



# Annual Compliance Report

EPBC 2019/8539

Residential Development, 357 Ripley Road, Ripley, Queensland

12 July 2022 to 11 July 2023 (Year 2)

Prepared for HB Doncaster Pty Ltd

3 October 2023

9780 E

# Document Control

Document: Annual Compliance Report 12 July 2022 to 11 July 2023 (Year 2) EPBC 2019/8539, prepared by Saunders Havill Group for HB Doncaster Pty Limited, dated 3 October 2023.

## Document Issue

Issue	Date	Prepared By	Checked By
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### Prepared by

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# 1. Introduction

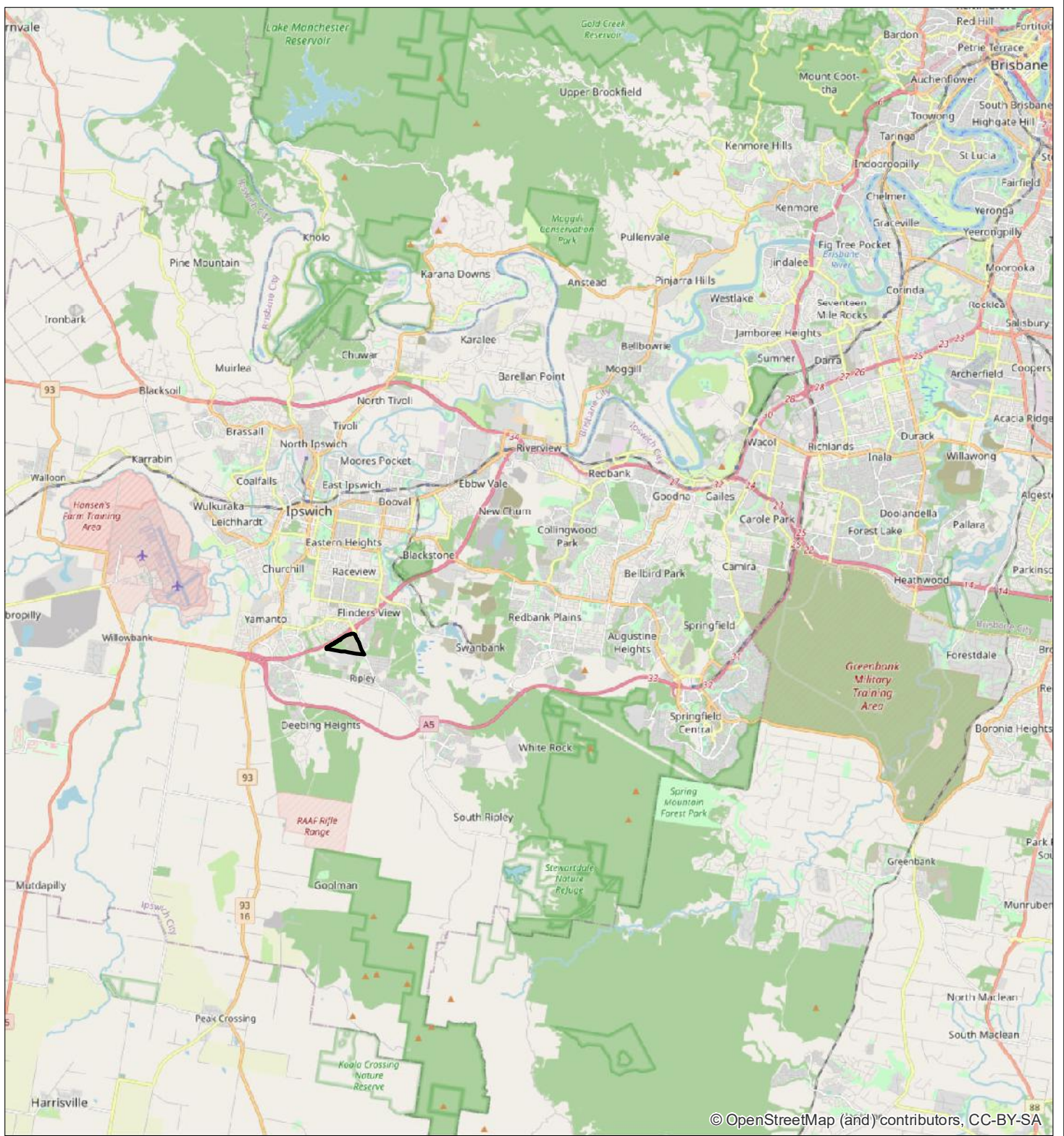
Saunders Havill Group (SHG) was engaged by HB Doncaster Pty Ltd to prepare this Annual Compliance Report (ACR) for the Residential Development located at Ripley Road, Ripley, Queensland. This report provides an assessment of project compliance with the approval granted under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (ref EPBC 2019/8539) and is specifically required under condition 18 of the approval granted on 9 November 2020 (refer **Appendix A**).

The project area covers approximately 56.20 hectares (ha) and is located 6 kilometres (km) south of the Ipswich Town Centre. Refer to project context map at **Figure 1** and site aerial at **Figure 2**. Within the project area, an impact to 56.20 ha of Matters of National Environmental Significance (MNES) habitat being koala and grey-headed flying-fox (GHFF) habitat was permitted under the approval conditions.

## 1.1. Approval details

<b>Commonwealth reference</b>	EPBC 2019/8539
<b>Approval holder</b>	HB Doncaster Pty Ltd
<b>ABN</b>	15 164 200 533
<b>Approval date</b>	9 November 2020
<b>Expiry date of approval</b>	31 December 2045
<b>Approved action</b>	Residential development and associated infrastructure located at 357 Ripley Road, Ripley, Queensland.
<b>Controlling provision</b>	Approved – listed threatened species and communities (sections 18 & 18A)
<b>Project commencement</b>	12 July 2021
<b>Reporting period</b>	12 July 2022 – 11 July 2023 (Year 2)
<b>Address</b>	357 Ripley Road, Ripley, Queensland
<b>Local government area</b>	Ipswich City Council





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**Legend**

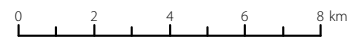
 Referral area

**Figure 1**  
Site Context

HB  
Doncaster  
Pty Ltd

**File ref.** 9780 E Figure 1 ACR2023 Site Context A  
**Date** 12/09/2023  
**Project** Ripley Road, Ripley - EPBC ACR

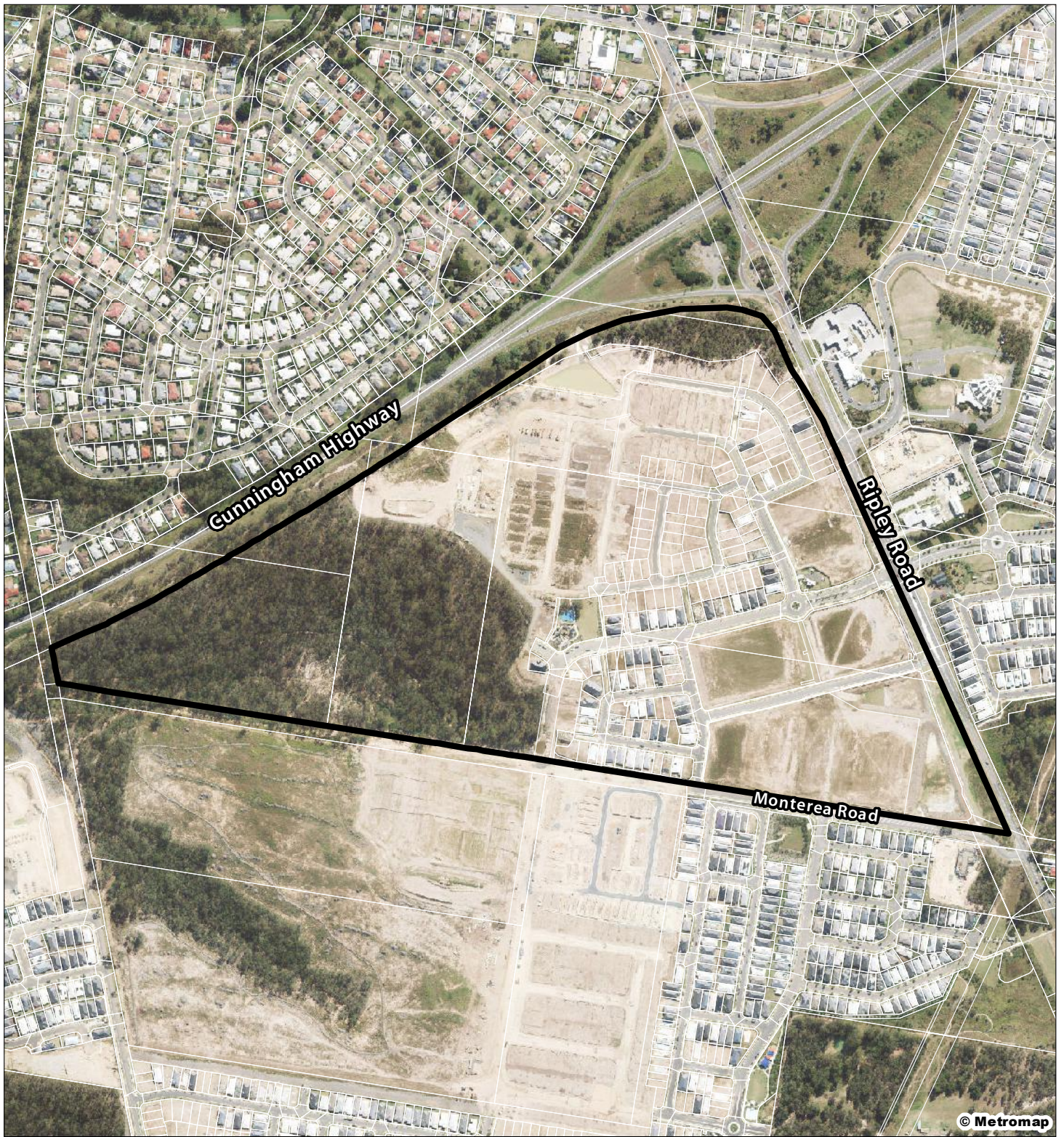


  
Scale (A4): 1:200,000 [GDA 1994 MGA Z56]





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**Legend**

-  Referral area
-  Qld DCDB

**Figure 2**  
Site Aerial

HB  
Doncaster  
Pty Ltd

**File ref.** 9780 E Figure 2 ACR2023 Site Aerial A  
**Date** 12/09/2023  
**Project** Ripley Road, Ripley - EPBC ACR



0 100 200 300 m  
Scale (A4): 1:8,000 [GDA 1994 MGA Z56]



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## 1.2. Declaration of accuracy

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

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**Signed**



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**Full name** Murray Saunders

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**Position** Director

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**Organisation** Saunders Havill Group  
ABN 24 144 972 949

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**Date** 3 October 2023

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## 2. Description of activities – approval area

Construction activities at Ripley Road, Ripley commenced on 12 July 2021 with a high level of diligence afforded by the approval holder to minimise the likelihood that koalas were harmed by the action. During Year 2, an additional area of 4.7ha ha of MNES habitat was cleared, creating a total cleared area of 39.19 ha that has occurred since the commencement of the action. Refer to **Figure 2** for most recent aerial of the action area and the current clearing extents. Following the completion of staged clearing and prior to the commencement of construction, a temporary koala exclusion fence was installed around the construction works area, located in the eastern portion of the site. Additionally, a daily fauna exclusion fence check is undertaken by the engaged civil contractor to ensure that no fauna are trapped within the construction area. A sample of the daily check list and evidence of the temporary koala exclusion fence is shown in **Appendix C**.

Within the approval site, activities which have occurred in Year 2 include:

- Road construction.
- Landscape works along new roads and entry areas.
- Soil stabilisation and seeding.
- Erosion and sediment control devices (fencing / basins / drainage swales).
- Continued staged civil construction works of roads and local streets.
- Allotment benching and sealing.
- Progressive rehabilitation of the waterway retention area.
- Establishment of photo monitoring points within the linear open space waterway to track progressive impacts to the site.

### 2.1. Vegetation Clearing

Biodiversity Australia were engaged by the civil contractor to supervise all clearing works as the Department of Environment and Science accredited fauna spotter catcher, in addition to undertaking pre-clearance surveys and preparing pre- and post- clearance fauna management reports. Prior to and during clearing, the appropriately qualified fauna spotter catcher was engaged to identify the presence of any koalas and other fauna within the works area. The clearing was undertaken in a two-stage manner which involves the clearing of the midstory and groundcover vegetation 24 hours prior to clearing the habitat features on-site. This process allows arboreal fauna to disperse over night after the initial disturbance and results in fewer animal interactions.

Pre-clearance fauna surveys were undertaken to determine any fauna breeding places, in particular species considered protected under the *Nature Conservation Act 1992*, with the particular focus on identifying koala usage. Additionally, pre-clearance surveys aim to minimise harm to native species found on-site and satisfy

approval conditions on the development. The results of the pre-clearance surveys are detailed in a report located at **Appendix B**. Fauna observed during pre-clearance surveys were minimal and species that are typical of rural, vegetated areas and included a wide range of avi-fauna with one (1) native mammal and one (1) native amphibian identified. A habitat feature assessment was also conducted, with several habitat features including decorticating bark, hollow-bearing trees, dense leaf litter, termitaria and stick nests identified, which may support a wide range of species including arboreal mammals, reptiles and nesting birds.

A post-clearance survey report was prepared post clearing to document clearing activities, identified fauna and any mitigation measures implemented (refer **Appendix B**). All habitat features including hollow-bearing trees and bird nests were felled in a way to avoid damage and inspected for any fauna present. Post-clearance report recorded two (2) reptile species, *Tiliqua scincoides* (eastern blue-tongue lizard) and *Pogona barbata* (eastern bearded dragon) were recorded during the clearing event, with all individuals captured in good health and released in a safe release point.

No koalas were observed or harmed during clearing.

## 2.2. Monthly Photo Monitoring

Since the commencement of the action and continuing throughout Year 2, the civil contractor SEE Civil has completed monthly monitoring at established locations across the impact site. Monitoring and the completion of monitoring forms has been undertaken to identify and document any significant changes across the site. The monthly monitoring forms recorded standard survey methodology including weather conditions, but also notes on weed management, rubbish removal, plant stock and mulching history over the month.

Photo monitoring reports identified consistent instances of ongoing natural erosion throughout the open space, during every month of the Year 2 surveys. The majority of erosion events are tied to significant rain events, as outlined in the monitoring forms, however it was also identified that erosion events followed tree clearing and the construction of a basin. Additional sediment fencing and bunding may be required to prevent instability or further erosion issues.

Rubbish dumping, 4WD and motorbike driving tracks were also noted and monitored throughout the Year 2 photo monitoring. Evidence of unauthorised 4WD and motorbike tracks was noted in July, August and September 2022 with these tracks lessening in October 2022 and throughout the rest of Year 2.

Refer to **Appendix C** for a sample of monthly photo monitoring forms prepared by SEE Civil.

### 3. Description of activities – offset area

A detailed Offset Area Annual Report (OAAR) was prepared by One Environment (2023). As per the updated Offset Area Management Plan (OAMP), the annual reporting anniversary for the offset area is 12 July. It is important to note that this OAAR covers the period from the issuing of the EPBC approval (9 November 2020) until 12 July 2022 (herein referred to as 'offset reporting period'). The Year 2 OAAR has been issued and published on the approval holder's website within 40 business days of 12 July for the life of the approval, as per Condition 8 of the approval.

The OAAR details the achievements of the offset site during the offset reporting period, milestone tracking as per the agreed management actions and planned activities for the subsequent offset reporting period. A summary of the milestones achieved during the offset reporting period is included below:

1. Targeted feral animal control was conducted within the Offset Area during the reporting period, with four targeted feral animal control exercises undertaken. These management events were developed in accordance with the Somerset Regional Council (SRC), Pest Management Specialist (PMS) and an external pest management specialist. Current management strategies including quarterly baiting, shooting, and trapping events in addition to specially trained tracking dogs. Feral animal control targets pest species including feral foxes, feral deer, feral pigs and wild dogs that may pose a threat to koalas and other native species.
2. Targeted weed control was undertaken on a monthly basis within the offset site from September 2022 to April 2023, including rotational spraying and treatment. Weed management targeted all groundcover weeds, however Weed of National Significance, *Lantana camara* (*Lantana*), was specifically targeted during weed spraying events due to a high incursion of the species.
3. Native infill planting was conducted within the lower slopes of the offset area. The Tranche 2 area was ripped and cultivated in preparation for planting, with planting works to be completed by September 2023. Photo monitoring points were generated within the EMZ 1 and Tranche 2 areas in accordance with the OAMP, with photo monitoring points both georeferenced and identified with star pickets.
4. Native seed collection was continued across the offset site, with all collected seed transported an off-site nursery for storage, propagation, and germination. Drone seeding was trialled within the offset area, however, the success of such events will be unknown during the reporting period and therefore drone seeding was undertaken in alignment with best-practise bushland restoration works. The native seeding was conducted in areas following low intensity hazard reduction burn offs.
5. Fence repair and replacement works were conducted along the shared boundary of the offset area. These works ensure neighbouring livestock do not breach the offset area and comprise the viability of the restoration works. Surrounding fencing was not observed to be breached or damaged during fence inspections.
6. New access management tracks were created during the reporting period, facilitating the mass planting within EMZ 1. No other tracks were constructed, and all other existing tracks were retained in their original condition.

7. Bushfire prevention measures were undertaken with collaboration with the Queensland Rural Fire Service on best practice wildfire management, this was conducted in preparation for the expected upcoming high-risk bushfire season during Summer 2023/2024. Maintenance works to firebreaks along the offset area perimeter were conducted, in addition to a hazard reduction burn at low intensity to ensure fuel loads are maintained at a low level.

Refer to the OAAR (One Environment 2023) which is available on the approval holder's website as '*Offset Area Annual Report – July 2023*' at the following URL: <https://bellevueripley.com.au/purchaser-resources/>



## 4. EPBC approval conditions compliance table

The EPBC approval conditions for the Ripley Road, Ripley residential development are replicated in **Table 2** with a designation on compliance or non-compliance if the condition was applicable during the reporting period, and evidence and comments as necessary. A copy of the EPBC approval and conditions is provided in **Appendix A**.

**Table 1: EPBC approval conditions compliance table**

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
<b>Part A – Conditions specific to the action</b>			
1	To minimise impacts to the Koala and Grey-headed Flying-fox, the approval holder must: <ul style="list-style-type: none"> <li>a. not clear more than 56.20 ha of Koala habitat and Grey-headed Flying-fox habitat within the development area; and,</li> <li>b. not clear outside the development area.</li> </ul>	Compliant	The approval holder has cleared a total area of 39.19 ha of habitat for the koala and grey-headed flying-fox, with 4.7 ha cleared in Year 2. Additionally, the approval holder has not cleared outside of the development area.
2	To minimise the risk of injury or death to Koalas and Grey-headed Flying-foxes within the development area during clearing and construction, the approval holder must: <ul style="list-style-type: none"> <li>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 the development area of their own volition before Koala</li> </ul>	Compliant	<p>A suitably qualified fauna spotter catcher has been present during all clearing events to date. Pre-clearing and post-clearing reports have been prepared by the engaged fauna spotter catcher and are provided in <b>Appendix B</b>.</p> <p>Following the completion of clearing and prior to the commencement of construction, a temporary koala exclusion fence was installed around the construction works area. Additionally, a daily fauna exclusion fence check is undertaken by the engaged civil contractor to ensure that no fauna are</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>habitat and Grey-headed Flying-fox habitat is cleared; and,</p> <p>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 area until all construction activities within that fenced area are completed.</p>		<p>trapped within the construction area. A sample of the daily check list and evidence of the temporary koala exclusion fence is shown in <b>Appendix C</b>.</p>
3	<p>For the ongoing protection of the local Koala population at the proposed impact site, the approval holder must:</p> <p>a. install and maintain, for the duration of the approval, Koala awareness signage in no less than four locations along the edge of the esplanade road that faces the on-site open space area at indicative locations shown by the red dots on Attachment B; and,</p> <p>b. install traffic calming measures and install prominent signage to limit vehicle speeds to minimise the risk of injury or deaths of Koalas occurring on residential roads in the development area.</p>	Not applicable	<p>The proposed development has not substantially progressed to the point of requiring the signage installation. Upon the completion of the construction of the identified roads indicated on Attachment B of the approval, the signage will be installed.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
4	<p>To compensate for the clearing and functional loss of 56.20 ha of Koala habitat and Grey-headed Flying-fox habitat, the approval holder must:</p> <ul style="list-style-type: none"> <li>a. 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;</li> <li>b. within 20 business days of legally securing the Cherry Gully East Offset Area, provide the Department with written evidence demonstrating that the Cherry Gully East Offset Area has been legally secured (e.g. legal security documentation), and shapefiles of the offset attributes; and,</li> <li>c. complete all management activities as described in the Cherry Gully East Offset Area Management Plan by 31 January 2045.</li> </ul>	Compliant	<ul style="list-style-type: none"> <li>a. The Cherry Gully East Offset Area (CGEOA) was legally secured on 2 March 2021. The proposed action commenced on 12 July 2021.</li> <li>b. The Saunders Havill Group notified the Department that the CGEOA had been legally secured on 22 March 2021.</li> <li>c. Several management activities outlined in the Cherry Gully East Offset Area Management Plan were completed during the Year 2 survey period. These activities included vertebrate pest management, weed control, native infill planting and native seed propagation, fence repair and bushfire hazard reduction, all in alignment with the Management Actions outlined in the OAMP.</li> </ul>
5	<p>During Year 1, the approval holder must complete baseline surveys of the entire Cherry Gully East Offset Area to determine the:</p> <ul style="list-style-type: none"> <li>a. vegetation condition attributes for each Regional Ecosystem;</li> <li>b. extent of weed cover; and,</li> <li>c. seasonal feral animal abundance.</li> </ul> <p>The baseline surveys must be undertaken by a suitably qualified field ecologist in accordance with a scientifically valid, robust, and repeatable methodology</p>	Compliant	<ul style="list-style-type: none"> <li>a. Detailed MHQA surveys were undertaken within the CGEOA. This data and information is included in the updated Offset Area Management Plan (OAMP).</li> <li>b. Detailed weed surveys were undertaken within the CGEOA. This data and information is included in the updated OAMP.</li> <li>c. Detailed feral animal abundance surveys were undertaken within the CGEOA. This data and information is included in the updated OAMP.</li> </ul>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
6	<p>Within three months of completion of the baseline surveys required under Condition 5, the approval holder must engage a suitably qualified field ecologist to update the Cherry Gully East Offset Area Management Plan to include the following:</p> <ul style="list-style-type: none"> <li>a. include the results of the baseline surveys required under Condition 5;</li> <li>b. provide details of how the outcomes specified in Conditions 9-12 will be achieved; and,</li> <li>c. specify a program of monitoring, and reporting progress against, performance and completion criteria in respect of achieving the ecological outcomes specified in Conditions 9-12.</li> </ul>	Compliant	<p>a. The SHG were engaged as suitably qualified ecologists to update the OAMP in December 2021. The OAMP was finalised on 9 February 2022.</p> <p>b. Section 5 of the OAMP has been amended to include details of how the outcomes of Conditions 9 – 12 will be achieved.</p> <p>c. Section 5 of the OAMP has been amended to include a program of monitoring and reporting against the performance and completion criteria in respects of achieving the ecological outcomes specified in Condition 9 – 12.</p>
7	<p>The updated Cherry Gully East Offset Area Management Plan referred to in Condition 6 must be published on the website and remain published for the duration of the approval. The approval holder must implement the published updated Cherry Gully East Offset Area Management Plan for the duration of the approval, and must achieve the outcomes required under Conditions 9-12.</p>	Compliant	<p>The SHG were engaged as suitably qualified field ecologists to update the OAMP in December 2022. The OAMP was finalised on 9 February 2022. The finalised OAMP was published on the approval holder’s website at and is available at the following weblink: <a href="https://bellevueripley.com.au/wp-content/uploads/2022/03/9780-E-1-20220209-HB-OMP-A.pdf">https://bellevueripley.com.au/wp-content/uploads/2022/03/9780-E-1-20220209-HB-OMP-A.pdf</a></p>
8	<p>In accordance with the Offset Area Management Plan, the approval holder must publish each Cherry Gully East Offset Area Management Plan Annual Report on the website within 40 business days following the end of the 12 month reporting period. The approval holder must keep each Cherry Gully East Offset Area Management Plan Annual</p>	Compliant	<p>The Year 2 Cherry Gully East Offset Area Management Plan Annual Report was published on the approval holder’s website on 5 September 2023 and is available at the following weblink: <a href="https://bellevueripley.com.au/wp-content/uploads/2023/09/OAAR_HB_2023.pdf">https://bellevueripley.com.au/wp-content/uploads/2023/09/OAAR_HB_2023.pdf</a></p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
9	<p>The approval holder must:</p> <ul style="list-style-type: none"> <li>a. demonstrate, by the end of Year 5, that the abundance of feral animals at the Cherry Gully East Offset Area is reduced by 95% relative to the abundance of feral animals determined by the baseline surveys,</li> <li>b. for the rest of the period of effect of the approval, ensure that the abundance of feral animals is less than 5% of the abundance of feral animals determined by the baseline surveys; and,</li> <li>c. ensure that zero Koala injuries or mortalities occur as a result of the presence of feral animals.</li> </ul>	Compliant	<ul style="list-style-type: none"> <li>a. Not applicable.</li> <li>b. Four targeted feral animal control exercises were undertaken across the offset property. Further detail can be found in <b>Section 3</b>.</li> <li>c. No koala mortalities have been recorded on the CGEOA during Years 1 or 2.</li> </ul>
10	<p>The approval holder must demonstrate that the extent of weed cover at the Cherry Gully East Offset Area is:</p> <ul style="list-style-type: none"> <li>by the end of Year 5, reduced by 80% relative to the extent of weed cover determined by the baseline surveys;</li> <li>by the end of Year 10, reduced by 95% relative to the extent of weed cover determined by the baseline surveys; and,</li> <li>for the remainder of the approval, no more than 5% of the extent of weed cover determined by the baseline surveys.</li> </ul>	Not applicable	<p>This condition is not applicable until the Year 5 reporting period is reached. Year 5 will be 2026.</p>
11	<p>For the protection of Koala Habitat and Grey-headed Flying-fox habitat, the approval holder must demonstrate by the end of Year 1 that fauna friendly stock exclusion fencing has been installed around the entire perimeter of the Cherry</p>	Compliant	<p>Livestock has been removed from the entirety of the Cherry Gully East Offset Area. Where landholders are known to or have the ability to undertake livestock grazing, the Cherry Gully East Offset Area fencing has been rectified or established to ensure that it is fauna friendly stock</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>Gully East Offset Area. The approval holder must ensure that the fauna friendly stock exclusion fencing is maintained and effective for its purpose for the duration of the approval, and ensure that zero stock incursions occur.</p>		<p>exclusion fencing. No evidence of fence breaches or livestock were recorded within the Cherry Gully East Offset Area during Year 2. The fencing surrounding the shared perimeter of the offset area has been replaced during Year 2 to ensure longevity and protection of the offset site.</p>
12	<p>For the protection of the Koala and Grey-headed Flying-fox the approval holder must achieve the following outcomes at the Cherry Gully East Offset Area by 31 January 2045:</p> <ul style="list-style-type: none"> <li>a. Undertake ecological work to restore vegetation condition attributes to the benchmark for each Regional Ecosystem at the Cherry Gully East Offset Area specified in the Cherry Gully East Offset Area Management Plan; and,</li> <li>b. Achieve the rehabilitation success criteria by Year 10 as a result of planting, and maintaining trees of appropriate species, and once the rehabilitation success criteria are achieved, maintain for the duration of the approval.</li> </ul> <p>The approval holder is responsible to achieve and maintain the outcomes specified under Condition 12 for the period of effect of the approval.</p>	Compliant	<p>a. Restoration ecological works were conducted during Year 2 in alignment with the Management Actions outlined in the OAMP. Works included vertebrate pest management, targeted weed control, wildfire mitigation and revegetation initiatives. These are outlined in further detail in <b>Section 3</b>.</p> <p>b. Not applicable.</p>
13	<p>If, at any time during the period of effect of the approval, the Minister is not satisfied that any of the requirements or outcomes under Conditions 9--12 have been or are likely to be achieved or maintained, the Minister may request (in writing) further evidence from the approval holder as to how the requirements or outcomes of these Conditions will be</p>	Not applicable	<p>The Minister has not requested further evidence or a revision of the Cherry Gully East Offset Area Management Plan.</p>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<p>achieved or maintained. If requested by the Minister, the approval holder must:</p> <ol style="list-style-type: none"> <li>a. provide a report to the Department that documents the cause of the potential or actual non-achievement of required outcomes, the corrective actions to be taken (including timeframes for reporting to the Department the success of those actions) and the contingency measures that will be implemented to prevent further occurrences;</li> <li>b. revise the updated Cherry Gully East Offset Area Management Plan, applying the advice of a suitably qualified field ecologist and within a timeframe determined by the Minister, to include the corrective actions and contingency measures and a program of when and how the relevant contingency measures and corrective actions will be implemented;</li> <li>c. submit the revised Cherry Gully East Offset Area Management Plan to the Department for the Minister's approval, within a timeframe determined by the Minister; and,</li> <li>d. implement the approved revised Cherry Gully East Offset Area Management Plan as required by Condition 13.c.</li> </ol>		
<b>Part B – Standard administrative conditions</b>			



Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
14	The approval holder must notify the Department in writing of the date of commencement of the action within ten business days after the date of commencement of the action.	Compliant	The Department were notified of the commencement of the action on 16 July 2021.
15	If the commencement of the action does not occur within five years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister.	Not applicable	The action commenced on 16 July 2021.
16	The approval holder must maintain accurate and complete compliance records.	Compliant	All records of compliance are accurate and maintained by the approval holder on file.
17	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.	Not applicable	The Department has not made a request for electronic copies of compliance records.
18	<p>The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or otherwise in accordance with an annual date that has been agreed to in writing by the Minister. The approval holder must:</p> <ol style="list-style-type: none"> <li data-bbox="398 1050 1016 1150">a. publish each compliance report on the website within 60 business days following the relevant 12 month period;</li> <li data-bbox="398 1166 1016 1302">b. notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report within five business days of the date of publication;</li> </ol>	Compliant	This Annual Compliance Report (ACR) is the second required ACR under condition 18 of the approval. This ACR (Year 2) is due to be published on the approval holder's website by 6 October 2023 and will be available at the following weblink: <a href="https://bellevueripley.com.au/purchaser-resources/">https://bellevueripley.com.au/purchaser-resources/</a>

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	<ul style="list-style-type: none"> <li>c. keep all compliance reports publicly available on the website until this approval expires;</li> <li>d. exclude or redact sensitive ecological data from compliance reports published on the</li> <li>e. website; and,</li> <li>f. where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within five business days of publication.</li> </ul>		
<b>19</b>	<p>The approval holder must notify the Department in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify:</p> <ul style="list-style-type: none"> <li>a. any condition which is or may be in breach;</li> <li>b. a short description of the incident and/or non-compliance; and,</li> <li>c. the location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.</li> </ul>	Not applicable	No incidences of non-compliance have occurred since the commencement of the action.
<b>20</b>	<p>The approval holder must provide to the Department the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than ten business days after</p>	Not applicable	No incidences of non-compliance have occurred since the commencement of the action.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
	becoming aware of the incident or non-compliance, specifying: <ul style="list-style-type: none"> <li>a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;</li> <li>b. the potential impacts of the incident or non-compliance; and,</li> <li>c. the method and timing of any remedial action that will be undertaken by the approval holder.</li> </ul>		
<b>21</b>	The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.	Not applicable	A request for an independent audit has not been requested.
<b>22</b>	For each independent audit, the approval holder must: <ul style="list-style-type: none"> <li>a. provide the name and qualifications of the independent auditor and the draft audit criteria to the Department;</li> <li>b. only commence the independent audit once the audit criteria have been approved in writing by the Department; and,</li> <li>c. submit an audit report to the Department within the timeframe specified in the approved audit criteria.</li> </ul>	Not applicable	A request for an independent audit has not been requested.
<b>23</b>	The approval holder must publish the audit report on the website within ten business days of receiving the Department's approval of the audit report and keep the audit report published on the website until the end date of this approval.	Not applicable	A request for an independent audit has not been requested.

Condition number / reference	Condition	Compliant / Non-compliant / Not applicable	Evidence / comments
24	Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	Not applicable	The action has not been completed.

## 5. Appendices

### Appendix A

EPBC approval and conditions granted 9 November 2020

### Appendix B

Pre-clearing and Post-clearing Fauna Spotter Catcher Reports

### Appendix C

Daily Fence Check Record Sample

### Appendix D

Monthly Photo Monitoring Form (Sample)

# Appendix A

EPBC approval and conditions granted 9  
November 2020



**APPROVAL**

**Residential Development, 357 Ripley Road, Ripley, Qld (EPBC 2019/8539)**

This decision is made under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*. Note that section 134(1A) of the **EPBC Act** applies to this approval, which 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 condition.

**Details**

<b>Person to whom the approval is granted (approval holder)</b>	HB Doncaster Pty Ltd
<b>ACN or ABN of approval holder</b>	ABN: 15 164 200 533
<b>Action</b>	The development of a residential subdivision and associated infrastructure at 357 Ripley Road, Ripley, Queensland [See EPBC Act referral 2019/8539]

**Proposed Approval decision**

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.

**Controlling Provisions**

Listed Threatened Species and Communities	
Section 18	Approve
Section 18A	Approve

**Period for which the approval has effect**

This approval has effect until 31 December 2045.

**Decision-maker**

<b>Name and position</b>	Kim Farrant Assistant Secretary of Environment Assessments Queensland and Sea Dumping Branch Department of Agriculture, Water and the Environment
<b>Signature</b>	
<b>Date of decision</b>	2/11/2020

**Conditions of approval**

This approval is subject to the conditions under the EPBC Act as set out in ANNEXURE A.



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## ANNEXURE A – CONDITIONS OF APPROVAL

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### Part A – Conditions specific to the action

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1. To minimise impacts to the **Koala** and **Grey-headed Flying-fox**, the approval holder must:
  - a. not **clear** more than 56.20 ha of **Koala habitat** and **Grey-headed Flying-fox habitat** within the **development area**; and,
  - b. not clear outside the **development area**.
2. To minimise the risk of injury or death to **Koalas** and **Grey-headed Flying-foxes** within the **development area** during **clearing** and **construction**, the approval holder must:
  - 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 the **development area** of their own volition before **Koala habitat** and **Grey-headed Flying-fox habitat** is cleared; and,
  - 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** area until all **construction** activities within that fenced area are completed.
3. For the ongoing protection of the local **Koala** population at the proposed impact site, the approval holder must:
  - a. install and maintain, for the duration of the approval, **Koala awareness signage** in no less than four locations along the edge of the esplanade road that faces the **on-site open space area** at indicative locations shown by the red dots on Attachment B; and,
  - b. install traffic calming measures and install prominent signage to limit vehicle speeds to minimise the risk of injury or deaths of **Koalas** occurring on residential roads in the **development area**.
4. To compensate for the **clearing** and **functional loss** of 56.20 ha of **Koala habitat** and **Grey-headed Flying-fox habitat**, the approval holder must:
  - a. **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**;
  - b. within 20 **business days** of **legally securing** the **Cherry Gully East Offset Area**, provide the **Department** with written evidence demonstrating that the **Cherry Gully East Offset Area** has been **legally secured** (e.g. **legal security documentation**), and **shapefiles** of the **offset attributes**; and,
  - c. complete all **management activities** as described in the **Cherry Gully East Offset Area Management Plan** by 31 January 2045.

*Note: Uses or activities at the offset site are not permitted if they are not compatible with the primary purpose of conservation.*

5. During **Year 1**, the approval holder must complete baseline surveys of the entire **Cherry Gully East Offset Area** to determine the:
  - a. **vegetation condition attributes** for each **Regional Ecosystem**;
  - b. **extent of weed cover**; and,
  - c. seasonal **feral animal** abundance.

The baseline surveys must be undertaken by a **suitably qualified field ecologist** in accordance with a scientifically valid, robust, and repeatable methodology.

6. Within three months of completion of the baseline surveys required under Condition 5, the approval holder must engage a **suitably qualified field ecologist** to update the **Cherry Gully East Offset Area Management Plan** to include the following:
  - a. include the results of the baseline surveys required under Condition 5;
  - b. provide details of how the outcomes specified in Conditions 9 – 12 will be achieved; and,
  - c. specify a program of monitoring, and reporting progress against, performance and completion criteria in respect of achieving the ecological outcomes specified in Conditions 9 – 12.
7. The updated **Cherry Gully East Offset Area Management Plan** referred to in Condition 6 must be published on the **website** and remain published for the duration of the approval. The approval holder must implement the published updated **Cherry Gully East Offset Area Management Plan** for the duration of the approval, and must achieve the outcomes required under Conditions 9 – 12.
8. In accordance with the Offset Area Management Plan, the approval holder must publish each **Cherry Gully East Offset Area Management Plan Annual Report** on the **website** within 40 **business days** following the end of the 12 month reporting period. The approval holder must keep each **Cherry Gully East Offset Area Management Plan Annual Report** published from the date it is first published for the duration of the approval.

#### *Pest and Weed management*

9. The approval holder must:
  - a. demonstrate, by the end of **Year 5**, that the abundance of **feral animals** at the **Cherry Gully East Offset Area** is reduced by 95% relative to the abundance of **feral animals** determined by the baseline surveys,
  - b. for the rest of the period of effect of the approval, ensure that the abundance of **feral animals** is less than 5% of the abundance of **feral animals** determined by the baseline surveys; and,
  - c. ensure that zero **Koala** injuries or mortalities occur as a result of the presence of **feral animals**.
10. The approval holder must demonstrate that the **extent of weed cover** at the **Cherry Gully East Offset Area** is:
  - a. by the end of **Year 5**, reduced by 80% relative to the **extent of weed cover** determined by the baseline surveys;
  - b. by the end of **Year 10**, reduced by 95% relative to the **extent of weed cover** determined by the baseline surveys; and,
  - c. for the remainder of the approval, no more than 5% of the **extent of weed cover** determined by the baseline surveys.

### *Stock Exclusion*

11. For the protection of **Koala Habitat** and **Grey-headed Flying-fox habitat**, the approval holder must demonstrate by the end of **Year 1** that **fauna friendly stock exclusion fencing** has been installed around the entire perimeter of the **Cherry Gully East Offset Area**. The approval holder must ensure that the **fauna friendly stock exclusion fencing** is maintained and effective for its purpose for the duration of the approval, and ensure that zero stock incursions occur.

### *Habitat Quality Improvement*

12. For the protection of the **Koala** and **Grey-headed Flying-fox** the approval holder must achieve the following outcomes at the **Cherry Gully East Offset Area** by 31 January 2045:
  - a. Undertake ecological work to restore **vegetation condition attributes** to the **benchmark** for each **Regional Ecosystem** at the **Cherry Gully East Offset Area** specified in the **Cherry Gully East Offset Area Management Plan**; and,
  - b. Achieve the **rehabilitation success criteria** by **Year 10** as a result of planting, and maintaining trees of appropriate species, and once the **rehabilitation success criteria** are achieved, maintain for the duration of the approval.

The approval holder is responsible to achieve and maintain the outcomes specified under Condition 12 for the period of effect of the approval.

13. If, at any time during the period of effect of the approval, the **Minister** is not satisfied that any of the requirements or outcomes under Conditions 9 – 12 have been or are likely to be achieved or maintained, the **Minister** may request (in writing) further evidence from the approval holder as to how the requirements or outcomes of these Conditions will be achieved or maintained. If requested by the **Minister**, the approval holder must:
  - a. provide a report to the **Department** that documents the cause of the potential or actual non-achievement of required outcomes, the corrective actions to be taken (including timeframes for reporting to the **Department** the success of those actions) and the contingency measures that will be implemented to prevent further occurrences;
  - b. revise the updated **Cherry Gully East Offset Area Management Plan**, applying the advice of a **suitably qualified field ecologist** and within a timeframe determined by the **Minister**, to include the corrective actions and contingency measures and a program of when and how the relevant contingency measures and corrective actions will be implemented;
  - c. submit the revised **Cherry Gully East Offset Area Management Plan** to the **Department** for the **Minister's** approval, within a timeframe determined by the **Minister**; and,
  - d. implement the approved revised **Cherry Gully East Offset Area Management Plan** as required by Condition 13.c.

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## **Part B – Standard administrative conditions**

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### **Notification of date of commencement of the action**

14. The approval holder must notify the **Department** in writing of the date of **commencement of the action** within ten **business days** after the date of **commencement of the action**.
15. If the **commencement of the action** does not occur within five years from the date of this approval, then the approval holder must not **commence the action** without the prior written agreement of the **Minister**.

## Compliance records

16. The approval holder must maintain accurate and complete **compliance records**.
17. 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 an independent auditor in accordance with section 458 of the **EPBC Act**, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the **Department's** website or through the general media.

## Annual compliance reporting

18. The approval holder must prepare a **compliance report** for each 12 month period following the date of **commencement of the action**, or otherwise in accordance with an annual date that has been agreed to in writing by the **Minister**. The approval holder must:
  - a. publish each **compliance report** on the **website** within 60 **business days** following the relevant 12 month period;
  - b. notify the **Department** by email that a **compliance report** has been published on the **website** and provide the weblink for the **compliance report** within five **business days** of the date of publication;
  - c. keep all **compliance reports** publicly available on the **website** until this approval expires;
  - d. exclude or redact **sensitive ecological data** from **compliance reports** published on the **website**; and,
  - e. where any **sensitive ecological data** has been excluded from the version published, submit the full **compliance report** to the **Department** within five **business days** of publication.

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

## Reporting non-compliance

19. The approval holder must notify the **Department** in writing of any: **incident**; non-compliance with the conditions; or non-compliance with the commitments made in **plans**. The notification must be given as soon as practicable, and no later than two **business days** after becoming aware of the **incident** or non-compliance. The notification must specify:
  - a. any condition which is or may be in breach;
  - b. a short description of the **incident** and/or non-compliance; and,
  - c. the location (including co-ordinates), date, and time of the **incident** and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.
20. The approval holder must provide to the **Department** the details of any **incident** or non-compliance with the conditions or commitments made in **plans** as soon as practicable and no later than ten **business days** after becoming aware of the **incident** or non-compliance, specifying:
  - a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;
  - b. the potential impacts of the **incident** or non-compliance; and,
  - c. the method and timing of any remedial action that will be undertaken by the approval holder.

### Independent audit

21. The approval holder must ensure that **independent audits** of compliance with the conditions are conducted as requested in writing by the **Minister**.
22. For each **independent audit**, the approval holder must:
  - a. provide the name and qualifications of the independent auditor and the draft audit criteria to the **Department**;
  - b. only commence the **independent audit** once the audit criteria have been approved in writing by the **Department**; and,
  - c. submit an audit report to the **Department** within the timeframe specified in the approved audit criteria.
23. The approval holder must publish the audit report on the **website** within ten **business days** of receiving the **Department's** approval of the audit report and keep the audit report published on the **website** until the end date of this approval.

### Completion of the action

24. Within 30 days after the **completion of the action**, the approval holder must notify the **Department** in writing and provide **completion data**.

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### Part C - Definitions

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In these conditions, except where contrary intention is expressed, the following definitions are used:

**Benchmark** means the quantitative value for the relevant BioCondition attribute specified for each **Regional Ecosystem** by the Queensland Herbarium, as described in *the BioCondition Benchmarks of Southeast Queensland (10/1/2019)* or a subsequent version approved by the Queensland Government.

**Business day(s)** means a day that is not a Saturday, a Sunday or a public holiday in the state or territory of the action.

**Cherry Gully East Offset Area** means the area located within the red dotted line on Attachment C. The **Cherry Gully East Offset Area** is located at Lot 1 on CSH1549, on Littles Road, Toogoolawah, Queensland.

**Cherry Gully East Offset Area Management Plan** means the *Cherry Gully East Offset Area Management Plan 2020*, prepared by One Environment and dated 26 June 2020 or the revised version approved by the **Minister**.

**Cherry Gully East Offset Area Management Plan Annual Report** means each annual report compiled by the Offset provider (to report on all **management activities**, surveys, results and outcomes within the previous 12-month operational period), as required in the **Cherry Gully East Offset Area Management Plan**.

**Clear/clearing/clearance/cleared** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* for further guidance).

**Commencement of the action** means the first instance of any specified activity associated with the action including **clearing** and **construction**. **Commencement of the action** does not include minor physical disturbance necessary to:

- a. undertake pre-clearance surveys or monitoring programs;
- b. install signage and /or temporary fencing;
- c. protect environmental and property assets from fire, weeds and pests, including erection of temporary fencing, and use of existing surface access tracks; and
- d. install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on the **protected matters**.

**Completion data** means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. The **Department's** preferred spatial data format is **shapefile**. This includes but is not limited to information detailing:

- a. the date, location and extent of **protected matter** habitat **cleared** within the **development area**;
- b. the location, extent and quality of **protected matter** habitat within the **Cherry Gully Station East Offset Area**;
- c. **weed extent** within the **Cherry Gully Station East Offset area**;
- d. **feral animal** numbers within the **Cherry Gully Station East Offset area**; and,
- e. **Koala density** and **Grey-Headed Flying-fox** presence at the **Cherry Gully Station East Offset area**.

**Completion of the action** means the time at which all approval conditions (except Condition 24) have been fully met.

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

**Compliance reports** means written reports:

- i. providing accurate and complete details of compliance, **incidents**, and non-compliance with the conditions and the **plans**;
- ii. consistent with the **Department's Annual Compliance Report Guidelines (2014)**;
- iii. include a **shapefile** of any **clearance** of any **protected matters**, or their habitat, undertaken within the relevant 12 month period; and,
- iv. annexing a schedule of all **plans** prepared and in existence in relation to the conditions during the relevant 12 month period.

**Construction** means the erection of a building or structure that is or is to be fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, repair or demolition of any building or structure; preliminary site preparation work which involves breaking of the ground (including pile driving); the laying of pipes and other prefabricated materials in the ground, and any associated excavation work; but excluding minor physical disturbance as specified in the definition of **Commencement of the action**.



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

**Development area** means the 56.20 ha area enclosed by the black line designated as 'Referral Area' on Attachment A comprising Lot 2 on RP196154, Lot 1 on RP196152, Lot 1 on RP196150, Lot 342 on S3173 at 357 Ripley Road, Ripley Queensland.

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

**Extent of weed cover** means the proportion (expressed as a percentage) of the total land area in which any square metre contains a non-native plant species known to restrict the movement of **Koala** and/or degrade the quality of **Koala habitat** and/or habitat for **Grey-headed Flying-fox**, or its ability to regenerate.

**Fauna spotter catcher** means a person licenced 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 **Koala**.

**Fauna friendly stock exclusion fencing** means fencing designed to prevent access by grazing animals to offset areas while providing for the free movement of **Koalas** and **Grey-headed Flying-foxes**.

**Feral animals** means non-native feral animals known to predate on the **Koala**.

**Functional loss** means the isolation of a small area of habitat due to the clearance of surrounding connective vegetation, which results in the loss of ecological function for a protected matter.

**Grey-headed Flying-fox(es)** means the Grey-Headed Flying-fox (*Pteropus poliocephalus*) listed as a threatened species under the **EPBC Act**.

**Grey-Headed Flying-fox habitat** means areas of vegetation that contain **Grey-headed Flying-fox** foraging trees, including winter and spring flowering species.

**Incident** means any event which has the potential to, or does, impact on one or more **protected matter(s)**.

**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).

**Koala(s)** means the Koala (*Phascolarctos cinereus*) (combined populations of Qld, NSW and the ACT) listed as a threatened species under the **EPBC Act**.

**Koala awareness signage** means prominent, legible, clearly understood signage for the purposes of alerting drivers that **Koalas** may be in the vicinity.

**Koala density** means the number and/or utilisation and distribution of **Koalas** per hectare as determined in field surveys over the entire **Cherry Gully East Offset Area** undertaken by a **suitably qualified field ecologist** using a scientifically robust and repeatable methodology over a timeframe that serves as a sound basis for comparison.

**Koala exclusion fencing** means fencing which prevents the movement of **Koalas**. Suitable examples of **Koala exclusion fencing** design are provided in *Koala Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities, version 2.0* (Queensland Department of Environment and Science, 2020).

**Koala food trees** means a species of tree of genus *Angophora*, *Corymbia*, *Eucalyptus*, *Lophostemon* or *Melaleuca*, with a height of more than 4 metres or with a trunk circumference more than



31.5 centimetres at 1.3 metres above the ground, the leaves of which are known to be consumed by the **Koala**.

**Koala habitat** means any forest or woodland containing species that are known **Koala food trees**, or shrubland with emergent food trees (as defined in the **Koala referral guidelines**).

**Koala referral guidelines** means the **Department's EPBC Act referral guidelines for the vulnerable Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)**, Commonwealth of Australia, 2014.

**Legally secure(d/ing)** means to provide ongoing conservation protection on the title of the land, under an enduring protection mechanism, such as a voluntary declaration under the *Vegetation Management Act 1999* (Qld) or another enduring protection mechanism agreed to in writing by the **Department**.

**Legal security documentation** means any documentation associated with **legally securing** offset site(s), including (but not limited to) management plans. **Legal security documentation** must include (at a minimum) the following:

- a) Details of the **management activities** to be undertaken to achieve the outcomes prescribed under conditions 4 – 12; and,
- b) A commitment that **legal security** of the **Cherry Gully East Offset Area** and **management activities** to achieve and maintain the outcomes prescribed under conditions 4 – 12 will be in place for the duration of the impact.

**Management activities** means activities to be undertaken at the **Cherry Gully East Offset Area**, including (but not limited to):

- a. detailed baseline surveys to determine **extent of weed cover** and seasonal **feral animal** abundance;
- b. management of weeds and **feral animals**;
- c. installation of **fauna friendly stock exclusion fencing**;
- d. ecological work to restore the **Regional Ecosystems** at the **Cherry Gully East Offset Area**
- e. activities associated with planting new **Koala habitat** and **Grey-headed Flying-fox foraging habitat**; and,
- f. activities associated with seed collection and propagation of planting stock.

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

**Offset attributes** means an '.xls' file capturing relevant attributes of the offset area, including:

- a. **EPBC Act** reference number;
- b. physical address of the **Cherry Gully East Offset Area**;
- c. coordinates of the boundary points in decimal degrees;
- d. **protected matters** that the offset compensates for;
- e. any additional **EPBC Act** listed threatened species and communities that are benefiting from the offset; and,
- f. size of the **Cherry Gully East Offset Area** in hectares.

**On-site open space area** means the shaded light-green area located in the south-west corner of the **development area**, north of Montereia Road, as shown on Attachment B.

**Plan(s)** means any of the documents required to be prepared, approved by the **Minister**, and/or implemented by the approval holder and published on the **website** in accordance with these conditions (includes action management plans and/or strategies).

**Protected matter(s)** means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect.

**Regional Ecosystem** means a vegetation community in a bioregion that is consistently associated with a particular combination of geology, landform and soil as classified by the Queensland Government under the *Vegetation Management Act, 1999*.

**Rehabilitation success criteria** means to have successfully established a minimum of 150 **Koala food trees** per hectare, including a minimum of 100 **Grey-Headed Flying-fox foraging habitat** trees per hectare.

**Sensitive ecological data** means data as defined in the Australian Government Department of the Environment (2016) *Sensitive Ecological Data – Access and Management Policy V1.0*.

**Shapefile(s)** means location and attribute information of the action provided in an Esri shapefile format. **Shapefiles** must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. **Shapefiles** must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes.

**Suitably qualified field ecologist** means a person who has professional qualifications and at least three years' work experience designing and implementing flora and fauna surveys and management plans for the **Koala** and/or the **Grey-headed Flying-fox** using relevant protocols, standards, methods and/or literature.

**Vegetation condition attributes** means attributes that indicate vegetation functions for biodiversity, as defined in the most recent officially released version of *Queensland's BioCondition Assessment Manual*.

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

**Year 1** means the period within 12 months from the date of this approval.

**Year 2** means the period within two years from the date of this approval.

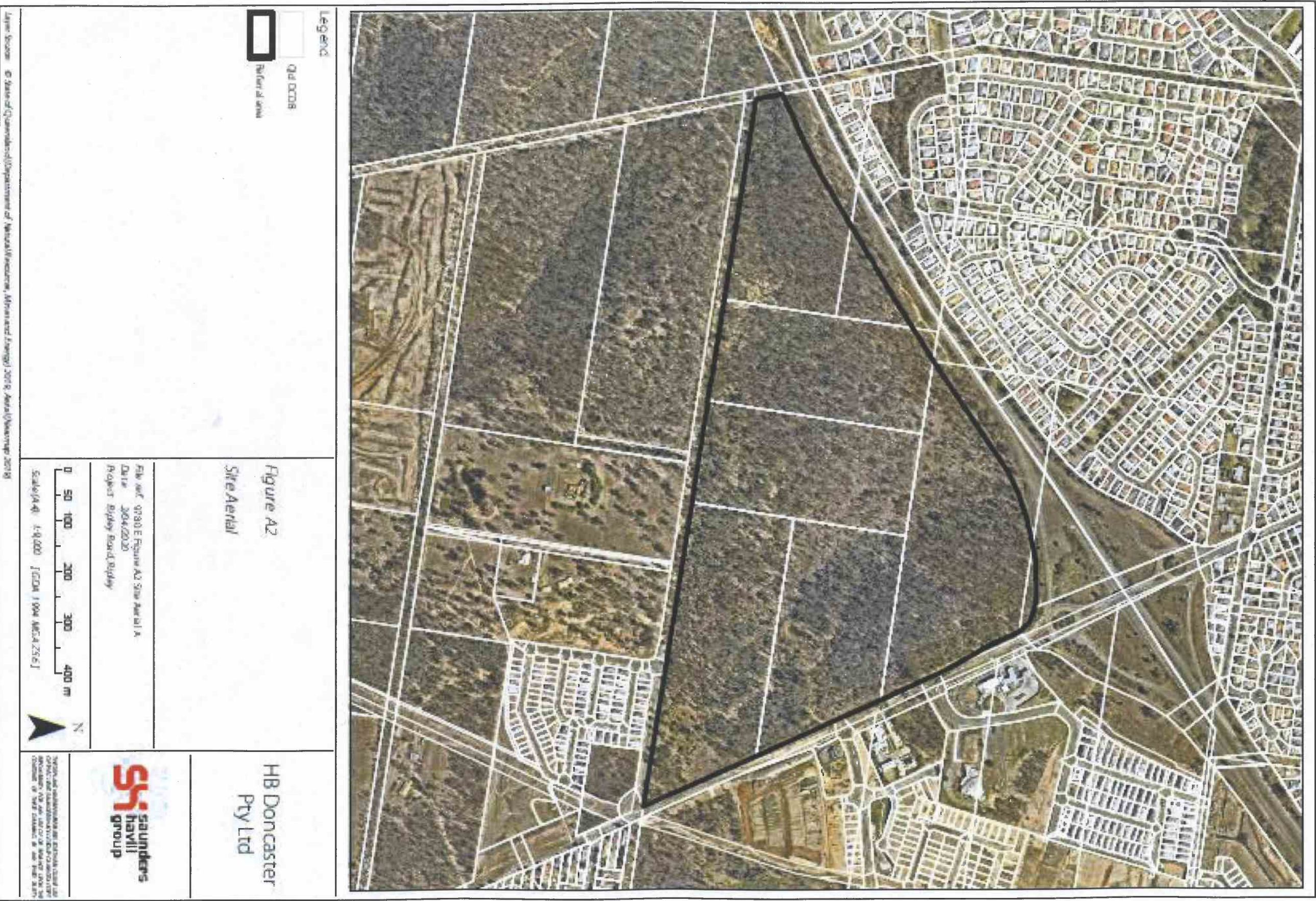
**Year 5** means the period within five years from the date of this approval.

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



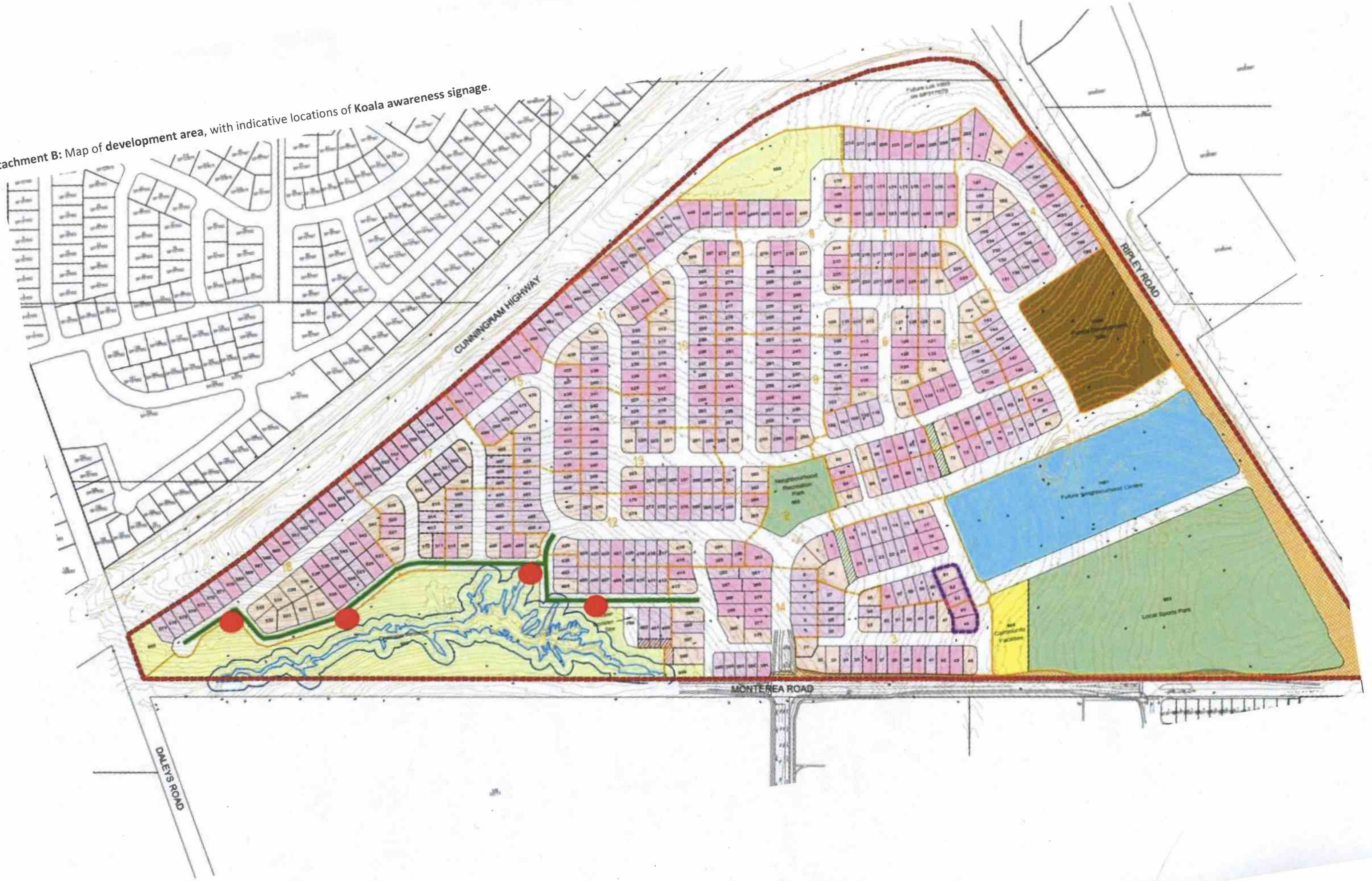
ATTACHMENTS

Attachment A: Site aerial of development area, as delineated by the black line.



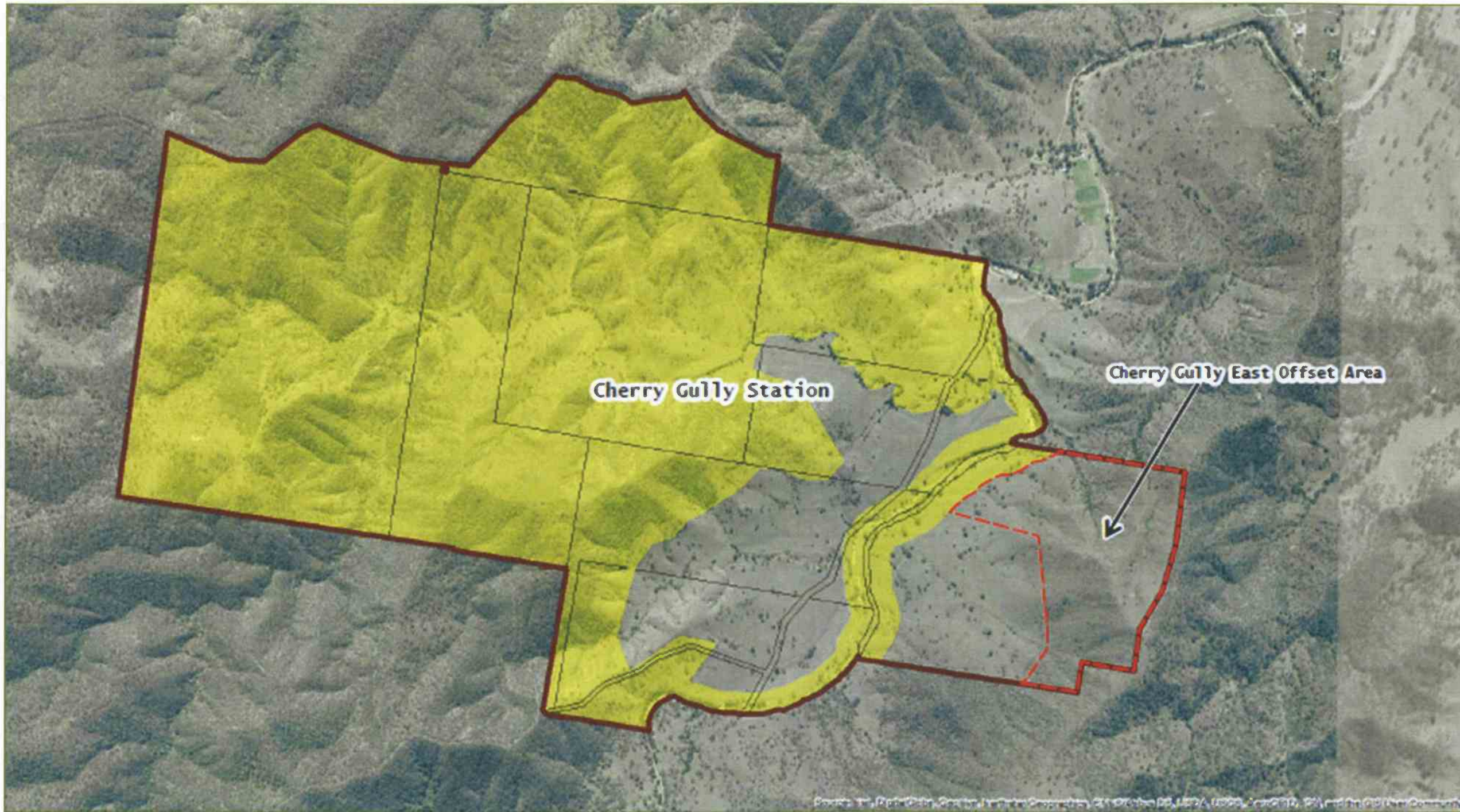


Attachment B: Map of development area, with indicative locations of Koala awareness signage.





Attachment C: Map of the Cherry Gully East Offset Area.



Cherry Gully Station (Base) -  
Offset Management Plan (OMP)  
26/06/2020 1:27,500

Reference - © State of Queensland (Department of Natural Resources, Mines and Energy) 2020

- Legend**
- Cherry Gully Station
  - Offset site allotments
  - Cherry Gully East offset area
  - Existing Cherry Gully Station offset area proposal for EPBC 2015/7530




# Appendix B

## Pre-clearing and Post-clearing Fauna Spotter Catcher Reports



LEADING THE WAY  
IN ENVIRONMENTAL  
MANAGEMENT



**PRE-CLEARANCE  
FAUNA HABITAT  
REPORT**

**357 RIPLEY ROAD,  
RIPLEY**

SEE CIVIL PTY LTD

**June 2023**

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# Document Control

## Version Control

Version	Purpose	Author	Reviewed / approved by	Date
Rev.01	Draft	Jessica Hobart	Georgia Whitton	01/07/2021
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# 1. Introduction

Biodiversity Australia Pty Ltd was commissioned by See Civil Pty Ltd ('the Client') to produce a Pre-clearing Fauna Habitat Report as part of the clearing works at Lot 1001 (SP317679) and Lot 1002 (SP317679) 357 Ripley Road, Ripley ('the Site'). An initial pre-clear survey was undertaken in 2022, with a follow up survey conducted in 2023 as the clearing extents expanded.

Approximately 20 hectares was cleared to allow construction of a housing estate July 2022 and June 2023. A pre-clear assessment was undertaken in July 2022 and provided in report FQ4834-BFQ-REP-SeeCivil-357RipleyRd-PreClr-rev1 biodiversity Australia (July 2022). This report contains the information presented in the original pre-clear assessment as well as new data collected in the pre-clear assessment conducted in 2023 to survey areas for clearing outside the initial survey boundaries set in 2022.

## 1.1 Site Description

The Site is situated within the highly urbanised Ipswich region. As can be seen in Figure 1, to the north lies the Cunningham highway, a vastly occupied road. To the south of site is former rural properties in the process of conversion to residential estates at different stages of construction. The Ripley region is experiencing continual residential growth.

The clearing extent was composed of regrowth eucalypt woodlands which dominated the canopy, however acacia and weed species dominated the mid and understory. Dominant canopy species included *Corymbia citriodora* subsp. *variegata* (Spotted Gum), *Eucalyptus melanophloia* (Silver-leaved Ironbark), *Eucalyptus tereticornis* (Forest Red Gum), *Eucalyptus crebra* (Narrow-leaved Ironbark), *Angophora leiocarpa* (Rusty Gum) and *Lophostemon suaveolens* (Swamp Mahogany). Weeds present within site included *Lantana camara* (Lantana), *Lantana montevidensis* (Creeping Lantana), *Melinis repens* (Natal Grass), *Megathyrsus maximus* (Green Panic Grass) and *Gomphocarpus physocarpus* (Balloon Cotton-bush).

Significant prior clearing of the site had fragmented the regrowth eucalypt woodlands, with a small patch to the north-east framed by the Cunningham Highway and Ripley Road restricting access to a far larger patch in the south-west. Fauna Spotter Catchers removed any caught fauna from the isolated patch and released them within the safety of the remnant eucalypt woodlands not within clearing limits.

## 1.2 Legislative Context

Legislation applicable to the management of fauna during vegetation clearing is governed by state and federal authorities. These include:

- *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act);
- *Nature Conservation Act 1992* (NC Act) and associated regulations;
  - Nature Conservation (Animals) Regulations 2020
  - Nature Conservation (Plants) Regulation 2020
- Nature Conservation (Koala) Conservation Plan 2017;
- *Environmental Protection Act 1994*;
- *Animal Care and Protection Act 2011*;



- *Fisheries Act 1994*,
- State Planning Policy 2017, &
- Local councils may also provide specific development consent conditions.

Biodiversity Australia also holds a current Department of Environment and Science (DES) Rehabilitation Permit (Rehabilitation Permit No. WA0023755 & Fauna Spotter Catcher Permit No. WA0014880), allowing for the handling and relocation of native fauna.

## 1.3 Aims and Objectives

### 1.3.1 Desktop assessment

A desktop assessment has been completed to assess the vegetation and associated habitat value. Also, to determine the likely presence of species that are known or expected to occur on the site. Species that only occur periodically throughout the year will be considered and special attention will be given to endangered, vulnerable and near threatened (EVNT), critically endangered, special least concern, marine, migratory, colonial breeders and regional and local significant species. Koala mapping as per relevant legislation and the vegetation management report has also been assessed.

### 1.3.2 Preclearing survey 2022

A pre-clearing fauna habitat survey was carried out by one Biodiversity Australia Fauna Spotter Catcher on June 24 and 25, 2021. Approximately 20 hectares of vegetation was surveyed, proposed to be cleared to allow for construction of a housing development. This survey was undertaken to determine the presence of native fauna, particularly any species designated under relevant legislation as being EVNT. The survey also included an assessment of the associated habitat value of the vegetation on the site. The overarching objectives of the pre-clearance survey works are to:

- Minimise the harm to native wildlife during clearing works,
- Minimise the potential for disruption to works due to the unanticipated occurrence of EVNT species within the clearing area, and
- Satisfy conditions for development approvals and ensure compliance with the relevant legislation.

The extent of the initial survey boundary is depicted in Figure 1 below.



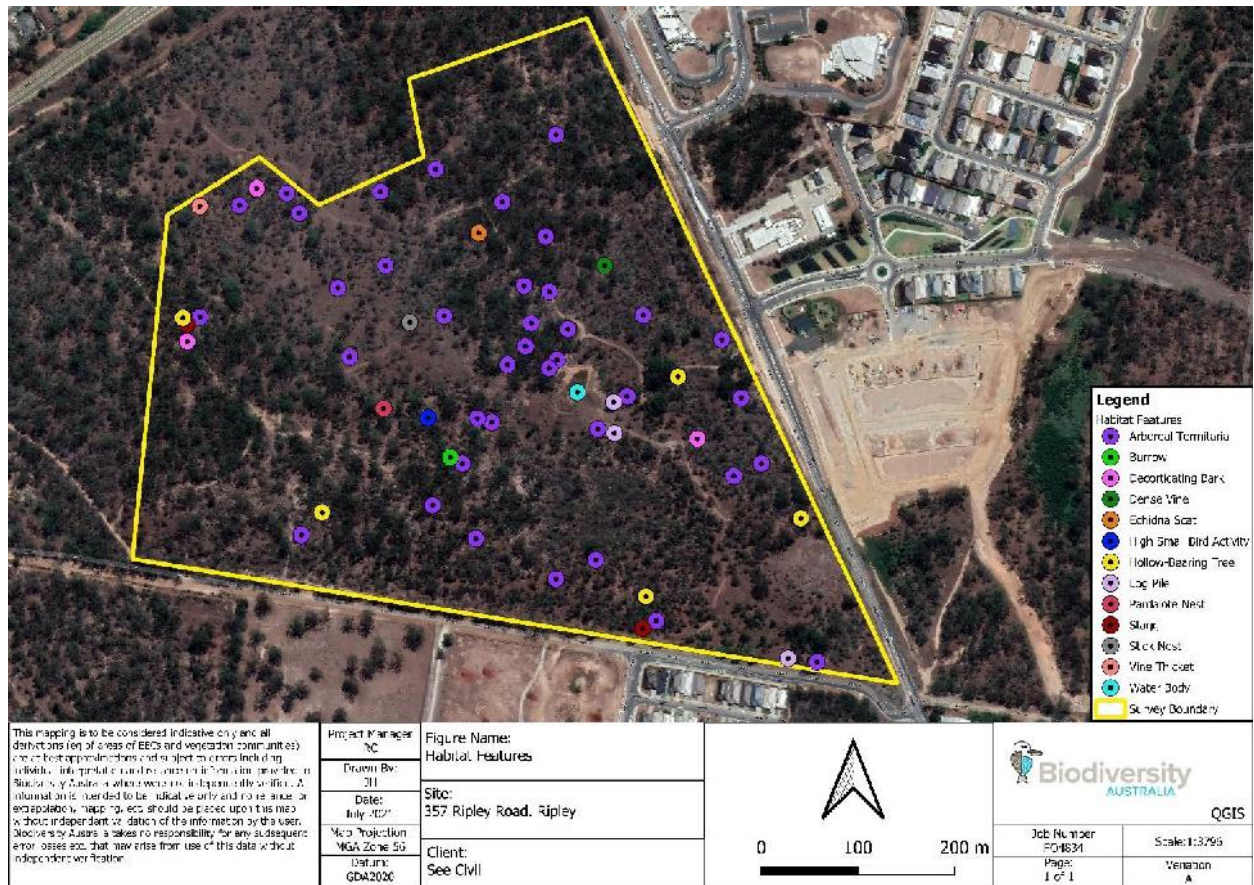


Figure 1 Survey Boundary 2022

### 1.3.3 Preclearing survey 2023

A pre-clearing fauna habitat survey was carried out by one Biodiversity Australia Fauna Spotter Catcher on May 22. Approximately 2 Ha of vegetation was surveyed. This survey was undertaken to determine the presence of native fauna breeding places, particularly any species designated under the *Nature Conservation Act 1992* as being Endangered, Vulnerable or Near-threatened (EVNT).

The overarching objectives of the pre-clearance survey works are to:

- Identify any breeding places which may be disturbed during the clearing works,
- Identifying signs of Koala usage or preferred habitat,
- Minimise the harm to native wildlife during clearing works,
- Minimise the potential for disruption to works due to the unanticipated occurrence of EVNT species within the clearing area, and
- Satisfy conditions for development approvals and ensure compliance with the relevant legislation.

The extent of the survey boundaries for the preclearance survey in 2023 can be seen in Figure 2 below, contextualised by the survey extent in 2022. Understorey clearing only was proposed





for the remnant vegetation patch in the North bounded by the Cunningham Highway and Ripley Road.

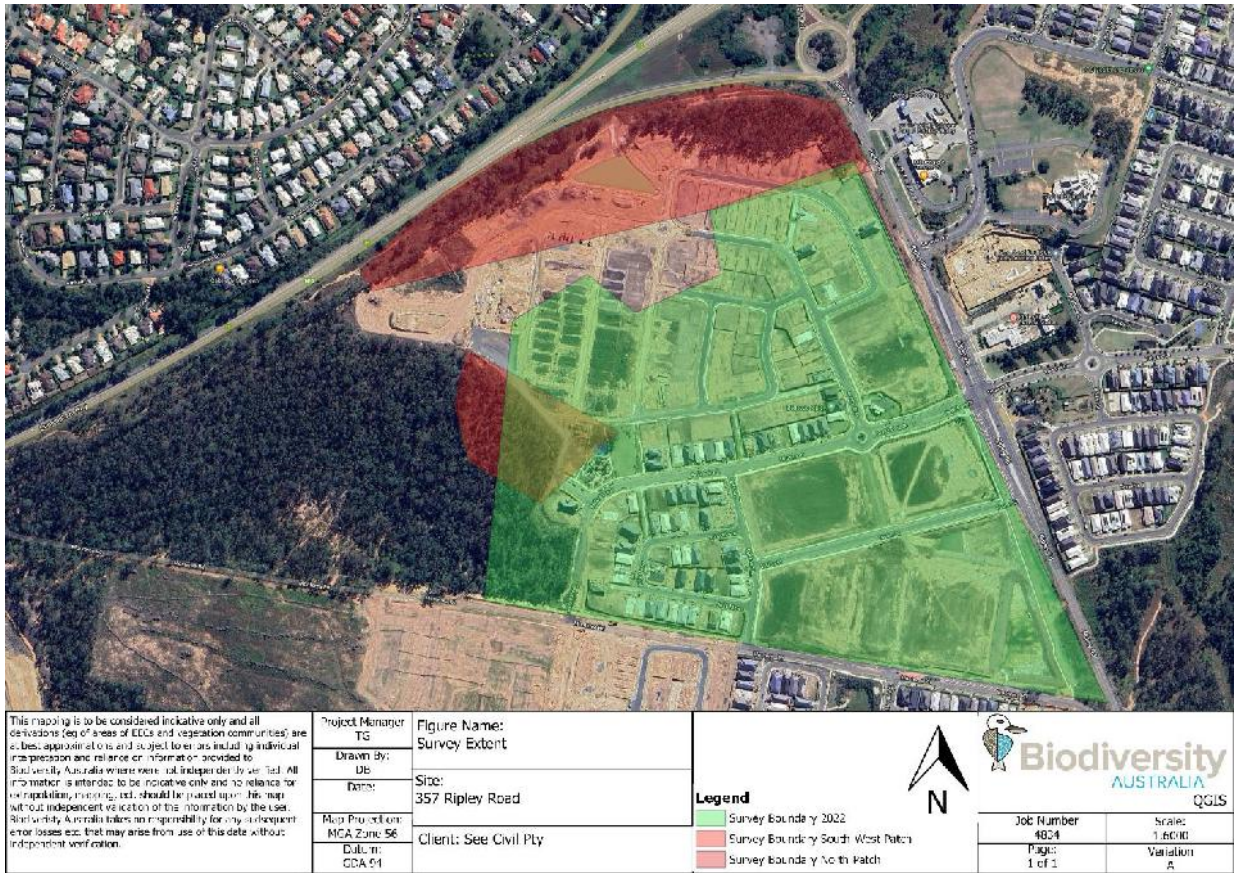


Figure 2 Survey Boundary 357 Ripley Road 2022 + 2023



## 2. Methodology

### 2.1.1 Preclearing survey 2023

A pre-clearing fauna habitat survey was carried out by one Biodiversity Australia Fauna Spotter Catcher on May 22. Approximately 2 Ha of vegetation was surveyed. This survey was undertaken to determine the presence of native fauna breeding places, particularly any species designated under the *Nature Conservation Act 1992* as being Endangered, Vulnerable or Near-threatened (EVNT).

The overarching objectives of the pre-clearance survey works are to:

- Identify any breeding places which may be disturbed during the clearing works,
- Identifying signs of Koala usage or preferred habitat,
- Minimise the harm to native wildlife during clearing works,
- Minimise the potential for disruption to works due to the unanticipated occurrence of EVNT species within the clearing area, and
- Satisfy conditions for development approvals and ensure compliance with the relevant legislation.

Survey methodologies involved walking the site, identifying fauna presence, habitat features and verifying desktop assessments. Habitat features were marked by wrapping blue flagging tape around the habitat feature at eye level. If the habitat feature was inaccessible or on the ground, the flagging tape was hung at eye level in surrounding vegetation. One ring has been placed to notify habitat features.

All evidence of animals observed on site was documented. Key breeding places include:

- Hollow branches,
- Hollow stumps and logs,
- Bird nests,
- Arboreal and terrestrial termite mounds,
- Possum dreys,
- Decorticating bark,
- Water bodies and/or creeks,

Also noted where present were features such as:

- Scratch marks, digs and scats,
- Call(s) or actual sightings,
- Koala habitat.



## 2.2 Method Limitations

Whilst the survey method seeks to achieve the overarching objectives (Section 1.3), the survey has limitations. These are addressed by the desktop habitat evaluation and through implementation of recommendations to monitor the works with consideration of the various behaviours of potentially impacted fauna.

The fauna pre-clearance survey provides a snapshot of fauna assemblages and habitat conditions at the time of the survey and are strongly influenced by weather and season. It is therefore likely that not all fauna present on the site, and not all breeding places were identified as a result of the survey. Specifically, some life cycle stages and cryptic fauna such as amphibians are hard to identify/locate and as works progress, these species may be observed. These limitations are addressed by the habitat evaluation and recommendations to monitor the works.





## 3. Results

### 3.1 Desktop Assessment

#### 3.1.1 Vegetation Assessment

The vegetation mapping returned from desktop searches (refer Appendix 1) included no remnant vegetation.

The vegetation on site does not represent the vegetation mapped from the Remnant 2017 Regional Ecosystems Map. The site was predominantly regeneration eucalypt and acacia woodland with some sections previously cleared and now grassland (Photo Plate 1 and 2). Weedy species have invaded the entire clearing extent, becoming the dominant groundcover in majority of sections.

Vegetation throughout site dominantly contained eucalypt regrowth consisting of *Corymbia citriodora* supbs. *variegata* (Spotted Gum), *Eucalyptus melanophloia* (Silver-leaved Ironbark), *Eucalyptus tereticornis* (Forest Red Gum), *Eucalyptus crebra* (Narrow-leaved Ironbark), *Angophora leiocarpa* (Rusty Gum) and *Lophostemon suaveolens* (Swamp Mahogany). Mature and juvenile native wattles dominate the mid story. The ground cover was dominated by weeds throughout the site. This includes *Lantana camara* (Lantana), *Lantana montevidensis* (Creeping Lantana), *Melinis repens* (Natal Grass), *Megathyrsus maximus* (Green Panic Grass) and *Gomphocarpus physocarpus* (Balloon Cotton-bush). Ground cover also consists of woody debris from fallen acacia species and dense leaf litter throughout woodlands. The associated habitat value is medium due to the flowering species onsite with decorticated bark and other habitat features.

Several restricted weeds were observed throughout the clearing extent. This included *L. camara* (Lantana), *L. montevidensis* (Creeping Lantana), *G. physocarpus* (Balloon Cotton-bush), *Senecio madagascariensis* (Fireweed), *Opuntia stricta* (Prickly Pear), *Bryophyllum delagoense* (Mother-of-Millions).



Photo Plate 1. Vegetation Composition within an area of clearing site extent (2022)







Photo Plate 2. Vegetation Composition of area within clearing site (2023)

### 3.1.2 Potential Occurrence Assessment

Results of the Wildlife Online search requested for a 10km radius of the site (Appendix 2) identified the potential for twenty-two conservation significant fauna species to occur. These are presented below in Table 1.



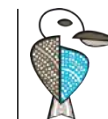


Table 1 Potential Occurrence assessment of Significant Fauna

Common Name	Scientific Name	EPBC Act Status	†NC Act Status	Preferred Habitat	Likelihood	Justification
Australian painted snipe	<i>Rostratula australis</i>	E	E	Known to inhabit shallow freshwater bodies and wetlands, preferring dense edge vegetation and coverage. Permanent and ephemeral lakes, swamps or claypans may be used (DES, 2020)	Unlikely	No Australian painted snipes were observed or heard during the pre-clearance surveys and the site does not feature any water body habitats preferred by this species.
Black-faced Monarch	<i>Monarcha melanopsis</i>		SL	The Black-faced Monarch is found in rainforests, eucalypt woodlands, coastal scrub and damp gullies. It nests in damp gullies in dense vegetation with ferns and palms (Morcombe, 2003).	Unlikely	Suitable habitat is prominent nearby but no suitable nesting habitat exists onsite.
Common Greenshank	<i>Tringa nebularia</i>		SL	Habitat is diverse, both inland and coastal. Found in swamps, muddy shallows, sewage farms, saltworks ponds, irrigated crops, and coastal wetlands. This species does not breed in the southern hemisphere (DES, 2020).	Unlikely	Due to the habitat observed onsite it is unlikely that this species will occur during clearing works.
Central Greater Glider	<i>Petauroides armillatus</i>	V	V	Greater Gliders prefer old remnant woodlands that are dominated by species of the <i>Corymbia</i> , <i>Melaleuca</i> , <i>Lophostemon</i> or <i>Eucalyptus</i> genera with large hollows. They are known to prefer vegetation around creeks and waterways.	Unlikely	Due to a lack of large hollows it is unlikely that a Greater Glider will be encountered on site.
Common Sandpiper	<i>Actitis hypoleucos</i>		SL	Inhabits most coastal and interior wetlands. This species does not breed in the southern hemisphere (DES, 2020).	Likely	Due to the habitat observed onsite it is likely that this species will occur during clearing works.
Eastern Osprey	<i>Pandion cristatus</i>		SL	Occurs in littoral and coastal habitats and terrestrial wetlands. They inhabit a wide range of habitat types that fall within these descriptors (DES, 2020).	Unlikely	No wetlands were present on or around site. The absence of suitable nesting trees on site means the species is unlikely to occur. It may be observed as a flyover.
Koala	<i>Phascolarctos cinereus</i>	V	V	Koalas prefer woodlands that are dominated by species of the <i>Corymbia</i> , <i>Melaleuca</i> , <i>Lophostemon</i> or <i>Eucalyptus</i> genera. They are known to prefer vegetation around creeks and waterways. Relevant legislation is used to map Koala habitat areas across SEQ as seen in section 3.1.3.	Likely	The site falls outside of Koala habitat areas and Koala Priority areas; however Koala scratch marks and scat were located onsite. Therefore, it is possible that Koalas may be observed onsite.
Glossy Ibis	<i>Plegadis falcinellus</i>		SL	The Glossy Ibis preferred foraging and breeding habitat includes fresh water marshes at the edges of lakes and rivers, lagoons, floodplains, wet meadows, swamps, reservoirs, sewage ponds, rice-fields and cultivated areas under irrigation (DES, 2020).	Unlikely	This species is unlikely to appear onsite because of the absence of suitable foraging habitat. However, weather events and food availability may affect their migration habits and the birds may be spotted onsite as a flyover. If encountered onsite they will be dispersed by the onsite



Common Name	Scientific Name	EPBC Act Status	NC Act Status	Preferred Habitat	Likelihood	Justification
						Fauna Spotter Catcher before clearing continues.
Grey-headed Flying Fox	<i>Pteropus poliocephalus</i>	V		Flying Foxes reside in large roosts often near waterbodies and usually in flowering eucalypt woodland.	Unlikely	This species may be seen as a fly over, however no flying fox roosts have been recorded near the site.
Marsh Sandpiper	<i>Tringa stagnatilis</i>	SL		Inhabits inter-tidal and coastal waterways, mudflats and estuaries. Also prefers inland lakes and sewage ponds. This species does not breed in the southern hemisphere (DES, 2020).	Unlikely	Due to the habitat observed onsite it is unlikely that this species will occur during clearing works.
Latham's Snipe	<i>Gallinago hardwickii</i>	SL		Typical habitat includes low vegetation around coastal and inland waterways (Morcombe, 2013).	Unlikely	Due to the habitat observed onsite it is unlikely that this species will occur during clearing works.
Pacific Golden Plover	<i>Pluvialis fulva</i>	SL		The Pacific Golden Plover is found on muddy, rocky and sandy wetlands, shores, paddocks, saltmarsh, coastal golf courses, estuaries and lagoons (BirdLife International, 2012)	Unlikely	Due to the habitat observed onsite it is unlikely that this species will occur during clearing works.
Pectoral Sandpiper	<i>Calidris melanotos</i>	SL		The pectoral sandpiper breeds in northern North America and Siberia and migrates (from late June) to South America and to a lesser extent Australasia. This species breeds June/July.	Unlikely	Due to this species breeding season, it is unlikely this species will be encountered onsite.
Powerful Owl	<i>Ninox strenua</i>	V		A large forest owl, favouring dry to wet sclerophyll forests and woodlands where large home ranges are able to be established. The presence of Powerful Owls is likely linked to the availability of hollow habitat trees, as they require very large hollow trees for nesting. These trees are generally aged over 70 years old (DES, 2020)	Unlikely	This species may occur nearby but no suitable habitat exists within the clearing area.
Rufous Fantail	<i>Rhipidura rufifrons</i>	SL		This species inhabits wet sclerophyll forests and breeds from September to February (DES, 2020)	Unlikely	Due to the lack of preferred habitat and time of clearing being outside of the species' nesting period, it is unlikely that this species will be encountered on site.
Sharp-tailed Sandpiper	<i>Calidris acuminata</i>	SL		Has a diverse habitat range of coastal and inland wetlands with preference to beaches, salt fields, mudflats and temporary floodwaters. This species does not breed in the southern hemisphere (DES, 2020).	Unlikely	Due to the habitat observed onsite it is unlikely that this species will occur during clearing works.
Short-beaked Echidna	<i>Tachyglossus aculeatus</i>	SL		Short-beaked Echidnas are distributed throughout Australia, and have no specific habitat requirements, provided an abundant food source of ants and termites is available (Van Dyke and Strahan, 2008).	Likely	The site provides many areas to forage for Echidnas, with a high density of terrestrial termite mounds present on site. Several diggings were observed during the pre-clearance survey, however it is difficult to distinguish digs between Echidnas and other digging mammals such as bandicoots and hares.



Common Name	Scientific Name	EPBC Act Status	NC Act Status	Preferred Habitat	Likelihood	Justification
Spectacled Monarch	<i>Symposiachrus trivirgatus</i>	SL		The Spectacled Monarch prefers thick understorey in rainforests, wet gullies and waterside vegetation, as well as mangroves. Builds nest in upright fork in coastal gullies (Morcombe, 2013).	Unlikely	Suitable habitat is prominent nearby but no suitable nesting habitat exists onsite. This species may be seen as a flyover but is unlikely to be impacted by works.
Tusked Frog	<i>Adelotus brevis</i>	V		Known to shelter in cavities or under organic debris in areas near puddles and streams, with a preference for moist forest, Melaleuca swamplands, heath and subtropical vine forest.	Unlikely	No Tusked Frogs were observed or heard during the pre-clearance surveys, and as such is not the preferred habitat type for Tusked Frogs.
White-tailed Tropicbird	<i>Phaethon lepturus</i>	SL		Tropical ocean, islands. Found close to shore around nesting islands but otherwise spends most of its time far out at sea, over warm waters. Nests on islands, often those with rocky cliffs.	Unlikely	Due to this species preference to stay around shores and islands, it is unlikely this species will be encountered onsite.
White-throated Needletail	<i>Hirundapus caudacutus</i>	V	V	The White-throated Needletail is an aerial species flying up to 1000m over forests or coastal heathlands. They roost in hollows and dense vegetation in heavily wooded areas. This species does not breed in Australia (DES, 2020)	Unlikely	This species may be seen as a fly over, but due to their habit of staying 1000m high and the species not breeding in Australia, it is unlikely this species will be encountered on site.
<p>*Environment Protection and Biodiversity Conservation Act 1999          †Nature Conservation Act 1992          Value Codes: Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Vulnerable (V), Near Threatened (NT), Special Least Concern (SC), Least Concern (C), Introduced but Naturalised (Y) or not protected ().</p>						



### 3.1.3 Koala Priority Area and Koala Habitat Area Mapping

The Koala Priority Area and Koala Habitat Area Map requested in the Vegetation Management Report (DES) (Appendix 3) shows that the remnant vegetation within the clearing area is not classed as Koala Habitat Area (core) which is determined by the Nature Conservation (Koala) Plan 2017.

Under the Planning Regulation 2017, clearing of Koala Habitat Areas must be avoided, mitigated, or offset. Development that is proposing to clear Koala Habitat Area will be assessed by the Queensland Government.

The clearing area had multiple koala fodder and habitat trees including *Eucalyptus tereticornis* (Forest Red Gum), *E. crebra* (Narrow-leaved Ironbark), *Angophora leiocarpa* (Rusty Gum), and *Corymbia citridora* subsp. *Variegata* (Spotted Gum). The Wildlife Online search (DEHP, 2014b) presented 704 historical records for Koalas within a 10km radius.

## 3.2 Preclear Survey

### 3.2.1 Fauna Observed

All fauna species observed during the pre-clearance surveys on June 24 and 25 2021, and also 22 May 2023 are presented in Table 2. A full list of potential fauna returned from desktop searches within 10km of the site can be found in the Wildlife Online extract (refer Appendix 2).

Table 2 Observed Fauna within the Site

Common Name	Species Name	Presence on site	EPBC Status	NC Act Status
<b>Amphibians</b>				
Beeping Froglet	<i>Crinia parinsignifera</i>	Calls Heard		C
<b>Aves</b>				
Australian Magpie	<i>Cracticus tibicen</i>	Observed		C
Australian White Ibis	<i>Threskiornis molucca</i>	Observed		C
Australian Wood Duck	<i>Chenonetta jubata</i>	Observed		C
Blue-faced Honeyeater	<i>Entomyzon cyanotis</i>	Observed		C
Double-barred Finch	<i>Stizoptera bichenovii</i>	Observed		C
Galah	<i>Eolophus roseicapilla</i>	Observed		C
Grey Fantail	<i>Rhipidura albiscapa</i>	Observed		C
Laughing Kookaburra	<i>Dacelo novaeguineae</i>	Observed		C
Noisy Friarbirds	<i>Philemon corniculatus</i>	Observed		C
Noisy Miner	<i>Manorina melanocephala</i>	Observed		C
Pied Butcherbird	<i>Cracticus nigrogularis</i>	Observed		C
Purple Swamphen	<i>Porphyrio porphyrio</i>	Observed		C
Rainbow Lorikeet	<i>Trichoglossus haematodus moluccanus</i>	Observed		C
Red-browed Finch	<i>Neochmia temporalis</i>	Observed		C
Rufous Whistler	<i>Pachycephala rufiventris</i>	Observed		C
Scaly-breasted Lorikeet	<i>Trichoglossus chlorolepidotus</i>	Observed		C
Scarlet Myzomela	<i>Myzomela sanguinolenta</i>	Observed		C
Sulphur-crested Cockatoo	<i>Cacatua galerita</i>	Observed		C
Superb Fairywren	<i>Malurus cyaneus</i>	Observed		C
Torresian Crow	<i>Corvus orru</i>	Observed		C
White-throated Gerygone	<i>Gerygone olivacea</i>	Calls Heard		C
Willie Wagtail	<i>Rhipidura leucophrys</i>	Observed		C
Spotted Pardalote	<i>Pardalotus punctatus</i>	Observed		C
<b>Mammals</b>				





Eastern Grey Kangaroo	<i>Macropus giganteus</i>	Observed		C
European Hare	<i>Lepus europaeus</i>	Observed		Y

\*Environment Protection and Biodiversity Conservation Act 1999  
†Nature Conservation Act 1992  
Value Codes: Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Vulnerable (V), Near Threatened (NT), Special Least Concern (SC), Least Concern (C), Introduced but Naturalised (Y) or not protected (.)

### 3.2.2 Evidence of Fauna Presence

Evidence of Fauna Presence	Locality in subject site	Potential fauna
Scratch marks	Multiple eucalypt trees contained scratch marks	Possum, Glider, Koala
Tracks	Along sandy soils of the clearing area.	Macropod, European Hare, Echidna
Scat	Throughout clearing extent.	Macropod, European Hare, Echidna, Koala, Fox
Diggings	Large diggings around edges of terrestrial termitaria.	Echidna

### 3.2.1 Habitat Feature Assessment

The site featured a variety of habitat types that are suitable to a range of fauna. **Table 4** below provides a description of key habitat attributes on the site and the associated value for potential fauna.

The significant habitat features were marked with blue flagging tape and are presented in **Figure 3**.

Table 4: Habitat Attributes within the site.

Habitat / Attribute Type	Subject Site	Value to Potentially Occurring Fauna
Aquatic ponds	Two dams were observed onsite. These dams contained some vegetation around the sides and within the waterbody.	Aquatic species such as fish, birds and turtles utilise these habitats. Most fauna populations increase around waterbodies.
Anthropogenic Debris	Multiple areas onsite contained discarded waste piles, from previous owners.	Reptiles and small mammals will find refuge under many types of man made objects. Snakes and other reptiles will target large sheets of metal for aid in thermoregulation.
Decorticating Bark	Some dead trees within the site had shedding bark.	Reptiles such as geckos, skinks and tree monitors use loose bark as refugia. Microbats and gliders are also known to use loose bark to reside in overnight.
Fruiting and Flowering Species	Fruiting and flowering plant species such as eucalypts, wattles, melaleucas, callistemon, ficus, syzygium, etc. were present on the subject site in remnant woodland areas and areas with weed encroachment.	These flowering species provide food sources for many species of birds and mammals. Insects will also feed on nectar increasing the populations of



		insectivorous fauna such as microbats on site.
Grasslands	There were multiple small fields of grasslands on site sometimes with scattered shrubs and trees.	Grassbirds, quails, finches, snakes, rodents, bettongs and macropods all use grasslands for feeding and shelter. The Black-throated Finch ( <i>Poephila cincta cincta</i> ) forages in grasslands in open woodlands. Squatter Pigeons use grasslands to shelter and forage.
Hollow-bearing Trees	Some multi hollow-bearing trees and stags were present in all woodland areas on site.	Arboreal fauna such as possums, gliders, snakes, frogs, skinks, dragons, monitors, microbats, owls, parrots and other nesting birds may seek refuge or live in hollow-bearing trees.
Koala Browse Species	Tree species from the eucalyptus, corymbia and angophora genus' were present on site.	With riparian connectivity and favourable fodder species such as Forest Red Gum ( <i>Eucalyptus tereticornis</i> ) present on site, koala presence is likely to occur.
Land zones with sandy soils	Sandy soils were present on site.	Reptiles will find refuge in sandy soils. Rainbow Bee-eaters and Pardalotes use sandy slopes to burrow and nest.
Leaf Litter	Leaf litter varied from sparse to dense across the site.	Snakes, frogs and skinks will seek refuge in large leaf litter deposits.
Hollow logs and log piles	Logs and fallen debris were present in all areas on site. Open woodland areas were dense with hollow logs and fallen debris.	Logs provide shelter to smaller ground dwelling fauna as above as well as larger mammal species such as planigales, bettongs and dunnarts.
Nests	Multiple stick nests were located on site. These nests appeared to be incomplete or degraded from ground level.	Nests are made by most avian fauna and will be managed differently dependant on the stage of the build, eggs or chicks present. See section 4.4.
Termitaria	Arboreal termitaria were consistent across the site. Few of these had excavations. Several terrestrial termitaria were present with an excavation.	Excavations are evidence of activity of breeding avian species such as kingfishers. Once excavated, arboreal mammals may use these excavations as habitat. Excavated terrestrial termitaria are evidence of Echidna or large monitor activity.



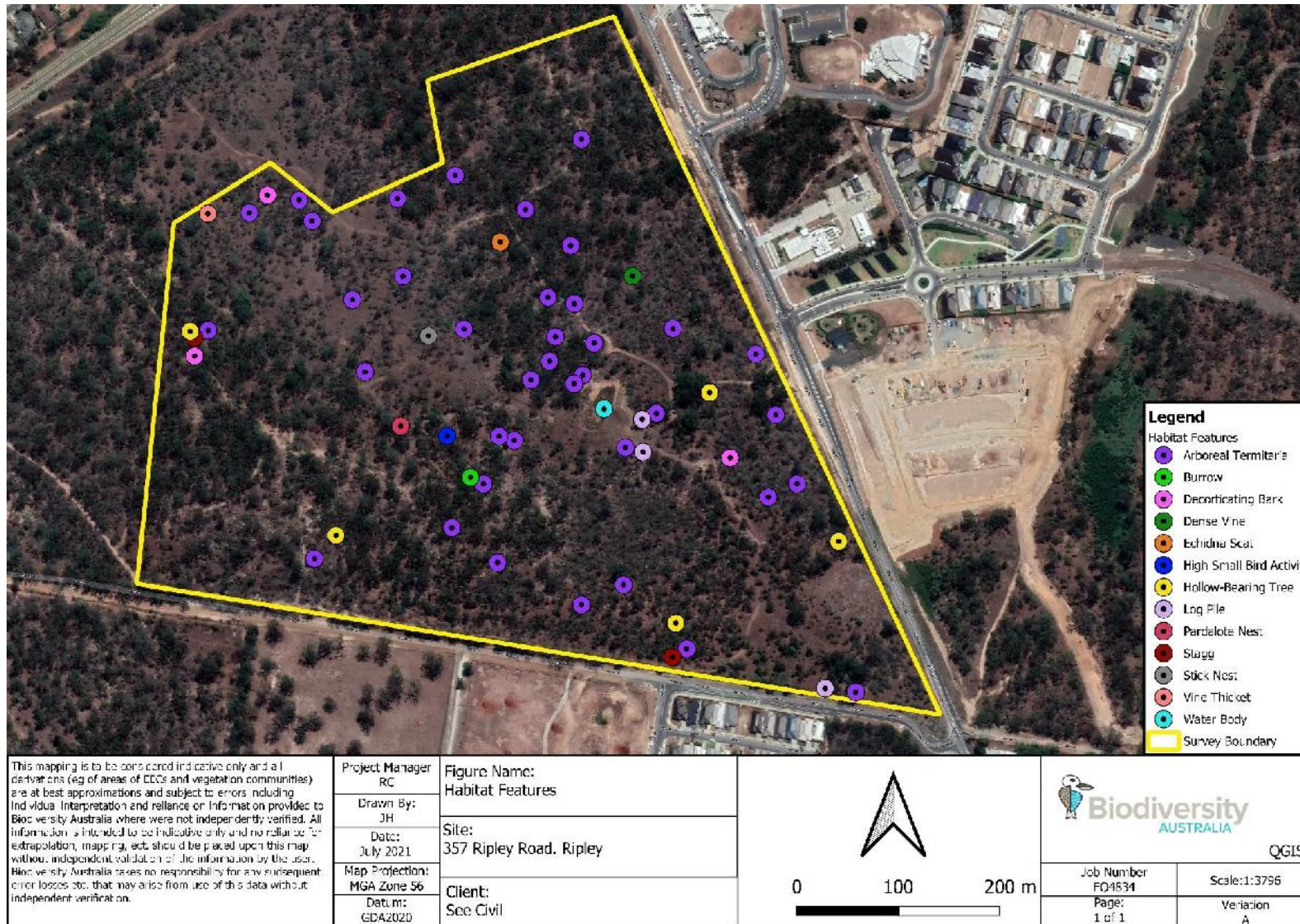
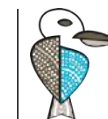


Figure 3. Habitat features on site





## 4. Recommendations

### 4.1 Fauna Spotter Catcher

- A Fauna Spotter Catcher will be present for all vegetation clearing on site.
- One Fauna Spotter Catcher will be required per clearing machine to minimise harm to wildlife across all clearing fronts.
- The Fauna Spotter Catcher will conduct a short preclear survey of the clearing area prior to works each morning to identify and flag any new breeding features as per the method mentioned in section 2.0.
- The Fauna Spotter Catcher will discuss with the clearing operator and site supervisor any concerns outlined in this report, and any other concerns that may arise after daily preclear or during clearing works.
- Upon commencement of site clearing the Fauna Spotter Catcher will continually survey the site during vegetation removal for any additional breeding features unidentified previously. All major habitat features have been noted within this report, however breeding features on site may alter in the time elapsed prior to clearing.
- The Fauna Spotter Catcher will be responsible for all fauna handling and management as per the Biodiversity Australia Fauna Handling Procedure available on request.
- Any terrestrial fauna captured during the clearing will be released secured in a clean calico catch bag and hung in a dark quiet location away from the disturbance area. All uninjured wildlife will be released into nearby bush land away from major roads at an appropriate time (i.e. after dark for nocturnal species), as deemed suitable by the Fauna Spotter Catcher,
- Any injured wildlife will be transported by the Fauna Spotter Catcher to an appropriate vet or wildlife carer dependant on the injury or age of the animal.

### 4.2 Directional clearing

- The Fauna Spotter Catcher will implement directional clearing, allowing fauna to self-disperse away from roads and into adjacent habitat. This method can reduce the number of fauna interactions during a clearing event. It is recommended that clearing for this site occur from a West to East direction, encouraging fauna to self-disperse into the eucalypt woodland habitat on the eastern border of site.

### 4.3 Two stage clearing

- It is recommended that two stage clearing be implemented on this site. This involves clearing the midstory and ground cover vegetation 24 hours prior to clearing the Habitat features onsite. This process allows arboreal fauna to disperse over night after the initial disturbance and can reduce the number of animal interactions during the clearing event..

### 4.4 Habitat feature removal

- With the assistance of the operator, the Fauna Spotter Catcher will ensure enough disturbance prior to felling to encourage fauna to disperse away from the tree.
- Where possible, trees supporting arboreal hollows and termitaria will be felled slowly so the habitat feature is intact and is accessible to the Fauna Spotter Catcher.



- Each breeding feature will be thoroughly inspected by the Fauna Spotter Catcher for the presence of any fauna.
- Where practical, avian nests will be felled at the end of the day to allow the Fauna Spotter Catcher to leave site to travel to a vet or carer if necessary. Any chicks will be captured and transported to a wildlife carer to be raised. Any eggs will be transferred to a vet or carer with an incubator or destroyed.

#### 4.5 Koala management

- One Fauna Spotter Catcher trained in koala spotting is recommended during all vegetation clearing of the site.
- All precautionary measures will be undertaken before clearing takes place; including; dedicated koala searches for individuals, scat and claw marks on trees, as well as identification of koala significant habitat.
- If a koala is encountered on site it will be managed in accordance with the Nature Conservation (Koala) Conservation Plan 2017.
- If a koala is encountered on site, works will be temporarily stopped and an exclusion zone of 50m plus a corridor of the same width will be established.
- Works may be resumed outside of the koala exclusion area. Once the koala has self-dispersed off site, works may continue within the koala exclusion area.
- Koalas will not be interfered with in any way unless they are at immediate risk of harm (traffic, drowning, injury etc)..

#### 4.6 Wetland Habitat Clearing & De-watering

- It is recommended that a team of suitably qualified Fauna Spotter Catchers be present for any major dewatering works in order to monitor works and undertake relocation of native fauna.
- Dewatering of minor features should be conducted under the supervision of a suitably qualified Fauna Spotter Catcher.

#### 4.7 Native bee hives

- If a Native Bee Hive is encountered on site, it will be managed in conjunction with Biodiversity Australia's Native Bee Rescue procedural document. This involves the removal and relocation of the hive into adjacent bushland.
- The Fauna Spotter Catcher will contact the Biodiversity Australia meliponist for site specific details in removal and relocation of the hive. The site supervisor will be consulted with for best practice in the successful relocation of the hive.

#### 4.8 Stockpiles

- Biodiversity Australia recommends a Fauna Spotter Catcher to be present for the mulching, shearing, or movement of vegetation stockpiles if the timber has been on the ground for more than 24hrs. This is due to the likelihood of fauna moving back into these structures as a means of temporary shelter, or because their usual territory has been dismantled and they are unable to disperse due to encroachment on neighbouring territories.



## 5. Closure

This report has been undertaken for the specific purposes of See civil as detailed in our correspondence to them and is solely for the use of See civil. This report is only to be used in full, and may not be used to support objectives other than those set out herein, except where written approval, with comments, is provided by Biodiversity Australia. Biodiversity Australia accepts no responsibility for the accuracy of information supplied to them by second and third parties. Should more detail be required please do not hesitate to call our office on the details below.

Yours sincerely,

**Biodiversity Australia**

**Dominic Barbagallo**

Graduate Ecologist



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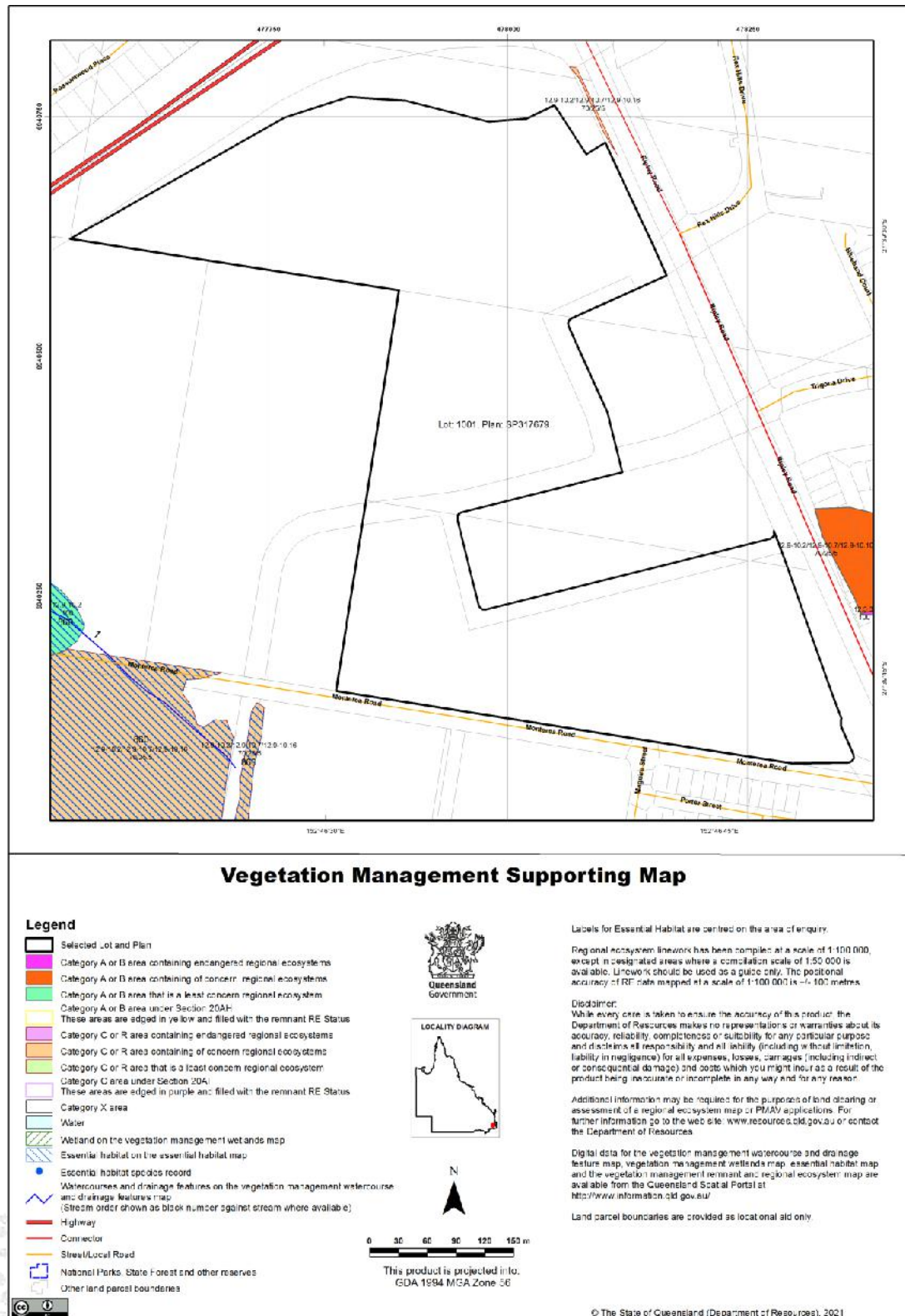


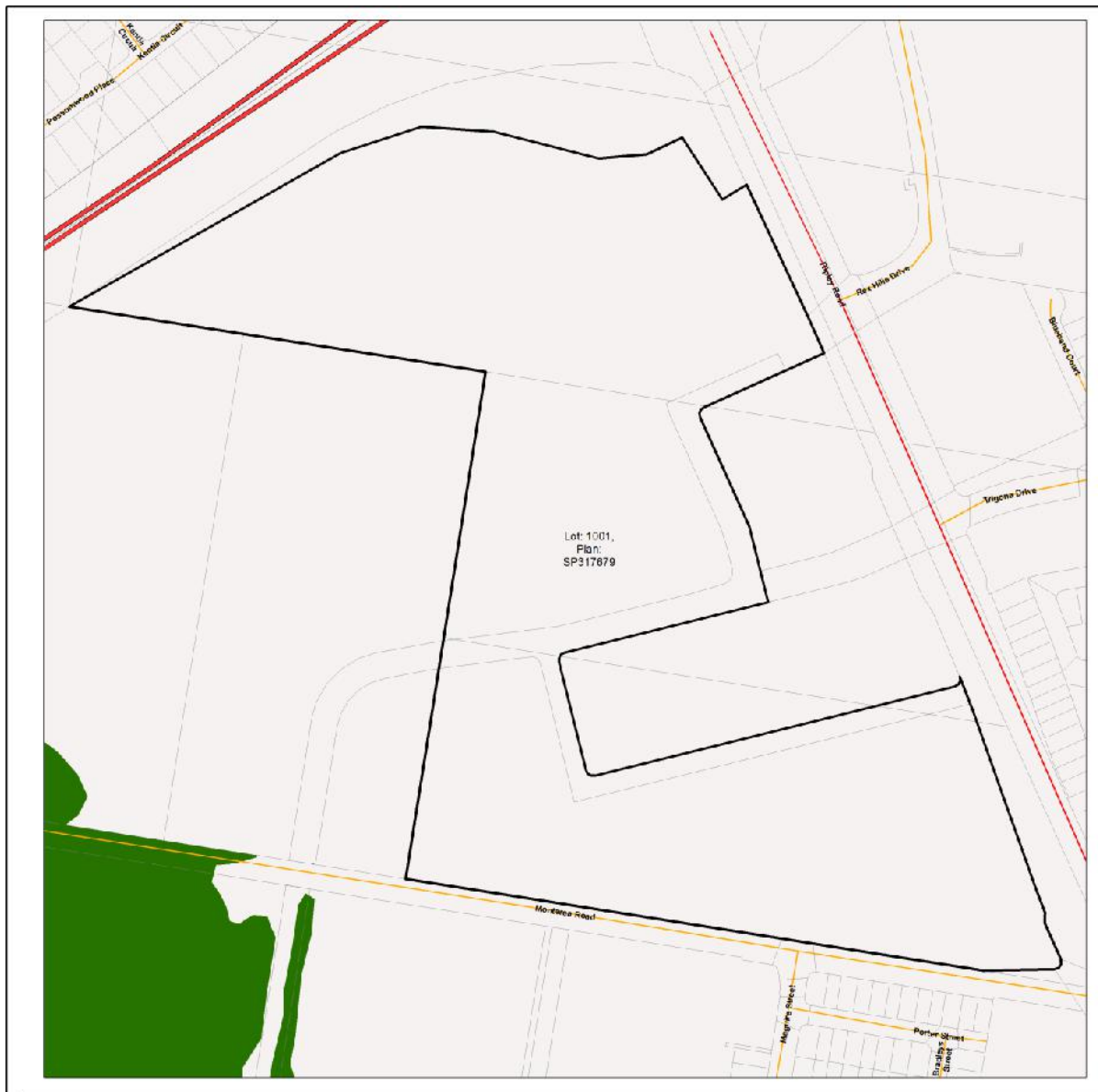
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## 4.2 Vegetation Supporting Map

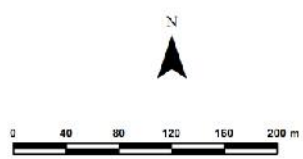
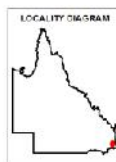




### Koala priority area, koala habitat area and identified koala broad-hectare area map

- Legend**
- Selected Lot and Plan
  - Koala habitat area (core)
  - Koala habitat area (locally refined)
  - Koala priority area
  - Identified koala broad-hectare area
  - Cadastral Boundaries
  - Towns
  - Highway
  - Connector
  - Street/Local Road
  - Major rivers/creeks
  - Queensland

The koala habitat mapping within South East Queensland uses a regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.



**Disclaimer:**  
While every care is taken to ensure the accuracy of this product, the Department of Environment and Science acting on behalf of the State of Queensland makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Due to varying sources of data, spatial locations may not coincide when overlaid.

The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

In order to ensure that the most recent map for an area of interest can be accessed, prior to the annual update, a register of changes made to koala habitat areas as a result of the map amendment process will be available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with-koalas/mapping/>. The register will include lot on plan for the change, the date the decision was made and the map issued to the landholder which shows areas determined to be koala habitat areas.

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This product is projected into GDA 1984 MGA Zone 56







LEADING THE WAY  
IN ENVIRONMENTAL  
MANAGEMENT



**POST CLEARING FAUNA  
MANAGEMENT REPORT**

357 RIPLEY ROAD, RIPLEY

**June 2023**

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## Document Control Page

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Rev 0.1	Draft	Dominic Barbagallo	Daniel Joyce	26/06/2023
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Our Document Reference: FQ4834-BFQ-REP-SeeCivil-357RipelyRoad-PostClr2023-rev1.0

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# 1. Introduction

## 1.1 Background

Biodiversity Australia Pty Ltd was commissioned by See Civil Pty Ltd ('the client') to undertake a Post Clearing Fauna Management Report as part of the clearing works at 357 Ripley Road, Ripley (the Site).

Approximately 20 hectares was cleared to allow construction of a housing estate July 2022 and June 2023. A pre-clear assessment was undertaken in July 2022 and provided in report FQ4834-BFQ-REP-SeeCivil-357RipleyRd-PreClr-rev1 Biodiversity Australia (July 2022). An additional pre-clear assessment was undertaken in May 2022 and provided in report FQ4834-BFQ-REP-SeeCivil-357RipleyRd-Preclear2023-rev1.0 Biodiversity Australia (May 2023). The requirements of this pre-clear assessment and include the presence of fauna spotter catchers on site during clearing activities. This report details the clearing work undertaken and the fauna interactions that occurred during the clearing operations.

## 1.2 Site Location and Description

The Site is situated within the highly urbanised Ipswich region. As can be seen in Figure 1, to the north lies the Cunningham highway, a vastly occupied road. To the south of site is former rural properties in the process of conversion to residential estates at different stages of construction. The Ripley region is experiencing continual residential growth.

The clearing extent was composed of regrowth eucalypt woodlands which dominated the canopy, however acacia and weed species dominated the mid and understory. Dominant canopy species included *Corymbia citriodora* subsp. *variegata* (Spotted Gum), *Eucalyptus melanophloia* (Silver-leaved Ironbark), *Eucalyptus tereticornis* (Forest Red Gum), *Eucalyptus crebra* (Narrow-leaved Ironbark), *Angophora leiocarpa* (Rusty Gum) and *Lophostemon suaveolens* (Swamp Mahogany). Weeds present within site included *Lantana camara* (Lantana), *Lantana montevidensis* (Creeping Lantana), *Melinis repens* (Natal Grass), *Megathyrsus maximus* (Green Panic Grass) and *Gomphocarpus physocarpus* (Balloon Cotton-bush).

Significant prior clearing of the site had fragmented the regrowth eucalypt woodlands, with a small patch to the north-east framed by the Cunningham Highway and Ripley Road restricting access to a far larger patch in the south-west. Fauna Spotter Catchers removed any caught fauna from the isolated patch and released them within the safety of the remnant eucalypt woodlands not within clearing limits.

## 1.3 Legislative Context

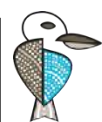
Legislation applicable to the management of fauna during vegetation clearing is governed by state and federal authorities. These include:

- *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act);
- *Nature Conservation Act 1992* (NC Act) and associated regulations;
  - Nature Conservation (Animals) Regulations 2020
  - Nature Conservation (Plants) Regulation 2020
- Nature Conservation (Koala) Conservation Plan 2017;
- *Environmental Protection Act 1994*;
- *Animal Care and Protection Act 2011*;
- *Fisheries Act 1994*,



- State Planning Policy 2017, &
- Local councils may also provide specific development consent conditions.

Biodiversity Australia also holds a current Department of Environment and Science (DES) Rehabilitation Permit (Rehabilitation Permit No. WA0023755 & Fauna Spotter Catcher Permit No. WA0014880), allowing for the handling and relocation of native fauna.





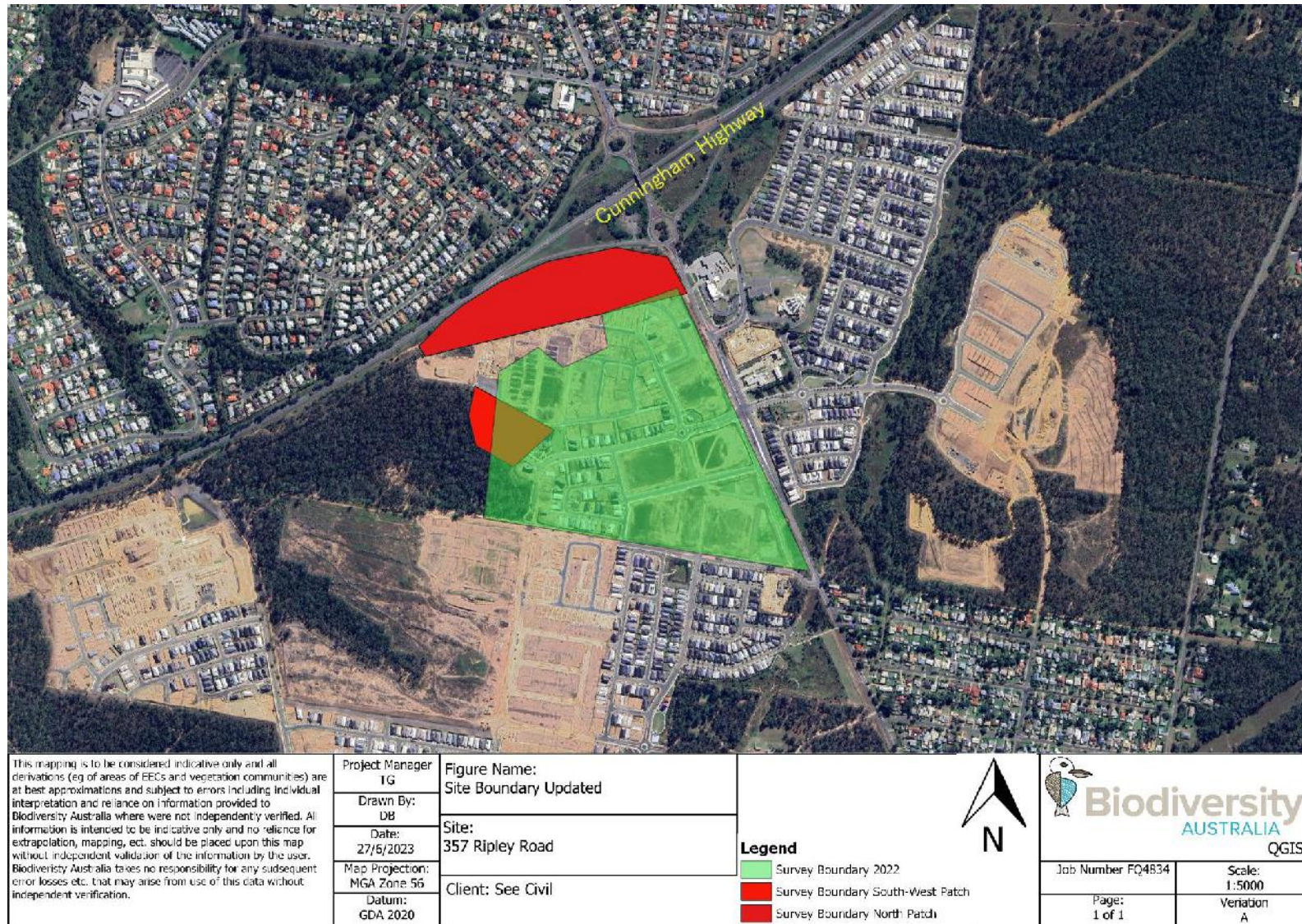


Figure 1 Site Boundary



## 2. Methodology

### 2.1 Vegetation Clearing

Vegetation clearing was undertaken in two days, on May 22 and 29. A Fauna Spotter Catcher was present to monitor and manage all fauna interactions over the clearing event. An Excavator was primarily used for clearing works, which allowed for the thorough examination of all habitat features once they were felled and/or moved. Vegetation clearing was undertaken in accordance with Biodiversity Australia's internal Fauna Management Procedures and the site pre-clear survey recommendations.

### 2.2 General Provisions

- All potential habitat features were flagged where possible prior to felling to enable positive identification to machinery operators.
- It was deduced that the most effective method to manage clearing of habitat trees was to clear them one at a time with a Fauna Spotter Catcher present conducting pre and post checks of each tree that was felled.
- Any branches and debris on the ground were checked pre and post clearing by the Fauna Spotter Catcher.
- All decorticating bark was checked/removed by spotter before felling if possible, or inspected after felling.
- When fauna was detected, works were immediately halted in that section of the site to allow the Fauna Spotter Catcher safe ingress to capture the fauna

#### 2.2.1 Directional Clearing

Capturing all fauna present in the clearing area was the Fauna Spotter Catchers' priority for the works. Where applicable to minimise fauna interactions (especially cryptic fauna) and incidents such as fauna mortality the Fauna Spotter Catcher implemented directional clearing, allowing fauna to move easily into surrounding bushland.

#### 2.2.2 Two-stage Clearing

Two-stage clearing was implemented onsite where applicable. This involved clearing the midstory and ground cover vegetation 24 hours prior to clearing the larger trees / Habitat features onsite. This process allowed arboreal fauna to disperse over night after the initial disturbance and has resulted in fewer animal interactions.





## 2.3 Habitat feature removal

### 2.3.1 Hollow-bearing Trees

With the assistance of the operator, the Fauna Spotter Catcher ensured enough disturbance prior to felling to encourage avian fauna to disperse away from the tree. Where possible, trees supporting arboreal hollows were felled in a manner where the least amount of damage was sustained as possible.

Once felled, each tree was thoroughly inspected by the Fauna Spotter Catcher for the presence of any fauna. Any hollows suitable for placement in retained habitat were identified and preserved at the discretion of the Fauna Spotter Catcher.

### 2.3.2 Bird Nests

Potential nests were inspected prior to vegetation disturbance. The Fauna Spotter Catcher directed the clearing operator to fell relevant trees in such a manner to cause minimal disturbance to any of the identified nests. Once each tree was felled, as soon as it was safe to do so, the Fauna Spotter Catcher inspected the nest. Any chicks were to be captured and transported to a Wildlife Carer to be raised.

### 2.3.3 Termitaria

Trees supporting active mounds were felled in a manner where the termite mounds would not directly impact the ground or another object and sustain damage.

Once felled the Fauna Spotter Catcher carefully broke open the mound to inspect the nesting/shelter chamber for any fauna.

Any terrestrial mounds were excavated by hand where possible or broken open gently by machinery and investigated by the Fauna Spotter Catcher before proceeding.

### 2.3.4 Ground Cover

Thick ground cover, leaf litter, naturally felled trees, anthropogenic and construction debris stockpiles were inspected by a Fauna Spotter Catcher immediately prior to their removal or modification, so as to avoid fauna being injured as a result of stockpile movement.

### 2.3.5 Decorticating Bark

Loose bark was removed by the Fauna Spotter Catcher to a practical height before tree felling, and the remainder removed once the tree has been felled.

### 2.3.6 Notable Dense Vegetation

Where possible, dense vegetation was removed in a manner where the least amount of disturbance was sustained by the foliage and once grounded was thoroughly checked by the Fauna Spotter Catcher.

### 2.3.7 Koalas

All cautionary measures were undertaken before clearing took place. When Koala individuals were encountered on site, management was undertaken in accordance with the Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016.



### 2.3.8 Man Made Structures

When these structures were disturbed or removed during the clearing works, the Fauna Spotter Catcher was present to monitor potential hidden fauna.

### 2.3.9 Other Fauna Indicators

The Fauna Spotter Catcher monitored the site closely whilst clearing was undertaken, ensuring no larger fauna were present and dispersing any towards suitable habitat prior to commencement of works.





### 3. Results

#### 3.1 Fauna Interactions

Due to the presence of hollows, arboreal termitaria and dense vine within the site extent, the management of arboreal fauna were of primary concern to the Fauna Spotter Catcher during clearing works.

Due to the active vigilance of the on-site Fauna Spotter Catcher, a total of three fauna interactions was successfully managed over the two-day clearing period (Figure 2). The extent of site clearing at the conclusion of works can be seen in Figure 3, a recent satellite image provided by the Client of the Site.

Table 1 identifies the species, number and details of all fauna caught on site.

Table 1: Fauna interactions recorded during the clearing event.

Common Name	Total Number	Capture & Release	Self-dispersed	Fatal Field Injury	Euthanised in Field	Taken to Vet /Carer	†NC Act Status
<b>Reptiles</b>							
<b><i>Tiliqua scincoides</i></b> Eastern Blue-Tongued Lizard	1	1					LC
<b><i>Pogona barbata</i></b> Bearded Dragon	2	2					LC
<b>Total</b>	<b>3</b>	<b>3</b>					
†Nature Conservation Act 1992 Value Codes: Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Vulnerable (V), Near Threatened (NT), Least Concern (C), or Introduced but Naturalised (Y).							

All animals were captured in good health and released on site or at the closest safe release point close to the site. Those with mortal injuries were humanely euthanised in the field as per the Biodiversity Australia Euthanasia Policy, developed in accordance with relevant legislative requirements.





<p>This mapping is to be considered indicative only and all derivations (eg of areas of EECs and vegetation communities) are at best approximations and subject to errors including individual interpretation and reliance on information provided to Biodiversity Australia where were not independently verified. All information is intended to be indicative only and no reliance for extrapolation, mapping, ect. should be placed upon this map without independent validation of the information by the user. Biodiversity Australia takes no responsibility for any subsequent error losses etc. that may arise from use of this data without independent verification.</p>	Project Manager TG	Figure Name: Survey Extent	<b>Legend</b> Animal Interaction Catch Coordinates Survey Boundary South-West Patch Survey Boundary North Patch Animal Interaction Release Data	 Job Number 4834 Page: 1 of 1 Scale: 1:6000 Variation A
	Drawn By: DB	Site: 357 Ripley Road		
	Date:	Client: See Civil Pty		
	Map Projection: MGA Zone 56 Datum: GDA 94			

Figure 2 Animal Interactions







Figure 3 Clearing extent at 357 Ripley Road Stage 1- 9 as of 9.6.2023



## 4. Summary

Vegetation clearing 357 Ripley Road, was undertaken over a two-day period between 22 and 29 May 2023. During clearing works, number Fauna Spotter Catcher was required to monitor and manage all fauna interactions. Due to the constant fauna management across the site:

- Three interactions resulted in successful capture and subsequent release.

All released individuals were in optimal health and were released outside of the clearing area into suitable habitat located within the maintained vegetation of the site, or the next closest area of safe vegetation for release.

Yours sincerely,

**Biodiversity Australia**

**Dominic Barbagallo**

Graduate Ecologist

Fauna Management Division



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# Appendix C

## Daily Fence Check Record Sample

# Daily Inspection Log - Fauna Fencing



<b>Project:</b>	357 Ripley Road			
<b>Stage:</b>	Stage 1 and External Works	<b>Date:</b>	07-02-23	
<b>Inspector:</b>	Yash Kacha	<b>Time:</b>	08:30AM	
	Item	Yes	No	Comment
1.	Is there any damage to the fencing including rips, holes or separation from ground.		X	
2.	Is there any fauna present along the fencing or attached to the fencing.		X	
3.	Is there any fauna present within the work site area.		X	
4.	Is there any visual evidence of fauna attempting to bypass fence.		X	
5.	Any other issues along the fauna fencing.		X	

Additional Comments:  
No issues along the fence.

Yash Kacha

Signed

07/02/2023

Date





















1. Photo of Fauna Fence Northern Boundary Section



2. Photo of Fauna Fence Central Boundary Section





3. Photo of Fauna Fence Central Boundary Section



4. Photo of Fauna Fence Southern Boundary Section

# Appendix D

## Monthly Photo Monitoring Form (Sample)



## Photo Monitoring Form – Month 22 (April 2023)

<b>Project</b>	Bellevue Ripley
<b>Location</b>	Linear Open Space Waterway Area
<b>Address</b>	357 Ripley Road, Ripley
<b>Date</b>	27/04/2023
<b>Site Inspection Attendees</b>	Joshua Barker, Yash Kacha
<b>Weather Conditions</b>	Cloudy
<b>Inspection Type</b>	Monthly Photo Point Monitoring

<b>Inspection Notes -</b>	Southern boundary development (by others) still causing scouring and damage on the upstream side of the catchment near photo point 1 to 3. Minimal (33mm) rain but noted further natural erosion throughout the open space. Typical amount of rubbish witnessed throughout with car parts.
---------------------------	--

<b>Rubbish Removal</b>	Nil since October 2021.
------------------------	-------------------------

<b>Weed Management</b>	N/A
------------------------	-----

<b>Plant Stock</b>	N/A
--------------------	-----

<b>Mulching</b>	N/A
-----------------	-----

<b>Fauna Issues</b>	N/A
---------------------	-----

<b>Inspection Notes -</b>	
---------------------------	--

<b>Erosion and Sediment</b>	
-----------------------------	--

<b>Control Measures Implemented</b>	Ongoing
-------------------------------------	---------

<b>Instability / Erosion Issues</b>	Minimal activity from 4WD's and motorbike's driving on existing tracks and creek bed, mostly motorbike tracks. Temporary basin overflow built by neighbouring contractor is still concentrating flow on the upstream side of the catchment and continues to overflow and damage the catchment. Ongoing sediment build up evident at southern end of catchment.
-------------------------------------	--

Photo Point 1 (SOUTH/WEST/EAST/NORTH)



1. PP1 – SOUTH



2. PP1 – WEST





3. PP1 – EAST



4. PP1 - NORTH



Photo Point 2 (SOUTH/EAST/WEST/NORTH)



5. PP2 – SOUTH



6. PP2 – EAST





7. PP2 – WEST



8. PP2 – NORTH



Photo Point 3 (SOUTH/WEST/EAST/NORTH)



9. PP3 – SOUTH



10. PP3 - WEST





*11. PP3 – EAST*



*12. PP3 - NORTH*



Photo Point 4 (SOUTH/WEST/EAST/NORTH)



*13. PP4 – SOUTH*



*14. PP4 - WEST*





*15. PP4 – EAST*



*16. PP4 - NORTH*



Photo Point 5 (SOUTH/WEST/EAST/NORTH)



*17. PP5 – SOUTH*



*18. PP5 - WEST*





*19. PP5 – EAST*



*20. PP5 - NORTH*



Photo Point 6 (SOUTH/WEST/EAST/NORTH)



*21. PP6 – SOUTH*



*22. PP6 - WEST*





*23. PP6 – EAST*



*24. PP6 - NORTH*



Photo Point 7 (SOUTH/WEST/EAST/NORTH)



*25. PP7 – SOUTH*



*26. PP7 - WEST*





*27. PP7 – EAST*



*28. PP7 - NORTH*



Photo Point 8 (SOUTH/WEST/EAST/NORTH)



*29. PP8 – SOUTH*



*30. PP8 - WEST*





*31. PP8 – EAST*



*32. PP8 - NORTH*