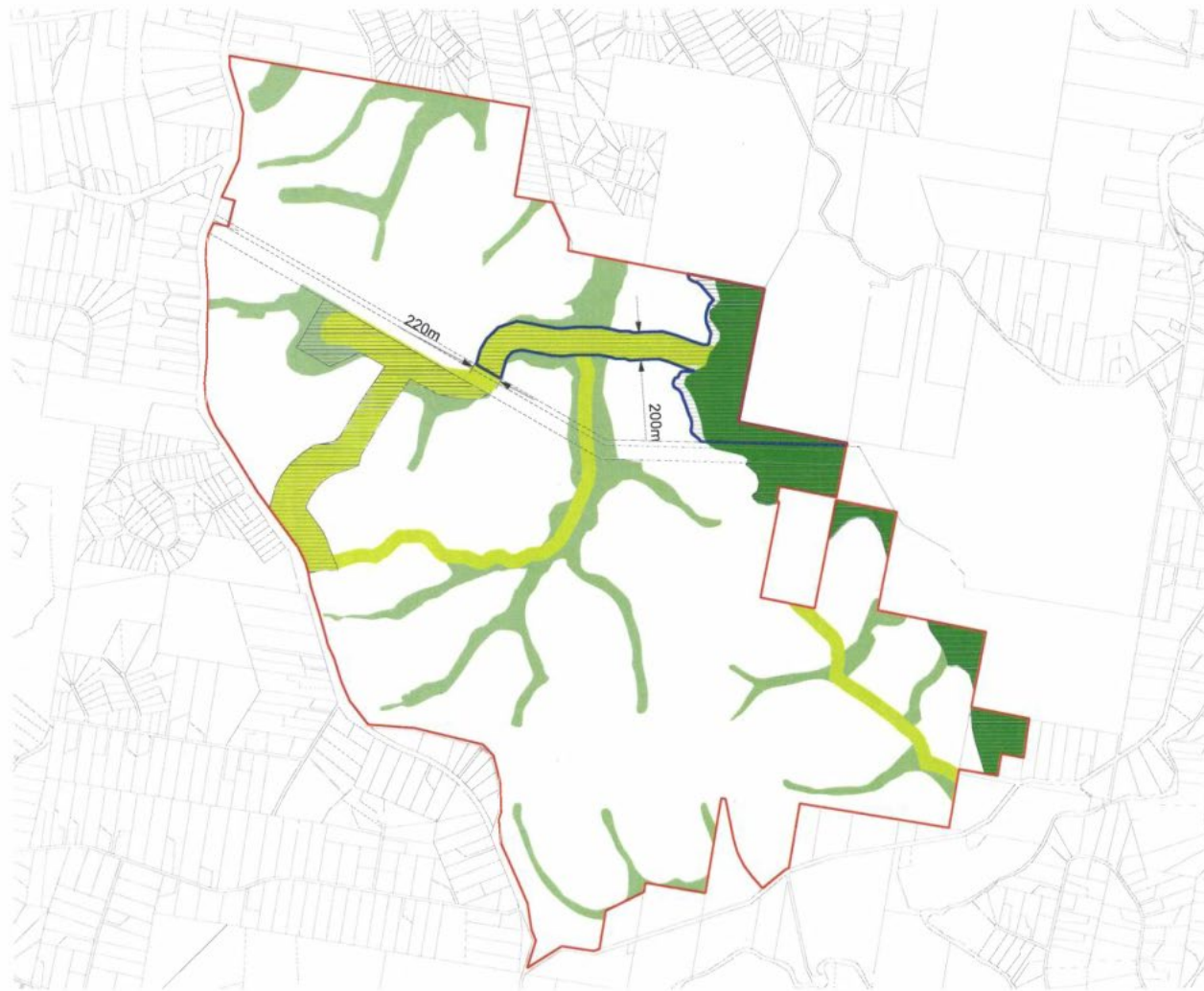
#### Person authorised to make decision

**Name and position** Greg Manning  
Assistant Secretary  
Assessments and Post Approvals Branch

**Signature**

**Date of decision** 8 December 2017





- LEGEND
- ENVIRONMENTAL PROTECTION
  - FAUNA CORRIDOR
  - GREENSPACE CORRIDOR
  - YARRABILBA OFFSET REQUIREMENT UNDER EPBC ACT - 195 ha
  - YARRABILBA SITE BOUNDARY
  - OFFSET AREAS 2 AND 3 (85ha) INCLUDES ADDITIONAL RETAINED HABITAT

## APPENDIX 2

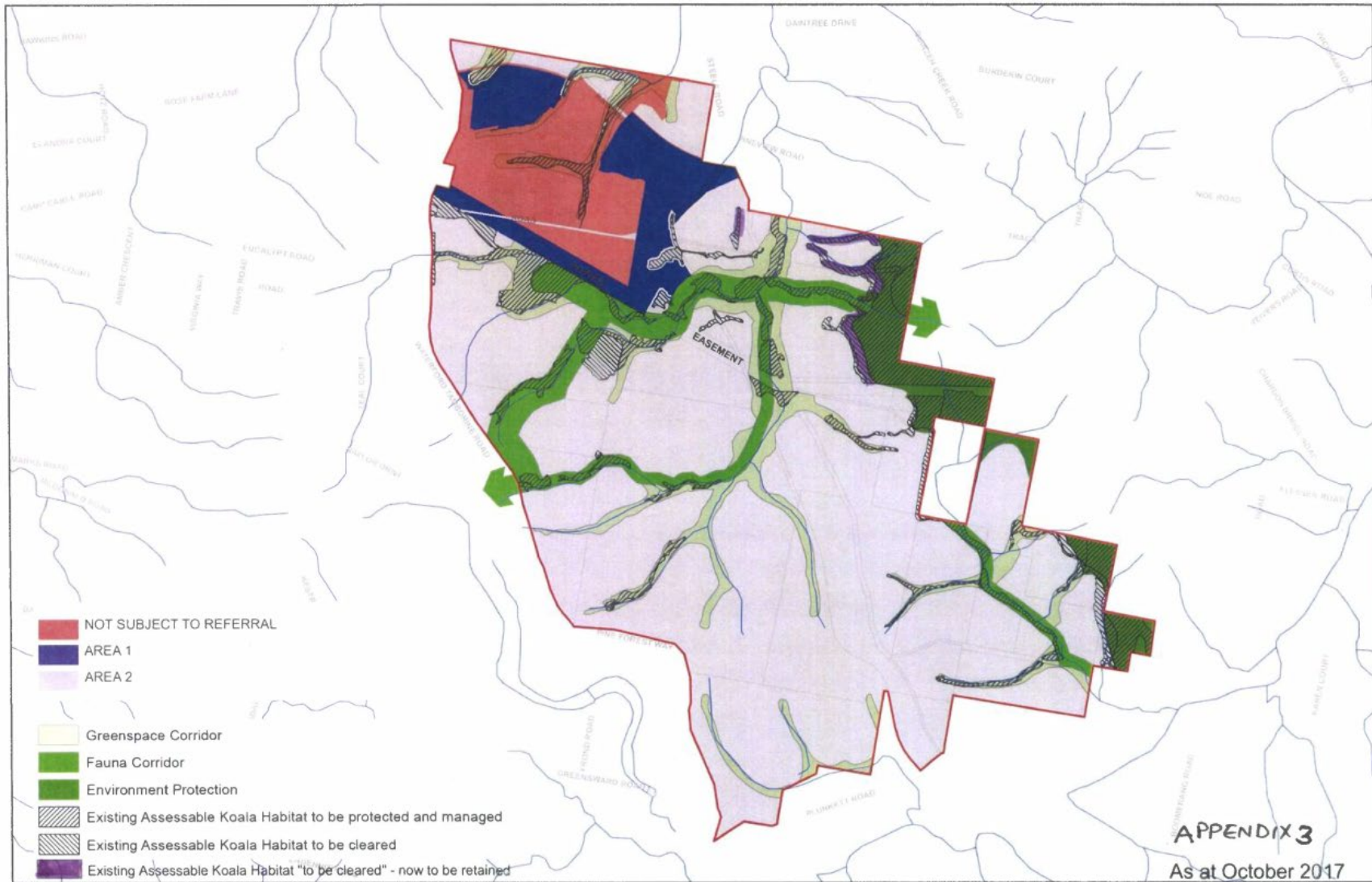
*NOTE*  
The boundaries and areas shown herein are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.

**YARRABILBA - OFFSET LAND**

NOTES: This plan is preliminary only, and specific areas, lines, alignments, boundaries, setbacks, and building footprints shown here may vary due to detailed design finalisation. © 2017 Lendlease Communities Australia. All rights reserved. It may be provided to contractors or other parties for information or reference only. It is not to be used for any other purpose without the prior written consent of Lendlease.

Scale 1:50,000 at A3

Date 03 NOV 2017



**APPENDIX 3**  
As at October 2017

Appendix 3

	<p><b>Source:</b> <small>Supplies from Department of Environment and Resource Management, 1961 (unpublished) (supplied) Other (unpublished) (supplied) 11 Cultural Heritage / Department of Heritage Reservoirs and Weirs 2014</small></p>	<p><small>Contours and assessable koala habitat retention layers supplied by Austecology 2014</small></p>		<p> Yarrabilba Priority Development Area</p> <p> Watercourse</p> <p> Cadastral Boundary</p>	<p><b>Retention Plan - Existing Assessable Koala Habitat</b></p>
	<p><b>Disclaimer:</b> <small>No warranty is given in relation to the data including all errors, omissions, completeness, currency or boundaries and no liability is accepted (including without limitation, liability in negligence) for any loss, damage or injury, including consequential damage, resulting in any use of the data. Data must not be used for other marketing or as used in respect of the project here.</small></p>	<p><b>File:</b> <small>File: Yarrabilba Pgd 03 - Retention Plan 141020 Date: 2014-02-14</small></p>			

## Conditions attached to the approval

Original conditions	Varied conditions
<p>1. To protect, rehabilitate and expand habitat for <b>Koalas</b> on the Yarrabilba site, the <b>approval holder</b> must:</p> <p>a. not remove or <b>fragment</b> more than 55 hectares of koala habitat. Impacts to Koala habitat must be limited to areas indicated in <u>Appendix 1</u></p> <p>b. undertake the action in Area 1 and Area 2 in accordance with the <b>Koala Management Plan</b> and the <b>Fauna Corridor Infrastructure Master Plan</b>.</p>	<p>1. To protect, rehabilitate and expand habitat for <b>Koalas</b> on the Yarrabilba site, the <b>approval holder</b> must:</p> <p>a. not remove or <b>fragment</b> more than 44 hectares of koala habitat. Impacts to Koala habitat must be limited to areas indicated in <u>Appendix 3</u></p> <p>b. undertake the action in Area 1 and Area 2 in accordance with the <b>Koala Management Plan</b> and the <b>Fauna Corridor Infrastructure Master Plan</b>.</p>
<p>6. To offset residual significant impacts to koalas (55 ha of habitat critical to the survival of the koala), the approval holder must submit, at least 3 months prior to <b>commencement</b>, for the <b>Minister's</b> written approval, an Offset Management Plan for the protection and management of 195 ha of Fauna Corridor, Greenspace Corridor and Environmental Protection Zone provided as environmental offset as shown in <u>Appendix 2</u>.</p>	<p>6. To offset residual significant impacts to koalas (44 ha of habitat critical to the survival of the koala), the approval holder must submit, at least 3 months prior to <b>commencement</b>, for the <b>Minister's</b> written approval, an Offset Management Plan for the protection and management of at least 195 ha of Fauna Corridor, Greenspace Corridor and Environmental Protection Zone provided as environmental offset as shown in <u>Appendix 2</u>.</p>
<p>7. The <b>approval holder</b> must not commence unless the <b>Minister</b> has approved the Offset Management Plan. The Offset Management Plan must:</p> <p>a. identify desired outcomes, benchmarks, readily measurable <b>performance indicators</b> and goals, timeframes for reporting and implementation, corrective actions and contingency measures;</p> <p>b. be consistent with the <b>Department's Environment Protection and Biodiversity Conservation Act 1999 Environmental Offset Policy (October 2012)</b>; and</p> <p>c. include details of how the offset has been or will be legally secured within 2 years of</p>	<p>7. The <b>approval holder</b> must not commence unless the <b>Minister</b> has approved the Offset Management Plan. The Offset Management Plan must:</p> <p>a. identify desired outcomes, benchmarks, readily measurable <b>performance indicators</b> and goals, timeframes for reporting and implementation, corrective actions and contingency measures;</p> <p>b. be consistent with the <b>Department's Environment Protection and Biodiversity Conservation Act 1999 Environmental Offset Policy (October 2012)</b>; and</p> <p>c. include details of how the offset has been or will be legally secured to ensure its</p>

**APPENDIX B****1. EPBC approval ref: 2013/6791 conditions compliance table**

Condition Number/ reference	Condition (Note: Amended sections of the approved conditions are highlighted)	Is the project compliant with this condition?	Evidence/Comments
1	<p><i>To protect, rehabilitate and expand habitat for Koalas on the Yarrabilba site, the approval holder must:</i></p> <p><i>a. not remove or fragment more than 44 hectares of koala habitat. Impacts to koala habitat must be limited to areas indicated in Appendix 1</i></p> <p><i>b. undertake the proposed action in Area 1 and Area 2 in accordance with the <b>Koala Management Plan</b> and the <b>Fauna Corridor Infrastructure Master Plan</b>.</i></p>	Compliant	<p>The assessment and approvals processes for the development areas to date include requirements for detailed Vegetation Management Plans to be prepared by qualified consultants and endorsed by Economic Development Qld, as the administering development authority.</p> <p>The Koala Monitoring Program in accordance with the Koala Management Plan requirements has now completed five years of site studies.</p> <p>Through this process, the compliance with this condition is monitored and controlled.</p>
2	<p><i>To ensure koalas do not enter the Waterford-Tamborine Road Corridor, as defined in Appendix 1, the <b>approval holder</b> must install temporary koala exclusion fencing adjacent to the fauna corridor interface with Waterford-Tamborine Road <b>prior to the commencement of the action</b>.</i></p>	Compliant	<p>The temporary exclusion fencing was installed to the extent required in 2015, with the Post Approvals Section, Compliance &amp; Enforcement Branch, Environment Assessment &amp; Compliance Division, being notified by email dated 10 August 2015. Refer Appendix C for location plan and photo evidence of installed fencing.</p> <p>Maintenance and management of this fencing continues in conjunction with other site management activities.</p>
3	<p><i>Within 6 months of koala-friendly crossings being installed at Waterford-Tamborine Road, the approval holder must remove the temporary koala fencing set out in condition 2.</i></p>	Not applicable	<p>The timing of removal of the temporary exclusion fencing is subject to confirmation from Qld Dept. of Transport &amp; Main Roads on the program for the upgrade of the corresponding section of Waterford-Tamborine Road.</p>

			Negotiations with QDTMR remain ongoing in relation to the planning and design of this section of road. Based on these discussions the reference upgrade works are not expected to be completed prior to mid-2027 at earliest.
4	<p><i>The approval holder must prepare and submit, at least 3 months prior to commencement of the action, for the Minister's written approval, a Habitat Rehabilitation and Management Plan. The Habitat Rehabilitation and Management Plan must:</i></p> <p><i>a. clearly define the management measures and reflect an adaptive management approach to improve koala habitat quality within the Fauna Corridor, Greenspace Corridor and Environmental Protection Zone (as identified in Appendix 2);</i></p> <p><i>b. state clear and concise outcomes and performance indicators against which achievement of the outcomes identified will be measured;</i></p> <p><i>c. state the timeframe for implementation of the plan;</i></p> <p><i>d. specify a method to monitor the impact and effectiveness of the management measures described above;</i></p> <p><i>e. identify the contingency measures and appropriate corrective actions that will be undertaken if the performance indicators or outcomes are not being met;</i></p> <p><i>f. be consistent with Koala Management Plan and Fauna Corridor Infrastructure Master Plan.</i></p>	Compliant	<p>An amended Habitat Rehabilitation and Management Plan that included revised figures &amp; text to reflect the change to the approval conditions was prepared by Natura Consulting on behalf of SRCP, as the approval holder, and submitted to DoE on 9 November 2017.</p> <p>It was subsequently approved by DoE on 8 December 2017.</p>

5	<i>The approved Habitat Rehabilitation and Management Plan must be implemented by the approval holder.</i>	Compliant	The investigation & monitoring of the fauna corridor areas has now completed its 9th year of implementation, in line with the regime specified within the approved Habitat Rehabilitation and Management Plan.
6	<i>To offset residual significant impacts to koalas (44 ha of habitat critical to the survival of the koala), the approval holder must submit, at least 3 months prior to commencement, for the Minister's written approval, an Offset Management Plan for the protection and management of at least 195 ha of Fauna Corridor, Greenspace Corridor and Environmental Protection Zone provided as environmental offset as shown in Appendix 2.</i>	Compliant	An amended Offset Management Plan, that addressed all of the amended approval criteria, was prepared by Austecology on behalf of SRCP, as the approval holder, and submitted to DoE on 6 November 2017.
7	<p><i>The approval holder must not commence unless the Minister has approved the Offset Management Plan. The Offset Management Plan must:</i></p> <p><i>a. identify desired outcomes, benchmarks, readily measurable performance indicators and goals, timeframes for reporting and implementation, corrective actions and contingency measures;</i></p> <p><i>b. be consistent with the Department's Environment Protection and Biodiversity Conservation Act 1999 Environmental Offset Policy (October 2012); and</i></p>	Compliant	<p>The amended Offset Management Plan prepared by Austecology, per Condition 6 requirements and addressing all of the listed criteria, was approved by DoE on 8 December 2017.</p> <p>DNRME certification of the Voluntary Declaration to secure the nominated Offset Areas 2 &amp; 3, totalling 82.61ha, under was received on 22nd December 2017, ie circa 26 months from Commencement of the Action.</p> <p>This was notified to the EPBC Compliance Monitoring team via email on 16 January 2018.</p> <p>The second VDec application (DNRME Ref:2019/004867) for the balance of the Offset land being 112.401ha was secured via certification by the Qld DNRME on 13 January 2020, thus achieving the securing of a total of <u>195.011ha</u> of Offset land. Refer commentary in Section 3.2.6 Securing of Required Offset Areas.</p>

	<i>c. include details of how the offset has been legally secured to ensure its long-term protection. Offset Areas 2 and 3, as shown in <u>Appendix 2</u>, must be legally secured within 27 months of <b>commencement of the action</b> and all offset areas must be legally secured within four years of <b>commencement of the action</b>.</i>		It is noted that, in accordance with EDQ Development Approval conditions, actions are in train to transfer the ownership of nominated Offset Areas 2 & 3 from SRCP in respective parts to the Queensland State and Logan City Council.  Further progress on the transfer activities remains with both levels of government to confirm their final requirements. Completion in 2024 is being targeted.
8	<i>The most recent approved versions of all plans and programs described in these conditions must remain accessible to the public on the website of the approval holder for the duration of the approval.</i>	Compliant	Current versions of all approved management plans are accessible via the Yarrabilba website.
9	<i>Within ten days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.</i>	Compliant	DoE was notified by email dated 19 October 2015, that the actual date of commencement of the action was <b>15 October 2015</b> .
10	<i>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.</i>	Compliant	Noted. Accurate records of all monitoring, compliance and rehabilitation activities are being retained as required by this condition.
11	<i>Any potential or suspected non-compliance with these conditions of approval must be reported to the Department in writing within 48</i>	Compliant	No potential non-compliance events have been detected in the reporting period.

	<i>hours of the approval holder becoming aware of the potential or suspected non-compliance.</i>		
12	<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/programs as specified in the conditions. Documentary evidence providing proof of the date of publication must be provided to the Department at the same time as the compliance report is published. Reports must remain on the approval holder's website for the duration of this approval.</i>	Compliant	This report represents the ninth of the those required to meet compliance on this condition.
13	<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 independent auditor and audit criteria must be approved by the Minister prior to the commencement of the audit. The audit report must address the criteria to the satisfaction of the Minister.</i>	Not Applicable	No ministerial direction requiring an independent audit of compliance has been received to date.
14	<i>If the approval holder wishes to carry out any activity otherwise than in accordance with a plan as specified in the conditions, the approval holder must submit to the Department for the Minister's written approval a revised version of that plan. The varied activity shall not commence until the Minister has approved the varied plan in writing. If the Minister approves the revised plan, that plan must be</i>	Compliant	No requests to amend relevant approval conditions were initiated during this reporting period.



	<i>implemented in place of the plan originally approved.</i>		
15	<i>If the Minister believes that it is necessary or convenient for the better protection of listed threatened species and ecological communities to do so, the Minister may request that the approval holder make specified revisions to a plan specified in the conditions and submit the revised plan for the Minister's written approval. The approval holder must comply with any such request. The revised approved plan must be implemented. Unless the Minister has approved the revised plan, then the approval holder must continue to implement the plan originally approved, as specified in the conditions.</i>	Not Applicable	No notification of request has been received from the Minister in relation to this condition.
16	<i>If, at any time after five (5) 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>	Compliant	The Action was commenced as of 15 October 2015 and notified to DoE per Condition 9 reported status.

## **APPENDIX C**

### **1. Jimbilunga Drive 200m Fauna Corridor Crossing Structure Construction**



**Fauna Culvert installation June 2024**



**Culverts Structures Installed September 2024 (fauna culvert on left)**



**Jimbilunga Drive alignment showing location of new major drainage and fauna culverts**

## 2. Typical Example of Koala Exclusion Fencing



**APPENDIX D**

**D1 - Koala Habitat Rehabilitation Monitoring Report - ORU 11th Monitoring Period Yarrabilba dated  
12 December 2024**

**APPENDIX E**

**E1 - Habitat Rehabilitation Monitoring Report – Koala Habitat Area 10th Monitoring Period -  
Yarrabilba dated 29 February 2024**

**E2 - Habitat Rehabilitation Monitoring Report – Koala Habitat Area 11th Monitoring Period -  
Yarrabilba dated 12 December 2024**

**APPENDIX F**

**F1 – Koala Monitoring Program Yarrabilba PDA Five Year Review.(2017 – 2023), UQ Koala Ecology Group**

**F2 – Yarrabilba Genetics Assessment – Final Report 2023, Dr. Lyndal Hulse (B.App.Sc, MSCAg, PhD)**

**F3 – Review of Yarrabilba Koala Monitoring Program – Year 5 2023, Dr Frank Carrick AM**

**APPENDIX G**

**G1 – Yarrabilba KMP 2024 Annual Population Monitoring Report dated 30 July 2024, Austecology.**

**G2 – Yarrabilba Koala Monitoring Program 2024 Population Survey & Assessment, UQ Koala Ecology Group.**



**APPENDIX H**

**Yarrabilba – Certified DNRME PMAV Plans**

