Annual Compliance Report - EPBC 2016/7723

5 February 2025 – 4 February 2026

Torhaven
Rawlings Road Development, Deebing Heights, Ipswich, Qld

Prepared for Defence Housing Australia
Our Reference: 8122 E
30 April 2026

Saunders Havill

PATHWAYS TO SUCCESS

Document Control

Document: 5 February 2025 – 4 February 2026 Annual Compliance Report, Torhaven – Rawlings Road Development (EPBC 2016/7723), prepared by Saunders Havill Pty Ltd for Defence Housing Australia, dated 30 April 2026.

Document Issue

Issue	Date	Prepared By	Checked By
A	30.04.2026	KR	AW

Prepared by

ABN 24 144 972 949
www.saundershavill.com

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).
Year 8 Offset Report	Koala Crossing Offset Area Management Report Year 8 for EPBC 2016/7723, prepared by Queensland Trust for Nature (April 2026).

1. Introduction

This Annual Compliance Report (ACR) has been prepared by Saunders Havill (SH) on behalf of Defence Housing Australia Pty Ltd (the Proponent) for the Rawlings Road Development (EPBC 2016/7723), 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 2025 to 4th February 2026.

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 (5th February).

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 ABN 24 144 972 949

Date 30 / 04 / 2026

1.5. Overview of Key Activities and Achievements

During Year 8 of compliance reporting, environmental management activities including Year 8 Offset surveys and reporting were completed.

Actions completed within the development site have been limited to minor landscaping works. Future development activities will include lot construction in balance areas of the site with the majority of dwellings now constructed and the development largely operational.

2. Current Status of the Project

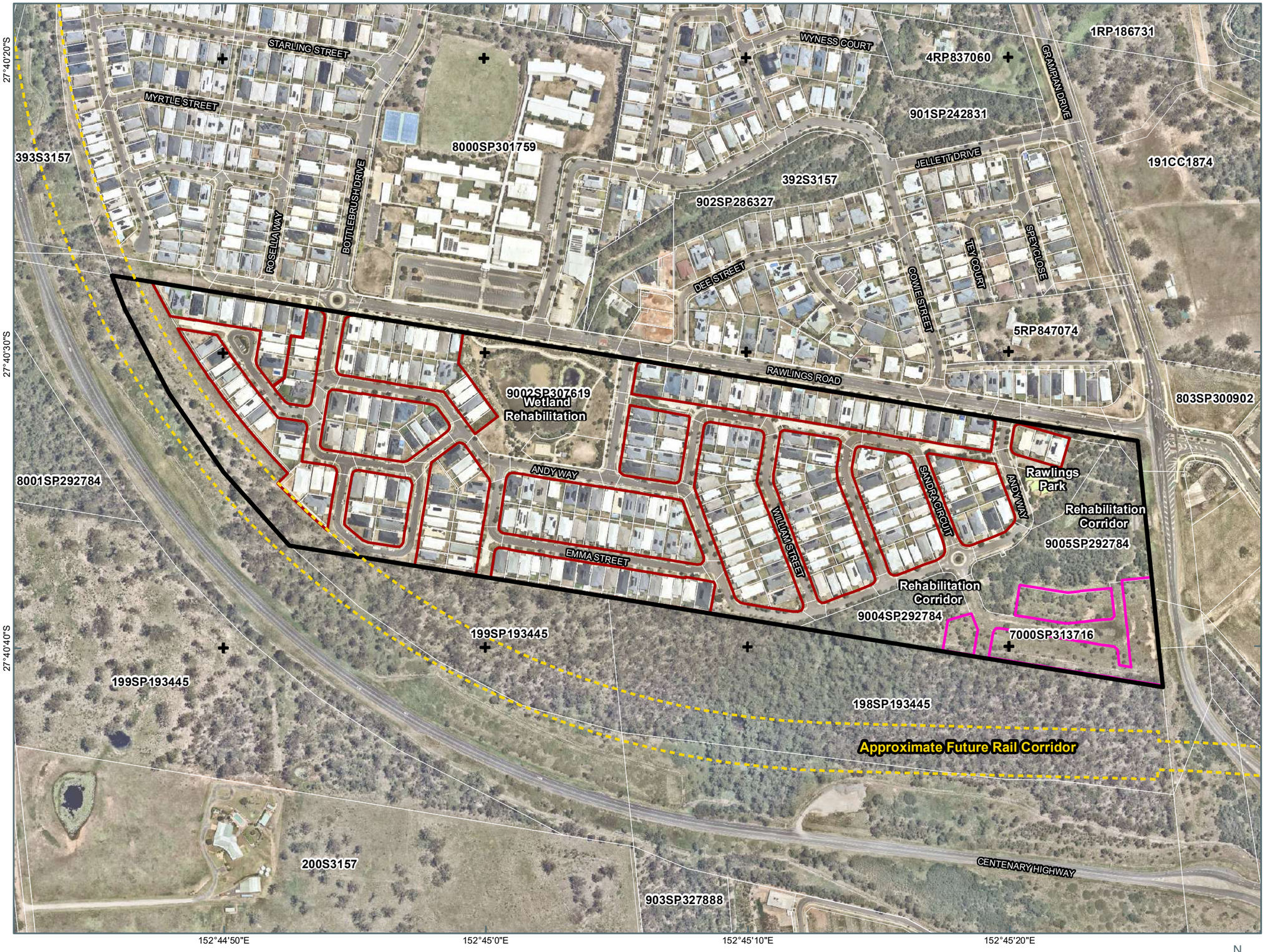
2.1. Development actions

During the Year 8 reporting period, works within the development site have been limited to minor landscaping and rehabilitation. No clearing has occurred in the past four (4) years of development activities with wholesale vegetation clearing completed in Year 5.

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

- **Plan 1** illustrates the development progression to the end of the Year 8 reporting period.
- **Plan 2** illustrates the extent of Koala critical habitat has been cleared for the project to date which remains at 14.99 ha as of Year 5.

1. DEVELOPMENT ACTIONS - YEAR 8



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

Layer Sources
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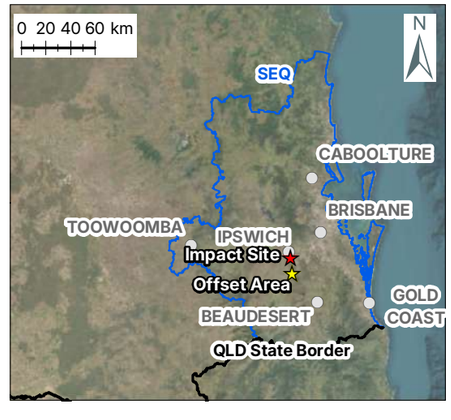
LEGEND

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



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DHA
Defence Housing Australia

RAWLINGS ROAD, DEEBING HEIGHTS

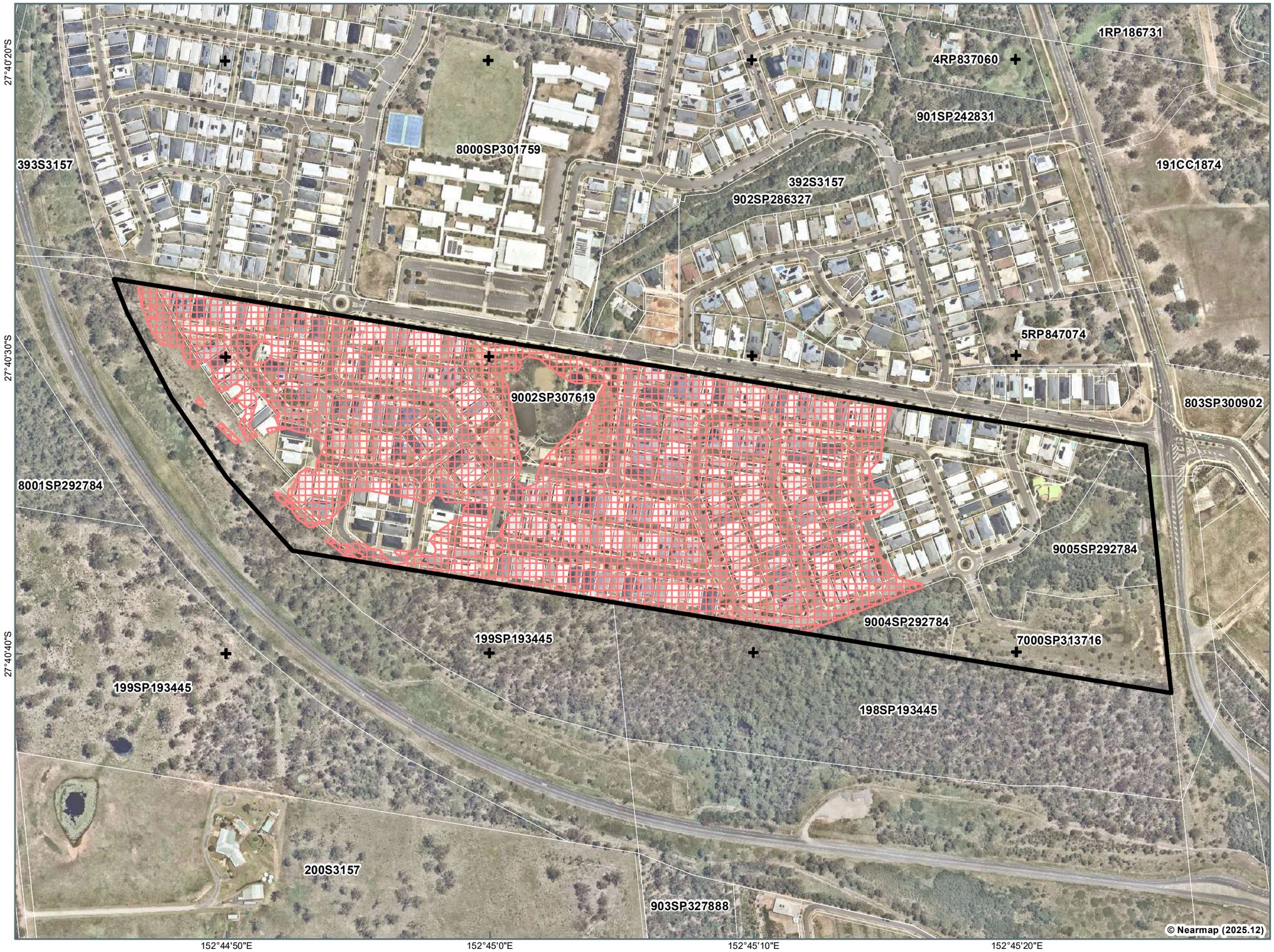
0 20 40 60 80 100 m
Transverse Mercator
GDA 2020 | Zone 56
N
1:4,000
@ A3

Address / RPD: Rawlings Road, Deebing Heights

25/02/2026

8122 E 01 ACR8 Development Actions A

1. KOALA CRITICAL HABITAT REMOVAL – YEAR 8



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

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LEGEND

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

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DHA Defence Housing Australia

RAWLINGS ROAD, DEEBING HEIGHTS

0 20 40 60 80 100 m
Transverse Mercator
GDA 2020 | Zone 56
1:4,000 @ A3

Address / RPD: Rawlings Road, Deebing Heights

25/02/2026

8122 E 02 ACR8 KCH Removal A

2.2. Offset Area actions

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 8 for EPBC 2016/7723,* prepared by *Queensland Trust for Nature (April 2026)* (Year 8 Offset Report) was completed for this reporting period and is included as **Appendix B**. This reporting period, Year 8, 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 Koala Rapid Assessment Method (KRAM) and Spot Assessment Technique (SAT) results.
    - Koala KRAM 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 via KAMP and SAT surveys 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. At photo monitoring stations are positioned throughout the Koala Crossing property. Whether Koalas are recorded on any long term

camera trap station that implies a home range area that overlaps with the boundary of the offset area.

- Year 1 camera traps identified one (1) male Koala within the offset property.

Year 8 Summary

The Year 8 report documents the continued Koala monitoring within the offset area as well as across the broader offset property between 5 February 2025 and 4 February 2026, in line with the requirements of the OAMP. Within the Year 8 reporting period, ongoing opportunistic observations and evidence of Koala have been identified both within the offset area in the form of scat recordings via targeted distance sampling surveys and across the offset property via motion sensor camera trap monitoring.

Evidence of Koala and continued utilisation of connecting vegetation was confirmed within the broader offset property, confirmed through direct observation and detection of scats.

Distance sampling (line transects) for Koala identification were undertaken by the Department of Environment, Tourism, Science and Innovation (DETSI) on 30th and 31st October 2025. Fifteen (15) transects were conducted across the offset property in order to identify direct Koala sightings and/or evidence of the species in the form of scats, two (2) of which were located within the offset area. Via the distance sampling method conducted by DETSI, Koala scat was detected at seven (7) of the fifteen (15) transects conducted across the offset property, inclusive of those conducted within the offset area (refer **Figure 1**).

Eleven (11) remote motion sensor camera trapping stations were deployed across the broader offset property over two (2) separate monitoring periods during the Year 8 effort (Winter 2025 and Summer 2025/2026). While none of the stations were deployed within the offset area itself, one (1) was located 100 metres from the south-western boundary (camera B) (refer **Section 2.2.3**). Species abundance was quantified using Relative Abundance Index (RAI). Two (2) sightings of the same Koala were recorded via the camera traps within the offset property during the Winter 2025 tranche at location D on 8th and 13th September 2025. No Koalas were recorded via remote sensor camera trapping methods during the Summer 2025/2026 tranche (refer **Figure 1**). Vegetation connected to these sighting locations, including within the offset area, provides foraging and dispersal habitat as well as vegetation connectivity across the property.

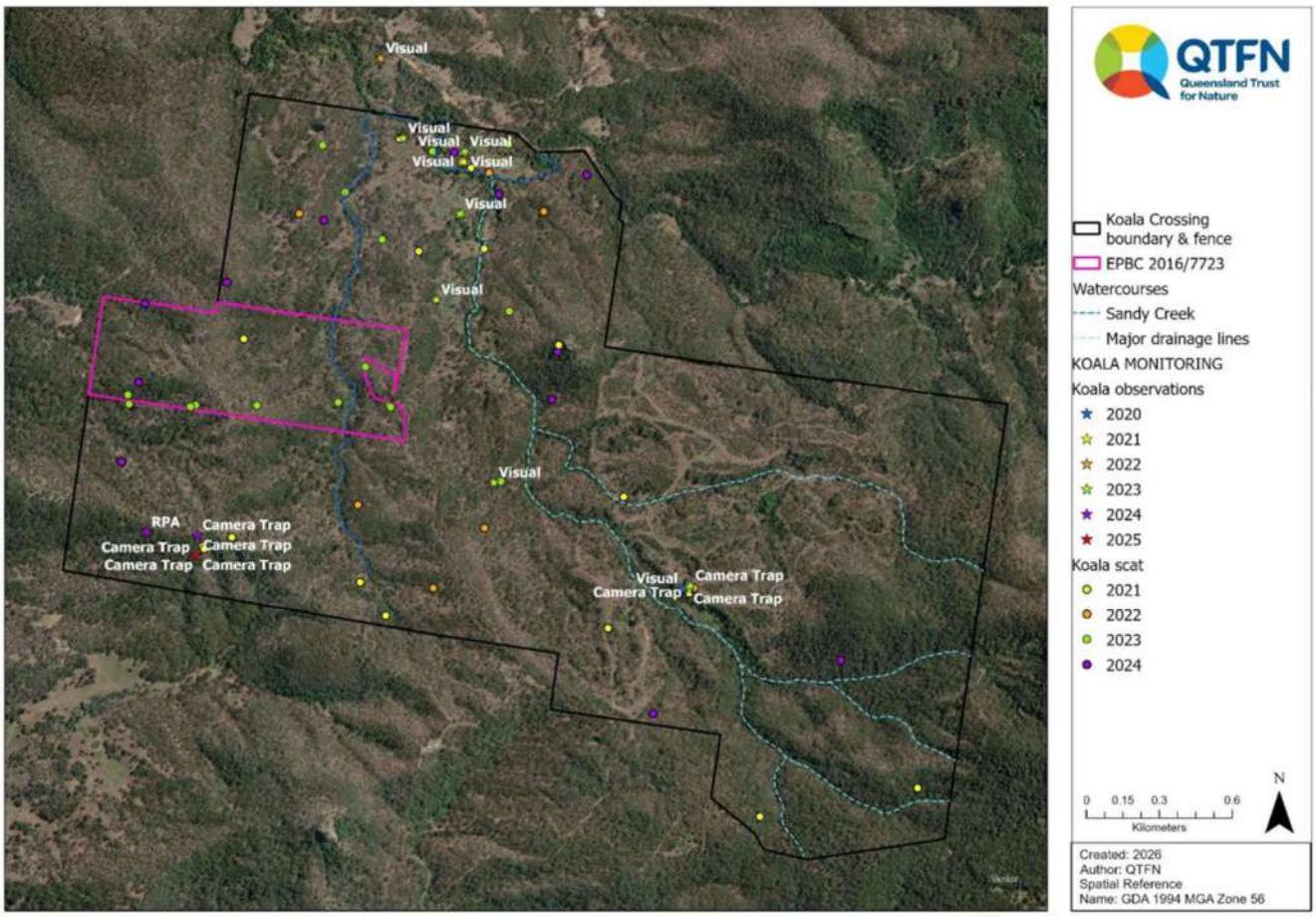


Figure 1:Koala Records (Extract: Year 8 Offset Report – Map 2)

Condition 2d of EPBC Act approval states:

> *'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.'*

Baseline koala density survey under the approval definition means "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."

The baseline surveys conducted in 2018 utilised the Koala Rapid Assessment Method (KRAM), a modification of the Spot Assessment Technique (SAT) as well as remote sensor camera trapping. SAT & KRAM surveys can determine koala presence and estimate koala activity (i.e. the proportion of trees under which scats are observed relative to the total number of trees sampled). The addition of remote motion sensor camera trapping can be used as a secondary confirmation of presence. It was acknowledged within the Year 1 offset report (baseline) titled "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)" that an estimate of Koala density—as measured in the form of number of koalas per unit area—cannot be accurately measured. The baseline survey report instead recommends that instead of assessing Koala density, Koala abundance should be assessed using the metrics stated above. Therefore, future monitoring of Koala density surveys

A review of Koala density within the offset area and property, as defined under the Year 1 offset report, will be provided in the following reporting year.

2.2.2 Koala Food Trees

Condition 2f states:

> *'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.'*

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%.

In order to demonstrate continued recruitment of koala trees relative to the baseline surveys, surveys were completed in Year 7 to confirm this which included koala food tree assessments at baseline locations, SAT locations and weed surveys. Analysis of recruitment data and the above metrics relative to the baseline survey was completed which determined ongoing recruitment is demonstrated relative to the results of the baseline surveys. This is demonstrated below:

- **Metric 1: Recruitment of young Koala trees.**
    - Year 1 recorded 86% of sites recorded evidence of recruitment occurring.
    - Year 7 recorded regrowth at 100% sites within the offset area, which was deemed to provide evidence of recruitment of Koala food trees.
- **Metric 2: Search sites sustaining mid-sized trees.**
    - During Year 1 surveys, on average 61±0.03% of trees at sites where Koala scat was found are in the 51-100cm circumference category.

- During Year 7 surveys, on average trees at sites where surveys for Koala scat were conducted, either increased or remained stable in size class.

- **Metric 3: Reduction in weed coverage across the site**
  - Weed coverage does not exceed baseline levels by more than 10%.
  - During Year 8 mean Lantana occupancy levels within the offset area were estimated to be approximately 2%.

During Year 8, annual weed surveys were completed which confirm continued reductions in weed extent, particularly Lantana camara and maintenance of Lantana below 2% (refer **Appendix B**).

2.2.3 Non-native Predators

The following metrics, established in the Year 1 Offset Report, are used to assess the relative abundance of Koala predators relative to baseline surveys:

- **Metric 1: Relative Abundance Indices (RAI)**
  - If RAI remains equal to or below 1 for dogs, 5.5 for foxes and 0.5 for cats this should be considered a statistically significant reduction.
  - If RAI remains below the maximum values plus variance (dogs – 3.05, foxes – 8.02, and cats 1.9), this can be considered strong evidence of a reduction.

- **Metric 2: Number of camera stations with target species**
  - If number of traps remains equal to or below 1.6 for dogs, 1.3 for foxes and 1 for cats this should be considered a statistically significant reduction.
  - If the number of traps remains below the maximum value ever recorded on Koala crossing, which is 4 for dogs and foxes and 1 for cats, this should be considered strong evidence for a reduction.

- **Metric 3: Number of predator scats per hectare**
  - If the number of scats found within a year within the EPBC 2016/7724 area remains below the property-wide average of 1, this should be considered a statistically significant reduction.
  - If the number of scats found within a year within the EPBC 2016/7724 area remains below the property-wide maximum of 3, this can be considered strong evidence of a reduction.

Year 8 Summary

Non-native predator monitoring was conducted utilising remote sensing wildlife cameras and offset property wide traverses for opportunistic scat collection. Two (2) tranches of camera trapping were conducted during the Year 8 reporting period, including Winter 2025 and Summer 2025/2026.

To summarise the results provided in **Appendix B**:

- Metric 1 – Presence of Koala predators were detected, including wild dog (*Canis lupus*) and fox (*Vulpes vulpes*) at camera traps. RAI for wild dog has shown a decrease from a high recorded in Summer 2023, to levels now estimated at below 1.0. Fox RAI has remained stable since Summer 2024.
- Metric 2 – 1 recording of wild dog on Camera B.
- Metric 3 – No predator scats were identified within the offset property during the Year 8 reporting period. To date, analysis of predator scat has not revealed evidence of Koala in the diet of any non-native predator within the offset area.

These data indicate a maintained reduction in Koala predators.

3. EPBC Conditions and Compliance

Table 2 documents the compliance with EPBC Act conditions for the Project for the Year 8 reporting period, being 5th February 2025 to 4th February 2026. The compliance assessment relates to the approval conditions in force at the time of the 5th of February 2025 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 8, 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	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	Compliant	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
	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.	Compliant	The baseline Koala density survey was completed over the offset area in October 2018 and reported in the Year 1 offset report, titled "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)	Direct and indirect evidence of Koala continues to be identified throughout the offset area and property since baseline surveys were conducted in 2018 using multiple methods including the KRAM and camera monitoring (refer **Section 2.2.1**). It is noted Koala density is required to be measured against the baseline survey methodology, definition and metrics established within the Year 1 offset report, prepared under condition 2c. Ongoing activity monitoring and data analysis is required before a statistically significant change in Koala activity, as defined under the Year 1 Offset Report, can be demonstrated. This will be completed within the next reporting period (Year 9).
	e. Within one year of commencement of the action complete a baseline koala food trees survey over the entire offset site.	Compliant	The baseline Koala tree survey was completed over the offset area in August 2018 and reported in the Year 1 Offset Report titled "*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.

Condition Number / Reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
	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	In order to demonstrate continued recruitment of koala trees relative to the baseline surveys, surveys were completed in Year 7 which included koala food tree assessments at baseline locations, SAT locations and weed surveys. Analysis of recruitment data and the metrics relative to the baseline survey was completed which determined ongoing recruitment is demonstrated relative to the results of the baseline surveys (refer **Section 2.2.2** for a summary of results). Year 8 surveys also confirm recruitment has been maintained where compared to the baseline surveys and associated metrics.
	g. Within one year of commencement of the action complete a baseline survey of non-native koala predators over the entire offset site.	Compliant	The baseline survey for non-native predators was completed over the offset area in August 2018 and reported in the Year 1 Offset Report titled "*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)	Koala predator abundance surveys are completed biannually by QTFN which have demonstrated fluctuating patterns of relative abundance across seasons, consistent with baseline survey conditions. There is a demonstrated maintenance in the presence of Koala predators, achieved through regular pest management and demonstrated through seasonal reductions (refer **Appendix B**).
	i. For the life of the approval, ensure there is no net loss in the extent of koala habitat over the entire offset	Compliant	The offset site was legally secured via a voluntary declaration in 2018 which legally protects the extent of Koala habitat within the offset.

Condition Number / Reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
	site that is legally secured under condition 2a		Measures have been undertaken to ensure no reductions in Koala habitat occur from stochastic or other events. This includes regular firebreak and access track inspections and maintaining access to ensure unauthorised clearing does not occur (refer **Appendix B**). This has also been confirmed through a review of NearMap imagery. A review of the latest imagery shows the extent of Koala habitat within the offset area remains the same as that for Year 1 (refer **Appendix C**).
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.	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.

Condition Number / Reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
	Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media		
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.	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.
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 Year 4 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.

Condition Number / Reference	Condition	Is the Project compliant with this condition?	Evidence/ Comments
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 8

Appendix C

Nearmap Aerial of Offset Site (2018/2019– 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

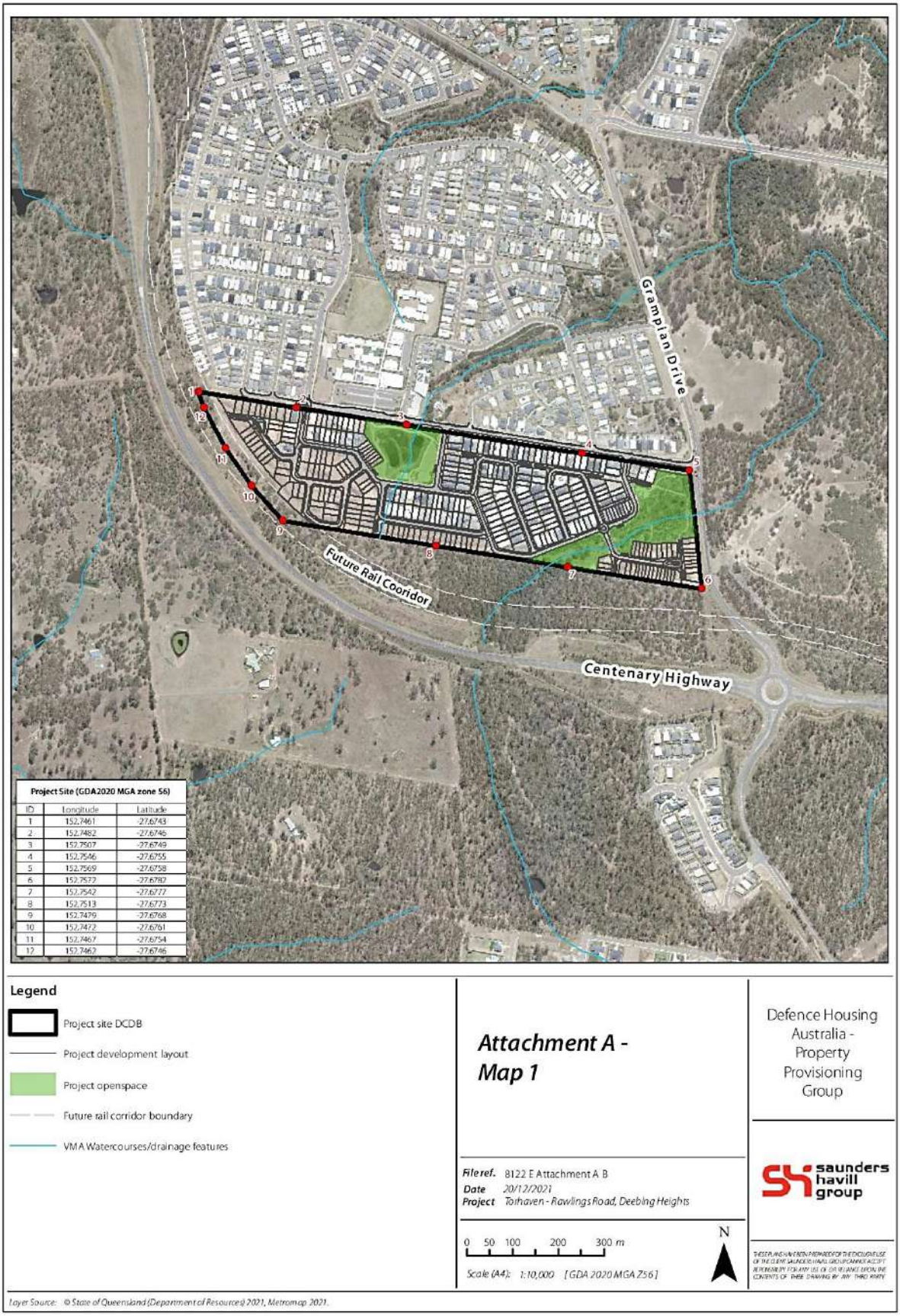
Date of decision	Annexure A – Conditions of approval
	Part A – Conditions specific to the action
	Project site
	monitoring programs required by this approval, and make them available upon request to the **Department**. Such **records** may be subject to audit by the **Department** or an independent auditor 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	152.7569	-27.6758
6	152.7573	-27.6792
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

File ref. 8122 E Attachment A B
Date 20/12/2021
Project Toiahaven - Rawlings Road, Deebing Heights

0 50 100 200 300 m

N

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

saunders havill group

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT SAUNDERS HAVILL GROUP CANNOT ACCEPT RESPONSIBILITY FOR ANY USE OF OR RELIANCE UPON THE CONTENTS OF THESE DRAWING BY ANY THIRD PARTY

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 8

Offset Area Management Report – Year 8

EPBC 2016/7723

V1 | 9 April 2026

Document Control

Current document	
Title	Offset Area Management Report – Year 8 EPBC 2016/7723
Date	08/04/2026
Prepared by	Chagi Weerasena

Document Issue

Issue	*Date*	*Prepared by*	*Checked by*
Draft	07/04/2026	Chagi Weerasena	Sarah Delahunty
Final	09/04/2026	Chagi Weerasena	Liz O'Brien

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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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. This document reports on the koala occurrence, vegetation composition, and actions to minimise threats to koalas. The management regime put in place by the Queensland Trust for Nature (QTFN) will protect and 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 eighth submitted (henceforth referred to as the Year 8 report) 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 2025 to February 2026 (henceforth referred to as the reporting period). 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	Submitted April 2025
Year 8	**May 2026**	**Current report**
Year 9	May 2027	
Year 10	May 2028	

1.1 Summary of compliance

This document stands as a compliance report for the decided Conditions of Approval for EPBC 2016/7723, relevant to this reporting period (Table 2). Table 3 summarises key performance indicators 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

Conditions of Approval	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: 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.	In progress – Koala SAT surveys were conducted in 2024 and will be repeated in 2026. The results from both surveys will inform koala abundance estimates and will be discussed in the Year 9 report. See Section 3.1.3 for further details.
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.	Compliant – a pest management contractor is engaged quarterly at Koala Crossing to reduce the number of non-native koala predators. See Section 3.3 for further details.
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 – there has been no net loss in the extent of koala habitat within the offset area.
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 – all activities are recorded in annual reports.

Table 3 – Key performance indicators from the OAMP relevant to this reporting period

Key actions/monitoring requirements	Key performance indicators (KPI)/reporting requirements	Status
Occurrence of koala within offset area		
• Outside of the formal koala density survey event, opportunistic koala sightings and scat findings to be recorded (location and date) within the Offset Area Assessment Report.	• Incorporate opportunistic koala sightings into the Annual Offset Area Assessment Report.	Compliant/ ongoing
Vegetation composition		
• Monitoring of weed infestations; adaptive management of shrub, tree and vine weed species if required. • 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 on the property	• Vegetation composition retains structural attributes of forest or woodland and maintains koala food tree species diversity recorded by baseline survey. • Weed cover (shrub, tree and vine species) does not exceed baseline levels by more than 10%.	Compliant/ ongoing

○ 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 • 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 (minimum two years professional experience in bushfire risk management planning); and ○ 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, including the use of registered fauna spotters. • Weed assessments and monitoring to be undertaken annually, during spring or summer to optimise detection.	• Monitoring results to be recorded in annual Offset Area Assessment Report.	
Habitat connectivity		
• 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 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; and ○ To remove or reduce imminent risk of serious personal injury or damage to infrastructure posed by the vegetation, and	• Firebreaks and fire control lines and fence lines to be inspected at a minimum quarterly frequency or after major storm events. • 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.	Compliant/ ongoing

only to the extent necessary to mitigate the risk.		
Threat to koala from attack from feral animals		
• Offset area-wide traverse by the landholder each two months to record the presence/absence of signs of feral animals (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. • Bi-annual abundance surveys to be undertaken by a suitably qualified environmental scientist or pest animal control professional with at least two years relevant professional experience. • Opportunistic monitoring of koala/feral animal interactions in the form of injured and/or koala mortality records.	• No increase in feral cat and/or fox abundance within the site. • No records of feral dog abundance within the site. • Results of all presence/absence surveys will be reported upon on an annual basis as a component on the Annual Offset Area Assessment Report. • All records of koala injury or death resulting from feral animal attack are to be reported within the annual Offset Areas Assessment Report. • Ensure relative abundance index does not increase from baseline for feral animal abundance.	Compliant/ ongoing
Threat to koala from vehicle strike		
• 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.	• 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.	Compliant/ ongoing
Threat to koala via barriers to dispersal		

• 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 on the property
  ○ 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
• Vegetation clearing will not be undertaken within the offset area under any circumstances, except the following:
  ○ Where necessary for the removal of weeds;
	• 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.	Compliant/ ongoing

○ 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 (minimum two years professional experience in bushfire risk management planning); and ○ 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, including the use of registered fauna spotters. • Firebreaks and fire control lines and fence lines to be inspected at a minimum quarterly frequency or after major storm events.		
Threat to koala habitat through 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.	• 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.	Compliant/ ongoing
Fire		
• Install firebreaks and fire trails. Inspect and undertake maintenance in compliance with OAMP. • Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade. • 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.	Compliant/ ongoing
Threat to koala and koala habitat from disease and pathogens		

• Incidence of koalas exhibiting disease to be recorded if encountered during any monitoring events within the offset area.	• Facilitating spread of disease in resident koala populations
	  ○ In the event that regulator approved translocation of koala is proposed onto the site, the animal(s) is to be assessed by a veterinarian prior to introduction.
	• Facilitating spread of pathogens in koala habitat
	  ○ Incidence of koala feed trees exhibiting disease does not increase within the offset areas, based on comparison to baseline vegetation health assessment.
	• Confirmation of translocation activity within the offset area is to be included within Offset Area Assessment Reports.
		Compliant/ ongoing

2 LOCALITY AND VALUES

2.1 Koala Crossing

The offset area 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 and provides linking territories to the Flinders-Goolman Conservation Estate and the Flinders Karawatha Corridor. 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.

2.2 Environmental values

2.2.1 Climate

Climate data for the area gives an average minimum and maximum temperature of 14.1°C and 28.3°C respectively for the reporting period (weather station 040004) (BOM, 2026). The average annual rainfall during the reporting period was 102.6 mm (weather station 040793) (BOM, 2026), with the wettest month in March 2025 (416.6 mm) and the driest month in September 2025 (17.4 mm).

2.2.2 Vegetation

On a regional scale, Koala Crossing is part of the Flinders Karawatha Corridor, the largest remaining contiguous stretch of open eucalypt forest in South-East Queensland (SEQ). 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.

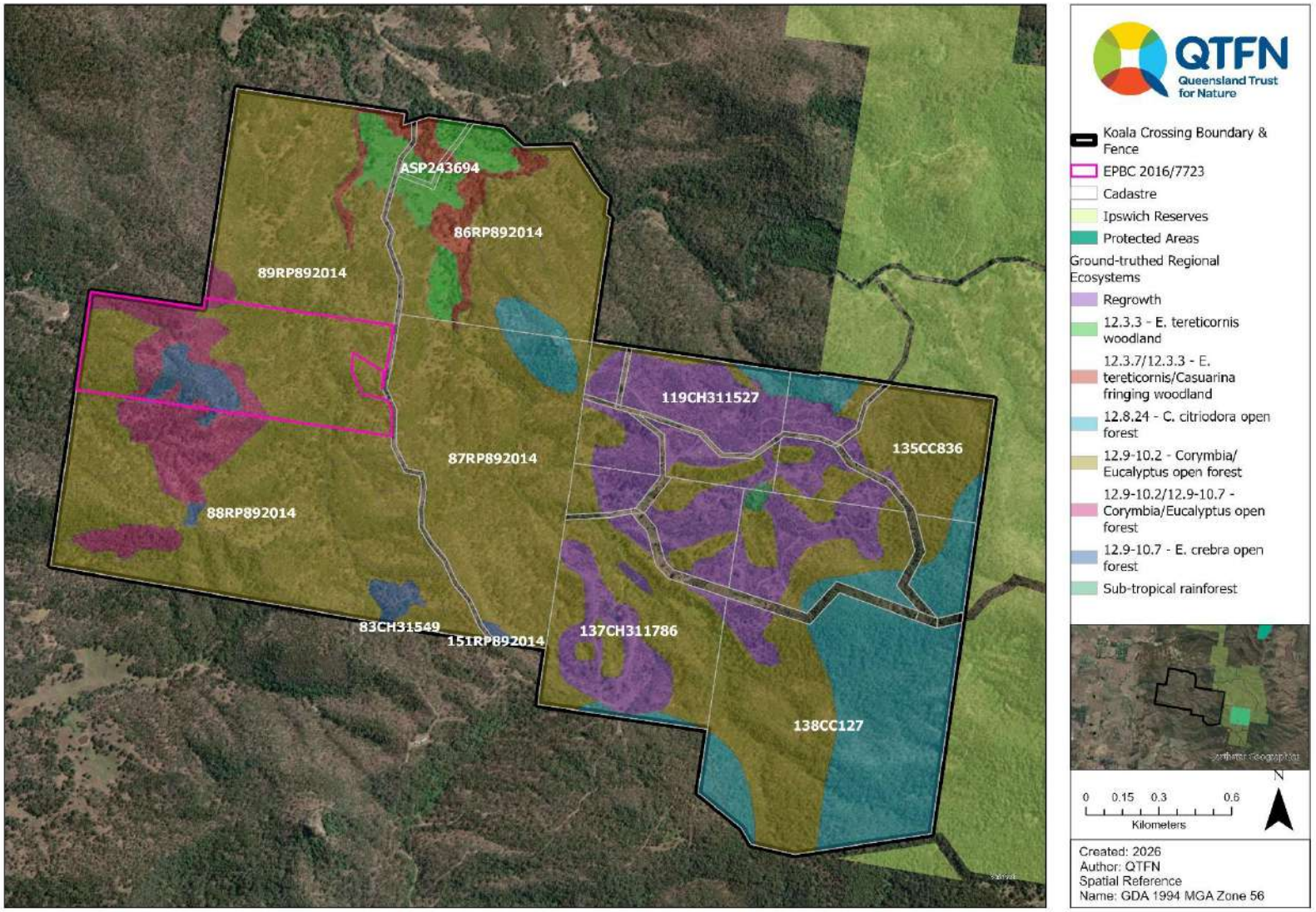
Koala Crossing contains five Regional Ecosystems (REs) (Table 4) and areas of revegetation. Two of these REs, RE12.9-10.2 and RE12.9-10.7, occur within the offset area (Map 1).

Table 4 – Regional ecosystems within Koala Crossing

RE	*Vegetation Management Act 1991* status	RE description
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
12.9-10.2	Least concern	*Corymbia citriodora subsp. variegata +/- Eucalyptus crebra* open forest on sedimentary rocks
12.9-10.7	Of concern	*Eucalyptus crebra +/- E. tereticornis, Corymbia tessellaris, Angophora spp*. and *E. melanophloia* woodland on sedimentary rocks

The Flinders Karawatha Corridor is an important wildlife corridor, providing habitat for a number of threatened species including the tusked frog (*Adelotus brevis*), glossy black-cockatoo (*Calyptorhynchus lathami*), powerful owl (*Ninox strenua*), black-breasted button-quail (*Turnix melanogaster*), brush-tailed rock-wallaby (*Petrogale penicillata*), grey-headed flying fox (*Pteropus poliocephalus*) and koala.

Map 1 – Offset area in the context of Koala Crossing and Ipswich reserves



3 OFFSET AREA MANAGEMENT REPORT

This chapter outlines the agreed requirements outlined in the OAMP and the final Conditions of Approval 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.

3.1 Koala occurrence

3.1.1 Monitoring methodology

i. Camera trapping

Remote camera traps were deployed over two sessions during the reporting period: winter 2025 and summer 2025. The winter 2025 camera trapping session captured data from 13 August 2025 to 22 September 2025, and the summer 2025 session captured data from 3 December 2024 to 12 January 2025. Eleven camera trapping stations (using Reconyx Hyperfire HC600 remote-sensing cameras) were deployed across Koala Crossing during both sessions. Camera B is located 100 m from the offset area (Map 4).

Abundance of species was quantified using a Relative Abundance Index (RAI). This metric is widely used in camera trap studies and provides a standardised, repeatable index of abundance that accounts for variation in survey effort (Forsyth et al., 2005). RAI is a relative measure of species abundance based on the frequency and duration of time each species is recorded on camera (i.e. how many are there relative to survey time), are calculated using a standardised set of 40 trap nights, 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, in winter 2025. In summer 2025, AI-assisted classification was undertaken using SpeciesNet, an open-source AI model developed by Google. Manual verification was applied to key species identified using AI.

In conjunction with RAI modelling, occupancy modelling was used to demonstrate the spatial distribution of species (i.e. proportion of cameras in which a species was detected across the offset area).

ii. 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.

iii. Distance sampling

Distance sampling (line transects) for koalas was undertaken by the koala team from the Queensland Department of Environment, Tourism, Science and Innovation (DETSI) on 30 and 31 October 2025. This method involves two people walking along a mapped-out line or path through a habitat section, recording koala sightings as they walk (Queensland Government, 2024). Koalas and evidence of koalas (i.e. scat or scratches) were searched for along 15 parallel lines at Koala Crossing, with two transects (5 and 6) within the offset area.

3.1.2 Results and discussion

i. Camera trapping

One koala was captured twice at camera D (RAI = 0.455) during the winter 2025 session – once on 8 September 2025 at 2:03 am and again on 13 September 2025 at 11:43 pm. The recognisable patches on its hind legs and rump confirm that both records are the same koala (Photo 1 a & b). This individual has been recorded at the same camera in 2023 (Photo 1 c). No koalas were recorded on the property during the summer 2025 camera trapping session.

While no koalas were observed on camera B during the reporting period, the vegetation within the offset area provides foraging and dispersal habitat and vegetation connectivity within Koala Crossing, as evidenced by historic records of koala scat within the offset area (Map 2). The estimated mean home range of koalas in SEQ is 13.9 ha (Mitchell et al., 2023), and camera B falls within the range of camera D.

a) 

b) 

c) 

Photo 1 - Koala at camera D in 2025 and 2023

ii. Opportunistic scat collection and visual observations

Koala scat was not identified opportunistically (i.e. outside of the distance sampling 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.

iii. Distance sampling

Koala scat was detected at seven out of the 15 transects surveyed, including both transects within the offset area. Estimated age of scats was not recorded.

iv. Koala-predator interactions

No koala-predator interactions were recorded during the reporting period. To date, analysis of predator scat has not revealed evidence of koalas in the diet of feral predators on Koala Crossing (see Section 3.4.2 for further details).

3.1.3 Management outcomes

The Conditions of Approval state that '*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*.'

The baseline survey in 2018 used the Koala Rapid Assessment Method (KRAM) (Woosnam et al., 2012), which is a modification of the Spot Assessment Technique (SAT), and camera trapping. The Year 5 surveys repeated this methodology. SAT & KRAM surveys can determine koala presence and estimate koala activity (i.e. the proportion of trees under which scats are observed relative to the total number of trees sampled) (Youngentob et al., 2021). Camera trapping was undertaken during the baseline survey to target feral predators. This method also cannot be used to estimate koala density but rather, used as secondary confirmation of presence, rather than as the primary search method (Youngentob et al., 2021).

It is acknowledged in the baseline that these surveys lack the robustness and accuracy to reliably estimate koala density (i.e. individuals per unit area) across the offset area (Youngentob et al., 2021). The baseline recommends that instead of assessing koala density, koala abundance should be assessed using the following metrics:

1. The percentage of searched SAT sites with koala scats;

2. The average number of trees searched at each SAT site before koala scat is found; and
3. Whether koalas are recorded on any long-term camera trap station that implies a home-range area that overlaps with the boundary of the offset area.

For full OAMP conditions for koala occurrence, see Appendix 1.

i. Upcoming surveys

SAT survey

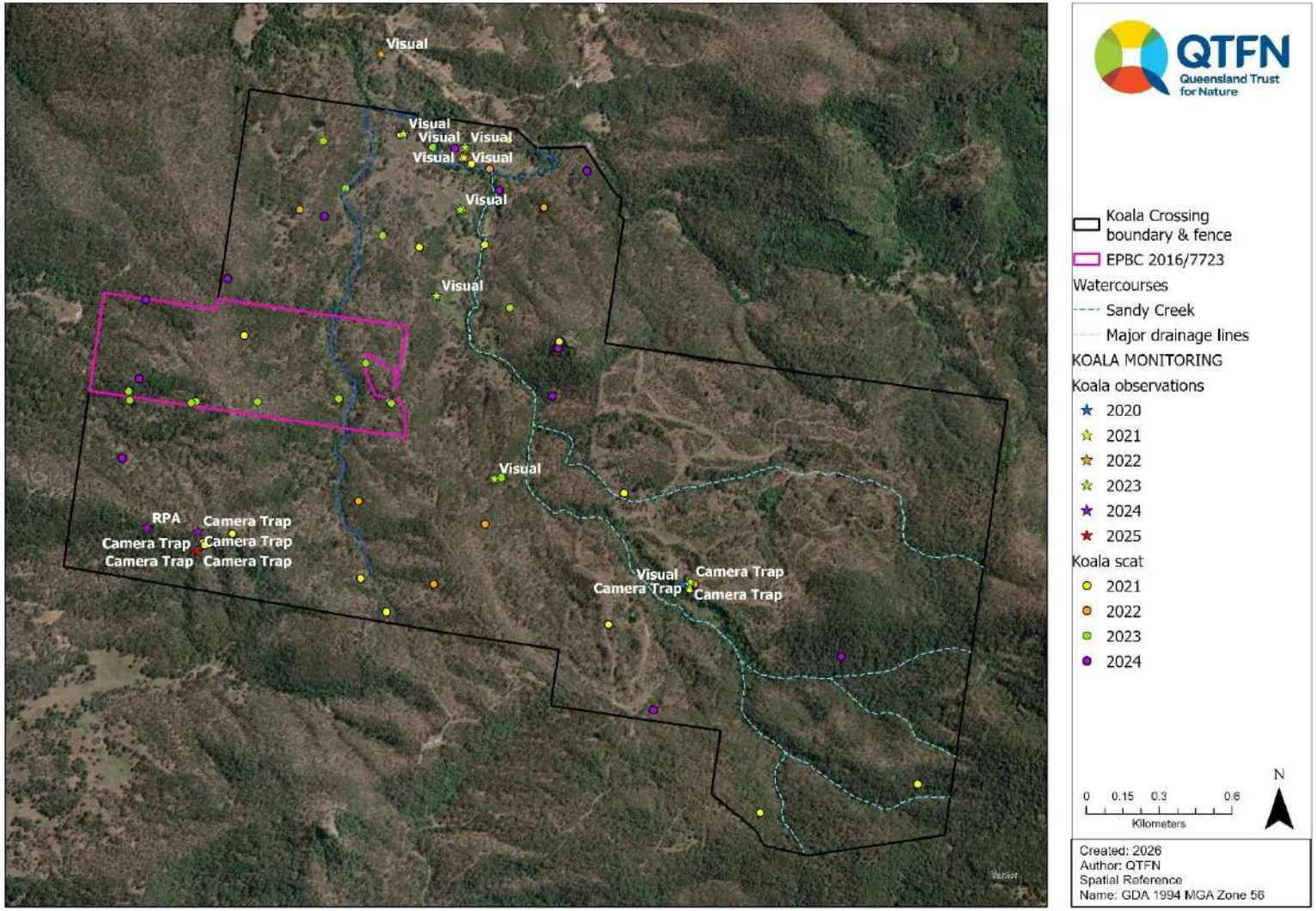
In order to determine koala abundance using the metrics outlined in the baseline, SAT surveys will be conducted within the offset area in May 2026 as part of Koala Crossing ecological surveys. SAT surveys were also conducted in April 2024 and results were included in the Year 7 report. Results from both surveys will inform koala abundance estimates and will be discussed in the Year 9 report.

Thermal drone surveys

Drones mounted with thermal cameras are an effective method for surveying low density koala populations (Youngentob et al., 2021). This is a relatively new method for directly detecting and counting koalas. In optimal conditions, thermal drone surveys have significantly higher rates of koala detection than ground-based direct observation methods, and the search time per koala detection can also be substantially lower than for other direct observation methods (Youngentob et al., 2021).

A thermal drone survey was conducted for the first time at Koala Crossing in 2024. One koala was recorded outside of the offset area. The estimated mean home range of koalas in SEQ is 13.9 ha (Mitchell et al., 2023) therefore, the recorded koala's home range would overlap with the offset area. A thermal drone survey will be conducted in July 2026 as part of an intensive koala health assessment across the property, and will be used to inform koala abundance calculations.

Map 2 – Koala records



3.2 Vegetation composition

3.2.1 Monitoring methodology

i. Weed assessments

Weed assessments were conducted on 29 and 30 September and 1, 2 and 14 October 2025 by suitably qualified QTFN ecologists, Chagi Weerasena and Dave Madden. Throughout Koala Crossing, there are 28 permanently marked transects. Three weed transects (T7, T9 and T31) are located within the offset area (Map 3).

Each transect is 100 m long, with 21, 1 x 1 m quadrats per transect. For each quadrat, the presence of *Lantana camara* (lantana) was recorded, along with an estimate of percent foliage cover. Photo points were recorded at the start of each transect so that the progress of the site could be monitored (Appendix 3). Weed occupancy was calculated as the proportion of quadrats within each transect in which the target weed was present. Percent cover was averaged across quadrats where the species was present. This approach allows detection of changes in both distribution (occupancy) and density (cover) of target weeds over time.

3.2.2 Results and discussion

i. Weed assessments

Offset-specific trends

Lantana camara has been observed at T9 and T31 at some point since 2018, while never being recorded at T7. *Lantana camara* was not recorded at T9 in 2025. Due to intensive active control measures, a decline in mean *L. camara* occupancy from 33% in 2024 to 2% in 2025 was evident within the offset area (Map 3). The average percent cover of *L. camara* across the three sites within the offset area was 0.3%.

Lantana camara is managed at a property wide scale, with a strategic approach to high-risk areas. Comparatively across Koala Crossing, the offset area demonstrates very low risk of limited dispersal pathways to koalas with very low occupancy and coverage of weeds.

Property-wide trends

Lantana camara was present in 12 of 28 transects in 2025, showing a decrease to 9% average occupancy from 66% in 2024, reflective of intensive treatment conducted throughout the year (Figure 1). Majority of sites (85%) displayed a decrease in *L. camara* occupancy in 2025 and 15% of sites remaining unchanged. Historically, La Niña conditions between 2020 and 2023 (Huang et al., 2024) had a strong influence on the growth rate of *L. camara* (Raghu et al., 2014), likely causing an increase in mean occupancy over these years. Intensive weed management in recent years have contributed to a decline in *L. camara*.

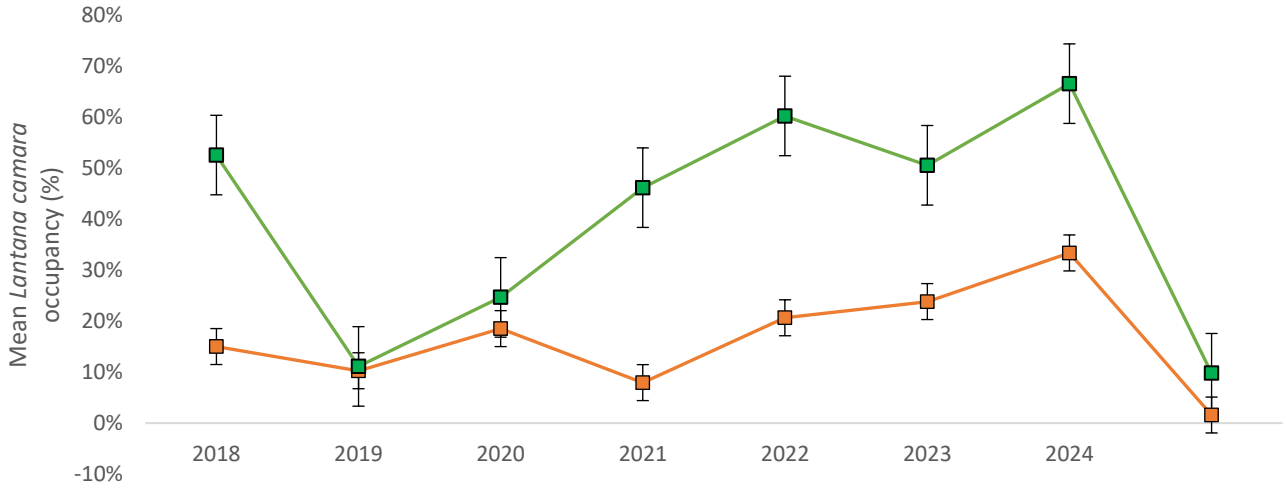


Figure 1 – Mean occupancy of Lantana camara within Koala Crossing (green) and the offset area (orange), with standard error

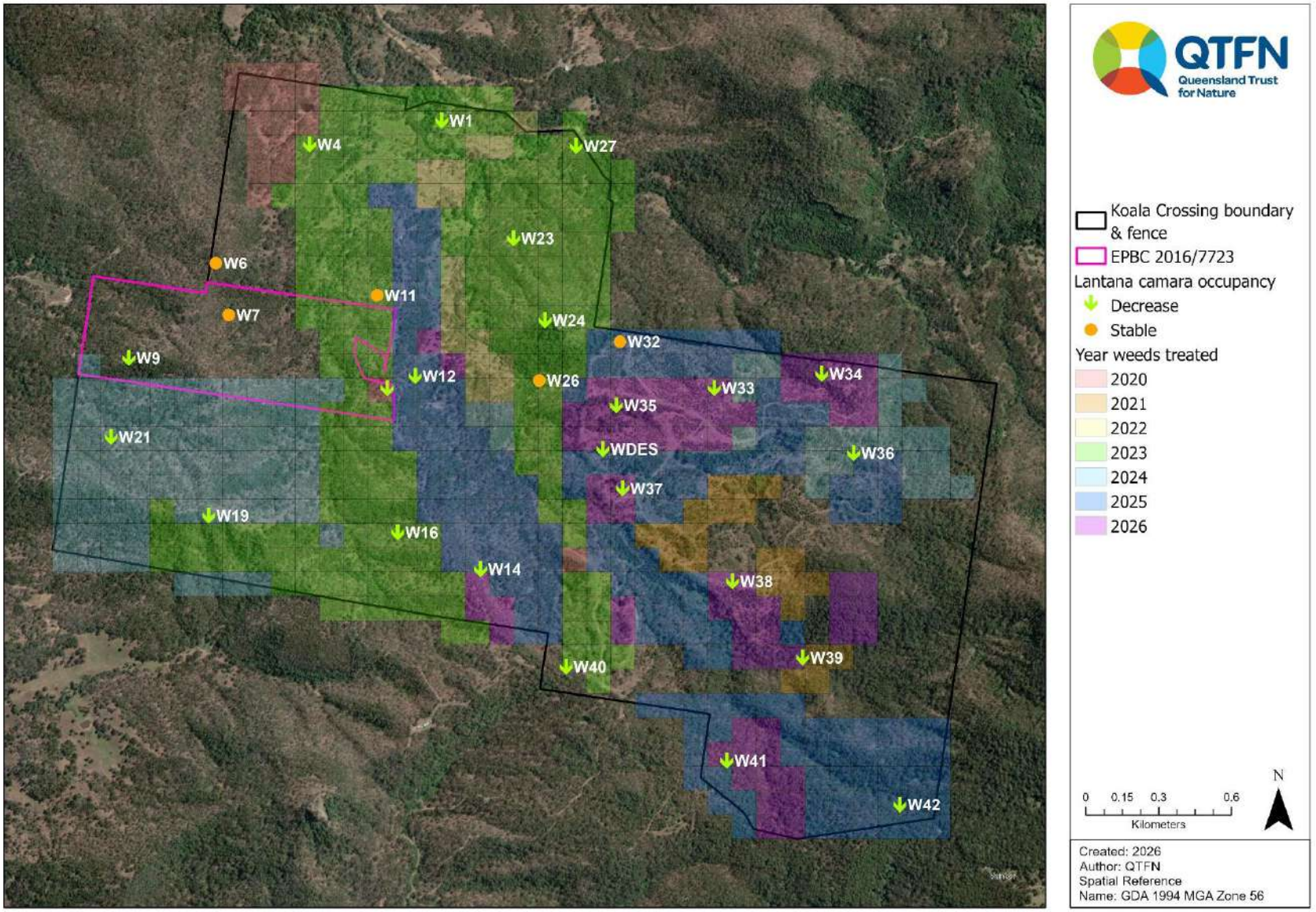
3.2.3 Management actions

Weed infestations will continue to be treated and managed. Follow up control works have been conducted in the offset area and throughout Koala Crossing to address the re-emergence since management began.

A full review of vegetation composition and weed management will be conducted at Year 10 to assess the progress towards the relevant Conditions of Approval and OAMP KPIs.

For full OAMP conditions for vegetation composition, see Appendix 2.

Map 3 – Weed management and *Lantana camara* occupancy



3.3 Threat to koala from dogs, foxes and feral cats

3.3.1 Monitoring methodology

i. Camera trapping

Feral predators (wild dogs (*Canis lupus*), feral cats (*Felis catus*) and foxes (*Vulpes vulpes*)) were recorded bi-annually using wildlife monitoring cameras. One camera (camera B) is located 100 m from the offset area (Map 4). See Section 3.1.1 for the camera trapping methodology.

ii. Opportunistic scat collection

The primary goal of scat analysis is to identify if feral predators are predating on koalas. Feral predator scat was collected opportunistically throughout the Koala Crossing property and GPS coordinates of the sample were taken. Samples were then sent to Scats About for analysis. The analysis identifies the species from which the scat came from and provides a dietary analysis (i.e. identifying which species the animal has predated on).

3.3.2 Results and discussion

i. Offset-specific observations

Wild dogs, foxes and feral cats were not recorded during on camera B during the winter 2025 camera trapping session. One record of a wild dog was recorded on camera B during the summer 2025 camera trapping session. The offset area is an open system allowing for the movement of koalas through the landscape which also allows the movement of feral predators from surrounding areas into the site.

ii. Property-wide observations

Camera trapping

Wild dogs, foxes and feral cats have been recorded throughout Koala Crossing since 2018. Across the property, relative abundance for wild dogs increased in 2023 and have continued to decline since winter 2024, until remaining stable in summer 2025. The occupancy of wild dogs has fluctuated recently, with increases and decreases between winter 2024 and summer 2025.

Both relative abundance and occupancy of foxes have been increasing since winter 2024. Relative abundance of foxes appears to decrease when the relative of abundance of wild dogs is higher. This is consistent with the mesopredator release hypothesis, which predicts that abundance of mesopredators (i.e. foxes and feral cats) should increase in the absence of apex predators (i.e. wild dogs/dingoes) due to release from direct killing and competition (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 during the reporting period. The RAI and occupancy of predators have been fluctuating across seasons (Figure 2). Koala Crossing is an open system allowing for the movement of koalas through the landscape which also allows the movement of feral predators from surrounding properties into the site.

A high abundance of red-necked wallabies (*Macropus rufogriseus*) and swamp wallabies (*Wallabia bicolor*) were observed throughout the property on cameras. 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*).

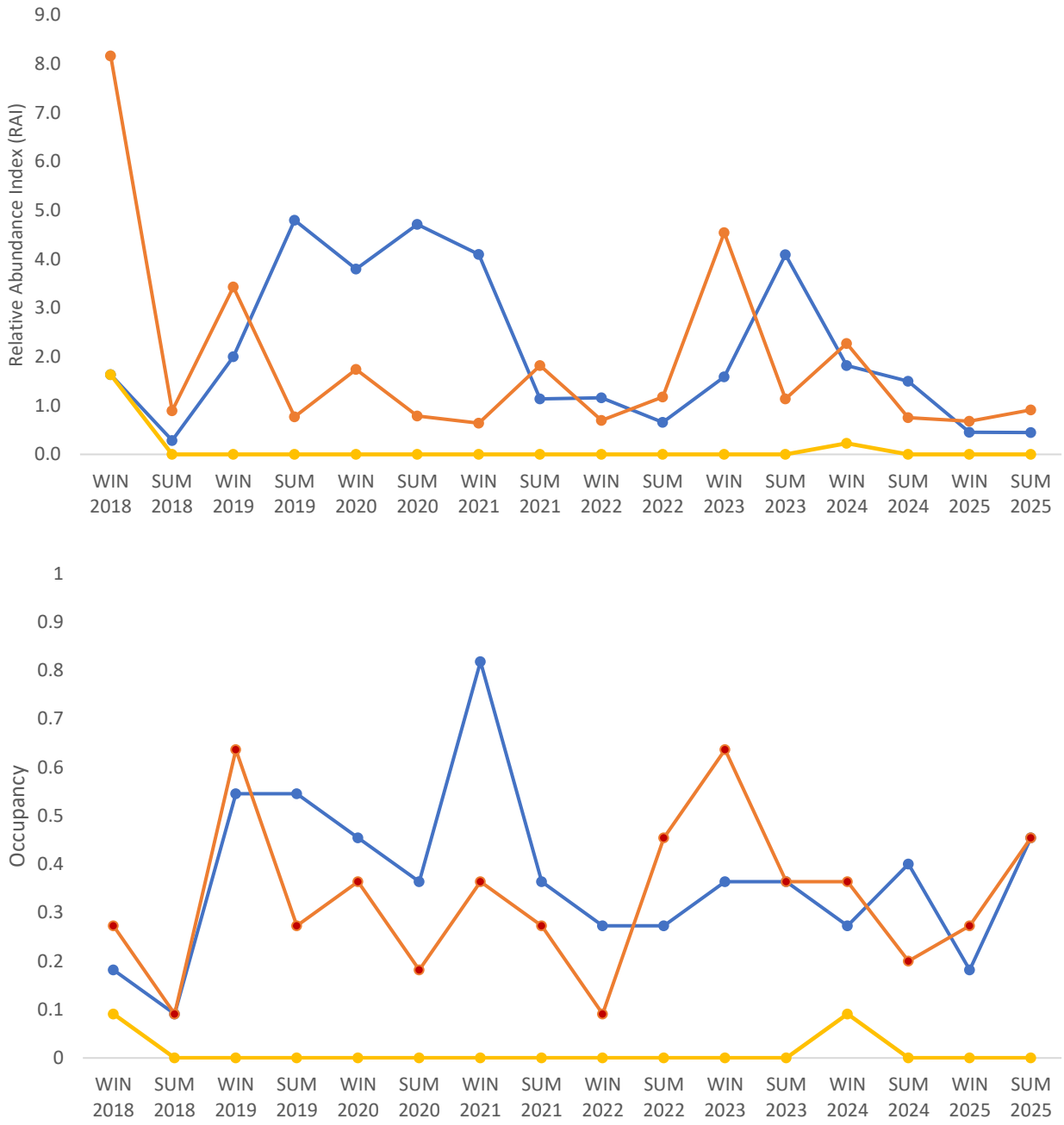


Figure 2 – Relative Abundance Index (top) and occupancy (bottom) of wild dogs (blue), foxes (orange) and feral cats (yellow) within Koala Crossing

Opportunistic scat collection

Predator scats were not recorded in the offset area or Koala Crossing property during the reporting period. To date, analysis of predator scat has not revealed evidence of koalas in the diet of any feral predators on Koala Crossing.

3.3.3 Management actions

A pest management contractor is engaged quarterly at Koala Crossing with the aim of providing lethal control to reduce 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, one wild dog, three foxes and one pig were eliminated within Koala Crossing. Since the baseline, four dogs and 10 foxes have been eliminated from Koala Crossing, therefore reducing numbers of non-native koala predators within the offset area.

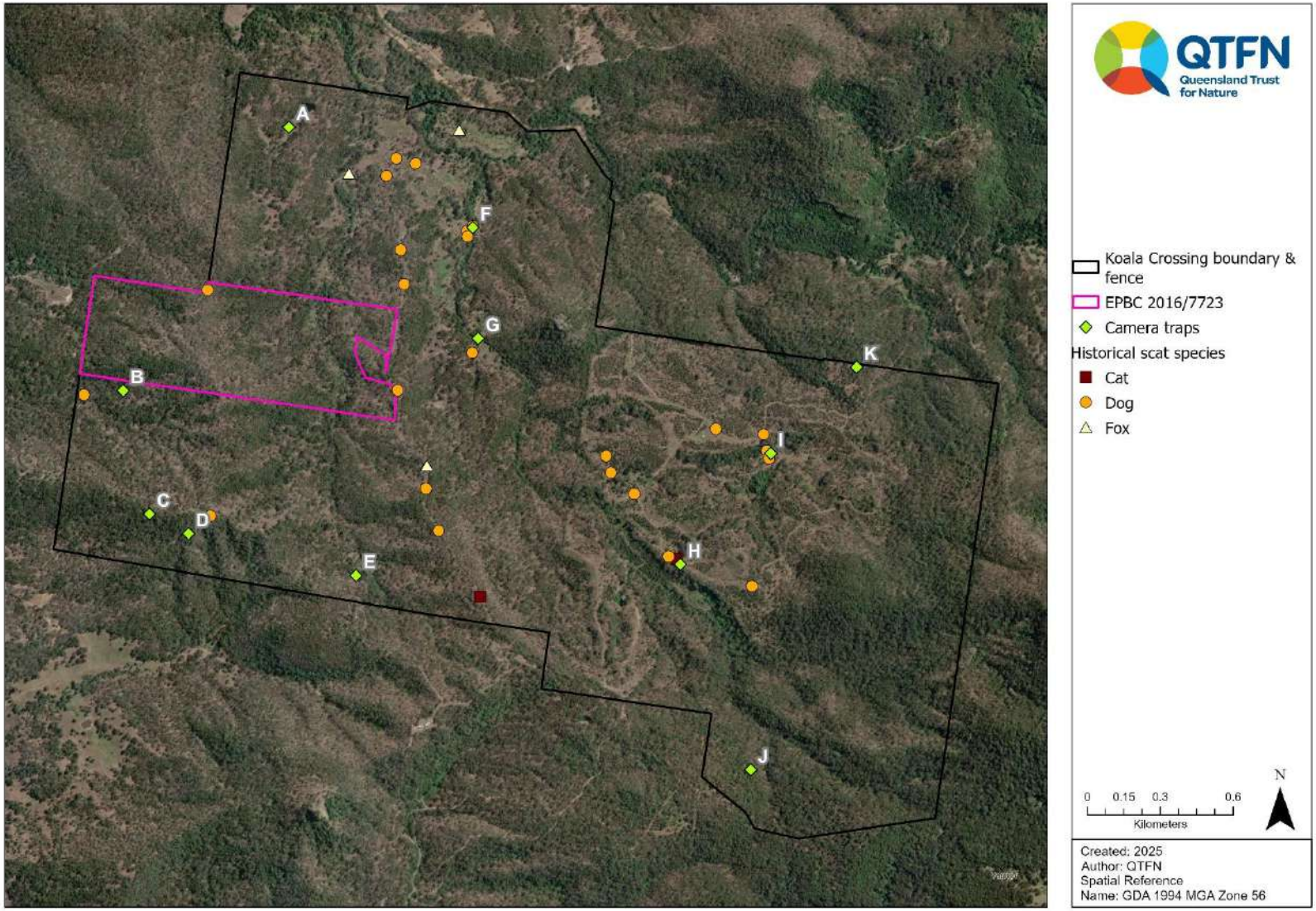
It should be noted that controlling feral predators on sites without exclusion fencing can result in periodic fluctuations in pest numbers from the surrounding area, despite ongoing control measures. Successful eradication of feral pests is

limited to closed (i.e. fenced) systems (Doherty and Ritchie 2016). Doherty and Ritchie (2016) suggest that it is not feasible or useful to prescribe strict guidelines for feral predator management due to the complex social–ecological systems in which pest management takes place.

An inventory is kept for any incidences relating to koala mortalities attributed to feral predators. There have been no records of koala injury or death relating to feral predators within the offset area or Koala Crossing since the commencement of the action.

For full OAMP conditions for threats to koala from wild dogs, foxes and feral cats, see Appendix 4 and Appendix 5.

Map 4 – Feral predator scat records and camera traps



3.4 Habitat connectivity

Vegetation clearing only occurred for weed management purposes (see Section 3.2 for further details). Native vegetation was retained within the offset area. No change to site connectivity was made.

Firebreak inspection was undertaken quarterly (when possible) during this reporting period.

For full OAMP details for habitat connectivity, see Appendix 6.

3.5 Threat to koala from vehicle strike

There were no vehicle strike incidents within the offset area or Koala Crossing during the reporting period, or since the commencement of action.

For full OAMP conditions for threat to koala from vehicle strike, see Appendix 7.

3.6 Threat to koala via barriers to dispersal

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

For full OAMP conditions for threat to koala via barriers to dispersal, see Appendix 8.

3.7 Threat to koala habitat through hydrological change

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

For full OAMP conditions for threat to koala through hydrological change, see Appendix 9.

3.8 Threat to koala through fire

Firebreaks and access tracks were inspected during the reporting period. No ecological burns were conducted in the offset area or throughout Koala Crossing during the reporting period due to unfavourable burn conditions. A potential lightning strike created a 1-ha fire outside of the offset area in November 2025. Local councils and fire officers were notified, and inspections of the area were conducted. No severe damage was evident – only shed bark from the base of eucalypts and fallen branches were evident (Photo 2).

Photo 2 - Aftermath of potential lightning strike

For full OAMP conditions for threat to koala through fire, see Appendix 10.

3.9 Threat to koala and koala habitat from disease and pathogens

No koalas were sighted incidentally during the reporting period, therefore no signs of disease were reported. No koala translocations occurred during the reporting period.

An intensive koala health assessment will be conducted throughout Koala Crossing in July 2026. This involves using thermal drones to locate koalas, then catching any koalas when sighted (where possible) and collecting data on sex, age, breeding status and health. This survey will also inform koala density estimates within the offset area.

For full OAMP conditions for threat to koala and koala habitat from disease and pathogens, see Appendix 11.

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5 APPENDICES

Appendix 1 – Koala occurrence attribute table

Outcome	• Increase koala density within offset area.
Actions	• Baseline koala density survey completed June 2015 using Koala Rapid Assessment Method (Woosnam-Merchez et al. 2012) and SAT and line transect surveys (Phillips and Callaghan, 2011; Dique et al. 2003) • Replicated koala density surveys undertaken within the offset area at years 5 and 10 from the date when the offset is legally secured. • Koala density surveys to be undertaken by a suitably qualified environmental scientist.
Performance Indicators	• Baseline koala density/occurrence survey undertaken and documented. • Koala density/occurrence surveys (years 5 and 10) records an increase in koala density/activity within the offset area. • Offset area is legally secured for conservation purposes.
Monitoring	• Baseline assessment of koala density undertaken June 2015 • Outside of the formal koala density survey event, opportunistic koala sightings to be recorded (location and date) within the Offset Area Assessment Report
Reporting	• Results of pre-survey methodology review is to be documented within Offset Area Assessment Report. • Details of expert that undertook the review and the survey study team are also to be included. • The koala density survey results will be incorporated within the relevant Offset Area Assessment Report (years 0, 5 and 10). • Opportunistic koala sightings to be incorporated into the Offset Area Assessment Report. • All 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. • All Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au
Corrective Action	• Should 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.

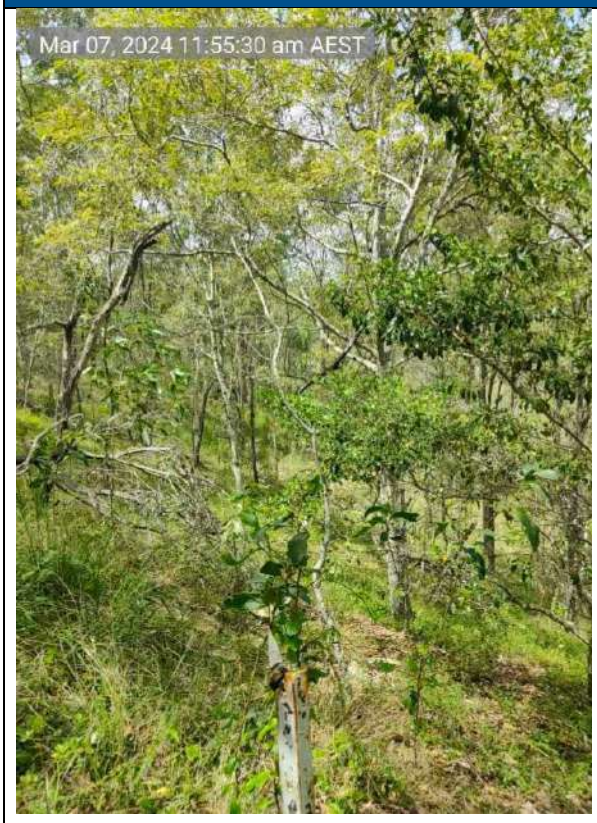
Appendix 2 – Vegetation composition attribute table

Outcomes	• Vegetation composition maintains a 'high' score value in relation to habitat that is critical to the survival of the koala. • 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). • Retain and enhance the structure and floristic diversity of canopy vegetation. • Retain and enhance the structure and floristic diversity of middle and understorey vegetation. • Ongoing retention and recruitment of koala food trees. • Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses. • Domestic livestock excluded from offset area (unless controlled grazing required for fire risk management)

Actions	• 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).
	• Monitoring of weed infestations; adaptive management of shrub, tree and vine weed species if required.
	• Flora surveys to be undertaken by a suitably qualified environmental scientist.
	• To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire 65.69 ha area will be managed for conservation purposes.
	• 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 on the property
	  ○ 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 such as *Note G4 – Wildlife Friendly Fencing and Netting* (Land for Wildlife, nd).
	  ○ Domestic livestock will be only be introduced in the event that a fire risk professional (e.g. representative of Queensland 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. In this event, a maximum of 12 head of domestic livestock may be introduced for no more than a three (3) consecutive week period. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event.
	• 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 (minimum two years professional experience in bushfire risk management planning); and ○ 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, including the use of registered fauna spotters.
Performance Indicators	• Vegetation composition retains structural attributes of forest or woodland, and maintains koala food tree species diversity recorded by baseline survey. • Weed cover (shrub, tree and vine species) does not exceed baseline levels by more than 10%. • Offset area is legally secured as an area of High Conservation Value under section 19F of the *Vegetation Management Act 1999.*
Monitoring	• Baseline assessment of koala food tree species richness conducted March 2015. • Baseline assessment of offset area weed infestation levels (shrub, tree and vine species) conducted March 2015. • Weed assessments and monitoring to be undertaken annually, during spring or summer to optimise detection.
Reporting	• Monitoring results to be recorded in Offset Area Assessment Report. • The location, extent and associated purpose for any vegetation clearing undertaken within the offset area will be detailed within the Offset Area Assessment Report. • All 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. • All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au
Corrective Action	• 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. • Weed control to be undertaken in accordance with accepted best practice principles (e.g. currently South East Queensland Ecological Restoration Framework) to reduce weed cover to baseline levels (or better). • 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 fence repairs can be completed; and ○ Within 28 days: Repairs to fencing undertaken to achieve a koala-friendly livestock-proof standard.

Appendix 3 – Weed transect photos

2024	2025
Transect 07 – stable	
	
Lantana camara occupancy – 0%	*Lantana camara* occupancy – 0% *Lantana camara* mean cover – 0%
Transect 09 – decrease	
	

Lantana camara occupancy – 43%	*Lantana camara* occupancy – 0% *Lantana camara* mean cover – 0%
Transect 31 – decrease	
	
Lantana camara occupancy – 57%	*Lantana camara* occupancy – 5% *Lantana camara* mean cover – 0.9%

Appendix 4 – Threat to koala from wild dogs attribute table

Outcome	• Reduction of risk of koala mortality or injury by dog attack within the offset area through reduction in wild dog abundance
Actions	• An initial survey to establish a baseline of wild dog 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). • Baseline predator abundance survey was undertaken by a suitably qualified person (e.g. pest animal control professional or ecologist with at least two years relevant professional experience). • Offset area wide wild dog control program was 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. • Post the initial control event, presence/absence surveys for wild dogs are to be undertaken each two months by the landholder. • Post initial control event, abundance surveys for wild dogs to be undertaken bi-annually by a suitably qualified person (e.g. pest animal control professional or ecologist with at least two years relevant professional experience). • Where post control surveys indicate there has been a recurrence of wild dogs 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. • Any injured koala found on site will be sent to a veterinary clinic/wildlife rescue facility for rehabilitation. • 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 koala.
Performance Indicators	• Data collected from the initial control action to indicate the successful reduction of wild dog density (based on control method data e.g. bait take rates, successful kills from shooting). • No records of feral dog abundance within the site. • No records of injury and/or death to koala relating to dog attacks recorded from within the offset area.
Monitoring	• Offset area-wide traverse by the landholder each two months to record the presence/absence of signs of wild dogs (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. • Bi-annual abundance surveys to be undertaken by a suitably qualified environmental scientist or pest animal control professional with at least two years relevant professional experience.

	• Opportunistic monitoring of and koala/dog interactions in the form of injured and/or koala mortality records
Reporting	• Wild dog abundance baseline survey results will be incorporated within the initial Offset Area Assessment Report. • 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. • All 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. • All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au
Corrective action	• Should the efficacy of the initial and ongoing wild dog control measure not 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. • 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. • 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 environmental scientist or a pest animal control professional with at least two years relevant professional experience.

Appendix 5 – Threat to koala from feral cats and foxes attribute table

Outcome	• Reduction of risk of koala mortality or injury by feral cat and/or fox attack within the offset area through reduction in feral cat and fox abundance
Actions	• 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). • Offset areas feral cat and fox control program to be undertaken with the aim of removing all feral cats and foxes from the offset area. The specific control method will be informed by the results of the initial 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. • Post initial control, presence/absence surveys for fox and feral cat are to be undertaken by the landholder every two months. • Post initial control, bi-annual abundance surveys for fox and feral cat to be undertaken by a suitably qualified person (pest animal professional or environmental scientist with at least two years professional experience). • Where post control surveys indicate there has been a recurrence of feral cats and/or foxes within the offset area a control measure will be actioned using an appropriate control method (shooting, trapping or toxic baits). • Any injured koala found on site will be sent to a veterinary clinic/wildlife rescue facility for rehabilitation. • Installation of appropriate public warning signage indicating the offset area is subject to feral cat and fox control for the purpose of managing the offset site for the benefit of koala.
Performance Indicators	• Data collected following the initial control action to indicate the successful reduction in feral cat and /or fox abundance from baseline level (indicators may include control method uptake e.g. trap rates, bait take rates, successful kills from shooting). • No increase in feral cat and/or fox abundance within the site (based on post control action abundance surveys results). • No records of injury and/or death to koala relating to feral cat and/or fox attacks recorded from within the offset area.
Monitoring	• Offset area-wide traverse by the landholder every two months to record the presence/absence of feral cats and foxes. The monitoring will take place along a set route to allow for replication of the monitoring events. • Bi-annual abundance surveys to be undertaken by a suitably qualified person (pest animal professional or environmental scientist with at least two years relevant professional experience). • Opportunistic monitoring of and koala/fox/cat interactions in the form injured killed koala records.

Reporting	• Method and results pertaining to initial offset area-wide baseline abundance survey to be documented within initial annual Offset Area Assessment Report. • Results of all presence/absence surveys to be reported upon as a component on the annual Offset Areas Assessment Report. • All records of koala injury or death resulting from feral cat and/or fox attack are to be reported within the relevant annual Offset Areas Assessment Report. • All 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. • All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au
Corrective action	• Should the efficacy of the initial and ongoing fox and feral cat control measure not result in a reduction of fox or feral cat 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 surveys. • Any incidence of koala injury/mortality resulting from a feral cat or fox attack will initiate supplementary monitoring and adaptation of control measures in addition to the scheduled monthly and quarterly monitoring. • Any required adaptation to feral cat and fox management measures in response to failure to meet the objectives of the OAMP are to be approved by a suitably qualitied pest animal control professional or environmental scientist.

Appendix 6 – Habitat connectivity attribute table

Outcomes	• Maintain contiguous landscapes to allow koalas to establish new territories, facilitate gene flow and respond to environmental changes. • Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses. • 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	• 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.
	• 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 (minimum two years professional experience in bushfire risk management planning); and
	• The subject property boundary is currently fenced in koala-permeable fencing. Any new or replacement fencing is to be 'fauna-friendly' in accordance with a relevant guideline such as Note G4 – Wildlife Friendly Fencing and Netting (Land for Wildlife, nd).

Performance indicators	• Offset area is legally secured as an area of High Conservation Value under section 19F of the Vegetation Management Act 1999
Monitoring	• Firebreaks and fire control lines and fence lines to be inspected at a minimum quarterly frequency or after major storm events. • Fencing within and adjoining the offset area will be inspected monthly
Reporting	• 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 Offset Area Assessment Report. • All Offset Area Assessment Reports are to be submitted to DEE on an annual basis within three months of the anniversary of the completion of the initial baseline survey. • All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DEE via email to PostApproval@environment.gov.au
Corrective Action	• 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 (nd).

Appendix 7 – Threat to koala from vehicle strike attribute table

Outcome	• 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	• 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. • 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. • Signs 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. • Implementation of a slow speed requirement (40km/h) for vehicles traversing the offset area. • Signs were installed indicating a slow speed area at the main entry points to the offset area.
Performance Indicators	• No koala mortalities from vehicle strike within the offset area
Monitoring	• 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	• Incident to be reported to:
	  ○ Local Government authority (e.g. currently Beaudesert Regional Council); and
	  ○ Relevant State Government department (e.g. currently the Department of Environment and Heritage Protection.
	• Incident to be recorded in Offset Area Assessment Report.
	• All 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.
	• All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au

Corrective Action	• Injured animals to be transported to a vet, or suitably qualified and experienced wildlife carer as soon as possible.
	• Capture and method of transport for injured animals will be in accordance with accepted best practice principles at time of incident. For details, refer to:
	  ○ Relevant Local or State Government websites (e.g. currently Beaudesert Regional Council and the Department of Environment and Heritage Protection);
	  ○ Non-profit koala organisations (e.g. Australian Koala Foundation).

Appendix 8 – Threat to koala via barriers to dispersal attribute table

Outcomes	• Maintain and improve contiguous landscapes to allow koalas to establish new territories, facilitate gene flow and respond to environmental changes. • Retain and enhance the structure and floristic diversity of canopy vegetation. • Retain and enhance the structure and floristic diversity of middle and understorey vegetation. • Ongoing retention and recruitment of koala food trees. • Permanently remove existing threat of habitat degradation associated with clearing, development or other incompatible land uses. • Contribute to koala movement and dispersal through the Flinders Karawatha through the establishment of a protected habitat corridor (minimum 700 m width).

Actions	• To remove the risk of habitat degradation associated with clearing, development or other incompatible land uses, the entire 65.69 ha offset area will be legally secured as an area of High Conservation Value under section 19F of the *Vegetation Management Act 1999*
	• 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 89 RP892014; or
	  ○ Koala-friendly fencing will be erected along the southern 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 such as Note G4 – Wildlife Friendly Fencing and Netting (Land for Wildlife, nd).
	• Domestic livestock will be only be introduced in the event that a fire risk professional (e.g. representative of Queensland 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. In this event, a maximum of 12 head of domestic livestock may be introduced for no more than a three (3) consecutive week period. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event.
	• 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 (nd).
	• 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; or
	  ○ 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. ○ Any clearing will include the use of registered fauna spotters.
Performance indicators	• Offset area is legally secured as an area of High Conservation Value under section 19F of the *Vegetation Management Act 1999.*
Monitoring	• Offset area fencing to be monitored on a monthly basis. • Firebreaks and fire control lines to be inspected at a minimum quarterly frequency and after major storm events.
Reporting	• The location, extent and associated purpose for any vegetation clearing or damage through natural disaster within the offset area will be detailed within the Offset Area Assessment Report. • All 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. • All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au
Corrective Action	• 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 9 – Threat to koala habitat through hydrological change attribute table

Outcome	• 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	• 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 DEE, detailing the potential impact to 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 DEE approved hydrological change will be permitted within the offset area.

Performance Indicators	• 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	• Where DEE 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.
Reporting	• The Offset Area Assessment Report will present details relating to requested hydrological change requests made to DEE. • Assessment of vegetation in relation to potential impacts resulting from hydrological change will be presented within the Annual Offset Area Assessment Report. • All Offset Area Assessment Reports are to be held by the offset area landholder and made available for inspection by DEE upon request.
Corrective Action	• Only DEE-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 10 – Threat to koala through fire attribute table

Outcomes	• Minimise the risk of high-intensity fire within the offset area. • Minimise the risk of koala mortality within the offset area due to prescribed burning.

Actions	• A suitably qualified professional has prepared 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 the adapted Regional Ecosystem Description Database guidelines (refer below) and biodiversity outcomes sought for the offset area.
	• 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.
	• 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*).
	• Vegetation within the offset area will be managed in accordance with the following specifications, which are adapted from the Regional Ecosystem Description Database fire management guidelines for the three vegetation types that occur within the offset area (RE 12.9-10.2, RE 12.9-10.7 and RE 12.8.24) (Queensland Herbarium, 2014):
	  ○ 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 burnt/unburnt 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.
	• 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 (Note: this management action will take precedence over the fire management guidelines outlined above);

	○ Prescribed burning will be only carried out during appropriate weather conditions (e.g. low temperature, low wind) and good soil moisture conditions; ○ Post-fire practices will be implemented to mitigate the risk of uncontrolled fire damage (e.g. extinguishing burning of large trees); and ○ 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. • Prescribed burning will be undertaken in consultation with, and under the guidance of the Queensland Rural Fire Brigade. • Domestic livestock will be only be introduced in the event that a fire risk professional (e.g. representative of Queensland 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. In this event, a maximum of 12 head of domestic livestock may be introduced for no more than a three (3) consecutive week period. Level of risk (and any need to repeat this grazing cycle) is to be re-assessed by the aforementioned professionals following the grazing event.
Performance Indicators	• Fuel levels and burning regime maintained in accordance with Offset Area Bushfire Management Plan.
Monitoring	• To be informed by an Offset Area Bushfire Management Plan
Reporting	• Offset Area Bushfire Management Plan will be prepared within 6 months of the offset area being legally secured. • Monitoring results and maintenance log will be detailed within the Offset Area Assessment Report. • All 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. • All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au • Removed all livestock from offset area within 7 days of commencing remedial action. • Engage suitably qualified professional to assess offset area and update Offset Area Bushfire Management Plan.
Corrective actions	• If a wildfire occurs, the following actions will be taken by the landowner to remedy the situation: ○ Inspect fencing, undertake any repairs required to ensure livestock-proof standard ○ Inspect fire control lines, undertake any maintenance required to achieve compliance with Offset Area Bushfire Management Plan ○ Removed all livestock from 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 11 – Threat to koala and habitat from disease attribute table

Outcome	• Reduce risk of the spread of koala and vegetation diseases within the offset area and adjacent areas of koala habitat. • Third party contractors do not enter site carrying pathogens.
Actions	• Baseline offset area condition survey is to include assessment for signs of *Phytophthora cinnamomi* and Myrtle Rust were undertaken in March 2015 with no evidence of either disease. • 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. • 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 a pathogen/disease to the site (e.g. vehicle and equipment washdown prior to site entry).

Performance Indicators	• <u>Facilitating spread of disease in resident koala populations</u>
	  ○ In the event that regulator approved translocation of koala is proposed onto the site, the animal(s) is to be assessed by a veterinarian prior to introduction.
	• <u>Facilitating spread of pathogens in koala habitat</u>
	  ○ Incidence of koala feed trees exhibiting disease does not increase within the offset areas, based on comparison to baseline vegetation health assessment.

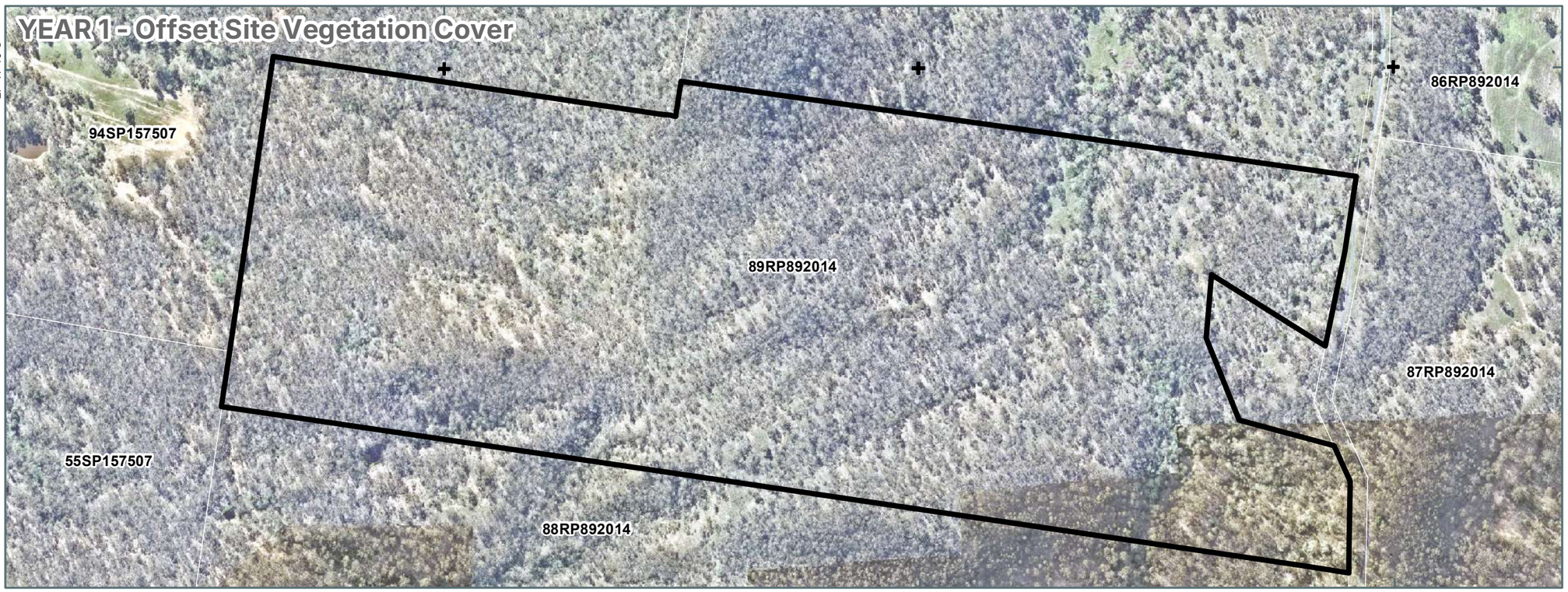
Monitoring	• Incidence of koalas exhibiting disease to be recorded if encountered during any monitoring events within the offset area.
Reporting	• Baseline data concerning observations around koala and koala habitat diseases and pathogens is to be documented within initial annual Offset Area Assessment Report. • Confirmation of translocation activity within the offset area is to be included within Offset Area Assessment Reports. • Incidence of koalas exhibiting symptoms of disease to be reported within Offset Area Assessment Report. • All 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. • All annual Offset Area Assessment Reports and any records of non-compliance are to be submitted to DoE via email to PostApproval@environment.gov.au
Corrective action	• 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 (if applicable) should it be suspected plant pathogens have been introduced via external sources.

Appendix C

NearMap Aerial of Offset Site (2018/2019– 2025)

Appendix C. Offset Site – Koala Habitat – Year 8



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

Layer Sources

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

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Updated data available at

http://qldspatial.information.qld.gov.au/catalogue/

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LEGEND

- Qld DCDB
- Offset site

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DHA
Defence Housing Australia

RAWLINGS ROAD, DEEBING HEIGHTS

0 50 100 150 m

Transverse Mercator
GDA 2020 | Zone 56

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1:5,500
@ A3

Address / RPD: Rawlings Road, Deebing Heights

25/02/2026

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