



Annual Compliance Report

10 June 2022 to 9 June 2023 EPBC 2014/7206
Flagstone West Urban Development Project,
Flagstone, Queensland
PEET Flagstone City Pty Ltd
31 August 2023

Job No: 6779 E

PEET

Document control

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Prepared by

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Acronyms and abbreviations

ACR	Annual Compliance Report
Cth	Commonwealth
DoR	Department of Resources (Qld)
EDQ	Economic Development Queensland
EPBC Act	<i>Environment Protection and Biodiversity Act 1999</i>
ha	hectares
km	kilometres
m	metres
SHG	Saunders Havill Group

1. Introduction

The Environmental Management Division of Saunders Havill Group (SHG) was engaged by PEET Flagstone City Pty Ltd (PEET) to prepare this Annual Compliance Report (ACR) for the Flagstone West Urban Development Project at Flagstone, Queensland. This report provides an assessment of the project’s compliance with the approval granted under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) (ref EPBC 2014/7206), and is specifically required by condition 8 of the approval granted on 30 October 2014. The approval was granted by the Australian Government Department of the Environment, now titled the Department of Climate Change, Energy, the Environment and Water (the Department).

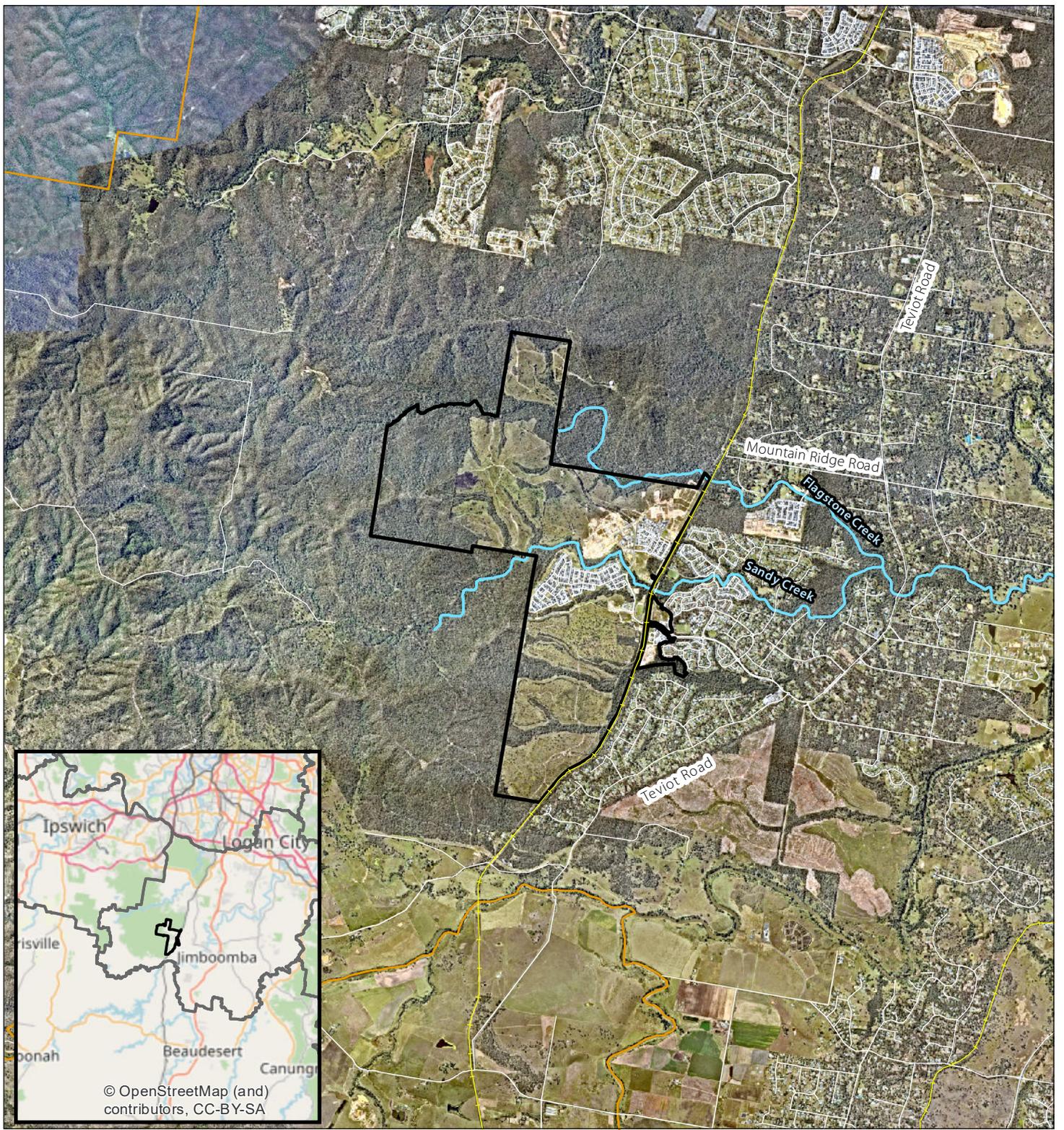
The project area is located approximately 18 kilometres (km) by road from Logan City (refer to project area locality map at **Figure 1**) and is within the Logan City local government area.

Since the approval was granted, the real property description of the project area has been modified as a consequence of updates to the cadastral database (i.e. property boundaries) administered by the Queensland Government Department of Natural Resources, Mines and Energy (now the Department of Resources – DoR). These updates affect several parcel boundaries and the Flagstone Creek alignment in the northern portion of the project; however, they are considered minor overall and likely reflect ground-truthing work in the area. The area that pertains to the approval now totals approximately 1,280 hectares (ha), representing an increase of 21.9 ha. Many Koala habitat areas earmarked for retention about property and creek boundaries and as a result of the cadastral database changes, there has also been a 1.9 ha net increase in the area critical Koala habitat area marked for retention. It is noted that the area of clearing approved under condition 5 is 148 ha which will not be changed as a consequence of modifications to the cadastral boundaries.

1.1. Approval summary

Department reference	EPBC 2014/7206
Approval holder	PEET Flagstone City Pty Ltd
ACN	151 187 594
Approval date	30 October 2014
Expiry date of approval	31 December 2035
Approved action	To construct a mixed use development (including residential, commercial and community developments and associated infrastructure) on a 1,245.26 ha* site at Flagstone, Queensland
Controlling provision	Approved - listed threatened species and communities (sections 18 & 18A)
Reporting period	10 June 2023 to 9 June 2024
Address	Homestead Drive, Flagstone (and Jimboomba), Queensland 4280
Local government area	Logan City

* The project area is now approximately 1,280 ha as a result of updates to the digital cadastral database administered by the Queensland Department of Resources. These updates affected the alignment of property boundaries and Flagstone Creek.

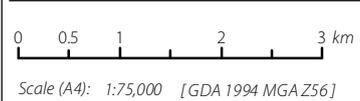


Legend

-  Project boundary
-  Logan City boundary
-  Flagstone Creek & Sandy Creek
-  Rail network
-  Road network

Figure 1
Project Area Locality

File ref. 6779 E ACR23 Figure 1 Site Context A
Date 29/08/2023
Project Flagstone West - EPBC 2014/7206 (ACR 2023)



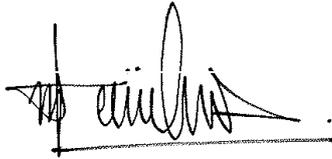
Peet Flagstone
City Pty Ltd



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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 Group (ABN 24 144 972 949)

Date 31 August 2023

3. Description of activities

The Flagstone West Urban Development Project is a master-planned community situated in the Greater Flagstone Priority Development Area. It is estimated 30,000 people will reside in the project area by year 2045, and supporting infrastructure within a 10 km radius will include:

- central business district;
- open space amenities;
- primary school;
- medical amenities;
- shopping and general amenities;
- sport amenities;
- community centre; and
- tertiary education services (e.g. TAFE or university).

In addition, the Brisbane-Sydney Railway dissects part of the site and a passenger train station is planned to service the locality.

During the reporting period, the following development activities were completed within Context Area 1:

- construction of road infrastructure and services (refer **Photo 1**);
- construction of open space amenities including:
 - Vista Park (refer **Photo 2**)
 - Stage 3K Park;
- construction of residential land parcels and housing (refer **Photo 3**);
- progression of earthworks within Context Area 1 (refer **Photos 4 and 5**);
- minor vegetation clearing of non-critical habitat within Context Area 1;
- Replanting works commenced at the Stage 3L bio-basin; and
- Rehabilitation works for Stage 5Pi Creek Corridor commenced.

Refer to **Figure 2** for a contemporary site aerial. These activities were completed with permits from State and Local administering authorities in place.



Photo 1: Progress of construction in the north-west, including road network and landscaping.



Photo 2: Vista Park landscaping.



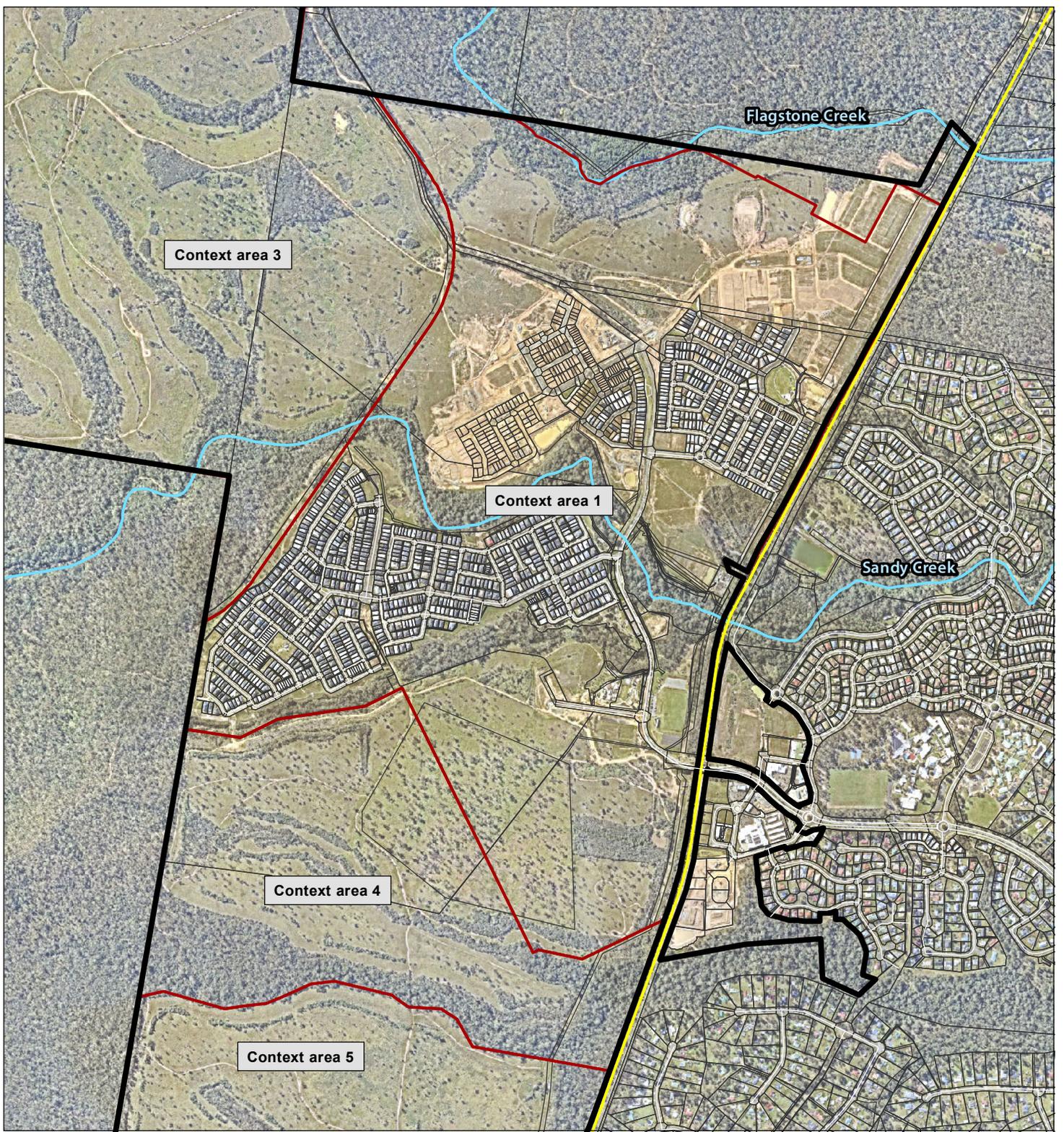
Photo 3: Lot establishment in the north-west during reporting period.



Photo 4: Ongoing construction to the north of Aspire Release (Stage 2) – northern limits of earthworks extent.



Photo 5: Ongoing construction works.



Legend

-  Project boundary
-  Project context area boundaries
-  Watercourse
-  Rail network
-  Road network
-  Qld DCDB

Figure 2

Site Aerial

File ref. 6779 E ACR23 Figure 2 Site Aerial A
Date 29/08/2023
Project Flagstone West - EPBC 2014/7206 (ACR 2023)



Scale (A4): 1:17,500 [GDA 1994 MGA Z56]



Peet Flagstone
City Pty Ltd



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3.1. Stability works

Continued monitoring of the southern drainage gully located in Context Area 1 was conducted to detect any degradation, stability and integrity issues within the waterway and observe long term changes within the waterway and embankments. The stability works have been monitored annually since completion to track progression and condition. Any required maintenance measures have been liaised with PEET – including where high velocity flows within the creek have broken through previously laid jute matting and accumulation of sediment depositions, for example. These maintenance measures are considered relatively minor and negligible to this date. **Photos 6 to 9** document the current state of these works.

Detention basins previously established along the interface between residential development and the Sandy Creek tributary were inspected. Small amounts of sediment deposition were observed within multiple detention basins adjoining tributaries (refer **Photo 8**). The level of sediment observed is not considered to compromise the function of the detention basins, being aligned with natural variations. It is notable that many of the detention basins have now become established, with native flora present and increasing to support the function of the basins in providing enhanced water quality and filtration services. It is noted due to the lack of recent rainfall, vegetation within the detention basins appeared drier with less reported natural regeneration (refer to **Photo 6 and 7** for comparison). Overall, the basins appeared to be in good condition with minimal amounts of sediment deposition observed and reflecting seasonal variation in vegetation.

Previously established flora species such as *Lomandra* sp., sedges and grasses continued to be observed within the waterway channel, providing enhanced stability for surface soils during rainfall events and assisting in slowing water velocity. Evidence of natural regeneration is present with numerous eucalypt and *Acacia* sp. saplings observed. Weed removal is still required, as evidence of weed recruitment was identified, however weed management and fire prevention evidence was observed alongside detention basin in the south-west of Context Area 1.

Previously installed rocks to support bank stabilisation at locations along the southern extent of the waterway channel continued to be observed. The intent is to assist in bank stabilisation through minimising soil erosion and providing additional water filtration. The rock placement provides support to the previously placed log coils that have now continue to disintegrate since placement. Natural regeneration of *Lomandra* sp. and sedges along the embankment continues to be observed and provides natural mechanisms to support bank stability.

sedges along the embankment continues to be observed and provides natural mechanisms to support bank stability.



Photo 6: Detention basin adjacent to dog park in south-eastern extent during the last reporting period (Year 6).



Photo 7: Detention basin adjacent to dog park in south-eastern extent showing evidence of recent low rainfall events (Year 7).



Photo 8: Evidence of sediment deposition within tributary branching from Sandy Creek.



Photo 9: Evidence of weed maintenance and fire prevention alongside detention basin in south-west.

3.2. Rehabilitation works

An assessment of rehabilitation works was conducted by an Ecologist from SHG. The site visit included assessing maintenance of rehabilitation works and identifying any new rehabilitation measures, where implemented, during the reporting period.

The status of previously completed rehabilitation efforts continued to be documented along both the southern and northern banks of the Sandy Creek tributary during the site visit. Rushes and sedges have become well-established throughout the tributary centreline and riparian area, with grasses dominant on the outer edges (refer **Photos 10 to 11**). Further, regrowth eucalypts and *Acacia* sp. were observed to be regenerating throughout the riparian zone of the tributary (refer **Photo 11**).

There was little difference in weed presence observed since the last reporting period with some minor ground and shrub layer weed incursion. Species observed included Lantana (*Lantana camara*) and Blue Billygoat Weed (*Ageratum houstonianum*) at varying densities within the tributary creek channel (refer **Photo 13**). Corky Passionflower (*Passiflora suberosa*) and Red Natal Grass (*Melinis repens*) were also observed at select locations along the riparian corridor. Weed species present will be managed by PEET as part of usual management efforts. Evidence of rehabilitation works were observed, with evidence of *Lantana camara* dieback due to weed spraying efforts identified. Overall, rehabilitation efforts were mostly observed to be in good condition, where native flora and bank stabilisation measures were continued to be observed and in good condition.

The previously installed bank stabilisation mechanisms along the tributary were observed to be present. Several of the coir logs have decomposed further. It is noted that the vegetation along the tributary banks associated with the coir log locations has become increasingly established to provide bank stability. Rocks placed as bank stabilisation mechanisms in the previous reporting period continued to be observed and have continued to stabilise locations of the bank that would likely have eroded during increased rainfall events if they were not present. No newly eroded locations along the channel were observed, where in-stream flora has become reflective of a natural state (refer **Photo 11**).

Rehabilitation efforts previously completed abutting the bridge crossing, which connects to the currently under construction Aspire release situated in the northern areas of the development, continue to be observed. Flora species present consists of *Lomandra* spp. and native sedges, with a slight incursion of introduced species *Chloris gayana* (Rhodes Grass) and *Lantana camara* (Lantana) regrowth also observed (refer **Photo 14**). It is therefore recommended that weed management be conducted in this area.



Photo 10: Continued regeneration within the tributary – rushes and sedges established within the creek corridor, with grasses dominant away from the channel and regrowth eucalypt species present.



Photo 11: Continued presence of *Lomandra* sp. as part of filtration and stability with regrowth *Acacia* sp. also present. Slight incursion of Lantana along creek line evident.



Photo 12: Evidence of rehabilitated vegetation along the tributary channel.



Photo 13: Tributary channel with low levels of Blue Billygoat Weed presence.



Photo 14: Vegetation looking north along the tributary centreline with some emergence of exotic grass species *Chloris gayana*.

3.2.1 Fauna management and observations

Pre-existing fauna management measures were continued to be observed along and abutting the banks of the Sandy Creek tributary which consisted largely of the placement of logs and woody debris derived from previously felled trees (refer **Photos 15 and 16**). The logs continue to decompose over time, and are considered to have the potential to provide suitable refuge for reptile species. Further, evidence of fauna usage was observed along the tributary in the form of small diggings, likely attributable to bandicoots. Two (2) terrestrial termite mounds with excavates providing potential denning habitat were identified along the creek line (refer **Photo 17**).

Several common bird species, observed directly or identified via call, were recorded utilising riparian vegetation throughout the creek corridor and adjoining detention basins. These included *Psophodes olivaceus* (Eastern Whipbird), *Gymnorhina tibicen* (Australian Magpie), *Corvus orru* (Torresian Crow), *Rhipidura leucophrys* (Willie Wagtail) and *Dacelo novaeguineae* (Laughing Kookaburra) (refer **Photos 18 and 19**).



Photo 15: Habitat features and bank stabilisation within the tributary corridor.



Photo 16: Log piles previously placed for fauna habitat.



Photo 17: Evidence of potential fauna habitat – terrestrial termite mound with excavate.



Photo 18: Willie Wagtail observed within riparian vegetation of tributary.



Photo 19: Laughing Kookaburra observed within riparian vegetation of tributary.

3.3. Koala habitat

The Flagstone City project was deemed a controlled action based on impacts to the vulnerable-listed Koala species. Site surveys completed during the referral process determined that Koalas occur infrequently and at a low density at the project site. This finding is supported by subsequent Fauna Spotter Catcher reports (from 2016 to 2023, inclusive) provided in previous ACRs which showed Koalas were not observed during pre-clearance surveys, nor during clearing works.

Some minor clearing of non-critical habitat values occurred within the Context Area 1. Pre-clearance surveys of the clearing areas and pre-clearance survey reports were completed by the engaged Fauna Spotter Catcher in addition to post-works reports detailing observed fauna and management measures implemented during the clearing process. There were no reported observations of Koala within clearing and construction areas during the reporting period. Refer to **Appendix A** for the Fauna Spotter Catcher documentation completed during the reporting period.

4. EPBC Act approval conditions compliance table

The EPBC Act approval conditions for the Flagstone West Urban Development Project are provided in **Table 1** with a description of relevant supporting evidence to support a designation of 'Compliant', 'Non-compliant' or 'Not applicable' against each condition. A copy of the EPBC Act approval and conditions is provided at **Appendix B**.

Table 1: EPBC Act approval conditions compliance table

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
1	<p>For the purpose of protecting koala habitat the approval holder must provide the minimum offset payment listed in Appendix 1 of these conditions, for each of the Context Plan areas. Payment must be provided to the Queensland State Government for the entire Context Plan offset payment within 12 months of receiving Context Plan area approval or in accordance with the following sunset dates to each Context Plan area (Appendix 1), whichever is sooner:</p> <ul style="list-style-type: none"> • Context Plan Area 1 - by 31 October 2015 • Context Plan Area 3 - by 31 October 2029 • Context Plan Area 4 - by 31 October 2020 • Context Plan Area 5 - by 31 October 2024 	Compliant	<p>The minimum offset payment of \$303, 661.70 for Context Area 1 was paid to the Queensland State Government on 14 April 2015. In response, Economic Development Queensland (EDQ) (part of the Queensland Government Department of Infrastructure, Local Government and Planning) issued a letter confirming the payment was received. Information on how the offset payment was invested in Koala matters was provided in the ACR dated 8 September 2017.</p> <p>The minimum offset payment of \$139,619.85 for Context Area 4 was paid to the Queensland State Government on 15 October 2020, prior to the sunset date of 31 October 2020. EDQ issued an email confirming the payment was received. This email correspondence was provided in the ACR dated 9 September 2021.</p> <p>No other context areas were approved by the Queensland State Government, nor did a sunset date pass during the reporting period. Subsequently, no context area payments were made to the Queensland State Government during the reporting period.</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
			The payment for Context Area 5 is scheduled for Year 9 of the project (31 October 2024).
2	Notwithstanding the above, within 15 years of the Commonwealth approval of the action all outstanding financial contributions must be paid to the Queensland State Government.	Not applicable	All financial contributions are payable by 29 October 2029.
3	Within 30 days of payment being made, the approval holder must provide written evidence to the Minister that the offset contribution for each Context Plan area has been paid to the Queensland State Government. Actions must not commence within an approved Context Plan area until the offset contribution has been paid.	Not applicable	During the reporting period, an offset payment was not required as work did not occur outside of Context Area 1. Payments have been made previously for Context Area 1 and Context Area 4, documented in the ACRs provided in 2017 and 2021. Further, a sunset date for a context area offset payment, as detailed within condition 1 of the approval, did not pass during the reporting period.
4	Within 6 months of each offset payment made to the Queensland State Government, the approval holder must provide the Department written evidence on the actions that have been taken with the offset payment.	Not applicable	During the reporting period, an offset payment was not made nor did the 6-month deadline for a previous payment occur.
5	Clearing of up to a maximum of 148 ha must be within the project area shown in Appendix 1.	Compliant	<p>Clearing within the project area has not met nor surpassed the maximum of 148 ha of clearing permitted. Works for the Flagstone project have been undertaken in accordance with the areas shown in Appendix 1 of the EPBC approval. New clearing extents completed during the reporting period were ground-truthed by SHG, and it was confirmed compliance of the works completed with the areas shown on Appendix 1. Works for the project have occurred within the context area 1. This context area is the least vegetated.</p> <p>It is noted that clearing associated with separate actions have occurred within the Flagstone West Urban Development project boundary previously. The separate actions are not being undertaken by PEET and</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
			have been deemed not a controlled action under the EPBC Act (EPBC references 2018/8190 and 2018/8344). Therefore, the clearing is not considered part of this action.
6	Within ten days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.	Compliant	The action commenced on 10 June 2017. A letter stating the action commenced was provided to the Department on 17 June 2016.
7	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the plans required by this approval, and make them available upon request to the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.	Compliant	Saunders Havill Group maintains records and hold all relevant information for this EPBC approval on behalf of the approval holder. Electronic records of all material are held collectively by Saunders Havill Group and the approval holder, and will be made available upon request in accordance with section 458 of the EPBC Act, or if required to verify compliance with the conditions of approval.
8	Any potential or suspected non-compliance with these conditions of approval must be reported to the department in writing within 48 hours of the approval holder becoming aware of the potential or suspected non-compliance. Within three months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any plans as specified in the conditions. Documentary evidence providing proof of the date of publication must be provided to the Department at the same time as the compliance report is published.	Compliant	<p>The approval holder has not become aware of any potential or suspected non-compliance with the approval conditions during this reporting period.</p> <p>The anniversary of the commencement of the action is 10 June. The annual deadline for publishing the report addressing compliance with each of the conditions of the approval (i.e. this Compliance Report) is 9 September. When this deadline is a non-business day in Brisbane, the next business day is taken to be the deadline. Documentary evidence providing proof of the date of publication will be provided to the Department when the report is published.</p> <p>The Annual Compliance Report for the 12 month period ending 9 June 2023 will be published on the PEET website prior to 9 September 2023. The</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
			Department will be notified of the report publication and provided with evidence on 9 September 2023.
9	Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with conditions of approval is conducted and a report submitted to the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.	Not applicable	The Minister has not provided a direction to complete an independent audit of compliance.
10	If the approval holder wishes to carry out any activity otherwise than in accordance with a plan as specified in the conditions, the approval holder must submit to the Department for the Minister's written approval a revised version of that plan. The varied activity shall not commence until the Minister has approved the revised plan, that plan must be implemented in place of the plan originally approved.	Not applicable	The approval holder has not sought to carry out any activity that is not in accordance with a plan as specified in the conditions.
11	If the Minister believes that it is necessary or convenient for the better protection of Koala to do so, the Minister may request that the approval holder make specified revisions to a plan specified in the conditions and submit the revised plan for the Minister's written approval. The approval holder must comply with any such request. The revised approved plan must be implemented. Unless the Minister has approved the revised plan, then the approval holder must continue to implement the plan originally approved, as specified in the conditions.	Not applicable	The approval holder has not received a request from the Minister to revise a plan specified in the conditions.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
12	If, at any time after five years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without written agreement of the Minister.	Not applicable	The action commenced on 10 June 2016.

5. Non-compliance summary

During the Year 7 reporting period, the approval holder, PEET, did not become aware of a non-compliance related to the approval conditions of the approved project (EPBC 2014/7206). All works completed by PEET related to the development were undertaken in accordance with the approval conditions.

It is noted that during Year 6 of the project (i.e., 10 June 2021 to 9 June 2022), PEET, became aware of a non-compliance related to Condition 3 and Condition 4 of the Flagstone West Urban Development Project on 3 September 2021. The Department were notified on 3 September 2021 of the suspected non-compliance in accordance with Condition 8 of the approval. The circumstances of both identified non-compliances were considered minor administrative errors that have no lasting effect on the project or environmental outcomes. Subsequently, the Department confirmed that no further action was required. The details of this previous non-compliance are provided in the 2021 ACR.

6. Appendices

Appendix A

Fauna Spotter Catcher services reports

Appendix B

EPBC approval and conditions granted 30 October 2014

Appendix A

Fauna Spotter Catcher services reports

5 December 2022

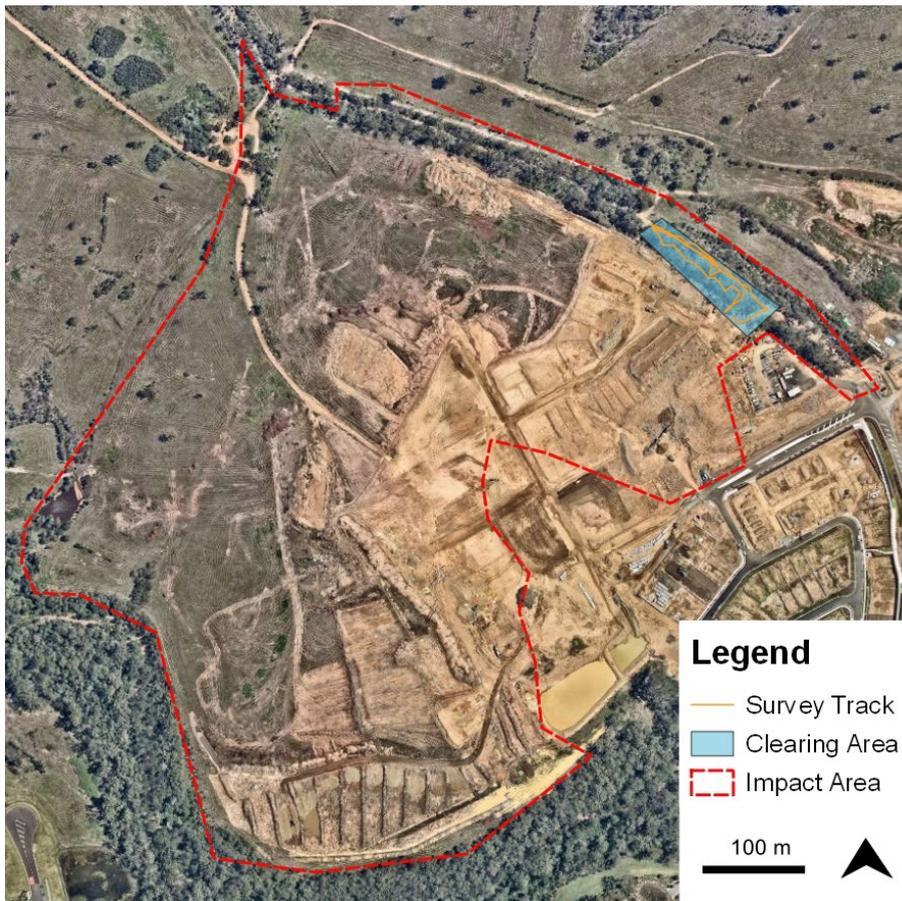
SEE Civil
 108 Siganto Drive
 Helensvale, Queensland, 4212

Attention: Milan Kotur

Dear Milan,

Re: Flagstone Pre-Clearing Survey Report

To fulfill SEE Civil's best practice environmental management measures, and the relevant conditions of the Vegetation Management Plan (VMP, Saunders Havill, 2022) a qualified¹ Fauna Spotter Catcher (FSC) from Boyd's Bay Environmental Services (BBES) undertook a desktop assessment, a pre-clearing survey on the 5th of December 2022. The objective of the desktop assessment and the pre-clearing survey was to identify potential and active habitat within the Clearing Area of the Flagstone residential development project in Flagstone, QLD. Map 1 delineates the Clearing Area ("the Site") and the pre-clearing survey track.



Map 1 – Clearing Area and Overall Site Location

¹ Boyd's Bay Environmental Services is licensed to relocate fauna in Queensland as per Department of Environment and Science Rehabilitation Permit WA0040141. The permit is available upon request.

Desktop Assessment Methodology

The desktop assessment consisted of reviewing historic aerial imagery, querying the Atlas of Living Australia (ALA) on and within 1.5km of the Site, and analysing biota and environment overlays in QLD Globe.

Desktop Assessment Results

The ALA search did not identify any vulnerable or threatened species on Site, but a Koala (*Phascolarctos cinereus*) was sighted in the 1.5km buffer in 2016. Most species within the 1.5km buffer were species typical of disturbed sclerophyll or riparian communities.

Pre-Clearing Survey Methods

The survey consisted of a meander through vegetation in the Clearing Area. Fauna activity was assessed through opportunistic sightings, assessment of potential habitat, listening to calls, identifying tracks, identifying scat, and identifying scratch marks. The survey track and locations of significant habitat were recorded with the GeoTracker app on a Samsung Galaxy 21S and are accurate to 6m.

Pre-Clearing Survey Results

Vegetation within the Clearing Area is open woodland consisting of mainly *Acacia spp.* regrowth and tall groundcover consisting of mostly *Lantana camara* (Lantana) and *Paspalum spp.*

No active habitat was detected, but several potential habitat features were identified during the survey, including one vacant arboreal nest, fallen timber, stick piles, thickets, and Lantana clusters.

Conclusion

Habitat features consist of one vacant arboreal birds nest, thickets, fallen timber, and stick piles that may host an array of small mammals, birds, and reptiles.

Recommendations

The following measures must be undertaken to ensure maximum efficiency at managing direct impacts to fauna:

1. A suitably qualified fauna spotter catcher with a current Rehabilitation Permit issued by the Department of Environment and Science under Section 12(e) of the Nature Conservation (Administration) Regulation 2017 will be present during all clearing and mulching works.
2. The spotter catcher will survey the clearing footprint on the day of clearing commencement. Flagged habitat features will be communicated to the plant operator at pre-start. Habitat features include but are not limited to:
 - 2.1. Termite nests, terrestrial or arboreal,
 - 2.2. Forming arboreal or ground hollows,
 - 2.3. Dense groundcover, understory, or shrub layers,
 - 1.1. Decorticating bark, and

- 1.2. Stick nests.
2. The spotter catcher and the plant operator will maintain close radio contact throughout clearing works.
3. Clearing will be undertaken around potential and actual habitat to allow any resident fauna to self-relocate.
4. Actual habitat will be left for 24 hours to allow any resident fauna to self-relocate overnight.
5. Terrestrial habitat features such as termite mounds, logs, or thickets will be cleared after being inspected by the spotter catcher.
6. Trees with habitat features such as arboreal termitaria or hollows will be felled one at a time and, if possible, lowered with minimal disturbance so that the spotter catcher can inspect the habitat features.
7. Fauna relocation will be conducted only by the fauna spotter catcher in accordance with the conditions of the Rehabilitation Permit.
8. Injured fauna or chicks will be transported to a wildlife carer or veterinary clinic.
9. If a *Phascolarctos cinereus* (Koala) is detected, the protocol outlined in the *Nature Conservation (Koala) Conservation Plan 2017* is to be applied. Specifically:
 - 9.1. All work is to cease, and an exclusion zone is to be established so that the Koala can self-relocate to safety via connected canopy.
 - 9.2. The Koala is not to be interfered with in any way unless they are at risk of harm.
 - 9.3. Work can commence once the fauna spotter catcher confirms the Koala is absent from the work area.
10. Potential and actual habitat features will be salvaged and relocated into appropriate habitat such as the remnant vegetation west of the Site if possible.

Sincerely,



Dmitri Medvedko
Environmental Scientist | Boyd's Bay Environmental

Attachment 1 – Photos



Photo 1 - Stick pile



Photo 2 - Vacant nest



Photo 3 - Lantana cluster



Photo 4 - Burrowing, foraging, or sheltering activity

11 April 2023

SEE Civil Pty Ltd
108 Siganto Drive,
Helensvale QLD 4212

Attention: Milan Kotur – Project Supervisor

Dear Milan,

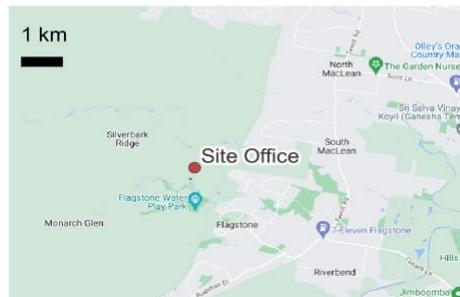
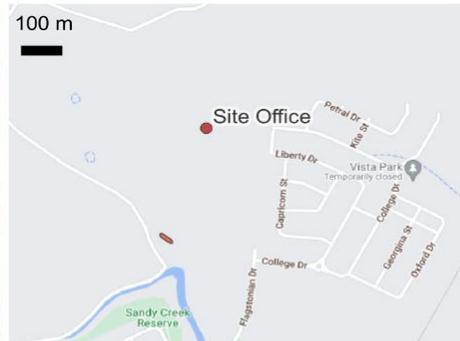
Re: Flagstone stage 5 Pre/Post-Clearing report

To fulfill SEE Civil's best practice environmental management measures, the recommendations of the Wildlife Protection and Management Plan (WPMP, Boyds Bay Environmental Services, 2022), and the relevant conditions of the Vegetation Management Plan (VMP, Saunders Havill, 2022) a qualified¹ Fauna Spotter Catcher (FSC) from Boyds Bay Environmental Services (BBES) undertook a pre-clearing survey and supervised clearing on the 3rd of April 2023. The objective of the pre-clearing survey was to identify potential and active habitat within the Clearing Area of the Flagstone residential development project in Flagstone, QLD. Map 1 delineates overall site location and the Clearing Area ("the Site")



Legend

- Site Office
- Clearing Area



Map 1 – Site Location

Pre-clearing Survey Methods

The pre-clearing survey consisted of a meander through vegetation in the Clearing Area – approximately 5 mature trees. Fauna activity was assessed through opportunistic sightings, assessment of potential habitat, listening to calls, identifying tracks, identifying scat, and identifying scratch marks.

¹ Boyds Bay Environmental Services is licensed to relocate fauna in Queensland as per Department of Environment and Science Rehabilitation Permit WA0040141. The permit is available upon request.

Survey Results

Vegetation within the Clearing Area consisted of five standing dead trees (Stags) and Swamp rice grass (*Leersia.hexandra*). Potential habitat within the Clearing Area consisted of exfoliating bark, standing dead trees and grassland.

Table 1 lists fauna that was observed during the survey.

Table 1 – Observed Fauna

Common Name	Scientific Name	Quantity	Observation type
Kookaburra	<i>Dacelo novaeguineae</i>	1	Direct
Pied butcher bird	<i>Cracticus nigrogularis</i>	1	Direct
Torresian crow	<i>Corvus orru</i>	2	Direct
Willie wagtail	<i>Rhipidura leucophrys</i>	2	Direct

Clearing Methodology

Clearing was conducted in accordance with the recommendations listed in the WHIMP and Project Wildlife Habitat Impact Mitigation Plan (WHIMP, Boyd's Bay Environmental, 2022). A suitably qualified Fauna Spotter Catcher (FSC) inspected the clearing area to identify any resident fauna and flag potential and actual habitat immediately prior to clearing commencement. The FSC was present throughout clearing works to ensure fauna or habitat were not harmed. The FSC performed a final walk through of the cleared area to ensure no wildlife was left exposed, injured, or deceased. Clearing was conducted by an excavator.

Clearing Summary

Clearing began on April 3rd 2023 at approximately 8am and concluded at approximately 10am. No Fauna was captured during the clearing and clearing did not harm any fauna and proceeded in accordance with the recommendations of the WPMP and WHIMP.

Conclusion

No native fauna was harmed during clearing and proceeded in accordance with the recommendations of the WHIMP.

Sincerely,



Dmitri Medvedko
Environmental Scientist | Boyd's Bay Environmental

Attachment 1 – Photographs



Photo 1 Standing Dead tree scheduled for removal.

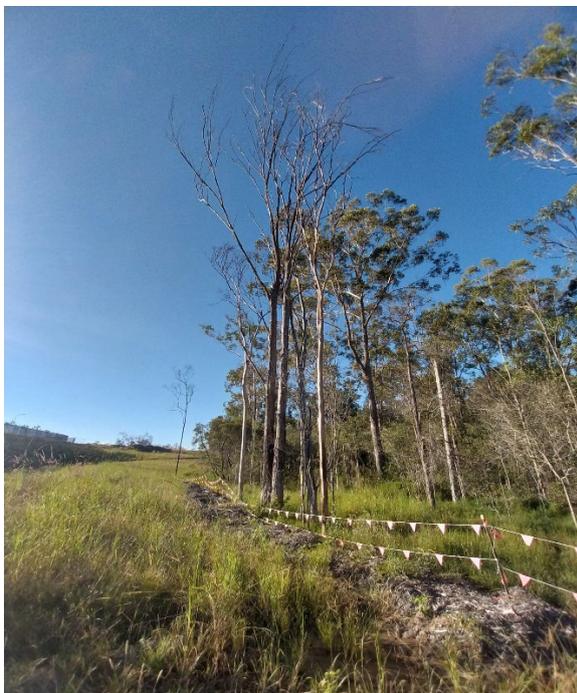


Photo 2 Standing dead trees scheduled for removal.



Photo 3 Clearing in progress



Photo 4 Clearing Complete



20 October 2022

SEE Civil Pty Ltd
108 Siganto Drive,
Helensvale QLD 4212

Attention: Milan Kotur– Project Engineer

Dear Milan,

Re: Flagstone Stage 5 Post-Clearing Report

SEE Civil (the Client) contracted Boyd's Bay Environmental Services (BBES) to undertake fauna capture and relocation on the 14th of October 2022 and to generate a post-clearing report for vegetation clearing that formed part of constructing Stage 5 of the Flagstone residential development in Flagstone, QLD (the Project).

Clearing Methodology

Clearing was conducted in accordance with the recommendations listed in the Project Wildlife Habitat Impact Mitigation Plan (WHIMP, Boyd's Bay Environmental, 2022). Specifically, vegetation was cleared in the general direction indicated in Map 3 of the WHIMP and a suitably qualified¹ Fauna Spotter Catcher (FSC) inspected the clearing area to identify any resident fauna and flag potential and actual habitat immediately prior to clearing commencement. The FSC was present throughout clearing works to ensure fauna or habitat were not harmed. The FSC performed a final walk through of the cleared area to ensure no wildlife was left exposed, injured, or deceased. Clearing was conducted by an excavator.

Clearing Summary

Swamp sedgeland, tall grass, and several standing trees were cleared. No active habitat features such as nests hollows were identified by the FSC during the inspection that took place immediately before clearing.

Several animals were captured and subsequently relocated. Table 1 lists captured fauna, capture, and relocation points. Attachment 1 includes photos.

Table 1 – Captured Animals, Capture, and Relocation Locations

Common name	Scientific Name	Capture Location	Release Location
Striped Marsh Frog	<i>Limnodynastes peronii</i>	-27.79839 152.94316	-27.79831 152.94373
Striped Marsh Frog	<i>Limnodynastes peronii</i>	-27.79839 152.94316	-27.79831 152.94373
Striped Marsh Frog	<i>Limnodynastes peronii</i>	-27.79841 152.94309	-27.79831 152.94373
Striped Marsh Frog	<i>Limnodynastes peronii</i>	-27.79838 152.94316	-27.79831 152.94373

¹ Boyd's Bay Environmental is licensed to relocate fauna in Queensland as per Department of Environment and Science Rehabilitation Permit WA0040141. The permit is included in the pre-start package for clearing works.

Common name	Scientific Name	Capture Location	Release Location
Striped Marsh Frog	<i>Limnodynastes peronii</i>	-27.79872 152.94284	-27.79831 152.94373
Striped Marsh Frog	<i>Limnodynastes peronii</i>	-27.79872 152.94284	-27.79831 152.94373

Clearing began at approximately 7:00am and concluded at 11am. Clearing did not harm any fauna and proceeded in accordance with the recommendations of the Wildlife and Habitat Impact Management Plan. All faunae were not held in captivity for more than an hour.

Conclusion

No native fauna was harmed during clearing and proceeded in accordance with the recommendations of the Wildlife Habitat Impact Management Plan.

Sincerely,



Dmitiri Medvedko
Environmental Scientist | Boyds Bay Environmental

Attachment 1 – Photos



Photo 1 Captive Striped Marsh Frog (Tadpole)



Photo 2 Striped Marsh Frogs at the release point



Photo 3 Striped Marsh Frog at the release point

Appendix B

EPBC approval and conditions granted
30 October 2014



Approval

Flagstone West Urban Development Project, QLD (EPBC 2014/7206)

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Proposed action

person to whom the approval is granted Peet Flagstone City Pty Ltd

proponent's ACN ACN: 151187594

proposed action To construct a mixed use development (including residential, commercial and community developments and associated infrastructure) on a 1,245.26 ha site at Flagstone, Queensland [See EPBC Act referral 2014/7206]

Approval decision

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approved

conditions of approval

This approval is subject to the conditions specified below.

expiry date of approval

This approval has effect until 31 December 2035

Decision-maker

name and position Deb Callister
Queensland and Sea Dumping Assessment Branch

signature

date of decision 30 October 2014

Conditions attached to the approval

Conditions
Offsets <ol style="list-style-type: none">1. For the purpose of protecting koala habitat the approval holder must provide the minimum offset payment listed in Appendix 1 of these conditions, for each of the Context Plan areas. Payment must be provided to the Queensland State Government for the entire Context Plan offset payment within 12 months of receiving Context Plan area approval or in accordance with the following sunset dates to each Context Plan area (Appendix 1), whichever is sooner:<ul style="list-style-type: none">• Context Plan Area 1 – by 31 October 2015• Context Plan Area 3 – by 31 October 2029• Context Plan Area 4 – by 31 October 2020• Context Plan Area 5 – by 31 October 20242. Notwithstanding the above, within 15 years of the Commonwealth approval of the action all outstanding financial contributions must be paid to the Queensland State Government.3. Within 30 days of payment being made, the approval holder must provide written evidence to the Minister that the offset contribution for each Context Plan area has been paid to the Queensland State Government. Actions must not commence within an approved Context Plan area until the offset contribution has been paid.4. Within 6 months of each offset payment made to the Queensland State Government, the approval holder must provide the Department written evidence on the actions that have been taken with the offset payment.
Clearing <ol style="list-style-type: none">5. Clearing of up to a maximum of 148 ha must be within the project area shown in Appendix 1.
Standard Conditions <ol style="list-style-type: none">6. Within ten days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.7. The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the plans required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.8. Any potential or suspected non-compliance with these conditions of approval must be reported to the Department in writing within 48 hours of the approval holder becoming aware of the potential or suspected non-compliance. Within three months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval. Documentary evidence providing proof of the date of publication must be provided to the Department at the same time as the compliance report is published. The compliance report must remain on the website for the life of the approval.9. Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to

<p>the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.</p>
<p>10. If the approval holder wishes to carry out any activity otherwise than in accordance with a plan, the approval holder must submit to the Department for the Minister's written approval a revised version of that plan. The varied activity shall not commence until the Minister has approved the varied plan in writing. If the Minister approves the revised plan, that plan must be implemented in place of the plan originally approved.</p>
<p>11. If the Minister believes that it is necessary or convenient for the better protection of the listed koala to do so, the Minister may request that the approval holder make specified revisions and submit the revised plan for the Minister's written approval. The approval holder must comply with any such request. The revised approved plan must be implemented. Unless the Minister has approved the revised plan, then the approval holder must continue to implement the plan originally approved, as specified in the conditions.</p>
<p>12. If, at any time after five years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without the written agreement of the Minister.</p>

Definitions

Approval holder: means the person to whom the approval is granted.

Clearing: means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation.

Commencement of the action: means any works involved in the construction phase of the project, including **clearing** vegetation, the erection of any onsite temporary structures and the use of heavy duty equipment for the purpose of breaking the ground for buildings or infrastructure. This excludes the erection of signage, fences, barriers or bunting for the purposes of excluding areas containing listed threatened species.

Context Plan area: means the area defined by the proponent for development (refer to Appendix 1 for map)

Department: the Australian Government Department responsible for the *Environment Protection and Biodiversity Conservation Act 1999*.

EPBC Act: means the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

EPBC Act Offsets Policy: means the *Environment Protection and Biodiversity Conservation Act 1999 environmental offsets policy* (October 2012) or any subsequent revisions.

Koala food trees: means species of tree whose leaves are consumed by koalas. See lists of known koala food trees prepared by state and local government and non-government organisations. Note that food trees may vary spatially and temporally and information specific to the local area is likely to be most accurate.

Koala habitat: means areas of vegetation containing **Koala food trees**.

Listed Koala: Koala (*Phascolarctos cinereus* - combined populations of Queensland, New South Wales and the Australian Capital Territory) listed as vulnerable under the **EPBC Act**.

Minister: is the Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* and includes a delegate of the **Minister**.

Project area: area defined as Flagstone West Boundary on map at Appendix 1.

Queensland State Government: means the relevant Queensland State Government Department responsible for administering the offset.

Appendix 1 Map of Context Plan areas 1, 3, 4 & 5 and related offset payments

