



## Variation of conditions attached to approval

### Ripley View Residential Subdivision, Flinders view, Queensland (EPBC ref 2020/8615)

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

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| <b>approval holder</b>                          | The Trustee for Arxhe Ripley View Investment Trust<br>ABN: 47 167 495 562                            |
| <b>approved action To</b>                       | To develop a residential subdivision in Flinders View, Queensland<br>See EPBC Act referral 2020/8615 |
| <b>period for which the approval has effect</b> | This approval has effect until 1 June 2048   |

#### Variation

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| <b>variation of conditions attached to approval</b> | The variation is:<br>Delete condition 9 b) <i>within 12 months of commencement of the Action, secure the <b>offset site</b> by having a <b>covenant</b> in place</i> attached to the approval,<br><br>and<br><br>substitute with condition 9 b) <i>within 24 months of commencement of the Action, secure the <b>offset site</b> by having a <b>covenant</b> in place.</i> |
| <b>date of effect</b>                               | This variation has effect on the date this instrument is signed.   |

#### Person authorised to make decision

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| <b>name and position</b> | Brendan Linton-Smith<br>Acting Branch Head, Environment Assessments (Vic and Tas) and Post Approvals Branch |
| <b>signature</b>         |                          |
| <b>date of decision</b>  | 9 January 2026  |

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| date of decision | conditions attached to approval |
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## Annexure A

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

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### Part A – Avoidance, mitigation and compensation conditions

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#### DISTURBANCE LIMIT

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| Original dated 23 May 2024 | 1. To avoid and mitigate <b>harm to protected matters</b> as a result of the Action, the approval holder must not undertake the Action outside the <b>Action area</b> . |
| Original dated 23 May 2024 | 2. To avoid and mitigate <b>harm to protected matters</b> as a result of the Action, the approval holder must not <b>clear</b> :  |
| Original dated 23 May 2024 | a) outside of the <b>disturbance footprint</b> .  |
| Original dated 23 May 2024 | b) more than 37.31 hectares (ha) of <b>Koala habitat</b> within the <b>Action area</b> .  |
| Original dated 23 May 2024 | c) more than 37.31 ha of <b>Grey-headed Flying-fox habitat</b> within the <b>Action area</b> .  |
| Original dated 23 May 2024 | d) more than 37.31 ha of <b>Greater Glider habitat</b> within the <b>Action area</b> .  |
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#### PROTECTED MATTERS MANAGEMENT MEASURES

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| Original dated 23 May 2024 | 3. The approval holder must ensure that no <b>Koala, Grey-headed Flying-fox or Greater Glider</b> is killed or injured within the <b>Action area</b> as a result of the Action during clearing or construction.          |
| Original dated 23 May 2024 | 4. The approval holder must immediately arrange for veterinary care or assistance from an experienced <b>wildlife expert</b> if any <b>Koala, Grey-headed Flying-fox or Greater Glider</b> is found injured:             |
| Original dated 23 May 2024 | a) within the <b>Action area</b> during <b>clearing or construction</b>  |
| Original dated 23 May 2024 | b) within 50 metres of the <b>Action area</b> during <b>clearing or construction</b> .   |
| Original dated 23 May 2024 | 5. To avoid and mitigate <b>harm to protected matters</b> , the approval holder must ensure that all <b>clearing and construction</b> activities are performed under the supervision of a <b>fauna spotter catcher</b> . |
| Original dated 23 May 2024 | 6. In taking the Action, and for the protection of <b>protected matters</b> , the approval holder must:  |
| Original dated 23 May 2024 | a) ensure a <b>fauna spotter catcher</b> commences monitoring for <b>protected matters</b> at least 30 minutes prior to all <b>clearing</b> activities to detect the presence of <b>protected matters</b> ,              |
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| Original dated 23 May 2024 | b) ensure that the <b>fauna spotter catcher</b> continually monitors <b>protected matters</b> movements in the <b>Action area</b> during all <b>clearing</b> activities,  |
| Original dated 23 May 2024 | c) record the date, time and location at which any <b>protected matters</b> are observed within or adjacent to the <b>Action area</b> , vacate the <b>Action area</b> and/or are released by a <b>fauna spotter catcher</b> , prior to, during and after the commencement of <b>clearing</b> or <b>construction</b> or any other activity associated with the action, |
| Original dated 23 May 2024 | d) ensure the <b>fauna spotter catcher</b> does not, in carrying out their duties, act inconsistently with Sections 2, 3 and 4 of the <b>Fauna Spotter Code of Practice</b> ,   |
| Original dated 23 May 2024 | e) ensure that no <b>hollow-bearing trees</b> are <b>cleared</b> until the <b>fauna spotter catcher</b> confirms the <b>hollow-bearing tree</b> does not contain any <b>protected matters</b> ,   |
| Original dated 23 May 2024 | f) cease all <b>clearing</b> and <b>construction</b> if any <b>protected matters</b> are identified within the <b>disturbance footprint</b> during <b>clearing</b> and <b>construction</b> , until the <b>protected matter</b> has moved on its own, or is relocated by the <b>fauna spotter catcher</b> ,  |
| Original dated 23 May 2024 | g) commence installation of temporary <b>Koala exclusion fencing</b> around any area of <b>construction</b> , within 48 hours after <b>clearing</b> and prior to the commencement of any <b>construction</b> in that area, to prevent <b>Koalas</b> entering any area where <b>construction</b> is taking place,  |
| Original dated 23 May 2024 | h) ensure that the temporary <b>Koala exclusion fencing</b> around any <b>construction</b> area remains in place until all <b>construction</b> activities within the related fenced area are completed,   |
| Original dated 23 May 2024 | i) ensure that no dogs are brought into the <b>Action area</b> during <b>clearing</b> and <b>construction</b> ,   |
| Original dated 23 May 2024 | j) ensure <b>clearing</b> is conducted in accordance with the <b>Queensland's Koala Sensitive Design Guidelines</b> , to allow <b>protected matters</b> to safely move out of the <b>clearing</b> area and into surrounding areas of <b>relevant habitat</b> , including implementing all provisions for <b>sequential clearing</b> ,                                 |
| Original dated 23 May 2024 | k) install the <b>faunal passage</b> to retain connectivity for the <b>Koala</b> between areas of <b>Koala habitat</b> ,  |
| Original dated 23 May 2024 | l) Ensure no <b>protected matters</b> enter any occupied lot or associated area within the <b>Action area</b> prior to the <b>construction</b>  |

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|                            | of the permanent <b>Koala</b> exclusion fencing along the <b>Koala exclusion fencing boundary</b> ,  |
| Original dated 23 May 2024 | m) install permanent <b>Koala exclusion fencing</b> along the entire length of the <b>Koala exclusion fencing boundary</b> prior to the completion of <b>stage 12</b> ,  |
| Original dated 23 May 2024 | n) ensure all <b>Koala exclusion fencing</b> is installed and maintained in accordance with <b>Queensland’s Koala Sensitive Design Guidelines</b> , and  |
| Original dated 23 May 2024 | o) implement and maintain safe movement solutions, from <b>the commencement of the Action</b> until at least the dedication of the <b>Linear Park</b> to the <b>Ipswich City Council</b> or completion of all <b>construction</b> within the <b>Action area</b> , whichever is later, in accordance with <b>Queensland’s Koala Sensitive Design Guidelines</b> to facilitate the safe movement and dispersal of the Koala from within the disturbance footprint into the adjacent landscape. |

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## ACTION MANAGEMENT PLANS

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### Vegetation Management Plan

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| Original dated 23 May 2024 | 7. To avoid and mitigate harm to the <b>Koala, Grey-headed Flying-fox</b> and <b>Greater Glider</b> as a result of the Action, the approval holder must commence implementing the <b>Vegetation Management Plan</b> from the <b>commencement of the Action</b> and continue to implement the <b>Vegetation Management Plan</b> at least until the completion of all clearing and construction within the <b>Action area</b> . |
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### Rehabilitation Management Plan

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| Original dated 23 May 2024 | 8. To avoid and mitigate harm to the <b>Koala, Grey-headed Flying-fox</b> and <b>Greater Glider</b> as a result of the Action, the approval holder must commence implementing the <b>Rehabilitation Management Plan</b> from the <b>commencement of the Action</b> and continue to implement the <b>Rehabilitation Management Plan</b> at least until the <b>success criteria</b> are complete. |
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### Offset Site

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| Original dated 23 May 2024 | 9. To compensate for the residual significant impacts of the Action on <b>protected matters</b> , the approval holder must: |
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| Original dated 23 May 2024 | a) not <b>commence the Action</b> unless the <b>offset site</b> has been <b>secured</b> by having a <b>Voluntary Declaration</b> in place, |
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| As varied on the date this instrument was signed | b) within 24 months of <b>commencement of the Action</b> , <b>secure</b> the <b>offset site</b> by having a <b>covenant</b> in place, |
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| Original dated 23 May 2024 | c) within 5 <b>business days</b> of <b>securing</b> the <b>offset site</b> under a <b>Voluntary Declaration</b> , provide the <b>department</b> with written evidence demonstrating the <b>offset site</b> has been placed under a <b>Voluntary Declaration</b> ,   |
| Original dated 23 May 2024 | d) within 20 <b>business days</b> of <b>securing</b> the <b>offset site</b> under a <b>Voluntary Declaration</b> , submit <b>shapefiles</b> of the <b>offset site</b> to the <b>department</b> , and  |
| Original dated 23 May 2024 | e) within 5 <b>business days</b> of <b>securing</b> a <b>covenant</b> over the <b>offset site</b> , provide the <b>department</b> with written evidence demonstrating the <b>offset site</b> has been placed under a <b>covenant</b> .  |
| Original dated 23 May 2024 | 10. The approval holder must:   |
| Original dated 23 May 2024 | a) achieve all <b>offset outcomes</b> by the end of <b>year 20</b> ,  |
| Original dated 23 May 2024 | b) once the <b>offset outcomes</b> have been achieved, the approval holder must ensure that all <b>offset outcomes</b> are maintained or exceeded at least until the expiry of this approval.   |
| Original dated 23 May 2024 | 11. The approval holder must:   |
| Original dated 23 May 2024 | a) within 10 <b>business days</b> of this approval decision and prior to <b>commencement of the Action</b> , commence implementing the <b>Offset Management Plan</b> , and  |
| Original dated 23 May 2024 | b) continue to implement the <b>Offset Management Plan</b> at least until the expiry of this approval.  |
|                            | The approval holder must, within 5 <b>business days</b> of commencing implementation of the <b>Offset Management Plan</b> , notify the department of the date on which implementation of the <b>Offset Management Plan</b> commenced.   |
| Original dated 23 May 2024 | 12. Prior to <b>commencement of the Action</b> , the approval holder must exclude cattle grazing from the <b>offset site</b> .  |
| Original dated 23 May 2024 | 13. The approval holder must prevent any cattle grazing at the <b>offset site</b> unless the <b>Minister</b> has approved in writing a proposal to undertake cattle grazing at the <b>offset site</b> and a Grazing Management and Monitoring Plan. The Grazing Management and Monitoring Plan must be prepared by a <b>suitably qualified ecologist</b> . All commitments, including environmental outcomes, management measures, corrective actions, trigger values and performance indicators in the Grazing Management and Monitoring Plan must be <b>SMART</b> |

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|                            | and based on referenced or included evidence of effectiveness. If the <b>Minister</b> approves a Grazing Management and Monitoring Plan, the approval holder must implement the approved Grazing Management and Monitoring Plan. The Grazing Management and Monitoring Plan must be consistent with the <b>Environmental Management Plan Guidelines</b> , and must include: |
| Original dated 23 May 2024 | a) details of the relevant <b>protected matters</b> and a reference to <b>EPBC Act</b> approval conditions to which the plan refers,  |
| Original dated 23 May 2024 | b) a table of commitments made in the plan to achieve the environmental outcomes, and a reference to exactly where these commitments are detailed in the plan,  |
| Original dated 23 May 2024 | c) commitments capable of ensuring that the environmental outcomes are achieved,  |
| Original dated 23 May 2024 | d) reporting and review mechanisms to demonstrate compliance with the commitments made in the plan,   |
| Original dated 23 May 2024 | e) an assessment of risks relating to achieving the environmental outcomes and risk management strategies and/or mitigation measures that will be applied to address identified risks,  |
| Original dated 23 May 2024 | f) impact avoidance, mitigation and/or repair measures, and the timing of those measures,   |
| Original dated 23 May 2024 | g) a monitoring program of the effects of cattle grazing to ensure that the <b>offset outcomes</b> of the <b>Offset Management Plan</b> for <b>protected matters</b> are met or exceeded, which must include:   |
| Original dated 23 May 2024 | i. performance indicators,  |
| Original dated 23 May 2024 | ii. trigger values for corrective actions,  |
| Original dated 23 May 2024 | iii. the timing and frequency of monitoring, ensuring monitoring is capable of detecting trigger values and changes in the performance indicators,  |
| Original dated 23 May 2024 | iv. proposed corrective actions if trigger values are reached, and  |
| Original dated 23 May 2024 | h) links to other relevant plans or conditions of approval (including state or territory approval conditions).  |

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**Offset Monitoring**

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| Original dated 23 May 2024 | 14. The approval holder must:   |
| Original dated 23 May 2024 | a) within 40 <b>business days</b> prior to the end of each of <b>Year 5, Year 10, Year 15</b> and <b>Year 20</b> engage a <b>suitably qualified ecologist</b> to undertake an assessment as to whether the improvements to <b>habitat quality</b> relevant to that period, as specified in the <b>Offset Management Plan</b> , have been achieved at the <b>offset site</b> , |
| Original dated 23 May 2024 | b) within 40 <b>business days</b> following the end of each relevant assessment period, ensure the <b>suitably qualified ecologist</b> has completed the assessment, and  |
| Original dated 23 May 2024 | c) within 80 <b>business days</b> following the end of each relevant assessment period, publish a report of the methods and findings of each assessment on the <b>website</b> ,   |
| Original dated 23 May 2024 | d) submit each report of the findings of an assessment to the <b>department</b> within five <b>business days</b> of the report of the findings being published on the <b>website</b> , and  |
| Original dated 23 May 2024 | e) ensure, once published, each report of the findings remains published on the <b>website</b> until the expiry of this approval.   |
| Original dated 23 May 2024 | 15. The approval holder must implement the <b>Greater Glider Hollow Monitoring and Maintenance Plan</b> for the duration of the <b>Offset Management Plan</b> .   |
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**Part B – Administrative conditions**

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**REVISION OF ACTION MANAGEMENT PLANS**

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| Original dated 23 May 2024 | 16. The approval holder may, at any time, apply to the <b>Minister</b> for a variation to an action management plan approved by the <b>Minister</b> or as subsequently revised in accordance with the following conditions, by submitting an application in accordance with the requirements of section 143A of the <b>EPBC Act</b> . If the <b>Minister</b> 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. |
| Original dated 23 May 2024 | 17. The approval holder may choose to revise an action management plan approved by the <b>Minister</b> under condition 7 and 8, or as subsequently revised in accordance with these conditions, without submitting it for approval under section 143A of the <b>EPBC Act</b> , if the taking of the Action in   |
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|                            | accordance with the RAMP would not be likely to have a <b>new or increased impact</b> .  |
| Original dated 23 May 2024 | 18. If the approval holder makes the choice under condition 17 to revise an action management plan without submitting it for approval, the approval holder must:   |
| Original dated 23 May 2024 | a) Notify the <b>department</b> electronically that the approved action management plan has been revised and provide the <b>department</b> with:   |
| Original dated 23 May 2024 | i. An electronic copy of the RAMP.   |
| Original dated 23 May 2024 | ii. An electronic copy of the RAMP marked up with track changes to show the differences between the approved action management plan and the RAMP.  |
| Original dated 23 May 2024 | iii. An explanation of the differences between the approved action management plan and the RAMP.   |
| Original dated 23 May 2024 | iv. The reasons the approval holder considers that taking the Action in accordance with the RAMP would not be likely to have a <b>new or increased impact</b> .  |
| Original dated 23 May 2024 | v. Written notice of the date on which the approval holder will implement the RAMP (RAMP implementation date), being at least 20 <b>business days</b> after the date of providing notice of the revision of the action management plan, or a date agreed to in writing with the <b>department</b> .  |
| Original dated 23 May 2024 | b) Subject to condition 17 implement the RAMP from the RAMP implementation date.   |
| Original dated 23 May 2024 | 19. The approval holder may revoke its choice to implement a RAMP under condition 17 at any time by giving written notice to the <b>department</b> . If the approval holder revokes the choice under condition 17, the approval holder must implement the action management plan in force immediately prior to the revision undertaken under condition 17. |
| Original dated 23 May 2024 | 20. If the <b>Minister</b> notifies the approval holder that the <b>Minister</b> is satisfied that the taking of the Action in accordance with   |

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the RAMP would be likely to have a **new or increased impact**, then:

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Original dated 23 May 2024 a) Condition 17 does not apply, or ceases to apply, in relation to the RAMP.

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Original dated 23 May 2024 b) The approval holder must implement the action management plan specified by the **Minister** in the notice.

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Original dated 23 May 2024 21. At the time of giving the notice under condition 20, the **Minister** may also notify that for a specified period of time, condition 17 does not apply for one or more specified action management plans.

**Note:** Conditions 17, 18, 19, 20 and 21 are not intended to limit the operation of section 143A of the **EPBC Act** which allows the approval holder to submit a revised action management plan, at any time, to the **Minister** for approval.

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#### SUBMISSION AND PUBLICATION OF PLANS

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Original dated 23 May 2024 22. The approval holder must submit all **plans** required by these conditions electronically to the **department**.

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Original dated 23 May 2024 23. 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:

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Original dated 23 May 2024 a) of this approval, if the version of the **plan** to be implemented is specified in these conditions, or

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Original dated 23 May 2024 b) the **plan** is approved by the **Minister** in writing, if the **plan** requires the approval of the **Minister**, or

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Original dated 23 May 2024 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**.

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Original dated 23 May 2024 24. The approval holder must keep all **plans** required by these conditions published on the **website** until the expiry date of this approval.

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Original dated 23 May 2024 25. 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

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

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#### COMMENCEMENT OF THE ACTION

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Original dated 23 May 2024 26. The approval holder must notify the **department** electronically of the date of **commencement of the Action**, within 5 **business days** following **commencement of the Action**.

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Original dated 23 May 2024 27. The approval holder must not **commence the Action** later than 5 years after the date of this approval decision.

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#### COMPLIANCE RECORDS

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Original dated 23 May 2024 28. The approval holder must maintain accurate and complete **compliance records**.

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Original dated 23 May 2024 29. 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.

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Original dated 23 May 2024 30. 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.

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Original dated 23 May 2024 31. 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.

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Original dated 23 May 2024 32. 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 20 **business days** of each anniversary of

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the date of this approval decision or in accordance with the requirements of the **Vegetation Management Plan**.

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#### ANNUAL COMPLIANCE REPORTING

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| Original dated 23 May 2024 | 33. The approval holder must prepare a <b>compliance report</b> for each 12-month period following the date of this approval decision (or as otherwise agreed to in writing by the <b>Minister</b> ).         |
| Original dated 23 May 2024 | 34. Each <b>compliance report</b> must be consistent with the <i>Annual Compliance Report Guidelines</i> , Commonwealth of Australia 2023.  |
| Original dated 23 May 2024 | 35. Each <b>compliance report</b> must include:   |
| Original dated 23 May 2024 | a) Accurate and complete details of compliance and any non-compliance with:   |
| Original dated 23 May 2024 | i. each condition attached to this approval decision,   |
| Original dated 23 May 2024 | ii. all commitments made in each <b>plan</b> , and  |
| Original dated 23 May 2024 | iii. if any <b>incidents</b> occurred, each <b>incident</b> .   |
| Original dated 23 May 2024 | b) One or more <b>shapefile</b> showing all <b>clearing of protected matters</b> , and/or their habitat, undertaken within the 12-month period at the end of which that <b>compliance report</b> is prepared. |
| Original dated 23 May 2024 | c) A schedule of all <b>plans</b> in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.   |
| Original dated 23 May 2024 | 36. The approval holder must:   |
| Original dated 23 May 2024 | a) Publish each <b>compliance report</b> on the website within 60 <b>business days</b> following the end of the 12-month period for which that <b>compliance report</b> is required.                          |
| Original dated 23 May 2024 | b) Notify the <b>department</b> electronically, within 5 <b>business days</b> of the date of publication that a <b>compliance report</b> has been published on the <b>website</b> .                           |
| Original dated 23 May 2024 | c) Provide the weblink for the <b>compliance report</b> in the notification to the <b>department</b> .  |

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| Original dated 23 May 2024 | d) Keep all published <b>compliance reports</b> required by these conditions on the <b>website</b> until the expiry date of this approval.   |
| Original dated 23 May 2024 | e) Exclude or redact <b>sensitive ecological data</b> from <b>compliance reports</b> published on the <b>website</b> or otherwise provided to a member of the public.  |
| Original dated 23 May 2024 | f) If <b>sensitive ecological data</b> is excluded or redacted from the published version, submit the full <b>compliance report</b> to the <b>department</b> within 5 <b>business days</b> of its publication on the <b>website</b> and notify the <b>department</b> in writing what exclusions and redactions have been made in the version published on the <b>website</b> . |

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

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#### REPORTING NON-COMPLIANCE

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| Original dated 23 May 2024 | 37. The approval holder must notify the <b>department</b> electronically, within 2 <b>business days</b> of becoming aware of any <b>incident</b> and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a <b>plan</b> . |
| Original dated 23 May 2024 | 38. The approval holder must specify in the notification:  |
| Original dated 23 May 2024 | a) Any condition or commitment made in a plan which has been or may have been breached.  |
| Original dated 23 May 2024 | b) A short description of the <b>incident</b> and/or potential non-compliance and/or actual non-compliance.  |
| Original dated 23 May 2024 | c) The location (including co-ordinates), date and time of the <b>incident</b> 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.

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| Original dated 23 May 2024 | 39. The approval holder must provide to the <b>department</b> in writing, within 12 <b>business days</b> of becoming aware of any <b>incident</b> and/or potential non-compliance and/or actual non-compliance, the details of that <b>incident</b> and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a <b>plan</b> . The approval holder must specify: |
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| Original dated 23 May 2024 | a) Any corrective action or investigation which the approval holder has already taken.            |
| Original dated 23 May 2024 | b) The potential impacts of the <b>incident</b> and/or non-compliance.                            |
| Original dated 23 May 2024 | c) The method and timing of any corrective action that will be undertaken by the approval holder. |

## INDEPENDENT AUDIT

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| Original dated 23 May 2024 | 40. The approval holder must ensure that an <b>independent audit</b> of compliance with the conditions is conducted for every three-year period following the <b>commencement of the Action</b> until this approval expires (unless otherwise specified in writing by the <b>Minister</b> ). |
| Original dated 23 May 2024 | 41. For each <b>independent audit</b> , the approval holder must:  |
| Original dated 23 May 2024 | a) Provide the name and qualifications of the nominated <b>independent</b> auditor, the draft audit criteria, and proposed timeframe for submitting the <b>audit report</b> to the <b>department</b> prior to commencing the <b>independent audit</b> .                                      |
| Original dated 23 May 2024 | b) Only commence the <b>independent audit</b> once the nominated <b>independent</b> auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the <b>department</b> .   |
| Original dated 23 May 2024 | c) Submit the <b>audit report</b> to the <b>department</b> for approval within the timeframe specified and approved in writing by the <b>department</b> .  |
| Original dated 23 May 2024 | d) Publish each <b>audit report</b> on the <b>website</b> within 15 <b>business days</b> of the date of the <b>department's</b> approval of the <b>audit report</b> .  |
| Original dated 23 May 2024 | e) Keep every <b>audit report</b> published on the <b>website</b> until this approval expires.   |
| Original dated 23 May 2024 | 42. Each <b>audit report</b> must report for the three-year period preceding that audit report.  |
| Original dated 23 May 2024 | 43. Each <b>audit report</b> must be completed to the satisfaction of the <b>Minister</b> and be consistent with the <i>Environment Protection and Biodiversity Conservation Act 1999</i>  |

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*Independent Audit and Audit Report Guidelines,  
Commonwealth of Australia 2019.*

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## COMPLETION OF THE ACTION

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Original dated 23 May 2024 44. 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.

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Original dated 23 May 2024 45. 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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Original dated 23 May 2024 In these conditions any bolded use of a word or term refers to the below definition of that word or term:

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Original dated 23 May 2024 **Action area** means the location of the Action, represented in **Attachment 1** by the zone enclosed within the solid red line designated 'Impact Site Boundary'.

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Original dated 23 May 2024 **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**.

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Original dated 23 May 2024 **Business day** means a day that is not a Saturday, a Sunday or a public holiday in Queensland.

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Original dated 23 May 2024 **Clear, cleared or clearing** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of vegetation, excluding for fire management purposes.

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Original dated 23 May 2024 **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:

- Undertake pre-clearance surveys or monitoring programs.
  - 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**.
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- Protect environmental and property assets from fire, weeds, and feral animals, including use of existing surface access tracks.
  - 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**.

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Original dated 23 May 2024

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

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Original dated 23 May 2024

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

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Original dated 23 May 2024

**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.

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Original dated 23 May 2024

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

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Original dated 23 May 2024

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

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Original dated 23 May 2024

**Construct** or **Construction** 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 work.

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

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| Original dated 23 May 2024 | <b>Department</b> means the Australian Government agency responsible for administering the <b>EPBC Act</b> .  |
| Original dated 23 May 2024 | <b>Disturbance Footprint</b> means the location of <b>clearing</b> and <b>construction</b> activities within the <b>Action Area</b> , represented in <u>Attachment 1</u> by the zones shaded lime green and designated “Rehabilitated batters [2.96 ha]”, the zones shaded dark green with stippling and designated “Storm retention and drainage reserve to be rehabilitated [2.73 ha]” and the zones shaded dark grey and designated “Development Area [31.62 ha]” in the map legend. |
| Original dated 23 May 2024 | <b>Environmental Management Plan Guidelines</b> means the <i>Environmental Management Plan Guidelines</i> , Commonwealth of Australia 2024.   |
| Original dated 23 May 2024 | <b>EPBC Act</b> means the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth).   |
| Original dated 23 May 2024 | <b>Fauna spotter catcher</b> means a person holding an appropriate license issued under the <i>Queensland Nature Conservation Act 1992</i> to detect, capture, care for, assess, and release wildlife disturbed by vegetation <b>clearance</b> activities who have at least three years’ experience undertaking this work with <b>Koala</b> , <b>Greater Glider</b> and <b>Grey-headed Flying Fox</b> .   |
| Original dated 23 May 2024 | <b>Fauna Spotter Code of Practice</b> means the document titled <i>Queensland Code of Practice for the welfare of wild animals affected by land-clearing and other habitat impacts and wildlife spotter/catchers – Draft, Australian Wildlife Hospital 2009</i> .   |
| Original dated 23 May 2024 | <b>Faunal Passage</b> means a dry faunal passage designed consistent with <b>Queensland’s Koala Sensitive Design Guidelines</b> , located where represented in <u>Attachment 2</u> by the solid blue bar designated “Dry faunal passage”.   |
| Original dated 23 May 2024 | <b>Greater Glider</b> refers to the <b>EPBC Act</b> listed threatened species <i>Petauroides volans</i> .   |
| Original dated 23 May 2024 | <b>Greater Glider artificial hollows</b> – means: <ul style="list-style-type: none"><li>• amendably suitable branch hollows,</li><li>• amendably suitable trunk hollows,</li><li>• existing suitable branch hollows being provided with ecological context and</li><li>• hollows developed by chainsaw cut and hollow hog techniques</li></ul>  |

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| Original dated 23 May 2024 | <b>Greater Glider habitat</b> means any area that provides habitat suitable for the <b>Greater Glider</b> , including habitat described in the <i>Conservation Advice for Petauroides volans (greater glider (southern and central))</i> , Commonwealth of Australia 2022. In the <b>Action area</b> , the location of <b>Greater Glider habitat</b> is where represented in <u>Attachment 1</u> by the zone enclosed within the solid red line designated 'Impact Site Boundary'.                   |
| Original dated 23 May 2024 | <b>Greater Glider Hollow Monitoring and Maintenance Plan</b> means the document titled "Greater Glider Hollow Monitoring and Maintenance Plan 21 May 2024", or the latest subsequent revised version submitted under section 143A of the <b>EPBC Act</b> and approved by the <b>Minister</b> in writing.   |
| Original dated 23 May 2024 | <b>Grey-headed Flying-fox</b> refers to the <b>EPBC Act</b> listed threatened species <i>Pteropus poliocephalus</i> .  |
| Original dated 23 May 2024 | <b>Grey-headed Flying-fox habitat</b> means any area that provides habitat suitable for the <b>Grey-headed Flying-fox</b> , including habitat described in the <i>National Recovery Plan for the Grey-headed Flying-fox Pteropus poliocephalus</i> , Commonwealth of Australia 2021. In the <b>Action area</b> , the location of <b>Grey-headed Flying-fox habitat</b> is where represented in <u>Attachment 1</u> by the zone enclosed within the solid red line designated 'Impact Site Boundary'. |
| Original dated 23 May 2024 | <b>Habitat quality</b> means a measure of the overall viability of a site and its capacity to support <b>protected matters</b> , with respect to site condition, site context and species stocking rate and/or composition.  |
| Original dated 23 May 2024 | <b>Harm means</b> to cause any measurable direct or indirect disturbance or deleterious change as a result of any activity associated with the Action.   |
| Original dated 23 May 2024 | <b>Hollow-bearing trees</b> means any trees with hollows with openings larger than 8cm diameter that are in trees with a diameter at breast height >30cm which are present in <b>Greater Glider habitat</b> .  |
| Original dated 23 May 2024 | <b>Incident</b> means any event which has the potential to, or does, <b>harm</b> any <b>protected matter</b> .   |
| Original dated 23 May 2024 | <b>Independent</b> 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.<br><br>*Other than for the purpose of undertaking the role for which an independent person is required   |

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| Original dated 23 May 2024 | <b>Independent audit</b> means an audit conducted by an <b>independent and suitably qualified person</b> 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 23 May 2024 | <b>Ipswich City Council</b> means the local government authority of Ipswich, Queensland.  |
| Original dated 23 May 2024 | <b>Koala</b> means the <b>EPBC Act</b> listed threatened species <i>Phascolarctos cinereus</i> (combined populations of Queensland, New South Wales and the Australian Capital Territory).  |
| Original dated 23 May 2024 | <b>Koala habitat</b> means any area that provides habitat suitable for the <b>Koala</b> , including habitat described in the <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. In the <b>Action area</b> , the location of <b>Koala habitat</b> is where represented in <u>Attachment 1</u> by the zone enclosed within the solid red line designated 'Impact Site Boundary'. |
| Original dated 23 May 2024 | <b>Koala exclusion fencing</b> means fencing which prevents the movement of <b>Koala</b> from one area to another such as into an area of active <b>clearing</b> or a <b>construction</b> site, as described in <b>Queensland's Koala Sensitive Design Guidelines</b> .   |
| Original dated 23 May 2024 | <b>Koala exclusion fencing boundary</b> means the location where <b>Koala exclusion fencing</b> will be installed, represented in <u>Attachment 2</u> by the dashed purple and white line designated as 'Fauna exclusion fencing'.  |
| Original dated 23 May 2024 | <b>Linear Park</b> means the area represented in <u>Attachment 1</u> by the zones designated 'Retained Vegetation (Avoidance Area) [10.16 ha]' and "'Rehabilitated batters [2.96 ha]'".   |
| Original dated 23 May 2024 | <b>Minister</b> means the Australian Government Minister administering the <b>EPBC Act</b> , including any delegate thereof.  |
| Original dated 23 May 2024 | <b>Monitoring data</b> means the data required to be recorded under the conditions of this approval.  |
| Original dated 23 May 2024 | <b>New or increased impact</b> means any direct or indirect increase in the impacts of an Action, an increase to the likelihood of an impact occurring, a reduction to the monitoring or mitigation measures for a <b>protected matter</b> , and/or a change to the nature or management of an environmental offset as outlined in the <i>Guidance on 'new or increased impact' relating to changes to approved management</i>  |

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|                            | <i>plans under EPBC Act environmental approvals, Commonwealth of Australia 2017.</i>  |
| Original dated 23 May 2024 | <b>Occupied lot</b> means any lot that has been sold or leased to a third party within the <b>Action area</b> .   |
| Original dated 23 May 2024 | <b>Offset Management Plan</b> means the document titled <i>Draft Offset Area Management Plan Revision 4.0</i> , 28 South Environmental Pty Ltd, 9 February 2024, or the latest subsequent revised version submitted under section 143A of the <b>EPBC Act</b> and approved by the <b>Minister</b> in writing. |
| Original dated 23 May 2024 | <b>Offset outcomes</b> means every score specified in the right-hand column of <u>Attachment 4</u> in respect of the ‘Key Indicator’ specified in the left-hand column of <u>Attachment 4</u> for each score, being measures of improvement to <b>habitat quality</b> at the <b>offset site</b> .             |
| Original dated 23 May 2024 | <b>Offset site</b> means the location of the offset areas, represented in <u>Attachment 3</u> by the three zones enclosed within the solid red lines designated as “Offset Receiving Site Boundary”.  |
| Original dated 23 May 2024 | <b>Plan</b> means any action management plan or strategy that the approval holder is required by these conditions to implement.   |
| Original dated 23 May 2024 | <b>Protected matter</b> means a matter protected under a controlling provision in Part 3 of the <b>EPBC Act</b> for which this approval has effect.   |
| Original dated 23 May 2024 | <b>Queensland’s Koala Sensitive Design Guidelines</b> means the <i>Koala-Sensitive Design Guideline</i> , State of Queensland 2022.   |
| Original dated 23 May 2024 | <b>Regional Ecosystem</b> means vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil (Sattler and Williams 1999, <i>Vegetation Management Act 1999</i> ).   |
| Original dated 23 May 2024 | <b>Rehabilitation Management Plan</b> means the document <i>Conceptual Rehabilitation Management Plan</i> , 28 South Environmental Pty Ltd, 2023 or the latest subsequent version revised in accordance with these conditions.  |
| Original dated 23 May 2024 | <b>Relevant habitat</b> refers to the habitat of the impacted <b>protected matter</b> , whether defined as <b>Koala Habitat</b> , <b>Grey-headed Flying-fox habitat</b> or <b>Greater Glider Habitat</b> .  |
| Original dated 23 May 2024 | <b>Resident</b> means a person whose permanent residence is within the <b>disturbance footprint</b> .   |

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| Original dated 23 May 2024 | <b>Secure, secured or securing</b> means to provide ongoing conservation protection on the title of the land, under an enduring protection mechanism.   |
| Original dated 23 May 2024 | <b>Sensitive ecological data</b> means data as defined in the <i>Sensitive Ecological Data – Access and Management Policy V1.0</i> , Commonwealth of Australia 2016.  |
| Original dated 23 May 2024 | <b>Sequential clearing</b> means implementing the provisions specified in <i>Sequential clearing in Koala district A or B</i> under the <i>Nature Conservation (Koala) Conservation Plan 2017</i> under the <i>Nature Conservation Act 1992</i> (Qld). These include provisions for the area which may be <b>cleared</b> in any one stage, periods of non- <b>clearing</b> between stages, maintaining habitat links and restrictions on <b>clearing</b> trees containing <b>Koalas</b> .   |
| Original dated 23 May 2024 | <b>Shapefile</b> means location and attribute information about the Action provided in an Esri shapefile format containing: <ol style="list-style-type: none"><li>‘.shp’, ‘.shx’, ‘.dbf’ files,</li><li>a ‘.prj’ file which specifies the projection or geographic coordinate system used, and</li><li>an ‘.xml’ metadata file that describes the shapefile for discovery and identification purposes.</li></ol>  |
| Original dated 23 May 2024 | <b>SMART</b> means specific, measurable, achievable, relevant and time-bound.   |
| Original dated 23 May 2024 | <b>Stage 12</b> means stage 12 as defined in the <b>Vegetation Management Plan</b> .  |
| Original dated 23 May 2024 | <b>Success</b> criteria means table 3 titled “Table 3: Timeframes and Success Criteria” of the <b>Rehabilitation Management Plan</b> .  |
| Original dated 23 May 2024 | <b>Suitably Qualified Ecologist</b> means a person who has professional qualifications and <ul style="list-style-type: none"><li>at least three (3) years of work experience assessing the condition and quality of <b>regional ecosystems</b> and the habitat of <b>protected matters</b>;</li><li>has implemented and reported on management plans for the habitat of <b>protected matters</b>, and can demonstrate the implementation of those plans achieved the required environmental quality for <b>protected matters</b>; and</li></ul> |

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- 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.

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Original dated 23 May 2024

**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.

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Original dated 23 May 2024

**Vegetation Management Plan** means the document *Vegetation Assessment Plan*, 28 South Environmental Pty Ltd, 2023 or the latest subsequent version revised in accordance with these conditions.

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Original dated 23 May 2024

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

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Original dated 23 May 2024

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

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Original dated 23 May 2024

**Wildlife expert** means a person, such as a veterinarian, who practices in, and holds current qualifications for, caring for injured wildlife, and has access to adequate equipment to provide appropriate care.

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Original dated 23 May 2024

**Year 5** means the period within five years from the date of this approval.

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Original dated 23 May 2024

**Year 10** means the period within ten years from the date of this approval.

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Original dated 23 May 2024

**Year 15** means the period within fifteen years from the date of this approval.

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Original dated 23 May 2024

**Year 20** means the period within twenty years from the date of this approval.

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**Attachments**

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Attachment 1 – Action Area

Attachment 2 – Permanent Fauna Fencing and Faunal Passage

Attachment 3 – Offset Site

Attachment 4 – Habitat Quality Gains



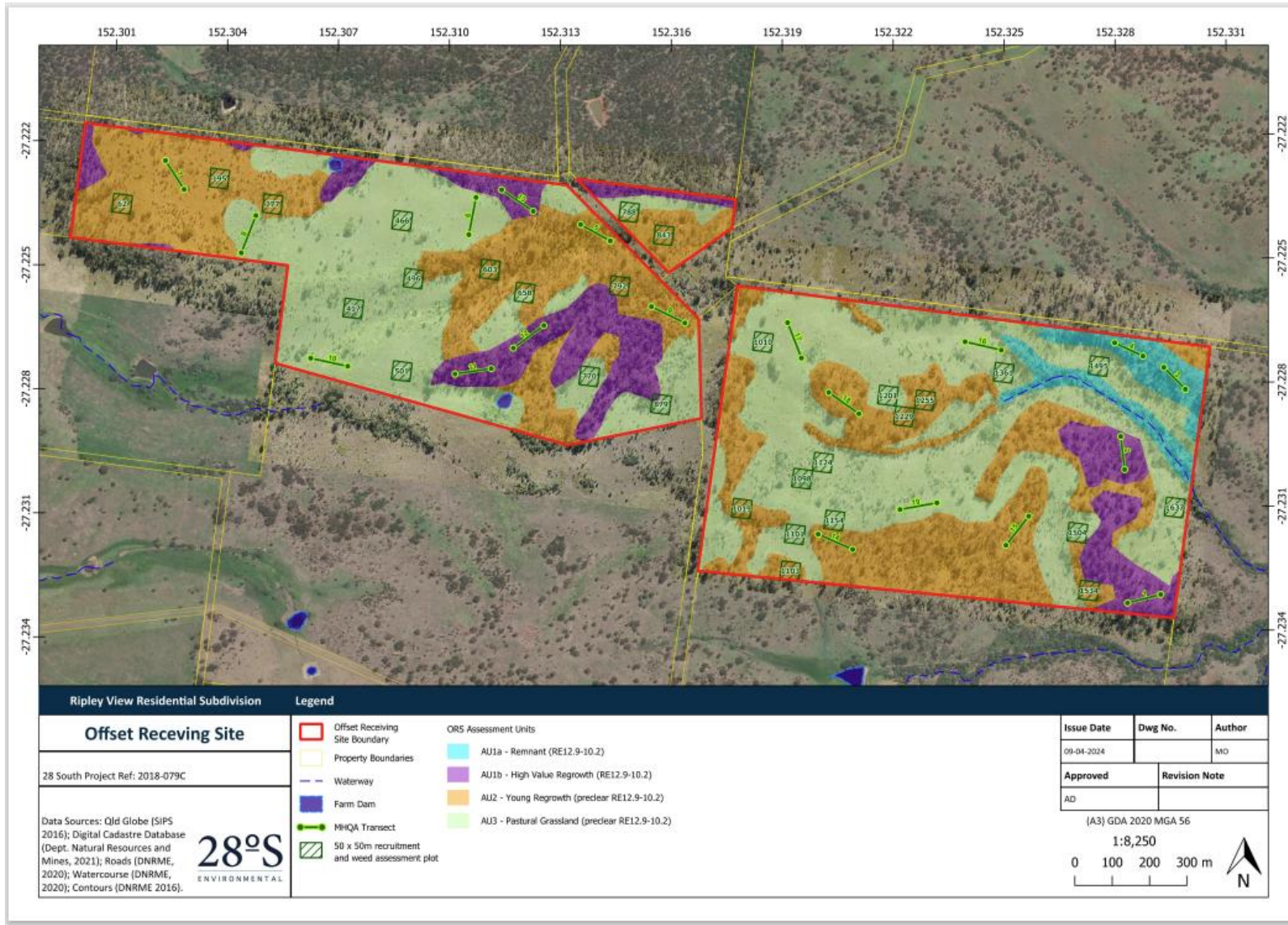
**Attachment 1 – Action Area**



Attachment 2 – Permanent Fauna Fencing and Fauna Passages



Attachment 3 – Offset Site



Attachment 4 – Habitat Quality Gains