

Annual Compliance Report – EPBC 2019/8539

12 July 2025 to 11 July 2026 (Year 5)

Residential Development, 357 Ripley Road, Ripley, Queensland

Prepared for HB Doncaster Pty Ltd
Our Reference: 9780 E
2 October 2026



Saunders Havill

PATHWAYS TO SUCCESS

Document Control

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Acronyms and Abbreviations

ACR	Annual Compliance Report
CGEOA	Cherry Gully East Offset Area
DETSI	Department of Environment, Science, Tourism and Innovation
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999* (Cth)
GHFF	Grey-headed Flying-fox
ha	hectares
ICC	Ipswich City Council
km	kilometres
MNES	Matters of National Environmental Significance
OAAR	Offset Area Annual Report
OAMP	*Cherry Gully East – Offset Area Management Plan v1.2(a), dated 9 February 2022*
SH	Saunders Havill

1. Introduction

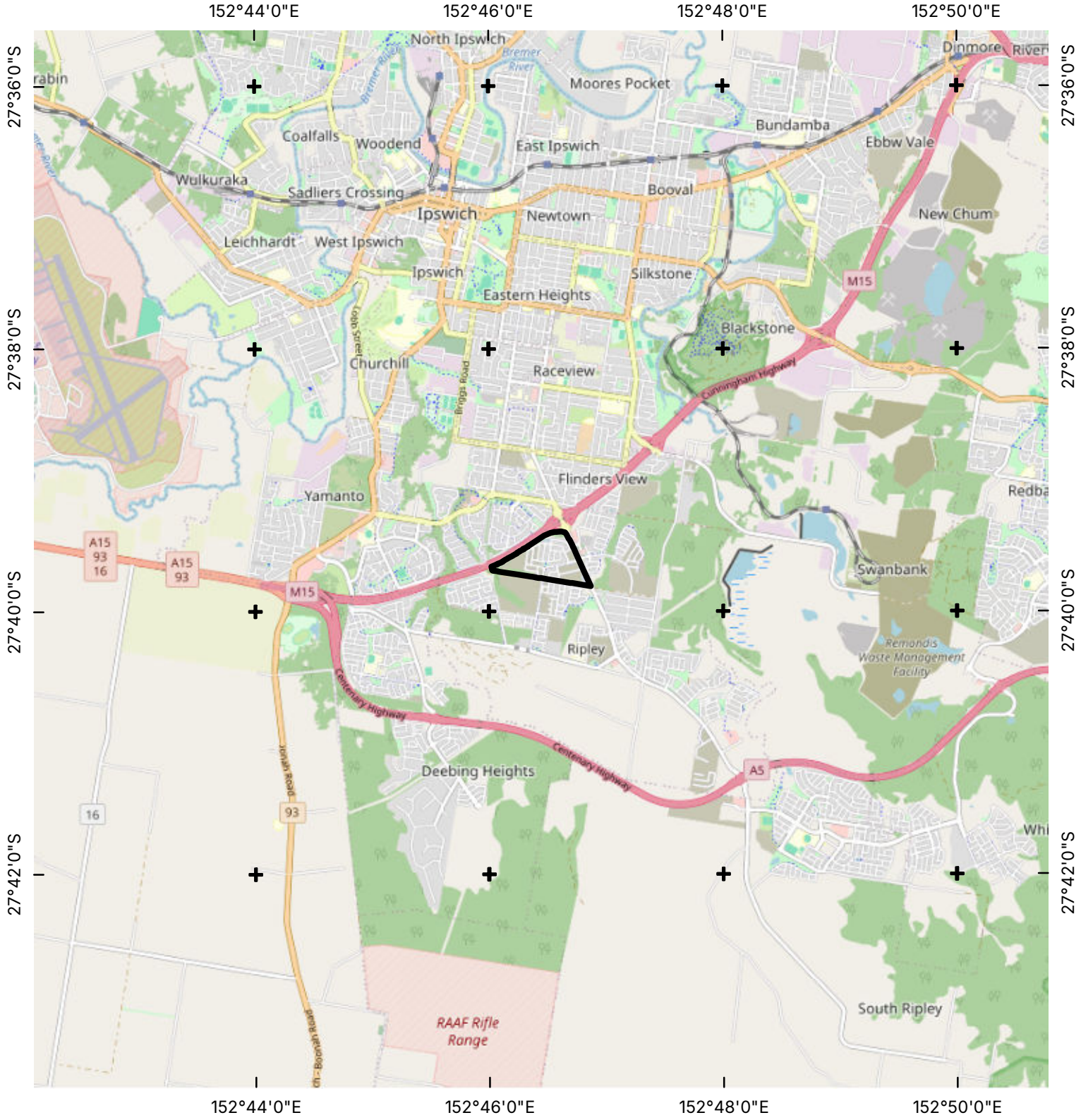
Saunders Havill (SH) were engaged by HB Doncaster Pty Ltd to prepare this Annual Compliance Report (ACR) for the Residential Development located at Ripley Road, Ripley, Queensland, referred to as 'Bellevue Ripley'. This report provides an assessment of project compliance with the approval granted under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

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

To compensate for the clearing and functional loss of 56.20 ha of koala and GHFF habitat the approval holder legally secured the Cherry Gully East Offset Area (CGEOA), described as Lot 1 on CSH1549. This offset area is managed by One Environment on behalf of the approval holder, and in accordance with the approved Offset Area Management Plan (OAMP).

1.1. Approval details

Commonwealth reference	EPBC 2019/8539
Approval holder	HB Doncaster Pty Ltd
ABN	15 164 200 533
Approval date	9 November 2020
Expiry date of approval	31 December 2045
Approved action	Residential development and associated infrastructure located at 357 Ripley Road, Ripley, Queensland.
Controlling provision	Approved – listed threatened species and communities (sections 18 & 18A)
Project commencement	12 July 2021
Reporting period	12 July 2025 – 11 July 2026 (Year 5)
Address	357 Ripley Road, Ripley, Queensland
Local government area	Ipswich City Council



LEGEND

Development Area (Referral Area)

Figure 1

Site Context

CLIENT

HB DONCASTER PTY LTD

FILE REFERENCE
9780 E Figure 1 ACR5 Site Context A
DATE
15/07/2026

BELLEVUE RIPLEY

0 1,000 2,000 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
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1300 123 744 mail@saundershavill.com

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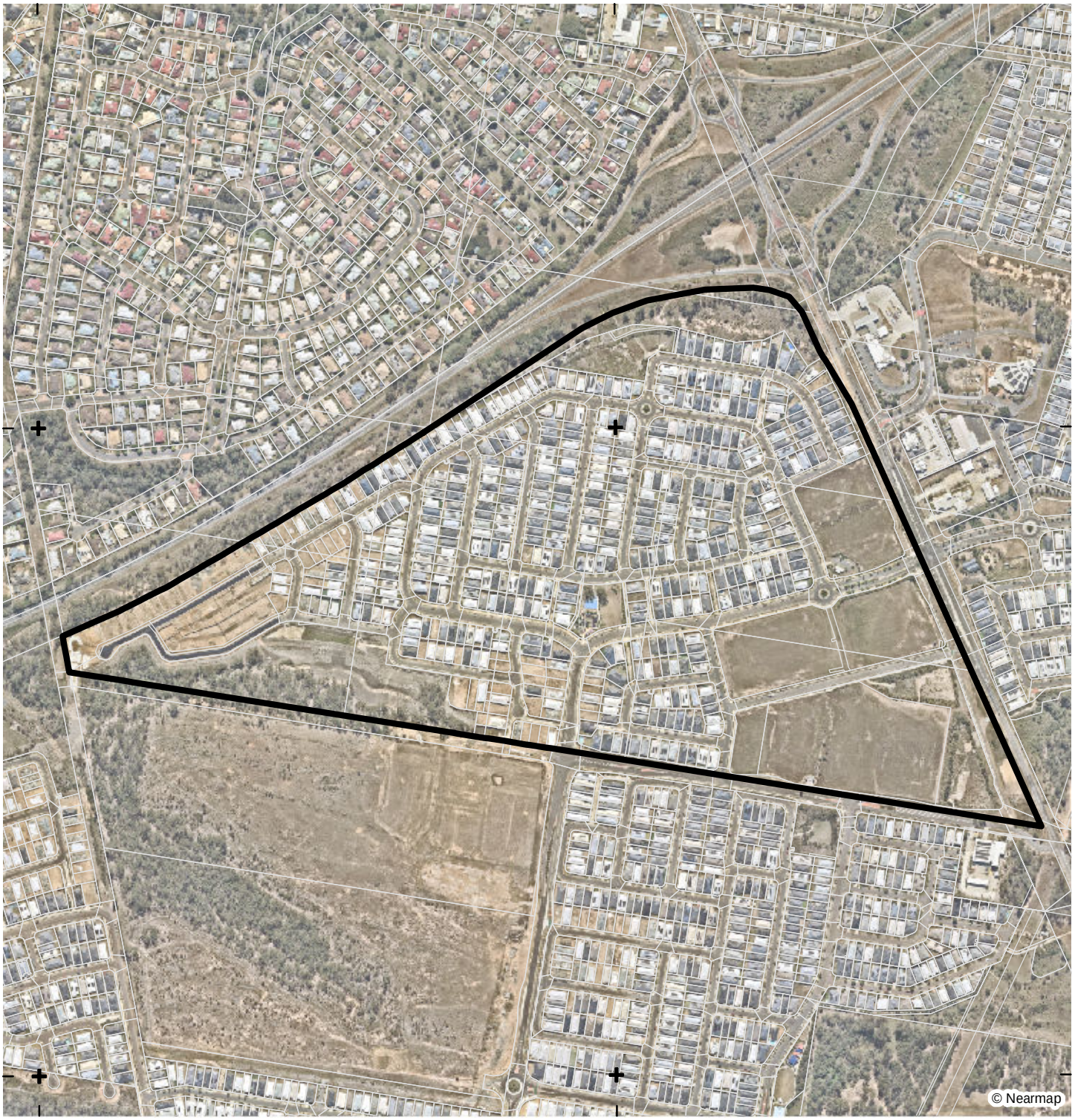
Layer Source: © State of Queensland 2026

152°46'0"E

152°46'30"E

27°39'30"S

27°40'0"S



LEGEND

Qld DCDB

Development Area (Referral Area)

Figure 2

Site Aerial

FILE REFERENCE
9780 E Figure 2 ACR5 Site Aerial A

DATE
15/07/2026

BELLEVUE RIPLEY

0 100 200 300 m

N

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1.2. Declaration of accuracy

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

Signed	
Full name	Murray Saunders
Position	Director
Organisation	Saunders Havill ABN 24 144 972 949
Date	2 October 2026

2. Description of activities – approval area

Construction activities at Ripley Road, Ripley commenced on 12 July 2021. The development area is now well progressed, with no clearing required during this reporting period. All roads are now open to the public. A total area of 53.5 ha of MNES habitat has been cleared to date, within the 56.20 ha allowed by the EPBC Act approval.

Works have continued within this open space rehabilitation area as part of ongoing rehabilitation and stabilisation requirements per the approved council Rehabilitation Management Plan..

An open space area has been retained within the south-western portion of the project area to preserve the site's natural drainage feature and mitigate impacts on koala and GHFF. A practical completion inspection of the open space area was conducted with ICC on 19 August 2025, with follow-up geomorphology works identified to satisfy ICC practical completion requirements.

The establishment period commenced 28 October 2025, though as further geomorphology works are needed an additional four (4) weeks of establishment period will be required once civil works are rectified and replanting is complete. Works were not completed within this reporting period but are expected early within the next reporting period, with an on-maintenance inspection to follow.

The condition of the open space area is described by the monthly monitoring reports discussed in **Section 2.1**.

Refer to **Plan 1** for the clearing extents.

Activities completed during the Year 5 reporting period include:

- Revegetation and landscaping work in the open space area completed September 2025, with some ongoing geomorphological works and re-planting to meet practical completion and on-maintenance requirements (refer **Photo set 1**).
- Maintenance and installation of erosion and sediment control devices and temporary drainage controls within the open space rehabilitation area.
- Topsoil spread across completed allotments.
- Civil construction of stages 12, 17, and 18 including roads and drainage completed April 2026 (refer **Photo set 2**).
- Housing construction on delivered allotments across various stages.
- Bio basin rehabilitation work completed following Stage 14 construction.
- Monitoring at designated photo monitoring points within the linear open space waterway to track progressive impacts.






Photo set 1: Waterway and rehabilitation works progress within the open space area.




Photo set 2: Civil and dwelling construction progress within the development area

2.1. Monthly Open Space Photo Monitoring

Since the commencement of the action, the civil contractor SEE Civil has undertaken monthly photo monitoring at eight (8) established locations within the open space area with the purpose of identifying and documenting any significant changes within the waterway and broader open space area. The monthly monitoring forms record weather conditions, weed management, rubbish removal, plant stock, and mulching history over the month.

Many of the photo monitoring points, including 1-4, 6, and 8 have been removed as required at different points during the late stages of geomorphology and rehabilitation works within this area. New photo monitoring points have been installed and surveyed, with a baseline report expected to be prepared by Saunders Havill at on-maintenance, with quarterly reports delivered through the on-maintenance period in accordance with the Rehabilitation Management Plan.

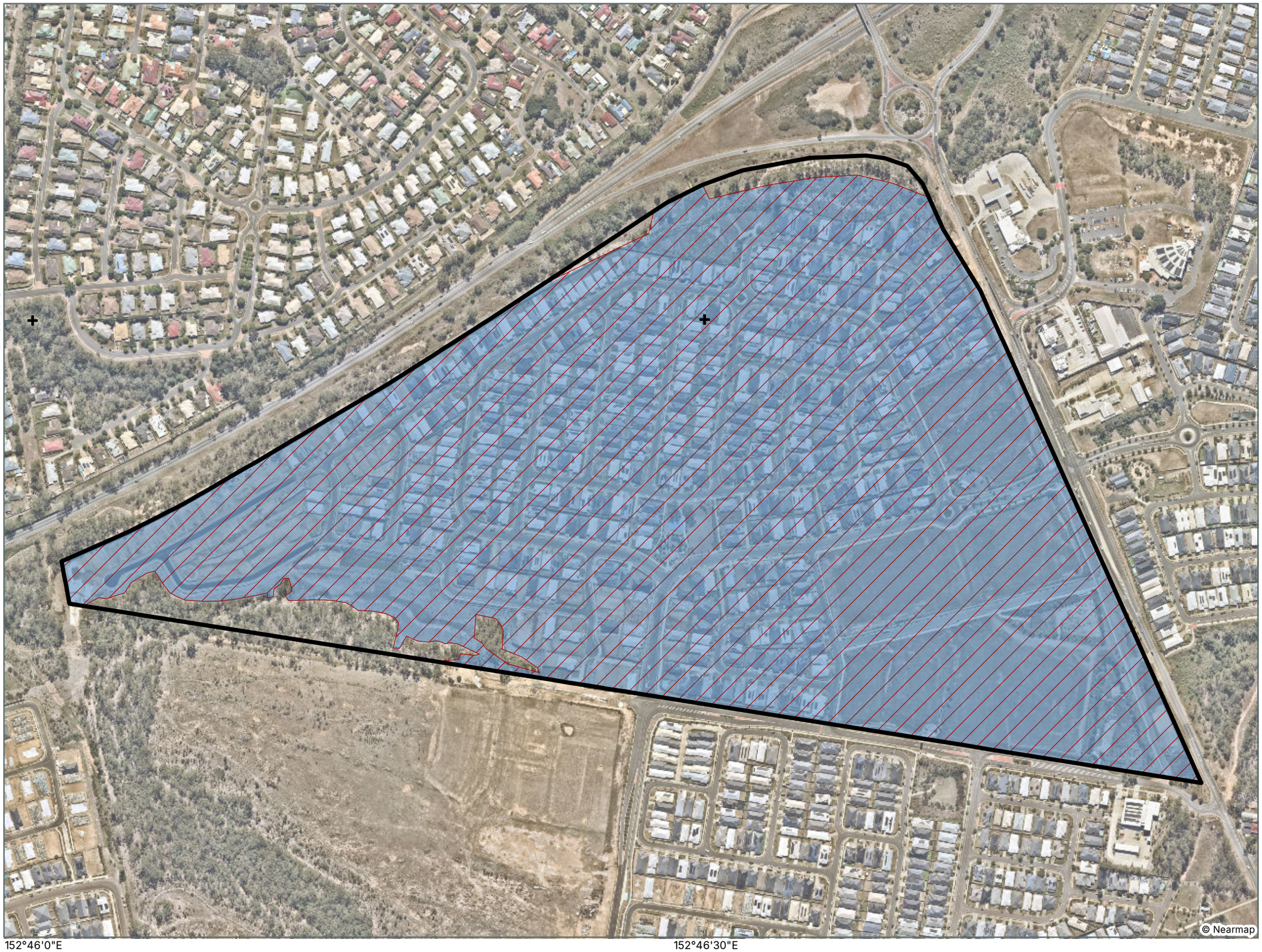
Photo monitoring reports prepared during the reporting period (July 2025 to July 2026) show that erosion impacts within the open space area have been reduced by the installation of erosion and sediment control devices and landscaping, and the conclusion of works within the neighbouring development. No rubbish was found within the open space area. Ongoing sediment build-up remains evident at the southern end of the catchment.

Erosion and sediment control devices and landscaping were confirmed during the site inspection on 6 July 2026, which found an abundance of coir logs, matting, rocks, mulching and even the re-use of dead trees (refer **Photo set 3**). Refer to **Appendix B** for a sample of monthly photo monitoring forms prepared by SEE Civil during this reporting period.



Photo set 3: Erosion and sediment controls within the open space area

01. ACR YEAR 5 - CLEARING REVIEW



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.
Layer Sources
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Updated data available at
http://qldspatial.information.qld.gov.au/catalogue/
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LEGEND

- Development Area (Referral Area)
- Koala habitat cleared in years 1-4 [53.5 ha]
- Total project clearing area [53.5 ha]



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BELLEVUE RIPLEY

0 50 100 150 m
Transverse Mercator
GDA 2020 | Zone 56
N
1:4,700 @ A3

Address / RPD: Ripley Road, Ripley

15/07/2026

9780 E 01 ACR5 Clearing Review A

3. Description of activities – offset area

A detailed Offset Area Annual Report (OAAR) for Year 5 of the action was prepared by the offset provider, One Environment, for the offset area located at the CGEOA, described as Lot 1 on CSH1549. Refer **Figure 3** for the offset area context, and **Figure 4** for a recent offset area aerial. As per the updated *Cherry Gully East – Offset Area Management Plan v1.2(a), dated 9 February 2022* (OAMP), the annual reporting anniversary for the offset area is 12 July. The Year 5 OAAR was issued and published on the approval holder's website within 40 business days of 12 July, as per Condition 8 of the approval.

The OAAR is available on the approval holder's website as '*EPBC Offset Area Annual Report – July 2026*' at the following URL: https://bellevueripley.com.au/purchaser-resources/

The OAAR details the achievements of the offset area during the offset reporting period, milestone tracking as per the agreed management actions, and planned activities for the subsequent offset reporting period. The OAAR also provides comprehensive details on actions completed since the issuing of the EPBC approval, and their progress against the required management actions specified by approval conditions and the OAMP. A summary of the actions carried out during the offset reporting period are detailed below, with relevance to the management actions in the OAMP.

3.1. Review of offset actions

3.1.1 Pest management

Targeted feral animal control was conducted within the offset area during the reporting period resulting in the removal of feral predators such as wild dogs, foxes, and cats, and feral herbivores such as pigs and deer. The previously implemented trapping and shooting program continued in line with the Pest Management Implementation Strategy developed for the offset property. Management strategies were developed in consultation with the Somerset Regional Council pest management specialist and an external pest management specialist. Management strategies include shooting and trapping events in addition to specially trained tracking dogs, targeting pest species such as foxes, feral deer, feral pigs and wild dogs that may pose a threat to koalas and habitat regeneration. During this reporting period a new technique referred to as 'calling' was also trialled.

3.1.2 Weed management

Targeted weed control was undertaken from October 2025 to July 2026. Weed management targeted all groundcover weeds, with *Lantana camara* (Lantana), a Weed of National Significance, specifically targeted during weed spraying events. Significant grass growth was also observed impeding tree planting growth, so a green-only herbicide was applied to the entire offset area.

3.1.3 Stock exclusion

Fencing was not observed to be breached or damaged during routine fence inspections, and fence upgrade works were not required during the reporting period.



3.1.4 Access and infrastructure maintenance

No new access tracks were required to be created during the reporting period. Existing offset tracks continued to be regularly maintained.

3.1.5 Wildfire Management

Proactive cool burns were completed September 2025 in targeted areas of the property to reduce fire risk. Cool burns occurred in consultation with adjoining property owners and the Quick Response Fire Supply. Routine monitoring and maintenance of fire breaks, creek and bore pumps, and fire equipment continued during the reporting period.

3.1.6 Seed Collection

No further seed collection was required due to previous planting and assisted regeneration activities within the offset area. Significant regeneration has also occurred from the natural seed bank.

3.1.7 Habitat recreation / planting

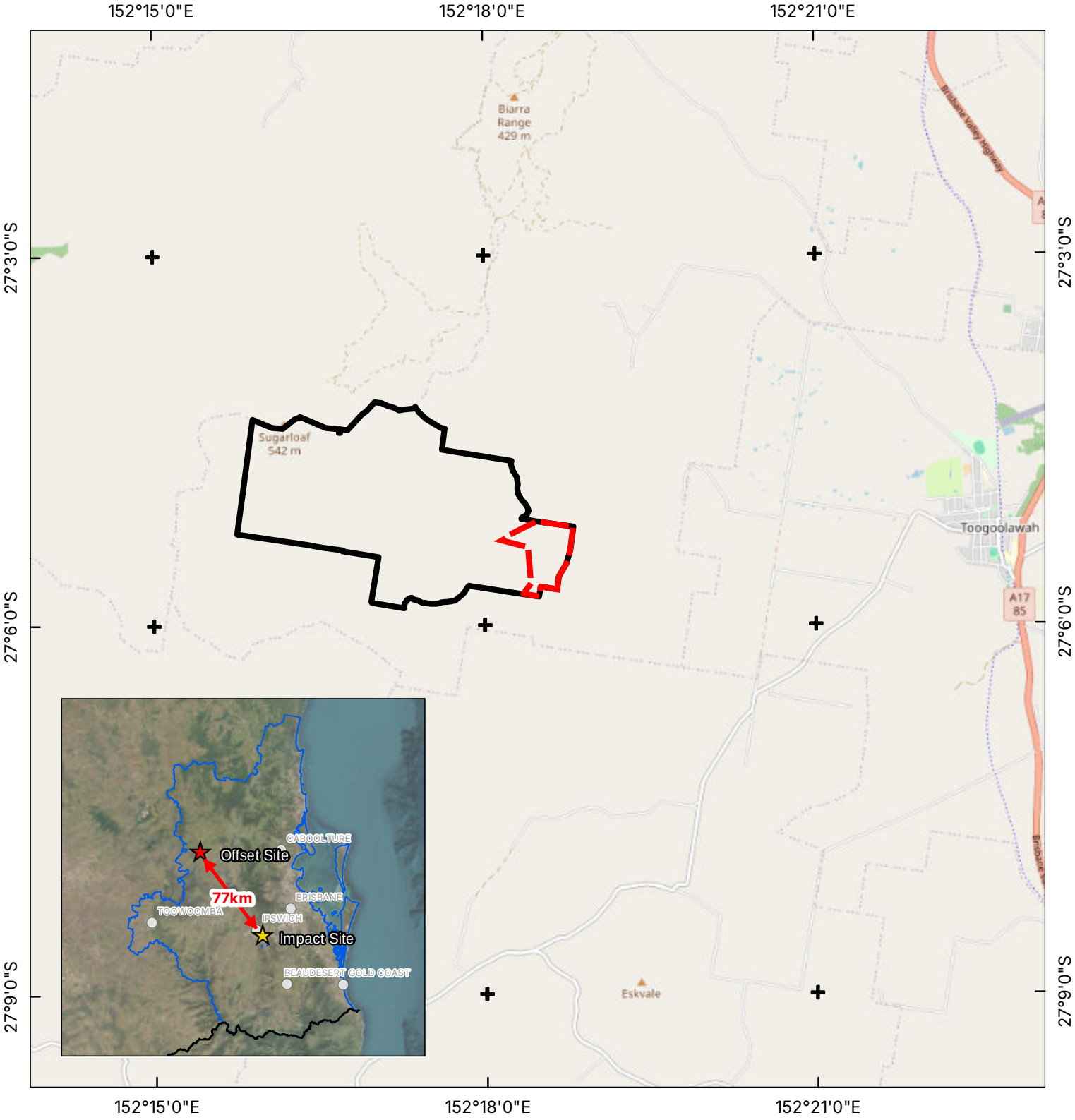
Planting of the entire offset area was completed during the previous reporting period (Year 4). During this reporting period revegetated zones were routinely monitored for condition and survival. Adaptive management methods, such as reducing excess grass growth, were implemented to ensure ongoing regeneration.

3.2. Year 5 Milestone Report Summary

Conditions 9a and 10 of the EPBC approval require that the approval holder demonstrates by the end of Year 5, that the abundance of feral animals is reduced by 95% and the extent of weed cover is reduced by 80% relative to the results of baseline surveys. To determine compliance with these conditions SH were engaged as the suitably qualified ecologist to undertake a repeat of baseline surveys and provide a Year 5 milestone report. This report is provided as Appendix D of the OAAR, available on the approval holder's website. Baseline survey results are presented in the updated OAMP, also available on the approval holder's website.

Offset field surveys were conducted over four (4) days between January and April 2026. Surveys were predominantly a repeat of baseline weed extent and predator abundance surveys, including detailed weed mapping and two rounds of baited camera trapping totalling 29 nights. Collected data was analysed and compared to baseline survey results. Results show between a 71 to 95% reduction in predator abundance, and a 92.3% reduction in *Lantana camara* (Lantana) coverage. As such, the offset area is considered to be compliant with these conditions.





LEGEND

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

Figure 3

Offset Site Context

CLIENT

HB DONCASTER PTY LTD

FILE REFERENCE
9780 E Figure 3 ACR5 Offset Site Context A
DATE
15/07/2026

BELLEVUE RIPLEY

0 1,000 2,000 m

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LEGEND

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

Figure 4

Offset Site Aerial

FILE REFERENCE
9780 E Figure 4 ACR5 Offset Site Aerial A
DATE
15/07/2026

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0 100 200 m

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4. EPBC approval conditions compliance table

The EPBC Act approval conditions for the Ripley Road, Ripley residential development are replicated in **Table 1.** A description of relevant supporting evidence to support a designation of 'Compliant', 'Non-compliant' or 'Not applicable' is provided against each condition per the *Annual Compliance Report Guidelines 2023* (DCCEEW, 2023). A copy of the EPBC Act Approval is provided as **Appendix A**.

Table 1: EPBC approval conditions compliance table

Condition number / reference	Condition	Compliance assessment	Evidence / comments
Part A – Conditions specific to the action			
1	To minimise impacts to the koala and GHFF, the approval holder must: a. not clear more than 56.20 ha of koala habitat and GHFF habitat within the development area; and, b. not clear outside the development area.	Compliant	a. The approval holder has cleared a total area of 53.5 ha of habitat for the koala and GHFF for the action. No clearing occurred during this reporting period and all clearing for the project is considered complete. Refer to **Plan 1**. b. The approval holder has not cleared outside of the development area as verified through GIS aerial imagery review and on-site inspection. Refer to **Plan 1**.
2	To minimise the risk of injury or death to koalas and GHFF 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 GHFF have safely moved out of the development area of their own volition before koala habitat and GHFF habitat is cleared; and, b. install temporary koala exclusion fencing around construction works. Temporary koala exclusion	Compliant	a. No clearing occurred during this reporting period. All clearing for the project is complete. b. Temporary koala exclusion fencing was maintained until the conclusion of construction works during this reporting period, after which it was removed. Permanent koala exclusion fencing is in place around the open space area.

Condition number / reference	Condition	Compliance assessment	Evidence / comments
	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.	Compliant	a. Construction has progressed adjoining the open space area including construction of the esplanade road. The contractor has provided for koala awareness signage to be included as part of the road delivery. a. Traffic calming measures will include speed limitation signage along the esplanade road. Implementation of the above will fall into the Year 6 reporting period therefore will be reported on in the Year 6 ACR.
4	To compensate for the clearing and functional loss of 56.20 ha of koala habitat and GHFF 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	a – Compliant b – Compliant c – Not applicable	a. The Cherry Gully East Offset Area was legally secured on 2 March 2021. The proposed action commenced on 12 July 2021. b. Saunders Havill notified the Department that the offset area had been legally secured on 22 March 2021. c. The given deadline has not yet passed. However, annual monitoring and reporting of management activities show these activities are continuously being implemented in the CGEOA management plan. Year 5 milestone surveys indicate that the environmental outcomes are on track to be achieved by 31 January 2045.

Condition number / reference	Condition	Compliance assessment	Evidence / comments
	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.		
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	Compliant	a. Detailed Modified Habitat Quality Transect baseline surveys were undertaken within the offset area during Year 1. The data and information were included in the updated OAMP. b. Detailed weed surveys were undertaken within the offset area during Year 1. The data and information were included in the updated OAMP. c. Detailed feral animal abundance surveys were undertaken within the offset area during Year 1. The data and information were included in the updated OAMP.
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.	Compliant	a. SH were engaged as suitably qualified ecologists to update the OAMP in December 2021. The updated OAMP was finalised on 9 February 2022. b. Section 5 of the OAMP was updated to include details of how the outcomes of Conditions 9 – 12 will be achieved. c. Section 5 of the OAMP was updated to include a program of monitoring and reporting against the performance and completion criteria in order to achieve the ecological outcomes specified in Conditions 9 – 12.

Condition number / reference	Condition	Compliance assessment	Evidence / comments
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.	Compliant	The finalised updated OAMP was published on the approval holder's website at the following weblink: https://bellevueripley.com.au/wp-content/uploads/2022/03/9780-E-1-20220209-HB-OMP-A.pdf The OAAR, published on the approval holder's website, describes implementation of the OAMP by relating annual offset area activities to relevant OAMP commitments.
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.	Compliant	The Year 5 OAAR was published on the approval holder's website prior to the given deadline, on 19 June 2026 and is available at the following weblink: https://bellevueripley.com.au/purchaser-resources/
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.	a – Compliant b – Not applicable c – Compliant	a. SH was engaged to conduct a repeat of baseline camera trapping surveys during this reporting period and prepare a Year 5 milestone report addressing compliance with this condition, and condition 10a. The Year 5 milestone surveys and report found a 71 to 95 % reduction in the abundance of feral animals compared to baseline survey results. Full methodology and results are presented in the Year 5 milestone report, which is included as Appendix D of the OAAR available on the approval holder's website. A summary of findings is provided in **Section 3.2**. b. This condition will be assessed in the next reporting period. c. No koala moralities have been recorded on the offset area during the project.

Condition number / reference	Condition	Compliance assessment	Evidence / comments
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.	a – Compliant b – Not applicable c – Not applicable	a. SH was engaged to conduct a repeat of baseline weed mapping during this reporting period and prepare a Year 5 milestone report addressing compliance with this condition, and condition 9a. The Year 5 milestone surveys and report found a 92.3 % reduction in the extent of weed cover compared to baseline survey results. Full methodology and results are presented in the Year 5 milestone report, which is included as Appendix D of the OAAR available on the approval holder's website. A summary of findings is provided in **Section 3.2**. b. This condition is not applicable until Year 10, scheduled in 2031. c. This condition is not applicable until post Year 10, being 2031 onwards.
11	For the protection of koala Habitat and GHFF 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 were removed from the entirety of the Cherry Gully East Offset Area in Year 1, as recorded in the Year 1 OAAR. 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 5.
12	For the protection of the koala and GHFF 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,	a – Compliant b – Not applicable	a. Ecological restoration works continued during Year 5 in alignment with the OAMP management actions. Works included vertebrate pest management, targeted weed control, wildfire mitigation, and revegetation initiatives. These are outlined in further detail in **Section 3** of this report. b. This condition will be assessed before Year 10, scheduled for 2031.

Condition number / reference	Condition	Compliance assessment	Evidence / comments
	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	Not applicable	The Minister has not requested further evidence or a revision of the Cherry Gully East Offset Area Management Plan.

Condition number / reference	Condition	Compliance assessment	Evidence / comments
	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.		
Part B – Standard administrative conditions			
14	The approval holder must notify the Department in writing of the date of commencement of the action within ten business days after the date of commencement of the action.	Compliant	The action commenced on 12 July 2021. The Department were notified of the commencement of the action 16 July 2021.
15	If the commencement of the action does not occur within five years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister.	Not applicable	The action commenced on 12 July 2021.
16	The approval holder must maintain accurate and complete compliance records.	Compliant	All records of compliance are accurate and maintained by the approval holder.
17	If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department within the timeframe specified in the request.	Not applicable	The agency has not made a request for electronic copies of compliance records.
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	Compliant	This Annual Compliance Report is the fifth ACR for the project. The Year 5 ACR has been prepared in accordance with Condition 18 and is

Condition number / reference	Condition	Compliance assessment	Evidence / comments
	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 e. website; and, f. where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within five business days of publication.		due to be published on the approval holder's website by no later than 6 October 2026. Each compliance report has been published prior to the required date. All ACRs are available at the following weblink: https://bellevueripley.com.au/purchaser-resources/
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	Not applicable	No incidences of non-compliance have occurred since the commencement of the action.

Condition number / reference	Condition	Compliance assessment	Evidence / comments
	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.	Not applicable	No incidences of non-compliance have occurred since the commencement of the action.
21	The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.	Not applicable	A request for an independent audit has not been requested.
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.	Not applicable	A request for an independent audit has not been requested.
23	The approval holder must publish the audit report on the website within ten business days of receiving the	Not applicable	A request for an independent audit has not been requested.

Condition number / reference	Condition	Compliance assessment	Evidence / comments
	Department's approval of the audit report and keep the audit report published on the website until the end date of this approval.		
24	Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	Not applicable	The action has not been completed.

5. References

Department of Climate Change, Energy, the Environment and Water. (2023). *Annual compliance report guidelines*. Australian Government.

Saunders Havill Group (2022). *Cherry Gully East – Offset Area Management Plan v1.2(a), dated 9 February 2022.*

6. Appendices

Appendix A

EPBC Act Approval granted 9 November 2020

Appendix B

Monthly photo monitoring report samples – January 2026 and July 2026

Appendix A

EPBC Act Approval granted 9 November 2020

Australian Government
Department of Agriculture, Water and the Environment

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

Person to whom the approval is granted (approval holder)	HB Doncaster Pty Ltd
ACN or ABN of approval holder	ABN: 15 164 200 533
Action	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

Name and position	Kim Farrant Assistant Secretary of Environment Assessments Queensland and Sea Dumping Branch Department of Agriculture, Water and the Environment
Signature	
Date of decision	9/11/2020

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.

Part B – Standard administrative conditions

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**.

Part C - Definitions

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 Monterea 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.

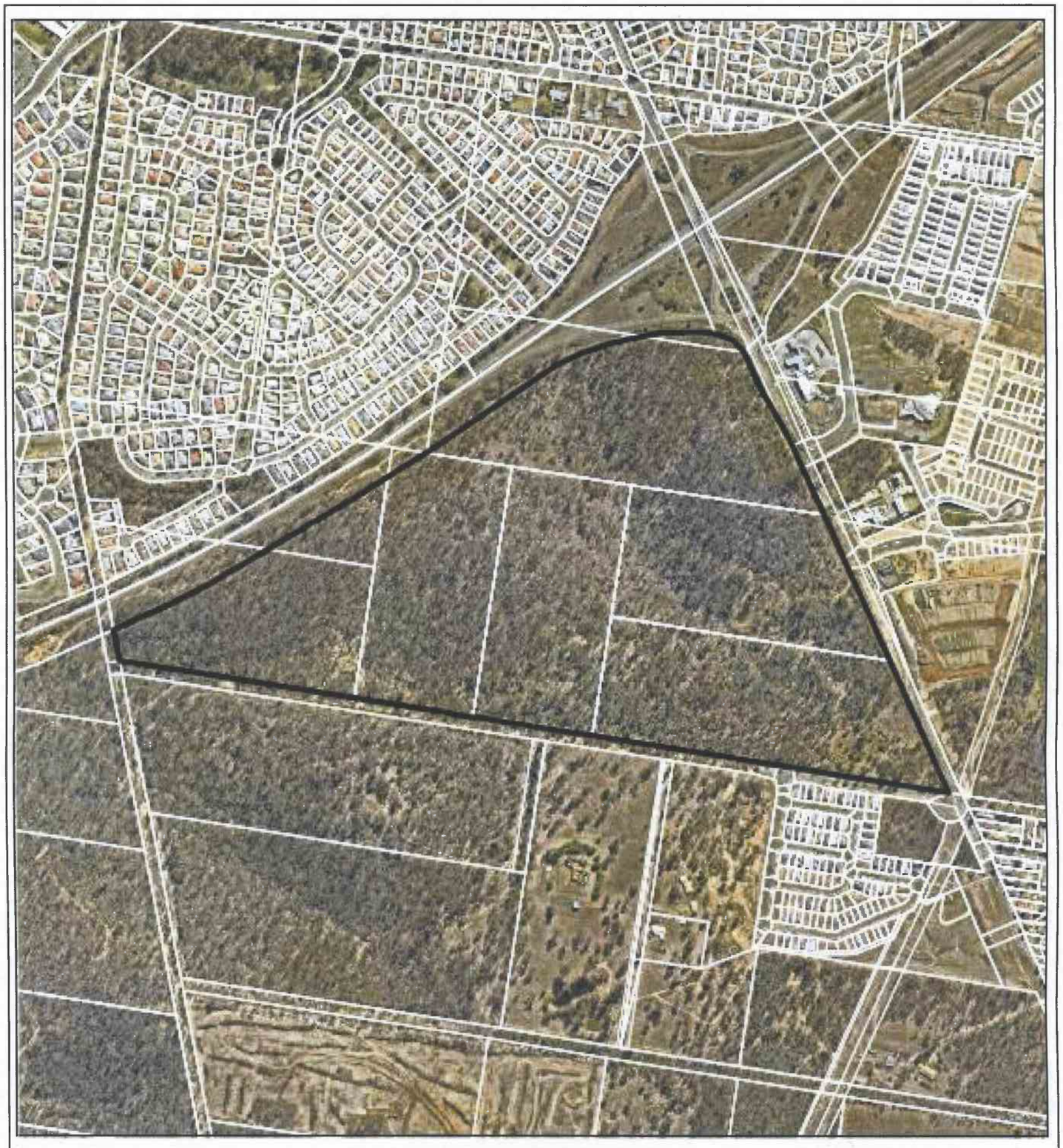
Year 2 means the period within two years from the date of this approval.

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.



Legend

Qld DCDB

Referral area

Figure A2

Site Aerial

HB Doncaster Pty Ltd

File ref: 9730 E Figure A2 Site Aerial A
Date: 2/04/2020
Project: Ripley Road, Ripley

0 50 100 200 300 400 m

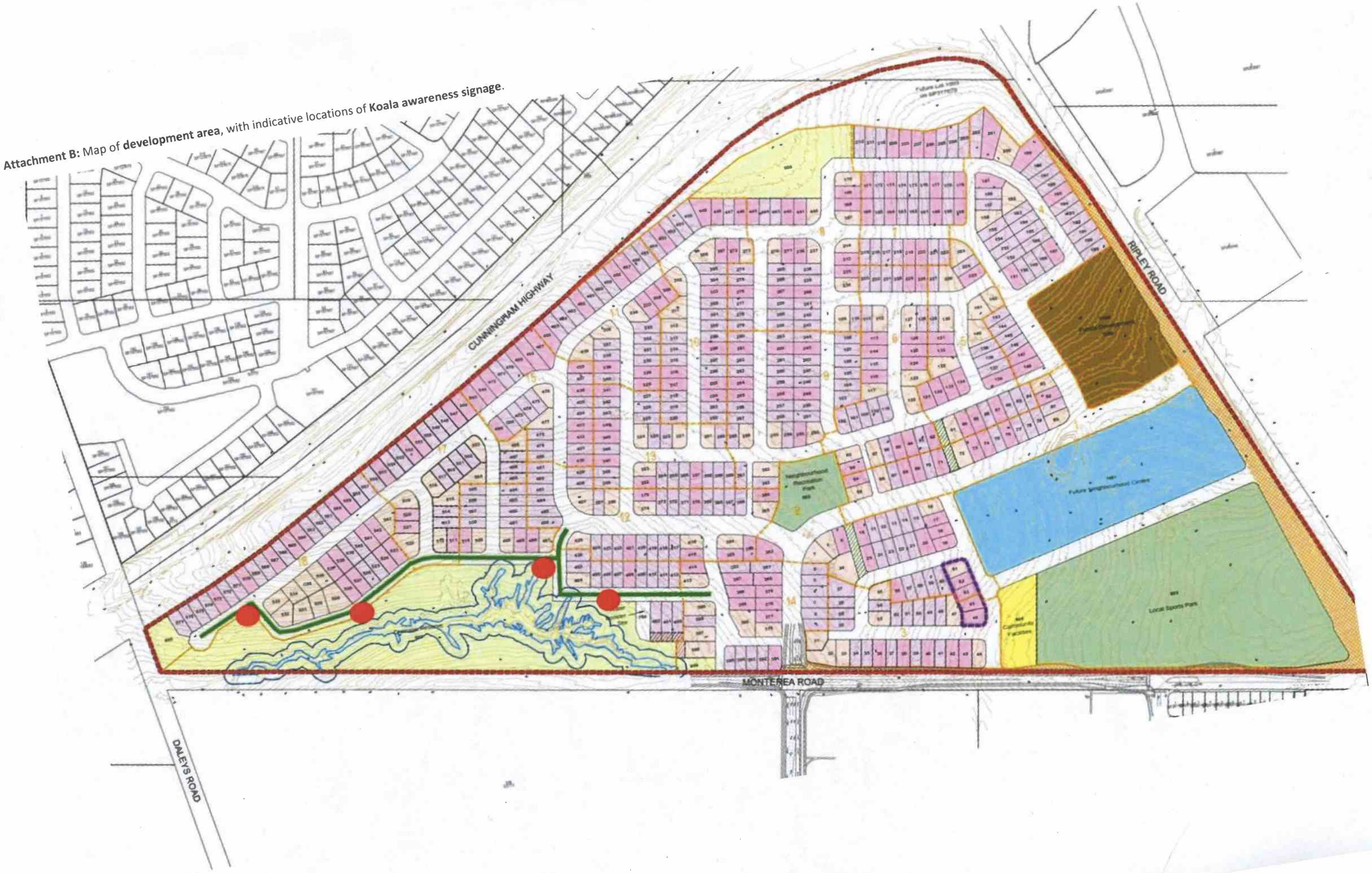
N

Scale (A4): 1:9,000 [GDA 1994 MGA Z56]

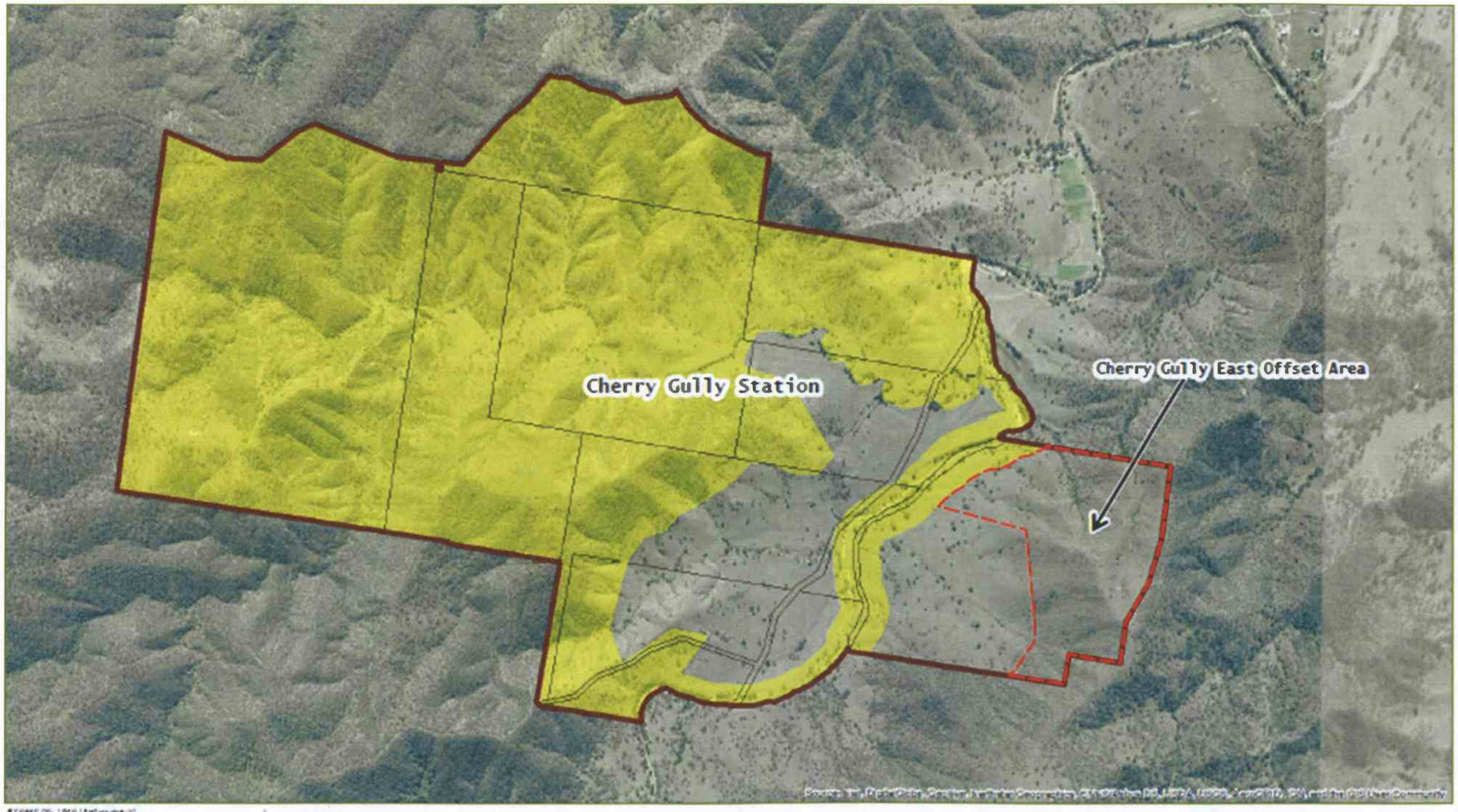
saunders havill group

Layer Source: © State of Queensland (Department of Natural Resources, Mines and Energy) 2019; Aerial (Nearmap 2019)

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



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



Appendix B

Monthly photo monitoring report samples – January 2026 and July 2026

Photo Monitoring Form – Month 55 (JANUARY 2026)

Project	Bellevue Ripley
Location	Linear Open Space Waterway Area
Address	357 Ripley Road, Ripley
Date	15-01-2026
Site Inspection Attendees	Yash Kacha
Weather Conditions	Partly Cloudy
Inspection Type	Monthly Photo Point Monitoring

Inspection Notes -	Average rainfall (86mm) in the month of January and less impact from natural erosion throughout the open space, as it is stabilised with treated material and landscaping. No additional rubbish was witnessed throughout the open space catchment. The survey peg for Photo Points 1 & 2 has been removed during rehabilitation works by others. Photo points 3 & 4 have been removed, which fall under the new clearing extent. Photo point 8 was removed by natural habitats.
Rubbish Removal	Nil since October 2021.
Weed Management	N/A
Plant Stock	N/A
Mulching	N/A
Fauna Issues	N/A
Inspection Notes -	
Erosion and Sediment Control Measures Implemented	Ongoing
Instability / Erosion Issues	Neighbouring development has been stagnant for a few months now, with the majority of their site containing their own catchment/runoff. There is a less concentrated flow going into the open space catchment from the neighbouring development. Ongoing sediment build-up is evident at the southern end of the catchment.

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

1.PP5 – SOUTH



2.PP5 – WEST



3.PP5 – EAST



4.PP5 - NORTH



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

1.PP6 – SOUTH



2.PP6 – WEST



3.PP6 – EAST



4.PP6 - NORTH



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

1.PP7 – SOUTH



2.PP7 – WEST



3.PP7 – EAST



4.PP7 - NORTH



Photo Monitoring Form – Month 61 (JULY 2026)

Project	Bellevue Ripley
Location	Linear Open Space Waterway Area
Address	357 Ripley Road, Ripley
Date	29-07-2026
Site Inspection Attendees	Yash Kacha
Weather Conditions	Sunny
Inspection Type	Monthly Photo Point Monitoring

Inspection Notes -	Average rainfall in the month and less impact from natural erosion throughout the open space, as it is stabilised with treated material and landscaping. No additional rubbish was witnessed throughout the open space catchment. The survey peg for Photo Points 1 & 2 has been removed during rehabilitation works by others. Photo points 3 & 4 have been removed, which fall under the new clearing extent. Photo point 8 was removed by natural habitats. Photo point 6 was removed, which was falling within the working extent suggested by waterway.
Rubbish Removal	Nil since October 2021.
Weed Management	N/A
Plant Stock	N/A
Mulching	N/A
Fauna Issues	N/A
Inspection Notes -	
Erosion and Sediment Control Measures Implemented	Ongoing
Instability / Erosion Issues	Neighbouring development has been stagnant for a few months now, with the majority of their site containing their own catchment/runoff. There is a less concentrated flow going into the open space catchment from the neighbouring development. Ongoing sediment build-up is evident at the southern end of the catchment.

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

1.PP5 – SOUTH



2.PP5 – WEST



3.PP5 – EAST



4.PP5 - NORTH



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

1.PP7 – SOUTH



2.PP7 – WEST



3.PP7 – EAST



4.PP7 - NORTH

