Annual Compliance Report
EPBC 2016/7723

5 February 2024 – 4 February 2025

Torhaven
Rawlings Road Development, Deebing Heights, Ipswich, Qld
Defence Housing Australia
Year 7

23 April 2025

SHG Ref: 8122

Document Control

Document: 5 February 2024 – 4 February 2025 Annual Compliance Report, Torhaven - Rawlings Road Development - Year 7 (EPBC 2016/7723), prepared by Saunders Havill Group Pty Ltd for Defence Housing Australia, dated 23 April 2025.

Document Issue

Issue	Date	Prepared By	Checked By
A	23.04.2025	KR	AW

Prepared by

ABN 24 144 972 949
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Reports and plans by others may be included in this document.

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Acronyms and References

ACR	Annual Compliance Report
DCCEEW	Department of Climate Change, Energy, Environment, and Water
DHA	Defence Housing Australia
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999* (Cth)
ha	hectares
OAMP	Offset Area Management Plan
PMAV	Property Map of Assessable Vegetation
QTFN	Queensland Trust For Nature
RAI	Relative Abundance Indices
RE	Regional Ecosystem
SAT	Spot Assessment Technique

OAMP	Offset Area Management Plan for EPBC 2016/7723, prepared by Queensland Trust for Nature (October 2017).
Year 1 ACR	Annual Compliance Report, 5 February 2018 to 4 February 2019 EPBC 2016/7723, Rawlings Road Development, Deebing Heights, prepared for Defence Housing Australia by Saunders Havill Group (August 2019).
Year 1 Offset Report	Koala Crossing Baseline Koala Assessment for Offset EPBC 2016/7723, 596 Mt Flinders Road Peak Crossing, Year 1 Baseline, prepared by Queensland Trust for Nature (October 2018).
Year 2 Offset Report	Koala Crossing Baseline Koala Assessment for Offset EPBC 2016/7723, 596 Mt Flinders Road Peak Crossing, Year 2 prepared by Queensland Trust for Nature (May 2020).
Year 3 Offset Report	Koala Crossing Offset Area Management Report for EPBC 2016/7723, Version 3, prepared by Queensland Trust for Nature (April 2021).
Year 4 Offset Report	Koala Crossing Offset Area Management Report for EPBC 2016/7723, prepared by Queensland Trust for Nature (March 2022).
Year 5 Offset Report	Koala Crossing Offset Area Management Report Year 5 for EPBC 2016/7723, prepared by Queensland Trust for Nature (April 2023).
Year 6 Offset Report	Koala Crossing Offset Area Management Report Year 6 for EPBC 2016/7723, prepared by Queensland Trust for Nature (March 2024).

Year 7 Offset Report	Koala Crossing Offset Area Management Report Year 7 for EPBC 2016/7723, prepared by Queensland Trust for Nature (April 2025).

1. Introduction

This Annual Compliance Report (ACR) Year 7 (5 February 2024 – 4 February 2025) has been prepared by Saunders Havill Group on behalf of Defence Housing Australia Pty Ltd (the Proponent) for the Rawlings Road development (EPBC 2016/7723), now known as 'Torhaven' (the Project).

In accordance with the approval granted on the 9th of January 2018 under the *Environment Protection and Biodiversity Act 1999* (EPBC Act), this ACR has been prepared in response to **Condition 5** which states:

> *"Within 60 business days of every 12 months anniversary of the commencement of the action, the approval holder must publish a report on its website addressing compliance within each of the conditions of this approval, including the implementation of any management plans or monitoring programs as specified in the conditions […]"*

1.1. Reporting Period

This ACR details the status and compliance of the Project for the 12-month reporting period between 5th February 2024 to 4th February 2025.

The ACR must be published on the Proponent's website and notification provided to the Department of Climate Change, Energy, the Environment and Water (DCCEEW, the Department) within 60 business days of the 12-month anniversary of the commencement of the action.

1.2. EPBC Approval

Defence Housing Australia (DHA), as the Proponent of the Project (reference EPBC 2016/7723) was issued with an approval by the Department on 9th January 2018, subject to conditions.

Key details related to EPBC 2016/7723 approval are provided in **Table 1**.

Table 1: Approval Details

Commonwealth Reference	**EPBC 2016/7723**
Approval Holder	Defence Housing Australia Pty Ltd
ABN	72 968 504 934
Project Name on the Approval	Rawlings Road Development, Deebing Heights, Ipswich, Queensland
Approved Action	Construct a residential development consisting of 295 new lots with 332 dwellings, which a development footprint of 25.37 ha, located in Ripley Valley, Ipswich Queensland.
Controlling Provision(s)	Listed threated species and communities (sections 18 & 18A) Commonwealth actions (section 28)
Approval Date	9 January 2018
Expiry Date of the Approval	17 January 2031
Date of Commencement of the Action	5 February 2018
Address	Rawlings Road, Deebing Heights
Local Government Area	Ipswich City Council

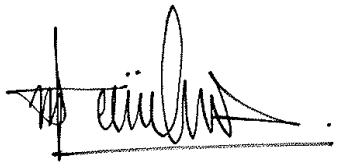
1.3. Site Context

Contextually, the Project is located within South East Queensland, approximately 6.5 kilometres south of Ipswich. The project area covers 23.37 hectares (ha) of which 15 ha has been deemed critical habitat for the Koala and to be cleared under the approval. A further 14.7 ha of habitat was deemed by the Department to be indirectly impacted by the action.

1.4. Declaration of Accuracy

This declaration has been signed by the approval holder.

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (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 (please print) Murray Saunders

Position (please print) Managing Director

Organisation (please print including ABN/ACN if applicable) Saunders Havill Group ABN 24 144 972 949

Date 23 / 04 / 2025

1.5. Overview of Key Activities and Achievements

During Year 7 of construction and compliance reporting, environmental management activities including Year 7 Offset surveys and reporting were completed.

Development activities are limited to lot construction in balance areas of the site with the majority of dwellings now constructed and the development largely operational.

1.6. Variation of Conditions Attached to Approval

During Year 4 a variation of the conditions attached to the approval was approved under section 143 of the EPBC Act. The variation was approved as follows and is detailed in **Appendix A**.

- Delete definitions of **Clear/clearing** and **Department** attached to the approval and substitute with the definitions specified in the table below:

As varied on the date this instrument was signed	**Clear/clearing** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation, but not including weeds. For further guidance, see the *Australian Weeds Strategy 2017 to 2027*, Commonwealth of Australia, 2017 (available via https://www.awe.gov.au/sites/default/files/sitecollectiondocuments/pests-diseases-weeds/consultation/aws-final.pdf).

As varied on the date this instrument was signed	**Department** means the Australian Government agency responsible for administering the **EPBC Act**.

- Delete Attachment A attached to the approval substitute with the Attachment A specified in the table below (refer **Appendix A**).

2. Current Status of the Project

2.1. Development actions

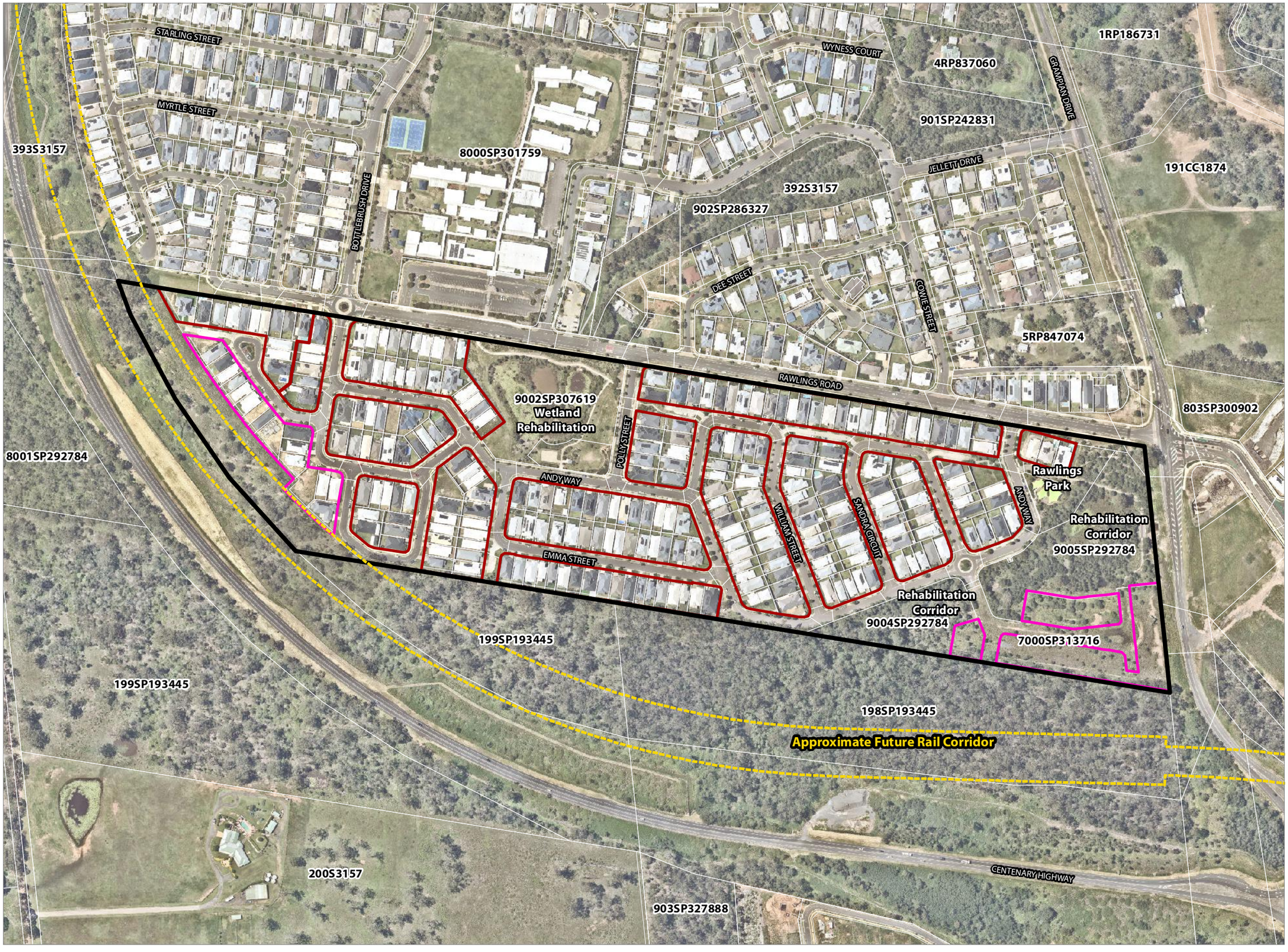
Over the last 12-month period civil construction has continued in the form of lot construction. No clearing has occurred in the past three years of development activities.

Year 7 Offset surveys and reporting were undertaken as in previous reporting periods.

Contemporary plans have been prepared to demonstrate the progress of the development since the last reporting period, details provided below.

- **Plan 1** illustrates the development to the end of the Year 7 reporting period.
- **Plan 2** illustrates the extent of Koala critical habitat has been cleared to the end of the Year 7 reporting period which remains at 14.99 ha

1. Development Actions - Year 7



NOTES

This plan was prepared as a desktop assessment tool.
The information on this plan is not suitable for any other purpose.
Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These 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 Group 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 the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

Layer Sources
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Aerial Imagery © Nearmap, 11 February 2023

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Legend

- Site DCDB
- Qld DCDB
- Established Housing
- Construction & Future Housing
- Approximate Future Rail Corridor

Issue	Date	Description	Drawn	Checked
A	22/04/2025	Preliminary	SH	KR

0 20 40 60 80 100 m

Transverse Mercator | GDA 1994 | Zone 56 | 1:4,000 @ A3

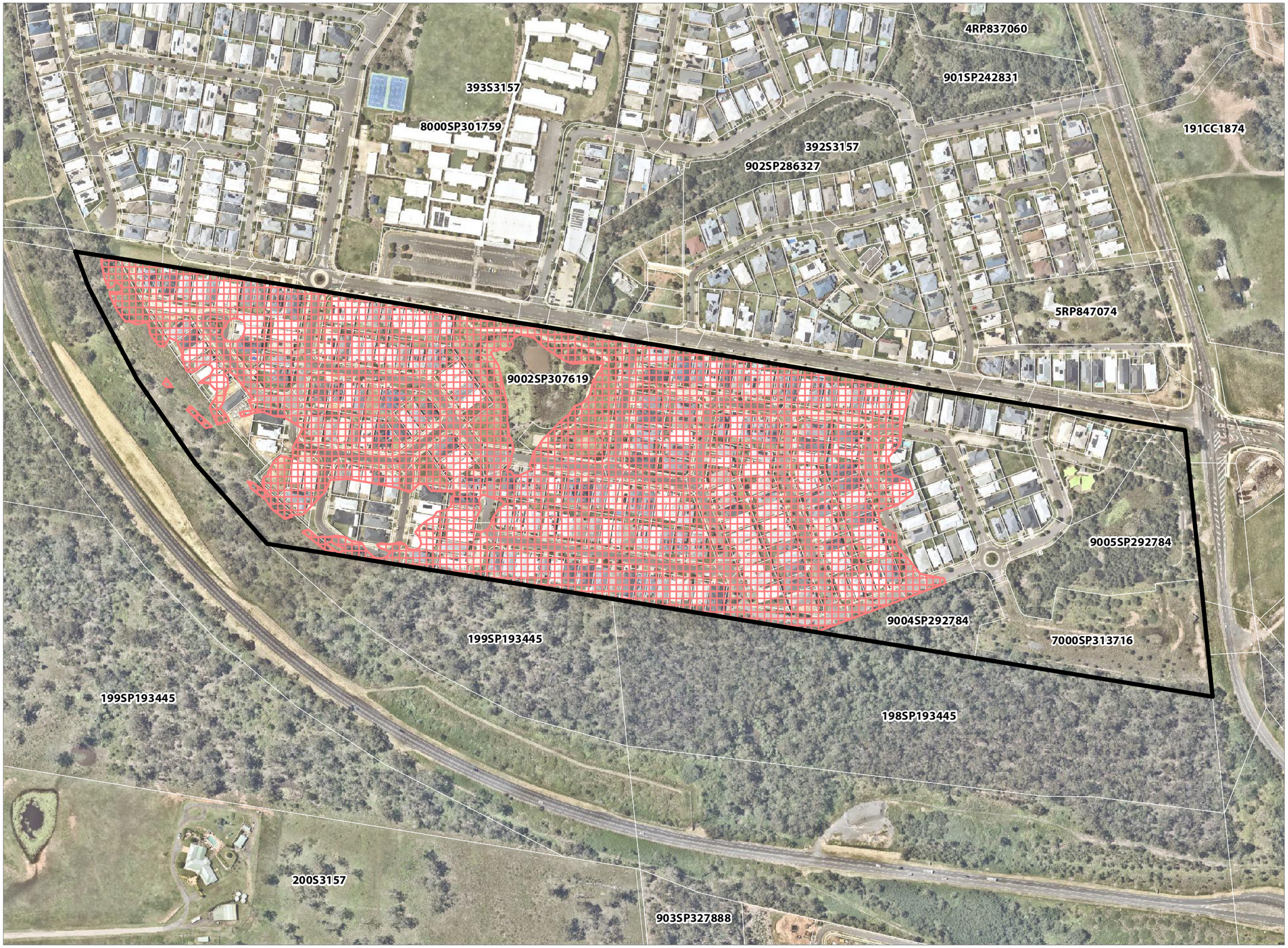
saunders havill group

DHA
Defence Housing Australia

Rawlings Road, Deebing Heights

ADDRESS/RPD: Rawlings Road/Grampian Drive, Deebings Heights *22/04/2025* *8122 E 01 ACR7 Development Actions A*

2. Koala Critical Habitat Removal – Year 7



NOTES
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Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These 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 Group 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 the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

Layer Sources
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Legend

- Site DCDB
- Qld DCDB
- Koala Critical Habitat Clearing - 14.99 ha

Issue	Date	Description	Drawn	Checked
A	22/04/2025	Preliminary	SH	KR

0 20 40 60 80 100 m

Transverse Mercator | GDA 1994 | Zone 56 | 1:3,700 @ A3

saunders havill group

DHA Defence Housing Australia

Rawlings Road, Deebing Heights

ADDRESS/RPD: Rawlings Road/Grampian Drive, Deebings Heights *22/04/2025* *8122 E 02 ACR7 KCH Removal A*

2.2. Offset Reporting

As required by the EPBC approval baseline surveys for Koala density, Koala food trees and non-native predators was undertaken in Year 1 (October 2018). Survey methods, metrics and performance indicators were established to be able to demonstrate achievement of an increase in Koala density and food trees and decrease in non-native predators at the conditioned milestones as detailed within the *Offset Area Management Plan for EPBC 2016/7723, prepared by Queensland Trust for Nature (October 2017)* (OAMP). Survey methods and metrics were established and provided in the Year 1 Annual Compliance Report which included the *Koala Crossing Baseline Koala Assessment for Offset EPBC 2016/7723, 296 Mt Flinders Road Peak Crossing, Year 1 Baseline: October 2018*, prepared by Queensland Trust For Nature (QTFN) (Year 1 Offset Report) as an attachment.

Surveys from 2015 to 2018 and the baseline surveys conducted in 2018 were completed by QTFN and their research partners Koala Ecology Group (of the University of Queensland) and OWAD Environmental (using Koala detection dogs) and documented within the *Koala Crossing Offset Area Management Report 2018 EPBC 2013/7047, Year 1 April 2020* (Year 1 Offset Report) prepared by Queensland Trust for Nature.

The *Koala Crossing Offset Area Management Report Year 7 for EPBC 2016/7723,* prepared by *Queensland Trust for Nature (April 2025)* (Year 7 Offset Report) was completed for this reporting period and is included as **Appendix B.** This reporting period, Year 7, was not an intensive survey year (required in years 0, 5 and 10), and as such only annual monitoring was conducted within the offset area, in line with the requirement of the OAMP. The following subsections therefore summarise previous intensive surveys and provide updates and changes in trends, where appropriate, associated with annual monitoring in accordance with the OAMP.

2.2.1 Koala Density

Baseline Koala surveys were conducted in 2018 which indicated a population of between 10 to 15 Koalas using the Koala Crossing site. These surveys incorporated results from as far back as 2015 and were reported in the Year 1 Offset Report. Since 2015, five rehabilitated Koalas have been released on the site, and Koala scats and camera trap observations suggest a stable population of Koalas.

Baseline Koala density was determined using the following metrics:

- **Metric 1: Koala Abundance** measured by Spot Assessment Technique (SAT) results.
    - Koala SAT results show an average activity rating of 13.75% ± 6.4% adjusted for confidence intervals.
- **Metric 2: Koala Occupancy** measured by the average number of trees searched before a scat is found.
    - Scats were found within the EPBC 2016/7723 site after searching 7±1.2 trees.
- **Metric 3: Koala Activity** measured by photographic evidence.
    - Photo monitoring stations are positioned throughout the Koala Crossing property.

Year 7 Summary

The Year 7 report documents the continued Koala observation and monitoring within the offset area, in line with the requirement of the OAMP between 5 February 2024 and 4 February 2025. In this reporting period, ongoing opportunistic observations regarding Koalas have been made in the form of camera trapping, scat collection, targeted SAT searches conduced within the offset area in order to replicate baseline assessments as well as Remotely Piloted Aircraft (RPA) and acoustic surveys. Camera trapping stations were deployed across the wider offset property over two separate monitoring periods (Winter 2024 and Summer 2024/2025). While none of the stations were deployed within the offset property, opportunistic observations of Koala and Koala scat were conducted across the offset area. Methodologies remain unchanged from previous reports.

As per the Offset Management Plan, replication of baseline assessments was conducted within the offset area, relating to Koala occurrence. SAT surveys demonstrated a decline in Koala activity (percentage of trees with scat) from 13% in 2018 to 3.3% in 2024. While there has been a decline, these results are representative of a medium use within the East Coast (Low) density population (Phillips & Callaghan, 2011). This decline may suggest Koalas are preferentially utilising areas of the broader offset site over others in response to weather or climate. Scat searches from the 2024/2025 monitoring period show Koala scats around the offset area in relatively similar locations to past scat occurrences (refer **Figure 1**).

While no direct Koala observations were recorded within the approved offset site during this reporting period, a Koala was identified via camera trapping efforts on 20th August 2024. This observation was recorded within the broader connected offset property to the south of the offset site.

During the previous monitoring period (2023/2024) two male Koalas were observed by the Department of Environment, Science and Innovation's Koala Team along Sandy Creek on the 3rd and 4th of November. One male and one female Koala were observed further into the property along Sandy Creek by QTFN staff on the 13th of November. The female Koala displayed symptoms of chlamydia and so was captured and later diagnosed with bilateral ovarian cysts with progressed chlamydia and euthanised. Two Koalas were observed during a community event along Sandy Creek on the 18th of November. Due to the identification of sex and age, at least four of these observations are considered unique individuals. All Koalas observed were utilising the habitat surrounding Sandy Creek, comprised of Regional Ecosystem (RE)12.3.3 and RE12.9-10.2. The offset site contains a polygon of RE12.9-10.2 in the south-west and is otherwise mapped with composite RE12.9-10.2/12.9-10.7, further confirming that the offset site contains suitable habitat for Koala.

Similarly, two adult males were observed during the winter 2023 camera trap surveys, on the 12th of June and the 6th of July 2023. The summer 2022 camera trap surveys also recorded one adult male and one sub-adult Koala on the 19th of September

and the 4th of November 2022 respectively which although outside the current reporting period were analysed after the publication of the *Koala Crossing Offset Area Management Report Year 5*, and so provide new, valuable information.

While these visual and camera trap observations did not occur within the offset site, the vegetation within the offset site provides foraging and dispersal habitat, as demonstrated by the presence of scat, and it is likely the individuals observed adjacent traverse and utilise this vegetation as it is within an acceptable home range buffer.

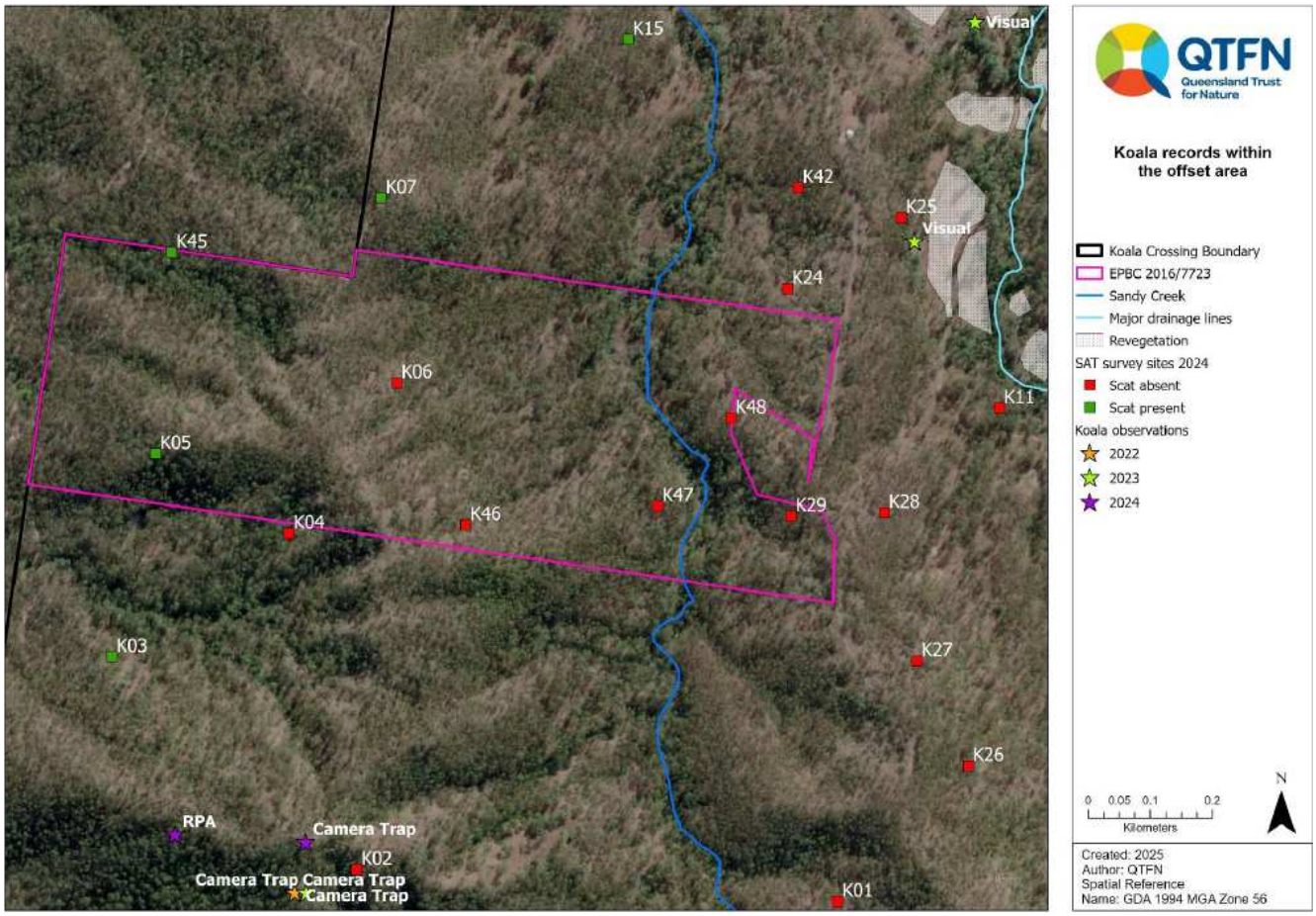


Figure 1: Koala Monitoring (Extract: Year 7 Offset Report – Map 3)

2.2.2 Koala Food Trees

Baseline Koala food tree survey was determined using the following metrics:

- **Metric 1: Recruitment of young Koala trees.**
  - 86% of sites have evidence of recruitment occurring.
- **Metric 2: Search sites sustaining mid-sized trees.**
  - On average 61±0.03% of trees at sites where Koala scat was found are in the 51-100cm circumference category.
- **Metric 3: Reduction in weed coverage across the site**
  - Weed coverage does not exceed baseline levels by more than 10%.

Year 7 Summary

Year 7 management activities focussed on annual weed monitoring and corrective actions (particularly targeting *Lantana camara*), ensuring there is no increase in weeds above the baseline, BioCondition assessments and koala food tree assessments.

Since 2018, *Lantana camara* has been observed within the offset area. Across the three survey sites located within the offset area, an increase in the weed species was evident at two of the locations, with the remaining location remaining stable. While the mean transect coverage across the three transects has increased within the 2024/2025 monitoring period, the coverage has remained below 50%. This steady increase in mean transect coverage may be attributed to the La Nina conditions between 2020 and 2024 (refer **Figure 2**). Lantana camara is managed at a property wide scale, with a targeted and strategic approach to high-risk areas. Comparatively across the Koala Crossing area, the offset site demonstrates a lower mean transect coverage percentage of *L. camara*.

Lantana camara has decreased to 89% occupancy with an increased presence at 26 of 28 transects monitored across Koala Crossing. This property wide reduction in *L. camara* from 93% in 2023 following the high rainfall season and multiple La Nina events is attributed to treatment activities conducted between January and June 2024. Weed management actions will continue throughout the property to target areas of re-emerging and highly infested *L. camara* (refer **Figure 3**).

The Koala Crossing Weed Strategy 2020-2025 will target the re-emerging *L. camara* and emerging *L. montividiensis*. Follow up control works has been conducted in the offset area to address the re-emergence. Overall, this offset site is in the maintenance phase for weed control works, with previous controls demonstrating a successful reduction in dispersal limiting thickets of Lantana.

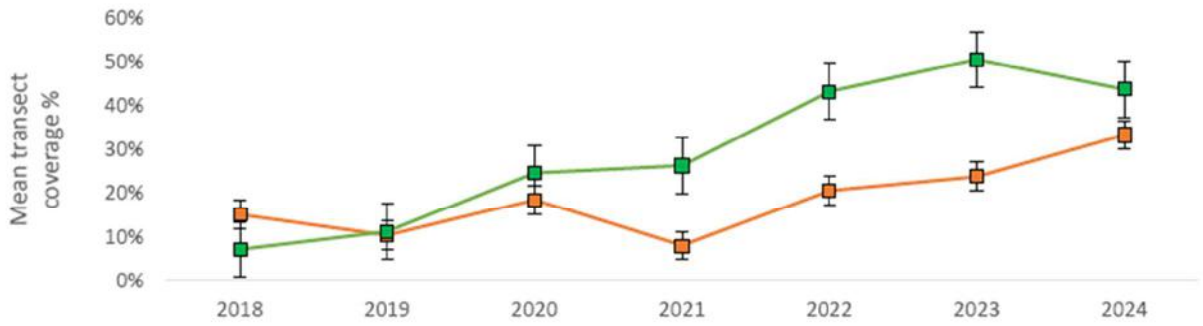


Figure 1 – Mean transect coverage (%) of Lantana camara at all transects in Koala Crossing (n = 28) (green) and the offset area (n = 3) (orange) between 2018 and 2024 (with standard error)

Figure 2: Weed assessments within the offset area and property wide comparison (Extract: Year 7 Offset Report).

Site condition scores predominately increased across the Koala Crossing property with seven out of ten plots showing an increase overall BioCondition score. Two of these transects were conducted within the offset site, one being a new location and the other (BC05) increased from 64.5 (out of 100) in 2020 to 82.5 in 2024. This was attributed to an increase in shrub and grass cover and a decrease in weed cover (refer **Figure 3**). The dominant koala food tree species across the property were identified as *Corymbia citriodora*, *C. tessellaris* and *Eucalyptus crebra*.

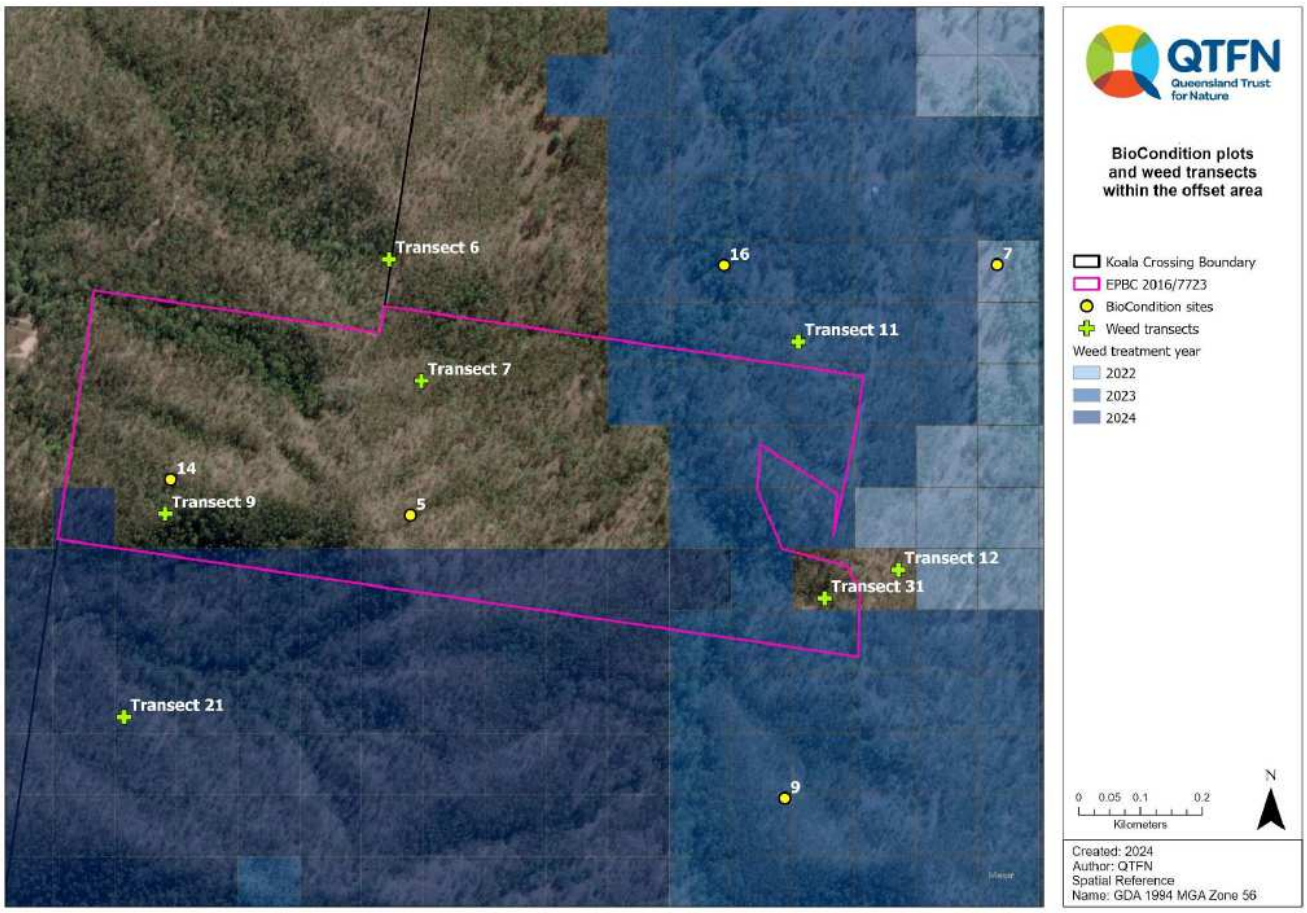


Figure 3: Weed management, BioCondition plots and weed transects within offset area (Extract: Year 7 Offset Report- Map 4)

Koala food tree assessments were conducted across the offset site, in approximate locations to the baseline surveys conducted in 2018 (refer **Figure 1**). During the baseline surveys, majority of koala food tree individuals were recorded as being 51-100 cm circumference at breast height with areas along the southern boundary of the offset site containing larger, more mature koala food trees (S4, 5 and 6 as numbered in baseline report). Evidence of recruitment was recorded across the offset site during the baseline monitoring with koala food trees identified as being 10-50 cm circumference at breast height (refer **Year 1 ACR**).

During the surveys conducted as part of the Year 7 reporting period, koala food trees were recorded at all SAT survey locations, to demonstrate recruitment. The presence of regrowth (10-40 cm DBH) koala habitat trees was recorded at all SAT survey locations, providing recruitment evidence of koala food trees. Additionally, however advanced regrowth (41-60 cm DBH) of koala food trees were not recorded as frequently within the offset site.

At K06 (previously S3 in the baseline), trees within the first DBH class (3 – 15 cm DBH) increased from 6% in 2018 to 10% in 2024. Trees within the first DBH class were not recorded at K45 (previously S1 in the baseline) during the baseline, while 16% of trees recorded at K45 in 2024 were of this age class. *Corymbia tessellaris* was also recorded in 2024. Majority (70%) of trees recorded at K46 (previously S5 in the baseline) were of the second DBH class, consistent with the baseline. An increase of trees

recorded in the first DBH class, from 6% in 2018 to 30% in 2024, was evident at K47 (previously S6 in the baseline). Results from K48 (previously S7 in the baseline) and K29 (previously S8 in the baseline) were not recorded in the baseline report. Recruitment is evident at both sites due to the high presence of regrowth trees (refer **Appendix B**).

2.2.3 Non-native Predators

Baseline survey of non-native predators was completed using the following metrics:

- **Metric 1: Relative Abundance Indices (RAI)**
  - RAI and confidence intervals developed for predators to show trends in data:

Species	Baseline	Strong increase	Conservative increase	Conservative decrease	Strong decrease
Dingo	1.1	2.6	1.6	1.4	0.4
Fox	4.5	3.3	2.4	2.2	1.3
Cat	1.6	-	0.1	-	-

- **Metric 2: Number of camera stations with target species**
  - Occupancy data metrics developed. Baseline occupancy set at 40% of cameras with predators recorded.

Year 7 Summary

Monitoring was conducted using remote sensing wildlife cameras and offset property wide traverses for opportunistic scat collections through Winter 2024 and Summer 2024/2025. The 2018 baseline survey included 13 camera stations capturing a broader view of the landscape of Koala Crossing as a whole, with four cameras positioned within the EPBC 2016/7723 offset area. This survey effort included 11 camera trap stations within the broader Koala Crossing, with one camera trap station located very close to the southern boundary of the EPBC 2016/7723 offset site, but none within the bounds of the site.

Methodologies remain unchanged, and in contrast to earlier reporting years, relative abundance indices (RAI) are now calculated using a standardised set of trapping days (40), with an independence threshold of 10 minutes (i.e. each observation of an animal ten minutes after the first observation is considered a new observation) analysed using the software 'Camelot'.

Given that the movement range of these feral predators extends beyond the specific offset area, RAI are presented including the data from any camera trapping station with projected territories of any feral animal that overlap with the offset area.

During this reporting period, dogs (*Canis lupus*), foxes (*Vulpes vulpes*) and cats (*Felis catus*) were recorded within potential foraging areas that overlap with the offset area (refer **Figure *4***). The RAI data calculated for each species shows between the 2018 baseline surveys and the end of the 2024/2025 monitoring period, there was an increase in 2023 then a decline in 2024 for dogs. The occupancy of this species decreased in Winter 2024 from Summer 2023, which continued into Summer 2024. Fox relative abundance and occupancy decreased from Winter 2023. Cats were detected in Winter 2024 after six years of not being recorded via camera trapping (refer **Figure 5**).

While predator scats have been found across the Koala Crossing site and within the EPBC 2016/7723 offset area, during the recent monitoring period no predator scats were identified within the Koala Crossing property. Although both foxes, dogs and cats were identified on-site, predatory scats collected within previous years suggest that neither predator is consuming Koala. As in previous years, no listed threatened species has appeared in the predator scats analysed within the broader offset area. During the current monitoring period, pest management contractors continued reduce the number of non-native predators.

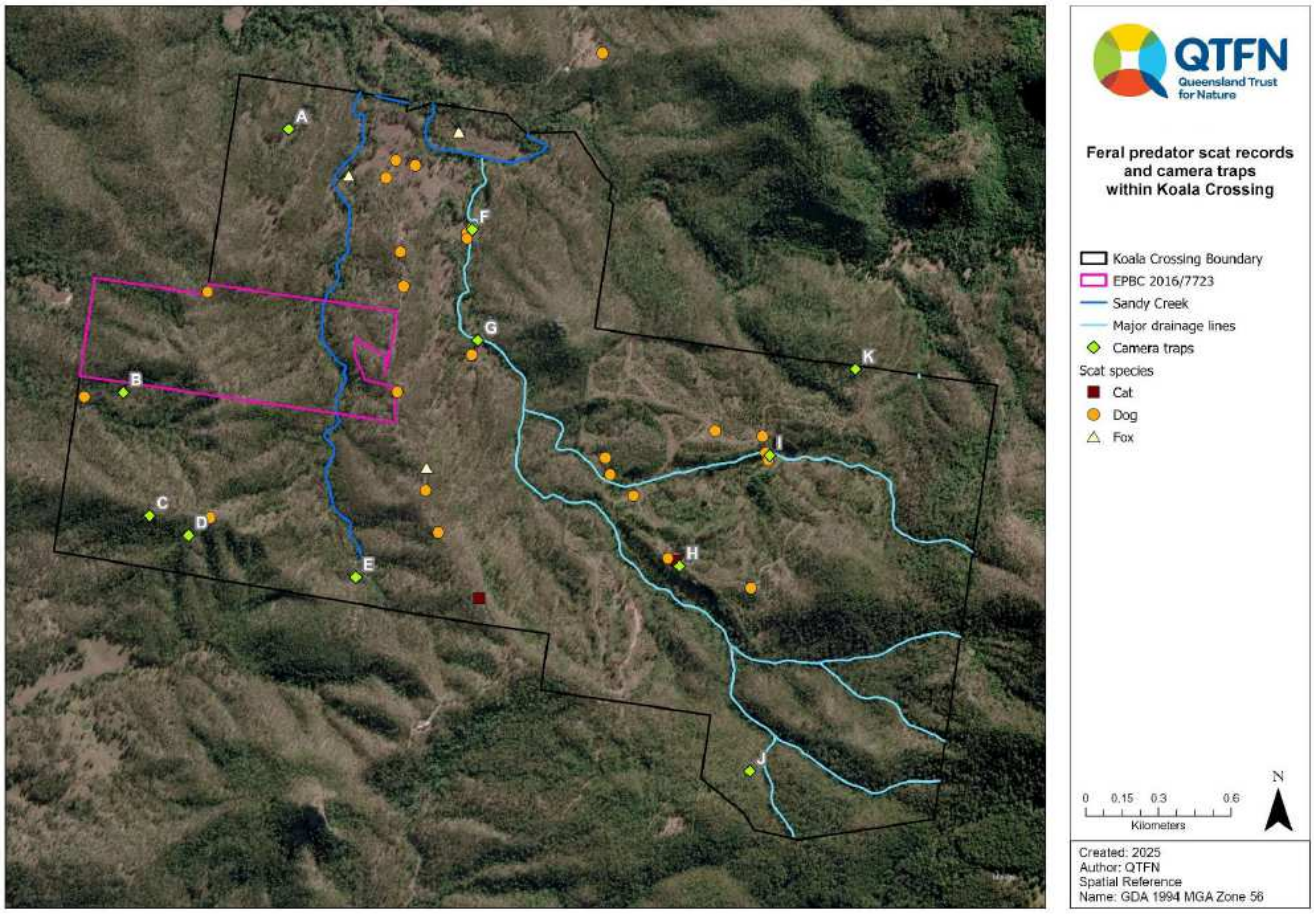


Figure 4: Predator sightings within the offset area and whole of property (Extract: Year 7 Offset Report- Map 6)

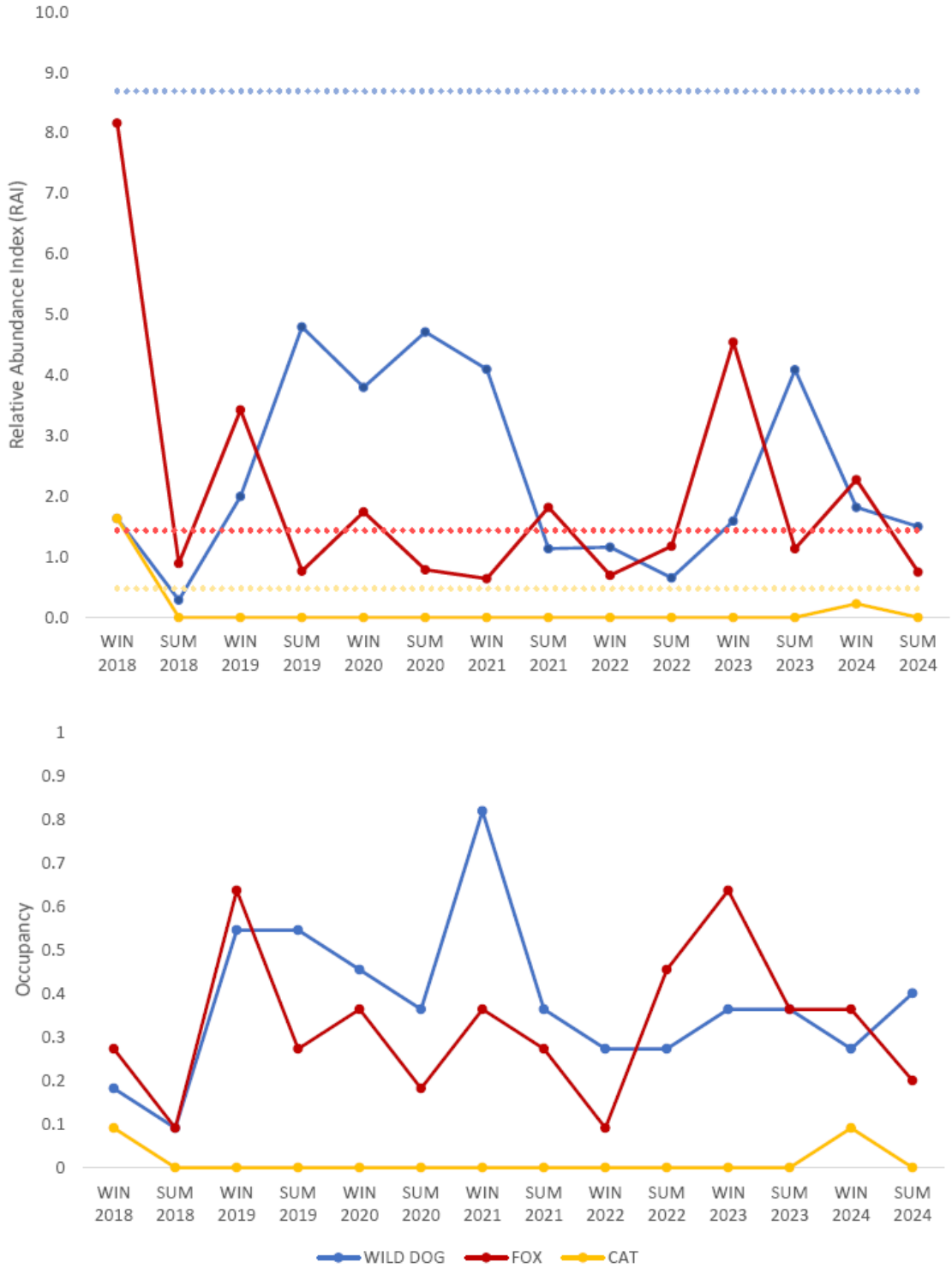


Figure 3 - Relative abundance index (top) and occupancy (bottom) of wild dogs (blue), foxes (red) and feral cats (yellow) within Koala Crossing. Confidence limit thresholds to show deviations from the baseline for each feral animal are illustrated by the dashed lines.

Figure 5: Relative abundance (top) and Occupancy (bottom) and of Wild Dogs/dingo, foxes, and cats (Extract: Year 7 Offset Report- Figure 3)

3. EPBC Conditions and Compliance

Table 2 documents the compliance with EPBC Act conditions for the Project for the Year 7 reporting period, being 5th February 2024 to 4th February 2025. The compliance assessment relates to the approval conditions in force at the time of the 5th of February 2024 anniversary.

Table 2: Compliance Audit of EPBC 2016/7723 Conditions for Torhaven

Condition Number / Reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
Part A – Conditions Specific to the action			
1	The approval holder must not clear more than 15 hectares of koala habitat within the project site.	Compliant	During Year 7, no clearing of critical habitat occurred. Total clearing of critical habitat remains at 14.99 ha (less than 15 ha) since February 2023. Refer to **Plan 2** which shows the clearing extent of Koala habitat for the Project with a contemporary aerial. Impacts to Koala habitat were limited to the Project site.
2	To compensate for the loss of 29.7 hectares of koala habitat within, and adjacent to the project site, the approval holder must: a. Prior to commencement of the action, legally secure for the life of the approval a minimum of 53.6 hectares of koala habitat at the offset site.	Compliant	In response to Condition 2a, third party offset provider QTFN legally secured the 53.616 ha offset via a voluntary declaration under the *Vegetation Management Act 1999* (PMAV 2017/006736) on 12 January 2018, which was reported in the Year 1 ACR.
	b. Within 10 business days of legally securing the offset site, provide the Department with evidence of when and how it was legally secured, what mechanism was used, and	Compliant	In response to Condition 2b, the Department was provided with the offset attributes, shapefiles and maps and a copy of the acceptance of the voluntary declaration on the 16 January 2018, which was reported in the Year 1 ACR.

Condition Number / Reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
	appropriate coordinates to enable the Department to map the offset site.		
c.	Within one year of commencement of the action complete a baseline koala density survey over the entire offset site.	Compliant	In response to Condition 2c, the baseline Koala density survey was completed over the offset area in October 2018 and reported in the 'Koala Crossing Baseline Koala Assessment for Offset EPBC 2016/7723' prepared by QTFN (Oct 2018), which was appended to the Year 1 ACR.
d.	Within nine years, commencing from the date condition 2c is completed, demonstrate achievement of a statistically significant increase, maintained for two consecutive years, in koala density over the entire offset site compared to the results of the baseline koala density survey required by condition 2c.	Compliant (ongoing)	Baseline surveys were completed by QTFN in August 2018 (*i.e.,* date of commencement of condition 2c). Year 7 surveys were completed between February 2024 and February 2025. Year 7 surveys (Koala scat (metric 1 and 2) and camera trap observations (metric 3) suggest a stable population of Koalas at the Koala Crossing property. While Year 7 showed a slight decrease in Koala utilisation of the offset area, ongoing monitoring for this condition is required before a statistically significant increase or decrease can be demonstrated.
e.	Within one year of commencement of the action complete a baseline koala food trees survey over the entire offset site.	Compliant	In response to Condition 2e, the baseline Koala tree survey was completed over the offset area in August 2018 and reported in the '*Koala Crossing Baseline Koala Assessment for Offset EPBC 2016/7723*' prepared by QTFN (Oct 2018), which was appended to the Year 1 ACR. These surveys incorporated results from as far back as 2015 and were reported in the Year 1 Offset Report.
f.	Within seven years, commencing from the date condition 2e is completed, demonstrate achievement of ongoing recruitment of koala food trees over the entire offset site, compared to the results of the baseline koala food trees survey required by condition 2e.	Compliant	Baseline surveys were completed by QTFN in August 2018 (*i.e.,* date of commencement of condition 2e). Year 7 surveys were completed between February 2024 and February 2025. Year 7 activities focused on annual weed monitoring and corrective actions continued. QTFN reported at a property wide scale, abundance of weeds recorded a slight decrease likely a result of weed management actions during the reporting period. Year 7 activities included BioCondition and koala food tree assessments within the offset area. These surveys identified the increase in BioCondition score from 64.5 (out of 100) in 2018 to 82.5 in 2024. Additionally, evidence

Condition Number / Reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
			of recruitment of koala food trees was deemed evident during the 2024 (Year 7) surveys due to the presence of regrowth trees as discussed in **Section 2.2.2**.
	g. Within one year of commencement of the action complete a baseline survey of non-native koala predators over the entire offset site.	Compliant	In response to Condition 2g, the baseline survey for non-native predators was completed over the offset area in August 2018 and reported in the '*Koala Crossing Baseline Koala Assessment for Offset EPBC 2016/7723*' prepared by QTFN (Oct 2018), which was appended to the Year 1 ACR.
	h. Demonstrate achievement of a reduction, maintained for 10 consecutive years, in the number of non-native koala predators over the entire offset site, compared to the results of the baseline survey of non-native koala predators established by condition 2g.	Compliant (ongoing)	Baseline surveys were completed by QTFN in August 2018 (*i.e.,* date of commencement of condition 2g). Year 7 surveys were completed between February 2024 and February 2025. The RAI data calculated for each species shows that between the 2018 baseline and the end of the 2024/2025 monitoring period there is no evidence of a significant increase in non-native predator relative abundance. While there was an increase for foxes in Winter 2024, by Summer 2024 both fox and dog relative abundance had decreased from Summer 2023 levels. Also of note was the observation of cat detected in Winter 2024, after six years of not being recorded via camera trapping (refer **Section 2.2.3**). Ongoing monitoring for this condition is required before greater certainty in these trends is achieved.
	i. For the life of the approval, ensure there is no net loss in the extent of koala habitat over the entire offset site that is legally secured under condition 2a	Compliant	In response to Condition 2h, the offset site was legally secured via a voluntary declaration in 2018 which legally protects the extent of Koala habitat within the offset. Firebreak inspections were undertaken monthly during the Year 7 monitoring period. There has been no clearing undertaken within the offset area, nor a change to site connectivity (refer **Appendix B**). A net loss in the extent of Koala habitat over the entire offset site has not occurred. Nearmap imagery shows the extent of Koala habitat within the offset area remains the same as that for Year 1 (refer **Appendix C**).

Condition Number / Reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
Part B – Administrative Conditions			
3	Within 20 business days after the commencement of the action, the approval holder must advise the Department of the actual date of commencement of the action.	Compliant	The Department were informed of the commencement of the action as 5 February 2019 with the department confirming the written record on the 19 February 2019. The letter of confirmation falls inside the 20-business days of commencement requirement. As the written consent occurs before the acknowledgement letter for the Department it is clear that the commencement of action notification occurred prior to the 20-business day limit and is therefore compliant.
4	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans or monitoring programs 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	Compliant	All records substantiating all activities associated with or relevant to the conditions of approval are maintained by the Proponent. If required by the Minister, these records can be made available to allow a third-party audit of the Project.
5	Within 60 business days of every 12-month anniversary of the commencement of the action, the approval holder must publish a report on its website addressing compliance with each of the conditions of this approval, including implementation of any management plans or monitoring programs as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval	Non-compliant (administrative)	Publication of the Year 4 ACR was delayed on account of website technical difficulties, however, the Department was provided a copy on the 5 May 2022 due date with notice of the delay. The report was published on the approval holder's website (dha.gov.au) on 6 May 2022 and notification was provided to the Department of the event. The ACRs for all other years were published on the approval holder's website (dha.gov.au) within the 60-day period of the 12-month anniversary of the commencement of the action, with documentary evidence provided to the Department on the day of publication.

Condition Number / Reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
	must be provided to the Department at the same time as the compliance report is published. The Minister may provide written consent to the approval holder to cease reporting under this condition if satisfied additional reports are not warranted.		
6	The approval holder must report any potential or actual contravention of the conditions of this approval to the Department in writing within 5 business days of the approval holder becoming aware of the potential or actual contravention.	Compliant	There was one non-compliance during the reporting period relating to Condition 5 (refer above explanation) and the Department was notified at that time and in accordance with the required timeframe. No other potential or actual contravention of the conditions of this approval occurred during the reporting period, therefore there were nil other notifications to the Department.
7	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 the Minister. The independent auditor and criteria must be approved by the Minister prior to the commencement of the audit. The audit report must address the criteria to the satisfaction of the Minister	Not Applicable	A request for an independent audit of the Project was not made by the Minister during the reporting period.
8	If, at any time after 5 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.	Not Applicable	The action commenced on 5 February 2018. Therefore, this condition is not applicable.

4. Correcting Non-Compliances

One non-compliance occurred during the reporting period in relation to publication of the Year 4 ACR. This was due to unforeseen difficulties around IT and website publication. The publication requirement was completed the following day, on 6th May 2022. The non-compliance is administrative in nature and had no effect whatsoever on the carrying out of the action. The Department was notified at the time it occurred (on 5th May 2022).

5. Appendices

Appendix A

Variation of Conditions Attached to Approval

Appendix B

Offset Area Management Report - Year 7

Appendix C

Nearmap Aerial of Offset Site (2018/2019– 2024/2025)

Appendix A

Variation of Conditions Attached to Approval

Australian Government
Department of Agriculture, Water and the Environment

VARIATION OF CONDITIONS ATTACHED TO APPROVAL

Rawlings Road Development, Deebing Heights, Ipswich, Queensland (EPBC 2016/7723)

This decision to vary conditions of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Approved action

Approval holder	**Name:** Defence Housing Australia **ABN/ACN:** ABN 72 968 504 934
Approved action	Construct a residential development consisting of 295 new lots with 332 dwellings, with a development footprint of 25.37 ha, located in Ripley Valley, Ipswich Queensland. [See EPBC Act referral 2016/7723].

Variation

Variation of conditions attached to approval	The variation is: Delete definitions of **Clear/clearing** and **Department** attached to the approval and substitute with the definitions specified in the table below Delete Attachment A attached to the approval substitute with the Attachment A specified in the table below.
Date of effect	This variation has effect on the date this instrument is signed

Person authorised to make decision

Name and position	Natasha Amerasinghe A/g Assistant Secretary Environment Assessments (Vic, Tas) and Post Approvals Branch
Signature	
Date of decision	19 January 2022

Date of decision	Annexure A – Conditions of approval
	Part A – Conditions specific to the action
	Project site
Original dated 09/01/2018	1. The **approval holder** must not clear more than 15 hectares of **koala habitat** within the **project site**.
	Compensation for residual significant impact
Original dated 09/01/2018	2. To compensate for the loss of 29.7 hectares of **koala habitat** within, and adjacent to the **project site**, the **approval holder** must: a. Prior to **commencement of the action**, **legally secure** for the **life of the approval** a minimum of 53.6 hectares of **koala habitat** at the **offset site**. b. Within 10 **business days** of **legally securing** the **offset site**, provide the **Department** with evidence of when and how it was **legally secured**, what mechanism was used, and appropriate coordinates to enable the **Department** to map the **offset site**. c. Within one year of **commencement of the action** complete a **baseline koala density survey** over the entire **offset site**. d. Within nine years, commencing from the date condition 2.c is completed, demonstrate achievement of a **statistically significant** increase, maintained for two consecutive years, in **koala density** over the entire **offset site** compared to the results of the **baseline koala density survey** required by condition 2.c. e. Within one year of **commencement of the action** complete a **baseline koala food trees survey** over the entire **offset site**. f. Within seven years, commencing from the date condition 2.e is completed, demonstrate achievement of ongoing **recruitment** of **koala food trees** over the entire **offset site**, compared to the results of the **baseline koala food trees survey** required by condition 2.e. g. Within one year of **commencement of the action** complete a **baseline survey of non-native koala predators** over the entire **offset site**. h. Demonstrate achievement of a reduction, maintained for 10 consecutive years, in the number of **non-native koala predators** over the entire **offset site**, compared to the results of the **baseline survey of non-native koala predators** established by condition 2.g. i. For the **life of the approval**, ensure there is no net loss in the extent of **koala habitat** over the entire **offset site** that is **legally secured** under condition 2.a.
	Part B – Standard administrative conditions
Original dated 09/01/2018	3. Within 20 **business days** after the **commencement of the action**, the **approval holder** must advise the **Department** of the actual date of **commencement of the action**.
Original dated 09/01/2018	4. The **approval holder** must maintain accurate **records** substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans or

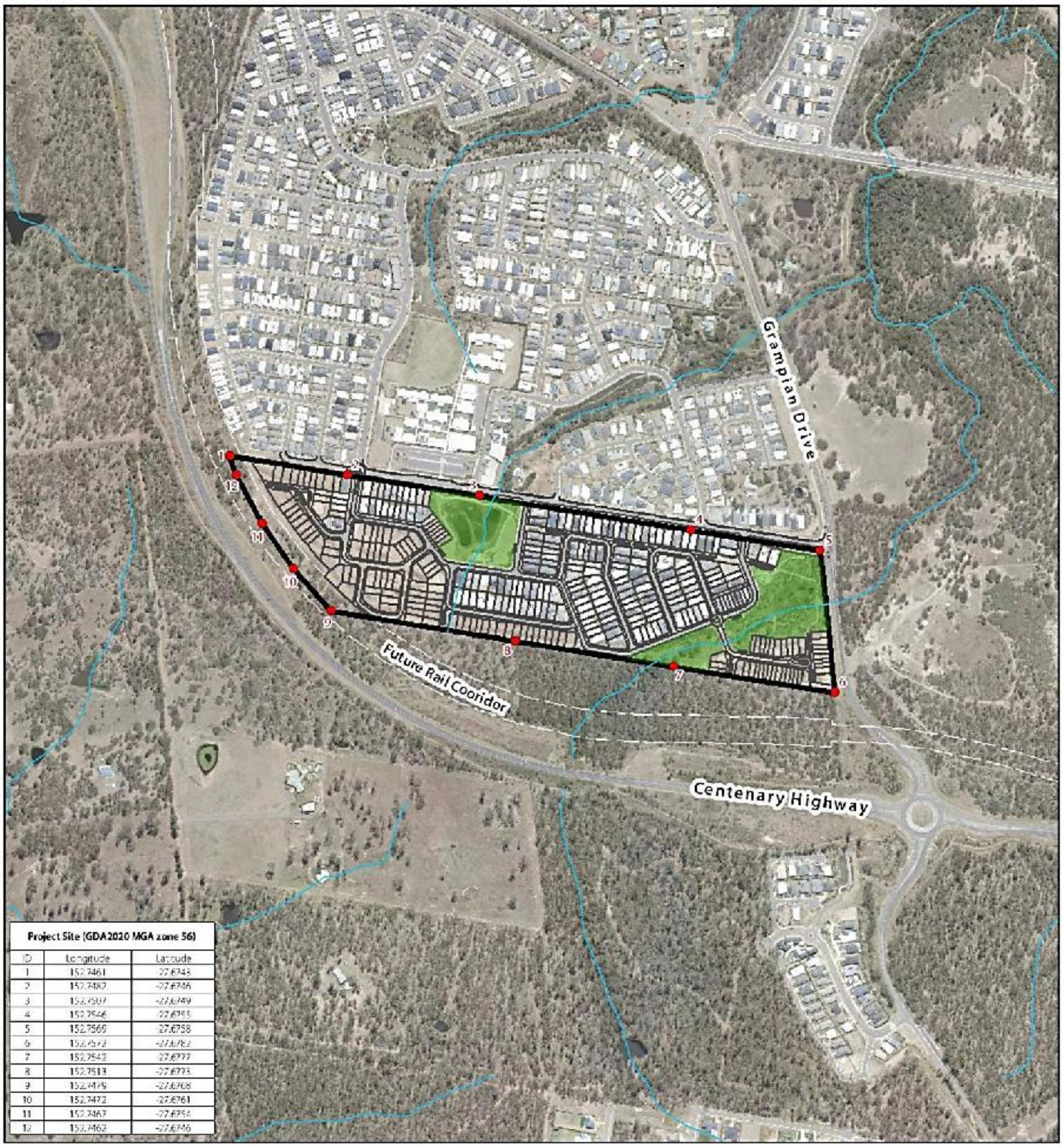
Date of decision	Annexure A – Conditions of approval
	Part A – Conditions specific to the action
	Project site
	monitoring programs required by this approval, and make them available upon request to the **Department**. Such **records** may be subject to audit by the **Department** or an independent auditor 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.
Original dated 09/01/2018	5. Within 60 **business days** of every 12 month anniversary of the **commencement of the action**, the approval holder must publish a **report** on its website addressing compliance with each of the conditions of this approval, including implementation of any management plans or monitoring programs as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published. The **Minister** may provide written consent to the **approval holder** to cease reporting under this condition if satisfied additional reports are not warranted.
Original dated 09/01/2018	6. The **approval holder** must report any potential or actual contravention of the conditions of this approval to the **Department** in writing within 5 **business days** of the **approval holder** becoming aware of the potential or actual contravention.
Original dated 09/01/2018	7. 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 the **Minister**. The independent auditor and criteria must be approved by the Minister prior to the commencement of the audit. The audit report must address the criteria to the satisfaction of the **Minister**.
Original dated 09/01/2018	8. If, at any time after 5 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**.

Date of decision	Definitions attached to approval
	In these conditions, except where contrary intention is expressed, the following definitions are used:
Original dated 09/01/2018	**Approval holder** means the name of the person to whom the approval is granted, or any person acting on their behalf, or to whom the approval is transferred under section 145B of the **EPBC Act**.
Original dated 09/01/2018	**Baseline koala density survey** means a field survey measuring the number of **koalas** per unit area, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology and completed prior to the **commencement of the action**.

Date of decision	Definitions attached to approval
Original dated 09/01/2018	**Baseline koala food trees survey** means a field survey measuring the number of **koala food trees**, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology and completed prior to the **commencement of the action**.
Original dated 09/01/2018	**Baseline survey of non-native koala predators** means a field survey measuring the number of **non-native koala predators**, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology and completed prior to the **commencement of the action**.
Original dated 09/01/2018	**Business days** means a day that is not a Saturday, a Sunday or a public holiday in the location of the action.
As varied on the date this instrument was signed	**Clear/clearing** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation, but not including weeds. For further guidance, see the *Australian Weeds Strategy 2017 to 2027*, Commonwealth of Australia, 2017 (available via https://www.awe.gov.au/sites/default/files/sitecollectiondocuments/pests-diseases-weeds/consultation/aws-final.pdf).
Original dated 09/01/2018	**Commencement of the action** means the point at which any **clearing** for the purposes of the action occurs.
As varied on the date this instrument was signed	**Department** means the Australian Government agency responsible for administering the **EPBC Act**.
Original dated 09/01/2018	**EPBC Act** means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
Original dated 09/01/2018	**Koala** means *Phascolarctos cinereus*.
Original dated 09/01/2018	**Koala density** means the number of **koalas** per unit area.
Original dated 09/01/2018	**Koala food tree** means any tree known to be part of the normal diet for **koalas**.
Original dated 09/01/2018	**Koala habitat** means any vegetation that scores five or more using the Koala habitat assessment tool from the **EPBC Act** referral guidelines for the vulnerable koala.
Original dated 09/01/2018	**Legally secure/secured/securing** means long-term protection under a voluntary declaration as provided for in the *Vegetation Management Act 1999* (Qld) or establishing a Nature Refuge under the *Nature Conservation Act 1992* (Qld).
Original dated 09/01/2018	**Life of the approval** means the period for which the approval has effect.
Original dated 09/01/2018	**Minister** means the Minister administering the **EPBC Act** including any delegate of the Minister.

Date of decision	Definitions attached to approval
Original dated 09/01/2018	**Non-native koala predators** means any animal not native to Australia that is known to predate on **koalas** of any age.
Original dated 09/01/2018	**Offset site** means the area designated as *EPBC 2016_7723 DHA offset* on the map at **Attachment B**.
Original dated 09/01/2018	**Project site** means the areas defined as *Project Site DCDB* on the map, and by the coordinates, at **Attachment A**.
Original dated 09/01/2018	**Records** means all documentation or other material in whatever form, including without limitation any correspondence, reports, assessments, methodologies, operations manuals, specifications, training materials and instructions or data.
Original dated 09/01/2018	**Recruitment** means new individuals added to an existing population.
Original dated 09/01/2018	**Suitably qualified person** means a person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.
Original dated 09/01/2018	**Statistically significant** means a result that's not attributed to chance, as determined using methodologies and statistical analysis appropriate to the data being analysed.

Date of decision	Attachment A
As varied on the date this instrument was signed	**Project site**



Project Site (GDA2020 MGA zone 56)

ID	Longitude	Latitude
1	152.7461	-27.6743
2	152.7482	-27.6746
3	152.7507	-27.6749
4	152.7546	-27.6755
5	152.7565	-27.6758
6	152.7573	-27.6782
7	152.7542	-27.6777
8	152.7513	-27.6773
9	152.7479	-27.6768
10	152.7472	-27.6761
11	152.7467	-27.6754
12	152.7462	-27.6746

Legend

- Project site DCDB
- Project development layout
- Project openspace
- Future rail corridor boundary
- VMA Watercourses/drainage features

Attachment A - Map 1

Defence Housing Australia - Property Provisioning Group

saunders havill group

File ref. 8122 E Attachment A B
Date 20/12/2021
Project Torhaven Rowlings Road, Deebing Heights

0 50 100 200 300 m

Scale (A4): 1:10,000 [GDA 2020 MGA Z56]

N

Layer Source: © State of Queensland (Department of Resources) 2021, Metromap 2021.

Date of decision	**Attachment B**
Original dated 09/01/2018	**Offset Site**

Appendix B

Offset Area Management Report - Year 7

Koala Crossing Offset Area Management Report Year 7

EPBC2016/7723

V1 | 14 April 2025

Document Control

Current document	
Title	Koala Crossing Offset Area Management Report Year 7 EPBC 2016/7723
Date	14/04/2025
Prepared by	Chagi Weerasena

Document Issue

Issue	*Date*	*Prepared by*	*Checked by*
Draft	31/03/2025	Chagi Weerasena	Kayleen Campbell
Final	14/04/2025	Chagi Weerasena	Sarah Delahunty

Disclaimer

This report has been prepared for Defence Housing Australia by the Queensland Trust for Nature. QTFN cannot accept any responsibility for any use of or reliance upon the contents of this report by any third party.

Reports and/or Plans by Others

Reports and/or plans by others may be included within this Offset Area Management Report to support the document.

QTFN acknowledges the Traditional Custodians of Country throughout Australia and their diverse and continuing connections to land, sea and community. We acknowledge they were the first conservationists and scientists and have cared for this land for future generations. We pay our respect to their Elders past, present and emerging and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

This report was prepared on the Traditional Lands of the Jagera and Turrbal Peoples.

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CHAPTER 1: INTRODUCTION

The purpose of this document is to report on the management actions and outcomes required for the provision of koala (*Phascolarctos cinereus*) habitat offset, by Approval EPBC 2016/7723 issued pursuant to sections 130 and 133 of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). The focus of the plan is on the protection and enhancement of the koala habitat associated with the secured offset for Defence Housing Australia (EPBC 2016/7723) (henceforth referred to as the offset area). This document will report in accordance with stipulations and requirements laid out in the Offset Area Management Plan (OAMP).

The structure of the document reflects the requirements of the Department of Climate Change, Energy, the Environment and Water (DCCEEW) and details the key threatening processes which could impact on the existing koala population. The chapters that comprise the document report on the overall health of the koala population, vegetation composition, and actions to minimise threats to koalas. The management regime put in place by the Queensland Trust for Nature (QTFN) will enhance existing koala habitat through the exclusion of land practices detrimental to the site and will track improvements and progress in this annual offset report over the active management period.

This report is the seventh submitted since the approval date for the offset on 9 January 2018 and commencement of the action on 5 February 2018. This reporting period includes data from February 2024 to February 2025 (henceforth referred to as the reporting period) and is considered as the 'Year 7' report. The past and future reporting requirements are listed below in Table 1.

Table 1 – EPBC 2016/7723 reporting requirements

Milestone	Due Date	Status
Approval of EPBC 2016/7723	-	9 January 2018
Legal security	-	12 January 2018
Commencement of the action	-	5 February 2018
Supplementary koala baseline	-	Submitted October 2018
Year 1	May 2019	Submitted April 2019
Year 2	May 2020	Submitted May 2020
Year 3	May 2021	Submitted April 2021
Year 4	May 2022	Submitted March 2022
Year 5	May 2023	Submitted March 2023
Year 6	May 2024	Submitted March 2024
Year 7	**May 2025**	**Current report**
Year 8	May 2026	
Year 9	May 2027	
Year 10	May 2028	

Summary of compliance

This document stands as a compliance report for the final EPBC 2016/7723 Approval Conditions (Table 2). Table 3 summarises compliance measures from the OAMP for all conditions relevant to this reporting period.

It is acknowledged that any non-compliance with the conditions must be reported by no later than five business days after becoming aware.

Table 2 – Compliance summary of approval conditions relevant to this reporting period

Approval Condition	Status
2. To compensate for the loss of 29.7 hectares of koala habitat within, and adjacent to the project site, the approval holder must: f. Within seven years, commencing from the date condition 2.e is completed, demonstrate achievement of ongoing recruitment of koala food trees over the entire offset site, compared to the results of the baseline koala food trees survey required by condition 2.e.	Compliant
i. For the life of the approval, ensure there is no net loss in the extent of koala habitat over the entire offset site that is legally secured under condition 2.a.	Compliant
4. The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans or monitoring programs required by this approval, and make them available upon request to the Department.	Compliant

Table 3 – Compliance summary and checklist under the OAMP for all conditions relevant to this reporting period

Key Actions and Monitoring Requirements	Reporting Requirements and Performance Indicators	Status
Koala Occurrence		
• Outside of the formal koala density survey event, opportunistic koala sightings to be recorded (location and date) within the Offset Area Assessment Report.	• Incorporate opportunistic koala sightings into the Annual Offset Area Assessment Report.	Compliant
Vegetation Composition, Habitat Connectivity and Barriers to Dispersal		
• Monitoring of canopy composition with respect to koala food tree species, and of weed infestations.	• Monitor for any (illegal) clearing in the area (highly unlikely) or any natural events that might impact on habitat connectivity. • Monitoring results to be recorded in annual Offset Area Assessment Report.	Compliant
• Weed assessments and monitoring to be undertaken annually.		
• Retain all vegetation in remnant and mature regrowth areas except where necessary for the removal of weeds, fencing or fire break trails.		
• Ongoing retention and recruitment of koala food trees.		
• Firebreaks and fire control lines to be inspected at a minimum quarterly or after major storm events.		
Predator Attack (wild dogs, foxes and feral cats)		

• Abundance surveys for predators to be undertaken bi-annually by a suitably qualified person. • Implement an offset area wide predator control program. The control program and techniques (trapping, baiting, shooting) will be informed based on the results of the abundance survey. • Presence/absence surveys for predators are to be undertaken each two months by the landholder. • Opportunistic monitoring of and koala/predator interactions in the form of injured and/or koala mortality records.	• Results of all presence/absence and abundance surveys will be reported on an annual basis as a component on the Annual Offset Areas Assessment Report. • All records of koala injury or death resulting from a dog attack are to be reported within the annual Offset Areas Assessment Report.	Compliant
Vehicle Strike		
• No koala mortalities from vehicle strike within the offset area.	• Report any koala injuries/deaths to Local Government authority and relevant State Government department. • Incidents to be recorded in annual Offset Area Assessment Report.	No koala injury / mortalities occurred during the reporting period.
Fire		
• Avoid the occurrence of fire (with the exception of prescribed burning) by mmaintaining fire control lines and co-locating fire control lines with existing tracks and fence lines on the property where possible. • Existing fencing, firebreaks and fire control lines are to be kept clear of encroaching vegetation as per Offset Area Bushfire Management Plan. • Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade.	• Monitoring results and maintenance log will be detailed within the annual Offset Area Assessment Report.	Compliant
Disease and Pathogens		
• To reduce the risk of introducing chlamydia and koala retrovirus into the resident population, uncontrolled translocation of koala is not permitted within the offset area. • Enforce biosecurity procedures for all persons and vehicles that may carry vegetation pathogens known to affect koala food and shelter trees.	• Confirmation of koala translocation activity within the offset area (if approved) is to be included within annual Offset Area Assessment Reports. • Incidence of koalas exhibiting symptoms of disease to be reported within annual Offset Area Assessment Report.	Compliant

Hydrological Change		
• If any actions are proposed that may significantly impact the current hydrological regime and therefore potentially impact koala habitat within the offset area, then actions are required.	• Where approved hydrological change has occurred within the offset area, monitoring of the impact to the site's vegetation communities will be a component of an annual site assessment.	No hydrological changes were made during the reporting period.

CHAPTER 2: SETTING AND LOCALITY

By way of Deed, Defence Housing Australia secured delivery of an OAMP and registration of a Voluntary Declaration under the *Vegetation Management Act 1999* (Qld) of 53.62 ha imposed by EPBC Approval 2016/7723 as part of the offset for the Ripley Valley development.

The voluntary declaration was secured on 12 January 2018 and reporting for the offset area will include information from 2018 onwards.

Koala Crossing Locality

The offset area pertaining to EPBC 2016/7723 is managed as part of a larger conservation property, Koala Crossing, located on Mount Flinders Road, Peak Crossing, Queensland. Koala Crossing comprises of eight lots; 86, 87, 88, 89 on RP892014, Lot 119 on CH311527, Lot 107 on CH311135, Lot 137 on CH311786 and Lot 138 on CC127 totalling approximately 654 ha (Map 1). The property was purchased by QTFN in 2014 to protect regrowth vegetation from future development, with the aim of utilising the property for offsets. The delivery of third-party project impact offsets has provided a means of funding ongoing restoration and revegetation of large parts of the property.

The tenure of the property is freehold, wholly owned by QTFN. It is located within the Scenic Rim Regional Council Local Government Area. In 2020, four Nature Refuge (NR) agreements (Koala Crossing NR, Cockatoo's Corner NR, Wallabies Knoll NR and Glider's Glade NR) were established under the *Nature Conservation Act 1992* (Qld) pertaining to lots 86, 87, 88, and 89 on RP892014 (Map 1). These NR agreements will protect and enhance the natural environment surrounding the offset area beyond the life of the offset agreement term.

On a regional scale, the property is part of the Flinders Karawatha Corridor, the largest remaining contiguous stretch of open eucalypt forest in south-east Queensland (SEQ) (EHP, 2014). The corridor stretches for 60 km from the Karawatha forest in Brisbane, through Flinders Peak to Wyaralong Dam near Boonah, and encompasses 56,350 ha of land. It is an important wildlife corridor, providing habitat for a number of vulnerable species including the tusked frog (*Adelotus brevis*), glossy black-cockatoo (*Calyptorhynchus lathami*), powerful owl (*Ninox strenua*), black-breasted button-quail (*Turnix melanogaster*), spotted-tailed quoll (*Dasyurus maculatus maculatus*), brush-tailed rock-wallaby (*Petrogale penicillata*), grey-headed flying-fox (*Pteropus poliocephalus*) and koala.

Climate data for the area gives an average maximum and minimum temperature of 27°C and 13.9°C respectively for 2024 (weather station 040004) (BoM, 2024). The average annual rainfall for 2024 was 100 mm (weather station 040793) (BoM, 2024), with the wettest month in January (342 mm) and the driest month in June (18.8 mm).

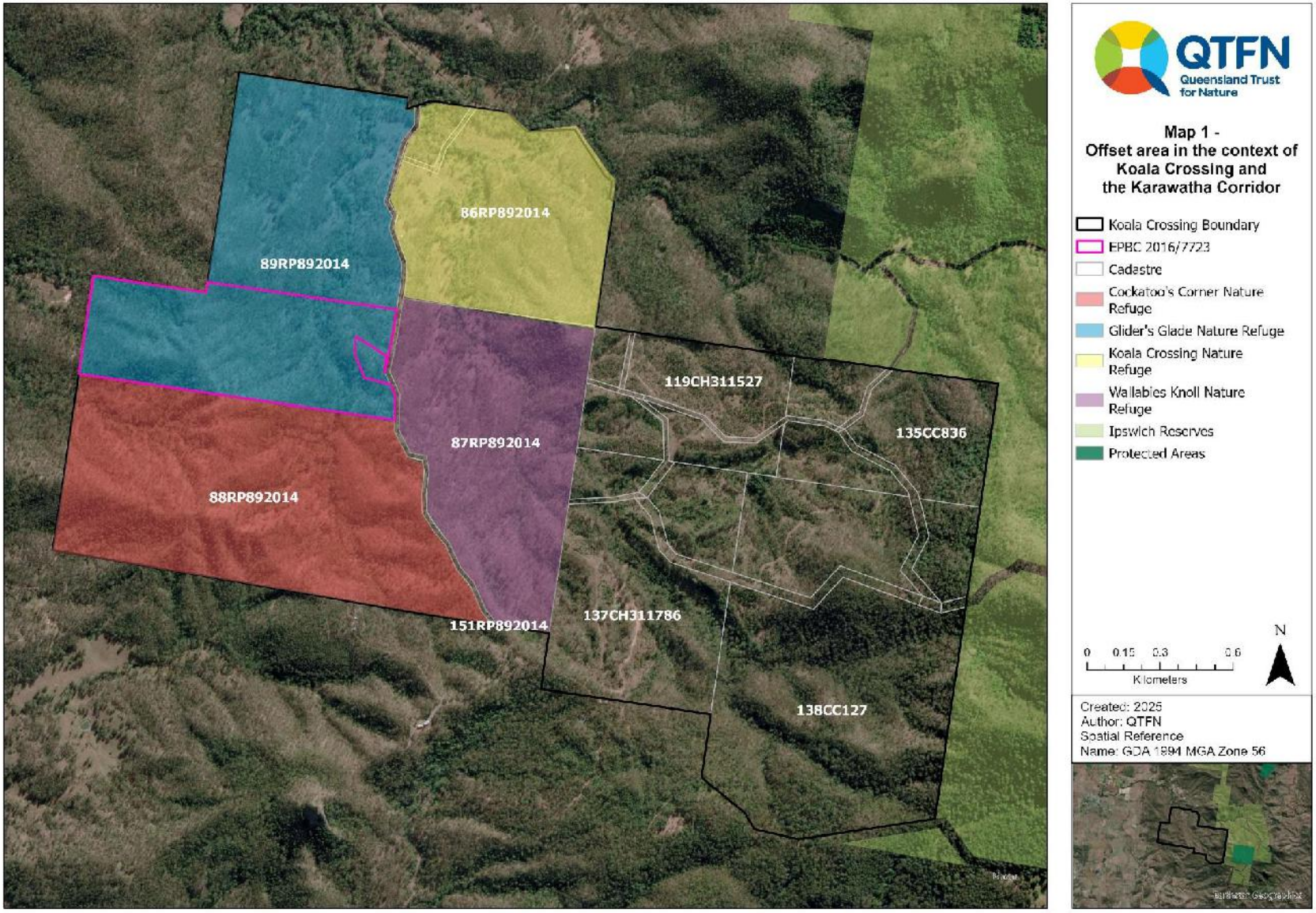
The offset area contains areas of revegetation and four Regional Ecosystems (REs) (Map 5):

- 12.3.3 Endangered: *Eucalyptus tereticornis* woodland on Quaternary alluvium;
- 12.3.7 Least concern: *Eucalyptus tereticornis, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca spp.* fringing woodland;
- 12.8.24 Endangered: *Corymbia citriodora subsp. variegata* open forest on Cainozoic igneous rocks especially trachyte; and
- 12.9-10.2 Least concern: *Corymbia citriodora subsp. variegata +/- Eucalyptus crebra* open forest on sedimentary rocks.

The highest point of the site is 210 m above sea level on the eastern side, close to the border of lots 86 and 87 RP892014. The Geological Survey of Queensland 1:100,000 Ipswich Geological Map (DME, 2008)) lists the geology as:

- Qa SEQ: Quaternary; clay, silt, sand, gravel, flood plain alluvium
- Tit SEQ: Tertiary: trachyte (anorthoclase and riebeckite trachyte)
- Jbmk: Jurassic; lithofeldspathic labile and sublabile to quartzose sandstone, siltstone, shale, minor coal, ferruginous oolite marker
- Jbmg: Jurassic; lithic labile and feldspathic labile sandstone

Map 1 – Offset area in the context of Koala Crossing and the Karawatha Corridor



CHAPTER 3: OFFSET AREA REPORT

This chapter outlines the agreed requirements outlined in the OAMP and the final Approval Conditions set by the relevant parties. For each asset, monitoring and results are discussed in line with the reporting requirements, and relevant conservation management actions are discussed.

Reporting period

This document reports on monitoring and works completed between February 2024 to February 2025.

3.1 KOALA OCCURRENCE

Relevant actions	Reporting requirement
• Outside of the formal koala density survey event, opportunistic koala sightings to be recorded (location and date) within the Annual Offset Area Assessment Report. • For full OAMP conditions for koala occurrence, see Appendix 1.	• Opportunistic koala sightings to be incorporated into the Annual Offset Area Assessment Report.

Koalas are under significant threat in SEQ due to habitat encroachment by urbanisation, predation by feral and domestic animals and traffic accidents caused by increased road networks and motor vehicles (Youngentob, Marsh, & Skewes, 2021). Koala Crossing was purchased by QTFN with the intention of finding sustainable funding models to preserve koala habitat and provide linking territories to the Flinders-Goolman Conservation Estate and the Flinders Karawatha Corridor.

i. Monitoring in this period

This report will document the continued koala observations and monitoring within the offset area, in line with the requirement of the OAMP. In this reporting period, methods to monitor koalas include camera trapping, opportunistic visual sightings and scat collection, Spot Assessment Technique (SAT), and Remotely Piloted Aircraft (RPA) surveys.

Camera trapping

Remote camera traps were deployed over two periods during the reporting period: winter 2024 and summer 2024. The winter 2024 camera trapping session captured data from 15 July 2024 to 11 September 2024, and the summer 2024 session captured data from 3 December 2024 to 12 January 2025. Cameras H and I captured data from 20 December 2024 to 29 January 2025.

Eleven camera trapping stations (using Reconyx Hyperfire HC600 remote-sensing cameras) were deployed across Koala Crossing during the winter 2024 session and ten were deployed during the summer 2024 session (access to camera K was restricted due to wet weather conditions). No camera stations are located within the offset area however, camera B is located 40 m south of the offset area (Map 6). Relative Abundance Indices (RAI), which is a relative measure of abundance based on the frequency and duration of time each predator species is recorded on camera (i.e. how many are there relative to survey time), are calculated using a standardised set of 40 trapping days, with an independence threshold of 10 minutes (i.e. each observation of an animal 10 minutes after the first observation is considered a new observation). The data was analysed using Camelot, an open-source camera trapping software.

Opportunistic scat collection and visual observations

Opportunistic observations of koalas and koala scat across the offset area and entire Koala Crossing property are to be recorded. This includes recording the date, time and GPS location of the observation into the Koala Crossing koala sightings register.

SAT survey

Koala activity levels were determined through SAT surveys (Phillips & Callaghan, 2011), which were conducted by Ecosure in April and May 2024. The SAT involves randomly identifying a non-juvenile tree of any species within the subject site that is either observed to have a koala or scats or is known to be a food tree or otherwise important for koalas, and recording any evidence of koala usage of that tree including presence, identifiable scratches or scats. The nearest non-juvenile tree is then identified, and the same data recorded. The next closest non-juvenile tree to the first tree is then

assessed and so on, until 30 trees have been surveyed. Forty-nine SAT sites were surveyed throughout Koala Crossing, with seven sites within the offset area (K05, K06, K29, K45, K46, K47 and K48) (Map 3).

Remotely piloted aircraft surveys

RPA surveys were undertaken by Ecosure in May 2024. One RPA team, consisting of two pilots, was utilised. One person acted as the pilot, with another acting as a wildlife spotter. RPA flights were undertaken at night where thermal imaging was utilised to detect the heat signatures of koala and other incidental fauna. Five survey plots of approximately 25 ha in size were established following diurnal site inspections and preparation of the flight plans. Four sites were surveyed, with the fifth RPA survey plot acting as a back-up (Ecosure, 2024).

Acoustic monitoring

Ten passive acoustic recorders (using AudioMoths) were deployed at each camera trapping station (excluding camera K due to restricted site access at the time of deployment) on 3 December 2024 and collected on 19 February 2025. Acoustic sensors are highly effective at detecting adult male koalas bellowing during the spring-summer mating period (Law, et al., 2021). Audio data was analysed using BirdNet Sound ID.

ii. Results and Management Outcomes

Camera trapping

One koala was recorded via camera trapping during the reporting period at camera C (RAI = 0.227) on 20 August 2024 at 3 am (Photo 1). While koalas were not observed on camera traps within the offset area itself, the vegetation within the offset area provides foraging and dispersal habitat (demonstrated from presence of scat from SAT survey (Map 3)) and vegetation connectivity within Koala Crossing.

Photo 1 - Koala at camera C during winter 2024 session

Opportunistic scat collection and visual observations

Koala scat was not identified opportunistically (i.e. outside of the SAT survey) within the offset area or throughout Koala Crossing during the reporting period. No koalas were observed opportunistically within the offset area or throughout Koala Crossing during the reporting period.

SAT survey

Koala scat was identified at two SAT sites (detection rate = 28.5%) within the offset area, K05 and K45 (Photo 2) (Map 3). Scats were recorded at 24% of SAT sites at Koala Crossing. On average, 15.5 trees were surveyed before a scat was recorded within the offset area and scats were found under *Eucalyptus crebra* at both sites. Koala activity at both sites was 3.3% which is consistent with a medium (normal) use of the environment within an East Coast (low) density population (Phillips & Callaghan, 2011).

Photo 2 - Koala scat found at K45

Remotely piloted aircraft surveys

No koalas were detected within the offset area using the RPA methodology however, one koala was recorded on the south-western side of Koala Crossing in *Corymbia*/*Eucalyptus* open woodland (Map 2).

Acoustic monitoring

No koalas were detected on audio recorders throughout Koala Crossing. This was the first trial of audio recorders at Koala Crossing and the methodology will be refined in the future.

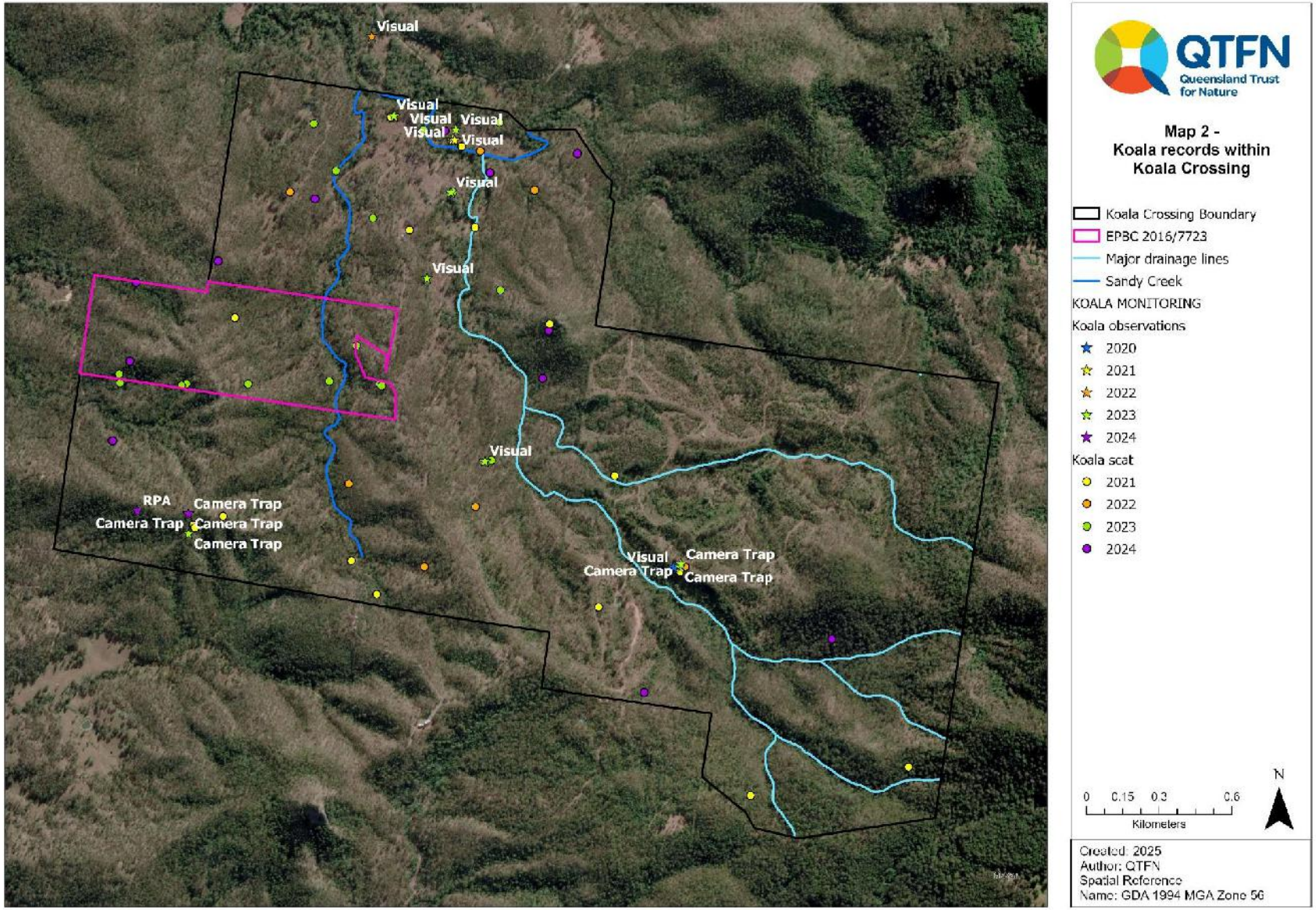
Koala-predator interactions

No koala-predator interactions were recorded during the reporting period.

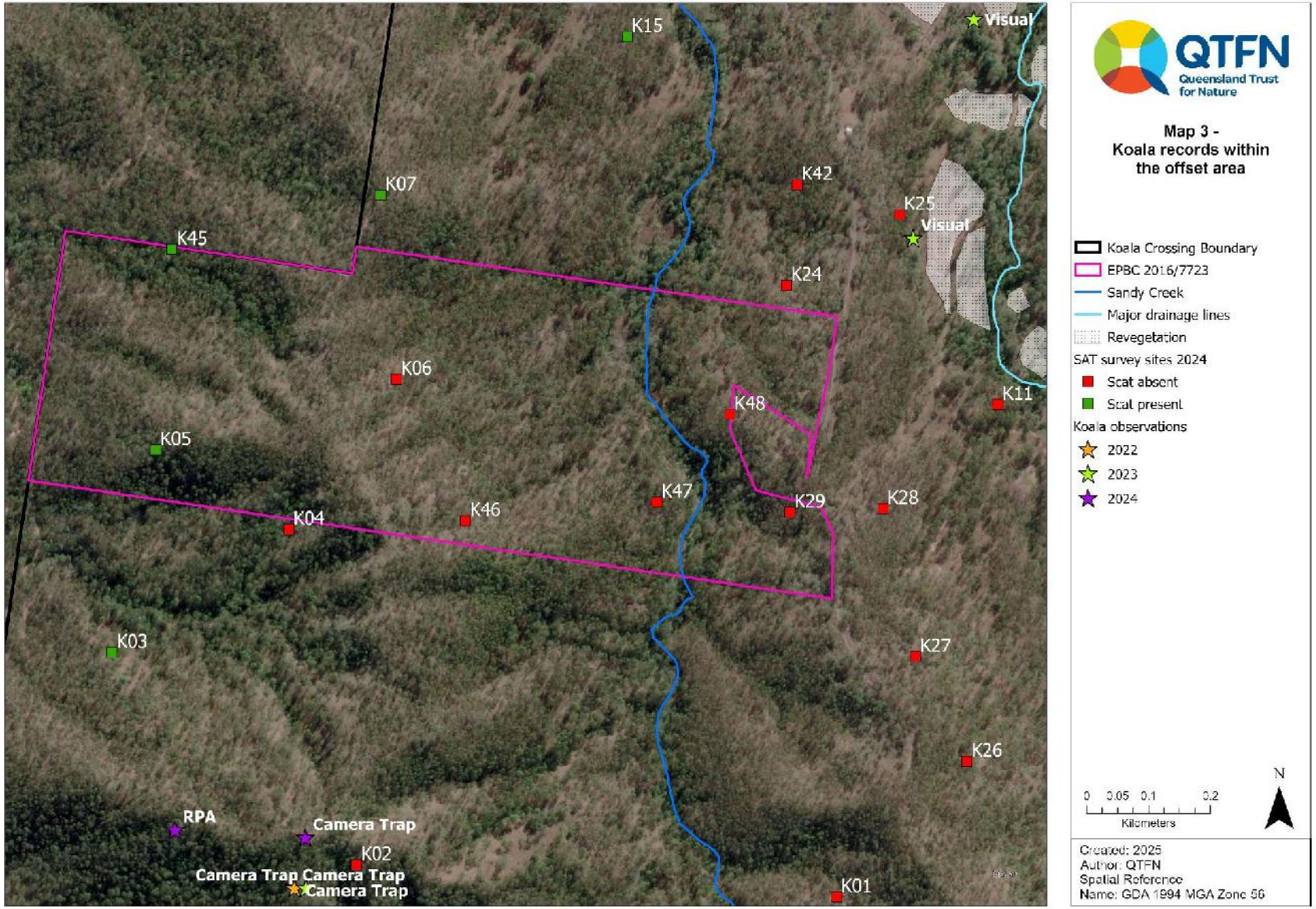
Management outcomes

Presence of koalas will continue to be surveyed throughout the years. Additional methods to identify koalas, such as use of airborne eDNA and audio recorders, are currently being implemented to increase detection efforts.

Map 2 – Koala records within Koala Crossing



Map 3 – Koala records within the offset area



3.2 VEGETATION COMPOSITION

Relevant actions	Reporting requirement
• Approval condition 2f - Within seven years, commencing from the date condition 2.e is completed, demonstrate achievement of ongoing recruitment of koala food trees over the entire offset site, compared to the results of the baseline koala food trees survey. • Monitoring of canopy composition with respect to koala food tree species, and of weed infestations. • Weed assessments and monitoring to be undertaken annually. • Retain all vegetation in remnant and mature regrowth areas except where necessary for the removal of weeds, fencing or fire break trails. Monitor for illegal clearing in the area of any natural events that may impact habitat connectivity. • Ongoing retention and recruitment of koala food trees. • Firebreaks and fire control lines to be inspected at a minimum quarterly or after major storm events. • For full OAMP conditions for vegetation composition, see Appendix 2.	• Monitoring results to be recorded in annual Offset Area Assessment Report.

The maintenance of the koala population is dependent on the health, age, and distribution of koala food trees within Koala Crossing and the offset area. Monitoring and management of the vegetation is an essential part of the management plan.

In this reporting period, activities focus on annual weed monitoring and assessing vegetation and koala food tree condition through BioCondition assessments and koala food tree assessment through SAT surveys.

i. Monitoring in this period

Weed assessments

Weed assessments continue to be conducted annually and compared to results from the baseline survey of 2018. Surveys were conducted from 7 to 8 May 2024 by QTFN ecologists. Twenty-eight permanently marked transects throughout Koala Crossing were surveyed for non-native plant cover in a 100 m transect, with 21 points within each transect at 5 m intervals. Three weed transects (T7, T9 and T31) are located within the offset area (Map 4). Photo points were recorded at each transect so that the progress of the site could be monitored (Appendix 3). The target weed species identified as a threatening process to koalas is lantana (Lantana camara) (Melzer, Santamaria, & Allen, 2018). Whilst other weeds were measured for overall ecological health, the focus of the weed management is the control and eradication of L. camara, as it has the capacity to prevent koala movement and access to food and shelter trees (Melzer, Santamaria, & Allen, 2018).

BioCondition assessments

Nineteen BioCondition assessments (Eyre, et al., 2015) were conducted throughout Koala Crossing by Ecosure between April and May 2024 (Map 5). Two BioCondition plots, BC05 and BC14, are located within the offset area (Map 4). BC05 is located within *Eucalyptus crebra* open forest and BC14 is located *Corymbia/Eucalyptus* open forest (Map 5).

Koala food tree assessment

The diameter at breast height (DBH) of the 30 trees selected randomly at each site during the SAT survey (see Section 3.1 for survey methodology) was recorded to assess the age structure and diversity of koala food tree species. The SAT survey conducted for the baseline assessment in 2018 assessed 15 trees at six sites, which was approved and conducted by Sean Fitzgibbon & Bill Ellis (QTFN, 2018). K05 was added in 2024. The comparisons made between these assessments have been standardised to account for the different sample sizes.

ii. Results and Management Outcomes

Property-wide trends

Weed assessments

Lantana camara was present in 26 of 28 transects (89% occupancy – i.e. percentage of transects where *L. camara* is present). This is down from 93% in 2023, reflective of treatment conducted between January and June 2024. Weed treatment was undertaken in 1 ha grids throughout Koala Crossing. Majority of sites (57%) displayed a decrease in *L. camara* occupancy with 18% of sites remaining unchanged. The mean transect coverage of 44% (i.e. on average, 44% of sampling points in each transect are occupied by *L. camara*) in 2024 decreased from 51% in 2023.

BioCondition Assessments

Seven plots showed an increase in overall BioCondition score (BC01, BC03, BC04, BC05, BC06, BC09 and BC10), with score increases ranging from 2 to 22 points. Three plots (BC02, BC07 and BC08) showed a decrease in BioCondition score, with score decreases of 11, 7 and 0.5 respectively. This is mainly due to a decrease in native grass and shrub species richness and cover potentially from weed coverage encroachment. No decrease in landscape attribute scores were reported (Appendix 4). A comparison assessment cannot be made for BC11 to BC19 as these plots were newly added in 2024.

The current koala age tree structure throughout Koala Crossing, which is mostly comprised of young regrowth, shows promise for the development of koala habitat (Ecosure, 2024). The revegetation areas are showing a strong uptake and development of recruit trees. A lack of mature and large trees throughout Koala Crossing was observed during surveys. While koalas utilise trees across a wide range of size classes (Youngentob, Marsh, & Skewes, 2021), medium to large trees are favoured by koalas. These trees can provide thermal buffering for koalas during the day and have a greater quantity of food resources (Taggart, et al., 2023). The average diameter at breast height (DBH) of trees recorded within each SAT survey site was 24 cm.

Koala food tree assessment

The average DBH of trees recorded on the property is 24 cm. The current koala age tree structure throughout the site, which is mostly comprised of young regrowth, shows promise for the development of koala habitat (Ecosure, 2024). The revegetation areas are showing a strong uptake and development of recruit trees, illustrated by the fact that the average DBH of trees recorded within these areas (27 cm) is greater than the average DBH of trees surveyed within the site, which suggests that the revegetation actions completed are producing the desired results. There is a lack of mature and large trees throughout Koala Crossing (Ecosure, 2024).

Offset-specific trends

Weed assessments

Since 2018, *L. camara* has been observed within the offset area. An increase in *L. camara* occupancy was evident at T9 and T31, while T7 remained stable (**Error! Reference source not found.**) (Appendix 3). The mean transect coverage increased from 24% in 2023 to 33% in 2024. Low (below 20%) mean transect coverages evident between 2018 and 2020 were most likely caused by drought conditions between early 2017 to the end of 2019 (Nguyen, Wheeler, Hendon, Lim, & Otkin, 2021). La Niña conditions between 2020 and 2024 (Huang, Gillett, & Taschetto, 2024) had a strong influence on the growth rate of *L. camara* (Raghu, Osunkoya, Perrett, & Pichancourt, 2014), likely causing an increase in mean transect coverage over these years. Due to limited access in the offset area (i.e. no vehicle tracks that could accommodate weed treatment equipment), weed treatment did not cover all areas of the offset area. In comparison to the entire Koala Crossing property, the offset area had a lower mean transect coverage of *L. camara* (Figure 1).

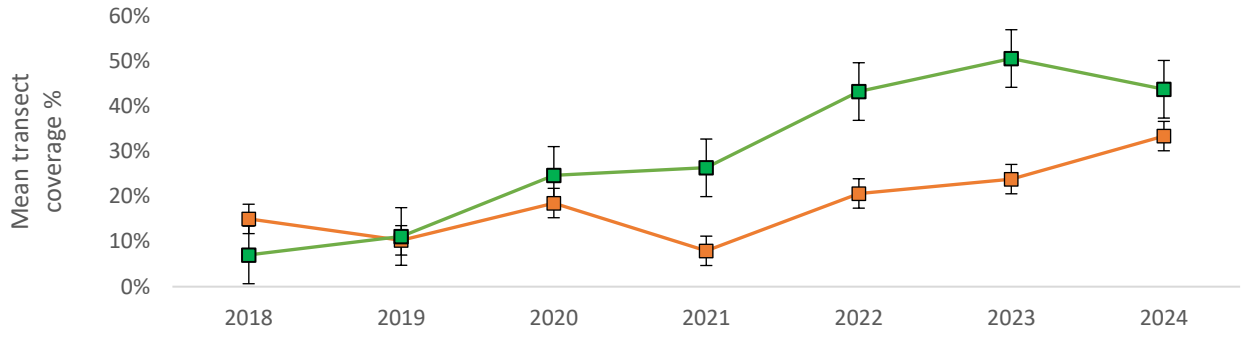


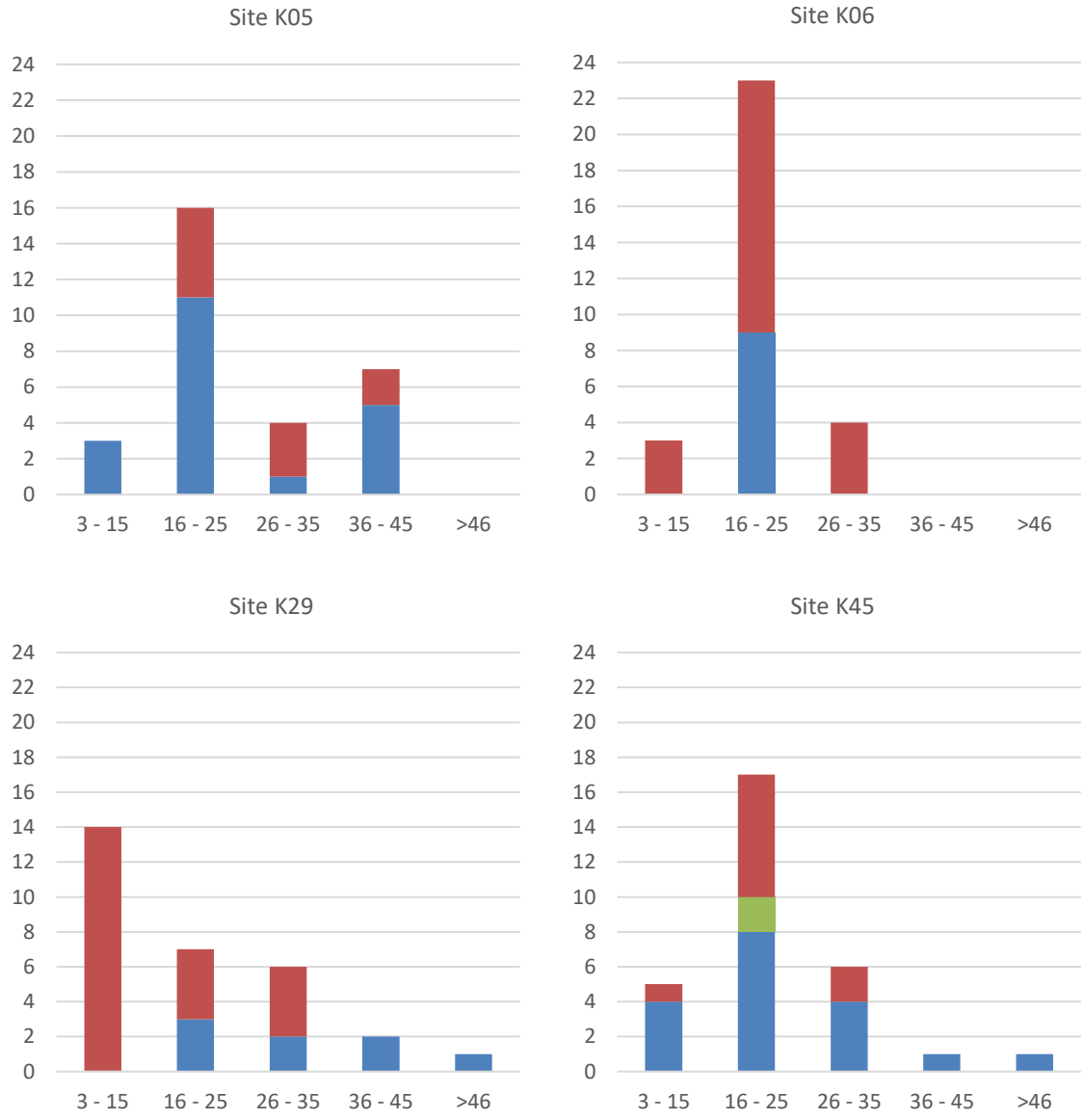
Figure 1 – Mean transect coverage (%) of Lantana camara at all transects in Koala Crossing (n = 28) (green) and the offset area (n = 3) (orange) between 2018 and 2024 (with standard error)

BioCondition assessments

The BioCondition score for plot BC05 increased from 64.5 (out of 100) in 2020 to 82.5 in 2024 (Appendix 4). This was mainly due to an increase in shrub and grass cover, and a decrease in weed cover. Landscape attribute scores also increased. Tree attributes remained stable. The first assessment for BC14 was conducted in 2024, which received a score of 75 out of 100. Koala food tree species richness at BC05 and BC14 was four and three, respectively. These sites included the dominant food tree species on the property, *Corymbia citriodora, C. tessellaris* and *Eucalyptus crebra,* in addition to *E. melanophloia.*

Koala food tree assessment

Regrowth (10 – 40 cm DBH) (Smith & Pile, 2023) koala food trees were identified at all SAT sites within the offset area (Figure 2), which demonstrates recruitment of koala food trees. Advanced regrowth (41 – 60 cm DBH) (Smith & Pile, 2023) koala food trees were less common. *Corymbia citriodora* and *Eucalyptus crebra* were identified at all DBH classes except mature trees at K05 (previously S02 in the baseline, which was moved into the offset area in 2024). At K06 (previously S3 in the baseline), trees within the first DBH class (3 – 15 cm DBH) increased from 6% in 2018 to 10% in 2024 (Figure 2). Trees within the first DBH class were not recorded at K45 (previously S1 in the baseline) during the baseline, while 16% of trees recorded at K45 in 2024 were of this age class. *Corymbia tessellaris* was also recorded in 2024. Majority (70%) of trees recorded at K46 (previously S5 in the baseline) were of the second DBH class, consistent with the baseline. An increase of trees recorded in the first DBH class, from 6% in 2018 to 30% in 2024, was evident at K47 (previously S6 in the baseline). Results from K48 (previously S7 in the baseline) and K29 (previously S8 in the baseline) were not recorded in the baseline report. Recruitment is evident at both sites due to the high presence of regrowth trees (Figure 2).



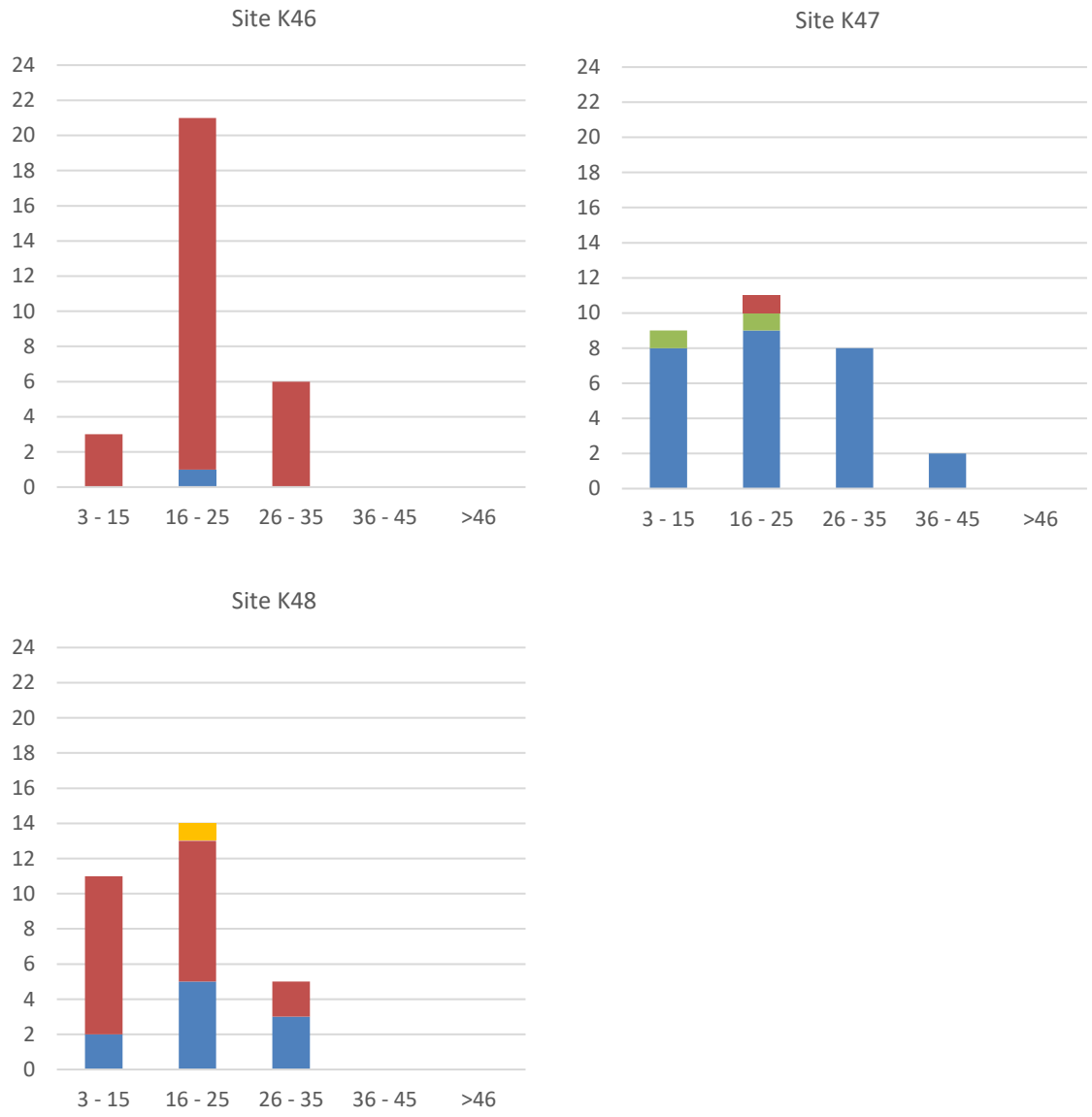
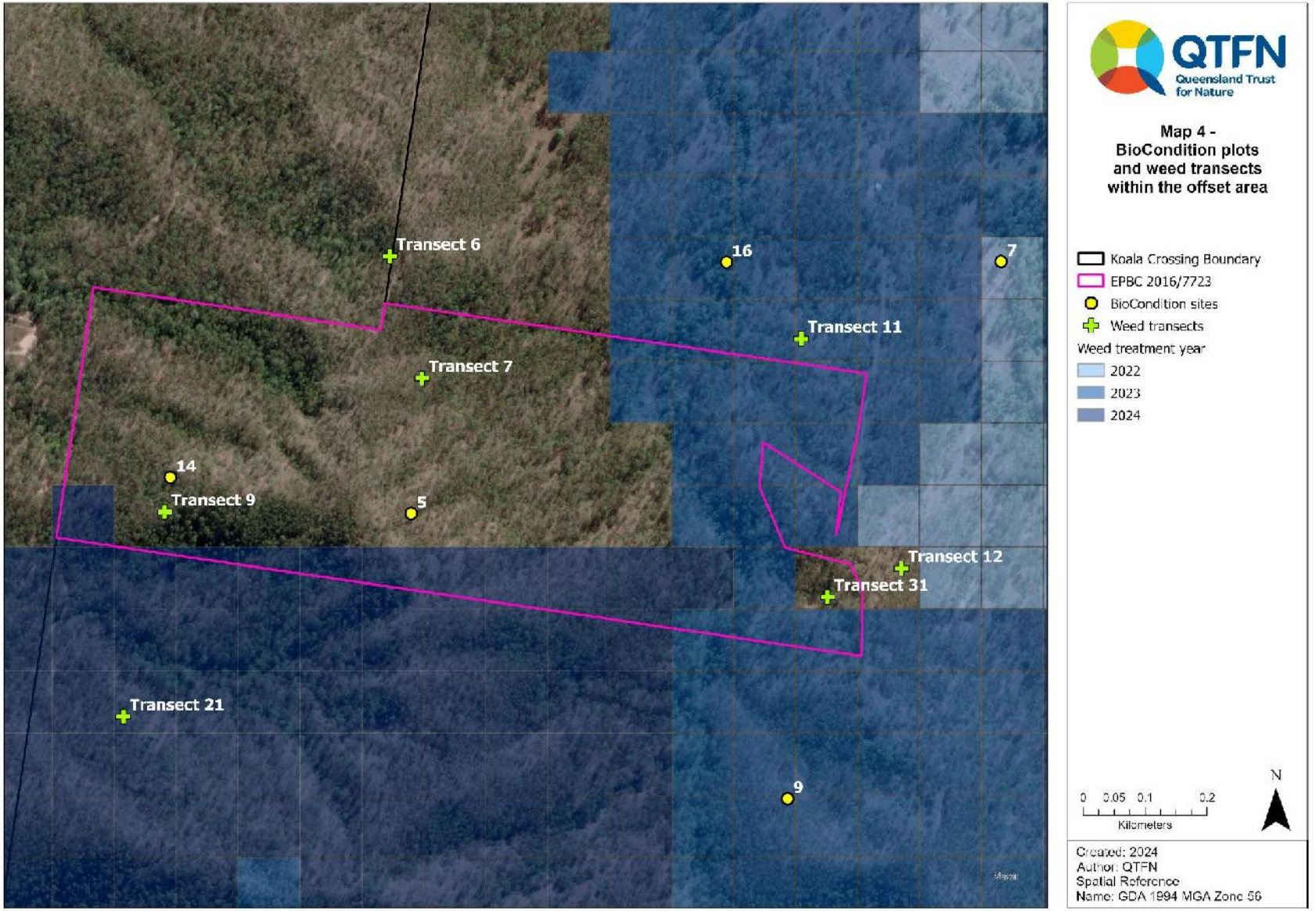


Figure 2 – Number of koala food tree species (y-axis) per DBH size class (x-axis). Food tree species include Corymbia citriodora (blue), Eucalyptus crebra (red), E. resinifera (yellow) and C. tessellaris (green).

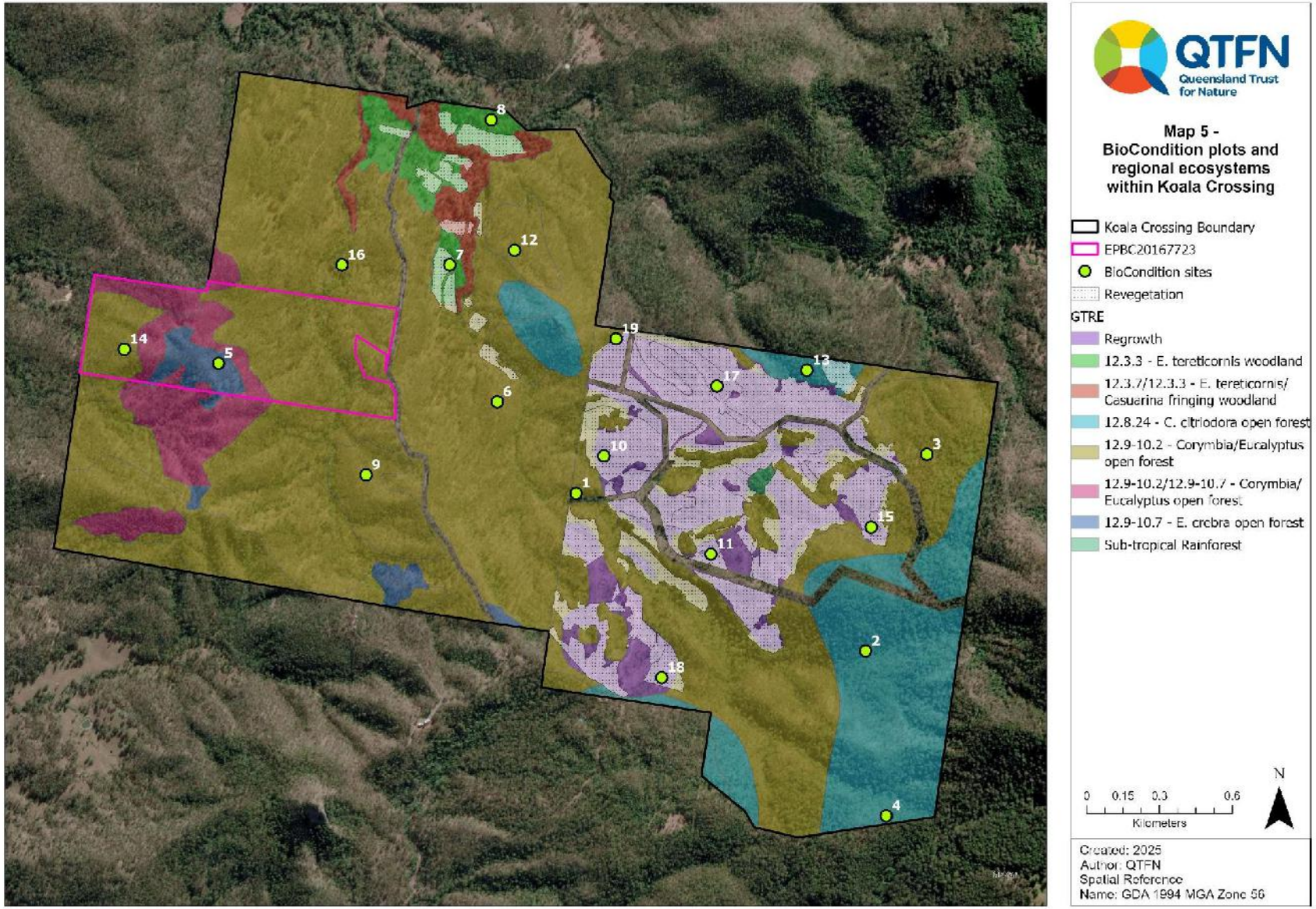
Management actions

The Weed Strategy 2020 – 2025 (Braun, Shapland, & Rossini, 2020) will continue to be followed to target areas of re-emerging and highly infested *L. camara.* Follow up control works have been conducted in the offset area and throughout Koala Crossing to address the re-emergence since monitoring occurred. Efforts to treat weed infestations will continue by managing weeds in 1 ha grids.

Map 4 – BioCondition plots and weed transects within the offset area



Map 5 – BioCondition plots within Koala Crossing



3.3 HABITAT CONNECTIVITY

Relevant actions	Reporting requirement
• Vegetation clearing will not be undertaken within the offset area under any circumstances, except where necessary. • Firebreaks and fire control lines to be inspected at a minimum quarterly frequency or after major storm events. • For full OAMP conditions for habitat connectivity, see Appendix 5.	• The location, extent and associated purpose for any vegetation clearing undertaken within the offset area will be detailed within the annual Offset Area Assessment Report. • Any change to site connectivity is to be detailed within the annual Offset Area Assessment Report.

Habitat connectivity is the connectedness of habitat patches, which is necessary to allow a koala to move from one habitat patch to another without a barrier (Youngentob, Marsh, & Skewes, 2021).

i. Monitoring in this period

Firebreak inspection has been undertaken monthly (when possible) during this reporting period. Vegetation clearing within the offset area was not undertaken, nor was there a change to site connectivity.

Management actions

Continue to follow the OAMP.

3.4 THREAT TO KOALA FROM DOGS, FOXES AND FERAL CATS

Relevant actions	Reporting requirement
• Abundance surveys for predators to be undertaken bi-annually by a suitably qualified person • Implement an offset area wide predator control program. The control program and techniques (trapping, baiting, shooting) will be informed based on the results of the abundance survey. • Presence/absence surveys for predators are to be undertaken each two months by the landholder. • Opportunistic monitoring of and koala/predator interactions in the form of injured and/or koala mortality records. • For full OAMP conditions for threats to koala from wild dogs, foxes and feral cats, see Appendix 6 and Appendix 7.	• Results of all presence/absence surveys will be reported upon on an annual basis as a component on the Annual Offset Areas Assessment Report. • All records of koala injury or death resulting from a dog attack are to be reported within the annual Offset Areas Assessment Report.

Predation by wild dogs (*Canis lupus*), feral cats (*Felis catus*) and foxes (*Vulpes vulpes*) poses a significant threat to koalas (Youngentob, Marsh, & Skewes, 2021). Monitoring and management of the feral predators is an essential part of the management plan.

i. Monitoring in this period

Monitoring was conducted using remote sensing wildlife cameras and opportunistic scat collections.

Eleven camera trapping stations were deployed across the site (Map 6). No camera stations are within the offset area however, camera B is located 40 m south of the offset area. See Section 3.1 for the camera trapping methodology.

ii. Results and Management Outcomes

Property wide trends

Wild dogs, feral cats and foxes were recorded within the Koala Crossing property. Across the property, relative abundance for wild dogs increased in 2023 then declined in 2024. The occupancy of wild dogs decreased in winter 2024 from summer 2023, then increased in summer 2024. Both relative abundance and occupancy of foxes decreased from the peak in winter 2023. Relative abundance of foxes seems to decrease when the relative of abundance of wild dogs is higher. Wild dogs are apex predators and can suppress mesopredators (foxes and feral cats) (Hunter & Letnic, 2022). Feral cats were detected in winter 2024, after not being recorded on camera traps for six years. Feral cats were not detected in summer 2024. All predators have been fluctuating across seasons (Figure 3).

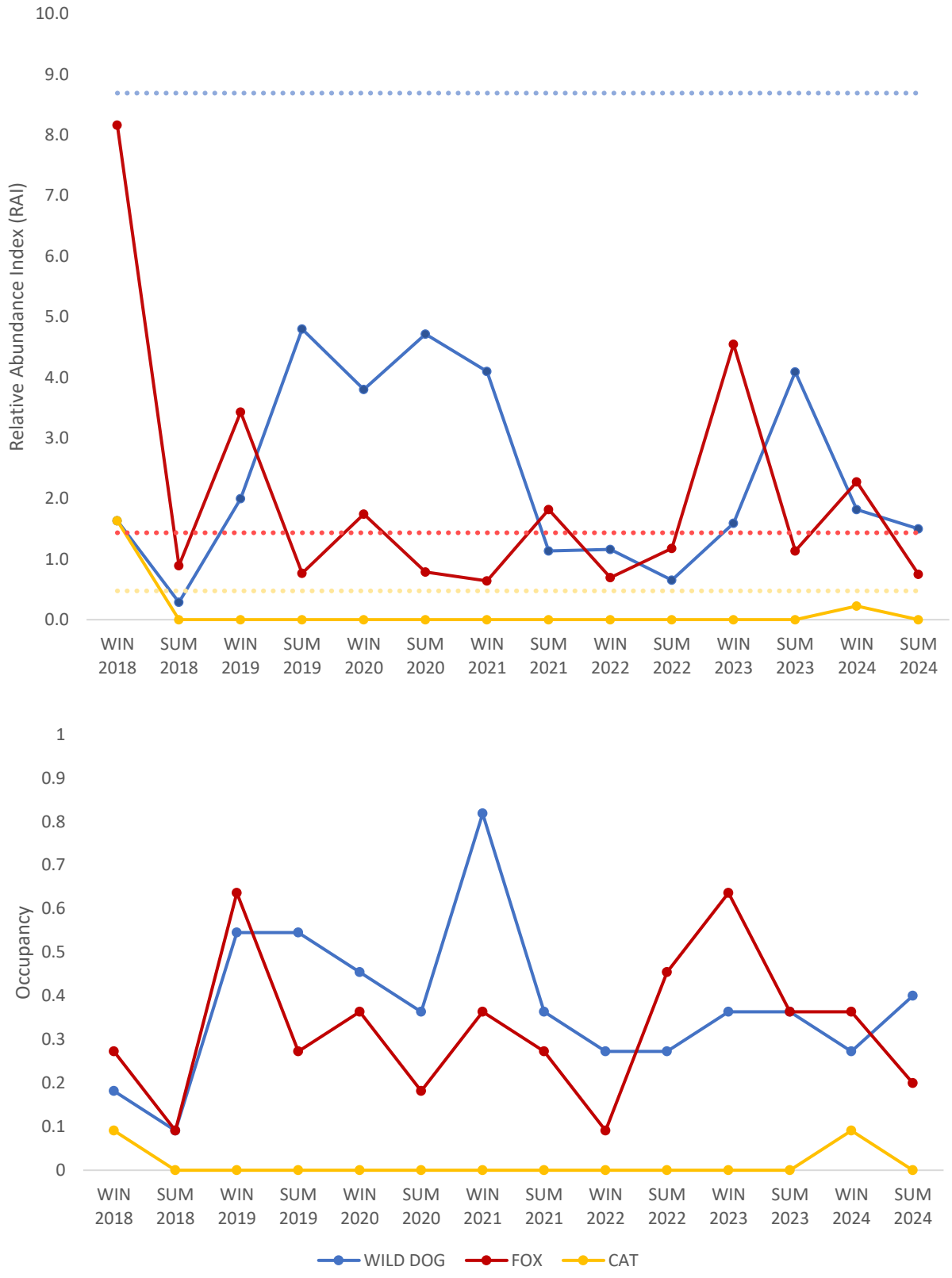


Figure 3 - Relative abundance index (top) and occupancy (bottom) of wild dogs (blue), foxes (red) and feral cats (yellow) within Koala Crossing. Confidence limit thresholds to show deviations from the baseline for each feral animal are illustrated by the dashed lines.

Offset specific trends

Wild dogs were captured at camera B during winter 2024 (Table 4) (Photo 3). Foxes and feral cats were not recorded during the reporting period at camera B. No feral predators were recorded at camera B in summer 2024.

Table 4 – Number of camera traps feral predators were detected on for each trapping period

Season	Dogs	Foxes	Cats
Winter 2018	1	1	0
Summer 2018	0	0	0
Winter 2019	0	0	0
Summer 2019	1	0	0
Winter 2020	0	0	0
Summer 2020	0	0	0
Winter 2021	1	0	0
Summer 2021	0	0	0
Winter 2022	0	0	0
Summer 2022	0	0	0
Winter 2023	1	1	0
Summer 2023	1	0	0
Winter 2024	1	0	0
Summer 2024	0	0	0

Photo 3 – Dogs at camera B during winter 2024 session

Analysis of predator scat

Predator scats were not recorded in the offset area or Koala Crossing property during the reporting period. However, predator scats have been recorded historically across Koala Crossing (Map 6). To date, analysis of predator scat has not revealed evidence of koalas in the diet of any feral predators on Koala Crossing.

Other observations

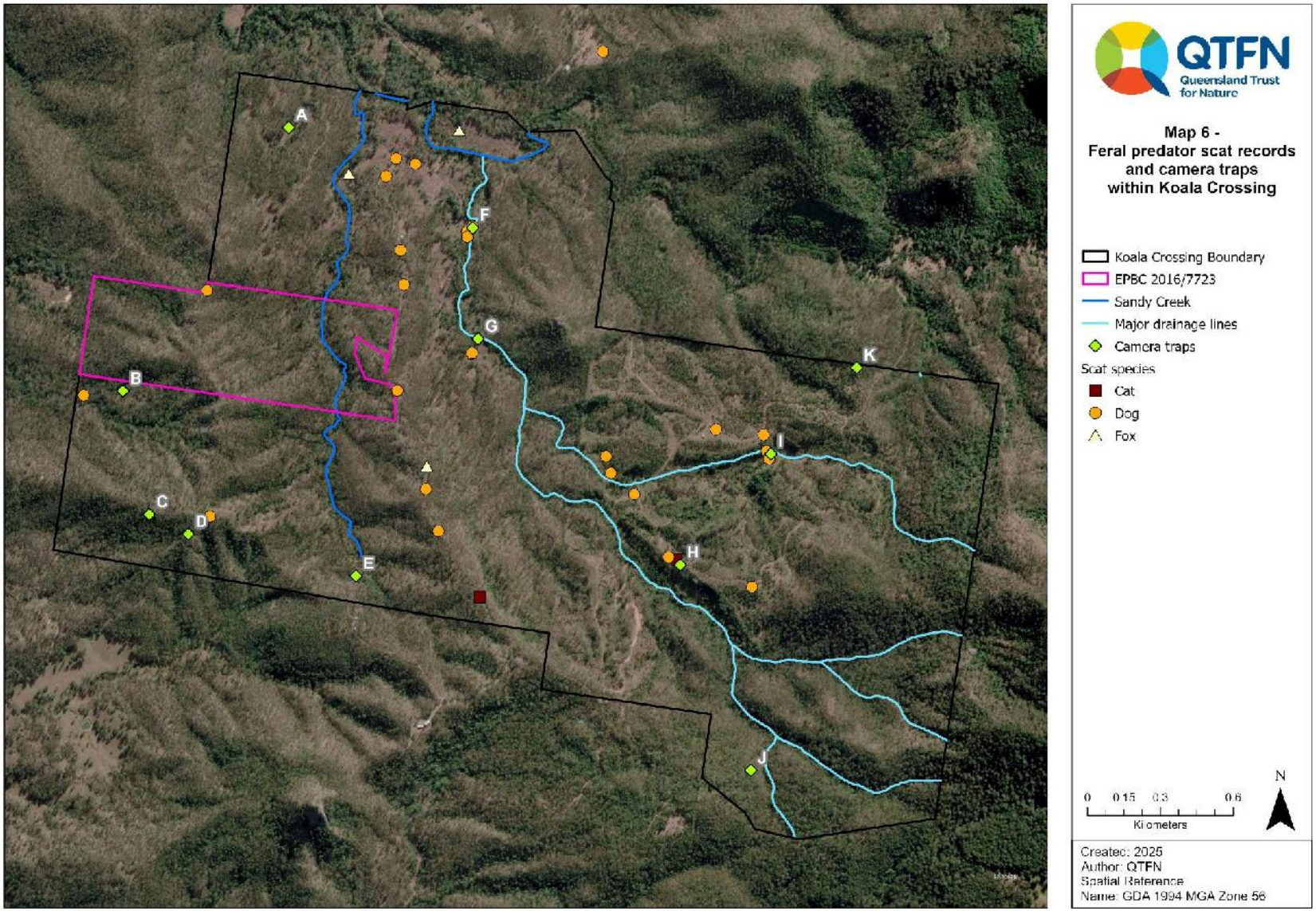
A high abundance of red-necked wallabies (*Macropus rufogriseus*) and swamp wallabies (*Wallabia bicolor*) were observed throughout the property. Additionally, small-medium mammals were observed at Koala Crossing including long-nosed bandicoots (*Perameles nasuta*), northern brown bandicoots (*Isoodon macrourus*) and short-beaked echidnas (*Tachyglossus aculeatus*).

Management actions

A pest management contractor is currently engaged with a primary focus on reducing the number of wild dogs, foxes and feral cats. Biannual monitoring using camera traps will continue and will inform the pest management contractor of which areas to target. During the reporting period, two foxes were dispatched within Koala Crossing.

It should be noted that controlling feral predators on sites without exclusion fencing can result in periodic increases in predator numbers from the surrounding area despite control measures.

Map 6 – Feral predator scat records and camera traps within Koala Crossing



3.5 THREAT TO KOALA FROM VEHICLE STRIKE

Relevant actions	Reporting requirement
• Record any koala injury/mortality on roads within offset area of Flinders Road. Report injuries/deaths to LGA. • For full OAMP conditions for threat to koala from vehicle strike, see Appendix 8.	• Report any koala injuries/deaths to Local Government authority and relevant State Government department. • Incident to be recorded in annual Offset Area Assessment Report.

There were no vehicle strike incidents within the offset area or the entire Koala Crossing property.

3.6 THREAT TO KOALA VIA BARRIERS TO DISPERSAL

Relevant actions	Reporting requirement
• Vegetation clearing will not be undertaken within the offset area under any circumstances. • Ongoing retention and recruitment of koala food trees. • For full OAMP conditions for threat to koala via barriers to dispersal, see Appendix 9.	• The location, extent and associated purpose for any vegetation clearing or damage through natural disaster within the offset area will be detailed within the annual Offset Area Assessment Report.

Vegetation clearing (excluding weeds) was not undertaken in any part of the offset area. There was no damage associated with a natural disaster within any part of the offset area.

Retention and recruitment of koala food trees is discussed in Section 3.2.

3.7 THREAT TO KOALA HABITAT THROUGH HYDROLOGICAL CHANGE

Relevant actions	Reporting requirement
• If any actions are proposed that may significantly impact the current (at time of offset area being legally secured) hydrological regime and therefore potentially impact koala habitat within the offset area, then actions are required. • For full OAMP conditions for threat to koala habitat through hydrological change, see Appendix 10.	• Where approved hydrological change has occurred within the offset area, monitoring of the impact to the site's vegetation communities will be a component of an annual site assessment.

There have been no hydrological changes made within the offset area or the entire Koala Crossing property.

3.8 THREAT TO KOALA THROUGH FIRE

Relevant actions	Reporting requirement
• Install firebreaks and fire trails. Inspect and undertake maintenance in compliance with OABMP. • Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade. • For full OAMP conditions for threat to koala through fire, see Appendix 11.	• To be informed by an Offset Area Bushfire Management Plan. • Monitoring results and maintenance log will be detailed within the annual Offset Area Assessment Report.

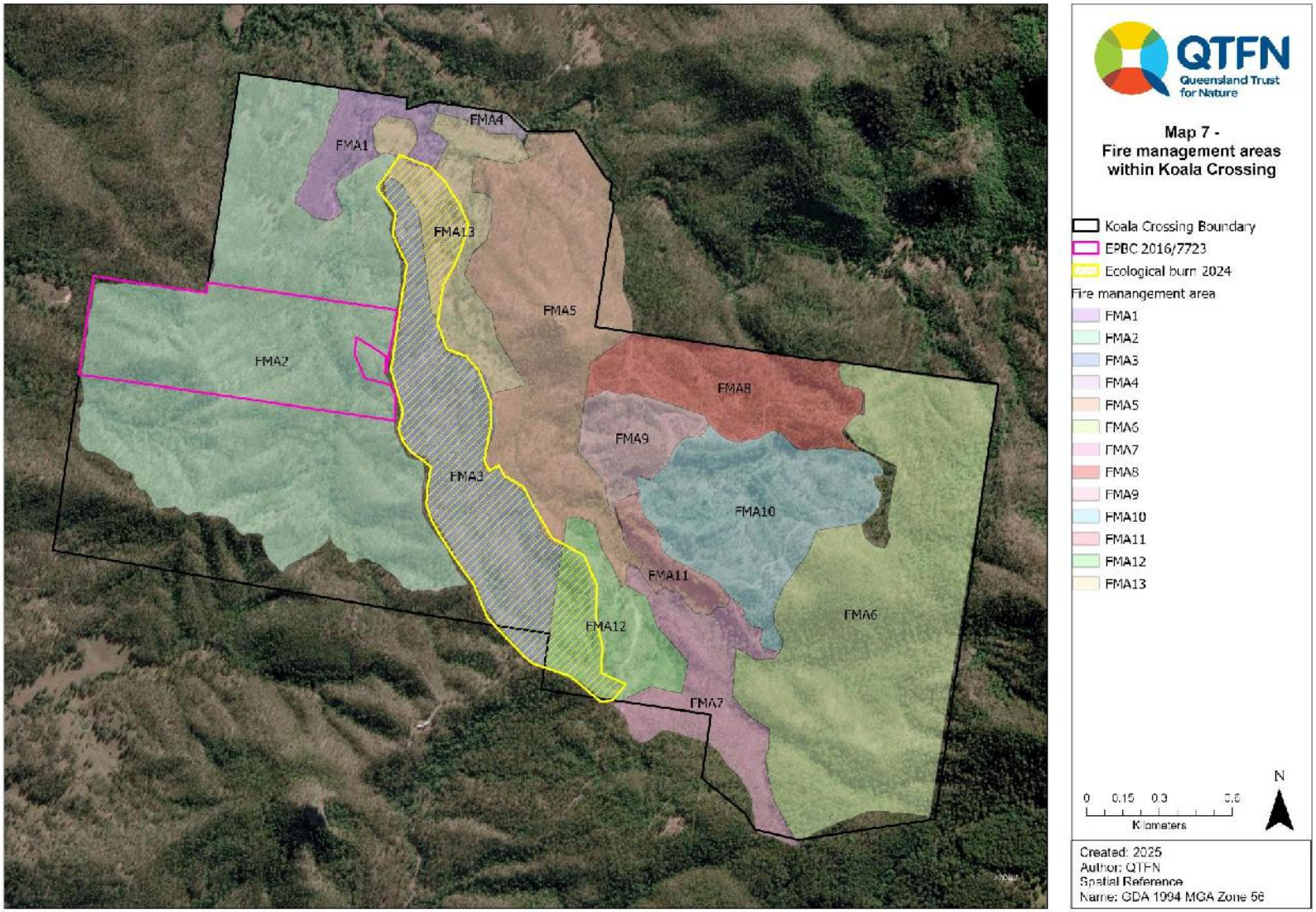
The Koala Crossing Fire Management Plan (Heathwood, Braun, & Campbell, 2023) divides the property into Fire Management Zones, which includes Land Management Zones, Exclusion Zones and Asset Protection Zones. Within the Land Management Zones, the landscape is broken up into subzones (Fire Management Areas [FMA]) according to practicable containment lines. The Fire Management Plan details burning intervals recommended for these FMAs (Heathwood, Braun, & Campbell, 2023). The offset area is located in FMA 2 (Map 7).

i. Results and Management Outcomes

One low to moderate intensity burn occurred between 7 and 9 June 2024 at Koala Crossing (outside of the offset area) during this reporting period (Map 7). The 61-ha controlled ecological burn conducted by Fireland Consultancy in FMA 3, 12 and 13 was used to reduce fuel loads and control *Lantana* species (Photo 4).

Photo 4 – Ecological burn

Map 7 – Fire management areas within Koala Crossing



3.9 THREAT TO KOALA AND KOALA HABITAT FROM DISEASE AND PATHOGENS

Relevant actions	Reporting requirement
• To reduce the risk of introducing chlamydia and koala retrovirus into the resident population; uncontrolled translocation of koala is not permitted within the offset area. • Enforce biosecurity procedures for all persons and vehicles that may carry vegetation pathogens known to affect koala food and shelter trees. • For full OAMP conditions for threat to koala from disease and pathogens, see Appendix 12.	• Incidence of koalas exhibiting disease to be recorded if encountered during any monitoring events within the offset area. • Confirmation of translocation activity within the offset area is to be included within annual Offset Area Assessment Reports.

i. Monitoring in this period

The two main diseases of concern for koalas are chlamydia (*Chlamydia pecorum*) and koala retrovirus (KoRV) (Youngentob, Marsh, & Skewes, 2021). Koala food trees are susceptible to Phytophthora dieback (*Phytophthora cinnamomic*) and myrtle rust (*Austropuccinia psidii*).

The initial baseline survey for koala health in July 2015 indicated no incidence of koala diseases within the population at Koala Crossing. In 2019, Chlamydia was confirmed in at least 16% of the Koala Crossing population and more than 50% of the surrounding population (Ecosure, 2024). Monitoring continues with incidental sightings and monitoring events carried out by QTFN ecologists. No evidence of Phytophthora dieback or myrtle rust was evident within the offset area or throughout Koala Crossing.

ii. Results and Management Outcomes

Appendix 13 outlines the protocols for dealing with sick or injured koalas.

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APPENDICES

Appendix 1 – Koala occurrence attribute table

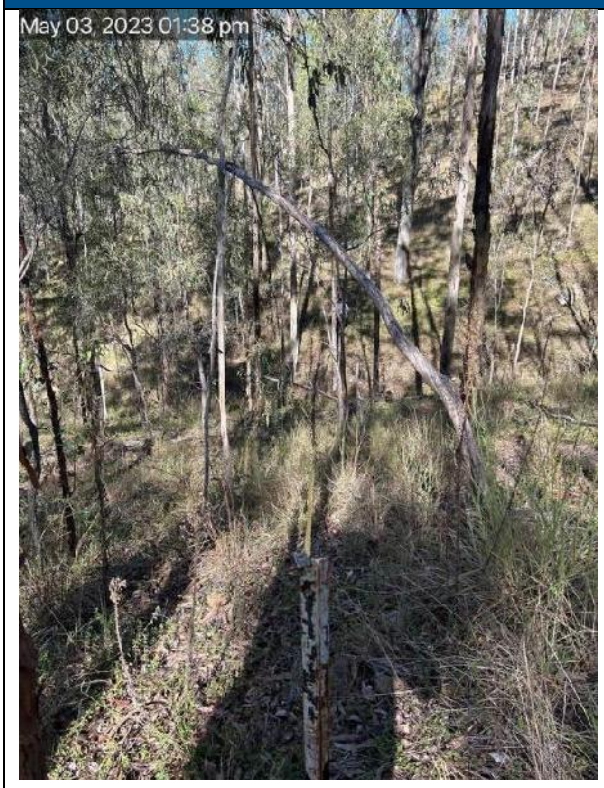
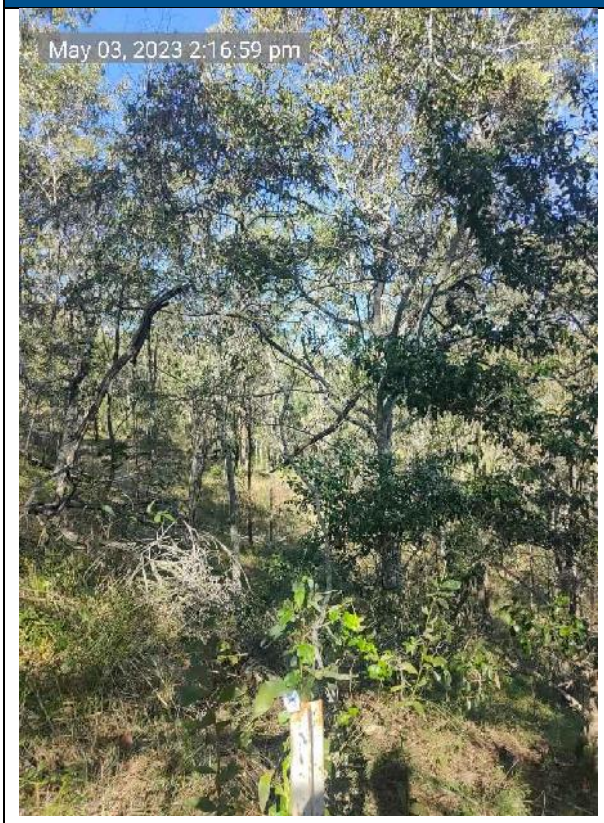
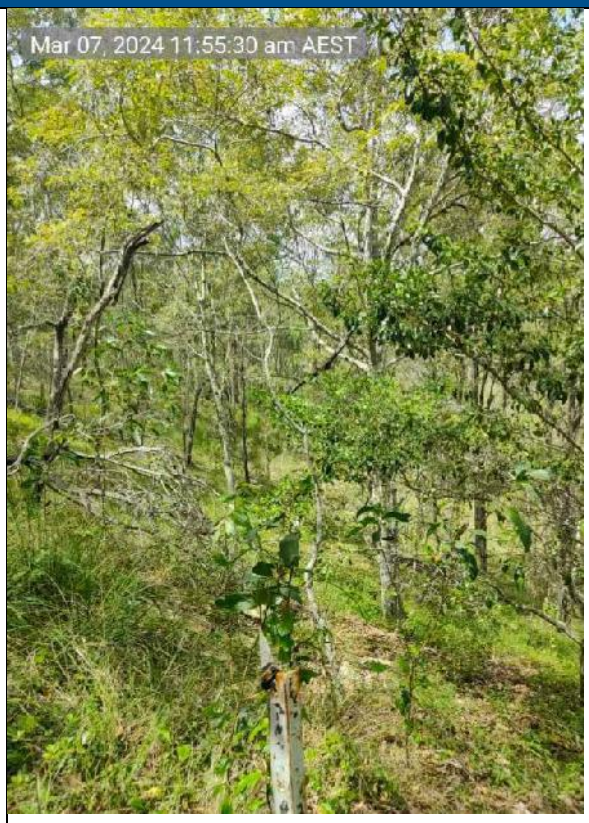
Outcome	2.1.1.1 Increase Koala density within offset area
Actions	2.1.2.1 Baseline Koala density survey completed in June 2015 using Koala Rapid Assessment Method and SAT and line transect surveys 2.1.2.2 Replicated Koala density/occurrence surveys undertaken within the offset area at years 5 and 10 from the date at which the offset is legally secured 2.1.2.3 Koala density surveys to be undertaken by a suitably qualified environmental scientist
Performance Indicators	2.1.3.1 Baseline Koala density/occurrence survey undertaken and documented 2.1.3.2 Koala density/occurrence surveys (years 5 and 10) record an increase in Koala density/activity within offset area 2.1.3.3 Offset area is legally secured for conservation purposes
Monitoring	2.1.4.1 Baseline assessment of Koala density to be undertaken in June 2015 2.1.4.2 Outside of the formal Koala density survey event, opportunistic Koala sightings to be recorded (location and date) within the Annual Offset Area Assessment Report
Reporting	2.1.5.1 Results of pre-survey methodology review is to be documented within the Annual Offset Area Report 2.1.5.2 Details of expert that undertook the review and the survey study term are also be included 2.1.5.3 The Koala density survey results will be incorporated within the relevant Annual Offset Area Assessment Report (years 0, 5 and 10) 2.1.5.4 Opportunistic Koala sightings to be incorporated into the Annual Offset Area Assessment Report 2.1.5.5 All annual Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey 2.1.5.6 All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email
Corrective Action	2.1.5.7 Should the Koala density be found to significantly reduce (as defined by the applied survey method or Koala expert) between survey events; a supplementary assessment will be implemented to review the likely cause of the reduced occurrence of Koala within the offset area. The outcomes of the review inform adaptation of the management approach

Appendix 2 – Vegetation composition attribute table

Outcomes	2.2.1.1 Vegetation composition maintains a 'high' score value in relation to habitat that is critical to the survival of the Koala 2.2.1.2 No significant increase in weed cover for species that could adversely affect the structural composition of vegetation within the offset area in relation to Koala habitat value (i.e. weed species that are shrubs, trees or vines) 2.2.1.3 Retain and enhance the structure and floristic diversity of canopy vegetation 2.2.1.4 Retain and enhance the structure and floristic diversity of middle and understorey vegetation 2.2.1.5 Ongoing retention and recruitment of Koala food trees 2.2.1.6 Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses 2.2.1.7 Domestic livestock excluded from offset area (unless controlled grazing required for fire risk management)
Actions	2.2.2.1 Monitoring of canopy composition with respect to Koala food tree species; adaptive management if required. Monitoring to include representative surveys of all applicable (Koala habitat) vegetation communities within the offset area. For example, tertiary-level vegetation surveys in accordance with Neldner et al (2012) 2.2.2.2 Monitoring of weed infestations; adaptive management of shrub, tree and vine weed species if required 2.2.2.3 Flora surveys to be undertaken by a suitably qualified environmental scientist 2.2.2.4 To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire 161.11 ha offset area will be managed for conservation purposes 2.2.2.5 Given that the subject property boundary is currently fenced in Koala-permeable fencing, livestock will be excluded from the offset area through at least one of the following mechanisms: • Livestock will not be kept within balance areas of Lots 87 or 88 RP892014 or, • Koala-friendly fencing will be erected along the northern boundary of the offset area to exclude livestock grazing outside of the offset area yet within the subject property in accordance with relevant guidelines 2.2.2.6 Domestic livestock will only be introduced in the event that a fire risk professional and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to manage a high level of fire risk. In the event, a maximum head of 12 domestic livestock may be introduced for no more than three consecutive weeks. Level of risk is to be re-assessed by the aforementioned professionals following the grazing event 2.2.2.7 Vegetation clearing will not be undertaken within the offset area under any circumstances, except the following: • Removal of weeds • To establish and maintain fencing around the boundary of the offset area • To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been prepared by a suitably qualified professional • To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation and only to the extent necessary to mitigate the risk. This action to be undertaken in accordance with the relevant legislative requirements in place at the time of clearing
Performance Indicators	2.2.3.1 Vegetation composition retains structural attributes of forest or woodland, and maintains Koala food tree species diversity recorded by baseline survey

	2.2.3.2 Weed cover (shrub, tree and vine) does not exceed baseline levels by more than 10% 2.2.3.3 Offset area is legally secured as an area of High Conservation Value under section 19F of the vegetation management act 1999
Monitoring	2.2.4.1 Baseline assessment of Koala food tree species richness conducted March 2015. 2.2.4.2 Baseline assessment of offset area weed infestation levels (shrub, tree and vine species) conducted March 2015. 2.2.4.3 Weed assessment and monitoring to be undertaken annually, during spring or summer to optimise detection
Reporting	2.2.5.1 Monitoring results to be recorded in annual Offset Area Assessment Report 2.2.5.2 The location, extent and associated purpose for any vegetation clearing undertaken within the offset area will be detailed within the annual Offset Area Assessment Report 2.2.5.3 All annual Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey 2.2.5.4 All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email
Corrective Action	2.2.6.1 Supplementary planting/assisted natural regeneration of Koala food trees to be undertaken where Koala food tree species diversity is recorded to have declined from baseline levels 2.6.2 Weed control to be undertaken in accordance with accepted best practice principles 2.2.6.3 If livestock-proof fencing is breached: Within 7 days livestock will be removed from offset area and temporary fencing measures put in place to ensure livestock are excluded and permanent repairs can be completed Within 28 days: repairs to fencing undertaken to achieve a Koala-friendly livestock-proof standard
Term	2.2.7.1 Baseline monitoring for Koala food tree species richness undertaken July 2015 2.2.7.2 Subsequent Koala food tree species richness monitoring to be undertaken every 5 years for the life of the offset 2.2.7.3 Baseline monitoring for weed cover (shrub, tree and vine species) undertaken March 2015. 2.2.7.4 Subsequent weed assessments and monitoring to be undertaken annually during the active management period

Appendix 3 – Weed transect photos

2023	2024
Transect 07 – stable	
	
Lantana camara occupancy – 0%	*Lantana camara* occupancy – 0%
Transect 09 – increase	
	
Lantana camara occupancy – 29%	*Lantana camara* occupancy – 43%

Transect 31 – increase	
	
Lantana camara occupancy – 43%	*Lantana camara* occupancy – 57%

Appendix 4 – BioCondition scores

Site-based attributes																									Landscape-scale attributes						BioCondition score	
Native tree score									Native species richness score								Cover score																	
Plot	Large trees		Tree canopy height		Canopy recruitment		Woody debris		Tree canopy		Shrub		Grass		Forb		Canopy		Shrub		Grass		Litter		Weed		Patch size		Connectivity		Context			
Year	20	24	20	24	20	24	20	24	20	24	20	24	20	24	20	24	20	24	20	24	20	24	20	24	20	24	20	24	20	24	20	24	20	24
BC01	10	10	5	5	5	5	5	5	5	5	5	2.5	5	5	5	5	3.5	3.5	3	5	1	1	3	3	3	3	7	10	2	5	4	4	71.5	**77**
BC02	15	10	4	5	5	5	3	2	2.5	5	5	2.5	2.5	0	2.5	2.5	3.5	5	5	0	1	1	5	5	0	0	10	10	5	5	5	5	74	**63**
BC03	10	10	4	5	5	5	3	5	5	5	2.5	2.5	5	5	5	5	5	4	5	3	0	1	5	5	5	5	10	10	4	5	4	4	77.5	**79.5**
BC04	15	15	5	5	5	5	3	5	5	5	0	5	2.5	2.5	5	2.5	5	5	5	3	1	5	3	5	5	5	10	10	5	5	5	5	79.5	**88**
BC05	5	5	5	5	5	5	5	5	5	5	5	5	5	5	2.5	2.5	5	5	3	5	1	5	5	5	0	5	7	10	2	5	4	5	64.5	**82.5**
BC06	0	0	5	5	5	5	5	5	2.5	5	2.5	0	2.5	5	5	5	5	2.5	5	5	1	5	5	3	0	5	7	10	2	5	4	4	56.5	**69.5**
BC07	5	5	5	3	5	5	3	0	5	5	2.5	5	5	2.5	2.5	2.5	5	2	0	3	5	1	5	5	3	0	7	7	0	5	4	4	62	**55**
BC08	5	5	5	5	5	5	3	0	5	5	2.5	0	5	2.5	2.5	2.5	2.5	4	3	5	3	1	5	3	5	5	7	10	0	5	4	4	62.5	**62**
BC09	0	0	5	5	5	5	5	5	2.5	5	2.5	0	2.5	5	5	5	3.5	5	5	5	1	5	5	5	0	5	7	10	0	5	4	5	53	**75**
BC10	0	0	0	3	5	5	5	5	5	5	0	0	2.5	2.5	0	5	3	2.5	5	0	0	1	5	5	2.5	5	0	7	0	5	4	4	42	**55**
BC11		0		3		5		2		5		2.5		2.5		2.5		3.5		0		3		3		0		7		5		4		**48**
BC12		0		5		5		2		5		2.5		5		5		5		3		5		3		5		7		5		4		**66.5**
BC13		15		5		5		2		5		5		2.5		5		5		5		1		5		3		10		5		4		**82.5**
BC14		5		5		5		5		5		5		5		5		4		0		1		5		5		10		5		5		**75**
BC15		5		5		5		5		5		2.5		2.5		0		3.5		5		5		3		0		7		5		4		**62.5**
BC16		10		5		5		2		5		2.5		5		5		1.5		3		1		5		3		7		5		5		**70**
BC17		0		3		5		0		5		2.5		2.5		0		3.5		3		0		3		0		7		5		4		**43.5**
BC18		0		3		5		2		5		2.5		2.5		2.5		2		0		1		3		0		7		5		4		**44.5**
BC19		0		3		5		5		5		2.5		5		2.5		3.5		5		0		5		0		7		5		4		**57.5**

BioCondition score changes from 2020 to 2024 are highlighted in the table above: increases are marked in green, decreases in orange, and stable scores in yellow. BC05 and BC14 are within the offset area. BC11 to BC19 do not have BioCondition scores from 2020 as these plots were newly added in 2024.

Appendix 5 – Habitat connectivity attribute table

Outcomes	2.3.1.1 Maintain contiguous landscapes to allow Koalas to establish new territories, facilitate gene flow and respond to environmental changes 2.3.1.2 Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses 2.3.1.3 Contribute to Koala movement and dispersal through the Flinders Karawatha corridor through the establishment of a protected habitat corridor (minimum 700m width)
Actions	2.3.2.1 To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire 53.616 ha offset area will be managed for conservation purposes 2.3.2.2 Vegetation clearing will not be undertaken within the offset area under any circumstance, except the following: • Where necessary for the removal of weeds • To establish and maintain fencing around the boundary of the offset area in accordance with relevant legislation • To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been prepared by a suitably qualified professional and relevant legislation • To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation and only to the extent necessary to mitigate the risk. This action to be undertaken in accordance with the relevant legislative requirements in place at the time of clearing 2.3.2.3 The subject property boundary is currently fenced in Koala-permeable fencing. Any new or replacement fencing is to be 'fauna-friendly' in accordance with relevant guidelines
Performance indicators	2.3.3.1 Offset area is legally secure as an area of High Conservation Value under section 19F of the Vegetation Management Act 1999
Monitoring	2.3.4.1 Firebreaks and fire control lines to be inspected at a minimum quarterly frequency or after major storm events
Reporting	2.3.5.1 The location, extent and associated purpose for any vegetation clearing undertaken within the offset area will be detailed within the annual Offset Area Assessment Report 2.3.5.2 Any change to site connectivity is to be detailed within the annual Offset Area Assessment Report 2.3.5.3 All annual Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey 2.3.5.4 All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email
Corrective Action	2.3.5.5 Any fencing within or adjoining the offset area is Koala permeable, and any fencing installed or replaced within the offset area is to be fauna friendly in design as per a relevant guideline such as Wildlife Friendly Fencing Project (2014) or Land for Wildlife.

Appendix 6 – Threat to koala from wild dogs

Outcome	2.4.1.1 Reduction of risk of Koala mortality or injury by dog attack within the offset area through reduction in wild dog abundance
Actions	2.4.2.1 Initial survey to establish a baseline of wild dog abundance within the offset area was conducted in June 2015 with subsequent monitoring occurring every six months. The survey method used for the initial abundance survey will be informed using best practice methodology and applicable guidelines available at the time of survey (e.g. DoE, 2007 and Mitchell and Balogh, 2007). 2.4.2.2 Baseline predator abundance survey is to be undertaken by a suitably qualified person 2.4.2.3 Offset area wide wild dog control program to be undertaken following the monitoring period in June 2015. Where practicable and to increase the effectiveness of a control program the landholder will seek to coordinate control programs with comparable activities being undertaken by neighbouring landholders. 2.4.2.4 Post the initial control event, presence/absence surveys for wild dogs to be undertaken each two months 2.4.2.5 Post initial control event, abundance surveys for wild doges to be undertaken bi-annually by suitably qualified person 2.4.2.6 Where post control surveys indicate there has been a recurrence of wild doges within the offset area, control measures will be actioned using methods (controlled shooting or baiting) determined by a pest control professional in consideration of monitoring results 2.4.2.7 Any injured Koala found on the site will be sent to a veterinary clinic/wildlife rescue facility for rehabilitation 2.4.2.8 Installation of appropriate hazard warning signage indicating the offset area is subject to dog control for the purpose of managing the offset site for the benefit of Koalas
Performance Indicators	2.4.3.1 Data collected from the initial control action to indicate the successful reduction of wild dog density (based on control method data e.g. bait takes, kills from shooting) 2.4.3.2 No records of feral dog abundance within the site 2.4.3.3 No records of injury and or death to Koala relating to dog attacks recorded from within the offset area
Monitoring	2.4.4.1 Offset area-wide traverse every two months to record the presence/absence of signs of wild doges (including scats). The monitoring will take place along a set route utilising the existing network of tracks within the offsets area (e.g. fire control lines) to allow for replication of the monitoring events 2.4.4.2 Bi-annual abundance surveys to be undertaken by a suitably qualified professional 2.4.4.3 Opportunistic monitoring of Koala/dog interactions in the form of injured, Koala mortality records
Reporting	2.4.5.1 Wild dog abundance baseline survey results will be incorporated within the initial annual Offset Area Assessment Report 2.4.5.2 Results of all presence/absence surveys will be reported upon on an annual basis as a component on the Annual Offset Areas Assessment Report 2.4.5.3 All records of Koala injury or death resulting from a dog attack are to be reported within the annual Offset Areas Assessment Report 2.4.5.4 All annual Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of initial baseline survey 2.4.5.5 All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email
Corrective action	2.4.6.1 Should the efficacy of the initial and ongoing wild dog control measure no result in a reduction of wild dog numbers (based on initial baseline survey), alternative and/or additional

	control measures will be implemented and the efficacy evidenced through the ongoing monthly/quarterly monitoring survey results 2.4.6.2 Any incidence of Koala injury/mortality resulting from a dog attack will initiate supplementary monitoring and control measures in addition to the scheduled monthly and quarterly monitoring 2.4.6.3 Any required adaptation to wild dog management measures in response to failure to meet the objectives of the OAMP are to be approved by a suitably qualified person

Appendix 7 – Threat to koala from feral cats and foxes

Outcome	2.5.1.1 Reduction of risk of Koala mortality or injury by feral cat or fox attack within the offset area through reduction in feral cat or fox abundance
Actions	2.5.2.1 Initial survey to establish a baseline of feral cats and fox abundance within the offset area was conducted for the entire property in June 2015, with subsequent monitoring occurring every six months. The survey method used for the initial abundance survey is informed using best practice methodology and applicable guidelines available at the time of survey (e.g. DoE, 2007 and Mitchell and Balogh, 2007). 2.5.2.2 Offset area wide feral cat or fox control program to be undertaken with the aim of removing all feral cat or foxes from the offset area. The specific control method will be informed by the results of the initial feral cat or fox abundance survey. Where practicable and to increase the effectiveness of a control program the landholder will seek to coordinate control programs with comparable activities being undertaken by neighbouring landholders. 2.5.2.3 Post the initial control event, presence/absence surveys for feral cat or foxes to be undertaken each two months 2.5.2.4 Post initial control event, abundance surveys for feral cat or foxes to be undertaken bi-annually by suitably qualified person 2.5.2.5 Where post control surveys indicate there has been a recurrence of feral cat or foxes within the offset area, control measures will be actioned using methods (controlled shooting or baiting) determined by a pest control professional in consideration of monitoring results 2.5.2.6 Any injured Koala found on the site will be sent to a veterinary clinic/wildlife rescue facility for rehabilitation 2.5.2.7 Installation of appropriate hazard warning signage indicating the offset area is subject to feral cat or fox control for the purpose of managing the offset site for the benefit of Koalas
Performance Indicators	2.5.3.1 Data collected from the initial control action to indicate the successful reduction of feral cat or fox density (based on control method data e.g. bait takes, kills from shooting) 2.5.3.2 No records of feral cat or fox abundance within the site 2.5.3.3 No records of injury and or death to Koala relating to feral cat or fox attacks recorded from within the offset area
Monitoring	2.5.4.1 Offset area-wide traverse every two months to record the presence/absence of signs of feral cat or foxes (including scats). The monitoring will take place along a set route utilising the existing network of tracks within the offsets area (e.g. fire control lines) to allow for replication of the monitoring events 2.5.4.2 Bi-annual abundance surveys to be undertaken by a suitably qualified professional 2.5.4.3 Opportunistic monitoring of Koala/feral cat or fox interactions in the form of injured, Koala mortality records
Reporting	2.5.5.1 Method and results pertaining to initial offset area-wide baseline abundance survey to be documented within initial annual Offset Area Assessment Report. 2.5.5.2 Results of all presence/absence surveys will be reported upon on an annual basis as a component on the Annual Offset Areas Assessment Report 2.5.5.3 All records of Koala injury or death resulting from a feral cat or fox attack are to be reported within the annual Offset Areas Assessment Report 2.5.5.4 All annual Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of initial baseline survey 2.5.5.5 All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email
Corrective action	2.5.6.1 Should the efficacy of the initial and ongoing feral cat or fox control measure no result in a reduction of feral cat or fox numbers (based on initial baseline survey), alternative and/or

	additional control measures will be implemented and the efficacy evidenced through the ongoing monthly/quarterly monitoring survey results 2.5.6.2 Any incidence of Koala injury/mortality resulting from a feral cat or fox attack will initiate supplementary monitoring and control measures in addition to the scheduled monthly and quarterly monitoring 2.5.6.3 Any required adaptation to feral cat or fox management measures in response to failure to meet the objectives of the OAMP are to be approved by a suitably qualified person

Appendix 8 – Threat to koala from vehicle strike attribute table

Outcome	2.6.1.1 Contribute to the reduction of risk of injury or death to Koala in relation to vehicle strike both within the offset area and on adjacent roads
Actions	2.6.2.1 Signs were installed on the property boundary adjacent to unnamed public road that bisects offset area to alert traffic of the Koala offset area and the presence of Koalas in the local area. 2.6.2.2 Signs were installed on the property boundary adjacent to the unnamed public road along the frontage to Lot 89 RP892014 to alert east bound traffic of the presence of Koalas in the local area. 2.6.2.3Signs were installed on the property boundary adjacent to Mount Flinders Road along the frontage to Lot 86 RP892014 to alert west-bound traffic of the presence of Koalas in the local area. 2.6.2.4 Implementation of a slow speed requirement (40km/h) for vehicles traversing the offset area 2.6.2.5 Implementation of a slow speed requirement (40km/h) for vehicles traversing the offset area. 2.6.2.6 Signs were installed indicating a slow speed area at the main entry points to the offset area.
Performance Indicators	2.6.3.1 No Koala mortalities from vehicle strike within the offset area
Monitoring	2.6.4.1 Any observed Koala injury/mortality on roads/tracks within the offset area or roads that front Lots 86, 87, 88 or 89 RP892014 to be recorded
Reporting	2.6.5.1 Incident to be reported to: Local Government authority (e.g. currently Beaudesert Regional Council) Relevant State Government department (e.g. currently the DoEHP) 2.6.5.2 Incident to be recorded in annual Offset Area Assessment Report 2.6.5.3 All annual Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey 2.6.5.4 All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email
Corrective Action	2.6.6.1 Injured animals to be transported to a vet or suitably qualified and experienced wildlife carer as soon as possible 2.6.6.2 Capture and method of transport for injured animals will be in accordance with accepted best practice principles at time of incident: Relevant local or state government websites Non-profit Koala organisations

Appendix 9 – Threat to koala via barriers to dispersal attribute table

Outcomes	2.7.1.1 Maintain and improve contiguous landscapes to allow Koalas to establish new territories, facilitate gene flow and respond to environmental changes 2.7.1.2 Retain and enhance the structure and floristic diversity of canopy vegetation 2.7.1.3 Retain and enhance the structure and floristic diversity of middle and understorey vegetation 2.7.1.4 Ongoing retention and recruitment of Koala food trees 2.7.1.5 Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses 2.7.1.6 Contribute to Koala movement and dispersal through the Flinders Karawatha through the establishment of a protected habitat corridor (minimum 700m width)
Actions	2.7.2.1 To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire 161.11ha offset area will be legally secured as an area of High Conservation Value under section 19F of the vegetation management act 1999 2.7.2.2 Given that the subject property boundary is currently fenced in Koala permeable fencing, livestock will be excluded from the offset area through at least one of the following mechanisms: Livestock will not be kept within the balance areas of Lots 87 or 88 RP892014 Koala friendly fencing will be erected along the northern boundary of the offset area to exclude livestock grazing outside of the offset area yet within the subject property in accordance with a relevant guideline 2.7.2.3 Domestic livestock will only be introduced in the event that a fire risk professional (e.g. representative of Qld Rural Fire Service) and a suitably qualified environmental scientist deem that conditions are not suitable for an ecological burn and that grazing is appropriate to manage a high level of fire risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event. 2.7.2.4 Any fencing installed or replaced within the offset area is to be fauna-friendly in design as per a relevant guideline 2.7.2.5 Vegetation clearing will not be undertaken within the offset area under any circumstances except the following: Where necessary for the removal of weeds To establish and maintain fencing around the boundary of the offset area To establish and maintain firebreaks and fire trails in accordance with an Offset Area Bushfire Management Plan that has been prepared by a suitably qualified professional To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation and only to the extend necessary to mitigate the risk
Performance indicators	2.7.3.1 Offset area is legally secured as an area of High Conservation Value under section 19F of the vegetation management act 1999
Monitoring	2.7.4.1 Offset area fencing to be monitored on a monthly basis. 2.7.4.2 Firebreaks and fire control lines to be inspected at a minimum quarterly frequency and after major storm events
Reporting	2.7.5.1 The location, extent and associated purpose for any vegetation clearing or damage through natural disaster within the offset area will be detailed within the annual Offset Area Assessment Report 2.7.5.2 All annual Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey

	2.7.5.3 All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email
Corrective Action	2.7.5.4 If livestock are kept on the balance of the property and livestock proof fencing is breached: Within 7 days: livestock will be removed from offset area and temporary fencing measures put in place to ensure livestock are excluded until permanent fence repairs can be completed Within 28 days: Repairs to fencing undertaken to achieve Koala-friendly livestock-proof standard

Appendix 10 – Threat to koala habitat through hydrological change attribute table

Outcome	2.8.1.1 To ensure the Koala habitat within the offset area is maintained and the potential carrying capacity of the area is not reduced due to anthropogenic hydrological change
Actions	2.8.2.1 If any actions are proposed that may significantly impact the current (at time of offset area being legally secured) hydrological regime and therefore potentially impact Koala habitat within the offset area then the following actions will be required: Presentation of proposed hydrological change to DoE, detailing the potential impact Koala habitat within the offset area. This will include specialist reports detailing the nature of the hydrological change and the expected impact to the offset areas vegetation communities Only DoE approved hydrological change will be permitted within the offset area
Performance Indicators	2.8.3.1 The overall performance indicator resulting from the stated actions will be no significant impact to Koala habitat as a result of hydrological change within the site
Monitoring	2.8.4.1 Where DoE approved hydrological change has occurred within the offset area, monitoring of the impact to the sites vegetation communities will be a component of annual site assessment
Reporting	2.8.5.1 The annual Offset Area Assessment Report will present details relating to requested hydrological change requests made to DoE 2.8.5.2 Assessment of vegetation in relation to potential impacts resulting from hydrological change will be presented within the Annual Offset Area Assessment Report
Corrective Action	2.8.6.1 Only DoE-approved actions which could potentially significantly impact the hydrological status quo within the offset area are permissible. Should it be determined that there is an impact to Koala habitat from hydrological change (as evidenced through annual vegetation assessments) then corrective actions, as determined by a suitably qualified professional within affected areas will occur

Appendix 11 – Threat to koala through fire attribute table

Outcomes	2.9.1.1 Minimise the risk of high intensity fire within the offset area 2.9.1.2 Minimise the risk of Koala mortality within the offset area due to prescribed burning
Actions	2.9.2.1 A suitably qualified professional will prepare an Offset Area Bushfire Management Plan, detailing: current vegetation condition and fire risk, locations of current and required firebreaks and fire control lines, current fuel loads, recommended actions and timeframes for maintenance of bushfire risk within the context of he adapted Regional Ecosystem Description Database guidelines (refer below) and biodiversity outcomes sought for the offset area. 2.9.2.2 With the exception of prescribed burning, which will only be undertaken for the purposes of biodiversity enhancement, the offset area is to be managed to avoid the occurrence of fire by: Maintaining fire control lines relative to the offset area; and Co-locating fire control lines with existing tracks and fence lines on the property where possible 2.9.2.3 Existing fencing, firebreaks and fire control lines are to be kept clear of encroaching vegetation to a width as defined by the Offset Area Bushfire Management Plan and in accordance with relevant legislation (e.g. Sustainable Planning act 2009) 2.9.2.4 Vegetation within the offset area will be managed in accordance with the following specifications, which area adapted from the Regional Ecosystem Description Database fire management guidelines for the two vegetation types that occur within the offset area (RE 12.9-10.2 RE 12.9-10.7 and 12.8.24) SEASON: Summer to winter INTENSITY: Low to moderate INTERVAL: 4-25 years STRATEGY: 40-60% mosaic burn. Burn with soil moisture and with a spot ignition strategy so that a patchwork of burn/unburn country is achieved ISSUES: The fire regime will maintain a mosaic of grassy and shrubby understoreys. Ground litter and fallen timber habitats will be maintained by burning only with sufficient soil moisture. Burning will produce fine scale mosaics of unburnt areas. Variability in season and fire intensity will occur, as well as spot ignition in cooler or moister periods to encourage mosaics. 2.9.2.5 The following parameters will be adhered to throughout the planning and implementation of any prescribed burning: Undertake pre-burn survey to identify areas of high Koala activity; No prescribed burning will be undertaken when female Koalas are likely to be carrying dependent young Prescribed burning will only be carried out during appropriate weather conditions (e.g. low temperature, low wind, high soil moisture) Post-fire practices will be implemented to mitigate the risk of uncontrolled fire damage (e.g. extinguishing burning of large trees) Minimise the extent of burning so that the risk of injury or mortality to Koalas is reduced, the risk of canopy scorch is lowered, whilst other biodiversity benefits to other species are achieved 2.9.2.6 Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade 2.9.2.7 Domestic livestock will only be introduced in the event that a fire risk professional and environmental scientist deems that conditions are not suitable for an ecological burn. In this even, a maximum of 12 head of domestic livestock may be introduced for no more than 3 consecutive weeks.
Performance Indicators	2.9.3.1 Fuel levels and burning regime maintained in accordance with Offset Area Bushfire Management Plan

Reporting	2.9.4.1 Offset Area Bushfire Management Plan will be prepared within 6 months of the offset area being legally secured 2.9.4.2 Monitoring results and maintenance log will be detailed within the annual Offset Area Assessment Report 2.9.4.3 All annual Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey 2.9.4.4 All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email
Corrective action	2.9.5.1 If a wildfire occurs, the following actions will be taken by the landowner to remedy the situation: Inspect the fencing, undertake any repairs required to ensure livestock-proof standard Inspect fire control lines, undertake maintenance required to achieve compliance with the Offset Area Bushfire Management Plan Remove all livestock from the offset area within 7 days of commencing remedial action Engage suitably qualified professional to assess offset area and update Offset Area Bushfire Management Plan

Appendix 12 – Threat to koala and habitat from disease attribute table

Outcome	2.10.1.1 Reduce risk of the spread of Koala and vegetation diseases within the offset area and adjacent areas of Koala habitat 2.10.1.2 Third party contractors do not enter the site carrying pathogens
Actions	2.10.2.1 Baseline offset area condition survey is to include assessment for signs of *Phytophthora cinnamomi* and myrtle rust and is to be undertaken within six months of securing the offset area 2.10.2.2 To reduce the risk of introducing Chlamydia and Koala retrovirus into the resident population; uncontrolled translocation of Koala is not permitted within the offset area 2.10.2.3 Vegetation management activities which include tree lopping/felling, weed removal, tree planting (including nursery suppliers) are deemed to be high risk in the context of introducing pathogens that may potentially impact Koala habitat. As such, any person engaged to undertake these activities must satisfy the landholder that they have undertaken all reasonable steps to prevent the introduction of pathogen/disease to the site (e.g. vehicle equipment washdown prior to site entry)
Performance Indicators	2.10.3.1 In the event that regulator approved translocation of Koala is proposed on the site the animal is to be assessed by a veterinarian prior to introduction 2.10.3.2 Incidence of Koala feed trees exhibiting disease to be recorded if encountered during any monitoring events within the offset area
Monitoring	2.10.4.1 Incidence of Koalas exhibiting disease to be recorded if encountered during any monitoring events within the offset area
Reporting	2.10.4.1 Baseline data concerning observations around Koala and Koala habitat diseases and pathogens is to be documented within initial annual Offset Area Assessment Report 2.10.4.2 Confirmation of translocation activity within the offset area is to be included within annual Offset Area Assessment Reports 2.10.4.3 Incidence of Koalas exhibiting symptoms of disease to be reported within annual Offset Area Assessment Report 2.10.4.4 All annual Offset Area Assessment Reports are to be submitted to DoE on an annual basis within three months of the anniversary of the completion of the initial baseline survey 2.10.4.5 All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email
Corrective action	2.10.5.1 Should there be an increase in trees exhibiting disease symptoms and/or evidence of vegetation dieback (as noted during annual offset area assessments) the following corrective actions will take place: Review of the efficacy of current biosecurity measures Review of plant stock/management services suppliers should it be suspected plant pathogens have been introduced via external sources.

Appendix 13 – Protocol for sick or injured koalas

KOALA MANAGEMENT AND RESCUE PROTOCOL QTFN-KC-010115

If injured or orphaned koalas are found, note its condition and location and contact the following emergency phone number:

- Ipswich Koala Protection Society (IKPS) operate two 24/7 ambulances
- RUTH LEWIS - 0419 760 127/ 5464 6274.

IKPS is licenced with EHP to care for injured and orphaned wildlife, specialising in koala rescue and rehabilitation. They have appropriate facilities and members who are appropriately skilled and have access to reliable sources of a variety of recognised koala food tree species and an ability to collect it.

Other wildlife emergency numbers:

- RSPCA Qld on 1300 ANIMAL, 1300 264 625. RSPCA will usually refer calls to IKPS.
- Australia Zoo Wildlife Hospital 1300 369 652. Based on the Sunshine Coast.

SYMPTOMS OF SICK OR INJURED KOALAS

- Puffy or inflamed eyes, which may have a crust or a weepy discharge;
- Dribbling saliva from the mouth;
- Fur that appears constantly wet or matted;
- A dirty tail with brown staining;
- Weakness or unusual behaviour;
- Remaining in the same tree for more than a few days;
- Sitting on the ground or very low down in a tree and not moving when approached. (This may indicate that the animal is too weak to climb);
- Not using all four limbs normally while walking or climbing;
- Very skinny and emaciated appearance;
- Signs of trauma such as cuts or blood on fur.

Signs of a dog attack could be wet, matted fur from the dog's saliva, and bleeding. Because koalas have very little fat under their skin, their internal organs can be easily punctured by the sharp teeth of a dog even though there may be very little damage to the skin surface, so it is very important that the animal is assessed by a vet or carer if a koala is found that is suspected to have been the victim of a dog attack.

PROTOCOL FOR ROAD INJURIES OR DOG ATTACKS

Follow the instructions below for road injuries in handling sick or orphaned koalas or koalas which have been attacked by dogs or injured in some other way. However, unless the koala is in immediate danger, it is better to leave it to the experts to catch it if they think it necessary.

For road injuries:

- Pull off the road safely. If possible, phone the IKPS for instructions.
- Make sure it is safe before you go onto the road to attend to the animal. Stop any traffic if necessary.
- Approach the animal carefully from behind.
- Place a sack, blanket, towel or box over the koala, enclosing its arms and head. Remember, the koala is frightened and has very sharp claws, so be careful. Injured or orphaned animals need immediate dark, warmth

and quiet. They may never have been touched by humans and any stress can cause further injury and death from shock. Also, you may be injured.

- Move the animal to a safe place away from any traffic.
- Handle the koala as little as possible and keep the environment quiet. Keep it contained until help arrives or you get it to a Vet or Carer.
- Keep people and dogs away from the animal. Do not allow people to peek at or touch it.
- Do not try to feed the koala or give it anything to drink.

PROTOCOL FOR DEAD KOALAS

The information on the death of a koala is valuable to record, and samples from these koalas can contribute to research. IKPS will collect dead koalas as well as sick/injured/orphaned. Accurate records can and have made significant impacts and changes to the future conservation and protection of koala habitat. IKPS collects and records data, statistics and produces mapping of koala habitat and populations.

Look for ear tags which may have been placed by wildlife authorities or researchers so they can be notified of the death. Collect all relevant information, where possible, such as location, cause of death, date, sex and age of koala (age can only be determined by looking at teeth – this is done post-mortem).

Samples can be made available for research, where possible. All koalas should be autopsied where cause of death is not positively known. An option that can possibly be utilised is the calling the Moggill Koala Rehabilitation Centre on 0436949954. The Moggill Koala Rehabilitation Centre is involved in ongoing koala research alongside University of Queensland researchers and scientists. Australian Zoo Wildlife Hospital on the Sunshine Coast (1300 369 652) also conducts autopsies.

Always check in the pouch of a dead female Koala for the presence of a joey which may have survived. Call one of the wildlife emergency phone numbers and ask for instructions on what to do. If not able to contact someone, follow the procedure below:

- If the joey is still attached to the teat, do not remove it as you may cause injury to the tiny baby. Get the dead mother and joey to a vet, or carer as soon as possible.
- If the joey is not attached, gently remove it from the pouch and wrap it in a towel or article of clothing and place it somewhere warm, such as under your jumper. (Very young joeys rely on their mother's body heat for warmth.) Alternatively use a warm hot water bottle or a plastic bottle filled with warm water. Use warm, not hot, water and cover the bottle with a jumper or other fabric so that you do not overheat or burn the joey. A backpack lined with soft towels or fabric is a good way to transport the infant.
- Handle the infant as little as possible and do not let other people peek at it or handle it. Remember, these tiny infants can die very easily from stress and noise.
- Do not give the joey anything to drink. Young Koalas need a specialised diet and feeding the wrong formula could cause the infant to die.
- Get the joey to a vet or carer as soon as possible (Contact IKPS as soon as possible.)

RECORD KEEPING

All koalas observed on the property will be recorded. Information to be collected includes date, time, GPS location, type of tree, condition of koala, sex if known and behaviour.

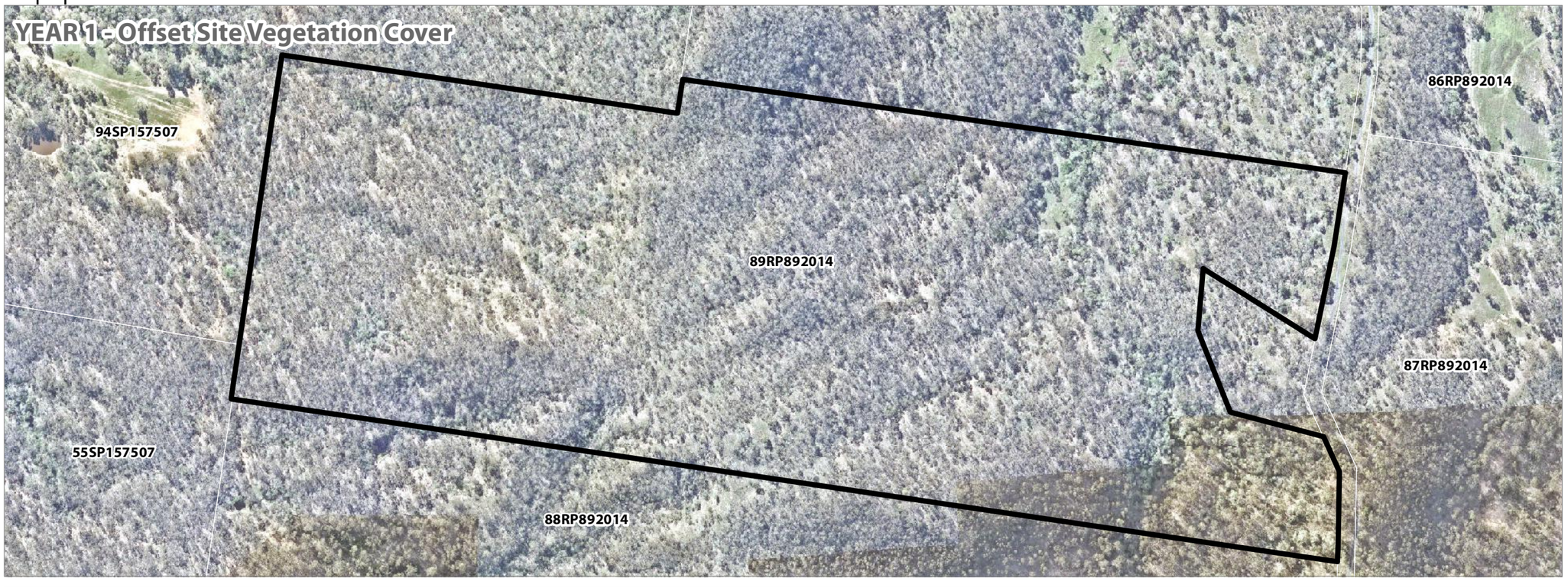
Copies of records will be provided to the Moggill Koala Rehabilitation Centre, State Government database, WildNet, and to the IKPS on a regular basis.

------END OF REPORT-----

Appendix C

Nearmap Aerial of Offset Site (2018/2019– 2024/2025)

Appendix C. Offset Site – Koala Habitat – Year 7



NOTES
This plan was prepared as a desktop assessment tool.
The information on this plan is not suitable for any other purpose.
Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These 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 Group 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 the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

Layer Sources
Qld State Cadastre and Mapping layers © State of Queensland (Department of Resources) 2022. Updated data available at http://qldspatial.information.qld.gov.au/catalogue//
Aerial Imagery © Nearmap, 5 May 2019 and 7 March 2023

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Legend

Offset site

Qld DCDB

Issue	Date	Description	Drawn	Checked
A	22/04/2025	Preliminary	SH	KR

0 50 100 150 200 m

Transverse Mercator | GDA 1994 | Zone 56 | 1:5,500 @ A3

saunders havill group

DHA Defence Housing Australia

Rawlings Road, Deebing Heights

ADDRESS/RPD: Rawlings Road/Grampian Drive, Deebings Heights *22/04/2025* *8122 E Appendix C ACR7 KCH Offset Site A*