

# Bellevue Ripley – Environmental Approval Overview

HB Doncaster Pty Ltd has obtained all necessary environmental approvals and permits at the Commonwealth, State and Local level to commence the construction of their first master planned community within the South-East Queensland western growth corridor suburb of Ripley. Prior to the commencement of the construction, the proponent (HB Doncaster Pty Ltd) has ensured that all necessary conditions of approval have been adhered to, in particular the following:

## EPBC Approval (EPBC2019/8539):

- Condition 2(a) "ensure that a qualified fauna spotter catcher is present during all clearing and empowered to guide all clearance to ensure that Koalas and Grey-headed Flying-foxes have safely moved out of all development area of their own volition before Koala habitat and Grey-headed Flying-fox habitat is cleared".
- Condition 2(b) "install temporary koala exclusion fencing around construction works. Temporary koala exclusion fencing must be installed immediately after clearing and prior to the commencement of construction. Temporary koala exclusion fencing must remain in place around any construction are until all construction activities within that fenced area are completed".
- Condition 4(a) "To compensate for the clearing and functional loss of 56.20ha of Koala habitat and Grey-headed Flying-fox habitat, the approval holder must legally secure at least 66 ha of land at the Cherry Gully East Offset Area and commence management activities prior to the commencement of the action".

## Nature Conservation Protected Plants Permit:

- Nature Conservation Act 1992 protected plants clearing permit – clearing exemption

## Ripley Valley Priority Development Area Development Scheme (9332/2019/PDA)

- Condition 31 – Rehabilitation Management;
- Condition 53 – Fauna Management Plan; and
- Vegetation Clearing Approval – Phase 1

