



YEAR FIVE

# Avonvale & Cherry Gully Offset



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**REPORT**

Offset Area  
Annual Report

**REFERENCE**

EPBC2019/8539

**PERIOD**

July 2025 – 2026

# YEAR FIVE

## ACHIEVEMENTS



Thriving trees

REVEGETATION ZONE  
UNDER MAINTENANCE

60ha

PERCENTAGE OF  
PLANTING COMPLETE



100%

AHEAD OF  
SCHEDULE

AVERAGE TREE  
HEIGHT

3.5m

UP FROM 2 - 3  
METRES IN 2025



Targeted feral  
animal control

REMOVE THREAT  
TO KOALA



REMOVE THREAT TO  
REHABILITATION &  
REGENERATION



NEW, INNOVATIVE  
CALLING TECHNIQUE



Intensive weed  
management

HOURS WEED  
SPRAYING

+100

REMOVE LANTANA &  
DORMANT GROUND COVER



REDUCE GRASS  
GROWTH



Wildfire  
management

NEIGHBOUR  
CONSULTATION



PROACTIVE COOL  
BURNS

+5

INCLUDES BROADER  
OFFSET AREA

MAINTAIN  
FIREBREAKS



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## OFFSET MANAGEMENT MILESTONE TRACKING

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## SECTION 01

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# Background

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This *Offset Area Annual Report (OAAR)* outlines the status of commitments under approval EPBC2019/8539, issued by the Department of Climate Change, Energy, the Environment and Water on 9 November 2020.

In line with the updated *February 2022 Offset Area Management Plan (OAMP)*, the annual reporting anniversary begins on 12 July. This *OAAR* covers the period from 12 July 2025 to 12 July 2026.

### APPENDIX A

**Includes further details about the offset site and location.**

# Management actions

The approved offset area covers the majority of Cherry Gully East, which is formally identified as Lot 1 on CSH1549 and forms part of the Cherry Gully property.

The offset was designed to provide north-south connectivity to existing surrounding habitat and east-west connectivity to the approved EPBC2015/7530 and EPBC2018/8347 offset areas, and achieve the following:



### Habitat recreation

Additional habitat is being created by revegetating cleared land into habitat in logical infill locations.



### Habitat recovery and re-connection

Habitat is being recovered and reconnected by strategically restoring and revegetating areas adjacent to existing habitat and adjoining approved restoration areas.



### Connection to adjacent retained remnant ridgeline vegetation

Retained remnant ridgeline vegetation communities are being connected to the neighbouring riparian and alluvial flats being reinstated for koala and grey-headed flying fox (GFFF) under offset EPBC2015/7530 and EPBC2019/8539.

## Seven management action categories

There are seven categories of actions listed as relevant and required through the offset area and in accordance with the *OAMP (2022)*:

1. Vertebrate pest management

2. Weeds of national significance (reduction and management)

3. Stock management

4. Access management, trespass, and neighbouring stock mustering controls

5. Wildfire management

6. Native seed collection and propagation

7. Revegetation (habitat creation) activities



SECTION 03

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# Offset management milestone tracking

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# Vertebrate pest management

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This year the pest management team trialled 'calling'. This technique breaks the feral animal's learned trapping behaviours, and sees pre-recorded feral animal calls used to attract and remove feral dogs, foxes and cats.

# Vertebrate pest management



The intensive trapping and shooting program continued to be implemented, in line with the agreed Pest Management Implementation Strategy.

## OUR APPROACH

- YEAR 1**
  - Implemented trapping & shooting program
- YEAR 2**
  - Routine targeted pest events across the offset
- YEAR 3+**
  - Continuous cycle of trapping, shooting and calling
  - Regular reviews of approach and success measures with adaptive measures implemented as needed

Status of each management action, as per the approved OAMP (2022):

MANAGEMENT ACTION REQUIRED	YEAR REQUIRED	COMMENTS
Detailed baseline surveys	Year 1	Detailed baseline surveys were conducted by Saunders Havill Group (SHG) from March 2021 until November 2021. Results of the detailed baseline surveys were included in the updated OAMP.
Develop on-site monitoring program	Year 1	A Feral Animal Register (FAR) has been developed to record all anecdotal and targeted sightings and cullings of feral animals.
Consult with Somerset Regional Council (SRC)	Year 1	Contact was made with SRC Pest Management Specialist (PMS). The SRC PMS attended site and commenced the 1080 baiting program on 23 March 2022. Although this program was initially implemented, the results were marginal, and due to immediate neighbour concerns, an alternative and intensive trapping and shooting program was established through adaptive management practices. This practice continues to be implemented within the offset area.
Undertake targeted pest management activities	Year 1	Targeted pest management has been undertaken and results recorded in the FAR.
Develop Initial Pest Management Implementation Strategy (PMIS)	Year 2	The PMIS was developed in accordance with the SRC PMS and an engaged pest management expert. The current PMIS involves undertaking quarterly trapping programs with the use of specially-trained tracking dogs.
Undertake targeted pest management activities	Year 2	During Year 2, four targeted pest management events were undertaken across the offset property, in line with the agreed PMIS.
Undertake targeted pest management activities	Year 3	Continued to implement the intensive trapping and shooting program, in line with the agreed PMIS. This year there was a greater focus on feral pigs, which were a concern to parts of the offset area following ripping activity undertaken prior to the May 2023 planting.
Undertake targeted pest management activities	Year 4	Continued to implement the intensive trapping and shooting program, in line with the agreed PMIS. This year the pest management team successfully removed feral dogs, foxes and cats, which pose a threat to the koala.
Undertake targeted pest management activities	Year 5	The intensive trapping and shooting program continued to be implemented, in line with the agreed PMIS. This year the pest management team trialled incorporating the program with 'calling'. This is a technique that breaks the feral animal's learned trapping behaviours, and sees pre-recorded feral animal calls used to attract and remove feral dogs, foxes and cats. Together these approaches have enabled the successful removal of these animals, which pose a threat to the koala. Wild pig and deer pest management controls also continue to be implemented to assist the natural regeneration and rehabilitation works within the offset area. Refer to Appendix B for a sample of the pest management activities.
Replicate detailed baseline surveys	Year 5	SHG was engaged as independent auditors to replicate the detailed baseline surveys. The survey results demonstrated compliance. See Appendix D for further detail.
Undertake targeted pest management activities	Years 6-10	<b>KEY MONITORING MILESTONE FOR CONDITION 9</b>
Replicate detailed baseline surveys	Year 10	<b>KEY MONITORING MILESTONE FOR CONDITION 9</b>
Undertake targeted pest management activities	Year 11-15	
Replicate detailed baseline surveys	Year 15	<b>KEY MONITORING MILESTONE FOR CONDITION 9</b>
Undertake targeted pest management activities	Year 16-20	
Replicate detailed baseline surveys	Year 20	<b>KEY MONITORING MILESTONE FOR CONDITION 9</b>

# Weeds of national significance

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Weed management activities continue to focus on targeted lantana and other dormant groundcover weeds, and in more recent times, reducing grass growth.

# Weeds of national significance

Status of each management action, as per the approved OAMP (2022):

MANAGEMENT ACTION REQUIRED	YEAR REQUIRED	COMMENTS
Detailed baseline surveys	Year 1	Antenna based GPS surveys and detailed ortho-rectified drone aerial imagery was undertaken across the entire offset area during Year 1. Results of these surveys were included in the updated OAMP.
Exclude stock from the offset area	Year 1 – 5	Cattle was removed from the entire offset area in Year 1.
Detailed weed management control activities	Year 2	Intensive weed management control activities have been undertaken monthly from September 2022 to March 2023.
Detailed weed management control activities	Year 3	After the 2023 winter break, intensive weed management control activities resumed monthly from September 2023 to June 2024. These activities primarily targeted lantana and other dormant groundcover weeds. Unfortunately, weed spraying efforts were affected during the period due to the extreme weather, with very dry conditions experienced through mid-2023 and wet conditions through early-2024. Pre and post-plant spraying also occurred around the April/May 2024 additional planting period.
Detailed weed management control activities	Year 4	After the 2024 late-winter break, intensive weed management control activities resumed monthly from September 2024. Once again, the traditional summer wet season hampered spraying activities. To combat this, and thanks to good conditions, weed spraying activities extended into June 2025. All weed management activities focused on targeted lantana and other dormant groundcover weeds. Tranche 3 pre-plant spraying occurred in February 2025. Post-plant spraying followed in May 2025.
Detailed weed management control activities	Year 5	Weed management control activities resumed in late-October 2025 and continued into July 2026, due to favourable weather conditions. Weed management activities focused on targeted lantana and other dormant groundcover weeds. Grass growth was quite thick in some areas, stealing sunlight from the growing trees, so a green-only herbicide was applied to the entire offset area. This growth will continue to be monitored. Refer to Appendix C for a sample of weed control activities.
Replicate detailed baseline surveys	Year 5	SHG was engaged as independent auditors to replicate the detailed baseline surveys. The survey results demonstrated compliance. See Appendix D for further detail.
Detailed weed management control activities	Years 6–10	
Detailed weed management control activities	Year 10	
Detailed weed management control activities	Year 10–15	
Replicate detailed baseline surveys	Year 15	
Detailed weed management control activities	Year 15–20	
Replicate detailed baseline surveys	Year 20	



# Stock management

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Fence lines are routinely inspected, particularly creek crossings after rain events, to ensure neighbouring livestock are kept out of the offset area.

# Stock management

Status of each management action, as per the approved OAMP (2022):

MANAGEMENT ACTION REQUIRED	YEAR REQUIRED	COMMENTS
Fencing in accordance with the indicative Offset Area Fencing Plan	Year 1	Livestock were removed from the offset area in Year 1. 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 it is fauna friendly stock exclusion fencing. No evidence of fence breaches or livestock were recorded within the Cherry Gully East Offset Area during Year 1.
Entirety of offset area fencing to be installed	Year 1	All livestock were removed from the offset area in Year 1. No internal boundary fencing is required between adjoining offset areas within the Avonvale and Cherry Gully property. A full stock exclusion fencing audit was undertaken along the perimeter boundaries of the Avonvale and Cherry Gully property to mitigate cattle breaches occurring from neighbouring or adjoining properties. A routine fence inspection and maintenance program continues to be implemented.
Fence inspection and report	Year 2	The perimeter fencing shared with adjoining landholders has been replaced to ensure longevity and protection of the offset asset.
Fence inspection and report	Year 3	Perimeter fencing upgrades occurred on an adjoining offset, which also benefitted this offset area.
Fence inspection and report	Year 4	Remaining perimeter fencing capital upgrades were completed, along with repairs to creek-based fencing impacted due to significant rainfall. All of these actions have benefits to the offset area.
Fence inspection and report	Year 5	Perimeter fencing continued to be routinely monitored.
Fence inspection and report	Year 6-20	



Ongoing capital upgrades to perimeter fences are essential to keep livestock out of the offset area.

# Access management, trespass & neighbouring stock mustering controls

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Access track management — including surrounding access routes, creek crossings and the property's fire management tracks — is an important part of the offset area management plan.

# Access management, trespass & neighbouring stock mustering controls



Access tracks and creek crossings continue to be routinely maintained to support the offset area management activities.

Status of each management action, as per the approved OAMP (2022):

MANAGEMENT ACTION REQUIRED	YEAR REQUIRED	COMMENTS
Inspection and rectification of all external fence boundaries	Year 1	All external fence boundaries have been inspected during Year 1. No external fence boundaries required rectification.
Notification of offset areas. Purpose and outcomes to all adjoining landowners	Year 1	All adjoining owners of the offset area have been notified of the purpose and outcomes which are sought to be achieved. Communication with adjoining landowners is ongoing, given the requirements when undertaking pest animal baiting programs.
No new access tracks through the offset area unless to support offset outcomes	Year 1	New access tracks through the offset area have been created to facilitate the mass replanting of EMZ 1. No other new access tracks have been created through the offset area. All other access tracks are existing and retained in their current form.
No new access tracks through the offset area unless to support offset outcomes	Year 2	No new access tracks have been created. Existing tracks are maintained in their current form.
Access gates and signage to be installed where the offset area fencing crosses tracks required to be maintained for external land holder access	Year 3	Access gates were replaced as part of the Year 2 fencing upgrade along the adjoining property boundary – this was a joint initiative with the neighbouring property owner. During this time, extensive consultation with the landowner occurred and resulted in a clear understanding that the external landowner access gate was only to be used in the event of a cattle breach. As a result of this arrangement, no signage is required in this location.
No new access tracks through the offset area unless to support offset outcomes	Year 3	No new access tracks have been created, although tracks around the perimeter of the Avonvale and Cherry Gully property were widened in parts to 50 metres for fire management purposes (see below management action five for more information). Existing tracks are maintained in their current form.
No new access tracks through the offset area unless to support offset outcomes	Year 4	Tranche 3 access tracks were carefully created to support planting and weed spray activities in early-2025. Surrounding access tracks and creek crossings continued to be maintained, particularly after the heavy rainfalls experienced in the first quarter of 2025. The offset property's heavy earthmoving fleet was expanded to include an additional dozer to support these activities.
No new access tracks through the offset area unless to support offset outcomes	Year 5	Existing offset area access tracks continued to be regularly maintained.
No new access tracks through the offset area unless to support offset outcomes	Year 6–10	

# Wildfire management

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Each year, targeted measures are taken to proactively reduce fire risk to the offset area, wider offset property, and the surrounding region. We take this responsibility extremely seriously.

# Wildfire management



Cool controlled burns, delivered in consultation with the Queensland Rural Fire Brigade and neighbouring properties, is an integral part of the offset area management program.

Status of each management action, as per the approved OAMP (2022):

MANAGEMENT ACTION REQUIRED	YEAR REQUIRED	COMMENTS
Continuation of existing fire break infrastructure maintenance (firebreaks and trails)	Year 1	Existing firebreaks and fire regimes have been continued during Year 1. External property boundaries have been cleared to maintain the existing fire management lines.
Develop an Offset Area Wildfire Management Plan (OAWMP)	Year 2	Wildfire mitigation measures such as firebreaks, fire management lines and low-intensity burns have been implemented in accordance with the direction of the Queensland Rural Fire Service (QFRS) recommendations. These wildfire mitigation measures will continue to be implemented and best practice utilised to inform any future mitigation measures.
Develop an OAWMP	Year 3	In Year 3, the previous year's plan was adapted based on best practice QFRS recommendations to include: <ul style="list-style-type: none"> <li>• Creating 50-metre-wide fire breaks around parts of the Avonvale and Cherry Gully property perimeter. This was particularly important given the extreme dry conditions toward the end of 2023</li> <li>• Ensuring creek and bore pumps were maintained and ready for use, when needed</li> <li>• Reminding external contractors accessing the property of the importance of fire safety and fire prevention, with verbal communication followed up by an email</li> <li>• Placing fire extinguishers in machinery sheds, dozer, buggies and at neighbouring farmhouses</li> <li>• Working in collaboration with neighbouring property owners to ensure aligned fire management action ahead of the fire season</li> <li>• Purchasing a second portable ATV water tank and pump to expand the property's firefighting capability.</li> </ul>
Develop an OAWMP	Year 4	Cool burns in targeted areas of the property were undertaken to reduce fire risk to the offset area and the surrounding region. A planned burn activity occurred in quarter three 2024. This was instigated in consultation with adjoining property owners who also undertook their own coordinated burn activities. Further burns were undertaken in early-2025, taking advantage of the wetter, safer conditions.
Develop an OAWMP	Year 5	Once again, proactive cool burns occurred in targeted areas of the property to reduce fire risk to the offset area and the surrounding region. These burns were undertaken in September 2025 in consultation with the QFRS and neighbouring property owners. In addition, the QFRS recommendations acted on in Year 3 continue to be implemented and reviewed.
Develop an OAWMP	Year 6 – 20	

# Native seed collection & propagation

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Excellent planting and regeneration survival rates have meant no further seed collection is required since seed supplies were originally collected in year one.

# Native seed collection & propagation



*The amount of offset area planting, along with assisted regeneration activities, well exceeds the 50% planting stock requirement alone and is testament to the natural seed bank and assisted re-generation management action.*

Status of each management action, as per the approved OAMP (2022):

MANAGEMENT ACTION REQUIRED	YEAR REQUIRED	COMMENTS
Expand existing seed collection program	Year 1	Collection of seed has been prioritised based on a radius of koala observations on-site. Where a koala has been observed on-site, priority seed collection areas have been identified. Priority of seed collection: <ul style="list-style-type: none"> <li>• High - 100m,</li> <li>• Medium - 500m,</li> <li>• Low - &gt;500m of koala observation.</li> </ul>
Consult adjoining landholders for permission to harvest seed	Year 1	Favourable weather conditions meant harvesting seed from adjoining landholders was not necessary in Year 1.
Undertake the seed collection program	Year 1	Seed collection commenced in Year 1.
Continue the seed collection program	Year 2	Seed collection continued in Year 2, as previously reported.
Continue the seed collection program	Year 3	No further seed collection required due to previous planting and second regeneration activities within the offset area.
Continue the seed collection program	Year 4	Stored seeds from previous collections were germinated for the March/April 2025 Tranche 1 planting. No further seed collection is required due to previous planting and assisted regeneration activities within the offset area.
Continue the seed collection program	Year 5	No further seed collection is required due to previous planting and assisted regeneration activities within the offset area.
Demonstrate a minimum of 50% of planting stock used in all offset area vegetation has been grown from seed harvested from koala food trees and grey-headed flying-fox foraging tree species on or immediately adjoining the offset area land holdings	Year 5	All seeds used for planting were harvested from earlier years and propagated offsite in a controlled environment before being transferred to the on-site nursery for planting. Additionally, significant natural regeneration has occurred from the natural seed bank and through assisted re-generation management activities. The amount of planting, along with assisted regeneration activities, well exceeds the 50% requirement alone.

# Revegetation activities

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By April 2025, the entire offset area was planted, on schedule. These seedlings are thriving and now stand at around 3.5 metres tall .

# Revegetation activities



*Planting of the entire offset area was completed in Year 4 (2025), with the area being routinely monitored and maintained, using adaptive management techniques.*

Status of each management action, as per the approved OAMP (2022):

MANAGEMENT ACTION REQUIRED	YEAR REQUIRED	COMMENTS
Finalise locations, sequence and timing for revegetation program	Year 1	The revegetation of Cherry Gully East has been stratified into reconstruction and assisted rehabilitation. Given the favourable weather during Year 1, the revegetation is ahead of schedule.
Cultivate and prepare Tranche 1 area in preparation for Year 2 planting	Year 1	The Tranche 1 area has been ripped and cultivated, where necessary, in preparation for planting. Planting commenced in April 2022 and was complete in July 2022.
Create Tranche 1 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 1	No water sources for Tranche 1 were required to be constructed.
Establish photo monitoring points and protocols for Tranche 1 areas (georeferenced star picket at photo monitoring locations)	Year 1	Photo point monitoring locations have been GPS located within OMZ 1, as per the plan included within the OAMP.
Complete Tranche 1 revegetation zone	Year 2	Tranche 1 area was planted in July 2022. During the July 2022 to July 2023 period, revegetation involved infilling drone seeding within the offset area.
Cultivate and prepare Tranche 2 area in preparation for Year 3 planting	Year 2	The Tranche 2 area was ripped and cultivated, where necessary. Due to the extreme dry weather conditions, the planting expected to occur in September 2023.
Create Tranche 2 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 2	No water sources for Tranche 2 were required to be constructed.
Establish photo monitoring points and protocols for Tranche 2 areas (georeferenced star picket at photo monitoring locations)	Year 2	Photo point monitoring locations have been GPS located within EMZ 1 as per the plan included within the OAMP.
Complete Tranche 2 revegetation zone	Year 3	Tranche 2 planting was delayed from September 2023 to April/May 2024 due to unfavourable weather conditions.
Cultivate and prepare Tranche 3 area in preparation for Year 4 planting	Year 3	Cultivation, preparation and planting of the Tranche 3 area will occur in April/May 2025 as part of Year 4 planting.
Create Tranche 3 water source for revegetation establishment (purpose located dam or broadscale irrigation) (where necessary)	Year 3	No water sources for Tranche 3 were required to be constructed.
Establish photo monitoring points and protocols for Tranche 3 areas (georeferenced star picket at photo monitoring locations)	Year 3	Photo point monitoring locations were completed as part of Year 2 action.
Monitor and maintain Tranche 1 & 2	Year 3	Post-plant spraying occurred routinely from September 2023 to June 2024.
Complete Tranche 3 revegetation zone	Year 4	Tranche 3 was planted as planned in March/early-April 2025.
Monitor and maintain Tranche 1 - 3	Year 4	Post-plant spraying followed shortly after in May 2025 - this was later than hoped due to wet weather conditions.
All planting work completed within EMZ 1	Year 4	All planting work in EMZ 1 has now been completed.
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 5	Revegetated zones were routinely monitored and adaptive management methods implemented (ie spraying excess grass growth) to assist natural regeneration and ensure ongoing plant survival rates.
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 6 - 10	
Replicate MHQA & GHFF FHA transect surveys	Year 10	KEY MILESTONE FOR CONDITION 12a
Monitor and maintain all revegetation zones (inclusive of rectification and replacement works)	Year 5 - 10	
Replicate MHQA & GHFF FHA transect surveys	Year 20	KEY MILESTONE FOR CONDITION 12a



SECTION 04

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# EPBC2019/8539 conditions compliance

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# EPBC2019/8539 conditions compliance

CONDITION #	CONDITION DESCRIPTION	STATUS	COMMENT / EVIDENCE
4a	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: 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	Compliant	The Cherry Gully East Offset Area was legally secured on 2 March 2021. The proposed action commenced on 12 July 2021.
4b	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: 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 (eg legal security documentation), and shapefiles of the offset attributes	Compliant	The Saunders Havill Group (SHG) notified the Department that the Cherry Gully East Offset Area had been legally secured on 22 March 2021.
4c	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: complete all management activities as described in the Cherry Gully East Offset Area Management Plan (OAMP) by 31 January 2045	Not applicable	-
5a	During Year 1, the approval holder must complete baseline surveys of the entire Cherry Gully East Offset Area to determine the: vegetation condition attributes for each regional ecosystem	Compliant	Detailed MHQA surveys were undertaken within the Cherry Gully East Offset Area. This data and information is included in the updated OAMP.
5b	During Year 1, the approval holder must complete baseline surveys of the entire Cherry Gully east offset area to determine the: extent of weed cover	Compliant	Detailed weed surveys were undertaken within the Cherry Gully East Offset Area. This data and information is included in the updated OAMP.
5c	During Year 1, the approval holder must complete baseline surveys of the entire Cherry Gully East offset area to determine the: seasonal feral animal abundance	Compliant	Detailed feral animal abundance surveys were undertaken within the Cherry Gully East Offset Area. This data and information is included in the updated OAMP.
6a	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 OAMP to include the following: include the results of the baseline surveys required under Condition 5	Compliant	The updated OAMP was finalised on 9 February 2022.
6b	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 OAMP to include the following: provide details of how the outcomes specified in Conditions 9-12 will be achieved	Compliant	Section 5 of the OAMP has been amended to include details of how the outcomes of Condition 9 – 12 will be achieved.
6c	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 OAMP to include the following: 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	Compliant	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.
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 OAMP for the duration of the approval, and must achieve the outcomes required under Conditions 9-12	Compliant	The updated OAMP was finalised on 9 February 2022. The finalised OAMP has been published on the proponent's website.

# EPBC2019/8539 conditions compliance (continued)

CONDITION #	CONDITION DESCRIPTION	STATUS	COMMENT / EVIDENCE
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	Not applicable	-
9a	The approval holder must: 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	Compliant	An independent Year 5 milestone report (Appendix F) from SHG confirms Condition 9a is compliant relative to baseline survey results in accordance with the interim completion criteria, and indicative of successful implementation of feral animal management.
9b	The approval holder must: 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	Not applicable	-
9c	The approval holder must: ensure that zero koala injuries or mortalities occur as a result of the presence of feral animals	Compliant	No koala mortalities have been recorded on the Cherry Gully East Offset Area during Year 1.
10a	The approval holder must demonstrate that the extent of weed cover at the Cherry Gully East Offset Area is: by the end of Year 5, reduced by 80% relative to the extent of weed cover determined by the baseline surveys	Compliant	An independent Year 5 milestone report (Appendix D) from SHG confirms Condition 10a is compliant relative to baseline survey results. SHG mapping of infestations indicated that 0.465 ha or 0.70% of the offset area contains Lantana, representing a reduction of 92.3% relative to baseline conditions.
10b	The approval holder must demonstrate that the extent of weed cover at the Cherry Gully East Offset Area is: by the end of Year 10, reduced by 95% relative to the extent of weed cover determined by the baseline surveys	Not applicable	-
10c	The approval holder must demonstrate that the extent of weed cover at the Cherry Gully East Offset Area is: for the remainder of the approval, no more than 5% of the extent of weed cover determined by the baseline surveys	Not applicable	-
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	Compliant	Livestock have been removed from the entirety of the Avonvale and Cherry Gully property. 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 exclusion fencing. No evidence of fence breaches or livestock were recorded within the Cherry Gully East Offset Area during Year 1.
12a	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: 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	Not applicable	-
12b	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: 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	Not applicable	-



SECTION 05

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# Planned activities: 2026/2027

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# Appendices

# About the offset area

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## APPENDIX A

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# About the offset area

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The Cherry Gully East offset was established in 2020 as part of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) approval associated with the residential development at Ripley Road, Ripley, Queensland, to offset impacts on Matters of National Environmental Significance (MNES).

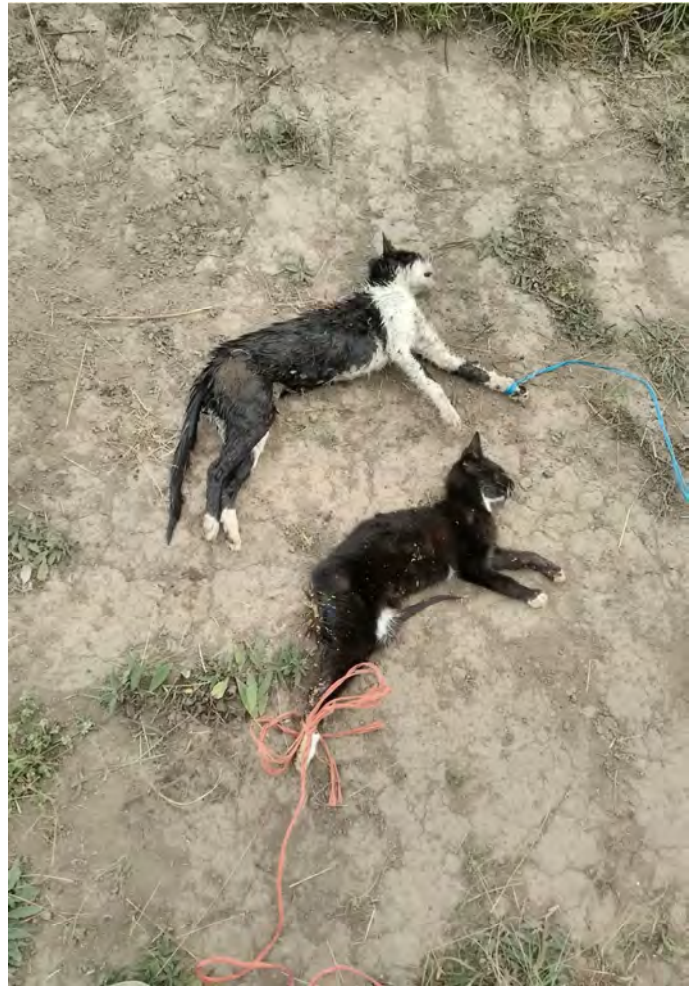
The historic Avonvale and Cherry Gully property is a privately owned 1,718 hectare property dating back to the early 1900s, with early land uses including cattle grazing and timber harvesting.

In recent history, the property has hosted a successful cattle grazing and beef farming enterprise, with an active feedlot permit. It is located on Littles Road, Toogoolawah, approximately 5.8 km west of the township.

# Sample pest management results

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# Sample weed management results

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3/2/25

## Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd							
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313							
Operator's Name		Travis Enks							
Phone:	0434 550 768			Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:				Lantana Spraying					
<b>PPE used</b>		<b>Application Equipment</b>		<b>Pest Type</b>		<b>Application Details</b>			
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)			
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)			
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle			
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure			
Hat	<input checked="" type="checkbox"/>	Other:		Other:		Pre-op Check OK?		Yes	No
Other:						Signs used to notify public?		Yes	No
No spray zone	<input type="checkbox"/>	N/A	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Neighbours Notified		Date Notified	
Treatment comments/Instructions:									
Spray Mixture Ingredients			Batch Number			Application Rate			
Product Used:									
Trade Name:									
A: <input type="checkbox"/> Grazon Extra						500ml/100L			
B: <input type="checkbox"/> Starane Advanced						600ml/100L			
C: <input type="checkbox"/>									
Active Constitute:									
A: Triclopyr, Picloram, Aminopyralid									
B: Fluroxypyr									
C:									
APVMA Number:									
A: 60830/105077									
B: 62287/117973									
C:									
Diluent:									
Wetting Agent:									
SP700						350ml/100L			
Other Ingredients:									
Reactor Red Dye						1L/600L			

Tank Distribution Details:

Tank 1 volume: 800L	Weather and Time details @ start time: 8:50
Starane - 4.8L	Delta T: 8.9
SP700 - 2.8L	Wind (speed & direction): 1.1 - N
Red Dye - 1.2L	Temp: 29.7
	Observations:
Tank 2 volume: 800L	Weather and Time details @ start time:
Starane - 4.8L	Delta T: 9.2
SP700 - 2.8L	Wind (speed & direction): S.1 - N
Red Dye - 1.2L	Temp: 31
	Observations:
Tank 3 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes: 8 hours - finished - 4:pm -

Signature:  Name: Chad Date: 20-10-25

28/1/26  
Grant  
Crucial

### Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little’s Road, IVORY CREEK QLD 4313					
Operator’s Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
<b>PPE used</b>		<b>Application Equipment</b>		<b>Pest Type</b>		<b>Application Details</b>	
Overalls	x	Backpack		Weed	x	Spraying speed (km/h)	
Rubber gloves	x	Spraytank/Hand gun	x	Insect		Water Volume (L/ha)	
Respirator/Mask	x	Boom Spray		Disease		Nozzle	2.3
Goggles	x	Drench gun		Vertebrate pest		Pressure	
Hat	x	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	Yes	<input type="checkbox"/>	Neighbours Notified		Date Notified	
Treatment comments/Instructions:							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A: <input type="checkbox"/> Grazon Extra					500ml/100L		
B: <input type="checkbox"/> Starane Advanced					600ml/100L		
C: <input type="checkbox"/> Crucial -		405980-0970 New 25			625/100		
Active Constitute:							
A: Triclopyr, Picloram, Aminopyralid							
B: Fluroxypyr							
C:							
APVMA Number:							
A: 60830/105077							
B: 62287/117973							
C:							
Diluent:							
Wetting Agent:							
SP700 <del>405980-0970</del>		AAC519477 Sep 2025 250			350ml/100L		
Other Ingredients:							
Reactor Red Dye					1L/600L		

28/1/26  
Method.

### Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
<b>PPE used</b>		<b>Application Equipment</b>		<b>Pest Type</b>		<b>Application Details</b>	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat	<input checked="" type="checkbox"/>	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	Yes	<input type="checkbox"/>	Neighbours Notified		Date Notified	
Treatment comments/Instructions:							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A: <input type="checkbox"/> Grazon Extra					500ml/100L		
B: <input type="checkbox"/> Starane Advanced					600ml/100L		
C: <input type="checkbox"/> <i>Method</i>					<i>170 / 100</i>		
Active Constitute:							
A: Triclopyr, Picloram, Aminopyralid							
B: Fluroxypyr							
C:							
APVMA Number:							
A: 60830/105077							
B: 62287/117973							
C:							
Diluent:							
Wetting Agent:							
SP700		<i>AAC 519477 Sep 2025</i>			350ml/100L		
Other Ingredients:							
Reactor Red Dye					1L/600L		

28/1/26  
Starane

### Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
<b>PPE used</b>		<b>Application Equipment</b>		<b>Pest Type</b>		<b>Application Details</b>	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat	<input checked="" type="checkbox"/>	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	Yes <input type="checkbox"/>	Neighbours Notified		Date Notified		
Treatment comments/Instructions:							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A: <input type="checkbox"/> Grazon Extra					500ml/100L		
B: <input checked="" type="checkbox"/> Starane Advanced		Diesel			600ml/100L		
C: <input type="checkbox"/>							
Active Constitute:							
A: Triclopyr, Picloram, Aminopyralid		base bark					
B: Fluroxypyr		wild Tobacco bushes					
C:							
APVMA Number:							
A: 60830/105077							
B: 62287/117973							
C:							
Diluent:							
		Wetting Agent:					
SP700					350ml/100L		
		Other Ingredients:					
Reactor Red Dye					1L/600L		

5/3/26

### Spray Plan and Application Record for TSME Services


Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
<b>PPE used</b>		<b>Application Equipment</b>		<b>Pest Type</b>		<b>Application Details</b>	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat	<input checked="" type="checkbox"/>	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A <input type="checkbox"/>	Yes <input type="checkbox"/>	Neighbours Notified			Date Notified	
Treatment comments/instructions: Method - 1 tank up back & 2 tanks out behind Craig							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A: <input type="checkbox"/> Grazon Extra					500ml/100L		
B: <input type="checkbox"/> Starane Advanced					600ml/100L		
C: <input checked="" type="checkbox"/> Method					200ml-500ml/100L		
Active Constitute:							
A: Triclopyr, Picloram, Aminopyralid							
B: Fluroxypyr							
C: Aminocyclopyrachlor							
APVMA Number:							
A: 60830/105077							
B: 62287/117973							
C: 90496/148179							
Diluent:							
		Water					
Wetting Agent:							
SP700					350ml/100L		
Other Ingredients:							
Reactor Red Dye					1L/600L		

Tank Distribution Details:

Tank 1 volume:	Weather and Time details @ start time: 7:00am
	Delta T:
	Wind (speed & direction):
	Temp: 24.2°
	Observations:
Tank 2 volume:	Weather and Time details @ start time: 10:30am
	Delta T:
	Wind (speed & direction):
	Temp: 26.4°
	Observations:
Tank 3 volume:	Weather and Time details @ start time: 1:00pm
	Delta T:
	Wind (speed & direction):
	Temp: 29.8°
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes:

7:00am - 3:00pm

Signature:  Name: Travis Enks Date: 5/3/26

## Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little's Road, IVORY CREEK QLD 4313					
Operator's Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	<input checked="" type="checkbox"/>	Backpack		Weed	<input checked="" type="checkbox"/>	Spraying speed (km/h)	
Rubber gloves	<input checked="" type="checkbox"/>	Spraytank/Hand gun	<input checked="" type="checkbox"/>	Insect		Water Volume (L/ha)	
Respirator/Mask	<input checked="" type="checkbox"/>	Boom Spray		Disease		Nozzle	
Goggles	<input checked="" type="checkbox"/>	Drench gun		Vertebrate pest		Pressure	
Hat	<input checked="" type="checkbox"/>	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	Yes		Neighbours Notified		Date Notified	
Treatment comments/Instructions: <span style="font-size: 1.2em;">Splatter gun lantanna granules G.R.T</span>							
Spray Mixture Ingredients		Batch Number			Application Rate		
		Product Used:					
Trade Name:							
A: <input type="checkbox"/> Grazon Extra					500ml/100L		
B: <input type="checkbox"/> Starane Advanced					600ml/100L		
C: <input type="checkbox"/>							
Active Constitute:							
A: Triclopyr, Picloram, Aminopyralid							
B: Fluroxypyr							
C:							
APVMA Number:							
A: 60830/105077							
B: 62287/117973							
C: <span style="font-size: 1.2em;">Flupropanate</span>		<span style="font-size: 1.2em;">10649649</span>					
		Diluent:					
<span style="font-size: 1.2em;">Metsulfuron 600</span>		<span style="font-size: 1.2em;">202410842</span>					
		Wetting Agent:					
SP700					350ml/100L		
		Other Ingredients:					
Reactor Red Dye					1L/600L		

Crucial - Glyphosate 600g/l

# 405980-0970

Tank Distribution Details:

Tank 1 volume: <b>20L</b> <b>FRIDAY</b>	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 2 volume: <b>20L</b> <b>SUNDAY</b>	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 3 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes:

**11<sup>TH</sup> - 15<sup>TH</sup>**  
**25 Hours.**

**GRT BROWNS, KRUGERS + UP CREEK.**  
**LANTANNA RHODES GRASS**

Signature: \_\_\_\_\_

**Coleman Coleman**

Name: \_\_\_\_\_

Date: \_\_\_\_\_

**15-3-26**

30/4/26

### Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little’s Road, IVORY CREEK QLD 4313					
Operator’s Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:		Lantana Spraying					
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	x	Backpack		Weed	x	Spraying speed (km/h)	
Rubber gloves	x	Spraytank/Hand gun	x	Insect		Water Volume (L/ha)	
Respirator/Mask	x	Boom Spray		Disease		Nozzle	
Goggles	x	Drench gun		Vertebrate pest		Pressure	
Hat	x	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	Yes		Neighbours Notified		Date Notified	
Treatment comments/Instructions: <i>Pig trap gully</i>							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A:	<input type="checkbox"/> Grazon Extra				500ml/100L		
B:	<input type="checkbox"/> Starane Advanced				600ml/100L		
C:	<input checked="" type="checkbox"/> Method	<i>NT 08 RX 0306 02-2025</i>			200ml-500ml/100L		
Active Constitute:							
A:	Triclopyr, Picloram, Aminopyralid						
B:	Fluroxypyr						
C:	Aminocyclopyrachlor						
APVMA Number:							
A:	60830/105077						
B:	62287/117973						
C:	90496/148179						
Diluent:							
Wetting Agent:							
SP700	<i>ACS 19477</i>	<i>Sep 2025</i>			350ml/100L		
Other Ingredients:							
Reactor Red Dye				1L/600L			

Tank Distribution Details:

Tank 1 volume: <i>800 Litr</i>	Weather and Time details @ start time: <i>12.00</i>
<i>Method 1 Litr</i>	Delta T:
<i>SP700 2 Litr</i>	Wind (speed & direction): <i>10.0 N</i>
	Temp:
	Observations:
Tank 2 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 3 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes:

*9:30 - 3:30*

*Rats trail out the back*

Signature: *[Signature]*

Name: *Conrad*

Date: *30-4-26*

1/6/26


### Spray Plan and Application Record for TSME Services

Client Business Name		Somerset Ag Services Pty Ltd					
Property Address		452 – 486 Little’s Road, IVORY CREEK QLD 4313					
Operator’s Name		Travis Enks					
Phone:	0434 550 768	Email:	tsmeservices@gmail.com				
Description of where pesticide was applied:			Lantana Spraying				
PPE used		Application Equipment		Pest Type		Application Details	
Overalls	x	Backpack		Weed	x	Spraying speed (km/h)	
Rubber gloves	x	Spraytank/Hand gun	x	Insect		Water Volume (L/ha)	
Respirator/Mask	x	Boom Spray		Disease		Nozzle	
Goggles	x	Drench gun		Vertebrate pest		Pressure	
Hat	x	Other:		Other:		Pre-op Check OK?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other:						Signs used to notify public?	Yes <input type="checkbox"/> No <input type="checkbox"/>
No spray zone	N/A	Yes		Neighbours Notified		Date Notified	
Treatment comments/Instructions:							
Spray Mixture Ingredients		Batch Number			Application Rate		
Product Used:							
Trade Name:							
A: <input type="checkbox"/> Grazon Extra					500ml/100L		
B: <input type="checkbox"/> Starane Advanced					600ml/100L		
C: <input checked="" type="checkbox"/> Method		100ml / 100LITRS WATER			200ml-500ml/100L		
Active Constitute:							
A: Triclopyr, Picloram, Aminopyralid							
B: Fluroxypyr							
C: Aminocyclopyrachlor							
APVMA Number:							
A: 60830/105077							
B: 62287/117973							
C: 90496/148179							
Diluent:							
Wetting Agent:							
SP700		2.1 LTR			350ml/100L		
Other Ingredients:							
Reactor Red Dye		1 LTR			1L/600L		

Tank Distribution Details:

Tank 1 volume:	Weather and Time details @ start time:
METHOD 600ml	Delta T:
SP700 2.1 LTRS	Wind (speed & direction):
BLUE DYE 1LTR	Temp:
600 LTRS WATER	Observations:
Tank 2 volume:	Weather and Time details @ start time:
AS ABOVE	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 3 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes: SPRAY TIME  
 7Am - 1:00pm / 1:30pm - 4:30pm

Signature:  Name: TROY JOHNSON Date: 1-6-26

5/6/26

### Spray Plan and Application Record for TSME Services


Client Business Name		Somerset Ag Services Pty Ltd							
Property Address		452 – 486 Little’s Road, IVORY CREEK QLD 4313							
Operator’s Name		Travis Enks							
Phone:	0434 550 768	Email:	tsmeservices@gmail.com						
Description of where pesticide was applied:		Lantana Spraying							
PPE used		Application Equipment		Pest Type		Application Details			
Overalls	x	Backpack		Weed	x	Spraying speed (km/h)			
Rubber gloves	x	Spraytank/Hand gun	x	Insect		Water Volume (L/ha)			
Respirator/Mask	x	Boom Spray		Disease		Nozzle			
Goggles	x	Drench gun		Vertebrate pest		Pressure			
Hat	x	Other:		Other:		Pre-op Check OK?	Yes	No	
Other:						Signs used to notify public?	Yes	No	
No spray zone	N/A	Yes		Neighbours Notified		Date Notified			
Treatment comments/Instructions:									
Spray Mixture Ingredients		Batch Number				Application Rate			
Trade Name:		Product Used:							
A:	<input type="checkbox"/> Grazon Extra					500ml/100L			
B:	<input type="checkbox"/> Starane Advanced					600ml/100L			
C:	<input checked="" type="checkbox"/> Method	600ml - 600 LTRS WATER				200ml-500ml/100L			
Active Constitute:									
A:	Triclopyr, Picloram, Aminopyralid								
B:	Fluroxypyr								
C:	Aminocyclopyrachlor								
APVMA Number:									
A:	60830/105077								
B:	62287/117973								
C:	90496/148179								
Diluent:									
Wetting Agent:									
SP700		2.1 LTRS				350ml/100L			
Other Ingredients:									
Reactor Red Dye	BLUE	1 LTR				1L/600L			

Tank Distribution Details:

Tank 1 volume:	Weather and Time details @ start time:
METHOD 600 ml	Delta T:
SP 700 2.1 LTRS	Wind (speed & direction):
BLUE DYE 1LTR	Temp:
600 LTRS WATER	Observations:
Tank 2 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 3 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 4 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 5 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:
Tank 6 volume:	Weather and Time details @ start time:
	Delta T:
	Wind (speed & direction):
	Temp:
	Observations:

Additional Notes: SPRAY TIME

7AM - 12 FINISHED DUE TO HIGH WIND.

Signature: 

Name: TROY JOHNSON


Date: 5-6-26

APPENDIX D

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# Saunders Havill Group, Year 5 Baseline Report





# Offset Area Milestone Report – Year 5

Cherry Gully East Offset Site

Prepared for One Environment as the offset provider for HB  
Doncaster Pty Ltd  
Our Reference: 9780 E  
17 June 2026

**Saunders  
Havill**

PATHWAYS TO SUCCESS

# Document Issue

**Document:** Offset Area Milestone Report (Year 5) – Cherry Gully East Offset Site, prepared by Saunders Havill, dated 17 June 2026.

Issue	Date	Prepared By	Checked By
A	17.06.2026	ND	AW

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# Executive Summary

The Environmental Division of Saunders Havill (SH) were engaged by third-party offset provider One Environment to undertake an assessment of the Cherry Gully East Offset Site to determine if the first five-yearly offset milestone outcomes required under conditions 9 and 10 of the EPBC Act Decision Notice (2019/8539). The assessment was completed by suitably qualified SH ecologists between January and April 2026, concluding three (3) months prior to the end of the fifth year following the commencement of the action and prior to the end of the anniversary of the legal securement of the offset area.

A summary of compliance with **conditions 9 and 10** is provided below:

- **Condition 9 Compliant** Feral animal abundance was reduced by 71-95% (1-2 feral animals) relative to baseline survey results which is generally in accordance with the interim completion criteria, and indicative of successful implementation of feral animal management.
- **Condition 10 Compliant** The condition requires extent of *Lantana camara* (Lantana) infestations to have reduced by 80% by Year 5 relative to baseline results. Mapping of infestations indicated that 0.465 ha or 0.70% of the offset area contains Lantana, representing a reduction of 92.3% relative to baseline conditions.



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# Abbreviations

ACR	Annual Compliance Report
DCCEEW	Department of Climate Change, Energy, the Environment and Water (Commonwealth)
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i> (Commonwealth)
ha	hectares
km	kilometres
LGA	Local Government Area
m	metres
MNES	Matters of National Environmental Significance
RE	Regional Ecosystem
SH	Saunders Havill Pty Ltd
SRC	Somerset Regional Council
VDEC	Voluntary Declaration
VMA	<i>Vegetation Management Act 1999</i> (Queensland)
WONS	Weeds of National Significance

## **Reference Documents**

OAMP	Cherry Gully East – Offset Area Management Plan 2022, prepared by One Environment Pty Ltd with technical assistance by Saunders Havill Pty Ltd, dated 9 February 2022
------	---



# 1. Introduction

HB Doncaster Pty Ltd ('proponent') were granted with an approval under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) on 9 November 2020 to undertake development of a residential subdivision and associated infrastructure located at 357 Ripley Road, Ripley, Queensland (EPBC 2019/8539), known as "Bellevue Ripley." The EPBC Act approval is provided at **Appendix A**.

To offset the 56.20 hectares (ha) of residual significant impacts to Matters of National Environmental Significance (MNES) threatened species *Phascolarctos cinereus* (koala) and *Pteropus poliocephalus* (grey-headed flying-fox) for clearing associated the development, the proponent engaged with One Environment Pty Ltd ('One Environment') to preserve, restore and rehabilitate Koala habitat within their land holdings at Cherry Gully, located within Somerset Regional Council Local Government Area. The 66 ha land-based offset referred to as 'Cherry Gully East', situated within Lot ACSP330388, was legally secured via a Voluntary Declaration (VDEC) administered under the Queensland *Vegetation Management Act 1999* (VMA) on 2 March 2021 and has been managed by One Environment (refer **Figure 1** for offset site context and **Figure 2** for offset site aerial). An Offset Area Management Plan titled *Cherry Gully East – Offset Area Management Plan 2022, prepared by One Environment Pty Ltd with technical assistance by Saunders Havill Pty Ltd, dated 9 February 2022* (OAMP) was developed by the offset provider (One Environment) for implementation of habitat rehabilitation alongside the establishment of environmental outcomes and a monitoring program. The baseline ecological conditions of the offset area referred to in this report were established by Saunders Havill (SH) as suitably qualified field ecologists, as required under Condition 5 and 6 of the EPBC approval conditions (refer **Appendix B** for curriculum vitae) and is detailed in the OAMP. The OAMP has been implemented with the purpose of improving habitat quality for the koala and grey-headed flying-fox and ultimately to achieve the environmental outcomes prescribed in the approval.

The EPBC Act Decision Notice (2019/8539) which confirms approval of the Bellevue Ripley development outlines various conditions which the proponent must adhere to. The approval states that the proponent must demonstrate achievement of the environmental outcomes outlined in Conditions 9-12 relating to the Cherry Gully East Offset Area. These outcomes are required to be achieved in the first, fifth and tenth years of the offset management period, whereby once the highest condition has been achieved it must be maintained for all subsequent years thereafter until the end of the approval.

SH were engaged by the offset provider (One Environment) to undertake an assessment of the offset area against the fifth year offset outcomes under condition 9 and 10 relating to feral animal and weed targets specifically as outlined within the EPBC Act approval conditions and detail the findings in this Offset Area Milestone Report – Year 5. This report has been produced to demonstrate whether the environmental outcomes relating to the first five-year milestone period have been achieved.



## 1.1. Purpose

This Offset Area Milestone Report has been prepared to detail the scope, methodology and findings of the year 5 offset area assessment relating to feral animal and weed offset targets. Recommendations have also been provided where deemed appropriate based on the findings of the assessment.

The findings of this report are produced with the intent of being published on the approval holder's website as part of the ACR which is required by Condition 18 of the EPBC Act approval.

## 1.2. Environmental Outcomes

The environmental outcomes under conditions 9 and 10 are detailed below.

**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.*



152°15'0"E

152°18'0"E

152°21'0"E

27°3'0"S

27°3'0"S

27°6'0"S

27°6'0"S

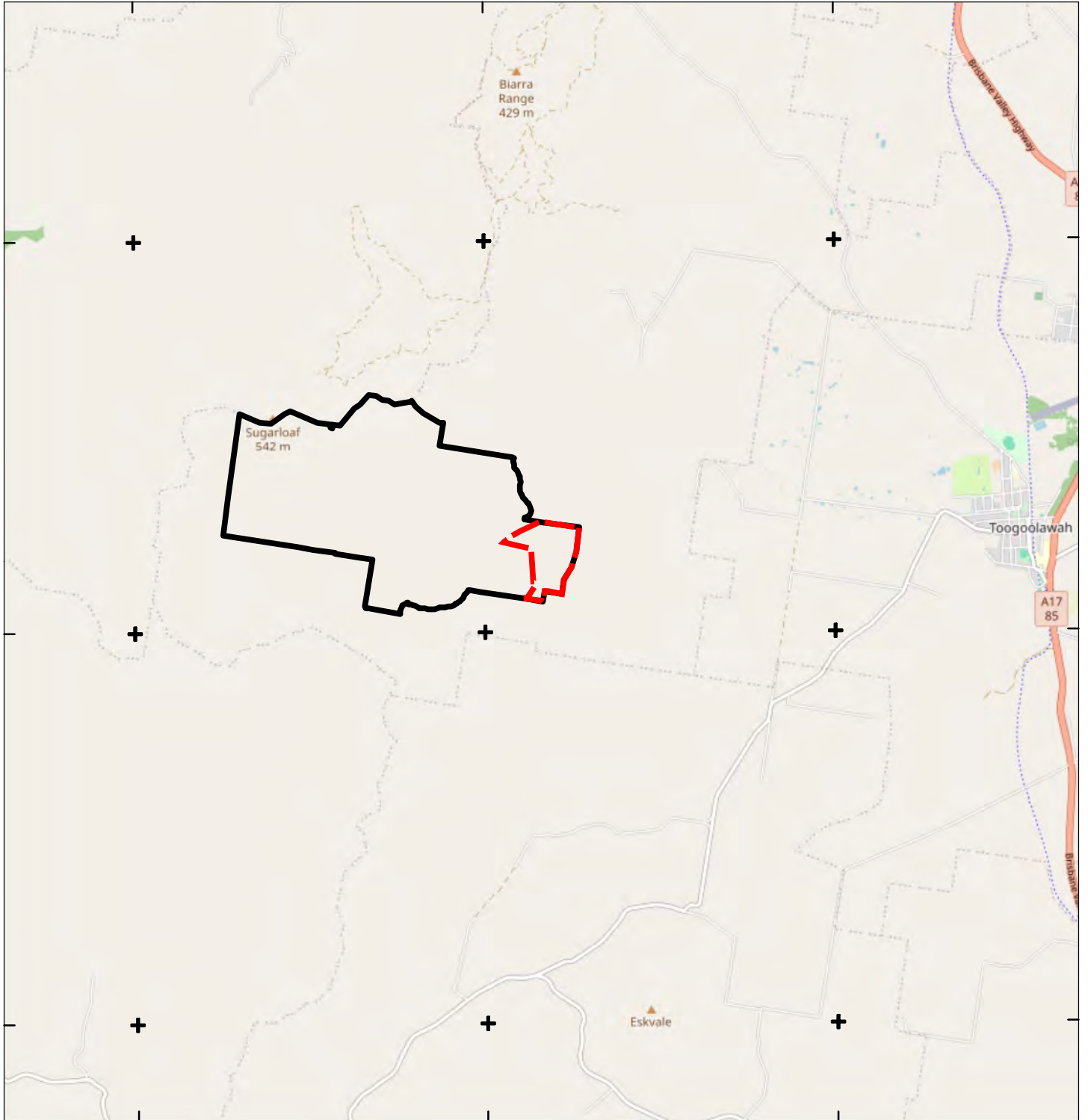
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LEGEND

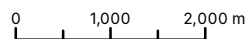
-  Cherry Gully Offset Property
-  Offset Site Area EPBC 2019/8539

# Figure 1

Offset Site Context

FILE REFERENCE  
9780 E Figure 1 ACR5 Offset Site Context A  
DATE  
16/06/2026

**BELLEVUE RIPLEY**



COORDINATE SYSTEM SCALE (A4)  
GDA 2020 MGA Z56 1:80,000



CLIENT

HB  
DONCASTER  
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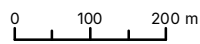
-  Qld DCDB
-  Cherry Gully Offset Property
-  Offset Site Area EPBC 2019/8539

# Figure 2

Offset Site Aerial

FILE REFERENCE  
9780 E Figure 2 ACR5 Offset Site Aerial A  
DATE  
16/06/2026

**BELLEVUE RIPLEY**



COORDINATE SYSTEM      SCALE (A4)  
GDA 2020 MGA Z56      1:10,000



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## 2. Methodology

Offset field surveys to determine the extent of weed cover and feral animal presence (focusing on predators known to predate on the koala *i.e.*, wild dogs and foxes) were completed across January and March–April 2026, before the end of the fifth year after the commencement of the action (ending 12 July 2026). The methodology applied predominantly includes a repeat of baseline survey methodology detailed in the *Cherry Gully East – Offset Area Management Plan 2022, prepared by One Environment Pty Ltd with technical assistance by Saunders Havill Pty Ltd, dated 9 February 2022 (OAMP)*. The OAMP is available on the approval holder’s website at: <https://bellevueripley.com.au/>.

Refer to **Table 1** and the subsections below for specific details on survey dates for each method applied.

Table 1: Year 5 milestone offset area field surveys methods summary

Date	Temperature	Rainfall (mm)	Methods implemented
6 January 2026	16.8°C min – 31.4°C max	18.6 mm	Deployment 1 – motion sensor camera installation Weed mapping
20 January 2026	16.1°C min – 30.9°C max	0.4 mm	Deployment 1 – motion sensor camera collection Weed mapping
18 March 2026	16°C min – 29.5°C max	0 mm	Deployment 2 – motion sensor camera installation Weed mapping
2 April 2026	14.2°C min – 29.6°C max	0 mm	Deployment 2 – motion sensor camera collection Weed mapping

Source: Bureau of Meteorology station 040082 University of Queensland Gatton.

### 2.1. Feral Animal Abundance

In accordance with baseline survey methodology detailed in the OAMP, motion sensor camera monitoring was completed within the Cherry Gully East Offset Area over two (2) 14 day deployments in January and March to provide seasonal abundance data. The target species for these surveys were non-native feral animals known to predate on koalas as per the definition of feral animals in the EPBC Act approval conditions. This includes wild dogs (*Canis lupus familiaris*) and European red foxes (*Vulpes vulpes*).

Baseline surveys did not detect any evidence of wild dogs via this camera monitoring, and therefore detections and sightings within the wider offset property of feral predators were utilised for establishing the Year 1 Baseline. For the purposes of establishing repeatable, reliable methodology, we only considered sightings collected from motion sensor cameras during subsequent monitoring periods.

#### 2.1.1 Camera trap method

Camera trapping involves setting up a fixed digital camera to capture images or video of animals that pass in front of a camera with an infrared trigger. This survey technique identifies fauna activity beyond the scope of direct observational studies and with the absence of potential observer impacts. Cameras were attached 30–100 cm from the ground on a tree or post and directed towards a bait station placed



approximately 1.5 to 2 m from the mounted camera. Each camera was baited with chicken necks to attract predator species. Heavy, loose vegetation was avoided as this can cause false triggering, and the camera was aimed to avoid sun shining directly onto the lens.

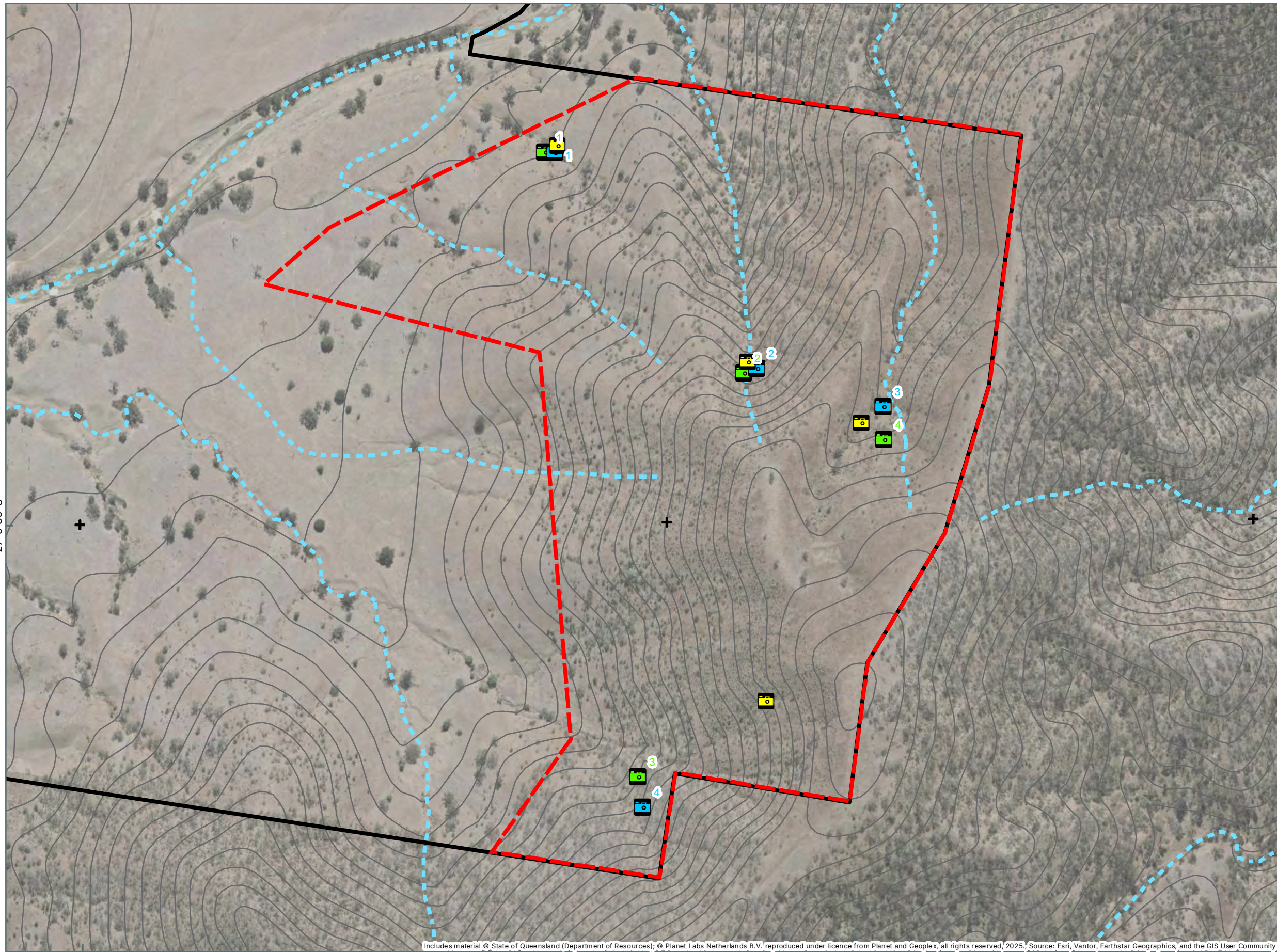
A total of four (4) camera traps were located across the offset area by SH ecologists, across two (2) two-week deployments, for a total of twenty-nine (29) nights. The first deployment occurred in January 2026 for 14 nights and the second in March 2026 for 15 nights.

## 2.2. Weed Mapping

The primary weed species identified within the offset area as part of baseline surveys was *Lantana camara* (Lantana) which is identified as a Weed of National Significance (WONS). During baseline surveys, areas where Lantana infestations were recorded with significant infestations mapped as polygons. The areas in hectares of these polygons were then combined to produce a total area of weed infestations, or percentage of weed infestations, across the whole offset area.



# 01. OFFSET SITE CAMERA MONITORING PLAN



**Notes:**  
 The information on this plan is not suitable for any purpose other than the expressed use of the Client. Property dimensions, areas, numbers of lots and contours and other physical features may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions. No reliance should be placed on the information on this plan for detailed design or for any financial dealings involving the land. Saunders Havill therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of Saunders Havill. Unless a development approval states otherwise, this is not an approved plan.

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## LEGEND

- Cherry Gully Offset Property
- Offset Site Area EPBC 2019/8539
- 10m Contours
- WMA Watercourses
- Camera Trap Locations - Baseline Surveys (March 2021 and November 2021)
- Camera Trap Locations - Year 5 Deployment 1 (January 2026)
- Camera Trap Locations - Year 5 Deployment 2 (March 2026)



# 3. Results

## 3.1. Feral Animal Abundance

Condition 9a requires 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 by the end of Year 5. Condition 10b requires for the rest of the period of effect of the approval, the abundance of feral animals is less than 5% of the abundance of feral animals determined by the baseline surveys. Additionally, Condition 9c requires that no koala mortality to feral animals occurs.

As stated in the OAMP, baselines of feral animals (or non-native animals known to predate on the koala, including *Canis lupus familiaris* (wild dog) and *Vulpes vulpes* (European red fox)) presence and activity on-site were confirmed through confirmed sightings within the wider offset property, including opportunistic sightings, detections on cameras, inferences from mauled wildlife or livestock and observed mortality through gun control or baiting undertaken by the Local Council in broader landscape scale dog control efforts. The baseline returned a total of seven (7) feral predator detections including six (6) wild dogs and one (1) fox.

To assess the Cherry Gully East Offset Area against the environmental outcomes outlined in Condition 9 of the approval conditions, SH ecologists replicated the baseline motion sensor camera monitoring survey methodology established in March 2021 (**Plan 1**). The total detections of feral animals during SH camera surveys were compared to the baseline as a relative percentage to assess the offset against the approval outcome target of 95% reduction in feral animals.

### Year 5 Results

Year 5 surveys detected a total of two (2) wild dogs which were detected during deployment 1 only at cameras 2 and 4 (**Table 2 and Photo set 1**). No wild dogs or other feral animal predators were detected during deployment 2. A measurable 95% reduction in abundance compared to baseline equates to detecting  $\leq 1$  wild dog.

Based on observations of markings on the detected dogs it is not clear whether or not this represents one or two individuals. 1-2 wild dogs were observed which represents a 71% to 95% reduction which is generally in line with the interim completion criteria detailed in the OAMP.

As dogs are highly mobile and the offset area is not a closed system, the effectiveness of completely excluding or eliminating dogs completely is not reasonably achievable. The 95% reduction target required in Condition 9a and b and in the OAMP acknowledges the potential for a low abundance of feral animals to exist even with ongoing management. It is reasonable to expect that even with effective management incidental observation of wild dogs is possible and to some extent expected as is reflected in these data.

The purpose of reducing feral animals such as wild dogs and foxes is to reduce the threat of predation to koala. As required by Condition 9c, no evidence of koala mortality attributed to feral animals was recorded during surveys. The entire site was traversed during which no evidence of koala mortality was detected.



It is considered that the management objectives have been effectively implemented as meaningful reductions in feral animal abundance are shown and no evidence of threat to koala is demonstrated.

Table 2: Motion sensor camera monitoring data from Year 5 compliance surveys

Camera	Detection date/time	Species	Number of individuals
Deployment 1 – Camera 4	23/03/2026 4:26 pm	<i>Canis lupus familiaris</i> (wild dog)	1
Deployment 1 – Camera 2	23/03/2026 6:57 pm	<i>Canis lupus familiaris</i> (wild dog)	1
<b>Total feral animals (threat to Koalas)</b>			<b>2</b>



Photo set 1: Wild dogs detected at motion sensor camera trap deployment 1 – camera 4 (left) and deployment 1 – camera 2 (right).

### 3.2. Extent of Weed Cover

Condition 10 of the EPBC Act approval requires that the extent of weed cover at the Cherry Gully East offset area is reduced by 80% compared to the Baseline by the end of year 5. Baseline surveys identified *Lantana camara* (Lantana) as the primary weed species on-site as detailed in the OAMP.

Baseline weed cover was determined via the mapping of Lantana infestations. Year 5 surveys of active weed infestations reported a total of 0.465 ha of Lantana infestations across the 66-ha offset area, decreased from 6.05 ha at baseline (**Plan 2**). Clear evidence of broadscale Lantana treatment was evident across the offset area within previously identified Lantana infestations with dieback evident in the outer edges of these infestations (**Photo set 2**). This represents a reduction of 92.3% relative to baseline conditions, in alignment with the interim completion criteria.

Minor infestations were observed to be present within the central steep gully line, with cover generally over 50% where present (**Photo set 3**).





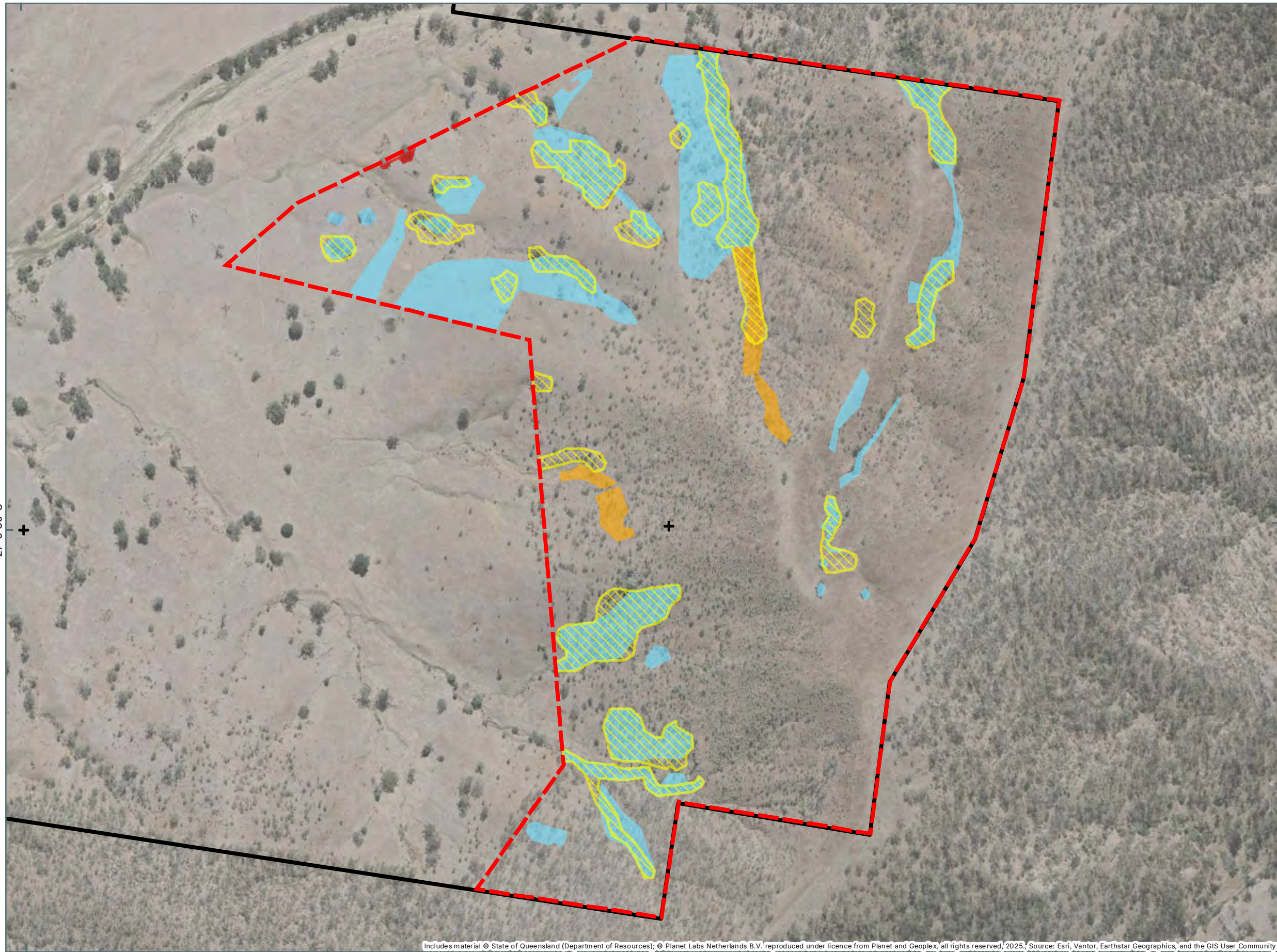
Photo set 2: *Treated Lantana.*



Photo set 3: *Local Lantana infestation in gully – clear evidence of weed treatment.*



# 02. OFFSET SITE WEED MAPPING



**Notes:**  
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## LEGEND

- Cherry Gully Offset Property
- Offset Site Area EPBC 2019/8539
- Clear Evidence of Weed Management
- Baseline - Weed Coverage - 100%
- Year 5 Weed Extent**
- Weed Coverage - Moderate (40-60%)
- Weed Coverage - Moderate-High (60-80%)
- Weed Coverage - High (100%)

27°5'30"S

152°18'0"E

152°18'30"E

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# 4. Conclusion

Saunders Havill (SH) were engaged by One Environment to undertake an assessment of the Cherry Gully East Offset Area at the end of year 5 to determine if the outcomes required under conditions 9 and 10 of the EPBC Act Decision Notice (2019/8539) have been achieved. Ecological surveys were conducted between January and April 2026 by suitably qualified SH ecologists.

A summary of progress and compliance status against Conditions 9-10 is provided below.

- **Condition 9 – Compliant** Camera monitoring surveys completed in year 5 indicate a 71-95% reduction in feral animal abundance (wild dogs and foxes) compared to baseline, represented as the detection of 1-2 predators (wild dogs) over two monitoring periods, reduced from 7 predators at baseline. This outcome is generally in accordance with the reduction targets in the OAMP and represents a substantial reduction in abundance attributed to ongoing broadscale property management.
- **Condition 10 – Compliant** The condition requires extent of *Lantana camara* (Lantana) infestations to have reduced by 80% by Year 5 relative to baseline results. Mapping of infestations indicated that 0.465 ha or 0.70% of the offset area contains Lantana, representing a reduction of 92.3% relative to baseline conditions.



# 5. Appendices

## Appendix A

EPBC Act Decision Notice 2019/8539

## Appendix B

Suitably Qualified Ecologist – Curriculum vitae



# Appendix A

EPBC Act Decision Notice  
2019/8539





**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.

---

## ANNEXURE A – CONDITIONS OF APPROVAL

---

### Part A – Conditions specific to the action

---

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.

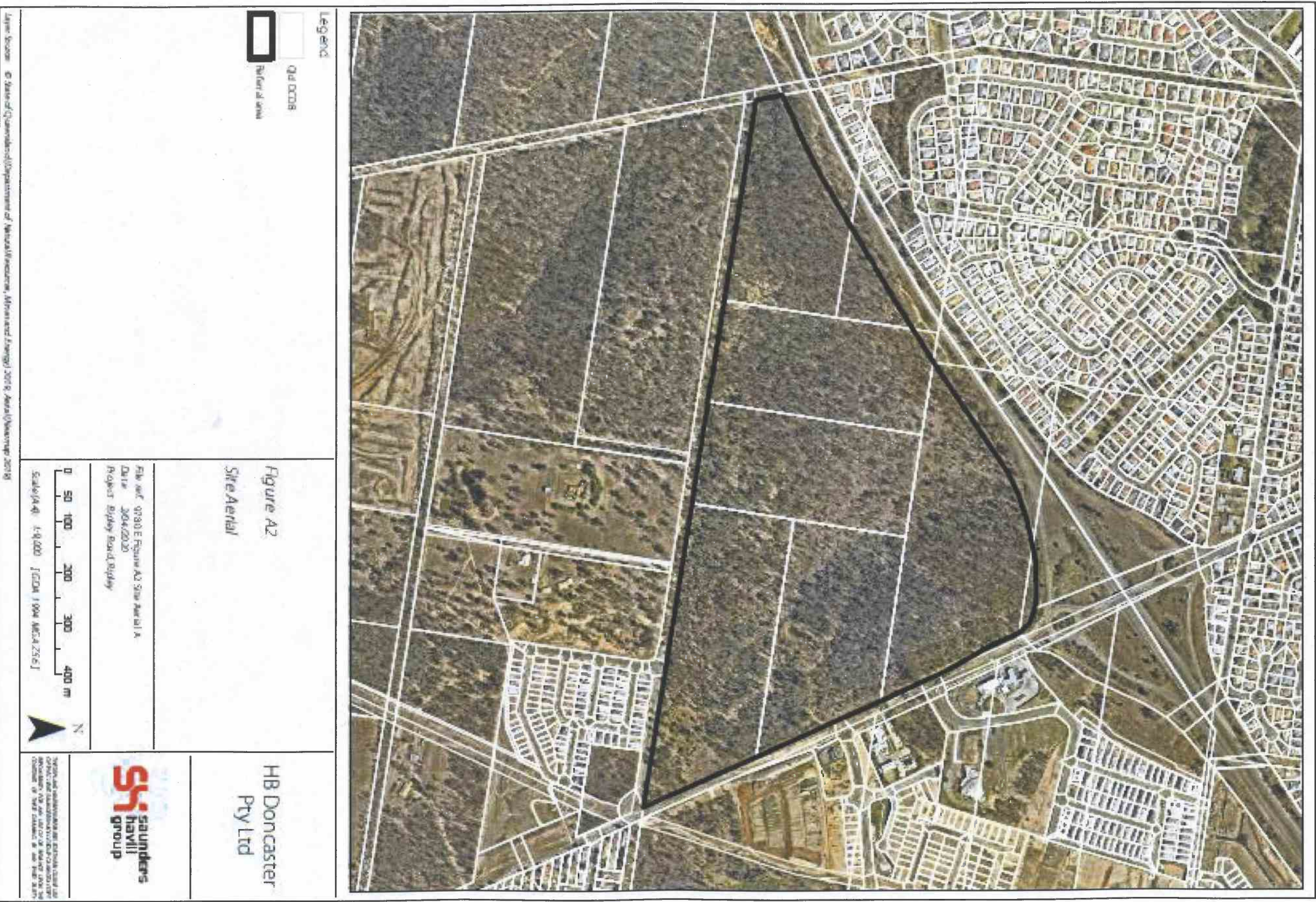
**Year 2** means the period within two years from the date of this approval.

**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

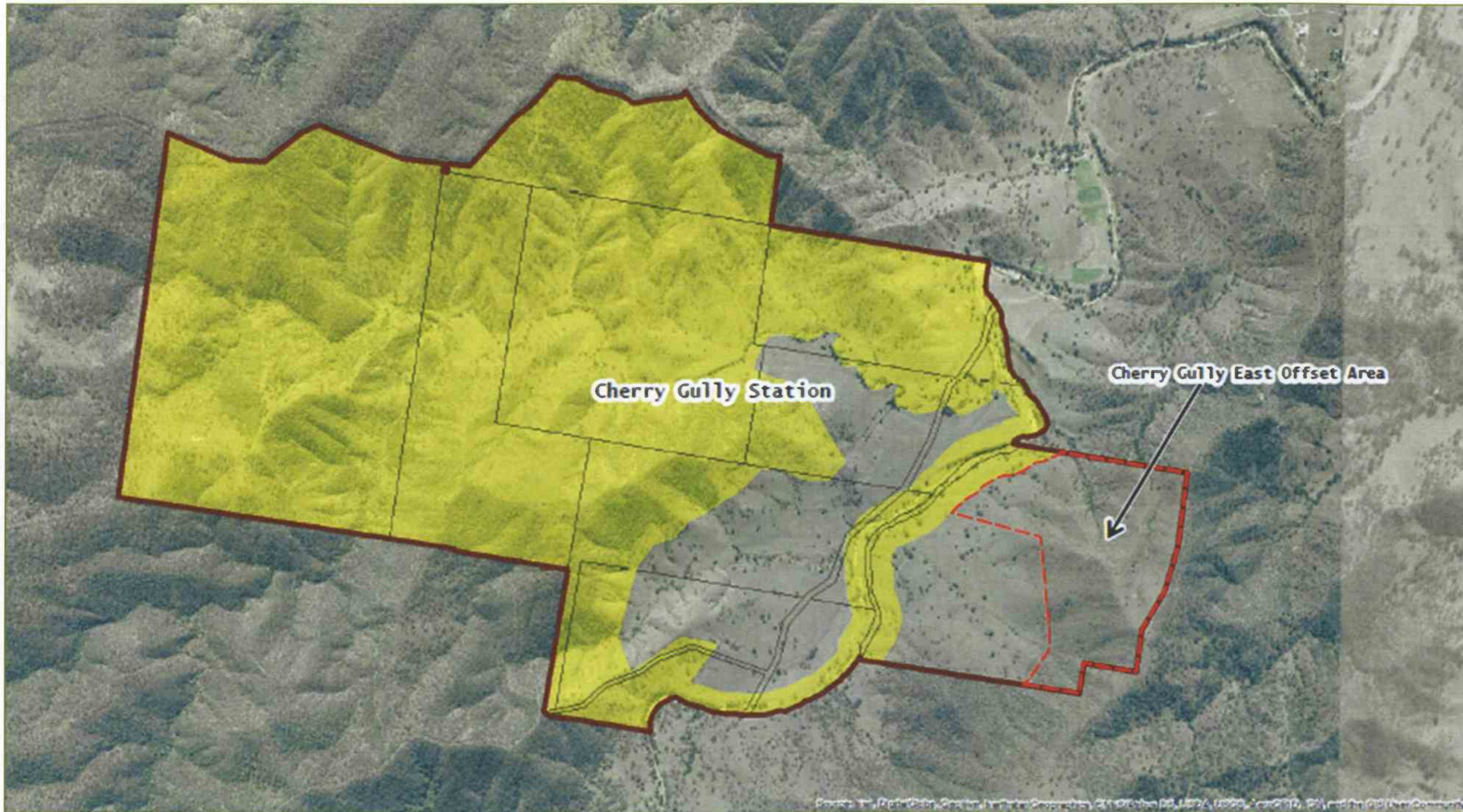
Attachment A: Site aerial of development area, as delineated by the black line.



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

Scale: 0 100 200 400  
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

## Suitably Qualified Ecologist – Curriculum vitae



# Curricula Vitae

## Senior Ecologist / Associate Partner - Amy Westman



Amy is a Senior Ecologist with seven year's experience as an ecologist and environmental consultant specialising in conducting ecological surveys and preparing technical reports. Amy has a strong understanding of Local, State and Federal legislation triggers and has worked on a diverse range of development projects across South East Queensland and manages a portfolio of major development projects and post approvals projects with specific experience in ecological monitoring, reporting and auditing under the *Environmental Protection and Biodiversity Act 1999*.

Amy has a varied skillset which includes flora and fauna surveys in accordance with State and Federal survey guidelines, impact assessment and analysis, auditing, technical report writing, compiling offset management plans, monitoring reports and compliance reports.

### Qualifications

Bachelor of Science with Honours Class I in the Field of Ecology, The University of Queensland (2018)  
Bachelor of Science with a Major in Zoology, The University of Queensland (2016)

### Short Courses

BioCondition v2.2 - Application, Assessment and Scoring, Oberonia Botanical Services (2019)  
Venomous Snake Relocation Course, Educational Reptile Displays (2020)



## Ecologist - Tylah Mills



Tylah is an Ecologist with a Class I Honours BSc degree majoring in Ecology and Conservation Biology from the University of Queensland (UQ).

Tylah graduated in July 2022 and worked as a research assistant for the Franklin EcoLab at UQ before walking Te Araroa in New Zealand. She began working for SHG in May 2023.

She has worked a balance of field and office and is looking to grow her knowledge of flora and fauna identification and environmental legislation.

### Qualifications

Bachelor of Science (Honours) with Honours Class I in the Field of Ecology and Conservation Biology, The University of Queensland, #0032024-5120-722 (2022)



