



Variation of conditions attached to approval

Ripley Valley PDA Providence East and South, QLD (EPBC 2018/8347)

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

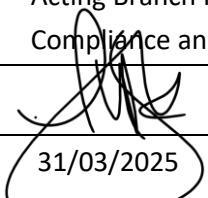
Approved action

approval holder	AW Bidco 6 Pty Ltd ACN: 637 312 675
approved action	Development of the Ripley Valley PDA Providence East and South located 5km south-east of Ipswich, Queensland. See EPBC Act referral 2018/8347.
period for which the approval has effect	This approval has effect until 30 November 2050.

Variation

variation of conditions attached to approval	The variation is: Delete conditions 5, 6, 8, 10, 11, 12, 17, 19 and 23 attached to the approval and substitute with the conditions specified in the table below. Revoke conditions 18 and 26 attached to the approval. Delete the definition of Environmental Management Plan Guidelines and substitute for a new definition. Delete the map at Appendix B attached to the approval and substitute with a new map at Appendix B below.
date of effect	This variation has effect on the date this instrument is signed.

Person authorised to make decision

name and position	Toni Hart Acting Branch Head Compliance and Enforcement Branch
signature	
date of decision	31/03/2025

date of decision	conditions attached to approval
	Development Area
<i>Original dated 15 December 2022</i>	1) The approval holder must not clear or construct outside of the development area as part of this Action.
<i>Original dated 15 December 2022</i>	2) The approval holder must not clear within the development area more than: <ul style="list-style-type: none"> a) 131.72 ha of Koala habitat b) 67.85 ha of Greater Glider habitat c) 67.85 ha of Grey-headed Flying-fox foraging habitat.
<i>Original dated 15 December 2022</i>	3) The approval holder must not clear or construct in, or within 1 metre of, the conservation area except as specified in the Conservation Area Management Plan (required under condition 9(c)) approved by the Minister .
<i>Original dated 15 December 2022</i>	4) The approval holder must ensure that all clearing is undertaken with the supervision of an independent suitably qualified field ecologist , who is given sufficient authority to cease any clearing that the independent suitably qualified field ecologist considers may not be compliant with the requirements of conditions 1, 2 or 3.
<p>Note: The independent suitably qualified field ecologist can be the same person as the fauna spotter catcher provided that they can demonstrate they have the relevant qualifications and meet the criteria in the definition of 'independent'.</p>	
<i>As varied on the date this instrument was signed</i>	5) If the independent suitably qualified field ecologist orders the cessation of clearing , then the approval holder must cease clearing . The approval holder must not re-commence clearing unless the independent suitably qualified field ecologist has provided the approval holder with notice that it may recommence clearing . Upon recommencing clearing , the approval holder must follow any reasonable directions that the independent suitably qualified field ecologist determines necessary to avoid impacts to protected matters .
	Impact mitigation
<i>As varied on the date this instrument was signed</i>	6) To minimise risk of injury or death to the Koala , Greater Glider and Grey-headed Flying-fox , the approval holder must: <ul style="list-style-type: none"> a) ensure that a suitably qualified fauna spotter catcher, who is given sufficient authority to delay and/or cease any clearing, is

present during all **clearing** to ensure any **Koalas, Greater Gliders** and **Grey-headed Flying-foxes**, including those in hollow bearing trees, have safely vacated the **development area** prior to the commencement of any **clearing**;

- b) if a **Koala, Greater Glider** or **Grey-headed Flying-fox** is observed within 100 m of any area where **clearing** is being undertaken, the approval holder must cease **clearing** within 100 m of the **Koala, Greater Glider** or **Grey-headed Flying-fox** until the **Koala, Greater Glider** or **Grey-headed Flying-fox** has moved on its own further than 100 m from the **clearing**, or is translocated by the **fauna spotter catcher**;
- c) **clear** only in accordance with the **Nature Conservation (Koala) Conservation Plan 2017**, so as to allow **Koalas** to safely move out of the **clearing** area and into surrounding areas of **Koala habitat**, and implement all provisions for **sequential clearing**;
- d) install temporary **Koala exclusion fencing** around any area of proposed **construction**, immediately after **clearing** and prior to the commencement of **construction** in that area, so as to prevent **Koalas** entering any area where **construction** is being undertaken;
- e) prohibit workers undertaking **clearing** and **construction** from bringing dogs into the **development area** and adjacent **Koala habitat, Greater Glider habitat** and **Grey-headed Flying-fox foraging habitat**.

*Original dated 15
December 2022*

- 7) To minimise the risk of injury or death to the **Koala, Greater Glider** and **Grey-headed Flying-fox** within the **development area** from vehicle traffic, the approval holder must:
 - a) only **construct** roads in accordance with **Queensland's Fauna Sensitive Road Design guidelines** to minimise the risks to **Koalas, Greater Glider** and **Grey-headed Flying-fox foraging habitat** of vehicle strike
 - b) implement **safe movement solutions** and **local traffic management measures** to ensure that the speed of all vehicles on roads in the **development area** where **koalas** are likely to be present is no greater than 40 km/h at any time (except an emergency and until a government entity controls these roads), so as to minimise the risk to **Koala** from vehicle strike
 - c) install prominent **Koala** awareness signage consistent with **Queensland's wildlife signing guidelines**, prior to opening to
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	public motorists, any road where the presence of protected matters is likely.
	Conservation Area
<i>As varied on the date this instrument was signed</i>	<p>8) For the protection of Koalas, Grey-headed Flying-foxes and Greater Gliders in the conservation area, the approval holder must:</p> <ul style="list-style-type: none"> a) implement the Conservation Area Management Plan, approved by the Minister, until the expiry date of this approval; b) during clearing and construction install fencing and easily understood signage to prevent unauthorised persons or vehicles from entering, bringing animals into, or leaving rubbish in the conservation area. c) prior to completion of clearing and construction install fencing, and easily understood signage, around the perimeter of the conservation area to prevent unauthorised persons or vehicles from entering, bringing animals into, or leaving rubbish in the conservation area.
<i>Original dated 15 December 2022</i>	<p>9) For the protection of the Koala, Greater Glider and Grey-headed Flying-fox within the development area, within 6 months of this approval decision the approval holder must:</p> <ul style="list-style-type: none"> a) complete baseline extent of weed cover and feral animal abundance surveys throughout the conservation area in accordance with a scientifically valid, robust, and repeatable methodology b) submit the results of the baseline extent of weed cover and feral animal surveys required by 9(a) for the department's acceptance, and must make this information available on the website within 2 months of the report of the extent of weed cover and feral animal abundance surveys being accepted by the department c) prepare and submit a Conservation Area Management Plan for the approval by the Minister, with demonstration that it has been developed in consultation with the Council and relevant stakeholders, which specifies the methods, dates and results of the surveys required under condition 9(a), and the methods and intervals for monitoring to achieve the requirements of condition 10.
<i>As varied on the date this instrument was signed</i>	<p>10) For the remaining period of the approval, the approval holder must ensure that neither the extent of weed cover nor the feral animal abundance within the conservation area is greater than the baseline</p>

	<p>extent of weed cover and feral animal abundance documented by the extent of weed cover and feral animal surveys required by condition 9)a).</p>
<p><i>As varied on the date this instrument was signed</i></p>	<p>11) The approval holder must legally secure the conservation area within 12 months of the Conservation Area Management Plan being approved by the Minister. Within 20 business days of legally securing the conservation area, the approval holder must provide the department with written evidence demonstrating that the conservation area has been legally secured.</p>
<p><i>As varied on the date this instrument was signed</i></p>	<p>12) For the ongoing protection of Koala, Grey-headed Flying-fox and Greater Glider habitat within the conservation area, the approval holder must implement the approved Conservation Area Management Plan at least until the expiry date of this approval, unless the approval holder provides written confirmation from the Council that the Council will implement the Conservation Area Management Plan and manage the conservation area at least until the expiry date of this approval.</p>
<p>Environmental Offset Requirements</p>	
<p><i>Original dated 15 December 2022</i></p>	<p>13) To compensate for impacts of up to 131.72 ha of Koala habitat and up to 67.85 ha of Grey-headed Flying-fox foraging habitat, the approval holder must:</p> <ul style="list-style-type: none"> a) Legally secure a minimum of 183 ha of land within the Avonvale and Cherry Gully Offset Area prior to commencement of the action. b) Within 20 business days of legally securing the Avonvale and Cherry Gully Offset Area, provide the department with: <ul style="list-style-type: none"> i) Written evidence demonstrating that the Avonvale and Cherry Gully Offset Area has been legally secured, ii) Shapefiles and offset attributes of the Avonvale and Cherry Gully Offset Area. c) Achieve the habitat quality uplift.
<p><i>Original dated 15 December 2022</i></p>	<p>14) For the protection of Koala Habitat, the approval holder must, by the end of Year 1, provide written confirmation to the department that all livestock has been permanently excluded from the Avonvale and Cherry Gully Offset Area.</p>
<p><i>Offset management plan for Koalas and Grey-headed Flying-foxes</i></p>	

<i>Original dated 15 December 2022</i>	<p>15) Within 3 months from the date of this approval, the approval holder must have a suitably qualified field ecologist and suitably qualified mammal ecologist complete baseline surveys in accordance with a scientifically valid, robust, and repeatable methodology of the entire Avonvale and Cherry Gully Offset Area to determine the:</p> <ul style="list-style-type: none"> a) vegetation condition attributes for each regional ecosystem b) location of weeds and extent of weed cover c) seasonal feral animal abundance d) rate of Koala mortality attributable to feral animals. <p>Note: The independent suitably qualified field ecologist can be the same person as the suitably qualified mammal ecologist provided that they can demonstrate they have the relevant qualifications and meet the criteria in the definition of ‘independent’.</p>
<i>Original dated 15 December 2022</i>	<p>16) Within 2 months of completion of the baseline surveys required under condition 15), the approval holder must submit to the department for approval by the Minister an Offset Management Plan for the Avonvale and Cherry Gully Offset Area.</p>
<i>As varied on the date this instrument was signed</i>	<p>17) The approval holder must ensure that the Offset Management Plan meets the requirements of the Environmental Offsets Policy, the Environmental Management Plan Guidelines and the requirements specified in <u>Attachment H</u> to the satisfaction of the Minister.</p>
<i>As varied on the date this instrument was signed</i>	<p>18) Revoked</p>
<i>As varied on the date this instrument was signed</i>	<p>19) The approval holder must not clear or construct within Area B unless the Offset Management Plan for the Avonvale and Cherry Gully Offset Area has been approved by the Minister in writing. The approval holder must implement the Offset Management Plan as approved by the Minister until the expiry date of the approval.</p>
Offsets for Greater Glider	
<i>Offset Strategy</i>	
<i>Original dated 15 December 2022</i>	<p>20) Prior to commencement of the action, the approval holder must have a suitably qualified Greater Glider ecologist complete surveys to map the distribution, quantify the area, and measure the quality of all Greater Glider habitat within the development area, in accordance with a scientifically valid, robust, and repeatable survey</p>

	methodology peer reviewed by an independent suitably qualified Greater Glider ecologist .
<i>Original dated 15 December 2022</i>	<p>21) To compensate for all impacts to the Greater Glider and for 82 ha of Greater Glider habitat, the approval holder must submit to the department, within 3 months of this approval decision, a Greater Glider Offsets Strategy (GGOS) for the approval of the Minister. The GGOS must meet the requirements of the Environmental Offsets Policy to the satisfaction of the Minister and:</p> <ul style="list-style-type: none"> a) Specify the methods, effort, timing and results of the surveys required by condition 20. b) Contain all peer review comments and recommendations made by the independent suitably qualified Greater Glider ecologist and a statement from the independent suitably qualified Greater Glider ecologist that they are independent and carried out the peer review to evaluate the adequacy of the survey methodology required by condition 20. c) Identify a suitable environmental offset(s) for the residual significant impacts on the Greater Glider. d) Include summary information on the impacted areas and detailed baseline information on the proposed offset(s) and commit to achievable ecological benefits, and timeframes for their achievement, for the proposed offset(s). e) Describe the monitoring program(s) to be implemented that will determine progress towards, attainment of and maintenance of the ecological benefits for Greater Glider habitat at the proposed offset(s). f) Specify how and at what frequency offset(s) management outcomes, monitoring program findings and assessments of ecological benefits will be reported to the department and the public. g) Detail how the offset(s) will be protected and legally secured, and ecological benefits maintained, in perpetuity.
<i>Original dated 15 December 2022</i>	<p>22) If the GGOS is approved by the Minister, the approval holder must:</p> <ul style="list-style-type: none"> a) implement the GGOS approved by the Minister for the remainder of the period of this approval, b) provide written evidence to the department demonstrating that the offset(s) specified in the GGOS has been legally

secured within 20 **business days** of the offset(s) being **legally secured**, and

- c) provide the **department** with **shapefiles** and **offset attributes** of the offset(s) specified in the GGOS within 20 **business days** of the offset(s) being **legally secured**.

Note: Legal security requirements for the GGOS do not apply if the approved offset for **Greater Glider**, as required under condition 21, is the same as that required for **Koala** and **Grey-headed Flying-fox** as per condition 13.

As varied on the date this instrument was signed

- 23) The approval holder must not **clear** or **construct** within **Area B** unless the GGOS has been approved by the **Minister** in writing. The approval holder must implement the GGOS as approved by the **Minister** until the expiry date of the approval.

Offset Area Management Plan(s)

Original dated 15 December 2022

- 24) The approval holder must, within 3 months of the date of the **Minister's** approval of the GGOS, submit to the **department** a Greater Glider Offset Management Plan (GGOMP) for any offset(s) specified in the approved GGOS for approval by the **Minister**. The GGOMP must meet the requirements of the **Environmental Offsets Policy, Environmental Management Plan Guidelines** and the requirements of Attachment H to the satisfaction of the **Minister**.

Original dated 15 December 2022

- 25) The approval holder must implement the GGOMP approved by the **Minister** for the remainder of the period of this approval. The approval holder must achieve all ecological benefits and improvements in **habitat quality** specified in the approved GGOMP in the timeframes specified in the approved GGOMP.

As varied on the date this instrument was signed

- 26) Revoked

Original dated 15 December 2022

- 27) The approval holder must not **clear** or **construct** within **Area B** unless the GGOMP has been approved by the **Minister** in writing.

Monitoring

Original dated 15 December 2022

- 28) Within three months prior to the end of each of **Year 5**, **Year 10** and **Year 15**, the approval holder must have an **independent expert** undertake an assessment as to whether the outcomes required by condition 13 and the **habitat quality** improvements specified in the approved GGOMP for the particular period for which the assessment is undertaken have been, or are likely to be, achieved. The findings of each assessment must be published on the **website** within six
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	months of the end of the particular period for which the assessment is undertaken, remain published on the website for the remainder of the duration of this approval, and each be provided to the department within 5 business days of first being published.
<i>Original dated 15 December 2022</i>	29) If, at any time during the period of effect of the approval, the Minister is not satisfied that any of the requirements or outcomes required under condition 13 and the habitat quality improvements specified in the approved GGOMP have been or are likely to be achieved or maintained, the Minister may require the approval holder to submit a revised Offset Management Plan or GGOMP to the department for approval by the Minister , specifying new requirements to implement corrective actions and/or to monitor, manage, avoid, mitigate, offset, record and/or report on, impacts to the Koala, Grey-headed Flying-fox and Greater Glider .
<i>Original dated 15 December 2022</i>	30) The Minister may specify a timeframe in which the approval holder must submit the revised Offset Management Plan or GGOMP to the department and may specify that the revised Offset Management Plan or GGOMP must be prepared or reviewed by an independent expert .
<i>Original dated 15 December 2022</i>	31) If the Minister writes to the approval holder stating that he/she considers that the revised Offset Management Plan or GGOMP is not likely to achieve the outcomes required under condition 13 and the habitat quality improvements specified in the approved GGOMP, then the approval holder must not register any title for any property in the development area until such time as a revised Offset Management Plan or GGOMP has been approved by the Minister in writing.
<i>Original dated 15 December 2022</i>	32) The approval holder may, at any time, apply to the Minister for a variation to an action management plan approved by the Minister or as subsequently revised in accordance with these conditions, by submitting an application in accordance with the requirements of section 143A of the EPBC Act .
<i>Original dated 15 December 2022</i>	33) If the Minister approves a revised plan then, from the date specified, the approval holder must implement the approved revised plan in place of the previous version of that plan .
SUBMISSION AND PUBLICATION OF PLANS	
<i>Original dated 15 December 2022</i>	34) The approval holder must submit all plans required by these conditions electronically to the department and notify the Council .

<i>Original dated 15 December 2022</i>	<p>35) Unless otherwise agreed to in writing by the Minister, the approval holder must publish each plan on the website within 15 business days of the date:</p> <p>a) of this approval, if the version of the plan to be implemented is specified in these conditions; or</p> <p>b) the plan is approved by the Minister in writing, if the plan requires the approval of the Minister.</p>
<i>Original dated 15 December 2022</i>	36) The approval holder must keep all published plans required by these conditions on the website until the expiry date of this approval.
<i>Original dated 15 December 2022</i>	37) The approval holder is required to exclude or redact sensitive ecological data from plans published on the website or otherwise provided to a member of the public.
<i>Original dated 15 December 2022</i>	38) If sensitive ecological data is excluded or redacted from a plan in accordance with condition 37, the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website .

Part B – Administrative Conditions

NOTIFICATION OF DATE OF COMMENCEMENT OF THE ACTION

<i>Original dated 15 December 2022</i>	39) The approval holder must notify the department electronically of the date of commencement of the Action , within 5 business days of commencement of the Action .
<i>Original dated 15 December 2022</i>	40) If the commencement of the Action does not occur within 5 years from the date of this approval, then the approval holder must not commence the Action without the prior written agreement of the Minister .

COMPLIANCE RECORDS

<i>Original dated 15 December 2022</i>	41) The approval holder must maintain accurate and complete compliance records .
<i>Original dated 15 December 2022</i>	42) If the department makes a request in writing, the approval holder must provide electronic copies of compliance records to the department within the timeframe specified in the request.

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

<i>Original dated 15 December 2022</i>	43) The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guidelines for biological survey and mapped data</i> , Commonwealth of Australia 2018, or as otherwise specified by the Minister in writing.
<i>Original dated 15 December 2022</i>	44) The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guide to providing maps and boundary data for EPBC Act projects</i> , Commonwealth of Australia 2021, or as otherwise specified by the Minister in writing.
ANNUAL COMPLIANCE REPORTING	
<i>Original dated 15 December 2022</i>	45) The approval holder must prepare a compliance report for each 12-month period following the date of this approval, or as otherwise agreed to in writing by the Minister .
<i>Original dated 15 December 2022</i>	46) Each compliance report must be consistent with the <i>Annual Compliance Report Guidelines</i> , Commonwealth of Australia 2014.
<i>Original dated 15 December 2022</i>	47) Each compliance report must include: <ul style="list-style-type: none"> a) Accurate and complete details of any monitoring data required by this approval. b) Accurate and complete details of compliance and any non-compliance with the conditions and the plans, and any incidents. c) One or more shapefile showing all clearing of any protected matters, and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared. d) A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.
<i>Original dated 15 December 2022</i>	48) The approval holder must: <ul style="list-style-type: none"> a) Publish each compliance report on the website within 60 business days following the end of the 12-month period for which that compliance report is required. b) Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website.

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- c) Provide the weblink for the **compliance report** in the notification to the **department**.
 - d) Keep all published **compliance reports** required by these conditions on the **website** until the expiry date of this approval.
 - e) Exclude or redact **sensitive ecological data** from **compliance reports** published on the **website** or otherwise provided to a member of the public.
 - f) If **sensitive ecological data** is excluded or redacted from the published version, submit the full **compliance report** to the **department** within 5 **business days** of its publication on the **website** and notify the **department** in writing what exclusions and redactions have been made in the version published on the **website**.

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

REPORTING NON-COMPLIANCE

*Original dated 15
December 2022*

- 49) The approval holder must notify the **department** electronically, within 2 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **plan**.

*Original dated 15
December 2022*

- 50) The approval holder must specify in the notification:
- a) Any condition or commitment made in a **plan** which has been or may have been breached.
 - b) A description of the **incident** and/or potential non-compliance and/or actual non-compliance.
 - c) The location (including co-ordinates), date, and time of the **incident** and/or potential non-compliance and/or actual non-compliance.

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

*Original dated 15
December 2022*

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

*Original dated 15
December 2022*

- 52) The approval holder must ensure that an **independent audit** of compliance with the conditions is conducted for every three-year period following the **commencement of the Action** until this approval expires, unless otherwise specified in writing by the **Minister**.

*Original dated 15
December 2022*

- 53) For each **independent audit**, the approval holder must:
- a) Provide the name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the **audit report** to the **department** prior to commencing the **independent audit**.
 - b) Only commence the **independent audit** once the nominated independent auditor, audit criteria and timeframe for submitting the **audit report** have been approved in writing by the **department**.
 - c) Submit the **audit report** to the **department** for approval within the timeframe specified and approved in writing by the **department**.
 - d) Publish each **audit report** on the **website** within 15 **business days** of the date of the **department's** approval of the **audit report**.
 - e) Keep every **audit report** published on the **website** until this approval expires.

*Original dated 15
December 2022*

- 54) Each **audit report** must report for the three-year period preceding that **audit report**.

*Original dated 15
December 2022*


- 55) Each **audit report** must be completed to the satisfaction of the **Minister** and be consistent with the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines*, Commonwealth of Australia 2019.

COMPLETION OF THE ACTION

<i>Original dated 15 December 2022</i>	56) The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.
date of decision	definitions attached to approval
<i>Original dated 15 December 2022</i>	Area B means the whole of the area represented in <u>Attachment B</u> by the areas with blue hatching and enclosed by the blue dashed lines designated 'Area B'.
<i>Original dated 15 December 2022</i>	Audit report means a written report of compliance and fulfilment of the conditions attached to this approval, objectively evaluated against the audit criteria approved by the department .
<i>Original dated 15 December 2022</i>	Avonvale and Cherry Gully Offset Area means the whole of the area represented in Attachment C by the zones enclosed by the red lines designated 'EPBC 2018/8347 OFFSET AREA'. The Avonvale and Cherry Gully Offset Area is located on Littles Road, Toogoolawah, Queensland.
<i>Original dated 15 December 2022</i>	Business day means a day that is not a Saturday, a Sunday or a public holiday in the state of Queensland.
<i>Original dated 15 December 2022</i>	Clear, Clearing, Clearance or Cleared means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native trees and shrubs.
<i>Original dated 15 December 2022</i>	<p>Commence the action or Commencement of the action means the first instance of any specified activity associated with the action including clearing and construction. Commencement of the action does not include minor physical disturbance necessary to:</p> <ul style="list-style-type: none"> – undertake pre-clearance surveys or monitoring programs – install signage and /or temporary fencing to prevent unapproved use of the development area – protect environmental and property assets from fire, weeds and pests, including installation of temporary fencing, and use of existing surface access tracks – install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on the protected matters.

<i>Original dated 15 December 2022</i>	Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. The department's preferred spatial data format is shapefile .
<i>Original dated 15 December 2022</i>	Completion of the action means the date on which all specified activities associated with the action have permanently ceased.
<i>Original dated 15 December 2022</i>	Compliance records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession or that are within the approval holder's power to obtain lawfully.
<i>Original dated 15 December 2022</i>	<p>Compliance reports means written reports:</p> <ul style="list-style-type: none"> – providing accurate and complete details of compliance, incidents, and non-compliance with the conditions and the plans – consistent with the <i>Annual Compliance Report Guidelines</i>, Commonwealth of Australia 2014 – include a shapefile of any clearance of any protected matters, or their habitat, undertaken within the relevant 12 month period – annexing a schedule of all plans prepared and in existence in relation to the conditions during the relevant 12 month period.
<i>Original dated 15 December 2022</i>	Conservation Area means the retained area of at least 50 ha containing mixed remnant and regrowth vegetation within the development area , represented by the zone shaded dark green labelled 'Conservation' in <u>Attachment A</u> .
<i>Original dated 15 December 2022</i>	Conservation benefit means measures which maintain or improve the quality of the habitat for protected matters . Conservation benefit measures may include rehabilitation works, low intensity mosaic burning, installation of educational signage as outlined in the Conservation Area Management Plan, weed removal and associated management/maintenance access tracks.
<i>Original dated 15 December 2022</i>	Construct or Construction means the erection of any building or structure that is or is to be fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, repair or demolition of any building or structure; preliminary site preparation work which involves breaking of the ground (including pile driving); the laying of pipes and other prefabricated materials in the ground, and any associated excavation work but excluding construction on

	sold lots or roads managed by Council , and the installation and maintenance of temporary fences and signage, and works necessary for conservation benefit in the Conservation Area .
<i>Original dated 15 December 2022</i>	Council means the local government authority responsible for the local government area encompassing Ripley Valley Priority Development Area, currently Ipswich City Council, Queensland.
<i>Original dated 15 December 2022</i>	Department means the Australian Government agency responsible for administering the EPBC Act .
<i>Original dated 15 December 2022</i>	Development area means the location of the Action, the 210 ha area represented on <u>Attachment A</u> by the zone enclosed by the bold black line labelled 'Referral Area' which passes through the numbered waypoints representing the coordinates of the development area as specified in the table titled 'Coordinates (GDA94 MHA Zone 56)' in <u>Attachment A</u> .
<i>As varied on the date this instrument was signed</i>	Environmental Management Plan Guidelines means the <i>Environmental Management Plan Guidelines</i> , Commonwealth of Australia 2024.
<i>Original dated 15 December 2022</i>	Environmental Offsets Policy means the <i>Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy</i> , Commonwealth of Australia 2012.
<i>Original dated 15 December 2022</i>	EPBC Act means the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth).
<i>Original dated 15 December 2022</i>	<p>Expert means one or more professional having the qualifications and experience specified in the following defined terms that are specifically relevant to the requirements of the condition that requires the engagement of an expert:</p> <ul style="list-style-type: none"> – Suitably qualified field ecologist – Suitably qualified Greater Glider ecologist – Suitably qualified mammal ecologist.
<i>Original dated 15 December 2022</i>	Extent of weed cover means the proportion (expressed as a percentage) of the total land area in which any square metre contains a non-native plant species known to restrict the movement of Koala and/or degrade the quality of Koala habitat , Greater Glider habitat and Grey-headed Flying-fox foraging habitat or reduce their ability to regenerate.

Original dated 15 December 2022	Fauna spotter catcher means a person licenced under the <i>Nature Conservation Act 1992</i> (Qld) to detect, capture, care for, assess, and release wildlife disturbed by vegetation clearance activities who have at least three years' experience undertaking this work with Koalas and Greater Gliders .
Original dated 15 December 2022	Feral animals means non-native predators and non-native herbivores, including those known to predate on the Koala and/or Greater Glider , or with the potential to impact on vegetation habitat regeneration for protected matters .
Original dated 15 December 2022	Greater Glider means the EPBC Act listed threatened species <i>Petauroides volans</i> (southern and central).
Original dated 15 December 2022	<p>Greater Glider habitat means:</p> <ul style="list-style-type: none"> – habitat critical to the survival of Greater Glider, as described in page 8 of <i>Conservation Advice for Petauroides volans (greater glider (southern and central))</i>, Commonwealth of Australia 2022 – areas represented in <u>Attachment B and D</u> identified as follows: <div style="margin-left: 40px;">  <ul style="list-style-type: none"> Regrowth RE12.3.3 [9.85ha] Regrowth RE12.9-10.7 [28.63ha] Regrowth RE12.9-10.2 [34.28ha] Remnant RE12.9-10.2 [44.31ha] </div>
Original dated 15 December 2022	Grey-headed Flying-fox means the EPBC Act listed threatened species <i>Pteropus poliocephalus</i> .
Original dated 15 December 2022	<p>Grey-headed Flying-fox foraging habitat means the following:</p> <ul style="list-style-type: none"> – habitat critical to the survival of Grey-headed Flying-fox, as described in pages 14 and 15 of <i>National Recovery Plan for the Grey-headed Flying-fox Pteropus poliocephalus</i>, Commonwealth of Australia 2021 – areas represented in <u>Attachment B and E</u>, identified as follows:

Impacted Habitat Communities



*Original dated 15
December 2022*

Habitat quality is the measure of the overall capacity and ongoing viability of a site to support the relevant **protected matters**, determined with respect to site condition, site context and species stocking rate and/or composition.

*Original dated 15
December 2022*

Habitat quality uplift means, at **Avonvale and Cherry Gully Offset Area**, to:

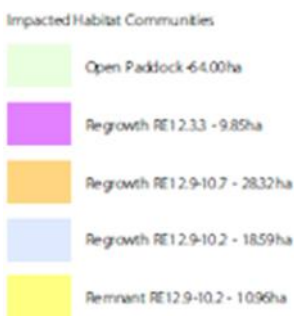
- exceed the ‘baseline score’ for ‘site condition’, ‘site context’ and ‘species stocking rate’ scores for the **Koala** as specified in Attachment F, and achieve or exceed all scores specified in Attachment F in the ‘Year 5’ column by the end of **year 5**, in the ‘Year 10’ column by the end of **year 10**, in the ‘Year 15’ column by the end of **year 15** and in the ‘Year 20’ column by the end of **year 20** and
- exceed the ‘AU Score’ for ‘site condition’, ‘site context’ and ‘species stocking rate’ for the **Grey-headed Flying-fox** as specified in Attachment G, and achieve or exceed all scores specified in Attachment G in the ‘Year 5 Score’ column by the end of **year 5**, in the ‘Year 10’ column by the end of **year 10**, in the ‘Year 15’ column by the end of **year 15** and in the ‘Year 20’ column by the end of **year 20**.

*Original dated 15
December 2022*

Incident means any event which has the potential to, or does, impact on one or more **protected matter**. Any death or injury of a **Koala**, **Grey-headed Flying-fox** or **Greater Glider** as a result of the Action is an **incident**.

*Original dated 15
December 2022*

Independent means a person(s) or firm that does not have an individual, or by employment or family affiliation, any conflicting or competing interests with the approval holder, the approval holder’s staff, the approval holder’s consultants involved in the referral of this Action, representatives or associated persons; or the project, including any personal, financial, business or employment relationship, other than receiving payment for undertaking the role for which the condition requires an independent person.

Original dated 15 December 2022	Independent audit means an audit conducted by an independent and suitably qualified person as detailed in the <i>Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines</i> , Commonwealth of Australia 2019.
Original dated 15 December 2022	Koala means the EPBC Act listed threatened species <i>Phascolarctos cinereus</i> (combined populations of Queensland, New South Wales and the Australian Capital Territory).
Original dated 15 December 2022	Koala exclusion fencing means fencing which safely prevents the movement of Koalas from one area to another. Suitable examples are found in the <i>Koala Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities</i> , Version 2.0, The State of Queensland 2020.
Original dated 15 December 2022	<p>Koala habitat means the following:</p> <ul style="list-style-type: none"> a) any area that provides or is likely to provide the essential life cycle requirements of the Koala, including dispersal, foraging and or breeding habitat as described in: <ul style="list-style-type: none"> i) <i>Conservation Advice for Phascolarctos cinereus (Koala) combined populations of Queensland, New South Wales and the Australian Capital Territory</i>, Commonwealth of Australia 2022 ii) <i>National Recovery Plan for the Koala Phascolarctos cinereus (combined populations of Queensland, New South Wales and the Australian Capital Territory)</i>, Commonwealth of Australia 2022 iii) <i>A review of koala habitat assessment criteria and methods</i>, Youngentob, K.N, Marsh, K.F., Skewes, J. 2021 b) areas represented in <u>Attachment B and D</u> identified as follows: 
Original dated 15 December 2022	Legally secure/secured/securing means to provide ongoing conservation protection, on the title of the land, under an enduring protection mechanism, such as a voluntary declaration under the

	<i>Vegetation Management Act 1999</i> (Qld) or as a nature refuge under the <i>Nature Conservation Act 1992</i> (Qld), or another enduring protection mechanism agreed to in writing by the Minister .
<i>Original dated 15 December 2022</i>	Local traffic management measures means devices that reduce the speed and/or volume of traffic, for example, road closures, chicanes, crosswalks, lighting, signage and rumble strips, as described in Queensland's fauna sensitive road design guidelines .
<i>Original dated 15 December 2022</i>	Minister means the Australian Government Minister administering the EPBC Act including any delegate thereof.
<i>Original dated 15 December 2022</i>	Monitoring data means the data required to be recorded under the conditions of this approval.
<i>Original dated 15 December 2022</i>	Nature Conservation (Koala) Conservation Plan 2017 means the <i>Nature Conservation (Koala) Conservation Plan 2017</i> , The State of Queensland, 2022.
<i>Original dated 15 December 2022</i>	<p>Offset attributes means an '.xls' file capturing relevant attributes of the offset area, including:</p> <ul style="list-style-type: none"> – EPBC Act reference number – Physical address of the offset area – Coordinates of the boundary points in decimal degrees – Protected matters that the offset compensates for – Any additional protected matters that are benefiting from the offset – Size of the offset in hectares.
<i>Original dated 15 December 2022</i>	Queensland's fauna sensitive road design guidelines means <i>Fauna Sensitive Road Design - Volume 2: Preferred Practices</i> , The State of Queensland 2010.
<i>Original dated 15 December 2022</i>	Queensland's wildlife signing guidelines means <i>Traffic and Road Use Management, Transport and Main Roads Volume 3 – Signing and Pavement Marking, Part 8: Wildlife Signing Guidelines</i> , The State of Queensland.
<i>Original dated 15 December 2022</i>	Plan means any action management plan or strategy that the approval holder is required by these conditions to implement.

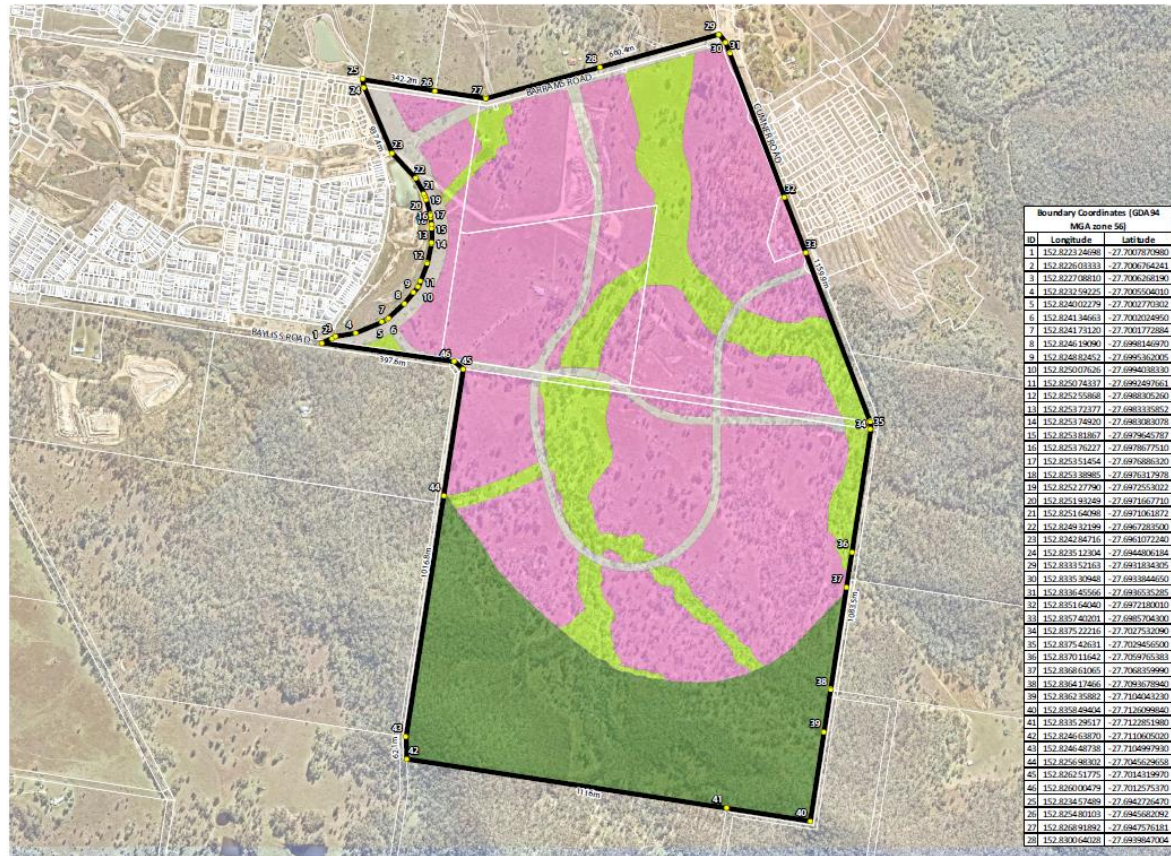
<i>Original dated 15 December 2022</i>	Protected matter means a matter protected under a controlling provision in Part 3 of the EPBC Act for which this approval has effect.
<i>Original dated 15 December 2022</i>	Regional ecosystem means any of the following vegetation communities in a bioregion that is consistently associated with a particular combination of geology, landform and soil as classified by the Queensland Government under the <i>Vegetation Management Act, 1999</i> : RE 12.3.3, 12.9-10.7, and 12.9-10.2.
<i>Original dated 15 December 2022</i>	Safe movement solutions means measures to minimise the risk of injury or deaths of Koalas from vehicle strike, specifically including Koala exclusion fencing , fauna underpasses or overpasses, and/or bridges as described in Queensland's fauna sensitive road design guidelines .
<i>Original dated 15 December 2022</i>	Seasonal means measured separately for each season (summer, autumn, winter and spring).
<i>Original dated 15 December 2022</i>	Sensitive ecological data means data as defined in the Australian Government Department of the Environment (2016) <i>Sensitive Ecological Data – Access and Management Policy V1.0</i> .
<i>Original dated 15 December 2022</i>	Sequential clearing means implementing the provisions specified in <i>Sequential clearing in Koala district A or B</i> under the Nature Conservation (Koala) Conservation Plan 2017 under the <i>Nature Conservation Act 1992</i> (Qld). These include provisions for the area which may be cleared in any one stage, periods of non- clearing between stages, maintaining habitat links and restrictions on clearing trees containing Koalas .
<i>Original dated 15 December 2022</i>	Shapefile means location and attribute information of the action provided in an Esri shapefile format. Shapefiles must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. Shapefiles must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes.
<i>Original dated 15 December 2022</i>	Suitably qualified field ecologist means a person who has professional qualifications and at least three (3) years of work experience designing and implementing surveys for regional ecosystems , and can give an authoritative assessment and advice on the type and quality of regional ecosystems present, including management and restoration of the regional ecosystems using relevant protocols, standards, methods and/or literature.

<i>Original dated 15 December 2022</i>	Suitably qualified Greater Glider ecologist means a person who has professional qualifications and at least three (3) years of work experience designing and implementing surveys for the Greater Glider , and can give an authoritative assessment and advice on Greater Glider presence, habitat type and quality, and habitat management and restoration measures for the Greater Glider (and its habitat) using relevant protocols, standards, methods and/or literature.
<i>Original dated 15 December 2022</i>	Suitably qualified mammal ecologist means a person who has professional qualifications and at least three (3) years of work experience designing and implementing surveys for Grey-headed Flying-foxes and Koalas and can give an authoritative assessment and advice on Grey-headed Flying-fox and Koala presence, habitat type and quality, and habitat management and restoration measures for the Grey-headed Flying-fox and Koala (and their habitat) using relevant protocols, standards, methods and/or literature.
<i>Original dated 15 December 2022</i>	Suitably qualified person means a person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.
<i>Original dated 15 December 2022</i>	Unauthorised person means a person who has not been approved by the approval holder to access and enter the conservation area for the purposes of undertaking conservation management, inspecting the condition of the conservation area or undertaking scientific study for conservation purposes. Unauthorised person does not include any person authorised by the Australian Government, the Queensland Government or the City of Ipswich, who enters the conservation area in the necessary course of administering or enforcing legislation in respect of which they are authorised to act. Unauthorised person does not include any representative of the Australian Government, Queensland Government or the City of Ipswich who is required to enter the conservation area in the normal discharge of their lawful responsibilities.
<i>Original dated 15 December 2022</i>	Vegetation condition attributes means the quantitative values within BioCondition benchmarks that define a regional ecosystem .

<i>Original dated 15 December 2022</i>	Website means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.
<i>Original dated 15 December 2022</i>	Weed means any weed species identified within the Weeds of National Significance and weed species listed under the <i>Biosecurity Act 2014</i> (Qld).
<i>Original dated 15 December 2022</i>	Year 1 means the period within 12 months from the date of this approval.
<i>Original dated 15 December 2022</i>	Year 5 means the period within five years from the date of this approval.
<i>Original dated 15 December 2022</i>	Year 10 means the period within ten years from the date of this approval.
<i>Original dated 15 December 2022</i>	Year 15 means the period within fifteen years from the date of this approval.
<i>Original dated 15 December 2022</i>	Year 20 means the period within twenty years from the date of this approval.
date of decision	Attachments
<i>Original dated 15 December 2022</i>	<u>Attachment A</u> : Development Area
<i>As varied on the date this instrument was signed</i>	<u>Attachment B</u> : Staged clearing
<i>Original dated 15 December 2022</i>	<u>Attachment C</u> : Avonvale and Cherry Gully Offset Area
<i>Original dated 15 December 2022</i>	<u>Attachment D</u> : Koala Impact Plan
<i>Original dated 15 December 2022</i>	<u>Attachment E</u> : Grey-headed Flying-fox Impact Plan
<i>Original dated 15 December 2022</i>	<u>Attachment F</u> : EMZ 1 interim and final uplift, Koala
<i>Original dated 15 December 2022</i>	<u>Attachment G</u> : EMZ 1 interim and final uplift, Grey-headed Flying-fox
<i>Original dated 15 December 2022</i>	<u>Attachment H</u> : Offset Management Plan Requirements

Original dated 15 December 2022 **Attachment A: Development Area**

02b. Impact Area



Notes:
This plan was prepared as a desktop assessment tool. The information on the plan is not suitable for any other purpose. Property dimensions, area, number of lots and contours and other physical features shown have been correlated from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill Group (hereinafter referred to as 'Saunders') is not liable for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group (hereinafter referred to as 'Saunders') without the written consent of Saunders.

Disclaimer:
© State of Queensland 2022. Updated data available at: <https://www.sahavill.com.au/development/>

Disclaimer:
This note is an integral part of the plan. It is the responsibility of the user to ensure that the information shown on each page is true and correct and not suitable for

Legend

- Qld DCD
- Referral Area
- Impact Area - 163.99 ha
 - Development Footprint
 - Passive Open Space
- Road
- Retention Area - 50.00 ha
 - Conservation
- Boundary Coordinates

Scale: 1:10000
0 100 200 300 m
North Arrow

Transverse Meridian (GDA 1994) (Zone 56) 152.8200 44.1
Address / REF: JMS05101020 112/001/1A 112/001/1A
112/001/1A 112/001/1A

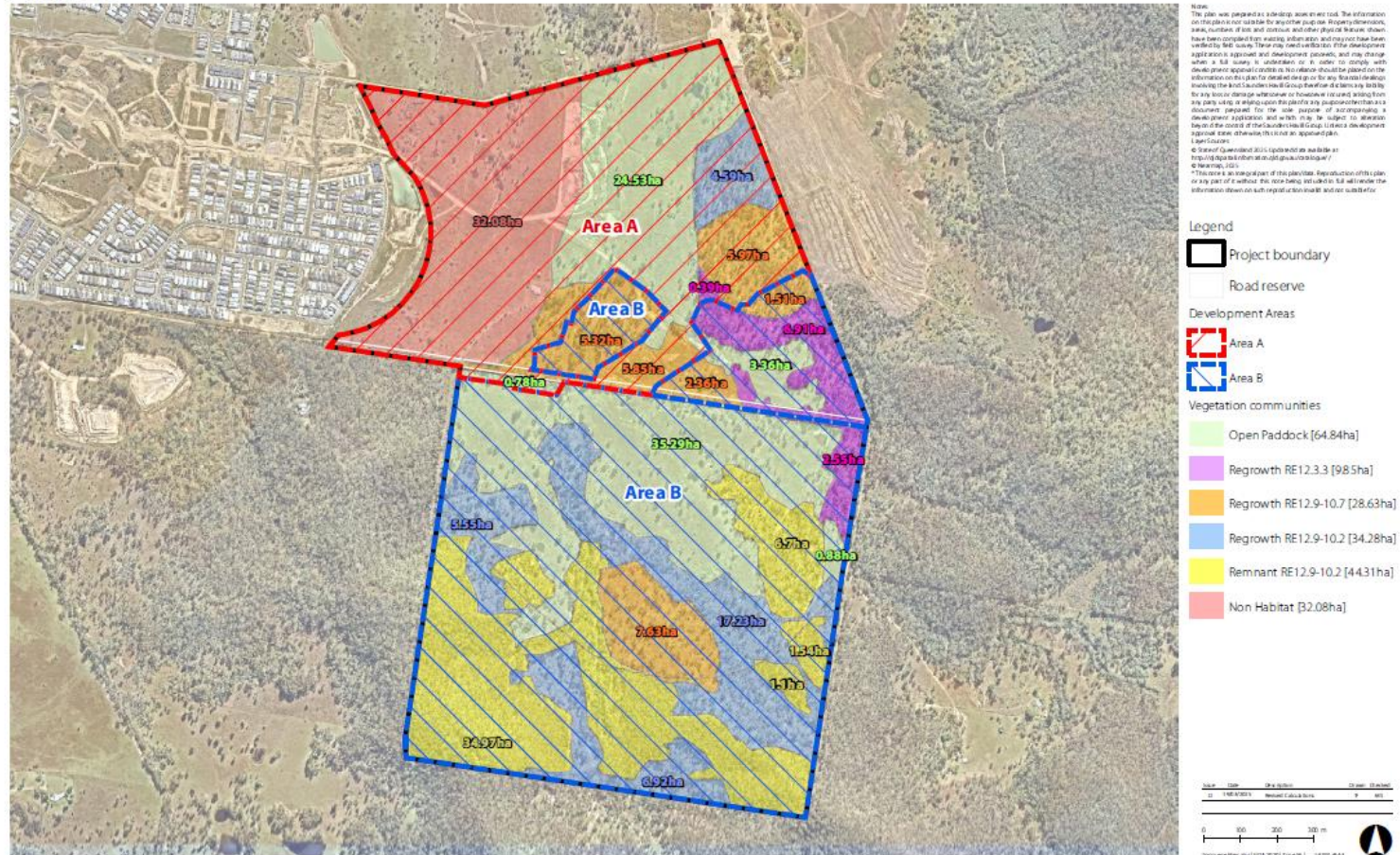
saunders havill group Daleswan Pty Ltd

Ripley Road, Ripley

10/11/2022 | 0000 | 02b Impact Area B

As varied on the date this instrument was signed **Attachment B: Staged Clearing**

Plan 2B



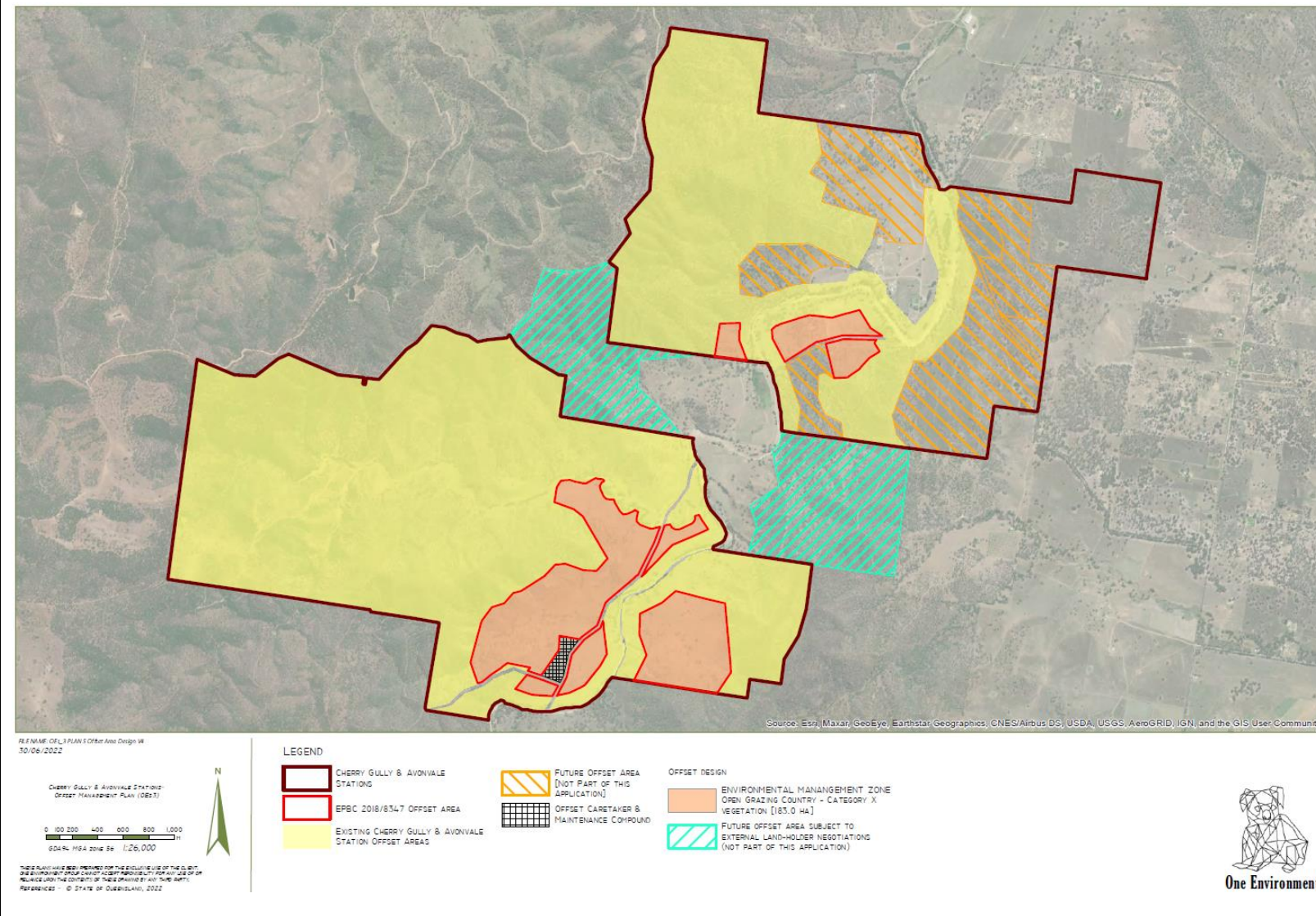
SH saunders
havill
group

AW Bidco 6 Pty Ltd

Ripley Road, Ripley

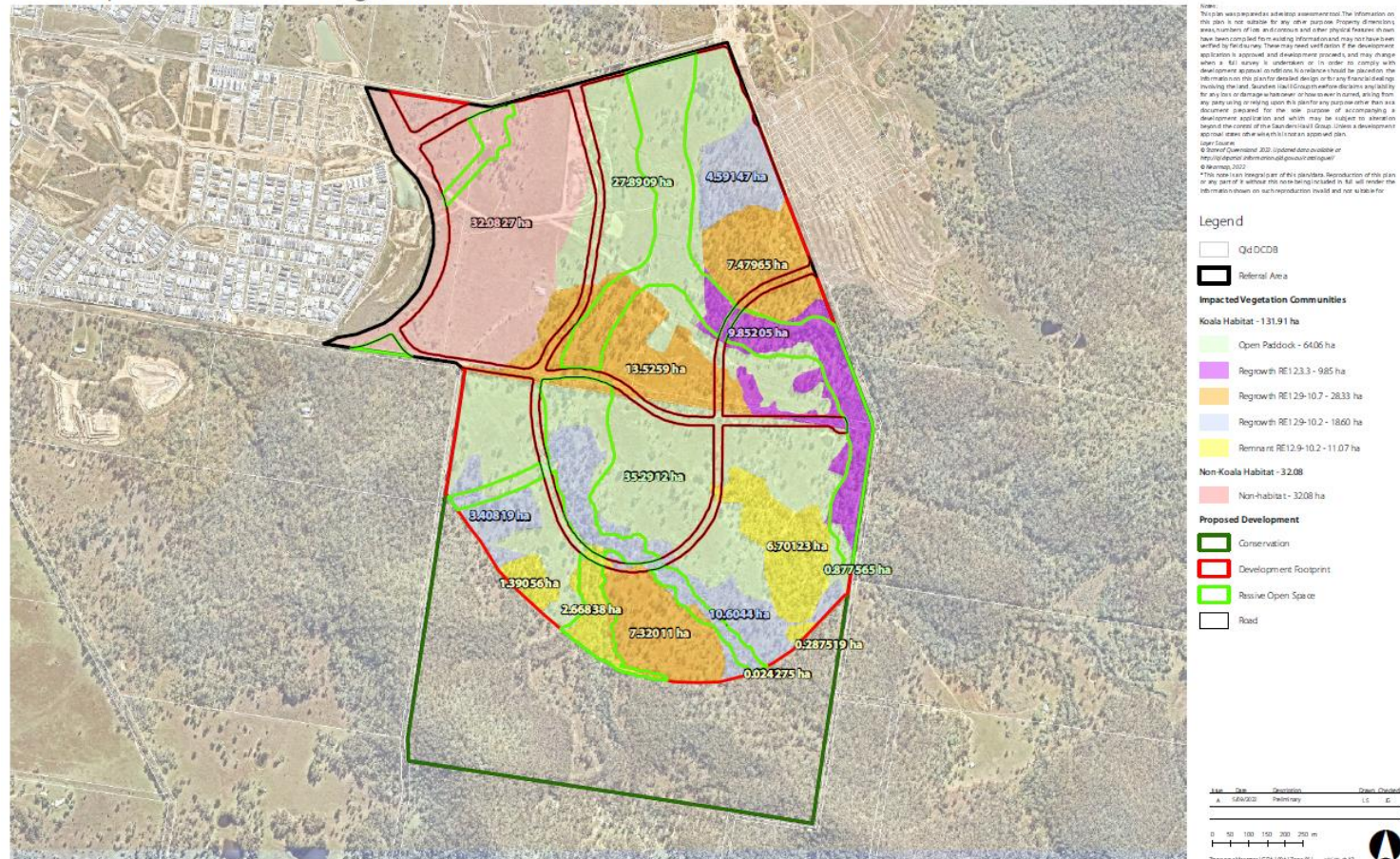
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Original dated 15 December 2022 **Attachment C: Avonvale and Cherry Gully Offset Area**



Original dated 15 December 2022 **Attachment D: Koala Impact Plan**

A4. Impacted Koala Vegetation Communities



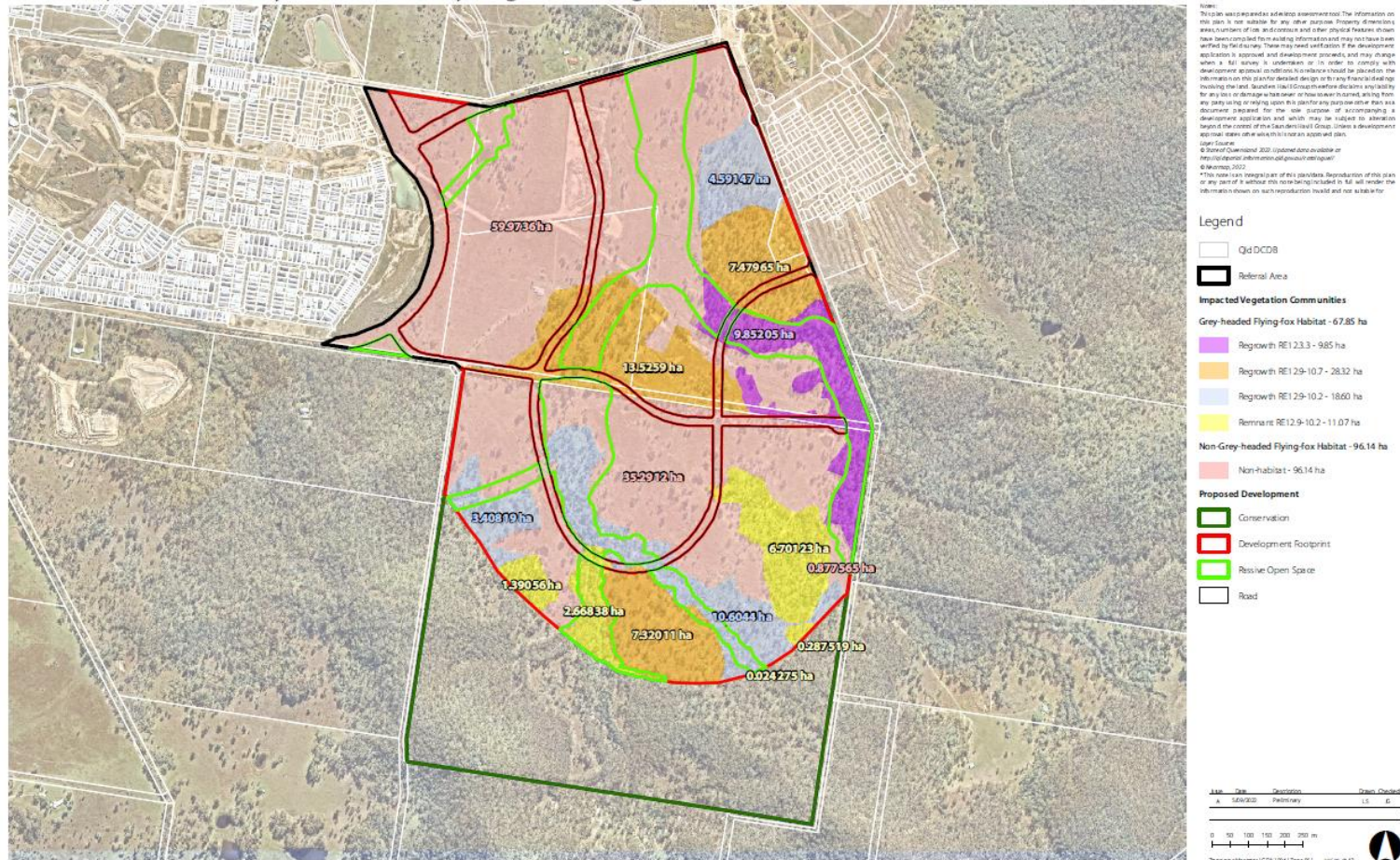
Daleswan Pty Ltd

Ripley Road, Ripley

5/08/2022 | 00261-04 Impaired Vegetation Communities A_

Original dated 15 December 2022 **Attachment E: Grey Headed Flying Fox Impact Plan**

A5. Impacted Grey-headed Flying-fox Vegetation Communities



Original dated 15 December 2022

Attachment F: EMZ 1 interim and final uplift, Koala

Table 12: MHQA Completion Criteria													
Assessment Unit - Regional Ecosystem													
EMZ 1 - Open Grazing Country													
	RE12.11.14	Transect 1	Transect 2	Transect 3	Transect 4	Transect 5	Average of Transect(s)	% Benchmark	Baseline Score	Year 5	Year 10	Year 15	Year 20
SITE CONDITION													
Recruitment of woody perennial species	100	0	0	33	0	50	16.60	16.60	0	0	3	3	5
Native plant species richness - trees	6	1	1	3	0	2	1.40	23.33	0	5	5	5	5
Native plant species richness - shrubs	7	0	0	0	0	1	0.20	2.86	0	0	2.5	2.5	2.5
Native plant species richness - grasses	8	5	5	4	4	6	4.80	60.00	2.5	2.5	2.5	2.5	2.5
Native plant species richness - forbs	23	2	3	3	4	4	3.20	13.91	0	0	2.5	2.5	2.5
Tree canopy height (Canopy)*	25	0	12	0	0	12	4.80	19.20	0	0	3	3	5
Tree canopy height (Sub-canopy)*	13	6	0	8	0	6	4.00	30.77	3	3	3	3	5
							Average tree canopy height		0	1.5	3	3	5
Tree canopy cover (Canopy)**	40	0	0	0	0	0	0	0.00	0	0	2	5	5
Tree canopy cover (Sub-canopy)**	21	0	0	0	0	0	0	0.00	0	0	2	5	5
							Average tree canopy cover		0	0	2	5	5
Shrub canopy cover	4	0	0	0	0.7	0	0.14	3.50	0	5	5	5	5
Native grass cover*	45	84.8	45	93.4	100	89	82.44	183.20	5	5	5	5	5
Organic litter*	30	0	0.5	0	0	2	0.50	1.67	0	3	3	3	5
Large trees (euc plus non-euc) (per ha)	33	0	0	0	0	0	0.00	0.00	0	0	0	0	0
Coarse woody debris (per ha)	260	10.5	1.8	12.4	23.4	32	16.02	6.16	0	5	5	5	5
Non-native plant cover	0	40	25	35	30	28	31.60	6.33	5	5	10	10	10
Quality and availability of food and forag	NA	1	1	1	1	1	1.00	-	1	1	5	10	10
Quality and availability of shelter	NA	1	1	1	1	1	1.00	-	1	1	5	10	10
							Site Condition Score (f100)		14	34	58.5	71.5	77.5
							Overall Site Condition Score - out of 3		0.42	1.02	1.76	2.15	2.33
SITE CONTEXT													
Size of patch	10	10	10	10	10	10	10	10	Baseline Score	Year 5	Year 10	Year 15	Year 20
Connectedness	5	4	4	4	4	4	4	4	10	10	10	10	10
Context	5	4	4	4	4	4	4	4	4	4	4	4	4
Ecological Corridors	6	6	6	6	6	6	6	6	6	6	6	6	6
Role of site location to species overall p	5	5	5	5	5	5	5	5	5	5	5	5	5
Threats to the species	15	1	1	1	1	1	1	1	1	15	15	15	15
Species mobility capacity	10	4	4	4	4	4	4	4	4	4	4	4	7
							Site Context Score (f56)		34	48	48	48	51
							Overall Site Context Score - out of 3		1.82	2.57	2.57	2.57	2.73
SPECIES STOCKING RATE													
Koala Stocking Rate (utilising SSR & SSR Supplementary Table(s))	70	5	5	5	5	5	5	5	5	5	30	30	30
							Species Stocking Rate Score (f70)		5.00	5	30	30	30
							Overall Species Stocking Rate Score - out of 4		0.29	0.29	1.71	1.71	1.71
Overall Assessment Unit Score									2.53	3.88	6.04	6.43	6.77
Species Stocking Rate (SSR)													
Presence detected on or adjacent to site (neighbouring property with connecting habitat)	Score	0	5	10					Baseline	Year 5	Year 10	Year 15	Year 20
	No	Yes - adjacent	Yes - on site						5	5	5	5	10
Species usage of the site (habitat type & evidenced usage)	Score	0	5	10	15				0	0	0	0	10
	Not habitat	Dispersal	Foraging	Breeding									
Approximate density (per ha)	Score	0	10	20	30				0	0	0	0	10
	0%	low	med	high									
Relative importance of species population on site*	Score (Total from)	0	5	10	15				0	0	0	0	0
	0	5 - 15	20 - 35	40 - 45									
Total SRR score (out of 70)		5											
SRR Score (out of 4)	0.285714286												

Original dated 15 December 2022

Attachment G: EMZ 1 interim and final uplift, Grey-headed Flying-fox

Table 13: GHFF FHA Completion Criteria												
Assessment Unit – Regional Ecology												
Site Reference	AU 1 – non-remnant RE12.9–10.2											
	Transect 1 Raw Data	Transect 2 Raw Data	Transect 3 Raw Data	Transect 4 Raw Data	Transect 5 Raw Data	Average Score	AU Score	Year 5 Score	Year 10	Year 15	Year 20	OUT OF (X/X)
Vegetation Condition	cat X	cat X	cat X	cat X	cat X	5	5	5	5	10	10	20
Species Richness	1	1	3	0	2	1.40	5	10	10	20	20	20
Flower Score	0	0	0	0	0	0.71	8	8	8	8	8	10
Timing of Biological Shortages	All transects: Due to the juvenile and sparse nature of the vegetation, none of the biological shortages are covered.					10	10	10	10	10	10	10
Quality of Foraging Habitat	0	0	0	0	0	1	5	10	10	20	20	20
Non-native Plant Cover	40%	25%	35%	30%	28%	37.58%	5	10	20	20	20	20
Site Condition Score							38	53	63	88	88	X
MAX Site Condition Score							100	100	100	100	100	X
Site Condition Score – out of 4							1.52	2.12	2.52	3.52	3.52	X
Size of patch	Patch size	Patch size > 200ha	Patch size > 200ha	Patch size > 200ha	Patch size > 200ha	10	10	10	10	10	10	10
Connectedness	All transects have 4–6 active camps within 20km					0	0	0	0	0	6	10
Context	31–75%	31–75%	31–75%	31–75%	31–75%	6	6	6	6	6	6	10
Ecological Corridors	Within	Within	Within	Within	Within	6	6	6	6	6	10	10
Role of site location to species overall population in the state	All transects have 1–3 active level 3 GHFF camps within 20km					0	0	0	0	0	5	10
Threats to the species	10	10	10	10	10	10	10	10	10	10	10	10
Site Context Score							32	32	32	32	47	X
MAX Site Context Score							60	60	60	60	60	X
Site Context Score – out of 3							1.60	1.60	1.60	1.60	2.35	X
GHFF Foraging Tree Density	0	0	0	0	0	0	1	1	2	5	5	10
Species Stocking Rate Score							1	1	2	5	5	X
X Species Stocking Rate Score							10	10	10	10	10	X
Stocking Rate Score – out of 3							0.30	0.30	0.60	1.50	1.50	X
Total							3.42	4.02	4.72	6.62	7.37	

RE12.11.14	
Score	Stem Density Results (T1 and
1	0 – 200 stems per hectare
2	201 – 250 stems per hectare
5	251 – 300 stems per hectare
7	301 – 325 stems per hectare
10	326 – 350 stems per hectare
7	351 – 375 stems per hectare
5	376 – 400 stems per hectare
4	401 – 450 stems per hectare
2	450 + stems per hectare

Original dated 15 December 2022

Attachment H: Offset Management Plan Requirements

In addition to any requirements of the conditions of approval, an offset management plan submitted for approval by the **Minister** must:

- a. Include a reference to the **EPBC Act** approval conditions (and state or local government approval conditions) to which the Offset Management Plan refers,
- b. Specify referenced plans, including revegetation and rehabilitation plans, and how these can be accessed,
- c. Include detailed information on the residual impacts to **protected matters** that will be offset. This must include the area(s) of habitat for **protected matters** and its condition and quality at all impact sites which the offset is to address,
- d. Identify a suitable environmental offset(s) for the impacts on **protected matters**, and provide detailed baseline information on the proposed offset(s) and commit to achievable and measurable ecological benefits, and timeframes for their achievement, for the proposed offset(s),
- e. Detail how the offset(s) will be protected, and ecological benefits maintained, in perpetuity,
- f. Include a table of commitments to achieve the ecological benefits for relevant **protected matters**, and a reference to where the commitments are detailed in the Offset Management Plan,
- g. Include timebound management actions that will be implemented to achieve the measurable ecological benefits for relevant **protected matters**,
- h. Include an assessment of risks to achieving the ecological benefit(s) and what risk management strategies will be applied to address these,
- i. Include reporting and review mechanisms, and documentation standards to inform others annually regarding compliance with management and environmental commitments, and attainment and maintenance of ecological benefits, as specified in the Offset Management Plan,
- j. Propose corrective actions to ensure ecological benefits for the **protected matters** are attained or maintained, if trigger values are reached or performance indicators not attained,
- k. Include a monitoring program for the full duration of the proposed offset management period, which must include:
 - i. measurable performance indicators to monitor progress towards, attainment of the ecological benefits for the **protected matters**

- ii. a randomisation of monitoring within the offset area to ensure ecological benefits reflect the whole offset site(s)
- iii. trigger values and timing of corrective actions
- iv. the timing and frequency of monitoring to detect trigger values and changes in the performance indicators.