



## Notification of approval

### Proposed Industrial Development at North Maclean, 4653 - 4691 Mount Lindesay Highway, North Maclean, Queensland (EPBC ref 2022/09304)

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


#### Approved Action

<b>person to whom the approval is granted (approval holder)</b>	Maclean Estates Pty Ltd
<b>ACN of approval holder</b>	653 978 646
<b>Action</b>	To undertake an industrial development at 4653 - 4691 Mount Lindesay Highway, North Maclean, Queensland (See EPBC Act referral 2022/09304).

#### Approval decision

<b>Approval decision</b>	My decision on whether or not to approve the taking of the Action for the purposes of the controlling provision for the Action is as follows.	
	<b>Controlling Provision</b>	<b>Decision</b>
	Listed threatened species and communities (section 18 and section 18A)	Approved
<b>period for which the approval has effect</b>	This approval has effect until 19 February 2052.	
<b>conditions of approval</b>	The approval is subject to conditions under the EPBC Act as set out in Annexure A.	

#### Person authorised to make decision

<b>name and position</b>	Declan O'Connor-Cox Branch Head Environment Assessments QLD
<b>signature</b>	
<b>date of decision</b>	14 February 2024

## Annexure A

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

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### Part A – Operational Conditions

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#### ACTION AREA

1. To avoid and mitigate **harm** to **protected matters**, the approval holder must not take the **Action** outside the **Action Area**.
2. To avoid and mitigate **harm** to **protected matters**, the approval holder must not **clear** more than:
  - a) 20.15 hectares (ha) of **Koala habitat**
  - b) 20.15 ha of **Grey-headed Flying-fox Habitat**
  - c) 20.15 ha of **Greater Glider Habitat**.
3. To avoid and mitigate **harm** to **protected matters**, the approval holder must not **clear** or **construct** in the **Environmental Protection Zone**.

#### CLEARING AND CONSTRUCTION

4. The approval holder must not undertake **clearing** between the hours of 6 PM to 6 AM AEST.
5. To avoid and mitigate **harm** to **protected matters**, the approval holder must ensure that no **protected matters** are killed or **harmed** as a result of **clearing** or **construction**.
6. To mitigate **harm** to **protected matters**, the approval holder must immediately arrange for veterinary care or assistance from a **Suitably Qualified Ecologist** if any **protected matter** individual is found **harmed**:
  - a) within the **Action area** during **clearing** or **construction**,
  - b) within 50 metres of the **Action area** during **clearing** or **construction**.
7. To avoid and mitigate **harm** to **protected matters**, the approval holder must:
  - a) **clear** only in accordance with the **Sequential Clearing Conditions**
  - b) ensure a **Fauna Spotter Catcher** is present within the **Action area** during all **clearing**,
  - c) give the **Fauna Spotter Catcher** authority to delay and cease **clearing** and related **construction** for a period of time as specified by the **Fauna Spotter Catcher** to ensure **protected matters** have safely vacated the area of works to enter **suitable habitat**.
  - d) ensure that any **clearing** or **construction** within 50 meters of a **Grey-headed Flying-fox Camp** is conducted consistently with the **Grey-headed Flying-fox Mitigation Standards**,
8. To avoid and mitigate **harm** to **Koala** during **clearing** and **construction**, the approval holder must prohibit all people associated with **clearing** and **construction** from bringing any dog into the **Action area**.

#### TRAFFIC MANAGEMENT AND KOALA EXCLUSION FENCING

9. To avoid and mitigate **harm** to **Koala** as a result of vehicle traffic, the approval holder must:

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- a) design and **construct** all roads in accordance with **Fauna Sensitive Road Design** and the **Koala Sensitive Design Guidelines**
- b) ensure that the speed of all vehicles on roads in the **Action Area** during **clearing** and **construction** is no greater than 40 km/h at any time; and
- c) install prominent **Koala** awareness signage consistent with the **Koala Conservation Strategic Plan** or **Koala Sensitive Design Guidelines** on any road that interfaces with **Koala habitat**.

### ENVIRONMENTAL PROTECTION ZONE / REHABILITATION MANAGEMENT PLAN

10. To avoid **harm** to **protected matters** in the **Environmental Protection Zone** during **clearing** and **construction**, the approval holder must ensure that:
  - a) from the **commencement of the Action** until transfer of the ownership of the **Environmental Protection Zone** to Logan City Council, unauthorised persons do not enter the **Environmental Protection Zone**.
  - b) from the **commencement of the Action** until transfer of the ownership of the **Environmental Protection Zone** to Logan City Council, rubbish, unauthorised vehicles and domestic animals are not introduced into the **Environmental Protection Zone**, and
  - c) **koala exclusion fencing** is installed within 12 months of the **commencement of the Action** and the **koala exclusion fencing** is then maintained until the expiry of this approval.
11. The approval holder must commence implementation of the **Rehabilitation Management Plan** prior to **commencement of the Action** and continue to implement the **Rehabilitation Management Plan** at least until the expiry of this approval unless ownership of the **Environmental Protection Zone is transferred** to the Logan City Council, in which case the approval holder must continue to implement the **Rehabilitation Management Plan** at least until the outcomes required under condition 12 have been achieved.
12. The approval holder must achieve the following rehabilitation outcomes, as specified in the **Rehabilitation Management Plan**, in the **Environmental Protection Zone** within 20 years of the **commencement of the Action**:
  - a) establish 16.27 ha of **Koala habitat**, 16.27 ha of **Greater Glider habitat** and 16.27 ha of **Grey-headed Flying-fox habitat** and
  - b) remove all **Weeds of National Significance** and weed species listed under the *Biosecurity Act 2014* (Qld) and thereafter keep the **Environmental Protection Zone** free of these weeds.
13. The approval holder must not transfer ownership of the **Environmental Protection Zone** to any entity other than the Logan City Council. The approval holder may transfer ownership of the **Environmental Protection Zone** to the Logan City Council after the requirements of condition 12 have been met, in fee simple, at no cost the Logan City Council.

## ENVIRONMENTAL OFFSET REQUIREMENTS

### *Offset Site for the Koala, Greater Glider and Grey-headed Flying-fox*

14. To compensate for the loss of 20.15 ha of **Koala Habitat, Greater Glider Habitat and Grey-headed Flying-fox Habitat**, the approval holder must:
- not undertake any **clearing** at the **Action area** until such time as the **Rosewood Offset Site** has been **legally secured** under a **Voluntary Declaration**,
  - within 5 **business days** of **legally securing** the **Rosewood Offset Site** under a **Voluntary Declaration**, provide the **department** with written evidence demonstrating the **Rosewood Offset Site** has been placed under a **Voluntary Declaration**,
  - within 12 months of **commencement of the Action**, **legally secure** the **Rosewood Offset Site** under a **Covenant** or a suitable alternate mechanism providing protection of the **Rosewood Offset Site** in perpetuity and which is approved by the **Minister** in writing,
  - within five 5 **business days** of having the **Rosewood Offset Site placed** under a **Covenant** or other mechanism as approved in accordance with Condition 14(c), provide the **department** with written evidence demonstrating the **Rosewood Offset Site** has been **legally secured**, and submit **Shapefiles** and offset attributes of the **Rosewood Offset Site** to the **department**.

## OFFSET MANAGEMENT PLAN

15. The approval holder must commence implementing the **Offset Management Plan** prior to **commencement of the Action** and continue to implement it until the expiry date of this approval. Within 5 **business days** of commencing implementation of the **Offset Management Plan** the approval holder must notify the **department** in writing of the date on which it commenced implementing the **Offset Management Plan**.
16. The approval holder must complete all management measures as described in the **Offset Management Plan** by the end of **Year 20**.
17. The approval holder must ensure that each of the improvements to habitat quality that the **Offset Management Plan** specifies will have been achieved by each of **year 5, year 10, year 15 and year 20** are achieved within the particular specified timeframe.
18. The approval holder must, by the end of each of **Year 5, Year 10, Year 15 and Year 20**, meet the **Benchmark Scores** for the **Koala** specified in Attachment 1(a) and Attachment 1(b) and the **Benchmark Scores** for the **Grey-headed Flying-fox** in Attachment 2(a) and Attachment 2(b) in respect of the corresponding time period.

## MONITORING

19. Within 30 days prior to the end of each of **Year 5, Year 10 and Year 15**, the approval holder must have an **independent Suitably Qualified Ecologist** undertake an assessment as to whether the outcomes required in conditions 17 and 18 have been or have not been achieved in the **Rosewood Offset Site**. The approval holder must publish the findings of each assessment on the **website** within six months of the date by which this condition requires that assessment be undertaken, submit a copy of the assessment to the **department** within five **business days** of it

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first being published and keep the findings of each assessment published on the **website** for the remainder of the duration of the **Offset Management Plan**.

20. The approval holder must undertake **Koala** monitoring as described in the **Offset Management Plan** and also monitor:
  - a) using monitoring methods that comprise a combination of two or more **Koala Habitat Assessment Criteria and Methods**.
  - b) with sufficient intensity and effort to sufficiently demonstrate presence/absence and abundance of the **Koala** within the **Rosewood Offset Site**.
  - c) over a period of at least three consecutive months during spring and summer, chosen to coincide with when **Koala** is most mobile and active in the landscape.
  
21. The approval holder must undertake **Grey-headed Flying-fox** monitoring as described in the **Offset Management Plan** and also monitor:
  - a) using a combination of monitoring methods described in the **Grey-headed Flying-fox** entry on the **SPRAT database**.
  - b) with sufficient intensity and effort to sufficiently demonstrate presence/absence and abundance of the **Grey-headed Flying-fox** within the **Rosewood Offset Site**.
  - c) over a period of at least three consecutive months during winter and autumn, chosen to coincide with when the winter flowering and fruiting plants within the **Rosewood Offset Site** are in flower or fruit.
  
22. The approval holder must undertake **Greater Glider** monitoring as described in the **Offset Management Plan** and also monitor:
  - a) using a combination of methods described in the **Greater Glider** listing on the **SPRAT database**.
  - b) with sufficient intensity and duration to sufficiently demonstrate presence/absence and abundance of the **Greater Glider** within the **Rosewood Offset Site**.
  
23. The approval holder must submit a Greater Glider Hollow Monitoring and Maintenance Plan for the **Rosewood Offset Site** prepared by a **Suitably Qualified Ecologist** to the **department** for the **Minister's** approval. The approval holder must not **commence the Action** unless the **Minister** has approved the Greater Glider Hollow Monitoring and Maintenance Plan in writing. The Greater Glider Hollow Monitoring and Maintenance Plan must include:
  - a) Details of methods for inspecting the condition of all **Greater Glider artificial hollows**, conducted at least once every 12 months to check if they remain suitable for use by **Greater Gliders**.
  - b) Details of the methods that will be implemented to monitor utilisation of hollows, including existing hollows and all **Greater Glider artificial hollows**, by target, competitor and pest species every 3 months for the first 12 months immediately following the installation of the **Greater Glider artificial hollows** and, thereafter, at least once annually for the duration of the **Offset Management Plan**.
  - c) Clear commitments that, and details of how, the approval holder will promptly report the findings of inspections and monitoring to the **Department**.

- d) Specified triggers for corrective measures, details of the corrective measures that will be implemented if triggers are detected and the timelines for their completion.
- e) Justification that the proposed inspection and monitoring methods, timing and effort provide the greatest likelihood of detecting damage to **Greater Glider artificial hollows**, utilisation of hollows by target, competitor and pest species and the occurrence of any specified triggers.
- f) The approval holder must implement the Greater Glider Hollow Monitoring and Maintenance Plan as approved by the **Minister** for the duration of the **Offset Management Plan**.

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## **Part B – Administrative conditions**

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### **REVISION OF ACTION MANAGEMENT PLANS**

24. 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 the following conditions, by submitting an application in accordance with the requirements of section 143A of the **EPBC Act**. If the **Minister** approves a revised action management plan (**RAMP**) then, from the date specified, the approval holder must implement the **RAMP** in place of the previous action management plan.

### **SUBMISSION AND PUBLICATION OF PLANS**

25. The approval holder must submit all **plans** required by these conditions electronically to the **department**.
26. Unless otherwise agreed to in writing by the **Minister**, the approval holder must publish each **plan** on the **website** within 15 **business days** of the date:
- a) of this approval, if the version of the **plan** to be implemented is specified in these conditions, or
  - b) the **plan** is approved by the **Minister** in writing, if the **plan** requires the approval of the **Minister**, or
  - c) the **plan** is submitted to the **department** in accordance with a requirement of these conditions, if the **plan** does not require the approval of the **Minister**, or
  - d) the **plan** is approved by a state or territory government official required under a state or territory government condition which must be complied with in accordance with these **EPBC Act** conditions.
27. The approval holder must keep all **plans** required by these conditions published on the **website** until the expiry date of this approval.
28. 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. If **sensitive ecological data** is excluded or redacted from a **plan**, the approval holder must notify the

**department** in writing what exclusions and redactions have been made in the version published on the **website**.

#### **NOTIFICATION OF DATE OF COMMENCEMENT OF THE ACTION**

29. The approval holder must notify the **department** electronically of the date of **commencement of the Action**, within five (5) **business days** following **commencement of the action**.
30. The approval holder must not **commence the Action** later than five (5) years after the date of this approval decision.

#### **COMPLIANCE RECORDS**

31. The approval holder must maintain accurate and complete **compliance records**.
32. 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.

33. 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 Guidelines for biological survey and mapped data, Commonwealth of Australia 2018, or as otherwise specified by the **Minister** in writing.
34. 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 *Guide to providing maps and boundary data for EPBC Act projects*, Commonwealth of Australia 2021, or as otherwise specified by the **Minister** in writing.
35. The approval holder must submit all **monitoring data** (including **sensitive ecological data**), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the **department** within accordance with the requirements of the **Offset Management Plan**.

#### **ANNUAL COMPLIANCE REPORTING**

36. The approval holder must prepare a **compliance report** for each 12-month period following the date of this approval decision (or as otherwise agreed to in writing by the **Minister**).
37. Each **compliance report** must be consistent with the *Annual Compliance Report Guidelines*, Commonwealth of Australia 2023.
38. Each **compliance report** must include:
  - a) Accurate and complete details of compliance and any non-compliance with the conditions and the **plans**, and any **incidents**.

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- b) One or more **shapefile** showing all **clearing of protected matters**, and/or their habitat, undertaken within the 12-month period at the end of which that **compliance report** is prepared.
- c) A schedule of all **plans** in existence in relation to these conditions and accurate and complete details of how each **plan** is being implemented.

39. The approval holder must:

- a) Publish each **compliance report** on the **website** within 60 **business days** following the end of the 12-month period for which that **compliance report** is required.
- b) Notify the **department** electronically, within 5 **business days** of the date of publication that a **Compliance Report** has been published on the **website**.
- c) Provide the weblink for the **compliance report** in the notification to the **department**.
- d) Keep all published **compliance reports** required by these conditions on the **website** until the expiry date of this approval.
- e) Exclude or redact **sensitive ecological data** from **compliance reports** published on the **website** or otherwise provided to a member of the public.
- f) If **sensitive ecological data** is excluded or redacted from the published version, submit the full **compliance report** to the **department** within 5 **business days** of its publication on the **website** and notify the **department** in writing what exclusions and redactions have been made in the version published on the **website**.

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

### REPORTING NON-COMPLIANCE

40. 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**.

41. 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 short 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.

42. The approval holder must provide to the **department** in writing, within 12 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance, the details of that **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **plan**. The approval holder must specify:

- a) Any corrective action or investigation which the approval holder has already taken.
- b) The potential impacts of the **incident** and/or non-compliance.

- c) The method and timing of any corrective action that will be undertaken by the approval holder.

#### **INDEPENDENT AUDIT**

- 43. The approval holder must ensure that an **independent audit** of compliance with the conditions is conducted for every 3-year period following the **commencement of the action** until this approval expires or until the **Minister** confirms in writing that the requirement of conditions 17 and 18 have been met.
- 44. 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.
- 45. Each **audit report** must report for the 3-year period preceding that audit report.
- 46. 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**

- 47. 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.
- 48. Within 20 **business days** after the **completion of the action**, and, in any event, before this approval expires, the approval holder must notify the **department** electronically of the date of **completion of the action** and provide **completion data**. The approval holder must submit any spatial data that comprises **completion data** as a **shapefile**.

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## Part C – Definitions

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

**Action Area** means the location of the Action, represented in Attachment 3 by the zone enclosed by the solid black line labelled 'Site Boundary'.

**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**.

**Benchmark Scores** means the 'average scores from **MHQA**' specified in Attachments 1 and 2 in the particular column headed either "**Year 5 Score**", "**Year 10 Score**", "**Year 15 Score**" or "**Year 20 Score**".

**Business day** means a day that is not a Saturday, a Sunday or a public holiday in Queensland.

**Clear, cleared or clearing** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of vegetation.

**Commence the Action or Commencement of the Action** means the date on which the first instance of any on-site Clearing, Construction or other physical activity associated with the Action is undertaken, but does not include minor physical disturbance necessary to:

- a) Undertake pre-clearance surveys or monitoring programs.
- b) Install signage and/or temporary fencing to prevent unapproved use of the **Action area**, so long as the signage and/or temporary fencing is located where it does not **Harm** any **Protected Matter**.
- c) Protect environmental and property assets from fire, weeds, and feral animals, including use of existing surface access tracks.
- d) Install temporary site facilities for persons undertaking pre-commencement activities so long as these facilities are located where they do not **Harm** any **Protected Matter**.

**Completion data** means an environmental report and spatial data clearly detailing how the conditions of this approval have been met.

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

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

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

**Construction or Construct** means:

- a) the erection of a building or structure that is, or is to be, fixed to the ground and wholly or partially fabricated on-site,
- b) the alteration, maintenance, repair or demolition of any building or structure,
- c) any work which involves breaking of the ground (including pile driving) or bulk earthworks,
- d) the laying of pipes and other prefabricated materials in the ground, and
- e) any associated excavation works.

**Note: Construction** does not include the installation of temporary fences and signage.

**Covenant** means the enduring protection mechanism to provide ongoing conservation protection, on the title of the land under Chapter 6 Part 4 Division 8A of the *Land Act 1994* (Qld).

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

**Development footprint** means the location of all **Clearing** and **Construction Activities** within the **Action area**, represented in Attachment 3 by the pink shaded area labelled 'Disturbance Footprint [20.15].'

**Environmental Management Plan Guidelines** means the *Environmental Management Plan Guidelines*, Commonwealth of Australia 2014.

**Environmental Protection Zone** means the location of area to be designated for conservation, represented in Attachment 3 by the green shaded zone designated 'Avoidance footprint [16.27 ha].

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

**Fauna Sensitive Road Design** means Fauna Sensitive Road Design, Volume 1 and 2. Queensland Department of Main Roads, Planning, Design and Environmental Division. Brisbane, 2000.

**Fauna Spotter Catcher** means a person holding an appropriate license issued under the *Queensland Nature Conservation Act 1992* to detect, capture, care for, assess and release wildlife disturbed by vegetation **clearance** activities who has at least three years' experience undertaking this work with **protected matters**.

**Greater Glider** refers to the **EPBC Act** listed threatened species *Petauroides volans*.

**Greater Glider artificial hollows** – means amendably suitable branch hollows, existing suitable branch hollows and amendably suitable branch hollows being provided with ecological context, amendably suitable trunk hollows, and new canopy trunk hollows as described in the final Preliminary Documentation dated 17 November 2023.

**Greater Glider habitat** means any area that provides habitat suitable for the **Greater Glider** as described in Department of Climate Change, Energy, the Environment and Water (2022). *Conservation Advice for Petauroides volans (greater glider (southern and central))*. Canberra: Department of Climate Change, Energy, the Environment and Water. In effect under the EPBC Act from 05-Jul-2022. At the date of this approval decision this plan can be accessed at: <https://www.environment.gov.au/biodiversity/threatened/species/pubs/254-conservation-advice-05072022.pdf>. **Greater Glider habitat** occupies the entire **Action area**.

**Grey-headed Flying-fox** refers to the EPBC Act listed threatened species *Pteropus poliocephalus*.

**Grey-headed Flying-fox Camp** means any area that provides roosting requirements of the **Grey-headed Flying-fox**, as described in *National Recovery Plan for the Grey-headed Flying-fox 'Pteropus poliocephalus'*, Department of Agriculture, Water and the Environment, Canberra 2021. At the date of this approval decision this plan can be accessed at: <https://www.dcceew.gov.au/environment/biodiversity/threatened/publications/recovery/grey-headed-flying-fox>

**Grey-headed Flying-fox habitat** means any area that provides or is likely to provide foraging and roosting habitat of the **Grey-headed Flying-fox**, as described in Department of Agriculture, Water and the Environment (2021). *National Recovery Plan for the Grey-headed Flying-fox Pteropus poliocephalus*. Canberra: Commonwealth of Australia. At the date of this approval decision this plan can be accessed at: <https://www.dcceew.gov.au/environment/biodiversity/threatened/publications/recovery/grey-headed-flying-fox>. **Grey-headed Flying-fox habitat** occupies the entire **Action area**.

**Grey-headed Flying-fox Mitigation Standards** means the mitigation standards listed in *Referral guideline for management actions in grey-headed and spectacled flying-fox camps*, Commonwealth of Australia 2015' (2015) At the date of this approval decision this guideline can be accessed at: <https://www.dcceew.gov.au/environment/biodiversity/threatened/species/flying-fox-policy-statement>.

**Harm** means to cause any measurable direct or indirect disturbance or deleterious change as a result of any activity associated with the **Action**.

**Incident** means any event which has the potential to, or does, **Harm** any **Protected Matter**.

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

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

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**Independent Audit** means an audit conducted by an **Independent** and **Suitably qualified person** as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines 2019* (Cth).

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

**Koala Conservation Strategic Plan** means *Koala Conservation Strategic Plan*, City of Logan, 2013 – 2023.

**Koala Exclusion Fencing** means exclusion fencing as described in Table 4.2 of the *Koala-Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities 2022* (Qld) and is depicted in Figure RMP001 of appendices A-D of the final Preliminary Documentation dated 17 November 2023 (see Attachment 5). At the date of this approval decision this guideline can be accessed at:

[https://www.des.qld.gov.au/policies?a=272936:policy\\_registry/koala-sensitive-design-guideline.pdf](https://www.des.qld.gov.au/policies?a=272936:policy_registry/koala-sensitive-design-guideline.pdf)

**Koala Habitat** means 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:

- Conservation Advice for *Phascolarctos cinereus* (Koala) combined populations of Queensland, New South Wales and the Australian Capital Territory, Commonwealth of Australia 2022, and
- National Recovery Plan for the Koala *Phascolarctos cinereus* (combined populations of Queensland, New South Wales and the Australian Capital Territory), Commonwealth of Australia 2022, and
- A review of Koala Habitat assessment criteria and methods, Youngentob, K.N, Marsh, K.F., Skewes, J. 2021.

**Koala habitat** occupies the entire **Action area**.

**Koala Habitat Assessment Criteria and Methods** means survey and assessment methods described in the following paper: Youngentob, K.N, Marsh, K.F., Skewes, J., A review of koala habitat assessment criteria and methods, report prepared for the Department of Agriculture, Water and the Environment, Canberra, November 2021. At the date of this approval decision this paper can be accessed at: <https://www.agriculture.gov.au/sites/default/files/documents/review-koala-habitat-assessment-criteria-and-methods-2021.pdf>

**Koala Sensitive Design Guidelines** refers to *Koala-Sensitive Design Guideline*, Queensland Department of Environment and Science, 2022. At the date of this approval decision this guideline can be accessed at: [https://www.des.qld.gov.au/policies?a=272936:policy\\_registry/koala-sensitive-design-guideline.pdf](https://www.des.qld.gov.au/policies?a=272936:policy_registry/koala-sensitive-design-guideline.pdf)

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**Legally secure/d** means to secure a legal agreement under relevant Queensland legislation, in relation to a site, to provide enduring protection for the site against activities incompatible with conservation.

**MHQA** means the Modified Habitat Quality Assessment, a methodology for determining terrestrial habitat quality derived from the Queensland State Government's following paper: *Guide to determining terrestrial habitat quality. A toolkit for assessing land-based offsets under the Queensland Environmental Offsets Policy Version 1.2 April 2017*. The Queensland Guide (v1.2) should be used subject to the following modifications:

- The species richness scores in Table 2 of the *Guide to determining terrestrial habitat quality* are printed as having three scoring ranges: 2.5 points, 3 points, and 5 points. Instead, those scores should be 0 points, 2.5 points, and 5 points respectively to reflect the [\*BioCondition: A Condition Assessment Framework for Terrestrial Biodiversity in Queensland. Assessment Manual. Version 2.2 \(2015\)\*](#) scoring method.

At the date of this approval decision this paper can be accessed at:

[https://environment.des.qld.gov.au/data/assets/pdf\\_file/0015/90312/habitat-quality-assessment-guide.pdf](https://environment.des.qld.gov.au/data/assets/pdf_file/0015/90312/habitat-quality-assessment-guide.pdf)

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

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

**Offset Management Plan** means the Draft Offset Area Management Plan V.3, and all associated attachments, written by M. Barnett published as an attachment to the 2022/09304 Proposed Industrial Development at North Maclean Preliminary Documentation on 17 November 2023, or a subsequent version currently approved by the **Minister**. The **Offset Management Plan** is to be in effect until **Year 20**.

**Plan** means any action management plan or strategy that the approval holder is required by these conditions to implement.

**Protected matter** means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect (**Koala**, **Greater Glider** and **Grey-headed Flying-fox**).

**RAMP** means Revised Action Management Plan.

**Regional Ecosystem** means vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil (Sattler and Williams 1999, *Vegetation Management Act 1999*).

**Rehabilitation Management Plan** means the *Rehabilitation Management Plan*, 28 South Environmental Pty Ltd, Version 1, submitted to the **department** as Appendix C.2 of the Preliminary Documentation for the Proposed Industrial Development at North Maclean (2022/09304) dated 17 November 2023.

## OFFICIAL

**Rosewood Offset Site** means Lot 70 on CH31316 and Lot 2 on RP200424 located at 442-544 Rosewood Laidley Road, Lanefield, QLD shown in Attachment 4 by the zone enclosed by the red line and labelled 'Offset Site Boundary.'

**Safe movement solutions** means measures to minimise the risk of injury or deaths to **Koalas** from vehicle strike, specifically including **Koala Exclusion Fencing**, fauna underpasses or overpasses, and/or bridges as described in the **Koala-sensitive design guidelines**.

**Sensitive Ecological Data** means data as defined in the *Sensitive Ecological Data – Access and Management Policy V1.0* 2016 (Cth).

**Sequential Clearing Conditions** has the same meaning as 'Sequential Clearing Conditions' in the *Nature Conservation (Koala) Conservation Plan 2017* issued under the *Nature Conservation Act 1992* (Qld) and published by the Queensland Department of Environment and Science. At the date of this approval decision this plan can be accessed at:  
<https://www.legislation.qld.gov.au/view/pdf/inforce/current/sl-2017-0152>

**Shapefile** means location and attribute information about the Action provided in an Esri **Shapefile** format containing:

- a) '.shp', '.shx', '.dbf' files,
- b) a '.prj' file which specifies the projection or geographic coordinate system used, and
- c) an '.xml' metadata file that describes the **shapefile** for discovery and identification purposes.

**SPRAT database** means the Species Profile and Threats Database including relevant information and associated documents linked on species profiles, Department of Climate Change, Energy, the Environment and Water, Commonwealth Government, available on the date of this approval at: <http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>).

**Suitable habitat** means habitat no more than 10 km from the **Action area** featuring ecological characteristics that will provide for the safe breeding, feeding, resting and sheltering of the particular **protected matter**.

**Suitably Qualified Ecologist** means a person who has professional qualifications and

- at least three (3) years of work experience assessing the condition and quality of **Regional Ecosystems** and the habitat of **protected matters**;
- has implemented and reported on management plans for the habitat of **protected matters**, and can demonstrate the implementation of those plans achieved the required environmental quality for **protected matters**; and
- can give authoritative assessment, advice and analysis on whether the condition and quality of **Regional Ecosystems** and the habitat of **protected matters** meets requirements of these conditions using the relevant protocols, standards, methods and/or literature.

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

**Voluntary Declaration** means the enduring protection mechanism to provide ongoing conservation protection, inscribed on the title of the land, under the *Vegetation Management Act 1999* (Qld).

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

**Weeds of National Significance** means Weeds identified as a threat to Australian environments based on their invasiveness, potential for spread, and socioeconomic and environmental impacts; 20 plant species are currently listed as WONS. The list of **Weeds of National Significance** can be found at this link at the date of approval: <https://weeds.org.au/weeds-profiles/>

**Year 1** means the period within 12 months from the date of commencement of implementation of the **Offset Management Plan**.

**Year 5** means the period within five years from the date of commencement of implementation of the **Offset Management Plan**.

**Year 10** means the period within ten years from the date of commencement of implementation of the **Offset Management Plan**.

**Year 15** means the period within fifteen years from the date of commencement of implementation of the **Offset Management Plan**.

**Year 20** means the period within twenty years from the date of commencement of implementation of the **Offset Management Plan**.

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## Attachments

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- 1) Attachment 1(a) – Completion Criteria for **Koala**
- 2) Attachment 1(b) – Completion Criteria for **Koala**
- 3) Attachment 2(a) – Completion Criteria for **Grey-headed Flying-fox**
- 4) Attachment 2(b) - Completion Criteria for **Grey-headed Flying-fox**
- 5) Attachment 3 – **Action Area**
- 6) Attachment 4 – **Rosewood Offset Site**
- 7) Attachment 5 – **Koala Exclusion Fencing**



**Australian Government**  
**Department of Climate Change, Energy, the Environment and Water**

Completion Criteria for Koala – Example outlining how ORS performance will achieve OAMP goals and reach proposed ecological benefit in line with EPBC Offsets Policy.

		<b>Completion Criteria</b>				
<b>Key Performance Indicators</b>	<b>Description</b>	<b>Baseline</b> (average scores – from MHQA)	<b>Year 5 Score</b> (average scores – from MHQA)	<b>Year 10 Score</b> (average scores – from MHQA)	<b>Year 15 Score</b> (average scores – from MHQA)	<b>Year 20 Score</b> (average scores – from MHQA)
<b>Site Condition (Bio-condition Parameters and KPIs)</b>						
Recruitment of woody perennial species in EDL	Number of tree species that are being naturally recruited within the monitoring site (i.e. occurring as saplings <5cm DBH).	3.2/5	3.2/5	3.2/5	4.2/5	5.0/5
Native Species Richness – Trees	Number of native tree species occurring in the monitoring site. This is controlled by the planting palettes within the OMP.	2.8/5	5.0/5	5.0/5	5.0/5	5.0/5
Native Species Richness – Shrubs	Number of native shrub species occurring in the monitoring site.	2.8/5	5.0/5	5.0/5	5.0/5	5.0/5
Native Species Richness – Grasses	Number of native grass species occurring in the monitoring site.	2.3/5	2.8/5	2.8/5	3.3/5	4.8/5
Native Species Richness – Forbes	Number of native forbes species occurring in the monitoring site.	3.0/5	3.0/5	3.0/5	3.0/5	4.8/5
Tree canopy height	Average height of each strata layer present (i.e. emergent, canopy, sub-canopy, shrub and groundcover layers)	4.0/5	4.5/5	4.6/5	5.0/5	5.0/5
Tree canopy cover	Percentage of 100m transect within the monitoring site that is covered by canopy and sub-canopy.	3.5/5	3.7/5	3.7/5	4.4/5	5.0/5
Shrub Cover	Percentage of 100m transect within the monitoring site that is covered by shrub.	2.0/5	2.6/5	2.6/5	4.6/5	5.0/5
Native grass cover	Extent/occurrence of native grass species	0.8/5	0.8/5	0.8/5	1.6/5	4.6/5
Organic litter	Extent/occurrence of organic litter (percentage coverage within the monitoring site)	4.6/5	4.6/5	4.6/5	4.8/5	4.8/5
Large trees	Large trees above the DBH size threshold defined by the target Regional Ecosystem bio-condition benchmark.	9.0/15	9.0/15	9.0/15	10.5/15	10.5/15
Coarse woody debris	Amount of coarse woody debris occurring within the monitoring site (in metres per site) (collected the length of wood debris that is >10cm in width and >0.5m in length).	2.9/5	2.9/5	2.9/5	3.3/5	4.7/5
Non-native plant cover	Extent/occurrence of weeds listed under the <i>Biosecurity Act 2014</i> or as a WoNS (percentage coverage within the monitoring site)	3.3/10	4.7/10	4.7/10	5.8/10	6.6/10
Quality and availability of food and habitat required for foraging		4.2/10	4.2/10	4.2/10	10.0/10	10.0/10
Quality and availability of habitat required for shelter and breeding		4.2/10	4.2/10	4.2/10	10.0/10	10.0/10
<b>Site Condition Score (out of 100)</b>		<b>52.5</b>	<b>60.2</b>	<b>60.2</b>	<b>80.5</b>	<b>90.7</b>
<b>Site Condition Score (converted out of 3)</b>		<b>1.57</b>	<b>1.80</b>	<b>1.81</b>	<b>2.41</b>	<b>2.7</b>
<b>Site Context</b>						
Size of Patch		10.0/10	10.0/10	10.0/10	10.0/10	10.0/10

Attachment 1(a). Completion Criteria for the Koala on the Rosewood Offset Site

Key Performance Indicators	Completion Criteria				
	Baseline (average scores – from MHQA)	Year 5 Score (average scores – from MHQA)	Year 10 Score (average scores – from MHQA)	Year 15 Score (average scores – from MHQA)	Year 20 Score (average scores – from MHQA)
Connectedness	2.0/10	2.0/10	2.0/10	2.0/10	2.0/10
Context	4.0/5	4.0/5	4.0/5	4.0/5	4.0/5
Ecological Corridors	4.0/6	4.0/6	4.0/6	4.0/6	4.0/6
Role of site location to species overall population in the state	1.0/5	1.0/5	1.0/5	1.0/5	1.0/5
Threats to species	7.0/10	7.0/10	7.0/10	7.0/10	7.0/10
Species mobility capacity	7.0/10	7.0/10	7.0/10	7.0/10	10/10
Site Context Score (out of 56)	35.0	35.0	35.0	35.0	38.0
Site Context Score (converted out of 3)	1.88	1.88	1.88	1.88	2.04
<b>Species Stocking Rate</b>					
Presence detected on or adjoining site	10.0/10	10.0/10	10.0/10	10.0/10	10.0/10
Species Usage (Habitat type & evidence of usage)	10.0/15	10.0/15	10.0/15	10.0/15	15.0/15
Approximate Density	10.0/30	10.0/30	10.0/30	10.0/30	20.0/30
Role/Importance of Species Population on Site	5.0/10	5.0/10	5.0/10	5.0/10	5.0/15
Species Stocking Rate (out of 70)	35.0	35.0	35.0	35.0	50.0
Species Stocking Rate (converted out of 4)	2.0	2.0	2.0	2.0	2.86
Total Habitat Quality Score (out of 10)	4.79	5.16	5.16	6.04	7.42
	Averaged Scores for AUs Round to 5	Averaged Scores for AUs Round to 5	Averaged Scores for AUs Round to 5	Averaged Scores for AUs Round to 6	Averaged Scores for AUs Round to 7

Attachment 1(b). Completion Criteria for the Koala on the Rosewood Offset Site

Completion Criteria for Grey-headed Flying-fox – Example outlining how ORS performance will achieve OAMP goals and reach proposed ecological benefit in line with EPBC Offsets Policy.

		Completion Criteria				
Key Performance Indicators	Description	Baseline (average scores – from MHQA)	Year 5 Score (average scores – from MHQA)	Year 10 Score (average scores – from MHQA)	Year 15 Score (average scores – from MHQA)	Year 20 Score (average scores – from MHQA)
<b>Site Condition (Bio-condition Parameters and KPIs)</b>						
Recruitment of woody perennial species in EDL	Number of tree species that are being naturally recruited within the monitoring site (i.e. occurring as saplings <5cm DBH).	3.2/5	3.2/5	3.2/5	4.2/5	5.0/5
Native Species Richness – Trees	Number of native tree species occurring in the monitoring site. This is controlled by the planting palettes within the OMP.	2.8/5	5.0/5	5.0/5	5.0/5	5.0/5
Native Species Richness – Shrubs	Number of native shrub species occurring in the monitoring site.	2.8/5	5.0/5	5.0/5	5.0/5	5.0/5
Native Species Richness – Grasses	Number of native grass species occurring in the monitoring site.	2.3/5	2.8/5	2.8/5	3.3/5	4.8/5
Native Species Richness – Forbes	Number of native forbes species occurring in the monitoring site.	3.0/5	3.0/5	3.0/5	3.0/5	4.8/5
Tree canopy height	Average height of each strata layer present (i.e. emergent, canopy, sub-canopy, shrub and groundcover layers)	4.0/5	4.5/5	4.6/5	5.0/5	5.0/5
Tree canopy cover	Percentage of 100m transect within the monitoring site that is covered by canopy and sub-canopy.	4.0/5	3.7/5	3.7/5	4.4/5	5.0/5
Shrub Cover	Percentage of 100m transect within the monitoring site that is covered by shrub.	2.0/5	2.6/5	2.6/5	4.6/5	5.0/5
Native grass cover	Extent/occurrence of native grass species	0.8/5	0.8/5	0.8/5	1.6/5	4.6/5
Organic litter	Extent/occurrence of organic litter (percentage coverage within the monitoring site)	4.6/5	4.6/5	4.6/5	4.8/5	4.8/5
Large trees	Number of large trees above the DBH size threshold defined by the target Regional Ecosystem bio-condition benchmark.	9.0/15	9.0/15	9.0/15	10.5/15	10.5/15
Coarse woody debris	Amount of coarse woody debris occurring within the monitoring site (in metres per site) (collected the length of wood debris that is >10cm in width and >0.5m in length).	2.9/5	2.9/5	2.9/5	3.3/5	4.7/5
Non-native plant cover	Extent/occurrence of weeds listed under the Biosecurity Act 2014 or as a WoNS (percentage coverage within the monitoring site)	3.3/10	4.7/10	4.7/10	5.8/10	6.6/10
Quality and availability of food and foraging habitat (/80) Alternative Scoring Method Supplementary Data		35.0/80	43.0/80	48.0/80	48.0/80	58.0/80
Quality and availability of shelter (20) Alternative Scoring Method Supplementary Data		0.0/20	0.0/20	0.0/20	0.0/20	0.0/20
<b>Site Condition Score (out of 180)</b>		<b>79.6</b>	<b>94.8</b>	<b>99.8</b>	<b>108.5</b>	<b>128.7</b>
<b>Site Condition Score (converted out of 4)</b>		<b>1.77</b>	<b>2.11</b>	<b>2.22</b>	<b>2.41</b>	<b>2.86</b>
<b>Site Context</b>						
Size of Patch		10.0/10	10.0/10	10.0/10	10.0/10	10.0/10

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North Maclean Industrial Development – Offset Revegetation Plan

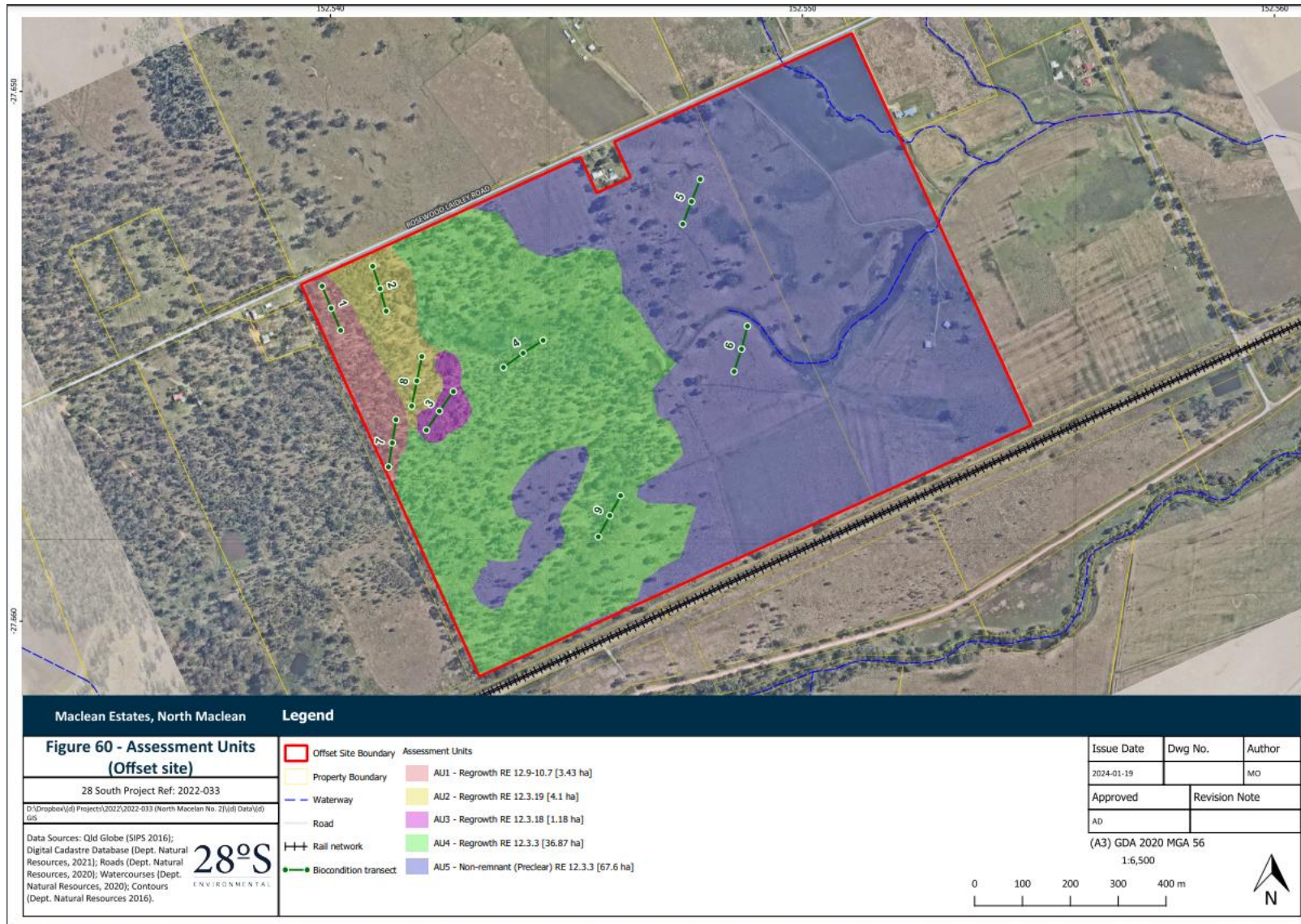
Attachment 2(a). Completion Criteria for the Grey-headed Flying-fox on the Rosewood Offset Site

Key Performance Indicators	Completion Criteria				
	Baseline (average scores – from MHQA)	Year 5 Score (average scores – from MHQA)	Year 10 Score (average scores – from MHQA)	Year 15 Score (average scores – from MHQA)	Year 20 Score (average scores – from MHQA)
Connectedness	2.0/5	2.0/5	2.0/5	2.0/5	2.0/5
Context	4.0/5	4.0/5	4.0/5	4.0/5	4.0/5
Ecological Corridors	4.0/6	4.0/6	4.0/6	4.0/6	4.0/6
Role of Site location to species overall population in the state	2.0/15	5.0/15	10.0/15	10.0/15	10.0/15
Threats to Species	0.0/15	0.0/15	0.0/15	0.0/15	0.0/15
Species mobility capacity	10.0/10	10.0/10	10.0/10	10.0/10	10.0/10
Site Context Score (out of 96)	32.0	35.0	40.0	40.0	40.0
Site Context Score (converted out of 3)	1.0	1.09	1.25	1.25	1.25
<b>Species Stocking Rate</b>					
Presence detected on or adjoining site	5.0/10	5.0/10	5.0/10	10.0/10	10.0/10
Species Usage (Habitat type & evidence of usage)	10.0/15	10.0/15	10.0/15	10.0/15	10.0/15
Approximate Density	10.0/30	10.0/30	10.0/30	10.0/30	15.0/30
Role/Importance of Species Population on Site	5.0/15	5.0/15	5.0/15	5.0/15	5.0/15
Species Stocking Rate (out of 70)	30.0	30.0	30.0	35.0	40.0
Species Stocking Rate (converted out of 3)	1.29	1.29	1.29	1.50	1.71
Total Habitat Quality Score (out of 10)	3.16	3.86	4.12	4.62	5.29
	Averaged scores for AUs Round to 3	Averaged Scores for AUs Round to 4	Averaged Scores for AUs Round to 4	Averaged Scores for AUs Round to 5	Averaged Scores for AUs Round to 5

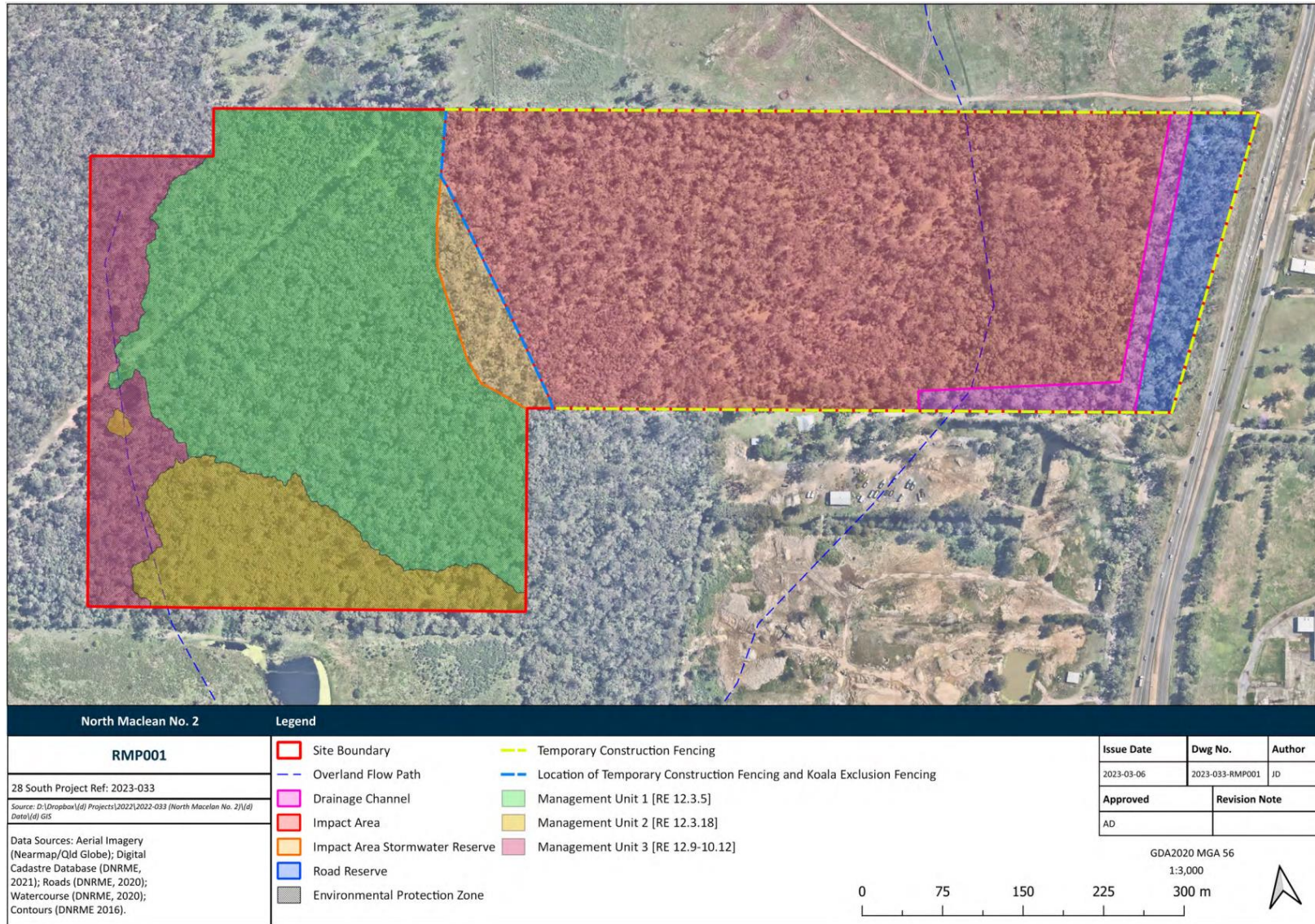
Attachment 2(b). Completion Criteria for the Grey-headed Flying-fox on the Rosewood Offset Site



Attachment 3. Map of the Proposed Industrial Development at North Maclean



Attachment 4. The Proposed Rosewood Offset Site



**Attachment 5. Location of Koala Exclusion Fencing**