28ºS ENVIRONMENTAL

Warner South Residential Development, 65-117 Warner Road, Warner, Qld

Year 2 Annual Compliance Report (December 2024 - December 2025)

EPBC 2021/9130

10 March 2026

Document Control

Project No: **2014-040i**

Project: **Warner South Residential Development, 65-117 Warner Road, Warner, Qld**

Document: **Year 2 Annual Compliance Report (December 2024 - December 2025)**

Client: Ausbuild Pty Ltd

www.28south.com.au
28 South Environmental Pty Ltd

Disclaimer

This report has been prepared by 28 South Environmental Pty Ltd for the exclusive use of 28 South Environmental Pty Ltd's Client and is subject to and issued in connection with the provisions of the agreement between 28 South Environmental Pty Ltd and its Client. While reasonable effort has been made to ensure that the contents of this publication are factually correct, 28 South Environmental Pty Ltd does not accept responsibility for the accuracy or completeness of the contents and shall not be liable for any loss or damage that may be occasioned directly or indirectly through the use or, or reliance on, the contents of this publication.

The assessments and conclusions presented in this report are based on our professional opinion and interpretation of current environmental legislation and planning frameworks. This report does not constitute legal advice and is not legally binding.

In some instances, regulatory authorities may have differing interpretations or requirements. In cases where regulatory positions differ from those expressed in this report, the decisions and directives of the relevant authorities will take precedence. We recommend consulting with appropriate regulatory bodies or seeking independent legal advice to ensure full compliance with all applicable laws and regulations.

Document History and Status

Revision	Date	Description	By	Review
0.1	26/02/2026	Draft	GM	AD
0.2	09/03/2026	Draft	GM	AD
1.0	10/03/2026	Final	GM	AD

Approval for Issue

Name	Position	Date
Andrew Dickinson	**Technical Director - Ecology**	**10/03/2026**

Table of Contents

Table of Tables

Table of Figures

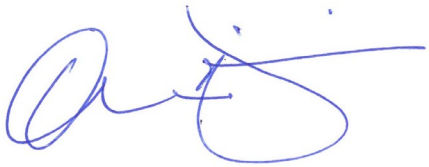
Table of Attachments

Declaration of Accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) 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	Andrew Dickinson
Position	Principal Ecologist
Organisation	28 South Environmental Pty Ltd (15 020 379 896)
Date	10 March 2026

1. Introduction

On 15 December 2023 (**Approval Date**) Ausbuild Development Corp Pty Ltd (**Ausbuild**) received approval (subject to conditions) under the *Environment Protection and Biodiversity Conservation Act* 1999 (Cth) (**EPBC Act**) to commence development at the 'Warner South' (now known as 'The Sanctuary') residential estate at 65-117 Warner Road, Warner, Qld.

This Annual Compliance Report (**ACR**) has been prepared on behalf of Ausbuild as per approval decision notice EPBC 2021/9130 (**Attachment 1**) (**Approval**), approved by the Department of Climate Change, Energy, the Environment and Water (**DCCEEW**). DCCEEW's approval of the Action is dependent upon fulfilment of conditions attached as Annexure A of the Approval. The contents of Annexure A will be referred to herein as the '**Conditions'**.

1.1 Description of Activities

EPBC 2021/9130 will facilitate the construction of a residential development and associated auxiliary structures in Warner, located approximately 17 km north of Brisbane and 26 km south of Caboolture, Queensland over a combined development area of approximately 27.67 hectares (**ha**) (the '**Action**'). The Action will occur over the following lots:

- Lots 5, 6, 7, 9 and 10 on RP79062
- Lot 2 on SP121774
- Lot 2 on RP 118172

These lots will be referred to herein as the '**Site'**.

The Action is located within the City of Moreton Bay (**CoMB**) Local Government Area (**LGA**). The sub-regional context, locality and Site of the Action are shown in **Figure 1** and **Figure 2** respectively.

The relevant controlling provisions identified in the decision were based upon the determination of potential impacts to listed threatened species and communities (sections 18 & 18A) protected under Part 3 of the EPBC Act, specifically 20.39 ha of *Phascolarctos cinereus* (Koala) habitat[1] and 16.25 ha of *Pteropus poliocephalus* (Grey-headed flying-fox) habitat.[2]

Works under this approval commenced at different stages. Work at the Stoney Creek Offset Site commenced 3 February 2024, while works to rehabilitate the Riparian Reserve through the Site commenced on 15 April 2024 (works discussed in **Section 3**). Commencement of the Action (i.e. operational works/clearing of vegetation) commenced on 7 May 2024 (**Commencement Date**). A summary of Action details is provided in Table 1, in accordance with Section 3.4 of the *Annual Compliance Report Guidelines* (DCCEEW, 2023).

Table 1. Summary of Action Details

Activity	Details
EPBC Number	EPBC 2021/9130
Project Name	Warner South Residential Development (Sanctuary), 65-117 Warner Road, Warner, Qld
Approval holder and ACN or ABN	76 464 427 582
The Approved Action	The Action involves site clearing, earthworks and establishment of:

[1] Listed as Endangered.
[2] Listed as Vulnerable.

Activity	Details
	▪ Mixed residential and rural residential allotments; ▪ Neighbourhood park; ▪ Internal roads; ▪ Stormwater detention basins; and ▪ The balance of the subject site will be retained and rehabilitated as Environmental Management and Conservation (**EMC**) Zone.
Location of the project	65-117 Warner Road, Warner, Queensland 4500. More properly referred as: ▪ Lots 5, 6, 7, 9 and 10 on RP79062 ▪ Lot 2 on SP121774 ▪ Lot 2 on RP 118172
Person accepting responsibility for the report – (signed declaration)	Andrew Dickinson
Dates for the reporting period of this Annual Compliance Report	15 December 2023 – 15 December 2024 As approval was granted on 16 December 2023, this reporting period is Year 1 of the Action.
Date of preparation of the report	December 2024 – February 2025
Additional Key Dates ▪ **Approval:** 15 December 2023 ▪ **Commencement of Offset Site Works**: 3 February 2024 ▪ **Commencement of Riparian Reserve Works**: 15 April 2024 ▪ **Commencement of Action**: ○ **Stage 5**: 7 May 2024 ○ **Stages 1 - 4**: 5 June 2024	

1.2 Description of Approval

Conditions attached to the approval of the Action, are presented in **Table 2.**

Condition 1 requires the compensation of destruction to 20.39 ha of Koala habitat and 16.25 ha of Grey-headed Flying-fox Habitat. The DCCEEW have approved the liability of reconciling the habitat loss to be achieved through the provision of the following:

- Rehabilitation and establishment of a Riparian Reserve, creating 7.28 ha of Koala and Grey-headed Flying-fox Habitat representative of RE12.3.11 through the riparian area of Conflagration Creek. This initiative will be referred to herein as the 'Riparian Reserve'.
- The Riparian Reserve has been rezoned as Environmental Management and Conservation in accordance with the CoMB Planning Scheme, and the area dedicated to CoMB for management as part of the LGA conservation estate in perpetuity.
- The establishment of the Riparian Reserve is carried out in accordance with the approved Riparian Reserve Rehabilitation Management Plan (**RMP**) and associated architectural ecological restoration plans.

- Establishment of 119.0 ha of Koala and Grey-headed Flying-fox Habitat as an offset at 263 Eaton Lane, Stoney Creek, Queensland, more properly described as Lot 3 on SP332048. This initiative will be referred to herein as the '**Offset'**.

- Establishment of the Offset is being carried out in accordance with the approved Offset Area Management Plan (**OMP**).
- The entirety of Lot 3 on SP332048, is 201.2 ha, 119 ha of the Site is designated for offset. The remaining 82.2 ha will be referred to as the '**balance area**'.

1.3 Scope of Assessment

This ACR is being prepared to fulfil Conditions 39-42 of the Approval which requires that within 60 Business Days of every 12-month anniversary of the Approval Date that an ACR is prepared by Ausbuild and published on their website. This ACR must demonstrate compliance (or progress to achieving compliance) with each condition imposed by the Approval (including implementation of any plans specified in the conditions).

Ausbuild have commissioned 28 South Environmental to prepare this ACR which assesses compliance of the Action against:

- The conditions of approval. This vicariously includes compliance with the:
  - OMP prepared by 28 South Environmental.
  - Riparian Reserve RMP prepared by 28 South Environmental.

2. Approval Conditions

EPBC 2021/9130 Approval Conditions are presented in **Table 2**. This table outlines each Approval Condition and will establish if compliance with each Condition has been achieved or whether further discussion is required under.

Table 2. EPBC 2021/9130 approval conditions compliance table

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
Note: Green = Compliance			
Part A – Conditions specific to the Action			
Action Area			
1	*To avoid and mitigate Harm to Protected Matters, the approval holder must not take the Action outside the Action Area.*	**Year 2 Compliance** All operations carried out in Year 2 have taken place within the 'Action Area' (definition under the Approval to reference the Site). As per Inset 1, aerial imagery from 5 November 2025 depicts all clearing works to have taken place within the Site boundary.  **Inset 1 – 05 November 2025, Aerial Imagery of Site (Source: *Near Map, 2026*)**	Not Applicable (N/A)
2	*To avoid and mitigate Harm to Protected Matters, the approval holder must not Clear more than:* *a) 20.39 hectares (ha) of Koala Habitat* *b) 16.25 ha of Grey-headed Flying-fox Habitat.*	**Year 2 Compliance** All clearing under the Action has taken place in accordance with the Approval. No more than 20.39ha of Koala Habitat and 16.25ha of Grey-headed Flying-fox Habitat has been cleared. The *Warner South Residential Development – Operational Works Vegetation Management Plan DA/2021/5241* (**VMP**) established that all necessary temporary exclusion fencing had been installed and arborist supervision occurred during clearing operations. The VMP ensured that during clearing operations no clearing described under Condition 2 occurred.	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
		All impacts to relevant habitat occurred in Year 1 of the Action, meaning compliance with this condition has been achieved. Moving forward all necessary procedures are in place to ensure that no clearing of the kind described in Condition 2 occurs.	
3	*To avoid and mitigate Harm to Protected Matters, the approval holder must not Clear or Construct in the Riparian Reserve.*	**Year 2 Compliance** As determined within the Year 1 ACR, implementation of the Riparian Reserve RMP commenced on 15 April 2024, prior to the commencement of clearing (7 May 2024). This ensured that all necessary temporary exclusion fencing was established to ensure parties involved with carrying out clearing under the Action did not clear in the Riparian Reserve. Further detail provided within Year 1 ACR. Commitment to implementing all relevant plans for the duration of the approval will ensure that no such clearing occurs in the future.	N/A
Protected Matter Injury Avoidance and Mitigation			
4	*To avoid and mitigate Harm to Protected Matters, the approval holder must ensure that no Protected Matters are killed or Harmed as a result of Clearing or Construction.*	**Year 2 Compliance** All clearing was undertaken within Year 1 of the Action. Compliance with this condition was demonstrated within the Year 1 ACR.	N/A
5	*To mitigate Harm to Protected Matters, the approval holder must immediately arrange for veterinary care or assistance from a Suitably Qualified Ecologist if any Protected Matter individual is found Harmed:* *a) Within the Action Area during Clearing or Construction,* *b) Within 50 metres of the Action Area during Clearing or Construction.*	**Year 2 Compliance** In Year 2, no circumstances arose where Protected Matters were harmed. Moving forward all parties involved with the Action are committed to fulfilling this Condition.	N/A
Clearing and Construction			
6	*To avoid and mitigate Harm to Protected Matters,*	**Year 2 Compliance**	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	the approval holder must: *a) Clear only in accordance with the Sequential Clearing Conditions* *b) Ensure a Fauna Spotter Catcher is present within the Action Area during all Clearing,* *c) Give the Fauna Spotter Catcher authority to delay and cease Clearing and related Construction for a period of time identified by the Fauna Spotter Catcher to ensure Protected Matters have safely vacated the area of works to suitable habitat.* *d) Ensure that any Clearing or Construction within 50 meters of a Grey-headed Flying-fox Camp is conducted consistently with the Grey-headed Flying-fox Mitigation Standards,*	All clearing was undertaken within Year 1 of the Action. Compliance with this condition was demonstrated within the Year 1 ACR. During ongoing construction, all necessary controls (i.e. fencing) have been in place to prevent impacts to protected matters.	
7	*To avoid and mitigate Harm to Koala during Clearing and Construction, the approval holder must prohibit all people associated with Clearing and Construction from bringing dogs into the Action Area.*	**Year 2 Compliance** Shadforth's has a no pets policy for the Warner South project which binds all personnel operating in the Action Area. There are no known instances of this condition being breached.	N/A
Traffic Management and Koala Exclusion Fencing			
8	*To avoid and mitigate Harm to Koala as a result of vehicle traffic, the approval holder must:* *a) Install flat top (raised platform)*	**Year 2 Compliance** During Year 2 of the Action, DCCEEW were informed that installation of the flat top traffic control devices was yet to occur. At the time (and as reported within the Year 1 ACR) the traffic flat tops were yet to be installed along Warner Road. This was responded to with an Information Request from DCCEEW enquiring about the progress of such works on 7	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	traffic control devices, on Warner Road, at either side of Conflagration Creek Corridor located where shown in Attachment 1 within 180 days of the Commencement of the action, *b) Design and Construct all roads in consideration of Queensland Department of Main Roads (2000.) Fauna Sensitive Road Design. Volume 1 and 2. Queensland Department of Main Roads, Planning, Design and Environmental Division. Brisbane; and the Koala Sensitive Design Guideline: Department of Environment and Science Government. DES 2022.* *c) Implement safe movement solutions to ensure that the speed of all vehicles on roads in the Action Area where Koalas are likely to be present during clearing and construction is no greater than 40 km/h at any time (except an emergency and until a government entity controls these roads) and* *d) Install prominent Koala awareness signage consistent with City of Moreton Bay Green Infrastructure Guidelines prior to opening to public motorists, any road*	February 2025. This was responded to by 28 South on 28 February 2025. Since this communication, the traffic flat top devices have been installed (in September 2025), and this matter has been resolved. As reported within the Year 1 ACR, Conditions 8 b) and 8 c) have been complied with in Year 1. Speed limits upon the Site are no greater than 40km/h. All necessary Koala awareness signage consistent with City of Moreton Bay Green Infrastructure Guidelines will be established prior to new roads opening to public motorists, where any road that interfaces with Koala Habitat.	

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	that interfaces with Koala Habitat.		
Riparian Reserve			
9	*To avoid Harm to Protected Matters in the Riparian Reserve during Clearing and Construction, the approval holder must ensure:* *a) Unauthorised persons do not enter the Riparian Reserve, and* *b) Rubbish, unauthorised vehicles and domestic animals are not introduced into the Riparian Reserve.*	**Year 2 Compliance** The Year 1 ACR reported on compliance with this Condition as the combined operation of the Riparian Reserve RMP (and associated landscape architectural plans) and VMP ensured that necessary exclusion fencing (and associated signage) was established to prevent unauthorised access into the Riparian Reserve. This vicariously resolved Condition 9 b), as the opportunity for rubbish, unauthorised vehicles and domestic animals to enter the Site was restricted. All parties involved with the delivery of the Action are committed to fulfilling this Condition for the duration of the Approval. Prevention of unauthorised access to the Riparian Reserve is achieved through the installation of exclusion fencing and procedural controls which prevent access to the area without arborist and / or Spotter Catcher supervision. Certain plant and equipment within the riparian reserve is necessary to achieve ecological restoration of the reserve; including vehicles to transport mulch, plants, equipment, erosion and sediment control matting, slashing of rank pasture grasses and filling of farm dams.	N/A
10	*The approval holder must commence implementation of the Riparian Reserve Rehabilitation Management Plan prior to commencement and continue to implement it until management of the Riparian Reserve has been taken over in full by Moreton Bay Regional Council.*	**Year 2 Compliance** Within the Year 1 ACR it was reported that the commencement of the Riparian Reserve RMP occurred on 15 April 2024 (commencement of the Action on 7 May 2024). Restoration works within the Riparian Reserve were ongoing through Year 2 and this included dewatering and rehabilitation of the extant farm dam. Revegetation work was substantially completed in December 2025. Presently, final planting on the batters of the walkway between the northern and southern development areas is yet to commence. Once completed and a 12-week establishment period has passed, it is anticipated that CoMB will issue the 2 year on-maintenance certificate. All parties involved with the Action are committed to the successful implementation of the Riparian Reserve RMP and works under the Plan will continue until the Riparian Reserve has been taken over in full by CoMB.	See section 3
11	*The approval holder must achieve the following rehabilitation outcomes within the Riparian Reserve within 2 years of the Commencement of the Action:*	**Year 2 Compliance** Rehabilitation works have been completed with all necessary planting and weeding being undertaken. Permanent Koala exclusion fencing is substantially complete with the exception of a short ~100 m section adjoining Stage 4 of the development (west of the district park.	See section 3

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	a) Establish 7.28 ha of Koala and Grey-headed Flying-fox Habitat representative of RE12.3.11, *b) Remove all Weeds of National Significance and weed species listed under the Biosecurity Act (QLD) 2014.*	Continuing maintenance is required to control weeds and replace failed plantings when necessary. Further discussion of RMP delivery is provided in Section 3.	
12	*The approval holder must transfer the Riparian Reserve to the Moreton Bay Regional Council in fee simple on trust, at no cost the Moreton Bay Regional Council after the requirements of condition 11 are met.*	**Year 2 Compliance** The requirements of Condition 11 are yet to be fulfilled. All parties involved with the Action are committed to ensuring this Condition is fulfilled. Consultation is underway with CoMB to arrange the transfer of the Riparian Reserve to CoMB to in fee simple, at no cost to CoMB, once compliance with Condition 11 is achieved.	N/A
Environmental Offset Requirements - *Offset Site for The Koala and Grey-Headed Flying-Fox*			
13	*To compensate for the loss of 20.69 ha of Koala Habitat and 16.25 ha of Grey-headed Flying-fox Habitat, the approval holder must:* *a) Not undertake any Clearing at the Action Area until such time as the Stoney Creek Offset Site has been placed under a Covenant,* *b) Within 3 months of commencement of the Action, secure the Stoney Creek Offset Site by having a Voluntary Declaration in place,* *c) Within five 5 Business Days of placing the Stoney Creek Offset Site under a Covenant,*	**Year 2 Compliance** Compliance with Condition 13 was reported within the Year 1 ACR. The Offset Site was placed under Covenant on 08 April 2024. This Covenant was registered under the operation of section 97A of the *Land Title Act 1994* (Qld). Condition 13 b) required the Offset Site to have a Voluntary Declaration in place (consistent with Section 19F of the *Vegetation Management Act 1999* (Qld)) within three (3) months of Action Commencement. As the Commencement Date was 7 May 2024, the declaration had to be secured by 7 August 2024. A Declaration Request was received by the Queensland Department of Resources on 2 May 2024 (before Action Commencement) however not approved until 22 October 2024 (exceeding three (3) months from Action Commencement). Despite this procedural issue, the DCCEEW (specifically Kimberely Glover, Assistant Director of Approvals Compliance) provided written notice on 10 December 2024 acknowledging the tardy approval from the Department of Resources and that potential non-compliance with Condition 13 b) was '*outside of the control of the approval holder, and the approval holder*' had '*secured the offset site with the required legal mechanism*', determining that the matter was closed. Consequently, compliance with Condition 13 b) had been achieved. Notice of the Offset Site being placed under Covenant was provided to DCCEEW on 8 April 2024 (same day as the Offset Site being placed under a Covenant). Complying with Condition 13 c) as notice was provided to the	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	provide the department with written evidence demonstrating the Stoney Creek Offset Site has been placed under a Covenant, and submit Shapefiles and offset attributes of the Stoney Creek Offset Site to the department, *d) Within 5 days of securing a Voluntary Declaration over the Stoney Creek Offset Site, provide the department with written evidence demonstrating the Stoney Creek Offset Site has been placed under a Voluntary Declaration.*	DCCEEW within five (5) business days of receiving approval. Notice of the Offset Site being secured through a Voluntary Declaration, was provided to DCCEEW on 22 October 2024 (same day as the Voluntary Declaration being approved). Complying with Condition 13 d) as notice was provided to the DCCEEW within five (5) business days of receiving approval.	
		Condition 13b – Year 2 Compliance Within the Year 1 ACR this condition was a non-compliance, however, written notice was provided by the Department on 10/12/2024 that compliance within this condition was achieved. See detail within Year 1 ACR.	
Offset Management Plan			
14	*The approval holder must commence implementing the Offset Management Plan prior to Commencement of the Action and continue to implement it until the expiry date of this approval.*	**Year 2 Compliance** Compliance with this condition was demonstrated within the Year 1 ACR. Commencement of the OMP occurred on 3 February 2024, prior to the commencement of the Action on 7 May 2024. Condition 14 has been complied with.	N/A
15	*The approval holder must complete all management actions as described in the Offset Management Plan by the end of Year 20.*	**Year 2 Compliance** Being within the second year of offset delivery, works on the Offset Site have been carried out predominantly consistent with the intentions of Year 2 offset delivery. It is likely that the OMP will be completed by Year 20. All parties involved with the Approval are committed to completing offset delivery. Current progress regarding offset delivery is discussed in Section 4.	See section 4
16	*The approval holder must seek the advice of a suitably qualified expert in determining the location and number of Koala Escape Poles to be*	**Year 2 Compliance** Installation of Koala escape posts occurred on 10 February 2025. Monitoring consistent with Condition 16 is carried out through opportunistic observations through the day-to-day operation of offset delivery. Dedicated monitoring of the	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	installed in accordance with the Offset Management Plan throughout open paddock areas in Management Unit 2 as shown in Attachment 4 to ensure that Koalas can escape from predators. The approval holder must install Koala Escape Poles as recommended by the suitably qualified expert. *Monitoring of the condition of the Koala Escape Poles must be conducted every 12 months to ensure they remain upright and usable for the species. Any Koala Escape Poles which become damaged or unusable to the species must be replaced within 30 days of inspection.*	posts occurred with Year 2, through survey efforts to inform this ACR. No destruction to such posts occurred within Year 2, but should damage occur in future, all parties associated with offset delivery are committed to rectifying any damage.	
17	*The approval holder must, by the end of each of Year 5, Year 10, Year 15 and Year 20, meet the Benchmark Scores for the Koala specified in Attachments 3(a) and 3(b) and the Grey-headed Flying-fox in Attachments 4(a) and 4(b) in respect of the corresponding time period.*	**Year 2 Compliance** Being within Year 2 of the Approval, Condition 17 is not required to be carried out. All parties are committed to fulfilling this condition when required under the Approval.	N/A
Offset Management Plan - *Revegetation Management*			
18	*The approval holder must obtain seeds of local provenance if the seed collection program described in the Offset Management Plan is not sufficient*	**Year 2 Compliance** Baseline surveying of the Offset Site has outlined that the ecological characteristics of the Offset Site provide optimal conditions for the Offset to be delivered through assisted natural rehabilitation. Baseline assessment monitoring of natural recruitment has been late winter and late spring	See section 4

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	to undertake revegetation at the Stoney Creek Offset Site.	demonstration strong regeneration of canopy and shrub species. Following the lead of the Spring 2025 Actions outlined in the Year 1 ACR; *'Follow-up monitoring will occur mid Spring 2025, to further test this verify the strength of this ongoing recruitment to facilitate determination of areas of the site i). requiring infill planting, ii). strata planting requirements and iii) species. If this mechanism of offset delivery is not sufficient, revegetation will be carried out utilising seeds of local provenance*', Review of Biocondition Monitoring were conducted in October 2025, and on-site inspections of the lower lying, seasonally inundated parts of the site were conducted in November 2025 to assess the strength of natural recruitment. it was determined that infill planting was required, the target species were mid-storey and canopy species and revegetation through direct seeding and tubestock will be undertaken. A local seed collector has been appointed, and an initial assessment of the area offset site and surrounding area was undertaken by the collector in February 2026. Seed collection is underway focussing on species which will tolerate seasonal waterlogging. Seed will be 1. set aside for direct seeding, and 2. A proportion retained for germination and grow out of tubestock. Site preparation will occur during the seasonal dry period of July / August when standing water is unlikely, and seeding will occur during late August and September. Tubestock planting will occur as infill planting into these areas late 2026.	
Monitoring			
19	*Within 30 days prior to the end of each of Year 5, Year 10 and Year 15, the approval holder must have a Suitably qualified Ecologist undertake an assessment and prepare a report, as to whether the outcomes required in condition 17 have been, or are likely to be, achieved in the Stoney Creek Offset Site. The findings of each assessment must be published on the Website within 30 days of the end of the five (5) year period in respect of which the assessment is undertaken. Each*	**Year 2 Compliance** Being within Year 2 of the Approval, Condition 19 is not required to be carried out. All parties are committed to fulfilling this condition when required under the Approval.	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	assessment must remain published on the Website for the remainder of the duration of this approval and be provided to the department within five (5) Business Days of first being published.		
20	*The approval holder must undertake Koala monitoring as described in the Revegetation and Habitat Creation Plan:* *a) Using monitoring methods that comprise a combination of two or more methods in accordance with Koala Habitat Assessment Criteria and Methods.* *b) With sufficient intensity and duration to maximise the opportunity for Koala detection within the Stoney Creek Offset Site.* *c) Over a period of three months during the time of year Koala is most mobile and active in the landscape (spring-summer season).*	**Year 2 Compliance** Being within Year 2 of the Action, no such monitoring is required within this reporting period. This monitoring will be undertaken in the next reporting period (Year 3).	N/A
21	*The approval holder must undertake Grey-headed Flying-fox monitoring as described in the Revegetation and Habitat Creation Plan:* *a) Comprising a combination of methods described in the Grey-headed Flying-fox listing on*	**Year 2 Compliance** Being within Year 2 of the Action, no such monitoring is required within this reporting period. This monitoring will be undertaken in the next reporting period (Year 3).	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	the department's SPRAT database. *b) With sufficient intensity and duration to maximise the opportunity for Grey-headed Flyingfox detection within the Stoney Creek Offset Site.* *c) Over a period of three months during the time of year that the resident winter flowering and fruiting plants are in flower or fruit within the Stoney Creek Offset Site (winter-autumn season).*		
22	*The approval holder must include results of most recent Protected Matters monitoring including survey methods, effort, location and sightings in each Compliance Report.*	**Year 2 Compliance** Being within Year 2 of the Action, no such monitoring is required within this reporting period. This monitoring will be undertaken in the next reporting period (Year 3).	N/A
Part B – Administrative Conditions			
Revision of Action Management Plans			
23	*The approval holder may, at any time, apply to the Minister for a variation to an action management plan approved by the Minister or as subsequently revised in accordance with the following conditions, by submitting an application in accordance with the requirements of section 143A of the EPBC Act. If the Minister approves a revised action management plan (RAMP) then, from the date specified, the approval holder must implement the RAMP in place of*	**Year 2 Compliance** No amendments described in Condition 23 have been required through Year 2. If such amendments are required, all parties are committed to submitting revised plans to the Minister (or DCCEEW) and following the in-force plan until the revised version is approved.	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	the previous action management plan.		
24	*The approval holder may choose to revise an action management plan approved by the Minister under condition 10 as subsequently revised in accordance with these conditions, without submitting it for approval under section 143A of the EPBC Act, if the taking of the Action in accordance with the RAMP would not be likely to have a New or Increased Impact.*	**Year 2 Compliance** No amendments described in Condition 24 have been required through Year 2. If amendments to the OMP are required, all parties are committed to ensuring the ecological prosperity of the Riparian Reserve, meaning thorough review of the revised plan will be carried out to assess whether the revised version would likely have a New or Increased Impact.	N/A
25	*If the approval holder makes the choice under condition 24 to revise an action management Plan without submitting it for approval, the approval holder must:* *a) Notify the department electronically that the approved action management Plan has been revised and provide the department with:* *i. An electronic copy of the RAMP.* *ii. An electronic copy of the RAMP marked up with track changes to show the differences between the approved action management Plan and the RAMP.* *iii. An explanation of the differences between the approved action management Plan and the RAMP.*	**Year 2 Compliance** No amendments described in Condition 24 (and vicariously Condition 25) have been required through Year 2. All parties are committed to fulfilling the matters described in Condition 25 should an amendment under Condition 24 be required.	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	iv. The reasons the approval holder considers that taking the Action in accordance with the RAMP would not be likely to have a New or Increased Impact. *v. Written notice of the date on which the approval holder will implement the RAMP (RAMP implementation date), being at least 20 Business Days after the date of providing notice of the revision of the action management Plan, or a date agreed to in writing with the department.* *b) Subject to condition 27, implement the RAMP from the RAMP implementation date.*		
26	*The approval holder may revoke its choice to implement a RAMP under condition 24 at any time by giving written notice to the department. If the approval holder revokes the choice under condition 24, the approval holder must implement the action management Plan in force immediately prior to the revision undertaken under condition 24.*	**Year 2 Compliance** No amendments described in Condition 24 (and vicariously Condition 26) have been required through Year 2. All parties involved with the Action are committed to fulfilling this Condition, should such circumstances arise.	N/A
27	*If the Minister notifies the approval holder that the Minister is satisfied that the taking of the Action in accordance with the RAMP would be likely to have a New*	**Year 2 Compliance** No amendments described in Condition 24 (and vicariously Condition 27) have been required through Year 2. Should a RAMP under Condition 24 be implemented, but rejected by the Minister, the approved plan will be implemented.	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	or Increased Impact, then: *a) Condition 24 does not apply, or ceases to apply, in relation to the RAMP.* *b) The approval holder must implement the action management Plan specified by the Minister in the notice.*		
28	*At the time of giving the notice under condition 27, the Minister may also notify that for a specified period of time, condition 24 does not apply for one or more specified action management plans.* *Note: Conditions 23 – 28 are not intended to limit the operation of section 143A of the EPBC Act which allows the approval holder to submit a revised action management plan, at any time, to the Minister for approval.*	**Year 2 Compliance** No circumstances described in Condition 28 have arisen within Year 2. All parties involved with the Action acknowledge the Minister's power to suspend the operation of Condition 24.	N/A
Submission and Publication of Plans			
29	*The approval holder must submit all Plans required by these conditions electronically to the department.*	**Year 2 Compliance** Compliance with this condition was demonstrated within the Year 1 ACR. All plans required under this Approval have been provided to DCCEEW electronically, Wednesday 21 February 2024. The Department acknowledged receipt the same day.	N/A
30	*Unless otherwise agreed to in writing by the Minister, the approval holder must publish each Plan on the Website within 25 Business Days of the date of this approval and maintain the Plans on the Website for*	**Year 2 Compliance** Compliance with this condition was demonstrated within the Year 1 ACR. The Riparian Reserve RMP and OMP were published on Ausbuild's '*Public Notice* | *Warner South Residential Development*' website on 27 February 2024, they have been maintained on the site since. They will be maintained for the duration of the project. The link to this page is below:	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	the duration of this approval.	https://www.ausbuild.com.au/blog/warner-south-residential-development-update	
31	*The approval holder is required to exclude or redact Sensitive Ecological Data from Plans published on the Website or otherwise provided to a member of the public. If Sensitive Ecological Data is excluded or redacted from a Plan, the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the Website.*	**Year 2 Compliance** No data has been determined sensitive in the preparation of relevant plans, consequently no redactions as described in Condition 31 have been made. Should described redactions be required in the future, the DCCEEW will be informed of all redacted data.	N/A
Notification Of Date of Commencement of the Action			
32	*The approval holder must notify the department electronically of the date of Commencement of the Action, within five (5) Business Days following Commencement of the Action.*	**Year 2 Compliance** Compliance with this condition was demonstrated within the Year 1 ACR. The Action commenced on 7 May 2024. DCCEEW were notified of Action commencement on 10 May 2024, within five (5) business days of commencement. DCCEEW provided confirmation of receiving the notice on 22 May 2024.	N/A
33	*The approval holder must not Commence the Action later than five (5) years after the date of this approval decision.*	**Year 2 Compliance** Compliance with this condition was demonstrated within the Year 1 ACR. Approval was granted on 15 December 2023 and the Action commenced on 7 May 2024. The Action commenced within five (5) years of the Approval being granted.	N/A
Compliance Records			
34	*The approval holder must maintain accurate and complete Compliance Records.*	**Year 2 Compliance** All necessary efforts to prepare accurate and complete *Compliance Records*[3] were undertaken in Year 2. Records have been maintained to demonstrate compliance with carrying out of the activity, as well as, implementation of the Riparian Reserve RMP and the OMP.	N/A

[3] Defined under the Approval as: '*Compliance Records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval (including compliance with commitments made in Plans) in the approval holder's possession, or that are within the approval holder's power to obtain lawfully*.'

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
35	*If the department makes a request in writing, the approval holder must provide electronic copies of Compliance Records to the department within the timeframe specified in the request.* *Note: Compliance records may be subject to audit by the department, or by an independent auditor in accordance with section 458 of the EPBC Act, and/or be used to verify compliance with the conditions. Summaries of the results of an audit may be published on the Department's Website or through the general media.*	**Year 2 Compliance** No such request has been made, but all parties involved with the Action are committed to fulfilling this condition should the DCCEEW make a such a request.	N/A
36	*The approval holder must ensure that any Monitoring Data (including Sensitive Ecological Data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the Guidelines for biological survey and mapped data, Commonwealth of Australia (2018), or as otherwise specified by the Minister in writing.*	**Year 2 Compliance** All monitoring data, surveys and maps (as well as other means of spatial and metadata) are all prepared in compliance and meet the standards of the *Guidelines for biological survey and mapped data* (DEE, 2018).	N/A
37	*The approval holder must ensure that any Monitoring Data (including Sensitive Ecological Data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in*	**Year 2 Compliance** All monitoring data, surveys and maps (as well as other means of spatial and metadata) are prepared in a manner that fulfills the standards of the *Guide to providing maps and boundary data for EPBC Act projects* (DAWE, 2021).	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	accordance with the Guide to providing maps and boundary data for EPBC Act projects, Commonwealth of Australia (2021), or as otherwise specified by the Minister in writing.		
38	*The approval holder must submit all Monitoring Data (including Sensitive Ecological Data), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department within in accordance with the requirements of the Offset Management Plan.*	**Year 2 Compliance** All monitoring data, surveys and maps (as well as other means of spatial and metadata) will be submitted.	N/A
Annual Compliance Reporting			
39	*The approval holder must prepare a Compliance Report for each 12-month period following the date of this approval decision (or as otherwise agreed to in writing by the Minister).*	**Year 2 Compliance** This ACR is prepared to fulfill Condition 39. All parties involved with the Action are committed to ensuring compliance with this Condition and will prepare an ACR when required for the duration of the Approval.	N/A
40	*Each Compliance Report must be consistent with the Annual Compliance Report Guidelines, Commonwealth of Australia (2023).*	**Year 2 Compliance** This ACR has been prepared, following the *Annual Compliance Report Guidelines* (DCCEEW, 2023). All ACRs prepared for the duration of this Approval will be consistent with the *Annual Compliance Report Guidelines* (DCCEEW, 2023).	N/A
41	*Each Compliance Report must include:* *a) Accurate and complete details of compliance and any non-compliance with the conditions*	**Year 2 Compliance** This ACR details and provides explanation for compliance and non-compliance with each Condition under the Approval. There have been no non-compliances to report within Year 2 of the Action. During the resolution of the non-compliance reported upon in the Year 1 ACR, DCCEEW noted two (2) potential non-compliances related to the Riparian Reserve	See sections 3-7

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	and the Plans, and any Incidents. *b) One or more Shapefile showing all Clearing of Protected Matters, and/or their habitat, undertaken within the 12-month period at the end of which that Compliance Report is prepared.* *c) A schedule of all Plans in existence in relation to these conditions and accurate and complete details of how each Plan is being implemented.*	RMP. It was confirmed through correspondence dated 28 February 2025 that this was not a non-compliance. All clearing was undertaken within Year 1 of the Action (see details within the Year 1 ACR). Details of the current implementation of the Riparian Reserve RMP and the OMP are provided within **Section 3** and **Section 4**, respectively. Shapefiles showing the extent of clearing have been provided to DCCEEW.	
42	*The approval holder must:* *a) Publish each Compliance Report on the Website within 60 Business Days following the end of the 12-month period for which that Compliance Report is required.* *b) Notify the department electronically, within five (5) Business Days of the date of publication that a Compliance Report has been published on the Website.* *c) Provide the weblink for the Compliance Report in the notification to the department.* *d) Keep all published Compliance Reports required by these conditions on the Website until the expiry date of this approval.* *e) Exclude or redact Sensitive Ecological Data from Compliance Reports published*	**Year 2 Compliance** This ACR will be published on the Ausbuild Sanctuary website within 60 business days after the 1-year anniversary of the Approval (11 March 2026). The DCCEEW will be notified of the ACR's publication and provided with the weblink to the publication within five (5) business days after the ACR has been published. All parties involved with the Action are committed to preparing and publishing an ACR each year for the duration of approval. No information has been redacted within the Year 2 ACR. If sensitive information is redacted within a publicly available ACR, an unredacted version of the ACR will be supplied to the DCCEEW within five (5) business days after the ACR has been published.	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	on the Website or otherwise provided to a member of the public. *f) If Sensitive Ecological Data is excluded or redacted from the published version, submit the full Compliance Report to the department within five (5) Business Days of its publication on the Website and notify the department in writing what exclusions and redactions have been made in the version published on the Website.* *Note: Compliance Reports may be published on the department's Website.*		
Reporting Non-Compliance			
43	*The approval holder must notify the department electronically, within two (2) Business Days of becoming aware of any Incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a Plan.*	**Year 2 Compliance** All parties involved with the Action are aware of this Condition and will ensure any future non-compliance is notified to the DCCEEW in accordance with this Condition.	N/A
44	*The approval holder must specify in the notification:* *a) Any condition or commitment made in a Plan which has been or may have been beached.* *b) A short description of the Incident and/or potential non*	**Year 2 Compliance** If any non-compliance is to occur in the future of the Action, all notification provided to the DCCEEW under Condition 43 will be in accordance with this Condition.	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	compliance and/or actual noncompliance. *c) The location (including co-ordinates), date and time of the Incident and/or potential non-compliance and/or actual non-compliance.* *Note: If the exact information cannot be provided, the approval holder must provide the best information available.*		
45	*The approval holder must provide to the department in writing, within 12 Business Days of becoming aware of any Incident and/or potential non-compliance and/or actual non-compliance, the details of that Incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a Plan. The approval holder must specify:* *a) Any corrective action or investigation which the approval holder has already taken,* *b) The potential impacts of the Incident and/or non-compliance, and* *c) The method and timing of any corrective action that will be undertaken by the approval holder.*	**Year 2 Compliance** If non-compliance is to occur, all parties involved with the Action are committed to ensuring that notification including the described within Condition 45 are provided to DCCEEW within 12 business days becoming aware of the non-compliance.	N/A
Independent Audit			

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
46	*The approval holder must ensure that an Independent Audit of compliance with the conditions is conducted for every three -year period following the Commencement of the Action until this approval expires (unless otherwise specified in writing by the Minister).*	**Year 2 Compliance** Being within Year 2 of the Action, the audit described within Condition 46 is not required as it is required every three-year period following Action Commencement. All parties involved with the Action is committed to ensuring that the audit described within Condition 46 is carried out when required.	N/A
47	*For each Independent Audit, the approval holder must:* *a) Provide the name and qualifications of the nominated Independent auditor, the draft audit criteria, and proposed timeframe for submitting the Audit Report to the department prior to commencing the Independent Audit.* *b) Only commence the Independent Audit once the nominated Independent auditor, audit criteria and timeframe for submitting the Audit Report have been approved in writing by the department.* *c) Submit the Audit Report to the department for approval within the timeframe specified and approved in writing by the department.* *d) Publish each Audit Report on the Website within 15 Business Days of the date of the department's approval of the Audit report.*	**Year 2 Compliance** Being within Year 2 of the Action, the audit described within Condition 47 is not required as it is required every three-year period following Action Commencement. All parties involved with the Action is committed to ensuring that the audit described within Condition 47 is carried out when required and all publishing requirements will be fulfilled. Before commencing the first audit (Year 3), an independent auditor will be engaged, audit criteria will be prepared and the timeframe for submitting the Audit Report will be finalised and approved by the DCCEEW.	N/A

Cond. Ref.	Condition	Is the project compliant with this condition?	Evidence/ Comments
	e) Keep every Audit Report published on the Website until this approval expires.		
48	*Each Audit Report must report for the three -year period preceding that Audit report.*	**Year 2 Compliance** Each audit report will address the entire three-year period preceding the audit.	N/A
49	*Each Audit Report must be completed to the satisfaction of the Minister and be consistent with the Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines 2019 (Cth).*	**Year 2 Compliance** Being within Year 2 of the Action, the audit described within Condition 49 is not required as it is required every three-year period following Action Commencement. All audit reports will be prepared to fulfill the contents of the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines 2019* (Cth). All necessary efforts will be made to ensure that the reports are completed to the satisfaction of the DCCEEW.	N/A
COMPLETION OF THE ACTION			
50	*The approval holder must notify the department electronically 60 Business Days prior to the expiry date of this approval, that the approval is due to expire.*	**Year 2 Compliance** The expiry date of the approval is not until 28 June 2052. All parties involved with the Action are committed to ensuring that the notice described in Condition 50 is provided 60 business days prior to the expiry date.	N/A
51	*Within 20 Business Days after the Completion of the Action, and, in any event, before this approval expires, the approval holder must notify the department electronically of the date of Completion of the Action and provide Completion Data. The approval holder must submit any spatial data that comprises Completion Data as a Shapefile.*	**Year 2 Compliance** The Action is yet to be completed. All parties involved with the Action are committed to ensuring that within 20 Business Days after the completion of the Action, that the DCCEEW is notified of the completion and provided with data depicting the completion.	N/A

3. Conditions 9 to 11 – Riparian Reserve RMP Progress

Conditions 9-11 of the Approval require the implementation of the Riparian Reserve RMP and data that demonstrates progress and eventual completion. Notably, Condition 11 requires:

> *The approval holder must achieve the following rehabilitation outcomes within the Riparian Reserve within 2 years of the Commencement of the Action:*
>
> *a) establish 7.28 ha of Koala and Grey-headed Flying-fox Habitat representative of RE12.3.11,*
>
> *b) remove all Weeds of National Significance and weed species listed under the Biosecurity Act (QLD) 2014.*

Further, Condition 41 of the Approval requires an ACR to include details of '*how each Plan is being implemented*'. Consequently, this section will outline the progress of implementing the Riparian Reserve RMP within Year 1.

3.1 Condition 9 and 10 Compliance

As discussed under Table 2, Compliance with Conditions 9 and 10 has been achieved in Year 2. No reported unauthorised access into the Riparian Reserve (including rubbish, unauthorised vehicles and domestic animals) and the Riparian Reserve was implemented before Action Commencement (see **Table 2**).

3.2 Condition 11 – RMP Implementation

This section provides a review progress against the contents of the Riparian Reserve RMP. Within CoMB, rehabilitation is assessed as Landscape Works assessed and carried out under Operational Work compliance assessment.

During Year 2 of the Action, compliance with this condition was achieved, as all works associated with the Riparian Reserve RMP have been completed. This includes all weed and planting works, with the rehabilitation being within the on-maintenance with CoMB, subject to ongoing management. Compliance includes permanent koala exclusion fencing being installed in addition to weeding and rehabilitation. Minor works to complete the rehabilitation and fencing will occur in March / April 2026.

4. Conditions 14 to 18

Condition 14 of the Approval requires the OMP to be implemented for the duration of the Approval. Work at the offset site commenced 3 February 2024. The 12-month anniversary period of the commencement of activity at the offset falls due 3 February 2026. Therefore, activities undertaken between 12 December 2025 and 3 February 2026 will be addressed in the Year 3 Annual Compliance Report.

Further, Condition 41 of the Approval requires an ACR to include details of '*how each Plan is being implemented*'. Consequently, this Section provides an outline of the current progress of the OMP. The OMP consists of six (6) actions that are carried out through individual plans. These actions and respective plans are listed below:

- **Action 1**: Vertebrate pest management plan
- **Action 2**: Biosecurity management plan
- **Action 3**: Fencing, access and signage plan
- **Action 4**: Wildfire management plan
- **Action 5**: Native seed collection and propagation plan
- **Action 6**: Revegetation and habitat creation plan.

Implementation progress of each OMP Action is discussed below.

The OMP divides the Offset Site into Management Units (**MU**) that each employ a different management initiative (**Figure 3**).

4.1 Action 1: Vertebrate pest management plan

Action 1 is briefly described as:

- Reduce the occurrence of vertebrate pest species through implementation of targeted, species-specific management and an audit program.
- Reduce koala injury or mortality within the Offset Site to zero (0) within 5 years from the commencement of the offset.
- Maintain reduced occurrence and koala injury and mortality rates for the life of the offset (20 years – reduction achieved in 5 years, with maintained reduced rates for 15 years).

The OMP established six (6) target pest vertebrate species based on known presence within the Offset Site or within its locality to inform management initiatives. These target species are:

- Rabbit *Oryctolagus cuniculus* (Biosecurity Act Restricted Matter Categories 3, 4, 5 and 6)
- European fox *Vulpes vulpes* (Biosecurity Act Restricted Matter Categories 3, 4, 5 and 6)
- Wild dog *Canis familiaris, C. familiaris dingo, C. lupus familiaris, C. lupus dingo* (Biosecurity Act Restricted Matter Categories 3, 4 and 6)
- Feral cat *Felis catus* (Biosecurity Act Restricted Matter Categories 3, 4 and 6)
- Feral pig *Sus scrofa* (Biosecurity Act Restricted Matter Categories 3, 4 and 6)
- Rusa deer *Rusa timorensis* / Red deer *Cervus elaphus* (Biosecurity Act Restricted Matter Categories 3, 4 and 6).

4.1.1 Action 1 Compliance

Taks required to be performed in Year 2 are outlined in **Table 3**.

Table 3 - Action 1 Tasks and Completion

Timing	Action	Completion Status
Note: Green = Compliance		
Pre-commencement	Complete a detailed baseline vertebrate pest survey. Pest monitoring to be conducted in accordance with recognised best practice methods, such as: ▪ Rabbits – walked spotlight counts and warren counts, evidence of scats ▪ European fox – baited camera trapping, signs of predation ▪ Wild dog – baited camera trapping, signs of predation ▪ Feral cat – baited camera trapping, signs of predation ▪ Feral pig – baited camera trapping, soil disturbance/rooting, evidence of scats ▪ Feral Rusa deer / Red Deer – baited camera trapping, evidence of scats, ring barking or vegetation grazing On-site monitoring efforts will be coupled with interviews with surrounding landowners and CoMB representatives.	**Year 2 Compliance** All pre-commencement baseline surveying has been undertaken and reported upon within the Year 1 ACR.
Pre-commencement	Prepare a Vertebrate Pest Management Plan (**VPMP**) that specifies: ▪ Target species (i.e. those confirmed or suspected of occurring on site based on baseline survey data) ▪ Survey data, including mapping, generated from the baseline survey. ▪ Management techniques that will be implemented to exclude or otherwise control vertebrate pest species, agreed in consultation with adjoining landowners, Regional Pest Management Group representative and MBRC (*now CoMB*). Management techniques to be tailored for: ○ Years 1-5 (intensive management effort); and ○ Years 6-20 (moderate management effort,	**Year 2 Compliance** The VPMP was prepared and published as part of the Year 1 ACR. The VPMP prepared through Year 1 has been implemented through Year 2, and will continue to be implemented for the duration of the Action.

Timing	Action	Completion Status
Note: Green = Compliance		
	subject to performance criteria being met) ▪ Monitoring methods that will be implemented across future years of offset delivery. ▪ An on-site recording protocol for incidental observations of pest management species by the Offset Provider and neighboring landholders. ▪ Performance criteria for the management of each pest species. ▪ Corrective action procedure to be followed in the event that monitoring indicates that the adopted management techniques are not achieving the established performance criteria.	
Year 1	Establishment of wildlife-friendly fencing around the full perimeter of the Offset Site.	**Ongoing** Arrangements are in place to establish wildlife-friendly fencing around the Offset Site. Current fencing around the Offset Site is a barbed-wire fence. The top and bottom strands of the boundary fencing will be replaced with straight gauge wire, for safe fauna movement over and under the fence. Barbed wire is still required for stock exclusion purposes as the adjoining properties contain cattle. ▪ Uncontrolled stock presence within the Offset Site would be inconsistent with any intentions of Offset delivery. Consequently, maintaining barbed wire surrounding the Offset Site, while facilitating wildlife movement is essential to the fulfillment of Offset obligations. Works are ongoing to replace the top and bottom strands of barbed-wire with straight gauge wire through the Offset Site boundary fencing.
Year 2	Installation of Koala escape poles at intervals throughout open paddock areas in MU2 as a retreat from predators.	**Year 2 Compliance** Installation of Koala Escape posts within the locations identified under the Year 1 ACR has occurred. Monitoring of escape pole condition was undertaken within Year 2 and is ongoing. Should any damage/malfunction be detected, rectification will occur as soon as reasonably possible.

Timing	Action	Completion Status
Note: Green = Compliance		
Year 1 – Year 5	Implement intensive pest management techniques, supplementary to fencing. Techniques may include shooting, baiting and trapping.	**Year 2 Compliance** The VPMP outlines pest management strategies being implemented on the Offset Site in order to fulfill this matter. Shooting has been implemented within Year 2, however, annual monitoring (**Attachment 2**) has revealed need to implement further measures (in line with adaptive management requirements). Discussion of management adaption is provided within **Section 4.1.2**. Shooting has occurred across the Offset Site during Year 2. A total of 11 Red deer (*Cervus elaphus*) and one (1) feral dog were shot during 2025. The following shooting efforts were undertaken during Year 2: ▪ 11 January 2025 - nil ▪ 26 January 2025 – three (3) Red deer ▪ 1 May 2025 – one (1) Red deer ▪ 25 May 2025 – one (1) Red deer, one (1) feral dog ▪ 27 June 2025 – two (2) Red deer ▪ 19 October 2025 – two (2) Red deer ▪ 19 November 2025 – two (2) Red deer.
Year 1 – Year 20	Undertake annual monitoring as part of the Integrated Vertebrate Pest Management Plan. Data and mapping to be included in the relevant Annual Compliance Report. Include a data comparison between each year's pest census data and the baseline (Year 1) dataset. Data to be reported in the relevant year's Annual Compliance Report with tracking assessed against the performance criteria. Each year's Annual Compliance Report is to include proposed adaptive amendments to the Integrated Vertebrate Pest Management Plan for future years.	**Year 2 Compliance** Annual pest monitoring has been undertaken at the Offset Site, comparing baseline data (presented within the Year 1 ACR) against current monitoring data. The results of Year 2 monitoring are presented within **Attachment 2**, though discussion of such reporting is presented within **Section 4.1.2**.
Monitoring Requirements		
Prior to commencement	Baseline pest survey	**Year 2 Compliance** Baseline monitoring was undertaken and reported upon under the Year 1 ACR.
Year 2	Annual pest surveys to measure progress towards completion criteria	**Year 2 Compliance** Annual pest monitoring was undertaken within Year 2, combining the results of shooting, incidental/indirect observations and dedicated camera trap efforts to inform the Year 2 pest monitoring report (**Attachment 2**).

Timing	Action	Completion Status
Note: Green = Compliance		
Implementation		
Year 2	VPMP implementation	**Year 2 Compliance** The VPMP has been implemented throughout Year 2, with seven dedicated shooting events, where 11 pests were destroyed. Due to increased pest sightings at the Offset Site, increased management is required (consistent with adaptive management principles under the VPMP), which will be determined and implemented within Year 3 of the Action. Communication with CoMB is ongoing, to determine whether further measures - with CoMB assistance may be implemented. Increased shooting is scheduled for Year 3.
Risks and adaptive management		
The integrated Vertebrate Pest Management Plan will include intensive implementation methods and annual data collection survey events for monitoring successful reduction of pest management impacts. The repeat survey points are designed to deliver data on outcomes being achieved. If the surveys do not demonstrate the targeted effectiveness the implementation strategy will be adjusted to: ▪ Adopt new management techniques. ▪ Increase successful techniques and reduce less successful management methods. ▪ Increase intensity of implementation program. ▪ Change the timing or locality of proposed target treatment locations or events. ▪ Allow the Management Plan to assimilate into any new broader threat abatement programs. The Integrated Vertebrate Pest Management Plan will use the baseline data to build a calendar of annual activities based around varying control methods, seasons and species. The threat abatement actions and outcomes within any calendar year will be reported on within the Annual Compliance Report and will provide a number of lead indicators towards a reduction in occurrence and impacts. Major survey and review periods are set to ensure the program achieves long term reduction and does not respond to specific stochastic events such as a fluctuation in pest populations.		**Year 2 Compliance** As discussed throughout this section, the results of Year 2 pest monitoring has indicated a need to adapt the intensity and application of pest management methodologies. At this stage, there is no observed need to overhaul management, increased intensity of currently measures is presumed to be priority for Year 3 of offset delivery within this regard.

4.1.2 Year 2 Pest Management and Monitoring

In Year 2, the VPMP has been implemented. Pest control has revolved predominantly around shooting where – throughout the course of the year, 11 Red deer (*Cervus elaphus*) and one (1) Feral dog (*Canis familiaris*) was shot.

Year 2 pest monitoring (**Attachment 2**) identified similar pest species diversity as identified in Year 1 baseline monitoring (Wild / Feral dog (*Canis familiaris*), Rusa deer (*Rusa timorensis*), European fox (*Vulpes vulpes*) and Cane toad (*Rhinella marina*)). Monitoring observed an increase in abundance of Wild / Feral dogs and Red deer (*Cervus elaphus*) further, the observed numbers of Red fox (*Vulpes vulpes*) were marginally greater in 2025, than in 2024.

Details and discussion of pest monitoring results are presented in **Attachment 2**.

Based on the adaptive management strategies which underpin the OMP and VPMP, the observed increase in pest sightings at the Offset Site must be responded to via investigation, revision of management and implementation of such management revisions. Since results of monitoring were finalised, multiple steps have been taken to curve future pest findings:

- Contact was made with Mitchell Brown – Supervisor Invasive Species with CoMB Environmental Services.
    - CoMB also confirmed that there is a heightened pest presence throughout the locality.
- Increase frequency of shooting activities.
- Assess observational pest sightings that continue on Site of whether further shooting and/or baiting is required beyond the increased activities already discussed within this section.
- Based on the VPMP, cage/trapping activities are not considered necessary for Dog or Deer.

The success of pest control will be monitored throughout Year 2 and future monitoring results will inform whether further management measures are required.

4.2 Action 2: Biosecurity management plan

Action 2 is described as:

- Removal and control of all major weed infestations (WoNS and Biosecurity Act weeds) from within the Offset Site using a variety of mechanical and herbicide methods.
- Ongoing maintenance rotations to retain extents of weed infestations within the Offset Site atm or below the reduced extent achieved through weed management actions.
- Prevent the further spread or establishing of new weed outbreaks within the Offset Site.
- Prevent the introduction of diseases from personnel or use of plant and equipment.

Table 4 demonstrates current compliance with Action 2 within Year 2 of Offset delivery.

4.2.1 Action 2 Compliance

Actions required to be performed pre-commencement and in Year 1 are outlined in **Table 4**.

Table 4 - Action 2 Tasks and Completion

Timing	Action	Completion Status
Note: Green = Compliance		
Year 2	Complete a detailed mapped, density-based baseline weed extent survey, building upon the surveys and data presented in Section 6.7.4 of the Preliminary Documentation Report and Appendix S.2 (28 South Environmental, 2023). Use an antenna-based GPS system to map the full extent (as description polygons) of all weed infestations within the ORS (achieve a total area extent of weed infestations / occurrences within the ORS). The baseline weed survey is to also include the location of the vehicle washdown station.	**Year 2 Compliance** As a part of Year 1 ACR, a Biosecurity Management Plan (**BMP**) was prepared consistent with requirements prescribed within the OMP. The BMP has since been implemented at the Offset Site.
Year 2	Using data from the Year 1 baseline survey, finalise a site-specific Biosecurity Management Plan to include management techniques to be applied throughout the offset period.	
Year 2	Include baseline weed monitoring data and the Biosecurity Management Plan with the Year 1 Annual Compliance Report, to be provided to the Department for endorsement prior to implementation in Year 2.	
Monitoring Requirements		
Year 2 – Year 20	Undertake annual weed surveys and weed management control activities within the ORS and vehicle washdown station, in accordance with the endorsed Biosecurity Management Plan. Activities	**Year 2 Compliance** Year 2 annual weed monitoring has been undertaken, the results of which are discussed below in Section 4.2.2 provided within

Timing	Action	Completion Status
Note: Green = Compliance		
	conducted in the reporting period to be included in the relevant Annual Compliance Report.	**Attachment 3**. Generally however, there has been observed increases in weed presence across the Offset Site, signaling need to adapt weed management. This is the result of weed management being focused within the western Management Units (**MU**) of the Offset Site. Nonetheless, in response to the observed increases in weed presence, management focus has shifted to eastern – lower lying areas of the Offset Site.
Year 2 – Year 20	Include a data comparison between each year's weed survey data and the baseline (Year 1) dataset. Data to be reported in the relevant year's Annual Compliance Report with performance assessed against the completion criteria. Each year's Annual Compliance Report is to include proposed adaptive amendments to the Biosecurity Management Plan for future years.	**Year 2 Compliance** Year 2 annual weed monitoring has been undertaken, the results of which are discussed below in Section 4.2.2 provided within **Attachment 3**. Such comparison, and management recommendations are provided within such reporting.
Year 2 Implementation		
Year 2	BMP implementation	**Year 2 Compliance** Inline within the BMP, access to the offset is controlled through fencing and locked gates. As offset management is generally achieved through the use of onsite machinery, equipment and transport there is often no introduced biosecurity risk. Access to the Offset Site is monitored, and access is controlled. Intensive weed control initiatives have been implemented throughout the reporting period, supplemented by opportunistic control. Further details are provided below in **Section 4.2.2**.
Risks & Adaptive Management		
If surveys demonstrate that the ORS is not trending towards achieving the completion criteria, the following corrective actions will be implemented: ▪ Adopt new management techniques ▪ Increase successful techniques and reduce less successful management methods ▪ Increase intensity of implementation program ▪ Change the timing or locality of proposed target treatment locations or events.		**Year 2 Compliance** Efforts to adapt biosecurity management have been made in response to Year 2 monitoring results. Such adaptions include, shift in management focus/priorities and increase management activities. Further, contact has been made with CoMB to investigate offsite infestations affecting the Offset Site – such communications are ongoing.

4.2.2 Biosecurity Management & Weed Monitoring

4.2.2.1 Control activities

Weed control has been undertaken throughout Year 2, with management focussed on reducing the extent of Lantana thickets within MU4 and MU3 as identified under the BMP. However, works have also focussed on other areas of the Offset Site, including MU6 and MU2, with management focus shifting towards control of lower lying regions after MU3 and MU4 have been subject to successful control (though ongoing maintenance is required).

Generally, specific weed control occurred on the following dates:

- 6 – 9 December, 2024
- 6 – 10 January, 2025
- 13 – 17 January, 2025
- 17 – 20 February, 2025
- 23 -24 March, 2025
- 25 - 27 March, 2025
- 3 April, 2025
- 4 -5 April, 2025
- 9 – 11 April, 2025
- 3 December, 2025
- 29-30 December, 2025.

4.2.2.2 End of Year 2 Monitoring

Year 2 weed assessment took place on 22-23 September 2025.

However, as described within **Attachment 3**, there are noticeable upswings in weed presence throughout the Offset Site compared to baseline results. In addition to upswings in abundance, an additional five (5) weeds species were identified compared to baseline results.

Notable abundance increases at the Offset Site include:

- Lantana
- Fireweed
- Rats-tail Grasses
- Groundsel
- Solanum species

Year 2 weed monitoring focused on the recording of individual Lantana (*Lantana camara*) occurrences, rather than using large polygons to encapsulate medium to large infestations in baseline monitoring data. Inspection of distribution mapping for Lantana suggests that the incidence of Lantana presence on Site is greater in 2025 than it was in 2024, despite the intensive treatment campaigns instigated during summer and autumn of 2024. However, this is caused by variation in the recording mythology and does not represent the extent of *Lantana camara* control undertaken at the Offset Site. Works during Year 2 have involved a dedicated effort to control *Lantana camara* thickets throughout the Offset Site, to reinstate ground traversal opportunities for Koala.

As a result, areas identified to be a high/medium Lantana infestation during Baseline surveying, are largely reduced to low intensity. Signs of recent Lantana control are apparent throughout the Offset Site, with large areas of dead stems occurring. Some areas showed no signs of resprouting, however the resprouting was commonly occurring across the site. New regeneration indicates germination of the soil seed bank or newly dispersed seeds. Ongoing control of re-sprouting Lantana is required, until seed banks are controlled and/or until other – native vegetation increases competition through the shrub stratum.

Compared with the 26 Fireweed records identified within baseline monitoring, Year 2 monitoring identified 267 Fireweed occurrences. These are associated with open, seasonally waterlogged / inundated eastern areas of the Offset Site. It is a direct result of optimal growing conditions following heavy early rains in the summer of 2024-2025 that is believed to have facilitated this spread.

Similar trends were identified with Rats-tail grasses and Groundsel where there was an observed increase of Rats-tail Grasses from 92 to 233 and a clear increase in Groundsel stems through south-eastern areas of the Site adjacent to a significant outbreak on an adjoining property to the southwest. Wind-blown seed fall following seed maturation in late April and May, when the prevailing wind direction shifts in southeast Queensland from south-easterly to south-westerly is believed to be the cause of these outbreaks.

Since this upswing was observed through monitoring, actions have been undertaken to better understand and manage weed growth at the Offset Site. Works are underway with CoMB to coordinate the control of weeds off site to prevent future infestations impacting offset intentions.

Beyond engagement within CoMB and surrounding landholders, shift in management focus have since occurred (with control of larger Lantana infestations being managed), where significant progress has been made to control eastern weed infestations since monitoring was undertaken. Focussed control of eastern areas will continue throughout Year 3 of management, and will coincide with intensive planting throughout these areas of the Offset Site.

Beyond monitoring and weed control, other notable activities under the BMP include:

- Access Control
    - Fencing, access controls and signage are maintained (these are described in the Fencing, Access and Signage Plan – see **Section 4.3** below).
    - Access is monitored by the residents of the dwelling within the Balance Area of 260 Eaton Lane, by recording visitors, and requiring all new visitors to meet at the designated assembly point before entering the Offset Site utilising the offset specific ATV.
- Weed washdown measures
    - As equipment, plant and other vehicles used for Offset delivery remain at the Site, and the use of non-site vehicle in the offset area is strictly limited there is limited potential for the onsite or offsite introduction / spread of weeds.
- Communication is maintained with surrounding landholders (further coordination will be required however to control weed increases through the south-east of the Offset Site).

4.3 Action 3: Fencing, access and signage plan

Action 3 is described as:

- Prevention / control of unauthorised access and trespass through the ORS.

A Fencing, Access and Signage Plan (**FASP**) has been prepared to implement Action 3, Table 5 demonstrates how Action 3 has been implemented and complied with in Year 2.

4.3.1 Action 3 Compliance

Actions required to be performed pre-commencement and in Year 1 are outlined in **Table 5**.

Table 5 - Action 3 Tasks and Completion

Timing	Action	Completion Status
Note: Green = Compliance		
Year 1	Removal of internal fencing and barbed wire	**Year 2 Compliance** Compliance with this condition was reported upon within the Year 1 ACR. No internal barbed wire fencing has been established since its removal.
Year 1	Establish wildlife-friendly fencing along the perimeter of the Offset Site. This will involve establishing new fencing along the eastern boundary of the Offset Site. Barbed wire will be removed from existing fencing along the north, west and south site boundaries and restrung with three strands of straight wire	**Ongoing condition** Livestock are present on properties to the north and south of the Offset Site. Arrangements have been made to replace the top and bottom strands of a four-strand barbed-wire fence with straight gauge wire. This enables safe fauna movement, whilst preventing stock encroachment into the Offset Site.
Year 1	Access gates and padlocks and signage to be installed where Offset Site fencing crosses tracks and entry points to the site	**Year 2 Compliance** Compliance with this condition was reported upon with the Year 1 ACR. Since establishing such fixtures within Year 1, all uncontrolled access gates to the Offset Site have been padlocked and fixed with appropriate signage. The Offset Site is accessed entirely from the east. The eastern access gate is monitored and controlled. A second access gate is established along the western boundary; however this access gate is only utilised in emergency circumstances (likely in the event of bushfire, and access is necessary for evacuation and/or control) and remains locked at all times. Both the eastern and western access gates are fixed with appropriate signage.
Year 1	Additional signage to be attached to fence lines, with no less than 50 m spacing between signs.	**Year 2 Compliance** Compliance with this condition was reported upon with the Year 1 ACR. All fence signage established at the Offset Site has been monitored, maintained and/or replaced throughout the

Timing	Action	Completion Status
Note: Green = Compliance		
		course of Year 2, ensuring awareness of offset activities is maintained for members of the public utilising Eaton Lane and Scrubby Creek Road.
Year 1	Provide notification to all adjoining landholders of the purpose, management principles and offset objectives outcomes for the Offset Site.	**Year 2 Compliance** Compliance with this condition was reported upon with the Year 1 ACR. Both written and verbal communication has been held between the Offset provider and surrounding landholders. Communication with surrounding landholders is ongoing, providing that surrounding landholders can assist in identifying potential threats to Offset delivery. The Offset Site is managed by a third party (**Offset Manager**). The Offset Manager in this balance area raises livestock and partakes in frequent communication with the surrounding landholders. The Offset Manager has notified surrounding landholders of the Offset Site objectives (and associated obligations) and such communication arrangements are in place, that if matters that threaten the Offset Site are present in the area and/or neighbouring properties, it is highly likely that such threats would be communicated to the Offset Manager. 28 South Environmental and Ausbuild have also communicated with surrounding landholders, notifying landholders more formally of the Offset objectives, associated access restrictions and want to receive notification of potential threats to the Offset. It is considered that the most effective means of communication will be through the day-to-day communication held between the Offset Manager and the surrounding properties.
Year 1	A copy of the notification letter provided to adjoining landholders to be provided with the Year 1 Annual Compliance Report.	**Year 2 Compliance** Compliance with this condition was reported upon with the Year 1 ACR.
Every Year	No new access tracks through the ORS unless to support offset outcomes.	**Year 2 Compliance** No such tracks have been established. If such tracks are established, this will be undertaken for the purpose of offset delivery.
Monitoring Requirements		
Year 1	Evidence (photos) of signage on gates and fencing to be provided with the Year 1 Annual Compliance Report.	**Year 2 Compliance** Compliance with this condition was reported upon with the Year 1 ACR.
Every Year	The integrity, effectiveness and suitability of wildlife-friendly fencing around the perimeter of the Offset Site will be monitored:	**Year 2 Compliance** Works to install straight gauge barbed wire on existing fences ongoing, though all new fencing has been established.

Timing	Action	Completion Status
Note: Green = Compliance		
	a). As a component of annual surveys conducted for pests (Action 1); and b). Following natural hazard events (e.g. large storms, bushfire etc.).	Through annual monitoring efforts, fence integrity monitoring was undertaken. No deficiencies in integrity or effectiveness were observed.
Every Year	The security and signage of gates will be monitored opportunistically through the course of day-to-day management of the Offset Site and following natural hazard events. As a minimum, each access point into the Offset Site will be inspected every three months.	**Year 2 Compliance** Such monitoring was undertaken throughout offset delivery actions within Year 2 (with specific site attendance after Cyclone Alfred in February 2025). No security concerns have arisen, and any signage damage through Year 2 has either been repaired or replaced.
Every Year	Similarly, the condition of access tracks will be monitored opportunistically through the course of day-to-day management of the Offset Site and following natural hazard events. As a minimum, each access track will be inspected every three months.	**Year 2 Compliance** Such monitoring was undertaken throughout offset delivery actions within Year 2 (with specific site attendance after Cyclone Alfred in February 2025). Any track damage observed through Year 2 has been repaired, though works on tracks have generally related to maintenance of tracks.
Risks and Adaptive Management		
If pest surveys identify an increased presence of pest species in the ORS, the merits of additional or alternative fencing arrangements will be assessed to provide improved deterrence.		**Year 2 Compliance** Although upswings in pest abundance have been observed, alternative fencing arrangement are not considered necessary at this stage, and management adaption will relate to other Offset measures.
Similarly, if evidence of recurring trespass is identified during regular ORS management activities and surveys, the merits of additional trespass deterrents (e.g. additional signage, security cameras etc.) will be assessed.		**Year 2 Compliance** Survey results do not require such action.
Defective or ineffective fencing will be rectified/modified as necessary, within 30 business days of issues being identified.		**Year 2 Compliance** No such damage has been recorded. All parties involved with Offset delivery are committed to ensuring all defective fencing is rectified within 30 business days of a defect notice.
Signage will be replaced if found to be missing, faded or otherwise illegible within 30 business days of issues being identified.		**Year 2 Compliance** Where damage occurs, all parties involved with Offset delivery are committed to ensuring all defective signage is rectified within 30 business days of a defect notice.
Defective access tracks will be rectified as necessary, within 30 business days of issues being identified.		**Year 2 Compliance** Where damage occurs, all parties involved with Offset delivery are committed to ensuring all defective signage is rectified within 30 business days of a defect notice.

4.4 Action 4: Wildfire Management Plan

Action 4 is described as:

- Manage created bushland habitat within the Offset Site to prevent and / or minimise the impact of high intensity wildfires. This will be achieved through:
    - Establishing a firebreak on the inside of the Offset Site perimeter fence line. Nominally, this firebreak will be 2m wide and will also be used as a perimeter access track. The actual width of this break will be determined by the needs of the Offset Provider to safely travel the full fence line, without compromising the adjoining MUs.
    - Establishing two 20 kL supplementary water storages on high points within the Offset Site, for combined use for firefighting and revegetation watering.
    - Periodical and controlled cultural burns or low intensity burns occurring in a mosaic configuration every 8-10 years through the Offset Site.
    - Creation and alteration of existing fire breaks in support of habitat improvement, expansion and revegetation areas (consider new tracks and breaks in replanting programs).
    - Monitoring of fuel loads through the Offset Site.
    - Establishment of safety and emergency response protocols for wildfire events.

The OMP provides activities that are to be completed to fulfil Action 4. Year 2 compliance with Action 4 is discussed below in Table 6.

4.4.1 Action 4 Compliance

Actions required to be performed pre-commencement and in Year 1 are outlined in **Table 6**.

Table 6 - Action 4 Tasks and Completion

Timing	Action	Completion Status
Note: Green = Compliance		
Prior to Commencement	Conduct baseline fuel load survey across the ORS	**Year 2 Compliance** Compliance with this condition was reported upon with the Year 1 ACR.
Prior to Commencement	**Finalise a Wildfire Management Plan, as a minimum the Plan is to include:**	**Year 2 Compliance** Compliance with this condition was reported upon with the Year 1 ACR. A WMP was prepared and included as a part of such Year 1 ACR reporting.
Year 2	Implement the ORS Wildfire Management Plan.	**Year 2 Compliance** Tracks and breaks have been established, and slashing is occurring where possible.
Monitoring Activities		
Year 2	No reported deaths of koalas from wildfire within the ORS.	**Year 2 Compliance** There has been no wildfire in the Offset Site during the reporting period, or immediately prior.

Timing	Action	Completion Status
Note: Green = Compliance		
Year 2	No reduction (temporary or permanent) in the available foraging and food trees for koalas during the offset period as a result of wildfire.	**Year 2 Compliance** No reduction of available foraging and food trees for koalas has occurred as a results of a wildfire in Year 1.
Year 2	All Wildfire Management Plan activities that are conducted (tracks, burns, fuel load reduction, etc) are to be documented within the relevant Annual Compliance Report.	**Year 2 Compliance** Within Year 2 of Offset delivery, necessary firebreaks at the Offset Site have been established, and fuel load reduction is occurring through works involving maintenance of the understorey. No burns or stock introduction occurred within Year 2.
Year 2	Monitoring: ▪ The integrity and effectiveness of firebreaks will be monitored: ○ Opportunistically, through the course of traversing the site for day-to-day management; ○ As a component of annual surveys conducted for pests (Action 1); and ○ Following natural hazard events (e.g. large storms, bushfire etc.). ▪ Fuel loads will be monitored prior to commencement of the action (baseline) and annually thereafter, outside of peak bushfire season (March – June). Where possible, this fuel load assessment will coincide with annual vegetation community monitoring. ▪ The stored volume of supplementary water storages is to be checked opportunistically, but at least every three months.	**Year 2 Compliance** Firebreaks (if established) are monitored opportunistically through the day-today-day activities of offset delivery. Firebreak mentoring also occurs annually as part of pest surveying and will be carried out after natural hazard events. Fuel loads were assessed as part of baseline surveying.
Risks and Adaptive Management		
Fire is a natural occurrence within open Eucalypt woodland and within time bushland will recover from even major events. Regardless, if a major wildfire event occurs within the Offset Site during the offset period the following adaptive management actions will occur: ▪ A post wildfire audit of the damage and cause of the wildfire (where it commenced, direction and area it moved through, which MUs sustained the greatest damage and why, recommendations on actions which could be incorporated to avoid or minimise any future events). ▪ An Offset Site Recovery Plan would be prepared scheduling actions to expedite the recovery and reinstatement of values destroyed by fire.	**Year 2 Compliance** No wildfire has occurred to inform any adaptation to the WMP. No controlled burns have been undertaken. If any matters described in this section is to occur, all parties involved with offset delivery are committed to adapting management and reacting to wildfires (and associated impacts) as appropriately described within the OMP.

Timing	Action	Completion Status
Note: Green = Compliance		
	▪ The Offset Site Wildfire Management Plan would be revised to adopt recommendations and strategies from the post wildfire event audit.	
	Additional maintenance and adaptive management measures are as follows: ▪ Firebreaks are to be maintained unobstructed for a minimum width of 2 m. Vegetation encroachment or other obstructions to firebreaks are to be cleared within one week of the issue being identified. ▪ Supplementary water storages are to be refilled within a fortnight of stored volumes dropping below 75% of capacity. If the engaged qualified bushfire consultant determines that fuel loading (as determined from annual monitoring) warrants a hazard reduction burn, a burn will be conducted in accordance with the endorsed Offset Site Wildfire Management Plan.	

4.4.2 Establishment of Wildfire Measures 2025

Establishment of firebreaks per the Bushfire Management Plan was undertaken during May and June of 2025. This consisted of establishment of perimeter fire trail, management unit breaks and establishing a central double break along the existing east to west track. Break establishment consisted of earthworks along the northern, western and southern perimeter to establish a mineral earth track. Internal breaks were established through slashing, and the double break received a controlled burn in August 2025.

4.5 Action 5: Native seed collection and propagation plan

Action 5 is described as:

- Sourcing, collecting and storing of local seed provenance from vegetated portions of the site for use in the offset replanting works.
- The planting palettes for each MU are specified in the Offset Revegetation Plan in the OMP
- Of the canopy and sub-canopy species that are proposed to be used, the following are considered 'locally important koala trees':
    - *Eucalyptus crebra* (MU1a and MU1b)
    - *Eucalyptus tereticornis* (MU1a, MU1b, MU2)
    - *Eucalyptus siderophloia* (MU1a and MU1b, MU2)

The OMP provides activities that are to be completed to fulfil **Action 5**. Year 1 compliance with Action 5 is discussed below in **Table 7**. The overarching management approach for the Offset is to facilitate habitat quality improvements through assisted natural regeneration, which will take advantage of the emerging natural resilience and functionality of the existing communities whilst promoting the regeneration of native vegetation through a variety of land use management measures (stock removal, exotic weed controls, exclusion of feral herbivores, managing wildfire) described in Actions 1-4 (above). Selective supplementary and infill planting would be undertaken as required to ensure the species mosaic and strata of the target vegetation communities is being achieved.

Action 5 of the OMP therefore is focussed upon native seed collection and propagation of species characteristic of the canopy, sub-canopy and shrub strata. It requires assessment and planning for native seed collection within the Offset Site and adjoining lands if appropriate and permission is granted. The purpose of this strategy is therefore to accommodate for any shortfall i.e. a need for supplementary planting if there was a shortfall in natural recruitment at the Offset.

As reported within the Year 1 ACR, removal of livestock from the Offset Area was staged, with exclusion from MU1 (higher country) occurring from June 2022, and MU2 and MU4 (alluvial plain) from February 2024. On account of exclusion and good rainfall in years 2022, 2023 extending into 2024, significant recruitment has observed in all MUs. This recruitment has continued through Year 2 (as described within the Annual Biocondition Reporting – **Attachment 4**), as abundance of regrowth increases.

However, native seed collection has commenced, with plans to propagate seed into tubestock.

4.5.1 Action 5 Compliance

In light of the recruitment assessments, items covered under Action 5 are outlined in **Table 7**.

Table 7 - Action 5 Tasks and Completion

Timing	Action	Completion Status
Note: Green = Compliance		
Year 1	Commence a seed collection program based on the flowering / fruiting seasons across areas of remnant vegetation and advanced regrowth within the Offset Site (collection commences when offset commences).	**Year 2 Compliance** Seed collection has commenced at the Offset Site, with plans for such seed to be propagated into tubestock for planting in spaces of the Offset where regeneration is lacking and requires supplementing.

Timing	Action	Completion Status
Note: Green = Compliance		
Year 1	Consult adjoining landholders for permission to harvest seed from adjoining vegetated areas to maximise Year 1 collection volumes.	**Year 2 Compliance** Native seed collection is being undertaken at the Offset Site, and works are underway to establish arrangements with surrounding landholders to undertake same works over neighbouring properties.
Year 2	Planting to commence of suitably mature stock grown from seed collected in Year 1	**Ongoing Condition** **Year 2 Compliance** Baseline surveying of the Offset Site has outlined that the ecological characteristics of the Offset Site provide optimal conditions for the Offset to be delivered through assisted natural rehabilitation. Baseline assessment monitoring of natural recruitment has been late winter and late spring demonstration strong regeneration of canopy and shrub species. Following the lead of the Spring 2025 Actions outlined in the Year 1 ACR; *'Follow-up monitoring will occur mid Spring 2025, to furthe'r test this verify the strength of this ongoing recruitment to facilitate determination of areas of the site i). requiring infill planting, ii). strata planting requirements and iii) species. If this mechanism of offset delivery is not sufficient, revegetation will be carried out utilising seeds of local provenance*', reviews of Biocondition Monitoring were conducted in October 2025, and on-site inspections of the lower lying, seasonally inundated parts of the site were conducted in November 2025 to assess the strength of natural recruitment. it was determined that infill planting was required, the target species were mid-storey and canopy species and revegetation through direct seeding and tubestock will be undertaken. A local seed collector was appointed in January 2026, and an initial assessment of the area offset site and surrounding area was undertaken by the collector in February 2026. Seed collection is underway focussing on species which will tolerate seasonal waterlogging: ▪ *Melaleuca quinquenervia* ▪ *Lophostemon suaveolens* ▪ *Melaleuca salicina* ▪ *Melaleuca linariifolia* ▪ *Eucalyptus tereticornis* ▪ *Melaluca viminalis* ▪ *Corymbia tessellaris.*

Timing	Action	Completion Status
Note: Green = Compliance		
		Collected seed will be 1. set aside for direct seeding, and 2. A proportion retained for germination and grow out of tubestock. Site preparation will occur during the seasonal dry period of July / August when standing water is unlikely, and seeding will occur during late August and September. Tubestock planting will occur as infill planting into these areas late 2026.
Year 2	Continue seed collection program in Year 2 until sufficient stock to complete the full replanting of the ORS has been germinated and propagated.	**Ongoing Condition** Seed collection was initiated in December 2025, with collection commencing in February 2026 with an on-site inspection of OA. Collection during February and March radiated outwards from the location with seeds being collected further afield to achieve a reliable supply. Seed collection was completed in March 2026.

4.6 Action 6: Revegetation and habitat creation plan

Action 6 is described as:

- Selective planting of MU1 and broadscale revegetation of MU2.
- The planting palettes for MU1a, MU1b and MU2 are specified in the Offset Revegetation Plan in the OMP.

4.6.1 Action 6 Compliance

In light of the recruitment assessments, items covered under Action 6 are outlined in **Table 8**.

Table 8 - Action 6 Tasks and Completion

Timing	Action	Completion Status
Note: Green = Compliance		
Year 2	Revegetation will occur across both MU1 (selective to assist natural regeneration) and MU2 (broadscale).	Ongoing condition Assessment of the state of natural regeneration of these areas has been ongoing through Year 2 determining ecological resilience within MU1 and MU2. The need to undertake dedicated planting/seeding efforts are evident with regeneration not being as prevalent within lower-lying areas of the Offset Site.
Monitoring Activities		
Year 2	▪ A schedule for monitoring the success of revegetation efforts over the offset period is presented as Table 6 in Attachment 2: Offset Revegetation Plan. ▪ The extent of each vegetation community within the ORS will be surveyed annually to enable a calculation of the theoretical koala carrying capacity of the ORS. The objective of this annual calculation will be to demonstrate an increase in vegetation maturity within the ORS, and therefore an upward trend in theoretical koala carrying capacity. ▪ The method for this carrying capacity calculation will be consistent with that previously accepted by the Department for application to the offset site for the Pine Valley Residential Development (EPBC Ref. 2018/8359). This method was developed in consultation with Dr William (Bill) Ellis, PhD of the University of Queensland. ▪ A census survey of koala and GHFF will be conducted within the ORS every two years (years 1, 3, 5, 7, 9, 11, 13, 15, 17 and 19). If koala or GHFF are detected on site, monitoring will be conducted at annual intervals from that point onwards	**Year 2 Compliance** The schedule of monitoring for Year 2 identifies the following: ▪ Vertebrate pest monitoring and assessment (**Attachment 2**) ▪ Weed monitoring and assessment (**Attachment 3**). ▪ Biocondition Monitoring and Assessment (**Attachment 4**). Dedicated Koala and Grey-headed Flying-fox habitat/census monitoring is not required within Year 2 of the Action.

Timing	Action	Completion Status
Note: Green = Compliance		
	for the balance of the offset period. Surveys will include Spot Assessment Technique (SAT), spotlighting and other emerging techniques appropriate for identifying the relevant protected matters. ▪ Annual carrying capacity calculations and census survey data will be reported in the relevant year's Annual Compliance Report.	
Risks and Adaptive Management		
▪ Corrective actions that will be applied to revegetation, including triggers and timing, are presented in Table 10 of Attachment 2: Offset Revegetation Plan. Triggers include: 1. Trees and plantings showing signs of ill health, decline or death. 2. Weed re-establishment 3. Plant failure (>10% of stock) during the 2 year establishment period. 4. Coarse woody debris failing to become present naturally. 5. Growth rates are not as expected. 6. Stochastic or nuisance events. 7. Ongoing presence of pest fauna (eg. Wild Dogs). 8. Monitoring and reporting illustrates that KPIs are unlikely to be achieved at the end of year 20 management timeframe and other corrective actions are failing to progress the achievement of KPIs. ▪ If koala and/or GHFF are observed utilising the ORS, census data will be analysed for year-on-year trends using a statistical method that is suitable for the size of data set at hand. The need for causation analysis will be triggered if the number of individuals occurring within the Offset Site is assessed as a) declining by a statistically significant margin over the course of one year; or b) declining consistently over three consecutive years, regardless of statistical significance. ▪ If causation analysis identifies that the reduction in specimen records is attributable to factors that are controllable within the Offset Site, appropriate corrective actions will be implemented to rectify the issues (refer adaptive management actions for Actions 1-5).	**Year 2 Compliance** ▪ Responses to items 1-8: 1. Canopy dieback was observed during Year 2 of the Action. Although trees are yet to die, canopy cover must be monitored to ensure dieback does not continue to extent where relevant trees die. Trees were observed to have died within MU3, though this is believed to be the result of misapplication of Glyphosate 540 during Lantana (*Lantana camara*) control. Moving forward greater attention will be paid to the application of weed controls combined with greater/sterner oversight of contractors. 2. As determined within **Section 4.2** and **Attachment 3**, noticeable increases in weed abundance have been observed throughout the Offset. Corrective actions are better described within **Section 4.2, Attachment 3** and **Attachment 4**, though contact has been made with CoMB to determine and implement solutions to control external (offsite) factors contributing to weed upswings. Detailed controls measures are still under review, though altered methods are likely to involve shift in management priorities, increased management intensity and revised chemical controls. 3. No plant out has occurred. No corrective action is necessary at this time. 4. Year 2 biocondition monitoring (**Attachment 4**) has revealed a decrease om woody debris in MU3,

Timing	Action	Completion Status
Note: Green = Compliance		
		though this is likely to be a cause of maturing wood, or break down from weed treatments. Nonetheless, the decrease is not considered significant enough for adaptive management to be necessary. 5. Year 2 biocondition monitoring (**Attachment 4**) has shown that natural regeneration of canopy / subcanopy species and, to a lesser extent, shrubs is occurring at the Offset Site (and increased from Year 1). No corrective action is necessary at this time. 6. Cyclone Alfred occurred in Febuary 2025, impacting much of South-east Queensland. No impacts were observed at the Offset Site after this event. No corrective action is necessary at this time. 7. As determined within this ACR and **Attachment 2**, there has been an observed increase in vertebrate pest on Site (namely – Wild Dog/Dingo and Deer). Increased shooting activites have been scheduled for Year 3, and 1080 bating will be undertaken. 8. Nothing in the monitoring of vegetation undertaken in Year 2, gives cause to believe that the offset will not achieve the KPIs designated for the 20 year management timeframe. ▪ Further, more detailed adaptive management measures are described within **Attachment 4**. ▪ No Koala or Grey-headed Flying-fox have been observed utilising the Offset Site. No corrective action is necessary at this time.

5. Summary and Conclusion

This Compliance Report has been prepared on behalf of Ausbuild Development Corp Pty Ltd (Ausbuild) per decision notice EPBC 2021/9130 (**Attachment 1**), approved by Commonwealth Department of Environment, Energy, Climate Change and Water (DEECCW) (formerly the Department of Agriculture, Water and the Environment (DAWE)) dated 27 July 2020.

The period that this ACR relates to is 12 December 2024 to 12 December 2025. Works at the Stony Creek Offset Site and within the Riparian Reserve at the Impact Site commenced before clearing for the Action commenced and clearing has since been completed. No protected matters were injured during these works.

All works within Year 2 broadly complies with relevant actions outlined in the Offset Management Plan and the Approval, noting that some matters are ongoing (largely those associated with the Offset Site), and will be achieved through the ongoing implementation of OMP and relevant supporting plans.

Importantly the Approval Holder remains committed to ensuring compliance with future compliance timeframes and ultimately the conditions of approval within decision notice 2021/9130.

6. References

DAWE, 2021. *Guide to providing maps and boundary data for EPBC Act projects ,* Canberra: Department of Agriculture, Water and the Environment .

DCCEEW, 2023. *Annual Compliance Report Guidelines: Reporting under the Environment Protection and Biodiversity Conservation Act 1999,* Canberra: Department of Climate Change, Energy, the Environment and Water, Coomonwealth of Australia.

DEE, 2018. *Guidelines for biological survey and mapped data,* s.l.: Australian Government Department of Enironment and Energy .

28 South Environmental Pty Ltd. (2023a). Preliminary Documentation Report Warner South Residential Development EPBC Referral No. 2021/9130.

28 South Environmental Pty Ltd. (2023b). Warner South Residential Development Offset Area Management Plan (EPBC 2021/9130).

Figures

Warner South Residential Development
Annual Compliance Report

Figure 1 - Locality

28 South Project Ref: 2014-040c

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources and Mines, 2021); Roads (DNRME, 2020); Watercourse (DNRME, 2020); Contours (DNRME 2016).

28ºS ENVIRONMENTAL

Legend

- Site Boundary
- Highway
- Road
- Rail Network
- Major waterway

Issue Date	Dwg No.	Author
30 Novemeber 2022		MO
Approved	**Revision Note**	
AD		

(A3) GDA 94 MGA 56

1:55,000

0 1 2 km

N

Imagery: 5 February 2026

Warner South Residential Development
Annual Compliance Report

Figure 2 - Site Context

28 South Project Ref: 2014-040c

Data Sources: Nearmap Aerial Imagery (Nearmap November 2020); Digital Cadastre Database (Dept. Natural Resources and Mines, 2021); Roads (DNRME, 2020); Watercourse (DNRME, 2020); Contours (DNRME 2016).

28ºS ENVIRONMENTAL

Legend

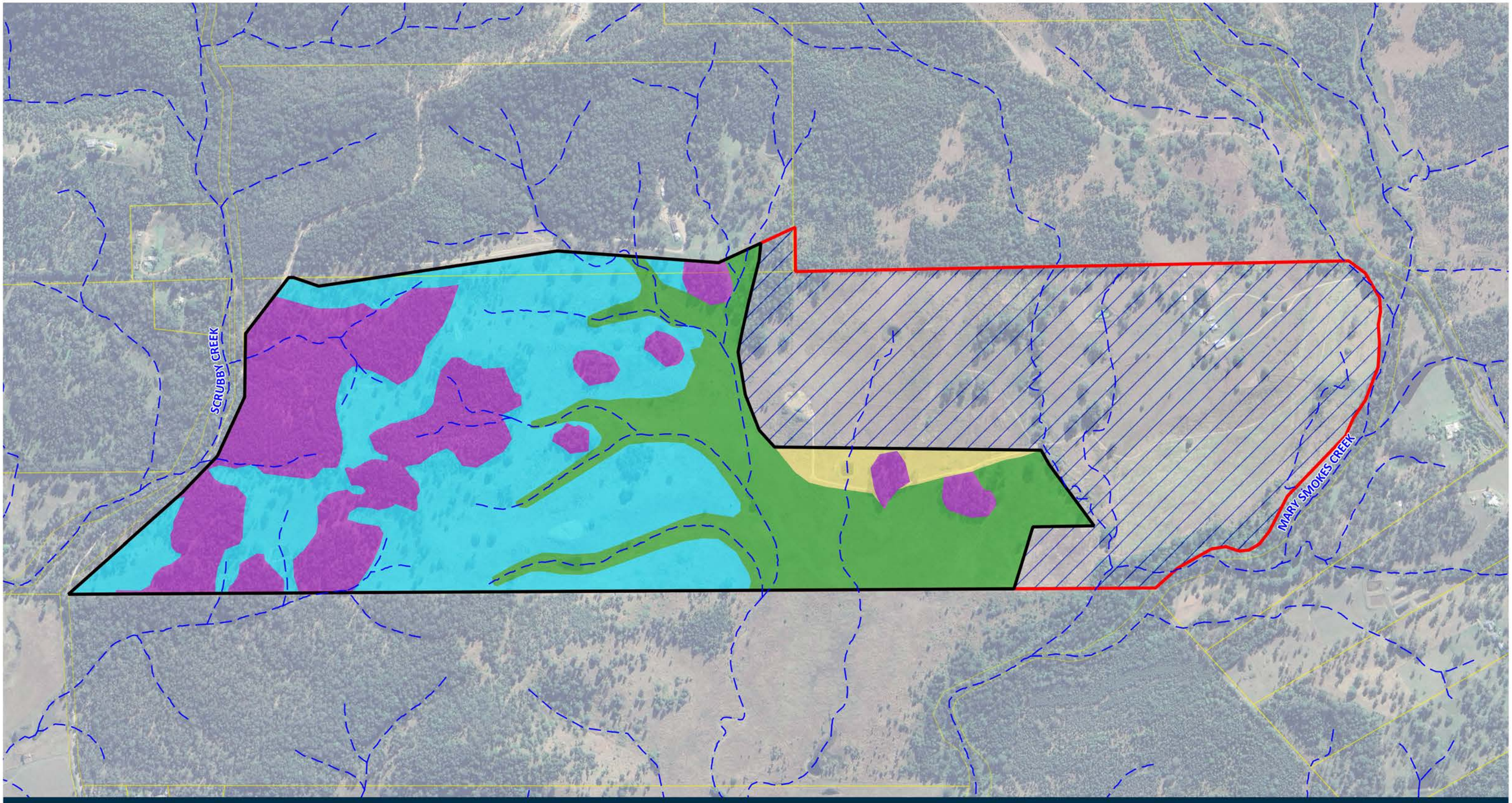
- Site Boundary
- Watercourse
- Road
- Contours (5m)

Issue Date	Dwg No.	Author
2026-03-10		MO
Approved	**Revision Note**	
GM		

(A3) GDA 94 MGA 56
1:2,600

0 50 100 150 m

N



Warner South Residential Development
Annual Compliance Report

Legend

Figure 3 - Offset Site Management Units

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28ºS ENVIRONMENTAL

- Offset Site Boundary
- Offset Receiving Site fence line
- Waterway/overland flow path
- Area not subject to current application
- Management Unit 1 - Assisted Natural Regeneration within pastural grassland (51.7 ha)
- Management Unit 2 - Reconstruction within pastural grassland (32.1 ha)
- Management Unit 3 - Assisted Natural Regeneration of Remnant and High Value Regrowth Patches (31.8 ha)
- Management Unit 4 - Assisted Natural Regeneration within Remnant patch and pastural grassland matrix (3.4 ha)

Issue Date	Dwg No.	Author
25-02-2025		MO
Approved	**Revision Note**	
AD		

(A3) GDA 94 MGA 56
1:8,500

0 100 200 300 400 m

N

Attachment 1
Approval Notice

Australian Government
Department of Climate Change, Energy, the Environment and Water

Notification of approval

Warner South Residential Development, 65-117 Warner Road, Warner, Qld (EPBC 2021/9130)

This decision is made under section 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Note that section 134(1A) of the EPBC Act applies to this approval. That provision provides, in general terms, that if the approval holder authorises another person to undertake any part of the Action, the approval holder must take all reasonable steps to ensure that the other person is informed of any conditions attached to this approval, and that the other person complies with any such conditions.

Approved Action

person to whom the approval is granted (approval holder)	AUSBUILD PTY LTD
ABN of approval holder	76 464 427 582
Action	To construct and operate a residential development including separate lots for residential purposes, recreation, conservation, and stormwater treatment at 65-117 Warner Road, Warner, Queensland [see EPBC Act referral 2021/9130].

Approval decision

Decision	My decision on whether or not to approve the taking of the Action for the purposes of the controlling provision for the Action is as follows.	
	Controlling Provision	**Decision**
	Listed threatened species and communities (section 18 and section 18A)	Approved
Period for which the approval has effect	This approval has effect until 28 June 2052.	
Conditions of approval	The approval is subject to conditions under the EPBC Act as set out in Annexure A.	

Person authorised to make decision

name and position	Declan O'Connor-Cox, Branch head, Environment Assessments Qld
signature	
date of decision	15/12/23

Annexure A

Note: Words appearing in **bold** have the meaning assigned to them at PART C – DEFINITIONS.

Part A – Conditions specific to the Action

ACTION AREA

1. To avoid and mitigate **Harm** to **Protected Matters**, the approval holder must not take the **Action** outside the **Action Area.**
2. To avoid and mitigate **Harm** to **Protected Matters**, the approval holder must not **Clear** more than:
    a) 20.39 hectares (ha) of **Koala Habitat**
    b) 16.25 ha of **Grey-headed Flying-fox Habitat**.
3. To avoid and mitigate **Harm** to **Protected Matters**, the approval holder must not **Clear** or **Construct** in the **Riparian Reserve**.

PROTECTED MATTER INJURY AVOIDANCE AND MITIGATION

4. To avoid and mitigate **Harm** to **Protected Matters**, the approval holder must ensure that no **Protected Matters** are killed or **Harmed** as a result of **Clearing** or **Construction**.
5. To mitigate **Harm** to **Protected Matters**, the approval holder must immediately arrange for veterinary care or assistance from a **Suitably Qualified Ecologist** if any **Protected Matter** individual is found **Harmed**:
    a) within the **Action Area** during **Clearing** or **Construction**,
    b) within 50 metres of the **Action Area** during **Clearing** or **Construction**.

CLEARING AND CONSTRUCTION

6. To avoid and mitigate **Harm** to **Protected Matters**, the approval holder must:
    a) **Clear** only in accordance with the **Sequential Clearing Conditions**
    b) ensure a **Fauna Spotter Catcher** is present within the **Action Area** during all **Clearing**,
    c) give the **Fauna Spotter Catcher** authority to delay and cease **Clearing** and related **Construction** for a period of time identified by the **Fauna Spotter Catcher** to ensure **Protected Matters** have safely vacated the area of works to **suitable habitat**.
    d) ensure that any **Clearing** or **Construction** within 50 meters of a **Grey-headed Flying-fox Camp** is conducted consistently with the **Grey-headed Flying-fox Mitigation Standards**,
7. To avoid and mitigate **Harm** to **Koala** during **Clearing** and **Construction**, the approval holder must prohibit all people associated with **Clearing** and **Construction** from bringing dogs into the **Action Area**.

TRAFFIC MANAGEMENT AND KOALA EXCLUSION FENCING

8. To avoid and mitigate **Harm** to **Koala** as a result of vehicle traffic, the approval holder must:

a) install flat top (raised platform) traffic control devices, on Warner Road, at either side of Conflagration Creed Corridor located where shown in Attachment 1 within 180 days of the **Commencement of the action**,

b) design and **Construct** all roads in consideration of Queensland Department of Main Roads (2000.) Fauna Sensitive Road Design. Volume 1 and 2. Queensland Department of Main Roads, Planning, Design and Environmental Division. Brisbane; and the Koala Sensitive Design Guideline: Department of Environment and Science Government. DES 2022.

c) implement **safe movement solutions** to ensure that the speed of all vehicles on roads in the **Action Area** where **Koalas** are likely to be present during **clearing** and **construction** is no greater than 40 km/h at any time (except an emergency and until a government entity controls these roads) and

d) install prominent **Koala** awareness signage consistent with ***City of Moreton Bay Green Infrastructure Guidelines*** prior to opening to public motorists, any road that interfaces with **Koala Habitat**.

RIPARIAN RESERVE

9. To avoid **Harm** to **Protected Matters** in the **Riparian Reserve** during **Clearing** and **Construction**, the approval holder must ensure:

    a) unauthorised persons do not enter the **Riparian Reserve**, and

    b) rubbish, unauthorised vehicles and domestic animals are not introduced into the **Riparian Reserve**.

10. The approval holder must commence implementation of the **Riparian Reserve Rehabilitation Management Plan** prior to **commencement** and continue to implement it until management of the **Riparian Reserve** has been taken over in full by Moreton Bay Regional Council.

11. The approval holder must achieve the following rehabilitation outcomes within the **Riparian Reserve** within 2 years of the **Commencement of the Action**:

    a) establish 7.28 ha of **Koala and Grey-headed Flying-fox Habitat** representative of RE12.3.11,

    b) remove all Weeds of National Significance and weed species listed under the *Biosecurity Act (QLD) 2014.*

12. The approval holder must transfer the **Riparian Reserve** to the Moreton Bay Regional Council in fee simple on trust, at no cost the Moreton Bay Regional Council after the requirements of condition 11 are met.

Environmental Offset Requirements

*Offset Site for the **Koala** and **Grey-headed Flying-fox***

13. To compensate for the loss of 20.69 ha of **Koala Habitat** and 16.25 ha of **Grey-headed Flying-fox Habitat**, the approval holder must:

    a) not undertake any **Clearing** at the **Action Area** until such time as the **Stoney Creek Offset Site** has been placed under a **Covenant**,

    b) within 3 months of **commencement of the Action**, secure the **Stoney Creek Offset Site** by having a **Voluntary Declaration** in place,

    c) within five 5 **Business Days** of placing the **Stoney Creek Offset Site** under a **Covenant**, provide the **department** with written evidence demonstrating the **Stoney Creek Offset Site** has been placed under a **Covenant**, and submit **Shapefiles** and offset attributes of the **Stoney Creek Offset Site** to the **department**,

    d) within 5 days of securing a **Voluntary Declaration** over the **Stoney Creek Offset Site,** provide the department with written evidence demonstrating the **Stoney Creek Offset Site** has been placed under a **Voluntary Declaration.**

Offset Management Plan

14. The approval holder must commence implementing the **Offset Management Plan** prior to **Commencement of the Action** and continue to implement it until the expiry date of this approval.

15. The approval holder must complete all management actions as described in the **Offset Management Plan** by the end of **Year 20**.

16. The **approval holder** must seek the advice of a **suitably qualified expert** in determining the location and number of **Koala Escape Poles** to be installed in accordance with the **Offset Management Plan** throughout open paddock areas in Management Unit 2 as shown in Attachment 5 to ensure that **Koalas** can escape from predators. The approval holder must install **Koala Escape Poles** as recommended by the **suitably qualified expert**.

    a) Monitoring of the condition of the **Koala Escape Poles** must be conducted every 12 months to ensure they remain upright and usable for the species. Any **Koala Escape Poles** which become damaged or unusable to the species must be replaced within 30 days of inspection.

17. The approval holder must, by the end of each of **Year 5**, **Year 10**, **Year 15** and **Year 20,** meet the **Benchmark Scores** for the **Koala** specified in Attachments 3(a) and 3(b) and the **Grey-headed Flying-fox** in Attachments 4(a) and 4(b) in respect of the corresponding time period.

Revegetation Management

18. The approval holder must obtain seeds of local provenance if the seed collection program described in the **Offset Management Plan** is not sufficient to undertake revegetation at the **Stoney Creek Offset Site**.

MONITORING

19. Within 30 days prior to the end of each of **Year 5**, **Year 10** and **Year 15**, the approval holder must have a **Suitably qualified Ecologist** undertake an assessment and prepare a report, as to whether the outcomes required in condition 17 have been, or are likely to be, achieved in the **Stoney Creek Offset Site**. The findings of each assessment must be published on the **Website** within 30 days of the end of the five (5) year period in respect of which the assessment is undertaken. Each assessment must remain published on the **Website** for the remainder of the duration of this approval and be provided to the **department** within five (5) **Business Days** of first being published.

20. The approval holder must undertake **Koala** monitoring as described in the **Revegetation and Habitat Creation Plan**:
    a) using monitoring methods that comprise a combination of two or more methods in accordance with **Koala Habitat Assessment Criteria and Methods**.
    b) with sufficient intensity and duration to maximise the opportunity for **Koala** detection within the **Stoney Creek Offset Site**.
    c) over a period of three months during the time of year **Koala** is most mobile and active in the landscape (spring-summer season).

21. The approval holder must undertake **Grey-headed Flying-fox** monitoring as described in the **Revegetation and Habitat Creation Plan:**
    a) comprising a combination of methods described in the **Grey-headed Flying-fox** listing on the **department's** SPRAT database.
    b) with sufficient intensity and duration to maximise the opportunity for **Grey-headed Flying-fox** detection within the **Stoney Creek Offset Site**.
    c) over a period of three months during the time of year that the resident winter flowering and fruiting plants are in flower or fruit within the **Stoney Creek Offset Site** (winter-autumn season).

22. The approval holder must include results of most recent **Protected Matters** monitoring including survey methods, effort, location and sightings in each **Compliance Report**.

Part B – Administrative conditions

REVISION OF ACTION MANAGEMENT PLANS

23. The approval holder may, at any time, apply to the **Minister** for a variation to an action management **plan** approved by the **Minister** or as subsequently revised in accordance with the following conditions, by submitting an application in accordance with the requirements of section 143A of the **EPBC Act**. If the **Minister** approves a revised action management **plan** (**RAMP**) then, from the date specified, the approval holder must implement the **RAMP** in place of the previous action management plan.

24. The approval holder may choose to revise an action management **plan** approved by the **Minister** under condition 10 as subsequently revised in accordance with these conditions, without

submitting it for approval under section 143A of the **EPBC Act**, if the taking of the Action in accordance with the **RAMP** would not be likely to have a **New or Increased Impact**.

25. If the approval holder makes the choice under condition 24 to revise an action management **Plan** without submitting it for approval, the approval holder must:

    a) Notify the **department** electronically that the approved action management **Plan** has been revised and provide the **department** with:

        i. An electronic copy of the **RAMP**.

        ii. An electronic copy of the **RAMP** marked up with track changes to show the differences between the approved action management **Plan** and the **RAMP**.

        iii. An explanation of the differences between the approved action management **Plan** and the **RAMP**.

        iv. The reasons the approval holder considers that taking the Action in accordance with the **RAMP** would not be likely to have a **New or Increased Impact**.

        v. Written notice of the date on which the approval holder will implement the **RAMP** (**RAMP** implementation date), being at least 20 **Business Days** after the date of providing notice of the revision of the action management Plan, or a date agreed to in writing with the **department**.

    b) Subject to condition 27, implement the **RAMP** from the **RAMP** implementation date.

26. The approval holder may revoke its choice to implement a **RAMP** under condition 24 at any time by giving written notice to the **department**. If the approval holder revokes the choice under condition 24, the approval holder must implement the action management **Plan** in force immediately prior to the revision undertaken under condition 24.

27. If the **Minister** notifies the approval holder that the **Minister** is satisfied that the taking of the Action in accordance with the **RAMP** would be likely to have a **New or Increased Impact**, then:

    a) Condition 24 does not apply, or ceases to apply, in relation to the **RAMP**.

    b) The approval holder must implement the action management **Plan** specified by the **Minister** in the notice.

28. At the time of giving the notice under condition 27, the **Minister** may also notify that for a specified period of time, condition 24 does not apply for one or more specified action management plans.

Note: Conditions 23 – 28 are not intended to limit the operation of section 143A of the **EPBC Act** which allows the approval holder to submit a revised action management plan, at any time, to the **Minister** for approval.

SUBMISSION AND PUBLICATION OF PLANS

29. The approval holder must submit all **Plans** required by these conditions electronically to the **department**.

30. Unless otherwise agreed to in writing by the **Minister**, the approval holder must publish each **Plan** on the **Website** within 25 **Business Days** of the date of this approval and maintain the **Plans** on the **Website** for the duration of this approval.

31. The approval holder is required to exclude or redact **Sensitive Ecological Data** from **Plans** published on the **Website** or otherwise provided to a member of the public. If **Sensitive Ecological Data** is excluded or redacted from a **Plan**, the approval holder must notify the **department** in writing what exclusions and redactions have been made in the version published on the **Website**.

NOTIFICATION OF DATE OF COMMENCEMENT OF THE ACTION

32. The approval holder must notify the **department** electronically of the date of **Commencement of the Action**, within five (5) **Business Days** following **Commencement of the Action**.

33. The approval holder must not **Commence the Action** later than five (5) years after the date of this approval decision.

COMPLIANCE RECORDS

34. The approval holder must maintain accurate and complete **Compliance Records**.

35. If the **department** makes a request in writing, the approval holder must provide electronic copies of **Compliance Records** to the **department** within the timeframe specified in the request.

Note: Compliance records may be subject to audit by the **department**, or by an **Independent** auditor in accordance with section 458 of the **EPBC Act**, and/or be used to verify compliance with the conditions. Summaries of the results of an audit may be published on the **Department's Website** or through the general media.

36. The approval holder must ensure that any **Monitoring Data** (including **Sensitive Ecological Data**), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the *Guidelines for biological survey and mapped data*, Commonwealth of Australia (2018), or as otherwise specified by the **Minister** in writing.

37. The approval holder must ensure that any **Monitoring Data** (including **Sensitive Ecological Data**), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the *Guide to providing maps and boundary data for EPBC Act projects*, Commonwealth of Australia (2021), or as otherwise specified by the **Minister** in writing.

38. The approval holder must submit all **Monitoring Data** (including **Sensitive Ecological Data**), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the **department** within in accordance with the requirements of the **Offset Management Plan.**

ANNUAL COMPLIANCE REPORTING

39. The approval holder must prepare a **Compliance Report** for each 12-month period following the date of this approval decision (or as otherwise agreed to in writing by the **Minister**).

40. Each **Compliance Report** must be consistent with the *Annual Compliance Report Guidelines*, Commonwealth of Australia (2023).

41. Each **Compliance Report** must include:

    a) Accurate and complete details of compliance and any non-compliance with the conditions and the **Plans**, and any **Incidents**.

    b) One or more **Shapefile** showing all **Clearing** of **Protected Matters**, and/or their habitat, undertaken within the 12-month period at the end of which that **Compliance Report** is prepared.

c) A schedule of all **Plans** in existence in relation to these conditions and accurate and complete details of how each **Plan** is being implemented.

42. The approval holder must:

a) Publish each **Compliance Report** on the **Website** within 60 **Business Days** following the end of the 12-month period for which that **Compliance Report** is required.

b) Notify the **department** electronically, within five (5) **Business Days** of the date of publication that a **Compliance Report** has been published on the **Website**.

c) Provide the weblink for the **Compliance Report** in the notification to the **department**.

d) Keep all published **Compliance Reports** required by these conditions on the **Website** until the expiry date of this approval.

e) Exclude or redact **Sensitive Ecological Data** from **Compliance Reports** published on the **Website** or otherwise provided to a member of the public.

f) If **Sensitive Ecological Data** is excluded or redacted from the published version, submit the full **Compliance Report** to the **department** within five (5) **Business Days** of its publication on the **Website** and notify the **department** in writing what exclusions and redactions have been made in the version published on the **Website**.

Note: Compliance Reports may be published on the **department's Website**.

REPORTING NON-COMPLIANCE

43. The approval holder must notify the **department** electronically, within two (2) **Business Days** of becoming aware of any **Incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **Plan**.

44. The approval holder must specify in the notification:

a) Any condition or commitment made in a **Plan** which has been or may have been breached.

b) A short description of the **Incident** and/or potential non-compliance and/or actual non-compliance.

c) The location (including co-ordinates), date and time of the **Incident** and/or potential non-compliance and/or actual non-compliance.

Note: If the exact information cannot be provided, the approval holder must provide the best information available.

45. The approval holder must provide to the **department** in writing, within 12 **Business Days** of becoming aware of any **Incident** and/or potential non-compliance and/or actual non-compliance, the details of that **Incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **Plan**. The approval holder must specify:

a) any corrective action or investigation which the approval holder has already taken,

b) the potential impacts of the **Incident** and/or non-compliance, and

c) the method and timing of any corrective action that will be undertaken by the approval holder.

INDEPENDENT AUDIT

46. The approval holder must ensure that an **Independent Audit** of compliance with the conditions is conducted for every three -year period following the **Commencement of the Action** until this approval expires (unless otherwise specified in writing by the **Minister**).

47. For each **Independent Audit**, the approval holder must:

    a) Provide the name and qualifications of the nominated **Independent** auditor, the draft audit criteria, and proposed timeframe for submitting the **Audit Report** to the **department** prior to commencing the **Independent Audit**.

    b) Only commence the **Independent Audit** once the nominated **Independent** auditor, audit criteria and timeframe for submitting the **Audit Report** have been approved in writing by the **department**.

    c) Submit the **Audit Report** to the **department** for approval within the timeframe specified and approved in writing by the **department**.

    d) Publish each **Audit Report** on the **Website** within 15 **Business Days** of the date of the **department's** approval of the **Audit report**.

    e) Keep every **Audit Report** published on the **Website** until this approval expires.

48. Each **Audit Report** must report for the three -year period preceding that **Audit report.**

49. Each **Audit Report** must be completed to the satisfaction of the **Minister** and be consistent with the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines* 2019 (Cth).

COMPLETION OF THE ACTION

50. The approval holder must notify the **department** electronically 60 **Business Days** prior to the expiry date of this approval, that the approval is due to expire.

51. Within 20 **Business Days** after the **Completion of the Action**, and, in any event, before this approval expires, the approval holder must notify the **department** electronically of the date of **Completion of the Action** and provide **Completion Data**. The approval holder must submit any spatial data that comprises **Completion Data** as a **Shapefile**.

Part C – Definitions

In these conditions any bolded use of a word or term refers to the below definition of that word or term:

Action Area means the location of the Action, represented in Attachment 1 by the zone enclosed by the solid red line labelled 'Site Boundary'.

Audit Report means a written report of compliance and fulfilment of the conditions attached to this approval, objectively evaluated against the audit criteria approved by the **department**.

Benchmark Scores(s) means the scores in the columns under the headings "Benchmark Score," "**Year 5** Score," "**Year 10** Score," "**Year 15** Score," "**Year 20** Score" in Attachments 3(a), 3(b), 4(a) and 4(b).

Business Day(s) means a day that is not a Saturday, a Sunday or a public holiday in Queensland.

City of Moreton Bay Green Infrastructure Guidelines means Green Infrastructure Guidelines for Design and Construction (Version 16, 11/11/2023), City of Moreton Bay.

Clear, **Cleared** or **Clearing** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of vegetation excluding for fire management purposes, or in relation to the Riparian Reserve rehabilitation purposes as outlined by the Riparian Reserve Management Plan.

Commence the Action or **Commencement of the Action** means the date on which the first instance of any on-site **Clearing**, **Construction** or other physical activity associated with the Action is undertaken, but does not include minor physical disturbance necessary to:

a) Undertake pre-clearance surveys or monitoring programs.

b) Install signage and/or temporary fencing to prevent unapproved use of the **Action Area**, so long as the signage and/or temporary fencing is located where it does not **Harm** any **Protected Matter**.

c) Protect environmental and property assets from fire, weeds, and feral animals, including use of existing surface access tracks.

d) Install temporary site facilities for persons undertaking pre-commencement activities so long as these facilities are located where they do not **Harm** any **Protected Matter**.

Completion Data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met.

Completion of the Action means the date on which all activities associated with this approval have permanently ceased and/or been completed.

Compliance Records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval (including compliance with commitments made in **Plans**) in the approval holder's possession, or that are within the approval holder's power to obtain lawfully.

Compliance Report means a written report of compliance with, and fulfilment of, the conditions attached to the approval.

Construct or Construction means:

a. the erection of a building or structure that is, or is to be, fixed to the ground and wholly or partially fabricated on-site,

b. the alteration, maintenance, repair or demolition of any building or structure,

c. any work which involves breaking of the ground (including pile driving) or bulk earthworks,

d. the laying of pipes and other prefabricated materials in the ground, and

e. any associated excavation works.

Note: Construction does not include the installation of temporary fences and signage.

Covenant means the enduring protection mechanism to provide ongoing conservation protection, on the title of the land under Chapter 6 Part 4 Division 8A of the *Land Act 1994* (Qld).

Department means the Australian Government agency responsible for administering the **EPBC Act**.

Department's Website means a set of related web pages located under a single domain name attributed to the **department** and available to the public.

EPBC Act means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

Fauna Spotter Catcher means a person holding an appropriate license issued under the *Queensland Nature Conservation Act 1992* to detect, capture, care for, assess, and release wildlife disturbed by vegetation clearance activities who have at least three years' experience undertaking this work with **Protected Matters**.

Grey-headed Flying-fox refers to the **EPBC Act** listed threatened species *Pteropus poliocephalus*.

Grey-headed Flying-fox Camp means any area that provides roosting requirements of the Grey-headed Flying-fox, as described in *DAWE 2021, National Recovery Plan for the Grey-headed Flying-fox 'Pteropus poliocephalus', Department of Agriculture, Water and the Environment, Canberra.*

Grey-headed Flying-fox Habitat means any area that provides or is likely to provide foraging and roosting habitat of the **Grey-headed Flying-fox**, as described in Department of Agriculture, Water and the Environment (2021). *National Recovery Plan for the Grey-headed Flying-fox Pteropus poliocephalus*. Canberra: Commonwealth of Australia.

Grey-headed Flying-fox Mitigation Standards means the mitigation standards listed in *Referral guideline for management actions in grey-headed and spectacled flying-fox camps* (2015), or any subsequent official version.

Harm means to cause any measurable direct or indirect disturbance or deleterious change as a result of any activity associated with the A**ction**.

Incident(s) means any event which has the potential to, or does, **Harm** any **Protected Matter**.

Independent means a person or firm who does not have any individual, financial*, employment* or family affiliation or any conflicting interests with the Action, the approval holder or the approval holder's staff, representatives, or associated persons.

*Other than for the purpose of undertaking the role for which an **Independent** person is required

Independent Audit means an audit conducted by an **Independent** and **Suitably qualified person** as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines* 2019 (Cth).

Koala(s) means the **EPBC Act** listed threatened species *Phascolarctos cinereus* (combined populations of Queensland, New South Wales and the Australian Capital Territory).

Koala Habitat means the following:

a) Any area that provides or is likely to provide the essential life cycle requirements of the **Koala**, including dispersal, foraging and or breeding habitat as described in:

   i. Conservation Advice for Phascolarctos cinereus (**Koala**) combined populations of Queensland, New South Wales and the Australian Capital Territory, Commonwealth of Australia 2022

   ii. National Recovery Plan for the **Koala** Phascolarctos cinereus (combined populations of Queensland, New South Wales and the Australian Capital Territory), Commonwealth of Australia 2022

   iii. A review of **Koala Habitat** assessment criteria and methods, Youngentob, K.N, Marsh, K.F., Skewes, J. 2021

Koala Exclusion Fencing is exclusion fencing as described in Table 4.2 of the *Koala-Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities* 2022 (Qld).

Koala Habitat Assessment Criteria and Methods are survey and assessment methods listed in the following paper: Youngentob, KN, Marsh, KF, Skewes, J (2021) *A review of koala habitat assessment criteria and methods*, report prepared for the Department of Agriculture, Water and the Environment, Canberra, November 2023.

Koala Escape Pole(s) means timber posts securely erected to remain in a vertical position at least until this approval expires, each at least 4 metres in height and 125mm diameter and each with at least one fork large enough to enable an adult **Koala** to sit and rest at least 3 m above the ground surface as described in the Koala Sensitive Design Guideline: Department of Environment and Science. DES 2022.

Minister means the Australian Government Minister administering the **EPBC Act**, including any delegate thereof.

Monitoring Data means the data required to be recorded under the conditions of this approval.

National Standards for the Practice of Ecological Restoration in Australia means the document SERA (2018) *National Standards for the Practice of Ecological Restoration in Australia* 2nd ed. Society for Ecological Restoration Australasia, ISBN 13: 978-0-6482436-0-1.

New or Increased Impact means any direct or indirect increase in the impacts of an **Action**, an increase to the likelihood of an impact occurring, a reduction to the monitoring or mitigation measures for a **Protected Matter**, and/or a change to the nature or management of an environmental offset as outlined in the *Guidance on 'new or increased impact' relating to changes to approved management plans under EPBC Act environmental approvals* 2017 (Cth).

Offset Management Plan means the Draft Offset Area Management Plan V.4 written by M. Taylor and A. Dickinson published as an attachment to the 2021/9130 Warner South Residential Development Preliminary Documentation on 11 September 2023, or a subsequent version currently approved by the **Minister** in writing.

Plan means any action management plan or strategy that the approval holder is required by these conditions to implement. Specifically this means the **Riparian Reserve Rehabilitation Management Plan** and the **Offset Management Plan.**

Protected Matter(s) means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect (**Koala** and **Grey-headed Flying-fox**).

Queensland's Wildlife Signing Guidelines means *Traffic and Road Use Management, Transport and Main Roads Volume 3 – Signing and Pavement Marking, Part 8: Wildlife Signing Guidelines ,* The State of Queensland.

RAMP means a Revised Action Management Plan

Regional Ecosystem means vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil (Sattler and Williams 1999, *Vegetation Management Act 1999*).

Revegetation and Habitat Creation Plan means the plan of the same name as presented on page 66 of the **Offset Management Plan**

Riparian Reserve means the location of area to be designated for conservation, represented in Attachment 2 by the dark green shading designated '**Riparian Reserve'**. This includes the areas described as 'Conflagration Creek,' 'Environmental Management and Conservation Precinct.' The following clearing and construction is permitted within the Riparian Reserve; shaping and earthworks to facilitate construction of batters and stormwater outlets, and construction of a linking pathway between the cul-de-sac on the Lamaur Road extension (large lot residential area) to the south of the Riparian Reserve and the local park adjoining and to the north of the Riparian Reserve. All areas disturbed by construction will be rehabilitated in accordance with the Riparian Reserve Management Plan.

Riparian Reserve Management Units means the two components of the **Riparian Reserve**, which will be subject to different management prescriptions, comprising Riparian Reserve Management Unit 1, represented in Attachment 6 by the green shaded zones designated 'MU 1 (1.43 ha)' and Riparian Reserve Management Unit 2, represented in Attachment 6 by the blue shaded zones designated 'MU 2 (3.84 ha)'.

Riparian Reserve Rehabilitation Management Plan means the **Plan** containing management actions to restore the habitat to a predetermined **regional ecosystem** standard for the **Riparian Reserve** retained within the **Action Area**. This **Plan** is also referred to as the "Conceptual Rehabilitation Management Plan" in the Preliminary Documentation dated 5 June 2023.

Safe movement solution(s) means measures to minimise the risk of injury or deaths to **Koalas** from vehicle strike, specifically including **Koala Exclusion Fencing**, fauna underpasses or overpasses, and/or bridges as described in the **Koala-sensitive design guidelines.**

Sensitive Ecological Data means data as defined in the *Sensitive Ecological Data – Access and Management Policy V1.0* 2016 (Cth).

Sequential Clearing Conditions has the same meaning as **Sequential Clearing Conditions** in the *Nature Conservation (Koala) Conservation Plan 2017* under the *Nature Conservation Act 1992* (Qld).

Shapefile means location and attribute information about the Action provided in an Esri **Shapefile** format containing:

a) '.shp', '.shx', '.dbf' files,

b) a '.prj' file which specifies the projection or geographic coordinate system used, and

c) an '.xml' metadata file that describes the **Shapefile** for discovery and identification purposes.

Stoney Creek Offset Site means the portion of Lot 3 on SP332048 located at 263 Eaton Lane, Stoney Creek, shown in Attachment 5 by the zone enclosed by the black line and designated as 'Offset Receiving Site. It contains Management Units 1, 2, 3 and 4.

Suitably qualified expert (for the purpose of undertaking environmental surveys) means a person who has relevant professional qualifications and at least three (3) years of work experience designing and implementing surveys for **Koala, Grey-headed Flying-fox** and can give an authoritative assessment and advice on the presence of **Koala, Grey-headed Flying-fox** using relevant protocols, standards, methods and/or literature.

Suitable habitat means habitat featuring ecological characteristics that may provide for the breeding, feeding, resting, or sheltering of any endangered and/or threatened wildlife species.

Suitably Qualified Ecologist means a person who has professional qualifications, training, skills and/or experience related to the nominated ecological subject matter and can give authoritative

independent assessment, advice and analysis on performance relative to the ecological subject matter using the relevant protocols, standards, methods and/or literature.

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.

Voluntary Declaration means the enduring protection mechanism to provide ongoing conservation protection, on the title of the land, under the *Vegetation Management Act 1999* (Qld).

Website means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.

Year 1 means the period within 12 months from the date of commencement of implementation of the **Offset Management Plan**.

Year 5 means the period within five years from the date of commencement of implementation of the **Offset Management Plan**.

Year 10 means the period within ten years from the date of commencement of implementation of the **Offset Management Plan**.

Year 15 means the period within fifteen years from the date of commencement of implementation of the **Offset Management Plan**.

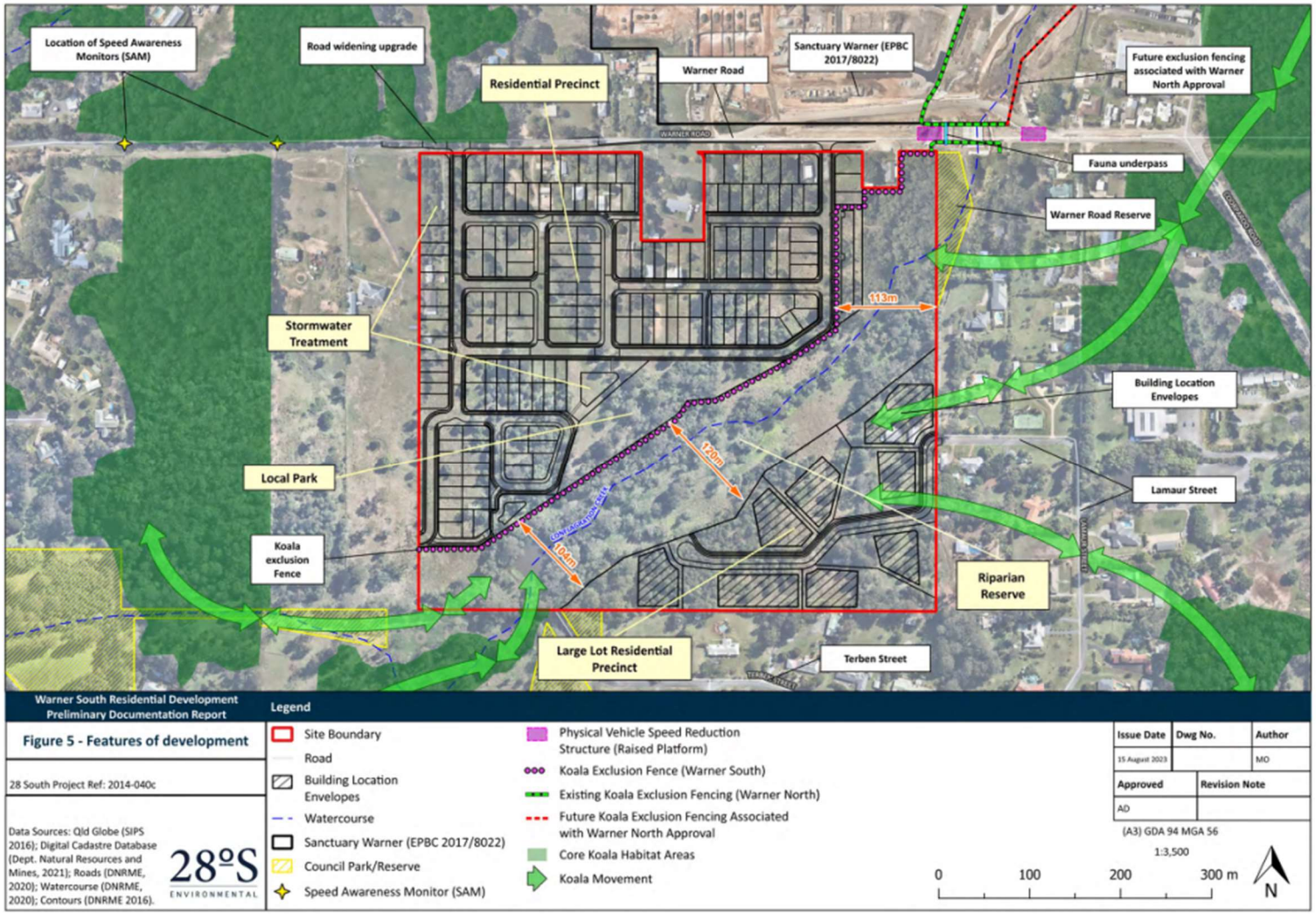
Year 20 means the period within twenty years from the date of commencement of implementation of the **Offset Management Plan**.

Attachments

- Attachment 1 – **Action area**
- Attachment 2 – **Riparian Reserve**
- Attachment 3(a) – Offset Site Koala **Benchmark Scores**
- Attachment 3(b) – Offset Site Koala **Benchmark Scores**
- Attachment 4(a) – Offset Site GHFF **Benchmark Scores**
- Attachment 4(b) – Offset Site GHFF **Benchmark Scores**
- Attachment 5 – Offset Site Management Units
- Attachment 6 – Riparian Reserve Management Units

Australian Government

Department of Climate Change, Energy, the Environment and Water



Attachment 1. Warner South Residential Development Action Area.

Attachment 2. Riparian Reserve.

Table 9a: Completion Criteria for Koala habitat – Example outlining how ORS performance will achieve OAMP goals and reach proposed ecological benefit in line with EPBC Offsets Policy.

Key Performance Indicators	Description	Benchmark Score	Year 5 Score	Year 10 Score	Year 15 Score	Year 20 Score
Site Condition (Bio-condition Parameters and KPIs)						
Large trees	Number of large trees above the DBH size threshold defined by the target Regional Ecosystem bio-condition benchmark.	**5/15**	**5/15**	**5/15**	**5/15**	**5/15**
		0-50% of Benchmark	0-50% of Benchmark	0-50% of Benchmark	0-50% of Benchmark	0-50% of Benchmark
Tree canopy height	Record the average height of each strata layer present (i.e. emergent, canopy, sub-canopy, shrub and groundcover layers)	**3/5**	**3/5**	**4/5**	**5/5**	**5/5**
		>25-70% of Benchmark	>25-70% of Benchmark	>25-70% of Benchmark	>70% of Benchmark	>70% of Benchmark
Recruitment of woody perennial species in EDL	Record the number of tree species that are being naturally recruited within the monitoring site (i.e. occurring as saplings <5cm DBH).	**3.5/5**	**3/5**	**3/5**	**5/5**	**5/5**
		>20-75% of Benchmark	>20-75% of Benchmark	>20-75% of Benchmark	>75% of Benchmark	>75% of Benchmark
Tree canopy cover	Percentage of 100m transect within the monitoring site that is covered by canopy and sub-canopy.	**2/5**	**2/5**	**2/5**	**5/5**	**5/5**
		>10-<50% of Benchmark	>10-<50% of Benchmark	>10-<50% of Benchmark	>200% of Benchmark	>50%-<200% of Benchmark
Shrub Cover	Percentage of 100m transect within the monitoring site that is covered by shrub.	**0/5**	**3/5**	**3/5**	**5/5**	**5/5**
		<10% of Benchmark	>10%-<50% or >200% of Benchmark	>10%-<50% or >200% of Benchmark	>50-<200% of Benchmark	>50-<200% of Benchmark
Coarse woody debris	Amount of coarse woody debris occurring within the monitoring site (in metres per site) (collected the length of wood debris that is >10cm in width and >0.5m in length).	**2/5**	**2/5**	**5/5**	**5/5**	**5/5**
		<50% or >200% of Benchmark	<50% or >200% of Benchmark	>50% or >200% of Benchmark	>50% or >200% of Benchmark	>50% or >200% of Benchmark
Native Species Richness – Trees	Record the number of native tree species occurring in the monitoring site. This is controlled by the planting palettes within the OMP.	**2.5/5**	**3/5**	**3/5**	**5/5**	**5/5**
		>25-90% of Benchmark	>25-90% of Benchmark	>25-90% of Benchmark	>90% of Benchmark	>90% of Benchmark
Native Species Richness – Shrubs	Record the number of native shrub species occurring in the monitoring site.	**2.5/5**	**3/5**	**3/5**	**5/5**	**5/5**
		>25-90% of Benchmark	>25-90% of Benchmark	>25-90% of Benchmark	>90% of Benchmark	>90% of Benchmark
Native Species Richness – Grasses	Record the number of native grass species occurring in the monitoring site.	**3.5/5**	**3/5**	**3/5**	**5/5**	**5/5**
		>25-90% of Benchmark	>25-90% of Benchmark	>25-90% of Benchmark	>90% of Benchmark	>90% of Benchmark
Native Species Richness – Forbes	Record the number of native forbes species occurring in the monitoring site.	**2.5/5**	**3/5**	**3/5**	**5/5**	**3/5**
		>25-90% of Benchmark	>25-90% of Benchmark	>25-90% of Benchmark	>90% of Benchmark	>25-90% of Benchmark
Extent of non-native/weed coverage	Note the extent/occurrence of weeds listed under the *Biosecurity Act 2014* or as a WoNS (percentage coverage within the monitoring site)	**5/10**	**5/10**	**5/10**	**5/10**	**5/10**
		>5%-25% of Benchmark	>5%-25% of Benchmark	>5%-25% of Benchmark	>5%-25% of Benchmark	>5%-25% of Benchmark
Native grass cover	Note the extent/occurrence pf native grass species	**3/5**	**3/5**	**5/5**	**5/5**	**5/5**
		>50-90% of Benchmark	>50-90% of Benchmark	>90% of Benchmark	>90% of Benchmark	>90% of Benchmark
Organic litter	Note the extent/occurrence of organic litter (percentage coverage within the monitoring site)	**3.4/5**	**3/5**	**3/5**	**5/5**	**5/5**

Attachment 3(a). Warner South Residential Development Offset Site Koala Benchmark Scores (a). Source: Preliminary Documentation

		>10-<50% or >200% of Benchmark	>10-<50% or >200% of Benchmark	>10-<50% or >200% of Benchmark	>50%-<200% of Benchmark	>50%-<200% of Benchmark
Quality and availability of food and habitat required for foraging		**3/10**	**5/10**	**5/10**	**5/10**	**10/10**
Quality and availability of habitat required for shelter and breeding		**3/10**	**5/10**	**5/10**	**5/10**	**10/10**
Site Condition Score (out of 100)		**42**	**53**	**56**	**73**	**80.3**
Site Condition Score (converted out of 3)		**1.55**	**1.59**	**1.68**	**2.19**	**2.41**
Site Context						
Size of Patch		6.7/10	10/10	10/10	10/10	10/10
Connectedness		3/5	3/5	3/5	4/5	5/5
Context		4/5	4/5	4/5	4/5	4/5
Ecological Corridors		0/6	0/6	0/6	0/6	0/6
Role of the Site location to species overall population in the state		5/5	5/5	5/5	5/5	5/5
Threats to Species		7/15	7/15	7/15	15/15	15/15
Quality and availability of habitat required for mobility		10/10	10/10	10/10	10/10	10/10
Site Context Score (out of 56)		35.7	39	39	40	49
Site Context Score (converted out of 3)		**1.75**	**2.08**	**2.08**	**2.14**	**2.63**
Species Stocking Rate						
Presence detected on or adjoining site		10/10	10/10	10/10	10/10	10/10
Species Usage (Habitat type & evidence of usage)		15/15	15/15	15/15	15/15	15/15
Approximate Density		10/30	10/30	10/30	20/30	20/30
Role/Importance of Species Population on Site		5/15	5/15	5/15	5/15	5/15
Species Stocking Rate (out of 70)		40	40	40	50	50
Species Stocking Rate (converted out of 4)		**2.29**	**2.29**	**2.29**	**2.86**	**2.86**
Total Habitat Quality Score (out of 10)		**5.47** **(Incorporating AU weighting score – 5.47)** **Round to 5**	**5.96** **Averaged Scores for AUs** **Round to 6**	**6.05** **Averaged Scores for AUs** **Round to 6**	**7.19** **Averaged Scores for AUs** **Round to 7**	**7.9** **Averaged Scores for AUs** **Round to 8**

Attachment 3(b). Warner South Residential Development Offset Site Koala Benchmark Scores (b). Source: Preliminary Documentation

Table 9b: Completion Criteria for Grey Headed Flying Fox habitat – Example outlining how ORS performance will achieve OAMP goals and reach proposed ecological benefit in line with EPBC Offsets Policy.

Key Performance Indicators	Description	Baseline (rounded)	Year 5 Score	Year 10 Score	Year 15 Score	Year 20 Score
Site Condition (Bio-condition Parameters and KPIs)						
Large trees	Number of large trees above the DBH size threshold defined by the target Regional Ecosystem bio-condition benchmark.	**5/15** 0-50% of Benchmark	**5/15** 0-50% of Benchmark	**5/15** 0-50% of Benchmark	**5/15** 0-50% of Benchmark	**10/15** 0-50% of Benchmark
Tree canopy height	Record the average height of each strata layer present (i.e. emergent, canopy, sub-canopy, shrub and groundcover layers)	**3/5** >25-70% of Benchmark	**3/5** >25-70% of Benchmark	**4/5** >25-70% of Benchmark	**5/5** >70% of Benchmark	**5/5** >70% of Benchmark
Recruitment of woody perennial species in EDL	Record the number of tree species that are being naturally recruited within the monitoring site (i.e. occurring as saplings <5cm DBH).	**3/5** >20-75% of Benchmark	**3/5** >20-75% of Benchmark	**3/5** >20-75% of Benchmark	**5/5** >75% of Benchmark	**5/5** >75% of Benchmark
Tree canopy cover	Percentage of 100m transect within the monitoring site that is covered by canopy and sub-canopy.	**2/5** >10-<50% of Benchmark	**2/5** >10-<50% of Benchmark	**2/5** >10-<50% of Benchmark	**5/5** >200% of Benchmark	**5/5** >50%-<200% of Benchmark
Shrub Cover	Percentage of 100m transect within the monitoring site that is covered by shrub.	**0/5** <10% of Benchmark	**3/5** >10%-<50% or >200% of Benchmark	**3/5** >10%-<50% or >200% of Benchmark	**5/5** >50-<200% of Benchmark	**5/5** >50-<200% of Benchmark
Coarse woody debris	Amount of coarse woody debris occurring within the monitoring site (in metres per site) (collected the length of wood debris that is >10cm in width and >0.5m in length).	**2/5** <50% or >200% of Benchmark	**2/5** <50% or >200% of Benchmark	**5/5** >50% or >200% of Benchmark	**5/5** >50% or >200% of Benchmark	**5/5** >50% or >200% of Benchmark
Native Species Richness – Trees	Record the number of native tree species occurring in the monitoring site. This is controlled by the planting palettes within the OMP.	**2.5/5** >25-90% of Benchmark	**3/5** >25-90% of Benchmark	**3/5** >25-90% of Benchmark	**5/5** >90% of Benchmark	**5/5** >90% of Benchmark
Native Species Richness – Shrubs	Record the number of native shrub species occurring in the monitoring site.	**2.5/5** >25-90% of Benchmark	**3/5** >25-90% of Benchmark	**3/5** >25-90% of Benchmark	**5/5** >90% of Benchmark	**5/5** >90% of Benchmark
Native Species Richness – Grasses	Record the number of native grass species occurring in the monitoring site.	**2.5/5** >25-90% of Benchmark	**3/5** >25-90% of Benchmark	**3/5** >25-90% of Benchmark	**5/5** >90% of Benchmark	**5/5** >90% of Benchmark
Native Species Richness – Forbes	Record the number of native forbes species occurring in the monitoring site.	**2.5/5** >25-90% of Benchmark	**3/5** >25-90% of Benchmark	**3/5** >25-90% of Benchmark	**5/5** >90% of Benchmark	**5/5** >25-90% of Benchmark
Extent of non-native/weed coverage	Note the extent/occurrence of weeds listed under the *Biosecurity Act 2014* or as a WoNS (percentage coverage within the monitoring site)	**5/10** >5%-25% of Benchmark	**5/10** >5%-25% of Benchmark	**5/10** >5%-25% of Benchmark	**5/10** >5%-25% of Benchmark	**10/10** >5%-25% of Benchmark
Native grass cover	Note the extent/occurrence pf native grass species	**3/5** >50-90% of Benchmark	**3/5** >50-90% of Benchmark	**5/5** >90% of Benchmark	**5/5** >90% of Benchmark	**5/5** >90% of Benchmark

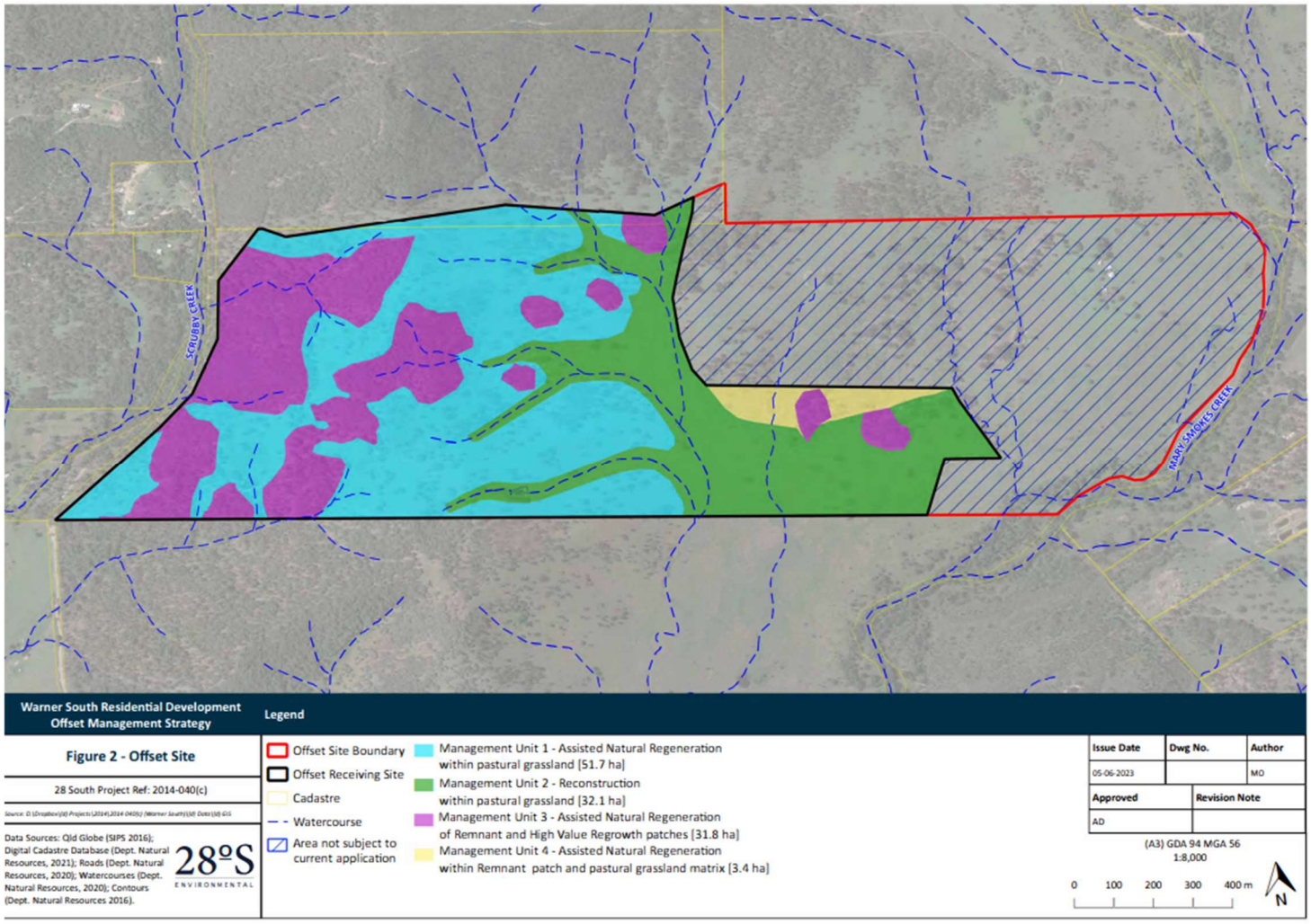
Attachment 4(a). Warner South Residential Development Offset Site GHFF Benchmark Scores (a). Source: Preliminary Documentation

Organic litter	Note the extent/occurrence of organic litter (percentage coverage within the monitoring site)	**3/5** >10-<50% or >200% of Benchmark	**3/5** >10-<50% or >200% of Benchmark	**3/5** >10-<50% or >200% of Benchmark	**5/5** >50%-<200% of Benchmark	**5/5** >50%-<200% of Benchmark
Quality and availability of food and habitat required for foraging		**36.5/80**	**40/80**	**40/80**	**45/80**	**60/80**
Quality and availability of habitat required for shelter and breeding		**0/20**	**0/20**	**0/20**	**0/20**	**0/20**
Site Condition Score (out of 180)		**80.6**	**81**	**87**	**110**	**125**
Site Condition Score (converted out of 4)		**1.61**	**1.8**	**1.93**	**2.44**	**2.88**
Site Context						
Size of Patch		10/10	10/10	10/10	10/10	10/10
Connectedness		3/5	3/5	3/5	4/5	5/5
Context		3/5	4/5	4/5	4/5	4/5
Ecological Corridors		0/6	0/6	0/6	0/6	4/6
Role of the Site location to species overall population in the state		14/30	14/30	14/30	17/30	22/30
Threats to Species		20/30	20/30	20/30	20/30	20/30
Quality and availability of habitat required for mobility		10/10	10/10	10/10	10/10	10/10
Site Context Score (out of 96)		60	61	61	65	75
Site Context Score (converted out of 3)		**1.88**	**1.9**	**1.91**	**2.03**	**2.34**
Species Stocking Rate						
Presence detected on or adjoining site		10/10	10/10	10/10	10/10	10/10
Species Usage (Habitat type & evidence of usage)		10/15	10/15	10/15	10/15	10/15
Approximate Density		20/30	20/30	20/30	20/30	20/30
Role/Importance of Species Population on Site		5/15	5/15	5/15	5/15	5/15
Species Stocking Rate (out of 70)		50	50	50	50	50
Species Stocking Rate (converted out of 3)		**2.14**	**2.14**	**2.14**	**2.14**	**2.14**
Total Habitat Quality Score (out of 10)		**5.8** **(Incorporating AU weighting score – 5.36)**	**5.84** **Averaged Scores for AUs** **Round to 5**	**5.98** **Averaged Scores for AUs** **Round to 6**	**6.61** **Averaged Scores for AUs** **Round to 6**	**7.36** **Averaged Scores for AUs** **Round to 7**

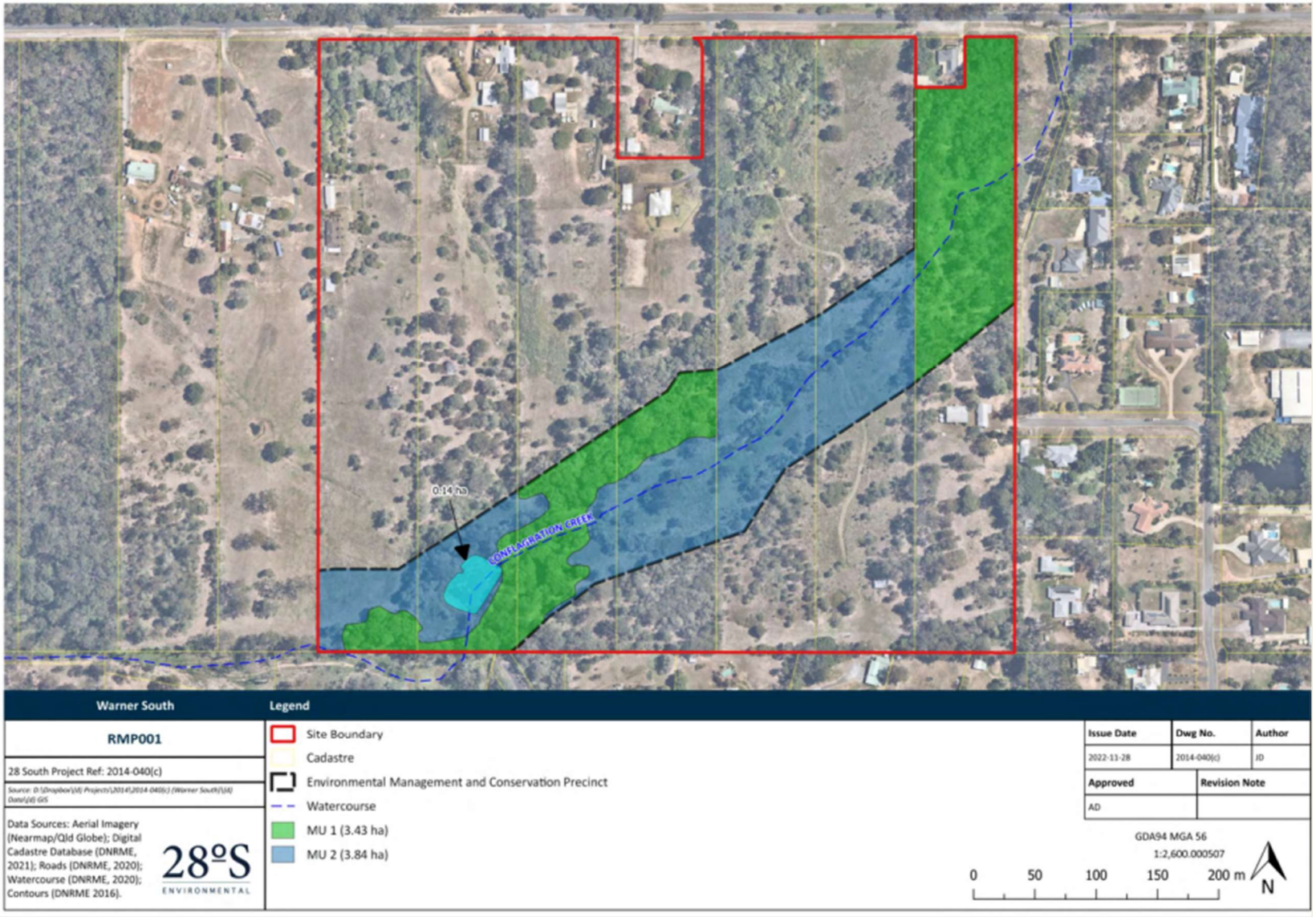
Attachment 4(b). Warner South Residential Development Offset Site GHFF Scores (b). Source: Preliminary Documentation

Australian Government

Department of Climate Change, Energy, the Environment and Water



Attachment 5. Warner South Residential Development Offset Site Management Units. Source: Preliminary Documentation



Attachment 6. Warner South Residential Development Riparian Reserve Management Units.

28ºS ENVIRONMENTAL

Attachment 2
Year 2 Vertebrate Pest Monitoring Report

Technical Memorandum

Second Year Vertebrate Pest Report (EPBC2021/9130)

1. Introduction

Ausbuild Development Corp Pty Ltd (the **Approval Holder**) has approval (EPBC 2021/9130) to deliver an environmental offset as compensation for residual significant impacts to habitat for Matters of National Environmental Significance (**MNES**), as part of the Warner South Residential Development (the **Action**).

The Offset Site (**OS**) is located at 263 Eaton Lane, Stoney Creek, Queensland 4514 or more formally described as Lot 3 on SP332048. The total size of the Lot is 201.2 ha with the OS comprising 119.0 ha. The remaining portion (**Balance Portion**) of the 201 ha land parcel not utilised as offset (totalling some 82 ha) was reserved for cattle grazing.

In 2024 the *Stony Creek - Vertebrate Pest Management Plan* (**VPMP**) prepared by 28 South Environmental Pty Ltd (**28 South**) on behalf of the Approval Holder to fulfil Action 2 of the Warner South Residential Development Offset Management Plan (OMP).

Annual actions identified by the VPMP included specific control measures and the annual monitoring of target pest species to evaluate the effectiveness of the pest management activities and adjust techniques where required. This memorandum has been prepared to satisfy this requirement.

2. Target Species

The VPMP identified **six target species** to be the subject of specific ongoing monitoring and management. These species and their allocated restricted matter category under the Biosecurity Act are outlined in **Table 1**.

Table 1: Target Species

Common Name	Binomial Name (species)	Restricted Matter Category
Rabbit	*Oryctolagus cuniculus*	3, 4, 5 and 6
European Fox	*Vulpes vulpes*	3, 4, 5 and 6
Wild/Feral Dog	*Canis familiaris, C. familiaris dingo, C. lupus familiaris, C. lupus dingo*	3, 4 and 6
Feral Cat	*Felis catus*	3, 4 and 6
Feral Pig	*Sus scrofa*	3, 4 and 6
Feral Deer (Rusa / Red)	*Rusa timorensis / Cervus elaphus*	3, 4 and 6

The VPMP identified four key procedures to be undertaken annually. They are:

- Monitoring - including observation of scats, incidental observation of pests, inspections for rabbit warrens and camera trapping
- Baiting – targeted wild dog baiting by City of Moreton Bay at the locality
- Shooting – quarterly (minimum) by suitably qualified / trained marksmen
- Communication and engagement – ongoing with surrounding landowners and stakeholders (including City of Moreton Bay) to communicate findings of monitoring, shooting and explore incidence of pests on surrounding properties.

3. 2025 Assessment Techniques

Assessment of the presence of vertebrate pests onsite consisted of:

- Review of City of Moreton Bay baiting program locality data
- Review of results for pest eradication shooting
- Synthesis of incidental observations
- Camera trap assessments.

3.1 Baiting

The City of Moreton Bay pest management team was contacted to identify the result of baiting programs and to discover trends in wild dog reporting for the locality in 2025.

Discussions with Mitchell Brown, Supervisor Invasive Species (Animals) Environmental Services, City of Moreton Bay revealed that baiting was undertaken onsite during 2024 (August), but not in 2025. The absence of baiting activity in 2025, was a result of the departure of the previous offset site caretaker.

3.2 Shooting

Shooting was carried out by appropriately trained personnel with appropriate firearms license on seven occasions during 2025.

- 11 January 2025
- 26 January 2025
- 1 May 2025
- 25 May 2025
- 27 June 2025
- 19 October 2025
- 19 November 2025.

3.3 Incidental and Indirect Observation

Observations made by field personnel while undertaking other offset specific actions were recorded including live sightings or observation of tracks, scats, warrens and other traces. These were collated from 28 South Staff, Weed / Rehabilitation contractors and nearby resident communications.

3.4 Camera Trap Assessment

3.4.1 Survey Effort

The 2025 vertebrate pest Camera Trap Monitoring occurred over the period 19 December 2025 and collected on 6 January 2026 (18 consecutive nights).

Twenty Browning Patriot “black flash” cameras were deployed across the project area. Fifteen cameras were deployed in a semi-regular grid across the survey site, encompassing all management units and an additional five cameras were deployed at farm dams within the Offset Area (**Figure 1**). Cameras were deployed on Two cameras malfunctioned and failed to capture images. Four cameras ceased recording prior to the end of the survey due to memory card capacity being reached as a result of excessive false triggers. Total survey effort was 282 camera trap-nights.

3.4.2 Survey Conditions

During the two-week survey period maximum daily temperatures[1] were 23.5–36.0°C (average 30.4 °C). Minimum overnight temperatures were 15.9–24.9°C (average 19.6 °C). A total of 35 mm of rain[2] fell during the survey period, which was spread over 7 days. The maximum rainfall in one day was 11 ml.

3.4.3 Camera setup

All cameras were set on trees or fence posts at ~ 0.5 m above the ground, at the same locations as the survey baseline undertaken in 2025. Camera trap nomenclature (i.e. numbering) remained unchanged form 2025. Cameras were aimed at a PVC bait holder containing a mixture of oats, cat food, peanut butter, vanilla essence and honey, staked to the ground approximately 3 m from the camera. Where necessary, vegetation was cleared to reduce vegetation movement and to ensure the bait holder could be easily distinguished in photos. Cameras were set to 24-hour operation, high sensitivity and captured three images per trigger event with a 1 sec delay.

4. Results

4.1 Shooting

A total of 11 Red deer (*Cervus elaphus*) and one feral dog were shot during 2025:

- 11 January 2025 - nil
- 26 January 2025 – 3 Red deer
- 1 May 2025 - 1 Red deer
- 25 May 2025 – 1 Red deer, one feral dog

[1] Temperature data was gathered from the Beerburrum meteorological station (station 040284) located ~28 km WNW of the survey site.
[2] Rainfall data was gathered from the Woodford Stanmore (040934) meteorological station located some 5 km to the north east of the survey site.

- 27 June 2025 – 2 Red deer
- 19 October 2025 – 2 Red deer
- 19 November 2025 – 2 Red deer.

4.2 Incidental and Indirect Observation

Incidental observation of feral animals occurred:

8 January 2025 – Red deer

17 January 2025 – group of 5 Red deer

17 February 2025 – two Red deer

26 March 2025 – one Red deer, one Wild dog.

Incidental observation by field personnel at the time of camera deployment resulted in the sighting of a group of deer on site, a dropped antler and deer faeces. The deer were identified as Red deer (*Cervus elaphus*) based on the antler morphology and camera trap images.

4.3 Camera Trap Assessment

Vertebrate pest species recorded by camera trapping are outlined in **Table 2**. All fauna species identified by camera traps during the survey are identified in **Attachment 1**.

A total of eighteen (18) taxa were recorded on camera traps. Of these, sixteen (16) were identifiable to species level, one to genera and one to family. Four pest taxa were identified (three mammals and the cane toad) and 15 native taxa, including 4 mammals, 9 birds, and 2 reptiles.

Three forms of canines were identified in images:

- Wild dog / Dingo / (*Canis familiaris* x *Canis dingo*).
- Domesticated dog (*Canis familiaris*)
- Feral dog (*Canis familiaris*).

At least four Wild dog (*Canis familiaris* x *C. dingo*) were identified on camera (camera sites 6, 7, 8, 13, 14, 16 and 18). These were seen as individuals and in pairs. The canines captured on the cameras (Refer **Photo Plates 1 - 2**) display morphological features of the Dingo and may represent a population of Wild dog individuals with high proportion of Dingo (*Canis dingo*) DNA. Morphological features of Dingo include: a bushy tail with white tip, white sock markings, slender body with narrow chest, pricked and pointed ears, and typically (though not exclusively) a sandy coat colour. The genetic lineage of the animals cannot be guaranteed without genetic analysis, and for that reason this report identifies the canines Wild dog (*Canis familiaris X C. dingo*)[3].

Two domestic dogs (one golden labrador retriever and one black labrador retriever both with collars) (Refer **Photo Plate 3 - 4**) and a single Feral dog with a more robust build than the *Canis familiaris* x *C. dingo* was detected (Refer **Photo Plate 5**).

[3] While these animals are identified here as wild dogs, some authorities will likely consider them to be true dingoes (*Canis dingo*). In-depth genetic analysis of over 5000 “wild dogs” (including 356 from Queensland) showed >98% of animals tested comprised at least 50% dingo ancestry (Cairns et al. 2022).

Other pest species recorded were the Red deer (*Cervus elaphus*) at cameras 6, 8, 9, 10, 14, 16, 18 and 19 with at least six individuals identified; Red fox (*Vulpes vulpes*) at cameras 9, 10 and 14 and Cane toad (*Rhinella marina*) at camera 11, 13 and 16.

Table 2: Comparison of Baseline and Current Recording of Vertebrate Pest Species

Common Name	Binomial Name (species)	Camera Trap Location		Number of records	
		2024	2025	2024	2025
Target pest species					
Red fox	*Vulpes vulpes*	9, 14	9, 10, 14	2	4
Feral dog	*Canis familiaris*	13, 18	7	3	1
Wild dog/Dingo[3]	*Canis familiaris* x *C. dingo*		6, 7, 8, 13, 14, 16, 18		11
Domestic dog	*Canis familiaris*		6		2
Rusa deer	*Rusa timorensis*	10		5	
Red deer	*Cervus elaphus*		6, 8, 9, 10, 14, 16, 18, 19		15
Non-target pest species					
Cane toad	*Rhinella marina*	All except 11	11, 13, 16	19	5

Photo Plate 1: Canids showing white sock markings and tail tip, slender body with narrow chest, pricked and pointed ears, and sandy colour typical of *Canis dingo*

Photo Plate 2: Canids showing white sock markings, slender body with narrow chest, pricked and pointed ears, and typical sandy colour typical of *Canis dingo*.

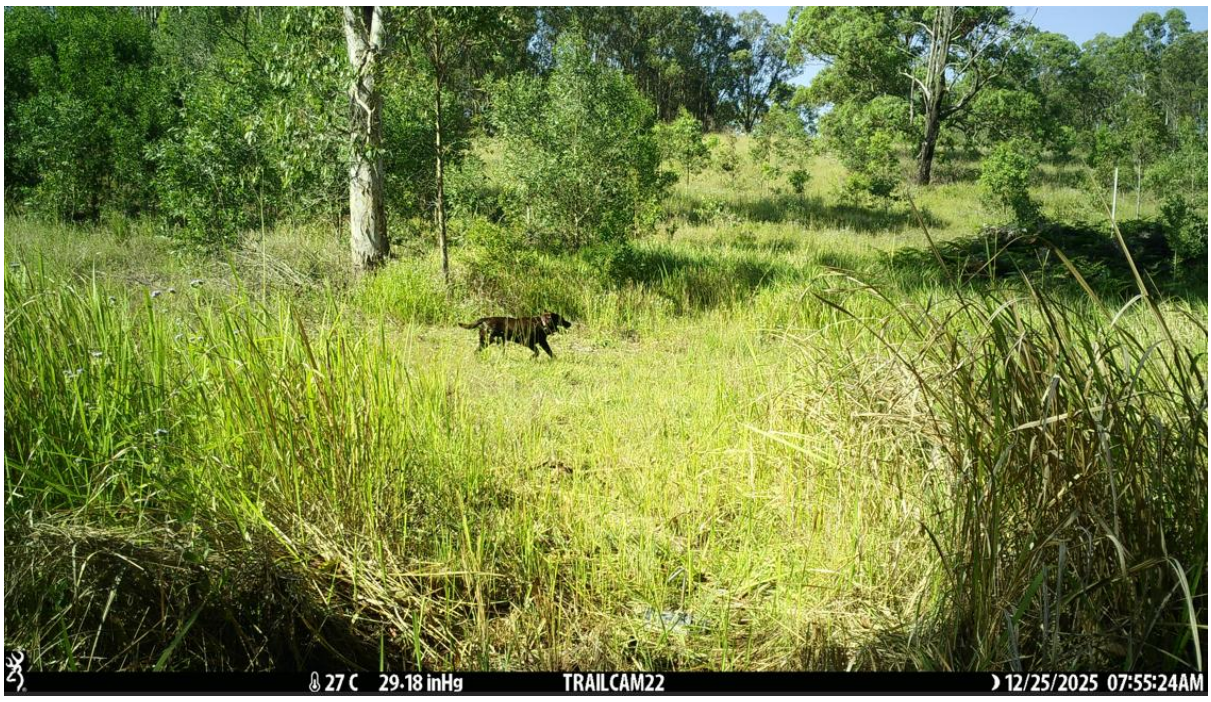


Photo Plate 3: Domestic dog (one black labrador retriever) with collar.

Photo Plate 4: Domestic dog (one golden labrador retriever) with collar.

Photo Plate 5: Feral dog with a more robust build than the *Canis familiaris* x *C. dingo*. This individual has a prey item in its mouth.

5. Discussion

This is the first annual monitoring following the baseline surveys. Pest species diversity was relatively consistent with baseline surveys. Baseline surveys identified the presence of Wild / Feral dog (*Canis familiaris*), Rusa deer (*Rusa timorensis*), European fox (*Vulpes vulpes*) and Cane toad (*Rhinella marina*). Current surveys identified European fox (*Vulpes vulpes*) and Cane toad (*Rhinella marina*); three forms of canids; Domesticated dog, Wild dog and Feral dog. The only deer species identified on site was Red deer (*Cervus elaphus*) and this is consistent with shooting returns.

The three forms of dog identified was based on the presence of collars on domestic dogs and morphological features of the Feral dog which has a larger build than the more slender Wild dog (*Canis familiaris* x *C. dingo*) which displayed features more typical of the native Dingo. The Labrador's were detected on Christmas day and are believed to be owned by visitors to one of the residential properties to the north; neither are known as pets residing in these properties.

Camera trap records detected observable increase in abundance of Wild / Feral dogs and Red deer (*Cervus elaphus*). Observed numbers of Red fox (*Vulpes vulpes*) are marginally greater in 2025, than in 2024.

The increase in Red deer numbers is believed to be a consequence of cattle destocking of the offset area (which occurred in 2023), and more recently, destocking of the Balance Area. Presently only a small number of horses are retained in the Balance Portion in a home paddock adjoining the rural residential dwelling. Tenants have reported that Red deer now regularly encroach into the Balance Parcel.

It is understood that City of Moreton Bay did not undertake 1080 baiting on the offset site during the third quarter of 2025.

Previous discussions with the CMB Team Leader Biosecurity, Environmental Services Department (Darren Sheil, pers comm) identified wild dogs are an ongoing threat in the landscape around the offset site with younger cattle and calves attacked. A distinct seasonal activity has been noted with more animals observed moving into lower parts of the landscape (especially where stock) during late winter and early spring when food resources are scarce. This also coincides with breeding season.

Wild dogs are commensal animals generally not forest hunters and instead focusing hunting attention / food gathering in cleared areas adjoining forest, near to human settlements. The increase in numbers later in the year may also be a consequence of destocking, with Canids following deer.

Cane toad (*Rhinella marina*) records have decreased, though in relation to Cane toad, this is believed to be a result of decreased rainfall in the latter months of 2025, than occurred in 2024.

At the time of writing, baiting activities undertaken by City of Moreton Bay to target Wild / Feral dog were unknown. The VPMP identified shooting at the site should occur at a minimum, quarterly. Shooting conducted in 2025 exceeded the VPMP requirement.

Ongoing shooting in 2026 will be increased in frequency of site visitation, and measures established to target Feral dogs; establishment of an onsite carcass repository to attract dogs. Verbal and email instructions were sent to the contracted shooter on 13 January 2026.

Re-engagement with CMB and local landholders should occur (in accordance with the requirements of the OMP), by the end of February 2026.

It should be noted that Red deer and Feral dogs are nomadic and widely ranging within the landscape, often moving between the alluvial grassy plains of Stone and Mary Smokes Creek and the vegetated slopes of Bellthorpe Range (including the National Park) to the north. Natural immigration and emigration of pest animals from the surrounding landscape will make it difficult to permanently reduce pest presence of these species.

6. References

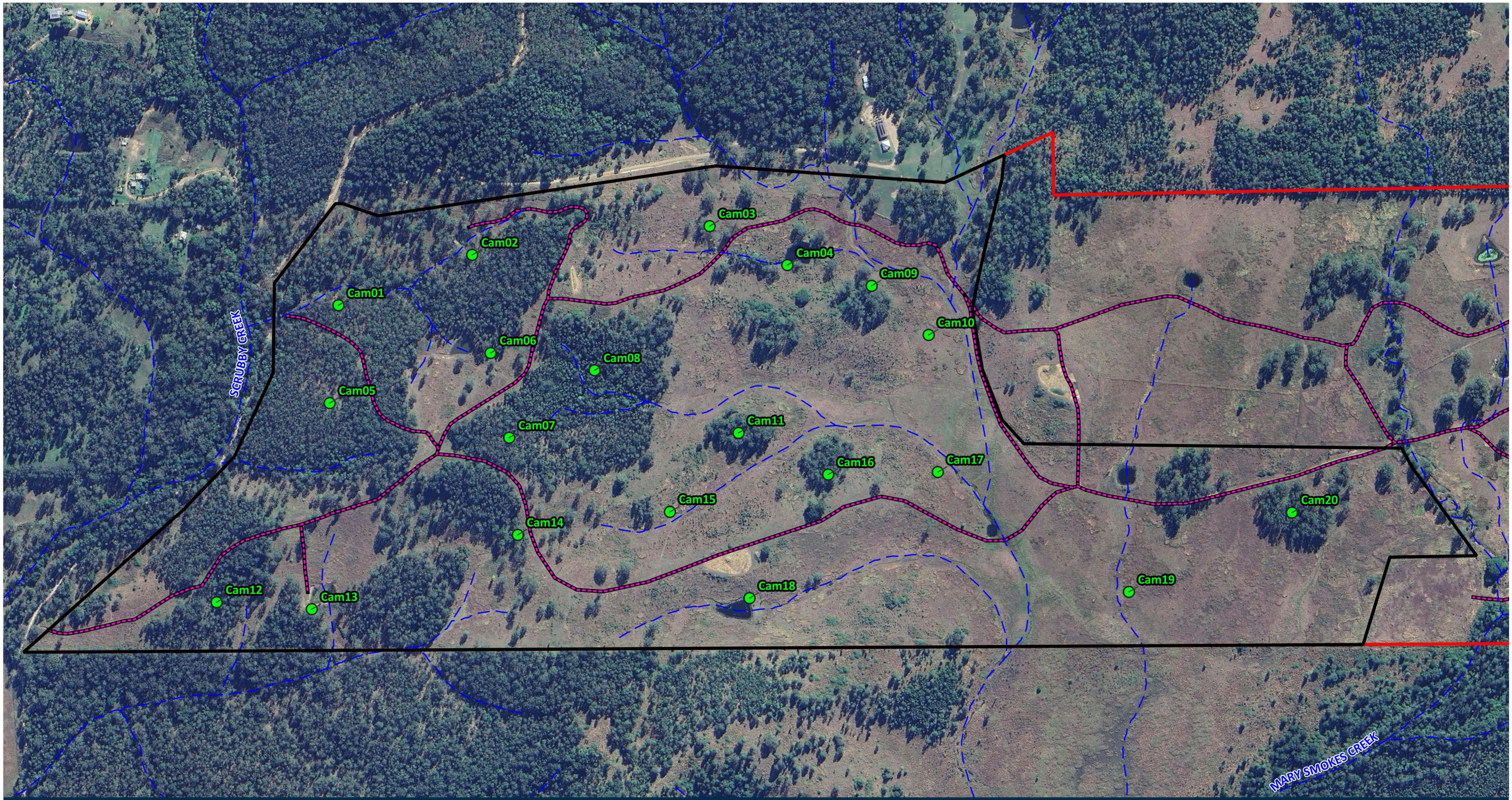
Cairns KM, Crowther MS, Nesbitt B, Letnic M (2022). The myth of wild dogs in Australia: are there any out there? *Australian Mammalogy*, 44, 67-75.

Figures:

1. Camera trap locations

Attachments:

1. Camera trap data – Fauna species list



Warner South Residential Development
Stony Creek Offset Vertebrate Pest Mangement Plan

Figure 1 - Camera Trap Locations

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28ºS ENVIRONMENTAL

Legend

- Offset Site Boundary
- Offset Receiving Site fence line
- Waterway/overland flow path
- Site access track
- Camera Trap [20]

Issue Date	Dwg No.	Author
13-12-2024		MO
Approved	**Revision Note**	
AD		

(A3) GDA 94 MGA 56
1:6,000

0 50 100 150 200 m

N

Attachment 1 - Camera trap data – Fauna species list

Species Name	Common Name	Establi-shment	Camera Trap Number / Location																		
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Mammals																						
Canis familiaris / Canis dingo	Dingo/Wild dog*	QA/II						x	x	x					x	x		x		x		
Canis lupus familiaris	Wild/Feral dog	II							x													
Canis lupus familiaris	*Dog (Domestic)*	II						x														
Canis sp.	*Dog unknown*	QA/II	x																			
Vulpes vulpes	*Red fox*	II									x	x				x						
Cervus elaphus	Red deer	II						x		x	x	x				x		x		x	x	
Macropus giganteus	Eastern Grey Kangaroo	QA	x	x	x			x	x		x		x	x	x			x	x	x	x	x
Notamacropus rufogriseus	Red-necked wallaby	QA	x	x	x		x	x	x	x	x	x	x	x	x	x		x	x	x		x

Trichosurus vulpecula	Common Brushtail possum	QA							x													
Peramelidae sp.	Northern brown Bandicoot	QA									x											x
Birds																						
Centropus phasianinus	Pheasant coucal	QA																	x			x
Corvus sp.				x								x			x	x				x		
Dacelo novaeguineae	Laughing kookaburra	QA														x		x				
Gymnorhina tibicen	Australian magpie	QAI									x	x						x				x
Porphyrio melanotus	Purple swamphen	QA																		x		
Rhipidura leucophrys	Willie wagtail	QA										x										
Synoicus ypsilophorus	Brown quail	QA														x						
Tachybaptus novaehollandiae	Australasia grebe	QA																		x		

Family: Anatidae	duck	QA																		x		
Reptiles																						
Pogona barbata	Bearded dragon	QA												x				x				
Varanus varanus	Lace monitor	QA				x																
Amphibians																						
Rhinella marina	Cane Toad	II											x		x			x				

Establishment = Endemic to Australia (QA), Not Endemic to Australia (QAI), Introduced - International (II)

***Note:** While these animals are identified here as dingo, some authorities will likely consider them to be wild dogs. In-depth genetic analysis of over 5000 “wild dogs” (including 356 from Queensland) showed >98% of animals tested comprised at least 50% dingo ancestry (Cairns et al. 2022).

Pest Notes:

Species	Location	Count	Date/hr (24hr)	Red deer individuals/notes	Dingo individuals/notes
Cane toad	Cam11	4	03/01 @ 22:55		
Cane toad	Cam11	3	04/01 @ 03:48		
Cane toad	Cam13	1	21/12 @ 19:12		
Cane toad	Cam13	2	27/12 @ 19:17		
Cane toad	Cam16	1	21/12 @ 03:25		

Dog (unknown)	Cam1	1	20/12/2025 @ 7:36		
Domestic dog	Cam6	2	25/12 @ 07:55		Dogs with collars
Red deer	Cam10	1	12/29 @ 02:40	Medium antlers	
Red deer	Cam10	2	29/12 @ 22:51	Juvenile, faun	
Red deer	Cam10	1	03/01 @ 00:56	Medium antlers	
Red deer	Cam14	1	04/01 @ 00:56	Adult no antlers	
Red deer	Cam16	2	23/12 @ 01:47		
Red deer	Cam16	2	02/01 @ 05:55		
Red deer	Cam16	1	04/01 @ 01:35	Male medium antlers	
Red deer	Cam18	3	21/12 @ 04:30	2 antlers one no antlers	
Red deer	Cam18	1	23/12 @ 04:38		
Red deer	Cam19	1	29/12 @ 01:22		
Red deer	Cam6	1	29/12 @ 19:58		
Red deer	Cam8	1	14/01 @ 19:44	Small antlers	
Red deer	Cam8	1	14/01 @ 20:20	Large antlers	
Red deer	Cam9	1	20/12 @ 01:29	Male medium antlers	
Red deer	Cam9	1	31/12 @ 03:49		
Red fox	Cam10	1	22/12 @ 20:34		

Red fox	Cam10	1	26/12 @ 20:45		
Red fox	Cam14	1	01/01 @ 20:17		
Red fox	Cam9	1	23/12 @ 21:23		
Wild/ feral dog	Cam 7	1	01/06 @ 03:37		With fresh caught prey. Not dingo like, big build.
Wild dog/dingo	Cam13	1	20/12 @ 05:07		Pale
Wild dog/dingo	Cam13	1	22/12 @ 07:01		Dark - white tip
Wild dog/dingo	Cam13	1	28/12 @ 17:00		Dark - no white tip
Wild dog/dingo	Cam14	2	29/12 @ 05:20		2 dark, no white tips. Paler one with white sock front right
Wild dog/dingo	Cam16	1	27/12 @ 07:54		Dark
Wild dog/dingo	Cam18	1	21/12 @ 18:35		Pale
Wild dog/dingo	Cam6	1	30/12 @ 09:12		Pale - dingo like
Wild dog/dingo	Cam6	1	30/12 @ 18:28		Dark - dingo like
Wild dog/dingo	Cam6	1	6/01/2026 @ 03:36		Larger build, possibly as seen in cam 7
Wild dog/dingo	Cam7	2	28/12 @ 16:49		Pale white mask and dark with white tail tip and front right paw - both dingo like
Wild dog/dingo	Cam8	1	10/01 @ 06:01		Dark - dingo like

				At least 6 individuals of Red deer, potentially more.
				One faun, one juvenile, one mature without antlers. One small, one medium one large antlers. **At least 7 individual wild dogs/dingos, potentially more.** Dingo - Two dark with no white tips, one dark white tips, one pale. Dogs – one wild, two domestic in appearance.

28ºS
ENVIRONMENTAL

Attachment 3
Year 2 Weed Monitoring Report

28ºS ENVIRONMENTAL

Warner South Residential Project EPBC 2021/9130

Stony Creek Offset - Annual Biosecurity (Weed) Monitoring Report, 2025

2014-040i

19 December 2025

Document Control

Project No: 2014-040i

Project: **Warner South Post Approvals**

Document: Stony Creek Offset - Annual Biosecurity (Weed) Monitoring Report, 2025

Client: Ausbuild Pty Ltd

www.28south.com.au
28 South Environmental Pty Ltd

Disclaimer

This report has been prepared by 28 South Environmental Pty Ltd for the exclusive use of 28 South Environmental Pty Ltd's Client and is subject to and issued in connection with the provisions of the agreement between 28 South Environmental Pty Ltd and its Client. While reasonable effort has been made to ensure that the contents of this publication are factually correct, 28 South Environmental Pty Ltd does not accept responsibility for the accuracy or completeness of the contents and shall not be liable for any loss or damage that may be occasioned directly or indirectly through the use or, or reliance on, the contents of this publication.

The assessments and conclusions presented in this report are based on our professional opinion and interpretation of current environmental legislation and planning frameworks. This report does not constitute legal advice and is not legally binding.

In some instances, regulatory authorities may have differing interpretations or requirements. In cases where regulatory positions differ from those expressed in this report, the decisions and directives of the relevant authorities will take precedence. We recommend consulting with appropriate regulatory bodies or seeking independent legal advice to ensure full compliance with all applicable laws and regulations.

Document History and Status

Revision	Date	Description	By	Review
0.1	12/11/2025	Draft	EK/ST	AD
1.0	19/12/2025	Final	ST	AD

Approval for Issue

Name	Position	Date
Andrew Dickinson	**Technical Director Ecology**	**19 December 2025**

Table of Contents

Table of Tables

Table of Figures

Table of Attachments

1. Introduction

1.1 General

Ausbuild Development Corp Pty Ltd (the **Proponent**) is required to deliver an environmental offset as compensation for residual significant impacts to habitat for Matters of National Environmental Significance (MNES), as part of the Warner South Residential Development (the **Proposed Action**). Specifically, 20.39 ha of habitat for the Endangered Koala (*Phascolarctos cinereus*) and 16.25 ha of habitat for the Vulnerable Grey-headed Flying-fox (*Pteropus poliocephalus*).

The Offset Site (**OS**) subject to the BMP is located at 263 Eaton Lane, Stoney Creek, Queensland 4514 or more formally described as Lot 3 on SP332048. The total size of the Lot is 201.2 ha with the size of the ORS is 119.0ha with 82.2ha of land making up the balance of the Site (**Balance Area**). The Offset Site is shown in **Attachment 1**. Formal Management Units representing the areas of similar management response for the period of the offset are shown in **Attachment 2**.

A Biosecurity Management Plan (**BMP**) was prepared in 2024 by 28 South Environmental Pty Ltd (28 South) on behalf of Ausbuild Development Corp Pty Ltd (Ausbuild) to fulfil Action 2 of the Warner South Residential Development Offset Management Plan (**OMP**) – development of an Offset Specific Action Plan relating to Weed identification and control. The OMP embraced the concept of adaptive management, highlighting the need for review of past actions, evaluation of efficacy, revising and refocussing future actions.

The strategies and procedures developed within the BMP are subject to annual monitoring and evaluation of results in October each year to assess the efficacy of weed management during the preceding year and to focus on specific action targets for the coming year. This report intends to satisfy this requirement.

1.2 Management Approach

Weed management within the Stony Creek Offset has been, and will continue to be, carried out in accordance with a general management approach, the principles of which are outlined in **Table 1**. Using this approach to influence all weed management initiatives within the ORS will ensure control methods are adaptive, appropriate and consequently effective.

Table 1: Management Approach

Principle	Discussion
▪ **Monitoring & Identification**	The OS will be monitored annually to gauge the presence of weed species onsite. This stage will inform all current and future weed management, as it will monitor not only the progress of implemented weed management but identify and assess emerging threats.
▪ **Specific Control Measures for Target Species**	After assessing the presence of weeds on site and their statutory demands, reasonable control measures are to be applied.
▪ **Implementation of General Site-specific Hygiene (Biosecurity) Controls**	General procedures will be established not tailored for specific weed species, but to reduce the potential for increased weed impacts

2. Legislative Framework

Biosecurity matters are dealt with at both the Commonwealth and State levels under a range of instruments.

2.1 Commonwealth

2.1.1 Australian Weed Strategy

The Australian Weed Strategy (**AWS**) is a federal guideline for the management of weeds to reduce their impacts on agriculture and the environment. The AWS is a framework that establishes matters of priority for the management of weeds. In particular Appendix B of the AWS sets out 32 Weeds of National Significance (**WONS**), designated based on their spreading potential, invasiveness and the social, economic and environmental impacts they cause. The identification of a WONS species on a site should inform particular management strategies and requires active management.

2.2 Queensland

2.2.1 Biosecurity Act 2014 (Qld)

The Biosecurity Act 2014 (Qld) (**Biosecurity Act**) commenced on the 1 July 2016. The Act imposes an overarching General Biosecurity Obligation (**GBO**) which requires reasonable and practical measures to prevent or manage biosecurity risks and not to exacerbate already present effects. This preventative approach relies on a common duty of care owed by all Queensland residents and implementing measures to prevent or minimise biosecurity risks, such as problems caused by pest plants and animals. The GBO applies to all invasive plants, not just prohibited or restricted species under the Biosecurity Act.

Restricted matters include pest plants that have established populations in Queensland and have a significant impact on human health, social amenity, the economy or the environment. There are seven categories which inform the level of attention a weed species should demand under the Biosecurity Act. The State has allocated specific actions to regulate encounters with restricted matters on public or private land and minimise the spread and adverse impacts of the matter. The Act will allocate an invasive species a particular category (or categories) that should influence any management initiative implemented by a party who encounters them.

These actions form the foundation of obligations associated with interaction with restricted matters. Subject to the circumstances, a person may be required to take other reasonable and practical measures to reduce or mitigate biosecurity risks.

In general, any identification of a species that is designated as a restricted matter under the Biosecurity Act requires active management.

2.2.1.1 Other

The category of other weeds refers to undeclared invasive environmental weeds as described by (Batianoff & Butler, 2003) identified during the assessment, and then further refined to determine species considered a threat to the integrity and quality of restoration, and those that are background (lower priority) weeds presently higher in abundance, but which would be shaded out as revegetation continued. Weeds within this category are woody and any other species which have the ability to suppress regeneration.

3. Weed management 2024 – 2025

Following the 2024 baseline weed assessment, the weed maps which were produced were used for targeted weed management from late 2024 and into 2025. The major focus for weed management was lantana (*Lantana camara)* due to high prevalence across the site. Additional targeted species w included Groundsel, fireweed, giant rats tail grasses, Slashpine and Cadagi. Wild tobacco and Devils figure were targeted opportunistically. A summary of weed management activities is included in **Attachment 3**.

4. Methodology

Second year weed assessment took place on 22-23 September 2025. The survey was conducted on foot by traversing 20-metre-wide north - south transects which covered the entire OS. 20 m wide transects were chosen to ensure a thorough assessment of the OS was undertaken. A GPS system was used to guide assessors along the transects and to map the full extent of weed presence within the OS.

When encountered, weed presence was recorded if the weeds fell into one of three categories:

- Weeds of National Significance as defined by Weeds Australia by reference to https://weeds.org.au/lists/established/
- Weeds listed as restricted matters in the schedules of the *Biosecurity Act 2014* (Qld)
- Problematic and invasive environmental weeds which have the ability to impact habitat utility of MNES or affect habitat changes within the offset through suppressing regeneration of desirable species.

Due to the large areas which *Lantana (Lantana camara) can cover, the spatial extent of this species was recorded as point for small patches and polygons for large areas of infestations. Records were categorised as the following:

- Point data – 1-5 individuals in a small patch
- 'regeneration' point data - Numerous regenerating weed seedlings in a small area
- 'low' polygon - > 5 individuals with sparse distribution
- 'moderate' polygon - > 5 individuals with clumped and disconnected distribution
- 'high' polygon - > 5 individuals with continuous vegetation forming large clump

For smaller species which did not cover large areas (e.g. *Senecio madagascariensis*) single point records were made and categorised as the following:

- Low – 1-5 stems
- Moderate – 6-25 stems
- High – >25 stems.

The species listed below (**Table 2**) are weeds which were identified during the 2024 baseline surveys and required specific management actions under the Biosecurity Management Plan. These species were targeted during the repeated surveys in 2025. Some of these have attributes of environmental weeds but are of a lesser threat to the Offset and will be shaded out to lower densities as the offset advances. Treatment of these species may be necessary on an as needs basis if they become problematic (demonstrate smothering or blanketing properties).

Table 2: Baseline Weed Survey Results

Species	Common Name	Comm.	State	Other
Baccharis halimifolia	Groundsel		Cat 3[2]	
Cassia pendula var. *glabrata*	Easter cassia			Env.[3]
Cinnamomum camphora	Camphor laurel		Cat 3	
Blakella torelliana	Cadaghi			Env.
Lantana camara	Lantana	WoNS	Cat 3	

Species	Common Name	Comm.	State	Other
Ochna serrulata	Ochna			Env.
Pinus sp	Exotic pine			Env.
Psidium guajava	Guava			Env.
Senecio madagascariensis	Fireweed	WoNS	Cat 3	
Senna septemtrionalis	Arsenic plant			Env.
Solanum chrysotrichum	Giant devil's fig			Env.
Solanum linnaeanum	Apple of Sodom			Env.
Solanum mauritianum	Wild tobacco			Env.
Solanum torvum	Devil's fig			Env.
Solanum capsicoides	Devils apple			Env.
Sporobolus species	Rats tail grasses[1]		Cat 3	
Tecoma stans	Tecoma		Cat 3	

Notes:

1. The species comprising this category are *S. jacquemontii, S. fertilis, S. pyramidalis* and *S. natalensis*
2. Category 3 - restricted invasive biosecurity matter
3. Problematic and invasive environmental weeds

5. Results

5.1 Baseline Weed Survey - 2024

The baseline weed survey identified that there were:

- Two WoNS present with the OS; Lantana (*Lantana camara*) and Fireweed (*Senecio madagascariensis*). Both are Restricted Category 3 matters with respect to the *Biosecurity Act 2014* (Qld):
    - Lantana is present throughout the OS in varying densities ranging from isolated individual specimens to dense thickets. This species is the most significant environmental weed in SE Qld. The dense, impenetrable thickets easily take over bushland reducing flora diversity and provide fuel for fires. It spreads through layering, and the seed is dispersed by fauna species. Soil seed banks can remain viable for up to 5 years. Integrated control should combine mechanical, chemical, fire, biological methods, and re-vegetation (https://weeds.org.au/profiles/lantana-common-kamara/)
    - Fireweed is prevalent. It is an introduced weed that competes strongly with pasture species and is toxic to livestock. It reproduces from seed which are spread by a variety of means including wind, plant, equipment and vehicle movement. It readily establishes on disturbed land (https://weeds.org.au/profiles/fireweed- madagascar-ragwort/). As a restricted matter there is a GBO to reduce numbers of the weed in accord with statutory objectives of the BA. Fireweed requires moist conditions for seedling establishment, and most observations are from the broader, seasonally inundated alluvial plains of MU2. Complete eradication is extremely difficult and time consuming to achieve unless it is caught at a very early stage and there are no nearby infestations. In areas where fireweed is widely established, ongoing management using a range of control and pasture management methods is required to keep fireweed density low.
- Four Category 3 restricted biosecurity matters are present within the OS. Under legislation, property owners must not supply to another person or release into the environment this category of restricted matter. Release includes tracking of seeds into unaffected areas. These weeds are Rat's tail grasses (*Sporobolus* spp), Groundsel (*Baccharis halimifolia*), Camphor laurel (*Cinnamomum camphora*) and Tecoma (*Tecoma stans*):
    - The Restricted matter 'Rat's tail grasses' comprises four *Sporobolus* species: S*. jacquemontii*, *S. fertilis*, *S. pyramidalis* and *S. natalensis.* In the field, rat's tail grass was mapped to generic level only, although at least three of these species are present. The Giant rat's tail grasses are serious weeds of pastures and significantly reduce their productivity and carrying capacity. They also invade native grasslands, open woodlands, and wetlands where they replace native plants, reducing the biodiversity of native ground cover species and impacting on native herbivores (https://weeds.org.au/profiles/giant-rats-tail/). This species is distributed throughout all MUs of the OS, mainly along tracks (implying vehicle movement is an important vector) and in wetter, seasonally waterlogged parts of the OS (ie MU2).
    - Groundsel bush is a woody shrub 1-3m in height. Throughout the OS it is prevalent in all MUs, however it is most prevalent wetter habitats (i.e. MU2). Groundsel is of most concern in sub-tropical melaleuca wetlands, where it can form a dense understorey that suppresses the growth of native sedges and interferes with the natural ecosystem (https://weeds.brisbane.qld.gov.au/weeds/groundsel-bush). It can also become abundant in native vegetation along watercourses and in coastal woodlands and forests (ibid). The seasonally inundated portions of MU2 comprising sedgelands and regenerating *Melaleuca* spp., are also areas of greatest Groundsel density.
    - Camphor laurel is a woody weed (tree) growing to 20 m in height. Only one specimen was identified in the OS during baseline surveys, however it is present within the broader landscape and should be viewed as an emerging weed within the locality which has the potential impact moister parts of the OS if it became established. It has the capacity to spread along waterways, the vector for movement being seed dispersal by fruit doves which forage on the fruits and waterborne seed dispersal. It is an aggressive species, capable of dominating many habitats. Its wide canopy and extensive roots system eliminate virtually all other vegetation under the canopy. It also produces allelochemicals[1] which inhibit growth of other species. This, along with its shallow root system, promotes soil erosion, particularly along stream banks. Infestations are common under power lines, fence lines and other places where birds perch. Suckers can also be

[1] These compounds are allelopathic. Allelopathy is defined as the effects (stimulatory and inhibitory) of a plant on the development of neighbouring plants through the release of secondary compounds. Release of allelopathic compounds by Camphor laurel inhibit regeneration of native species. In Thiébaut, G. Tarayre, H. and Rodriguez- Pérez (2019) 'Allelopathic Effects of Native Versus Invasive Plants on One Major Invader', *Frontiers in Plan Science, Functional Plant Ecology*, Volume 10 - 2019 | https://doi.org/10.3389/fpls.2019.00854

produced, particularly when trees are cut down or poisoned (https://weeds.org.au/profiles/camphor-laurel-tree/).

- Tecoma is an emerging weed which has become problematic within South East Queensland, especially in the hinterland of the Gold Coast and along the D'Aguilar Range, immediately to the south of the OS. Only one specimen has been identified in the OS during baseline surveys, however it is present within the broader landscape and should be viewed as an emerging weed within the locality, which has the potential to impact OS quality if it became established. It is likely that this will be an emerging weed within the locality. Seeds of Tecoma have a winged membrane and dispersal is by wind. It invades the margins of native bushland, disturbed habitats as well as agricultural lands. It has a prolific seed production, fast growth rate and tendency to re-colonise areas post fire disturbance which allow it to compete successfully with (and even outcompete) native shrub regeneration. It has the ability to colonise a broad range of habitat types and has been recorded in in highly disturbed habitats, on coastal sand dunes and riparian habitats on margins of rainforest and eucalypt forest communities.

- Eleven environmental weeds which have the ability to affect habitat quality and suppress natural regeneration have been recorded. As these weeds have the potential to spread there is a GBO under the Biosecurity Act to control these weeds. These weeds are Easter Cassia (*Cassia pendula* var. *glabrata*), Cadaghi (*Blakella torelliana*), Ochna (*Ochna serrulata*), Slash Pine (*Pinus elliottii*), Guava (*Psidium guajava*), Arsenic Bush (*Senna septemtrionalis*) and a group of six *Solanum* species which are characteristic species of disturbed agricultural land; Giant devil's fig (*Solanum chrysotrichum*), Apple of Sodom (*Solanum linnaeanum*), Wild tobacco (*Solanum mauritianum*), Devil's fig (*Solanum torvum*), and Devil's apple (*Solanum capsicoides*):

  - Easter cassia is a spreading shrub recorded from a number of locations during the baseline surveys. It is a fast growing shrub which and sprawls over other vegetation, establishing in disturbed urban bushland (where it exploits gaps in vegetation and displacing native species), farmland, roadsides and the banks of watercourses and overland flow paths where it suppresses and displaces native species.

  - Ochna is an evergreen shrub that grows up to 2 m tall. It is a significant environmental weed in urban bushland in south-eastern Queensland. It has been identified from one location during baseline surveys but on account of the presence of several native pigeon/dove species within the OS, it has the potential to be spread by seed along waterways and be dispersed by birds. A very hardy species, it often re-sprouts after mechanical and chemical control. Follow-up control is a critical element in its management. In disturbed areas, large dense infestations can develop which suppress native understorey regeneration. Ochna is ranked as one of the 25 most significant invasive plants in south-east Queensland on the basis of its perceived detrimental environmental impacts (Batianoff & Butler 2003).

  - The Slash Pine (*Pinus elliottii*) is present on site although there may include more than one species present. It is an environmental weed in Queensland where it has escaped from forestry with wildings establishing along roadsides, in disturbed lands, or deliberately planted. Pines reproduce from seed, mostly spread short distances from the parent plant by wind.

  - Guava is a widely cultivated small tree or shrub species that has become naturalised in the wetter parts of tropical and sub-tropical Australia. It is a weed of waterways, pastures, open and closed forests, forestry plantings, plantation crops, roadsides, disturbed sites and waste areas. It is a recognised environmental weed that has the potential to outcompete native regeneration. Seeds are spread by frugivorous birds through consuming the fruit.

  - Arsenic bush is a leafy shrub or small tree which abundantly produces seeds that are easily dispersed by humans (machinery and vehicles), birds and animals, and by water. It colonised forest margins (and disturbed areas) and rapidly matures, dominating the understorey, sprawling and smothering other species and inhibiting native regeneration. It is an emerging weed within forested habitats of the nearby D'Aguilar Range (including National Park) where it most prevalent on well trafficked roads, tracks and fire trails. On account of the extensive seed drop of this species, follow up treatment is essential. This plant reproduces mainly by seed, which are dispersed by water or in mud sticking to animals, humans, machinery and vehicles. Several concise, dense patches of Arsenic bush were identified within the OS during baseline surveys.

  - The six *Solanum* species are a group of prickly shrubs to small trees which are present as scattered plants but which can form dense swards in pasture, in disturbed bushland or forest margins. They are spread by seed. Most commonly they are dispersed by birds and other animals that eat the mature fruit. They may also be spread by water and in mud or contaminated soil.

- Parthenium a Weed of National Significance and a Class 3 Restricted matter under the Biosecurity Act has not been recorded on the OS. However it is on the watch list for both the City of Moreton Bay and Somerset Regional Council Local Government's. As it has been found within the broader region, the risk of introduction

is considered elevated. It is spread by seed with the primary vector for movement in soils attached on footwear, vehicles, plant and earthmoving equipment and on the hooves of livestock. Once introduced it readily establishes, with individual plants producing up to 15,000 very small, readily transportable seeds. Vigilance, appropriate hygiene practices and movement tracking are essential measures in its control.

Hygiene controls, movement tracing and weed management will be adaptive and always subject to the results of the monitoring procedures discussed in **Section 5**.

5.2 Annual Weed Survey - 2025

The 2025 weed survey identified twenty (20) species of weed species of importance, of these five (5) additional species have been identified which were not reported in the baseline assessment. The species recorded in the 2025 survey are listed in table 3.

Table 3: Weed species identified in 2025 survey

Species	Common Name	Comm.	State	Other
Asparagus aethiopicus	Ground asparagus	WoNs	Cat 3[2]	
Asparagus africanus	Ornamental asparagus		Cat 3	
Baccharis halimifolia	Groundsel bush		Cat 3	
Blakella torelliana	Cadaghi			Env.[3]
Celtis sinensis	Chinese elm		Cat 3	
Cinnamomum camphora	Camphor laurel		Cat 3	
Lantana camara	Lantana	WoNs	Cat 3	
Ochna serrulata	Ochna			Env.
Pinus sp.	Exotic pine			Env.
Psidium guajava	Guava			Env.
Schinus terebinthifolius	Broad-leaf pepper tree		Cat 3	
Senecio madagascariensis	Fireweed	WoNs	Cat 3	
Senna septemtrionalis	Arsenic plant			Env.
Solanum chrysotrichum	Giant devils fig			Env.
Solanum capsicoides	Devils apple			Env.
Solanum linnaeanum	Apple of Sodom			Env.
Solanum mauritianum	Wild tobacco			Env.
Solanum nigrum	Blackberry nightshade			Env.
Solanum torvum	Devil's fig			Env.
Sporobolus sp.	Rats tail grasses[1]		Category 3	
Notes:				

Species	Common Name	Comm.	State	Other
*<u>*Shading indicates additional species which have not been previously identified on the OS*</u>				
1. The species comprising this category are *S. jacquemontii, S. fertilis, S. pyramidalis* and *S. natalensis* 2. Category 3 - restricted invasive biosecurity matter 3. Problematic and invasive environmental weeds				

Of the six additional weed species identified, one is a WoNS and a Restricted Category 3 species; three are Restricted Category 3 species; and two are environmental weeds.

- Ground asparagus is a Wons and Restricted Category 3 species. It is regarded as one of the worst weeds in Australia because of its invasiveness. It grows in a range of undisturbed to disturbed sites in native habitats in full to partial shade. It forms dense blankets and underground rhizomes, suppressing native ground flora and reduces soil water availability impacting native fauna. Removal of this species requires integrated methods and long term follow up, prevention is the best control (https://weeds.org.au/profiles/asparagus-fern-ground/). It produces coloured fruit which are readily eaten and dispersed by birds.

- Ornamental asparagus is a Restricted Category 3 species. This species is a climbing plant easily reaching 12 m high and smothering canopy trees. Without the opportunity to climb it will grow as a sprawling shrub. It produces orange berries which are dispersed by birds (https://www.publications.qld.gov.au/dataset/invasive-plant-weed/resource/16fb87c1-ffe0-42a0-93b3-79a604d3d43d), foxes, reptiles and other animals, as well as by water. It grows in a variety of habitats and can tolerate dry conditions. This species outcompetes native flora species, smothers ground and tree species, prevents germination of native plants and reduces food and habitat for native fauna (https://weeds.dpi.nsw.gov.au/Weeds/Climbingasparagus).

- Chinese elm is a Restricted Category 3 species. This species generally occurs in damp areas, favouring disturbed sites. It can tolerate dry conditions and quickly form dense thickets in riparian areas, preventing regeneration of native species and impacting fauna habitat. Seeds are spread by birds, fruit bats and water (https://weeds.org.au/profiles/chinese-celtis-elm/).

- Broad-leaf pepper tree is a Restricted Category 3 species. This species grows in a range of habitats in disturbed and undisturbed areas and can rapidly invade riparian areas. It prevents the establishment of native species due to shading effect and allelopathic properties. Bright red fruit are dispersed by birds, mammals and water (https://weeds.org.au/profiles/broad-leaved-pepper/).

- Blackberry nightshade and Devils apple are additional species in the genus Solanum described in **Section 4.1**.

6. Analysis of Weed Abundance and Distribution

The objective of the 2024 survey was to identify weed species and determine areas requiring prioritisation for early management intervention. In the field, weed diversity and abundance were evaluated through a meandering traverse conducted both on foot and by all-terrain buggy, progressing in a south-to-north orientation along predetermined 100-metre-wide assessment corridors. While this survey provided only a general overview, it was sufficient to delineate areas of highest management priority.

Intensive treatment of Lantana occurred across the site as well as opportunistic treatment of other weed species during early 2025. In September 2025, a finer-scale survey was conducted to obtain more detailed data, with assessments undertaken exclusively on foot along 20-metre-wide transects, allowing for a more precise characterisation of weed distribution and abundance.

6.1 Lantana

There is significant presence of *Lantana (*Lantana camara*) across the entire OS identified during the 2024 surveys (**Figure 1**). Numerous areas of high-density Lantana are present, concentrated in the wooded areas. Significant areas of low and moderate patches also occur throughout the landscape.

Following active management in early 2025, the number of high and moderate density lantana has been reduced (**Figure 1/Attachment 4**) this is despite the resulting mapping making it appear that Lantana abundance had increased between 2024 and 2025. This is a result of the 2025 mapping effort focusing on individual plants, instead of polygons, giving the impression of greater abundance.

However, the fine scale assessment was able identify the areas free of Lantana infestations rather than the previously identified sparse to isolated lantana abundance in the 2024 survey. That is the ‘yellow mask’ denoting ‘sparse to isolated lantana’ Largely, areas of High to Moderate density have been reduced to low within the site. Five large patches moderate density remain, with a concentration of communities in the central northern and southeast portion of the site. Previously, high density patches were distributed across the entire OS.

Four of the moderate density polygons have been treated, however are showing early signs of resprouting at a high rate. Low density polygons, indicated in **Figure 1/Attachment 3**, which have been treated are showing lower levels of resprouting (**Photo Plate 1**). This may be an effect of rainfall over the preceding months. It is possible that sprouting may increase as rainfall increased in the coming months.

The 2025 surveys identified a single large, moderately dense lantana infestation centrally on the site which is made up of large shrubs. 47 smaller patches of moderate density infestation remain. Large shrubs are scattered across the OS in low densities, although a high prevalence remains across much of the site, most notably the central and southwestern areas.

The result of the lantana treatment is obvious across the site (**Photo Plate 2**), with large areas of dead stems. Some areas showed no signs of resprouting, however the resprouting was commonly occurring across the site. These plants were recorded as points of polygons per the recording criteria. Additionally, in areas which had been treated, patches of lantana seedlings are present, often in large numbers. New regeneration indicates germination of the soil seed bank or newly dispersed seeds.

Regeneration of native species, such as *Mallotus philippensis* in shaded areas beneath canopy trees (**Photo Plate 3**) has been observed where dense Lantana thicket has been treated.

Ongoing monitoring of the canopy health is required bi-monthly for the next 6 to 12 months to establish the health trajectory, and inspection of field logs to assesses the application method, product used application rates, and timing of the herbicide used and operator experience is necessary to understand whether spray drift, or soil persistence and root uptake may have been responsible. Other factors such as unseasonal waterlogging need to be considered on account of the above average rainfall at the beginning of the year.

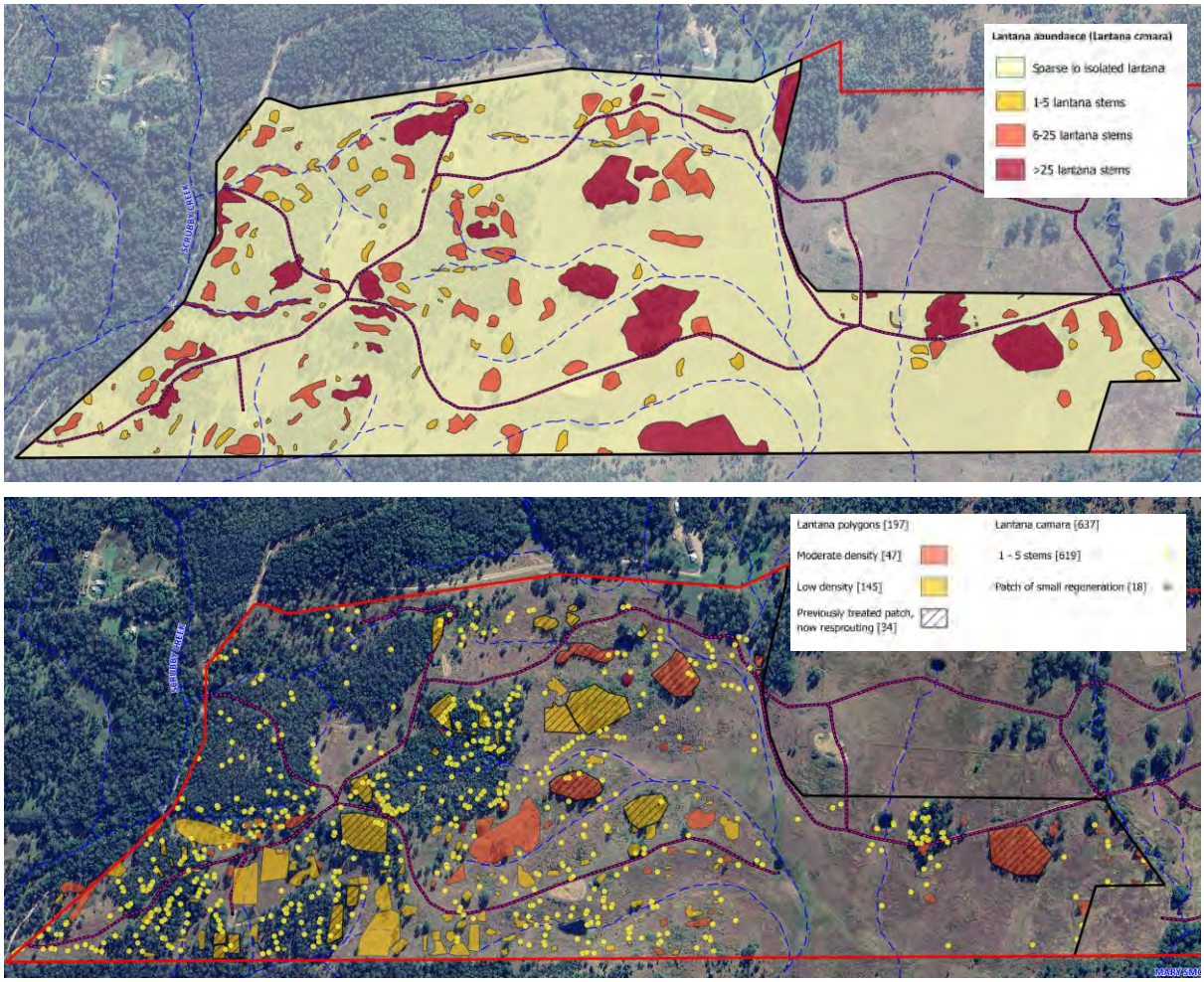


Figure 1: Lantana abundance and distribution in 2024 (top), 2025 (bottom)

Photo plate 1. Resprouting of treated *Lantana camara* which has been sprayed (left) and slashed (right)

Photo Plate 2: Successfully treated area of *Lantana camara,* note saplings

Photo Plate 3: Germination of *Mallotus philippensis* where Lantana camara has been treated

6.2 Fireweed

In 2024 fireweed observations were low with only 26 points of fireweed plants. The 2025 survey effort identified a significant increase to the baseline levels, with 267 points of fireweed (**Figure 2/Attachment 5**), of which 38 are patches containing more than 25 stems. The major concentration of fireweed points are located toward the centre eastern section of the OS, forming a dense cluster in the open grassland area. Scattered smaller infestations extend westward from the central cluster, becoming sparser toward the western boundary and northern forested areas.

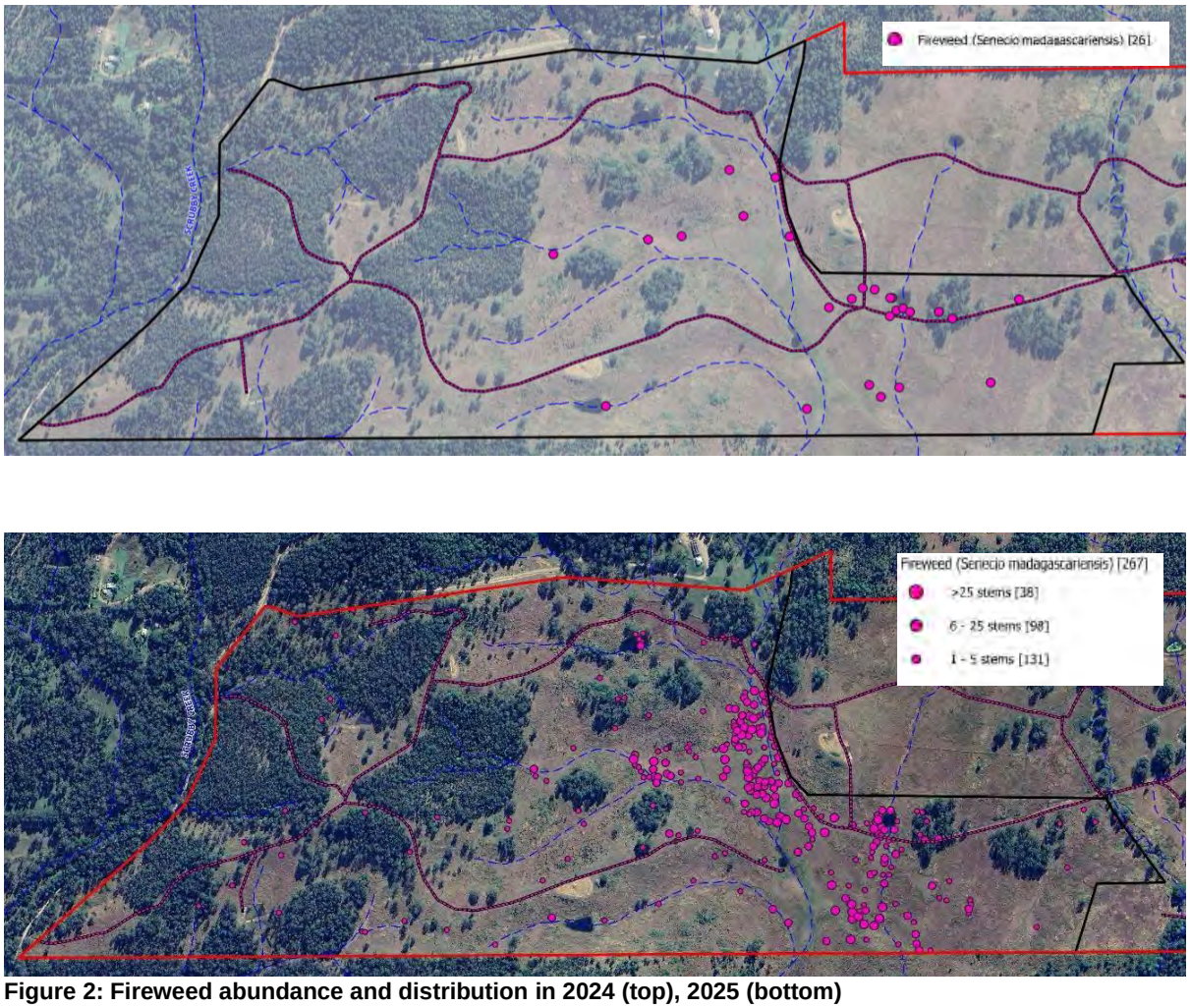


Figure 2: Fireweed abundance and distribution in 2024 (top), 2025 (bottom)

6.3 Rats-tail Grasses

The 2024 distribution had low to moderate distribution across the OS. The 2025 surveys show a similar distribution with a higher abundance, likely due to the finer scale movement through the landscape. The observation increased from 92 to 233 for this survey (**Figure 3/Attachment 6**), of with 34 points are patches containing more than 25 stems. Distribution of this species is concentrated in the central, southern and toward the eastern areas of the OS. Very few observations were made in the western areas.

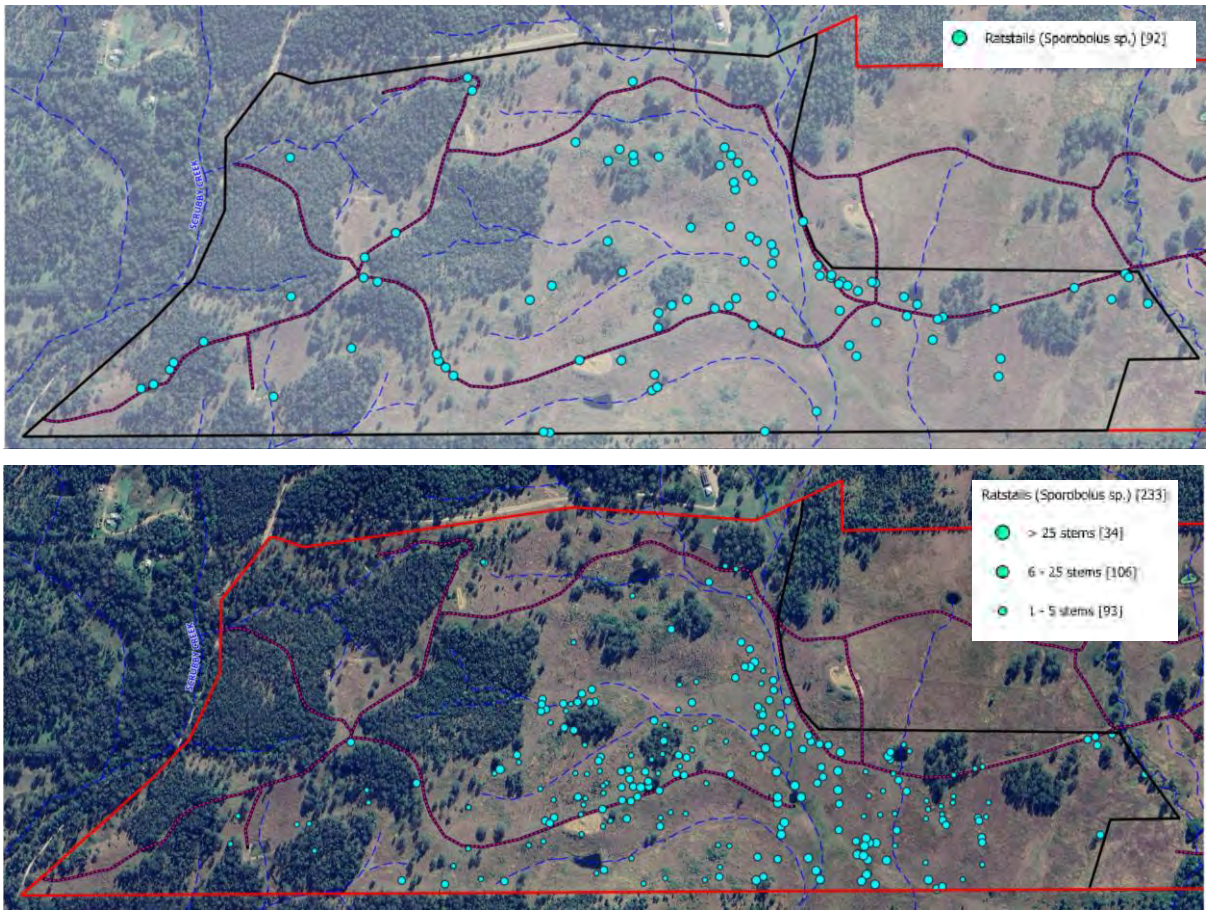


Figure 3: Rats-tail Grass abundance and distribution in 2024 (top) and 2025 (bottom).

6.4 Groundsel

The 2024 distribution shows low to moderate distribution across the OS. The 2025 surveys identified a greater distribution and a higher abundance (Figure 4/**Attachment 7**). This may be partially influenced by the fine scale movement through the landscape, however, there does appear to be a significantly higher prevalence along the southern waterway with a notable area of very high density along the southern boundary.

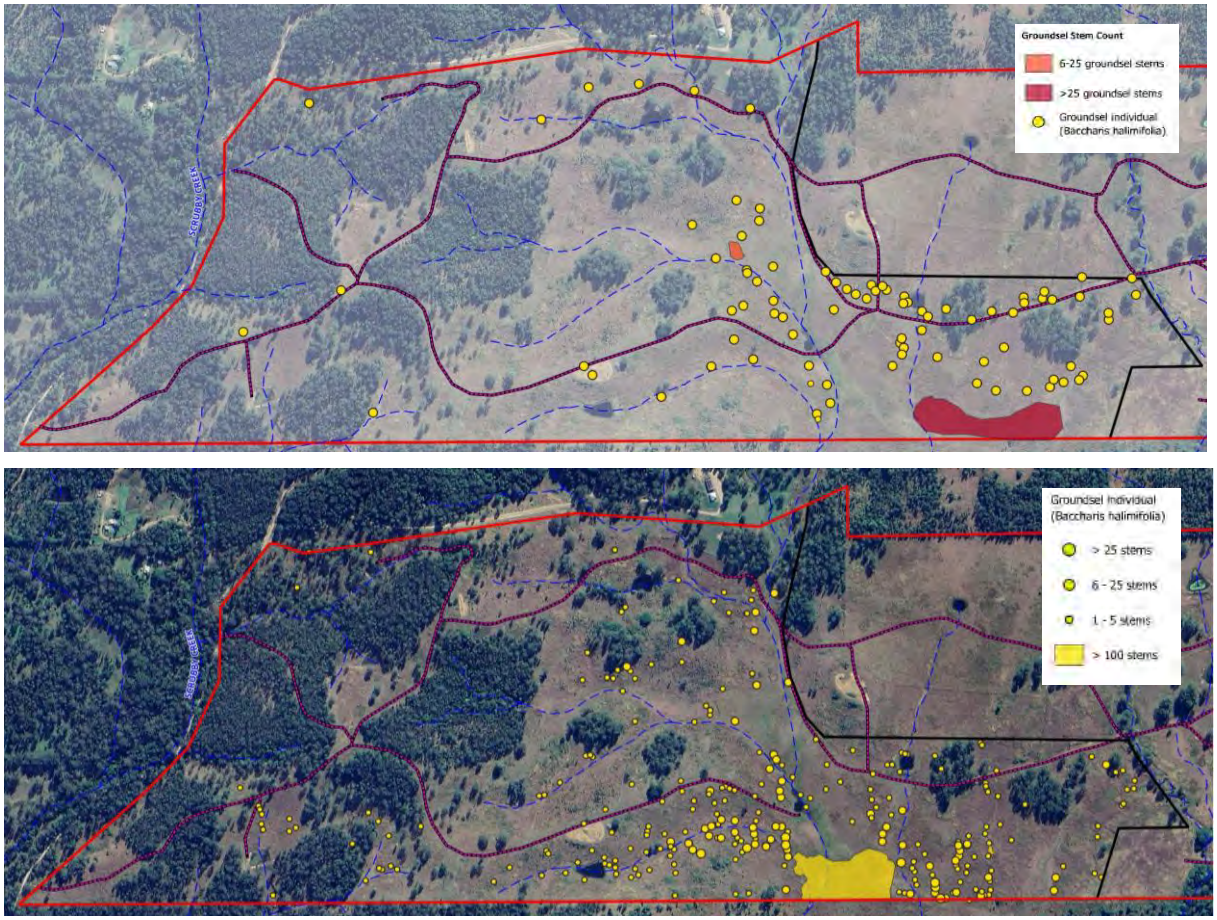


Figure 4: Groundsel distribution and abundance in 2024 (top) and 2025 (bottom).

6.5 Other weeds

6.5.1 Observations

The 2024 surveys identified low numbers of Easter cassia (2), camphor laurel (1), ochna (1), cadagi (11), guava (1), arsenic plant (1 point and one polygon), Tecoma (1) and pine (one polygon).

The 2025 surveys did not identify Cassia pendula, and found less cadagi (5), similarly low levels of camphor laurel (3) and ochna (1) (**Figure 5/Attachment 8**). Guava, arsenic plant and pine were identified in greater abundance and wider distribution. Sixteen P. guajava individuals were identified in a cluster near the eastern boundary, with a single individual to the north. S. Septemtrionalis are scattered across the OS. There is a concentrated area of individuals which are resprouting following treatment earlier in the year. Pines are occurring with a wider distribution with individuals identified on the lower open plains, along the western boundary where a mature tree is producing abundant seedlings, and the population in the north appears to have spread more widely.

6.5.2 Additional species

Four species were identified in the 2025 surveys (**Figure 5/Attachment 8**) which had not been previously recorded on the OS.

The most abundant species is ornamental asparagus which was recorded in 20 locations. It was found growing under eucalyptus trees where lantana had been removed. All plants were small and yet to be impacting native species. Three ground asparagus were identified in similar habitats. Two small Chinese elm individuals were identified, as was a single small broad-leaved pepper tree.

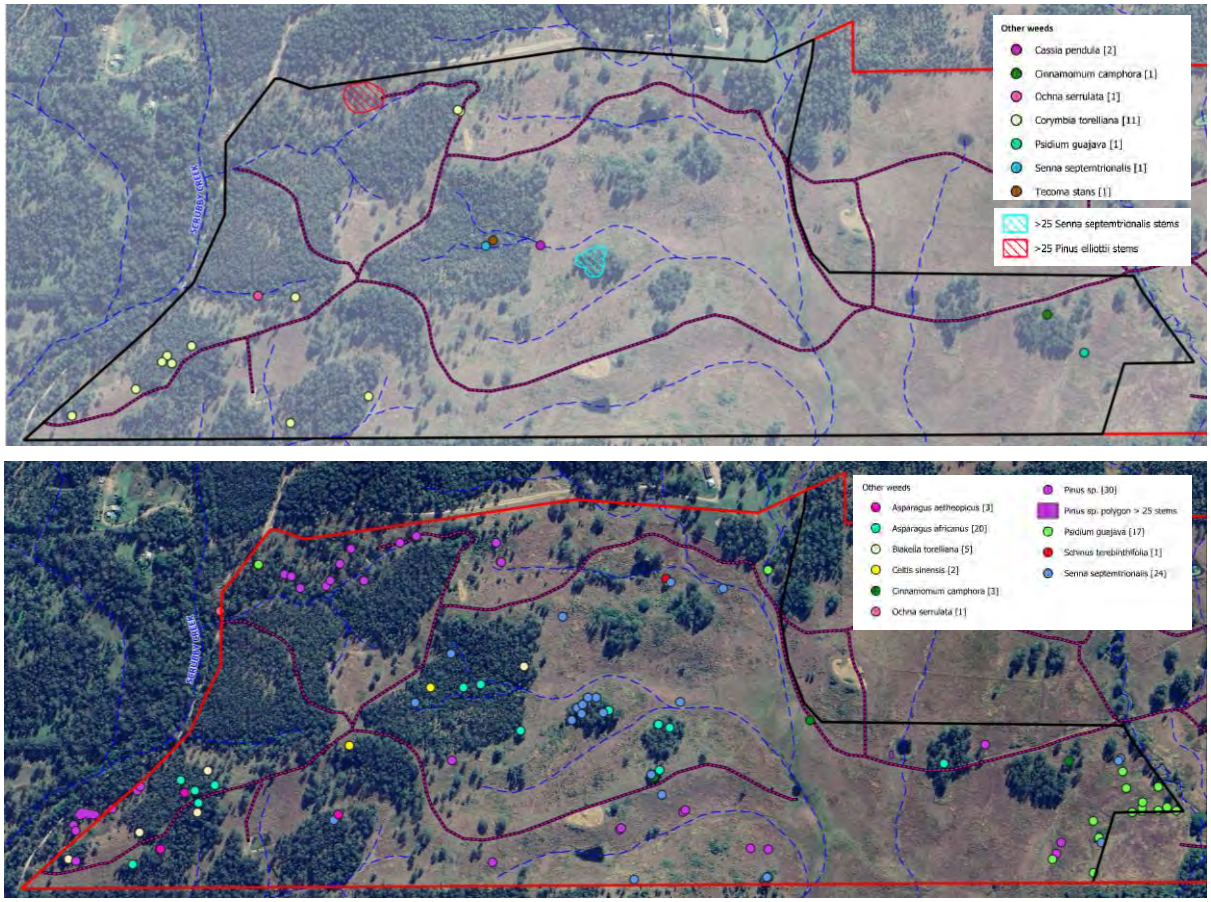


Figure 5: Other weed abundance and distribution in 2024 (top), and 2025 (bottom).

6.6 Solanum Species

The 2024 surveys identified low abundance of Solanum species. The most abundant being Tropical soda apple with 20 observations, and giant devils fig with 14 observations. Two individuals of devils fig and a single apple of Sodom were recorded.

In 2025 the abundance of Solanum species has significantly increased (**Figure 6/Attachment 9**). The distribution has remained consistent with a presence largely restricted to moderately wooded areas and slightly elevated areas. Individuals were less common on the open lower slopes and floodplain.

Tropical soda apple was not identified in 2025, however additional species Wild tobacco, Blackberry nightshade and Devils apple were recorded in relatively low numbers with 17, 6 and 4 individuals, respectively.

Significantly higher abundance of apple of Sodom was recorded with 90 points recorded. One area had a high abundance of over 25 individuals. Devils fig and Giant devils fig also had increased abundance with 55 and 45 points respectively.

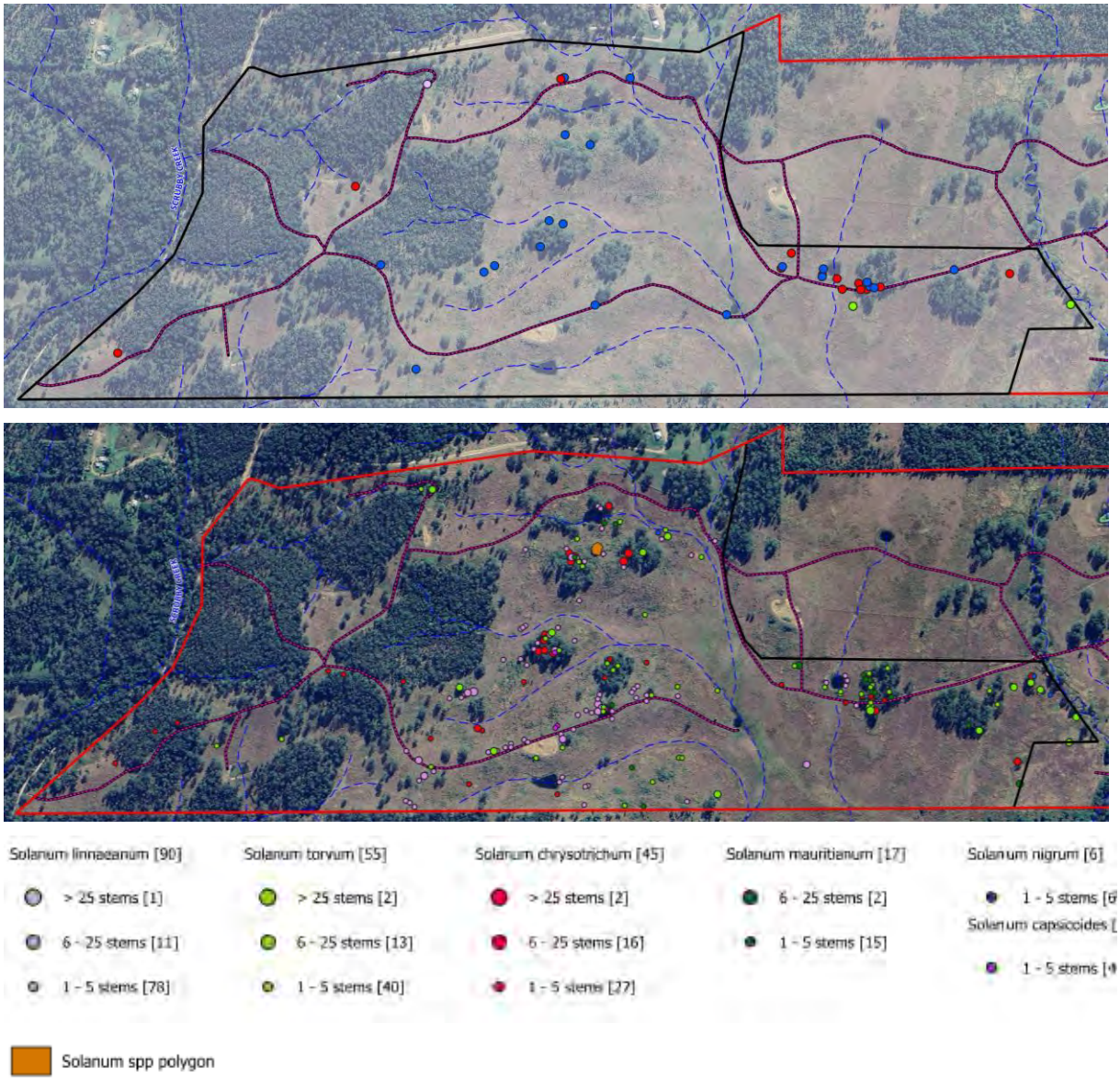


Figure 6: Solanum abundance and distribution in 2024 (top), and in 2025 (bottom).

7. Discussion

Lantana is a Wons and Restricted Category 3 species, therefore requiring ongoing management. The density of lantana has decreased following intensive treatment; however the species remains highly prevalent across the site. Continuation of extensive, targeted treatment of lantana is required to decrease the infestation to a more easily manageable level. Due to the high prevalence of lantana throughout the landscape and its dispersal ability via birds and land mammals, it is unlikely it will be irradicated. However, continued extensive treatment until the soil seed bank has been reduced should significantly improve outcomes for native species and reduce the intensity of treatment required to maintain low levels.

Fireweed is a WoNS and Restricted Category 3 species and is spreading across the OS, showing increased distribution and abundance. This species was a target of early weeding efforts in September 2024 however greater intensity is required. Seedlings generally appear in autumn and then flower and produce seeds 6 – 10 weeks after emerging, mostly in spring followed by plant die back. The seeds generally fall within 5 m of the parent plant, however winds can blow the seeds much further. A single plant can produce over 10, 000 seeds per year (https://weeds.org.au/profiles/fireweed-madagascar-ragwort/). Considering this, exerted effort should be put into the targeted removal of fireweed during late autumn 2026. Hand pulling can be utilised in the hilly areas and lower plains where individuals are sparse. Chemical spot spraying of dense infestations may be necessary on the lower plains.

Ground asparagus is a Wons and Restricted Category 3 species. Ornamental asparagus in a Restricted Category 3 species. These are additional species identified during the 2025 surveys and efforts to target their removal while in low numbers should be considered.

Groundsel is a Restricted Category 3 species which has significantly increased in abundance since the 2024 surveys. Similar to fireweed, this species can produce very high numbers of seeds (up to one million per female plant) which can be widely dispersed by wind. A high density of groundsel has been observed in the neighbouring property to the south, which is a significant source population. A coordinated management approach should be implemented to control groundsel on both the OS and the neighbouring property. Control measures can occur concurrently with that of fireweed. Levels of groundsel should be under control prior to rehabilitation and planting out of the lower waterlogged areas on site. This will streamline targeted spraying and prevent impact to non-target, planted species.

Most Giant rats tail grasses are Restricted Category 3 species. These species are increasing in abundance and becoming more widespread on the lower plains. These species have a lower dispersal ability than groundsel and fireweed, spreading after becoming attached to animals, clothing and vehicles. This species can be opportunistically targeted as they are encountered. As this species can be spread by vehicles, care should be given to limit movements of vehicles to preformed tracks where possible. Following use of the vehicle in areas with a high abundance of grant rats tail grasses and fireweed, vehicles should be washed down to prevent transmission to areas of low/no abundance.

Woody species including Guava, Arsenic plant, Pine, Cadaghi, Camphor laurel, Chinese elm, Ochna and Broad-leaved pepper tree are in relatively low abundance across the site. Camphor laurel, Chinese elm and broad-leaved pepper tree are Restricted Category 3 species, the remainder listed are environmental weeds. These species should be targeted for removal to reduce the possibilities for establishment, reproduction and seed dispersal.

Six species of Solanum have been identified across the OS. Each species are increasing in abundance and distribution. These species are not WoNs or Restricted Category 3 species. These species can be opportunistically targeted as they are encountered.

8. Conclusion

8.1 Summary

The 2025 weeds survey has identified an increase in weed species diversity, abundance and distribution for most of the species which were identified in the 2024 baseline surveys, the major exception being lantana. Lantana remains at a high abundance, although at decreased density following intensive treatment.

The following species have increased in abundance:

- Fireweed
- Giant rats tail grasses
- Groundsel
- Apple of Sodom
- Devils' fig
- Giant devils' fig
- Guava
- Arsenic plant
- Slash Pine.

Further, six additional weed species were identified on the OS. One is a WoNS and a Restricted Category 3 species; three are Restricted Category 3 species; and two are environmental weeds:

- Ground asparagus
- Ornamental asparagus
- Chinese elm
- Broad-leaf pepper tree
- Devils' apple
- Blackberry nightshade

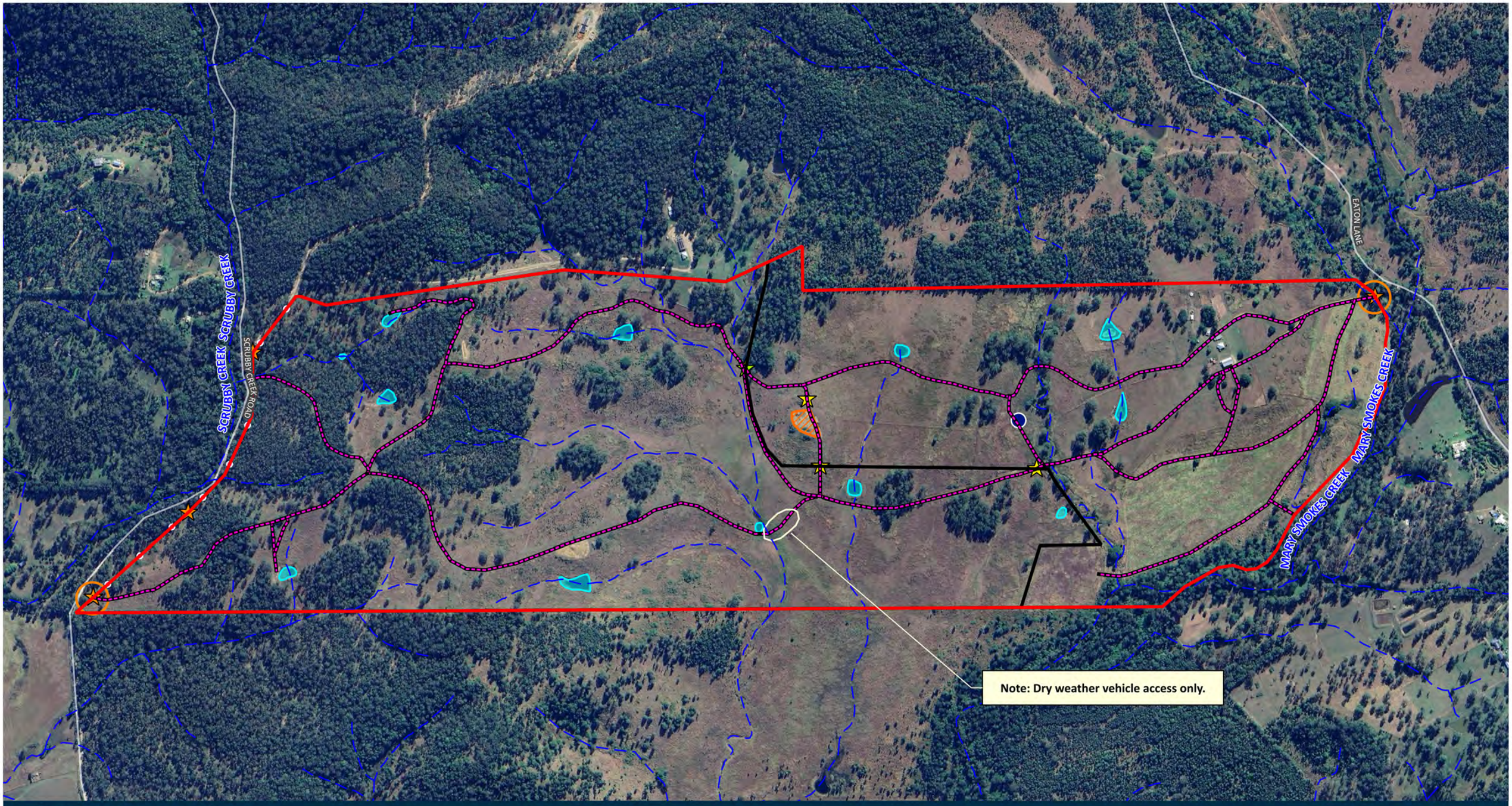
8.2 2025-2026 Growing season targets

A significant increase in effort is required to reduce weed abundance to more easily manageable levels. Targets for continued weed management include:

- Extensive, targeted treatment of lantana across the site.
- Targeted removal of fireweed during late autumn 2026. Combined methods including hand pulling of sparse individuals and chemical spot spraying of dense infestations.
- Targeted removal of Ground asparagus and Oriental asparagus.
- A coordinated management approach to control groundsel on both the OS and the neighbouring property. Control measures can occur concurrently with that of fireweed and Giants rats tail grass. Control groundsel prior to rehabilitation and planting of waterlogged areas (MU1).

- Opportunistic targeting of giant rats tail grasses as they are encountered.
- Vehicles should be washed down following use in areas with a high abundance of grant rats tail grasses and fireweed
- Targeted removal of woody species including guava, arsenic plant, pine, Cadaghi, camphor laurel, Chinese elm, ochna and broad-leaved pepper tree across the site.
- Opportunistic targeting of Solanum spp.

Attachment 1 – Access



Warner South Residential Development
Stony Creek Offset Biosecurity Management Plan

Attachment 1 - Fencing Firebreaks, Access and Water Points

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28ºS ENVIRONMENTAL

Legend

- Offset Site Boundary
- Offset Receiving Site fence line
- Waterway
- Farm dam
- Vehicle washdown and laydown area
- Groundwater bore
- Offset signage
- Biosecurity signage
- Site access track
- Existing locked access gate
- Existing unlocked access gate
- Proposed access gate

Issue Date	Dwg No.	Author
10-11-2025		MO
Approved	**Revision Note**	
AD		

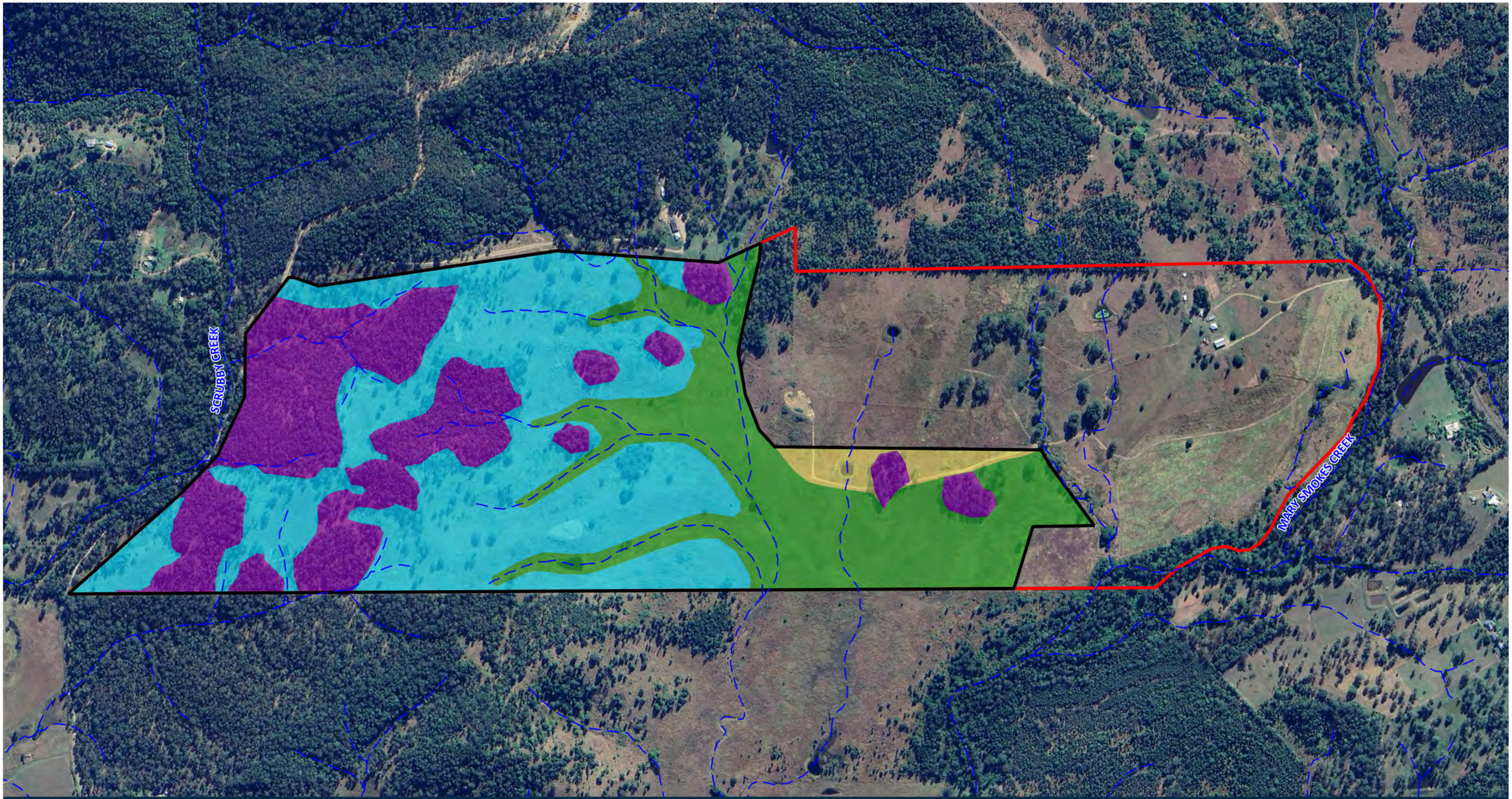
(A3) GDA 94 MGA 56
1:8,500

0 100 200 300 400 m

N

28ºS
ENVIRONMENTAL

Attachment 2 – Ecological Restoration Management Units



Warner South Residential Development
Stony Creek Offset Biosecurity Management Plan

Legend

Attachment 2 - Ecological restoration mangement units

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28ºS ENVIRONMENTAL

- Offset Site Boundary
- Offset Receiving Site fence line
- Waterway/overland flow path
- Management Unit 1 - Assisted Natural Regeneration within pastural grassland (51.7 ha)
- Management Unit 2 - Reconstruction within pastural grassland (32.1 ha)
- Management Unit 3 - Assisted Natural Regeneration of Remnant and High Value Regrowth Patches (31.9 ha)
- Management Unit 4 - Assisted Natural Regeneration within Remnant patch and pastural grassland matrix (3.4 ha)

Issue Date	Dwg No.	Author
10-11-2025		MO
Approved	**Revision Note**	
AD		

(A3) GDA 94 MGA 56
1:8,500

0 100 200 300 400 m

N

Attachment 3 – Weed Treatment Summary

Weed Treatment Summary

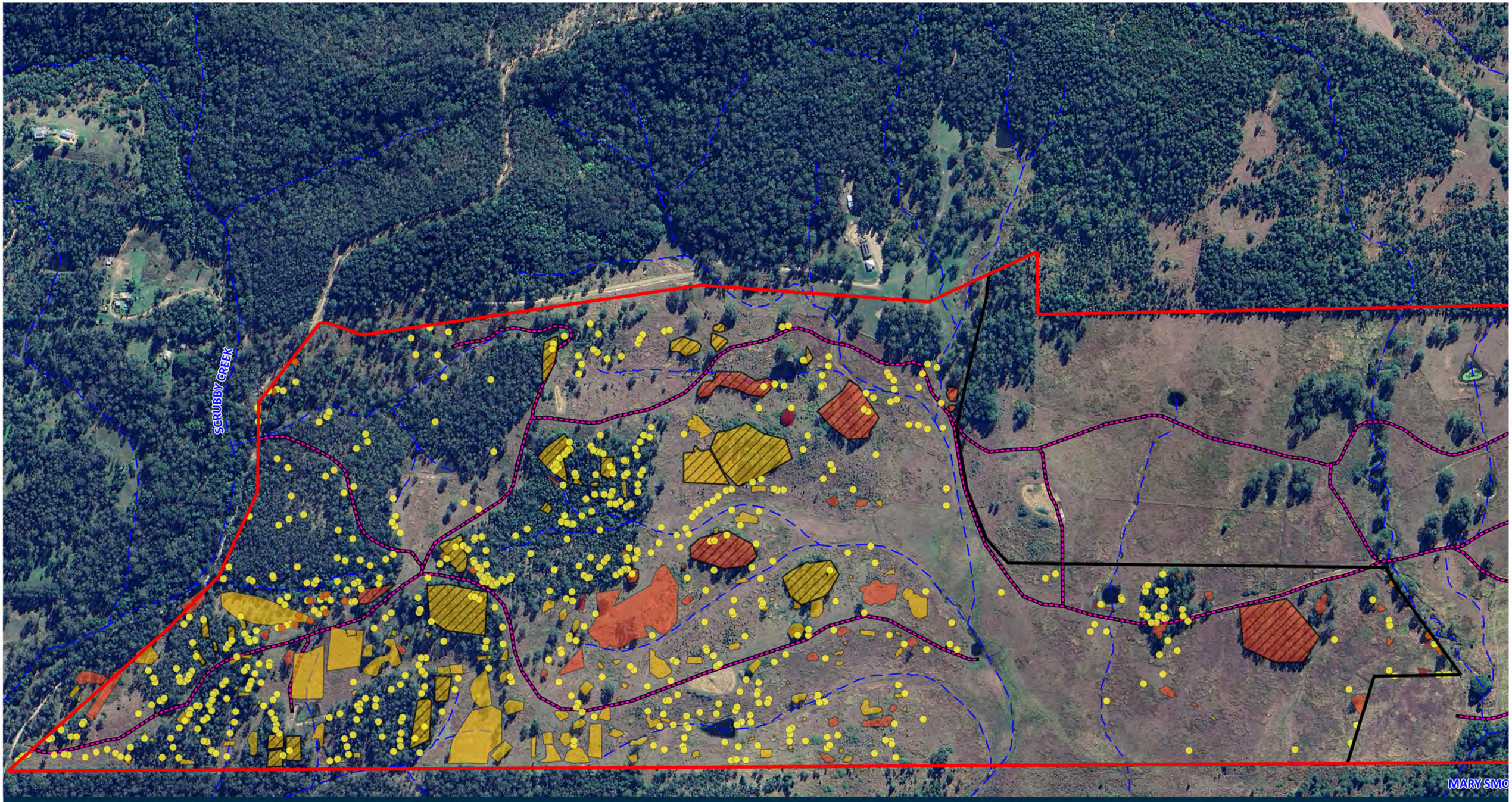
Date	Location	Target Species	Methods
20 – 22 November, 2024	MU2	▪ Groundsel ▪ Fireweed ▪ Giant rat's tail grasses	▪ Manual removal of the weeds with mattock and shovel.
23 – 24 November, 2024	MU6	▪ Lantana camara	▪ Foliage spraying herbicide on dense thickets of Lantana
30 November, 2024	MU6	▪ Lantana camara	▪ Foliage spraying herbicide on dense thickets of Lantana
6 – 9 December, 2024	MU6	▪ Lantana camara	▪ Foliage spraying herbicide on dense thickets of Lantana
6 – 10 January, 2025	MU4	▪ Lantana camara	▪ Slashing and manual removal of Lantana within forested areas ▪ Large scale machine removal of dense infestations of Lantana on forest edge ▪ Foliage spraying herbicide on dense thickets of Lantana in open areas
7, 9 January, 2025	MU4	▪ Slash pine ▪ Cadagi	▪ Stem injecting and chainsaw drilling

13 – 17 January, 2025	MU3	▪ Lantana camara	▪ Slashing and manual removal of Lantana within forested areas ▪ Large scale machine removal of dense infestations of Lantana on forest edge ▪ Foliage spraying herbicide on dense thickets of Lantana in open areas
17 – 20 February, 2025	MU2	▪ Lantana camara	▪ Slashing and manual removal of Lantana within forested areas ▪ Large scale machine removal of dense infestations of Lantana on forest edge ▪ Foliage spraying herbicide on dense thickets of Lantana in open areas
18 February, 2025	MU3 MU4	▪ Lantana camara	▪ Brush cut residual Lantana
20 February, 2025	Track edges and mapped areas	▪ Giant rat's tail grasses	▪ Targeted spraying ▪ 16 x 10L on ground herbicide spraying (200ml glyphosate-360 + 1g metsulfuron-methyl-600 + 20ml surfactant + 40ml vegetable dye).
23 -24 March, 2025	MU4	▪ Lantana camara ▪ Plus other Wons opportunistically	▪ Completion of follow up maintenance spraying.

			▪ Foliage spraying herbicide on dense thickets of Lantana in open areas.
25 - 27 March, 2025	MU3	▪ Lantana camara ▪ Cadaghi ▪ Devils Fig ▪ Wild Tobacco ▪ Slash Pine	▪ Follow up maintenance spraying and primary removal of Lantana ▪ Cadaghi, Wild Tobacco and Devils Fig - cut, scrape and paint method ▪ Slash Pine - stem injection method
3 April, 2025	MU3	▪ Lantana camara ▪ Plus other Wons opportunistically	▪ Finalise the follow up maintenance spraying. ▪ Targeted foliage spraying of Lantana and other WoNS. ▪ Primary removal of large Lantana individuals using cut, scrape and paint methodology.
4 -5 April, 2025	MU2	▪ Lantana camara ▪ Plus other Wons opportunistically	▪ Follow up maintenance spraying. ▪ Targeted foliage spraying and cut, scrape and paint methodology of Lantana and other WoNS. ▪ Additional foliage spray of dense and large open Lantana thickets in open areas with glyphosate and Metsulfuron-methyl.
9 – 11 April, 2025	MU2	▪ Lantana camara	▪ Continue the follow up maintenance spraying. ▪ Targeting large open areas of Lantana impeding on natural revegetation.

14 April, 2024	MU2	▪ Lantana camara	▪ Finalise the follow up maintenance in large, forested area

Attachment 4 – Lantana



Warner South Residential Development
Stony Creek Offset Biosecurity Management Plan

Legend

Lantana

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28ºS ENVIRONMENTAL

- Offset Site Boundary
- Offset Receiving Site fence line
- Waterway
- Site access track

Lantana polygons [197]

- Moderate density [47]
- Low density [145]
- Previously treated patch, now resprouting [34]

Lantana camara [637]

- 1 - 5 stems [619]
- Patch of small regeneration [18]

Issue Date	Dwg No.	Author
12-11-2025		ST
Approved	**Revision Note**	
AD		

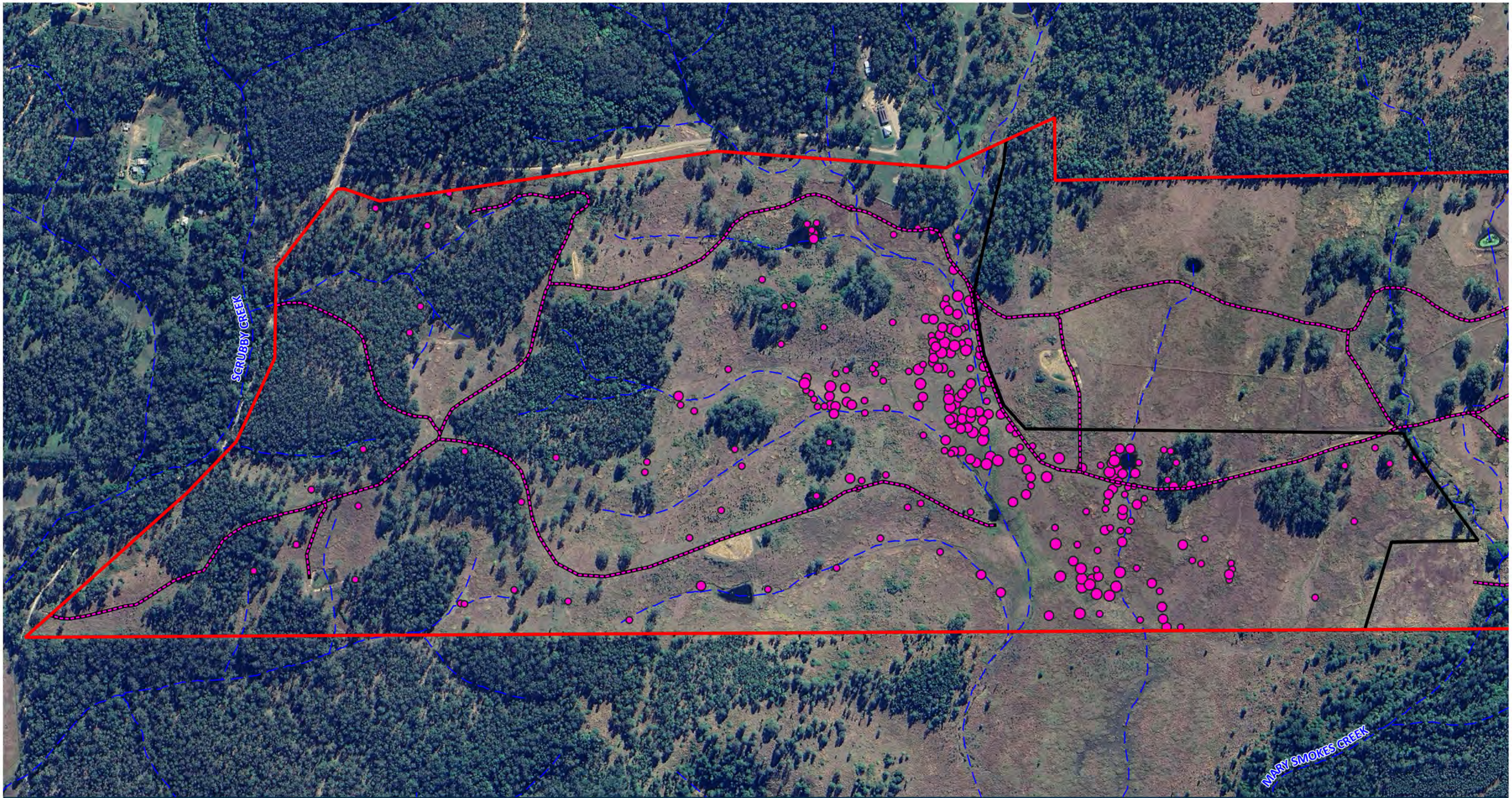
(A3) GDA 2020 MGA 56
1:6,000

0 100 200 300 m

N

28ºS
ENVIRONMENTAL

Attachment 5 – Fireweed



Warner South Residential Development
Stony Creek Offset Biosecurity Management Plan

Fireweed

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28ºS ENVIRONMENTAL

Legend

- Offset Site Boundary
- Offset Receiving Site
- Site access track
- Waterway

Fireweed (Senecio madagascariensis) [267]

- >25 stems [38]
- 6 - 25 stems [98]
- 1 - 5 stems [131]

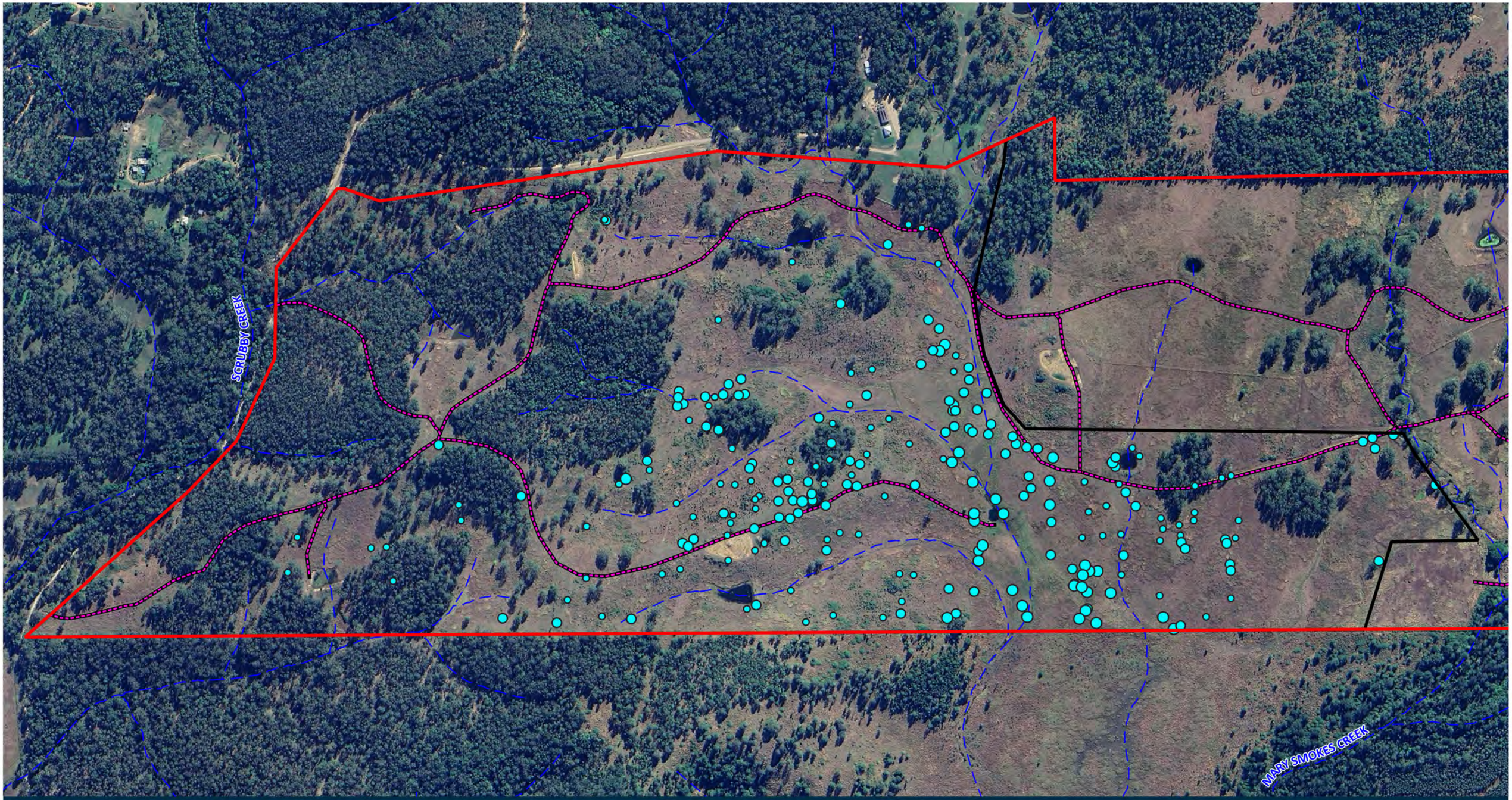
Issue Date	Dwg No.	Author
12-11-2025		ST
Approved	**Revision Note**	
AD		

(A3) GDA 2020 MGA 56
1:6,000

0 100 200 300 m

N

Attachment 6 –
Rat's Tail Grasses



Warner South Residential Development
Stony Creek Offset Biosecurity Management Plan

Legend

Ratstail grasses

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28ºS ENVIRONMENTAL

- Offset Site Boundary
- Offset Receiving Site fence line
- Waterway
- Site access track

Ratstails (Sporobolus sp.) [233]

- > 25 stems [34]
- 6 - 25 stems [106]
- 1 - 5 stems [93]

Issue Date	Dwg No.	Author
12-11-2025		ST
Approved	**Revision Note**	
AD		

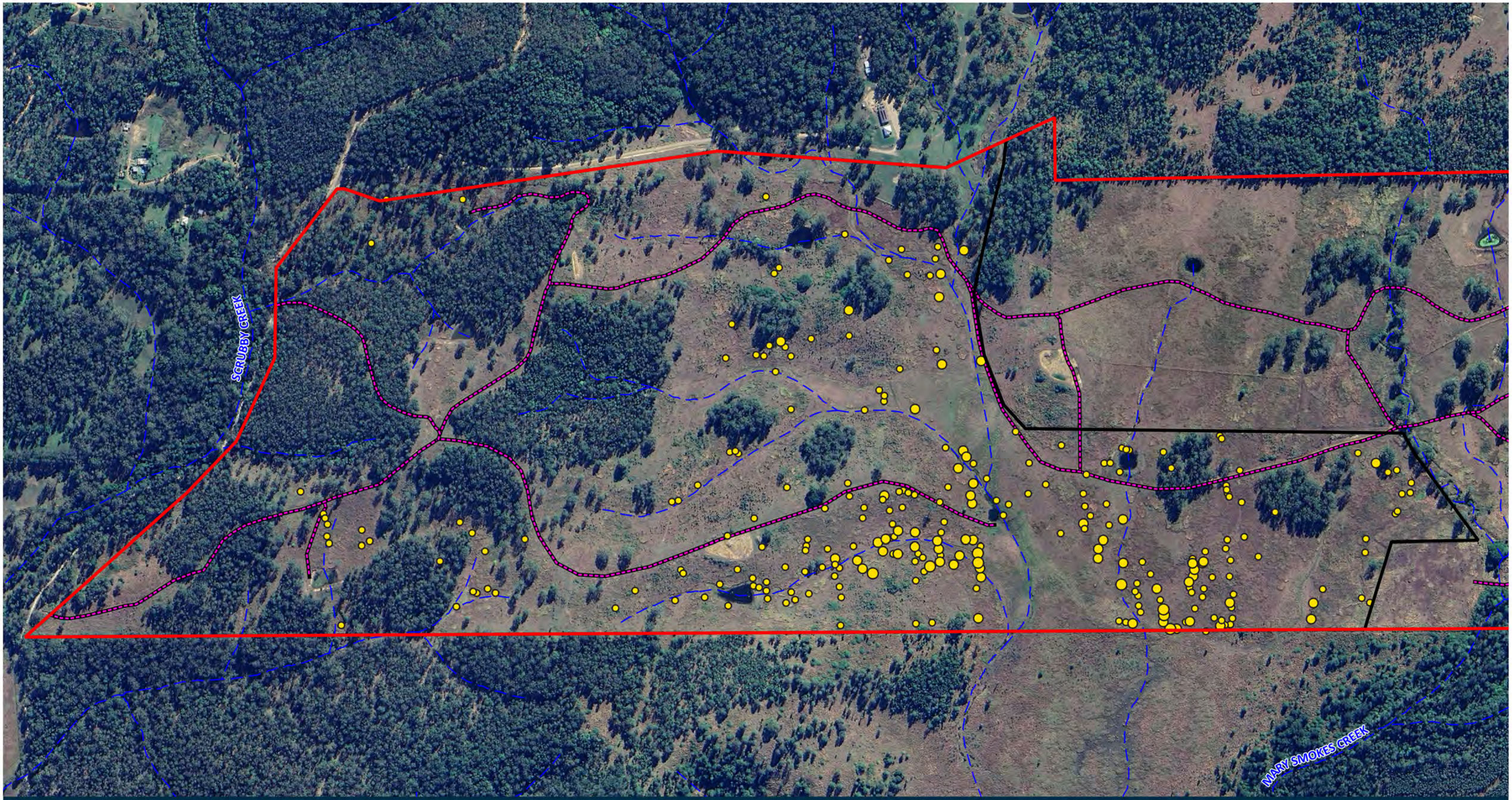
(A3) GDA 2020 MGA 56
1:6,000

0 100 200 300 m

N

28ºS ENVIRONMENTAL

Attachment 7 – Groundsel



Warner South Residential Development
Stony Creek Offset Biosecurity Management Plan

Legend

Groundsel

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28ºS ENVIRONMENTAL

- Offset Site Boundary
- Offset Receiving Site fence line
- Waterway
- Site access track

Groundsel individual (Baccharis halimifolia)

- > 25 stems
- 6 - 25 stems
- 1 - 5 stems
- > 100 stems

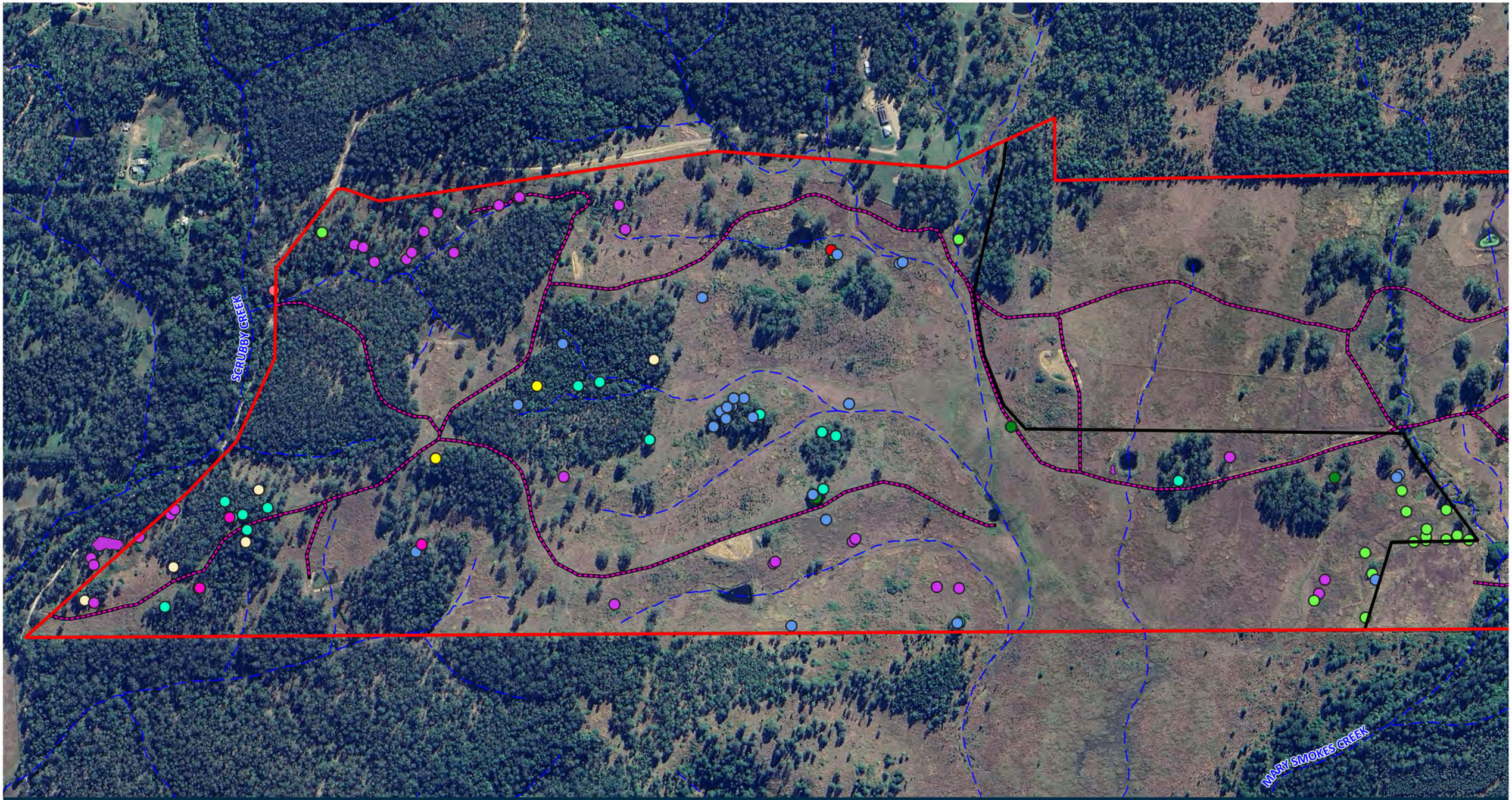
Issue Date	Dwg No.	Author
12-11-2025		ST
Approved	**Revision Note**	
AD		

(A3) GDA 2020 MGA 56
1:6,000

0 100 200 300 m

N

Attachment 8 – Other Weeds



Warner South Residential Development
Stony Creek Offset Biosecurity Management Plan

Legend

Other weeds

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28°S ENVIRONMENTAL

- Offset Site Boundary
- Offset Receiving Site fence line
- Waterway
- Site access track

Other weeds

- Asparagus aetheopicus [3]
- Asparagus africanus [20]
- Blakella torelliana [5]
- Celtis sinensis [2]
- Cinnamomum camphora [3]
- Ochna serrulata [1]
- Pinus sp. [30]
- Pinus sp. polygon > 25 stems
- Psidium guajava [17]
- Schinus terebinthifolia [1]
- Senna septemtrionalis [24]

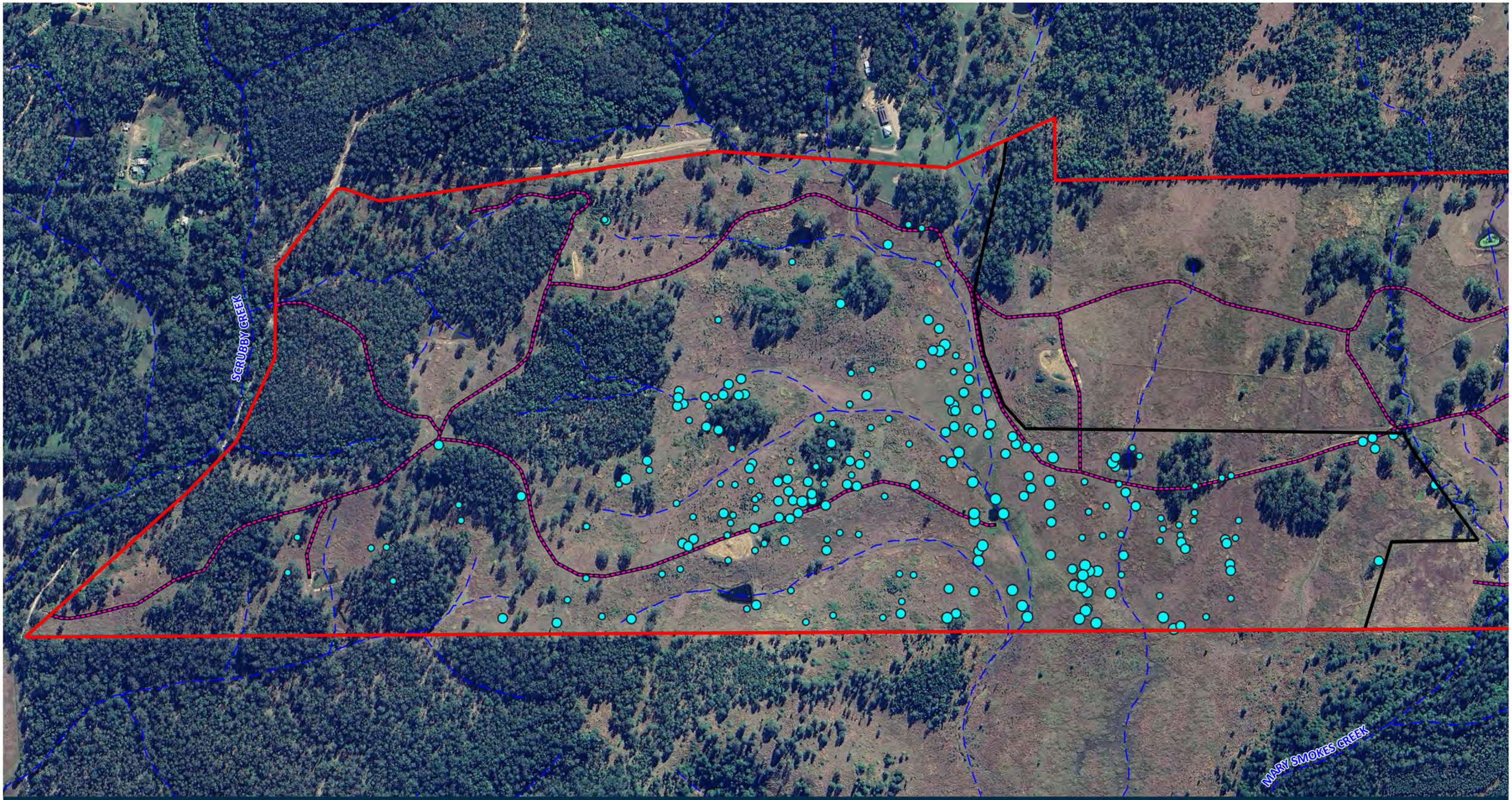
Issue Date	Dwg No.	Author
12-11-2025		ST
Approved	**Revision Note**	
AD		

(A3) GDA 2020 MGA 56
1:6,000

0 100 200 300 m

N

Attachment 9 – Solanum Species



Warner South Residential Development
Stony Creek Offset Biosecurity Management Plan

Legend

Solanum Species

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28ºS ENVIRONMENTAL

- Offset Site Boundary
- Offset Receiving Site fence line
- Waterway
- Site access track
- Solanum spp polygon

Solanum linnaeanum [90]
- > 25 stems [1]
- 6 - 25 stems [11]
- 1 - 5 stems [78]

Solanum torvum [55]
- > 25 stems [2]
- 6 - 25 stems [13]
- 1 - 5 stems [40]

Solanum chrysotrichum [45]
- > 25 stems [2]
- 6 - 25 stems [16]
- 1 - 5 stems [27]

Solanum mauritianum [17]
- 6 - 25 stems [2]
- 1 - 5 stems [15]

Solanum nigrum [6]
- 1 - 5 stems [6]

Solanum capsicoides [4]
- 1 - 5 stems [4]

Issue Date	Dwg No.	Author
12-11-2025		ST
Approved	**Revision Note**	
AD		

(A3) GDA 2020 MGA 56
1:6,000

0 100 200 300 m

N

28ºS ENVIRONMENTAL

Attachment 4 - Year 2 Bio-condition Monitoring Report

28ºS ENVIRONMENTAL

Warner South Residential Development (EPBC 2021/9130)

2025 Annual Biocondition Assessments, Stony Creek Offset (EPBC 2021/9130)

2014-040i

1 December 2025

Document Control

Project No: **2014-040i**

Project: **Warner South Residential Development (EPBC 2021/9130)**

Document: **2025 Annual Biocondition Assessments, Stony Creek Offset**

Client: Ausbuild Pty Ltd

www.28south.com.au

28 South Environmental Pty Ltd

Disclaimer

This report has been prepared by 28 South Environmental Pty Ltd for the exclusive use of 28 South Environmental Pty Ltd's Client and is subject to and issued in connection with the provisions of the agreement between 28 South Environmental Pty Ltd and its Client. While reasonable effort has been made to ensure that the contents of this publication are factually correct, 28 South Environmental Pty Ltd does not accept responsibility for the accuracy or completeness of the contents and shall not be liable for any loss or damage that may be occasioned directly or indirectly through the use or, or reliance on, the contents of this publication.

The assessments and conclusions presented in this report are based on our professional opinion and interpretation of current environmental legislation and planning frameworks. This report does not constitute legal advice and is not legally binding.

In some instances, regulatory authorities may have differing interpretations or requirements. In cases where regulatory positions differ from those expressed in this report, the decisions and directives of the relevant authorities will take precedence. We recommend consulting with appropriate regulatory bodies or seeking independent legal advice to ensure full compliance with all applicable laws and regulations.

Document History and Status

Revision	Date	Description	By	Review
0.1	12/11/2025	Draft Report	Sally Thompson	Andrew Dickinson
0.2	24/11/2025	Draft Report	Sally Thompson	Andrew Dickinson
1.0	1/12/2025	Final	Sally Thompson	Andrew Dickinson

Approval for Issue

Name	Position	Date
Andrew Dickinson	**Technical Director - Ecology**	**1/12/2025**

Table of Contents

Table of Tables

Table of Figures

Table of Attachments

1. Introduction

1.1 Background

Ausbuild Development Corp Pty Ltd (the **Proponent**) is required to deliver an environmental offset as compensation for residual significant impacts to habitat for Matters of National Environmental Significance (**MNES**), as part of the Warner South Residential Development (the **Proposed Action**). Specifically, 20.39 ha of habitat for the endangered *Phascolarctos cinereus* (Koala) and 16.25 ha of habitat for the vulnerable *Pteropus poliocephalus* (Grey-headed Flying-fox).

A direct offset (119 ha) has been established with the intent to protect and improve an area of land to support Koala and Grey-headed Flying-fox, achieving a conservation gain for both species. The conservation gain sought by the offset is improvement in the area of breeding, foraging and refugia for Koala, and foraging habitat for Grey-headed Flying-fox.

An Offset Management Plan (**OMP**) was prepared in 2023 in accordance with the Commonwealth Government's Department of Climate Change, Environment, Energy and Water (**DCCEEW**) *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy* (**EPBC Offset Policy**) and provides details of:

- The environmental offset required to be delivered by the Proponent as a consequence of anticipated residual significant impacts of the Proposed Action
- The proposed Offset Site (**OS**), including location, size, condition, and relevant ecological/species values present
- How the nominated OS will be legally secured
- The nature of the conservation gain, including completion criteria, to be achieved over the nominated offset period for relevant MNES on the proposed OS
- Land management actions required over the offset period to support progress towards achieving the completion criteria
- The monitoring program required to measure progress towards achieving the completion criteria, including corrective actions
- Adaptive management, including corrective actions, and reporting requirements for the duration of the offset period.

Condition 15 of the Notification of approval, Warner South Residential Development, 65-117 Warner Road, Warner, Qld (EPBC 2021/9130) issued by the Department, identified that the Approval Holder '*complete all management actions as described in the Offset Management Plan by the end of Year 20'*. OAMP Action 7 – Summary monitoring schedule identifies the requirement to undertake surveys of the vegetation community within the Offset Site each year. Surveys include tertiary sites each year and primary sites in years 1, 2, 3, 4, 5, 7, 9, 11, 14, 17, 20.

1.2 Purpose

The purpose of this report is to provide evidence of the undertaking of monitoring program detailed in the OMP and Revegetation Management Plan (**RMP**). This report details the results of the second year of monitoring which was undertaken at the OS over the 13th and 14th of October, 2025. The report identifies and interrogates vegetation characteristics which have exhibited a downward trajectory in scoring since 2024 monitoring.

Continued annual monitoring of the OS will identify instances of noncompliance or lack of success towards key performance criteria. Through monitoring, triggers will be identified ensuring appropriate corrective actions can be implemented.

The ongoing series of annual reports should demonstrate the gradual improvement and eventual achievement of the offset obligations.

1.3 The Offset Receiving Site

The Offset Site (**OS**) is located at 263 Eaton Lane, Stoney Creek (Lot 3 on SP332048), 52.3 km north-west of the impact site. The OS lies within the lower footslopes of the Bellthorpe Range on the edge of the Mary Smokes Creek floodplain. The terrain is rolling to steep with elevations ranging from 130 m AHD in the east at the edge of the flood plain to localised high pints of 180 m AHD in the west. The OS forms the watershed between Mary Smokes Creek to the east and Scrubby Creek to the west. Terrain is gentler at the edge of the floodplain with easterly aspects of 6-8% (3-5°) and steeper towards the localised high points being 8-10% (5-6°).

The OS area totals 119 ha, covering 59.1 % of the property, and includes 6 assessment units detailed in **Table 1**. The offset management area has been further categorised into four distinct Management Units (MUs) for the purposes of management and improvement monitoring. This categorisation is based on existing habitat condition and desired environmental offset principles.

The MUs are as follows:

- MU1 = 51.7 ha, comprised of:
  - MU1a = 25.5 ha representative of AU1
  - MU1b = 26.2 ha representative of AU2
- MU2 = 32.1 ha, representative of AU3
- MU3 = 31.8 ha, comprised of AU4, AU5 and AU6
- MU4 = 3.4 ha, comprised of AU2 and AU3

Detailed descriptions, specific objectives and management approaches of individual MUs are outlined in the OMP.

Table 1: Summary of Assessment Units

Unit	Area	Condition	Community Description
AU1	25.5 ha	Non-remnant, pastoral grassland	**Pre-clear:** Mixed open forest including combinations *of Eucalyptus propinqua, E. siderophloia, Corymbia intermedia, E. microcorys, Lophostemon confertus* on Mesozoic to Proterozoic igneous rocks [analogous with RE 12.12.15b/12.12.15]
AU2	27.4 ha	Non-remnant, pastoral grassland	**Pre-clear:** *Eucalyptus tereticornis, Corymbia intermedia, E. crebra +/- Lophostemon suaveolens* woodland on Mesozoic to Proterozoic igneous rocks [analogous with RE 12.12.12]
AU3	34.3 ha	Non-remnant, pastoral grassland	**Pre-clear:** *Eucalyptus tereticornis +/- Eucalyptus siderophloia, Corymbia intermedia* open forest on alluvial plains usually near coast [analogous with RE 12.3.11]
AU4	27.5 ha	Non-remnant, pastoral grassland	**Pre-clear:** Mixed open forest including combinations *of Eucalyptus propinqua, E. siderophloia, Corymbia intermedia, E. microcorys, Lophostemon confertus* on Mesozoic to Proterozoic igneous rocks [analogous with RE 12.12.15b/12.12.15]
AU5	3.4 ha	Regrowth and remnant	*Eucalyptus tereticornis, Corymbia intermedia, E. crebra +/- Lophostemon suaveolens* woodland on Mesozoic to Proterozoic igneous rocks [analogous with RE 12.12.12]

Unit	Area	Condition	Community Description
AU6	0.9 ha	Remnant	*Eucalyptus tereticornis +/- Eucalyptus siderophloia, Corymbia intermedia* open forest on alluvial plains usually near coast [analogous with RE 12.3.11]

2. Methods

Monitoring at Primary (Biocondition) and Tertiary Assessment sites were undertaken 13-14 October 2025. Locations of each site (**Attachment 1**) are identified by on ground permanent star pickets topped with PVC pipe deployed in 2024.

2.1 Primary Assessment

Monitoring at primary sites was undertaken using the quantitative Bio-condition methodology[1] to collect information regarding Key Performance Indicators (KPI) as indicated in the RMP. Scores in each year are referenced against prior years to identify trends and determine subsequent adaptive management requirements, and against the baseline (i.e. 2023 Biocondition / MHQA) scoring to identify longer term attainment of conservation gain scores for Year 5, Year 10, Year 15 and Year 20 as identified by Condition 17 of the Approval dated 15 December 2023.

2.2 Tertiary Assessment

Monitoring methods at tertiary sites was based on the Regional Ecosystem Vegetation Structure Assessment (CORVEG) proforma and methodology[2], assessing an area of 20m² surrounding the marker. Sites aim to track KPIs and ensure early identification of triggers and potential corrective actions.

This is an OMP Action Plan requirement to facilitate development of a broader, semi-quantitative and qualitative assessment of the offset's progression. 2024 was the first year these assessments were undertaken.

2.3 Seasonality of Sampling and Annual Rainfall

Data collected from the Woodford Stanmore weather station (**Table 2**), located 8 km to the east of the OS, indicates that monthly rainfall at the OS was significantly lower than the monthly average for two months immediately prior to the monitoring assessments being undertaken. Three months of the preceding six months received approximately double, or more, the average monthly rainfall. In the three months preceding the surveys, 2024 received considerably more rainfall than 2025.

[1] BioCondition, A Condition Assessment Frame for Terrestrial Biodiversity in Queensland, Assessment Manual (Version 2.2, 2015)
[2] Methodology for surveying and mapping regional ecosystems and vegetation communities in Queensland (Version 5.1 2020)

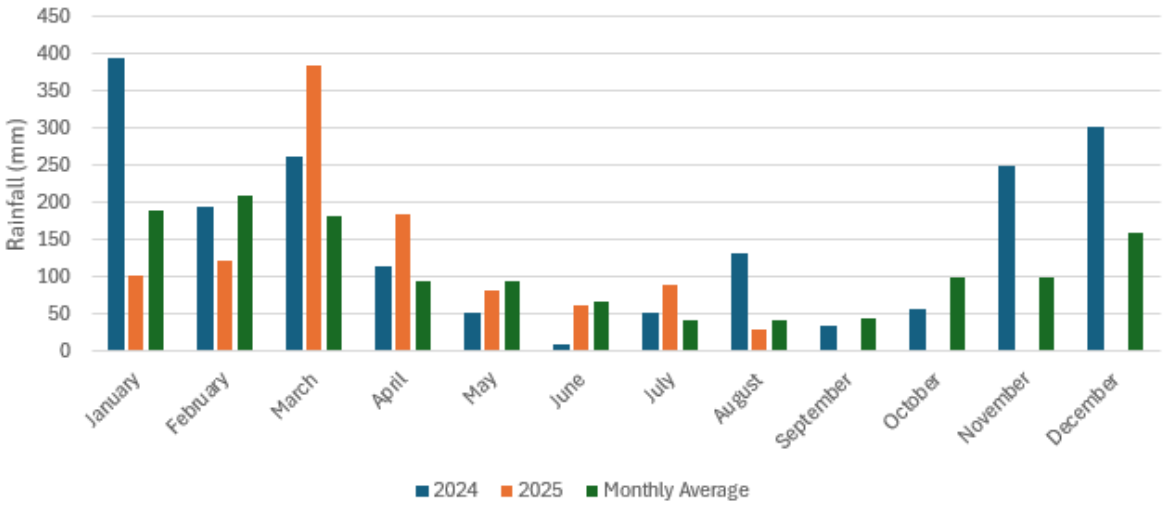


Figure 1: Monthly rainfall at Woodford Stanford weather station[3] in 2024 and 2025, with monthly average. Note: September 2025 rainfall was 3.0 mm. Values not included after monitoring occurred (months October, November, December 2025).

[3] Bureau of Meteorology, Climate Data Site: Woodford Stanmore, Site number: 040924

3. Results

3.1 Primary Assessment – Biocondition Scoring

Biocondition data are collected on a site-by-site basis with annual trends detected through inputting that data into the Modified Habitat Quality Assessment excel workbook. Comparisons between current and previous years are made to identify trends.

3.1.1 Site Condition

The Site Condition component refers to floristic and structural attributes of the standard Biocondition assessment dealing with the following metrics:

- Native tree species richness
- Native shrub species richness
- Native grass species richness
- Native forb species richness
- Tree canopy height
- Tree canopy cover
- Shrub canopy cover
- Native grass cover
- Organic litter
- Large trees
- Course woody debris
- Non-native plant cover.

Site condition metrics specific to Koala habitat quality (viz. Quality and availability of food and foraging habitat, and Quality and availability of shelter) and Grey-headed Flying-fox (viz. Alternative quality and availability of food and foraging habitat, and Alternative Scoring Method Quality and availability of shelter)[4] are discussed for these species below.

For the majority of the site condition metrics scores remained consistent or increased from year 2024 to 2025. This is a positive and expected trend, and no further investigation has occurred. Comparison between scores from the current assessment with the previous years has identified decreases in scores for the below listed metrics and AUs'. Refer to **Attachment 2** for figures of each metric comparing the current assessment year with previous years.

- Recruitment of woody perennial species in EDL has decreased in AU3. This is discussed in section 4.1.1.
- Shrub species richness has decreased in AU1, AU3 and AU6. This is discussed in section 4.1.2.
- Grass species richness has decreased in AU1. This is discussed in section 4.1.3.

[4] Alternative Grey-Headed Flying-fox MHQA methodology developed by 28 South Environmental and utilised for Baseline Modified Habitat Quality Assessment during the Preliminary Documentation project phase prior to EPBC approval.

- Tree height has decreased in AU1. This is discussed in section 4.1.4.
- Canopy cover has decreased in AU1 and AU5. This is discussed in section 4.1.5.
- Shrub cover has decreased in AU1, AU2 and AU6. This is discussed in section 4.1.6.
- Native grass cover has decreased in AU3. This is discussed in section 4.1.7.
- Woody debris has decreased in AU5. This is discussed in section 4.1.8.

Additional observations which were noted during the assessment include:

- Possible die back of canopy trees at transect 16 (AU6). This is discussed in 4.2.1.
- The addition of a new firebreak has resulted in the partial clearing at the end of transect 7 (AU2). This is discussed in 4.2.2.

3.1.2 Site Context

The Site Context component refers to landscape features describing the relationship between the Offset Site and the surrounding connected landscape:

- Size of patch
- Connectedness
- Context
- Ecological Corridors.

The surrounding landscape has remained stable over the year 3 period. Therefore, no changes have been made to Site Context Scoring identified in the Baseline.

3.1.3 Koala

3.1.3.1 Site condition – Habitat Quality

The regrowth across the site has not been sufficient to warrant reassessment of species-specific habitat quality metrics for Quality and availability of food and foraging habitat, and Quality and availability of shelter. No change has been experienced.

3.1.3.2 Site Context – Role, Threats and Mobility

The regrowth across the site has not been sufficient to warrant reassessment of species-specific Site Context metrics for:

- Role of site location to species overall population in the state
- Threats to the species
- Species mobility capacity.

3.1.3.3 Species Stocking Rate

The regrowth across the site has not been sufficient to warrant reassessment of Species Stocking Rate scores. There has been no change comparative to baseline scoring.

3.1.3.4 Final habitat quality scores (weighted)

The site context scores and the species stocking rate scores of 2025 remained consistent with the baseline scores of 2023 across all AUs.

The site condition scores and thereby habitat quality scores were observed to increase between 2024 and 2025 across all AUs except for AU2. Scores AU1, AU3, AU4, AU5 and AU6 increased on account of gains in Site Condition scores. At AU2, a decrease in habitat quality score from 6.04 to 5.99 was observed. This decrease is due to scoring of the single metric of shrub cover and is discussed in section 4.1.6.

Variations in the final calculated weighted habitat quality scores was observed across all AUs except AU5 and AU6 between 2024 and 2025. AU1, AU3 and AU4 scores increased upon the 2024 score by 0.06, 0.08 and 0.07 respectively, while AU2 decreased by 0.01. The overall weighted habitat quality score for the OS has increased in on 2024 score by 0.2 to a final value of 5.69 (refer **Figure 2**). AU1, AU2, AU3, AU4 and the ORS total scores have increased upon the baseline scores. AU5 and AU6 have remained constant.

Table 2: Comparison of koala Weighted Habitat Quality Scores at the OS in 2023, 2024 and 2025.

Year	AU1	AU2	AU3	AU4	AU5	AU6	ORS Total
2023	1.23	1.32	1.28	1.46	0.15	0.04	5.49
2024	1.22 ᵛ	1.39^	1.24 ᵛ	1.44 ᵛ	0.15	0.04	5.48
2025	1.28^	1.38ᵛ	1.32^	1.51^	0.15	0.04	5.69^

^ Indicates an increase in score since the previous year.

ᵛ Indicates a decrease in score since the previous year.

Figure 2: Koala scores for Site Context (out of 3), Species Stocking Rate (out of 4), Site Condition (out of 3) and Habitat Quality (out of 10) across each AU and their average for years 2023 (baseline), 2024 and 2025.

Figure 3: Koala weighted habitat scores (out of 10) across each AU and their average for years 2023 (baseline), 2024 and 2025.

3.1.4 Grey-headed Flying-fox

3.1.4.1 Site Condition – Habitat Quality

The regrowth across the site has not been sufficient to warrant reassessment of species-specific habitat quality metrics for Alternative Quality and availability of food and foraging habitat, and Alternative Scoring Method Quality and availability of shelter. No change has been experienced in these variable metrics.

3.1.4.2 Site Context – Role, Threats and Mobility

The regrowth across the site has not been sufficient to warrant reassessment of species-specific Site Context metrics for:

- Role of site location to species overall population in the state Alternative Scoring Method Supplementary Data,
- Threats to the species Alternative Scoring Method Supplementary Data,
- Species mobility capacity.

3.1.4.3 Species Stocking Rate

The regrowth across the site has not been sufficient to warrant reassessment of Alternative Scoring Method for Species Stocking Rate. There has been no change comparative to baseline scoring.

3.1.4.3.1 Final habitat quality scores (weighted)

The site context scores and the species stocking rate scores of 2025 remained consistent with the baseline scores of 2023 across all AUs (**refer Figure 3**).

Variation in the site condition scores and thereby habitat quality scores was observed between 2024 and 2025 across three of the six AUs (refer **Figure 3**). An increase in habitat quality was experiences at AU1, AU3, AU4,

AU5 and AU6 on account of gains in Site Condition at these AUs. Conversely, as site condition decreased for AU2, there was a consequential decrease in habitat quality score. This decrease is due to scoring of a single metric of shrub cover and is discussed in section 4.1.6

Variations in the final calculated weighted habitat quality scores was observed across three of the six AUs between 2024 and 2025. AU1, AU3 and AU4 scores increased upon the 2024 score by 0.04, 0.06 and 0.04 respectively. The overall weighted habitat quality score for the OS has increased upon the 2024 score by 0.14 to a final value of 5.60 (refer **Figure 4, Table 4**). AU1, AU3 and AU4 and the ORS total scores have increased upon the baseline scores. AU2, AU5 and AU6 have remained constant.

Table 3: Comparison of GHFF Weighted Habitat Quality Scores at the OS in 2023, 2024 and 2025.

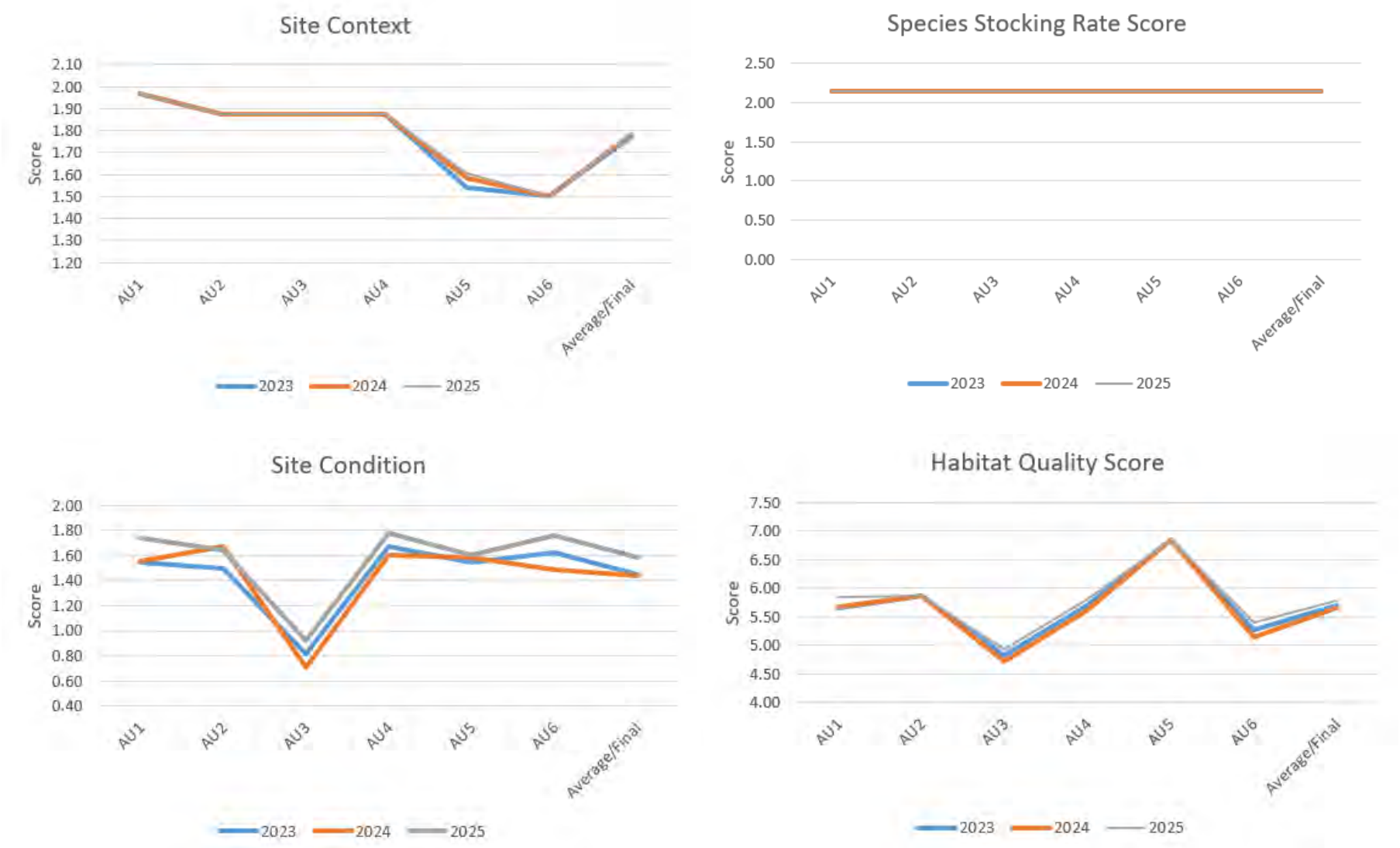
Year	AU1	AU2	AU3	AU4	AU5	AU6	ORS Total
2023	1.21	1.35	1.39	1.31	0.20	0.04	**5.51**
2024	1.21	1.35	1.36 ᵛ	1.30 ᵛ	0.20	0.04	**5.46** ᵛ
2025	1.25^	1.35	1.42^	1.34^	0.20	0.04	**5.60**^

^ Indicates an increase in score since the previous year.

ᵛ Indicates a decrease in score since the previous year.

3.2 Tertiary results

Comparison between data collected during 2024 and 2025 identified numerous discrepancies in the quantitative metrics. However, photographic and qualitative data remains consistent throughout. The discrepancies are further discussed in **Section 4.3**. Refer to **Attachment 3** for figures.



igure 4: GHFF scores for Site Context (out of 4), Species Stocking Rate (out of 3), Site Condition (out of 3) and Habitat Quality (out of 10) across each AU and their average for years 2023 (baseline), 2024 and 2025.

Figure 5: GHFF Weighted Habitat Quality Scores for each AU and the total score for the Offset Receival Site in years 2023 (baseline), 2024 and 2025. Increase in scores occurred in AU1, AU3, AU4 and the overall ORS.

4. Discussion

Final scores indicate overall increase to site condition and habitat quality across the majority of the AUs at the OS. Investigation of the Biocondition metrics identifies variations throughout, with some metrics increasing, and some decreasing, resulting in an overall positive outcome at all AUs except for AU2.

Photographic evidence clearly indicates significant regrowth occurring across much of the OS, with the exception of AU3, where regrowth has been patchy; areas of slightly higher micro-elevation on the floodplain fared significantly better than part of the AU where seasonal water logging was prevalent in 2023-2025. As this vegetation matures it will contribute to the further upswing of the scores, however interventions are likely to be required in waterlogged areas. Direct panting with *Melaleuca* spp., and *Lophostemon suaveolens* would be appropriate.

There has been a significant reduction in non-native plant cover following intensive treatment of lantana (*Lantana camara**) across the site. Lower levels of exotic species equated to high scores. Resultantly there has been an upswing of non- native plant cover score from 3.7 in the baseline to 9.2 in 2025, averaged across all Mus.

The *site context scores* and the *species stocking rate scores* are not expected to change until significant maturation of vegetation across the OS or following clearing or revegetation events surrounding the property.

During the data analysis for 2025, additional errors in scoring were identified in the 2023 and 2024 data. These have been rectified with the overall outcome not changing significantly. The baseline weighted habitat quality scores for koala remained constant. The weighted habitat quality score of AU2 decreased by 0.01 in 2023, and AU1 decreased by 0.01 in 2024.

Table 4: Amended koala Weighted Habitat Quality Scores for 2023 and 2025, with 2025 scores.

Year	AU1	AU2	AU3	AU4	AU5	AU6	ORS Total
2023 Original	*1.23*	*1.33*	*1.28*	*1.46*	*0.15*	*0.04*	*5.49*
2023 Amended	1.23	**1.32**	1.28	1.46	0.15	0.04	5.49
2024 Original	*1.23*	*1.39*	*1.24*	*1.44*	*0.15*	*0.04*	*5.48*
2024 Amended	**1.22**	1.39	1.24	1.44	0.15	0.04	5.48
2025	1.28	1.38	1.32	1.51	0.15	0.04	5.69
Bold values indicate amended scores.							

4.1 Investigation of drop in Biocondition score

In order to determine the need for corrective actions or implementation of adaptive management, the raw data was investigated further to detect possible reasons for decreases in Site Condition scores. Variations in data between years was assessed to establish whether the cause was due to natural variation resulting in an expected response, or it was an unexpected response and (potentially) resultant of human error in the data collection, processing and / or scoring.

4.1.1 Recruitment of woody perennial species

Recruitment of woody perennial species in EDL score decreased at AU3 in 2025.

At transect 10 the number of recruiting species has decreased from one species to nil species. This assessment site occurs on pastoral grassland on the flood plain in the east of the Site. Assessment of the photographs show a lack of regeneration at this site. Similarly, transect 4 photographs show a lack of regeneration, with a single species recorded as recruiting. Where species recruitment has been previously recorded at both sites, recruiting seedlings have now matured to saplings and are no longer recorded as regeneration. Monitoring occurred in spring following two dry months prior to the warm and wet weather which facilitates seed germination. Additionally, these transects are a large distance from mature canopy trees which may reduce the abundance of seeds present for regeneration. Further, these sites are on a flood plain, significant water inundation may have influenced the ability of species to germinate. **Adaptive management outcome 1**.

4.1.2 Shrub species richness

Shrub species richness score has decreased in AU1, AU3 and AU6. Each AU has a single transect where the score dropped by 2.5 due to the reduced number of shrub species. In some cases, what was considered to be a 'shrub' according to the biocondition rules have now grown into trees. Additionally, due to the earlier sampling season and dry months preceding the assessment, the warm, wet growing season had not yet occurred which would facilitate growth of shrubs. In other instances, species which have been recorded in 2024 were not recorded in 2025. This may be a result of plant death, observer error or reduced ability to spot small shrubs due to the dense, tall grass (*Imperata cylindrica*) present at many of the sites. **Adaptive management outcome 2.**

4.1.3 Grass species richness

Grass species richness score has decreased in AU1. This is a result of the reduction at one site.

In accordance with 2024 adaptive management action - All Biocondition assessment must have senior botanist present who has demonstrable experience assessing grasses, a senior botanist was present to identify grasses. The botanist being the same botanist who performed the baseline assessments.

This reduction in species recorded is likely a result of survey timing. The senior botanist noted during the survey that many of the grass species had undergone abscission (loss of inflorescence) or were yet to produce an inflorescence (seasonality of sampling being earlier in the year than 2024 which occurred late November), making identification of many species difficult and likely resulting in missed species. This is likely a result of survey seasonal timing or due to weather conditions preceding the survey. **Adaptive management outcome 3.**

4.1.4 Tree height

Tree height score has decreased in AU1. Investigation of tree heights identified that the tree heights had not decreased, instead the tree heights in the previous two years had not been correctly calculated. Heights had been reported for T1 only, not the average of T1 and T2 which is stated in the methodology. No adaptive management required.

While this error accounts for the discrepancy in scoring, investigation in the decrease in canopy cover scores (section 4.1.5) has identified the lack of accuracy when measuring tree heights. Comparison on same trees between years 2024 and 2025 (figure 5) reveal trees have been estimated to be lower in 2025 than 2024. **Adaptive management outcome 4.**

4.1.5 Canopy cover

Canopy cover has decreased in AU1 and AU5.

At AU1, transect 9, the canopy cover dropped from 74% of the benchmark to 39% of the benchmark, reducing the score from 5 to 2. **Figure 5** shows the comparison of canopy cover data, with 8 trees collected in 2024 and 4 trees

collected in 2025. The trees which are assumed to be the same tree based on height and location are highlighted in the same colour in each table of **Figure 5**. Photographs from the beginning and end of the transect in each year (**Figure 6** and **Figure 7**) shows the path of the transect in generally the same, except that the end of the transect is among trees in 2024 and not in trees in 2025. This is reflected in the data of the pink Acacia leiocalyx. At first it would appear the second A. leiocalyx in 2024 is the same tree recorded in 2024, though it is more likely that the first tree in bold in 2024 is the tree recorded in 2025, and the transect has slightly shifted to the south. This shift does not account for the other three missing trees earlier in the transect. Possible explanations include:

1. The start of the transect was shifted to one side, resulting in some trees not being included in the canopy transect and the difference in cover of those trees which were picked up. This has occurred as the marker posts were installed during the 2024 monitoring season and may not have been placed at this transect before the 2024 monitoring occurred, resulting in a slightly different alignment.

2. Trees may have died between the assessments of 2024 and 2025.

As the marker posts are now present, the ends of the transects will be placed consistently in each year. **Adaptive management outcome 5.**

2024

100m Transect Tree Canopy Cover Intercept	(Only assess Emergent (E) or Subcanopy (S) layers if the benchmark document stipulates that layers are present. *If trees are in the same layer and continuous along the transect group them). Canopy layer includes T1 and T2 layers, but not T3.					
Species	Strata (C or S or E)	Height (m)	Intercept Range (m)		Cover (m)	Corrected Cover (m)
			start:	end:		
E. siderophloia	T1	24	11.4	20.0	8.6	18.2
C. intermedia	T1	20	12.2	21.3	9.1	
C. intermedia	T1	20	18.6	29.6	11	
C. intermedia	T1	19	83.0	96.4	13.4	13.4
C. intermedia	T2	16	58.6	80.2	21.6	21.6
E. siderophloia	T2	16	82.7	85.0	2.3	2.3
A. leiocalyx	T2	12	89.1	94.6	5.5	9.9
A. leiocalyx	T2	12	93.9	99.0	5.1	

2025

100m Transect Tree Canopy Cover Intercept	(Only assess Emergent (E) or Subcanopy (S) layers if the benchmark document stipulates that layers are present. *If trees are in the same layer and continuous along the transect group them). Canopy layer includes T1 and T2 layers, but not T3. **Record height of each tree.**					
Species	Strata (C or S or E)	**Height (m)**	Intercept Range (m)		Cover (m)	Corrected Cover (m)
			start:	end:		
Corymbia intermedia	T1	23	23.9	38.1	14.2	14.2
Corymbia intermedia	T1	17	78.5	88.4	9.9	9.9
Corymbia intermedia	T1	17	92.9	100	7.1	7.1
Acacia leiocalyx	T2	11	97.2	100	2.8	2.8

Figure 6: 2024 data sheets for canopy cover at transect 9 (top), and 2025 data table for canopy cover at transect 9 (bottom).Colours highlight the assumed same individual trees within the transect.

Figure 7: Start and end of transect 9 in 2024.

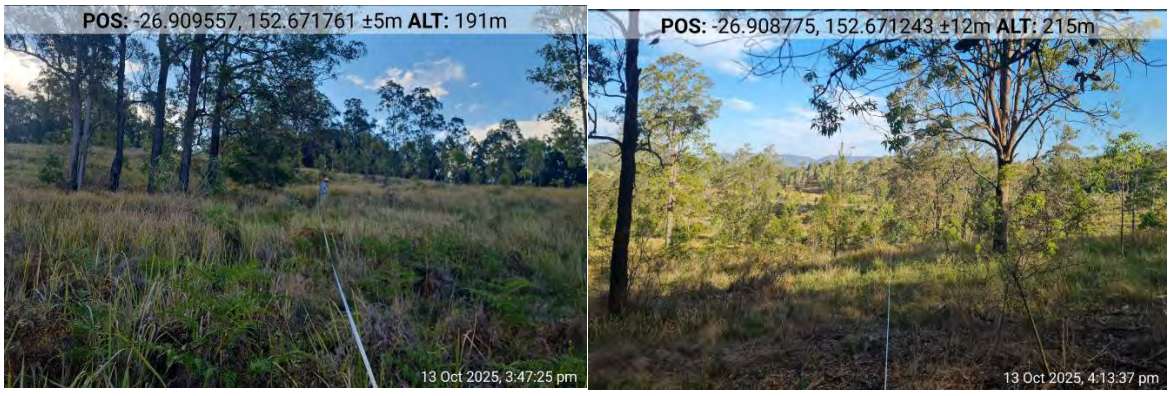


Figure 8: Start and end of transect 9 in 2025.

At AU5, transect 15, the canopy cover increased from 197% of the benchmark to 202% of the benchmark, reducing the score from 5 to 3. The number of canopy trees in 2024 was 5, while 9 trees were picked up in 2025. This may be due to the dense layer of lantana (*Lantana camara**) which was present in 2024 making it difficult to run a straight transect and to accurately assess the transect as it was not readily assessable. From 2025 onwards, as the lantana (*Lantana camara**) has now been removed and there is clear access between the two posts, accurate assessment of the canopy cover can be undertaken. **Adaptive management outcome 6.**

4.1.6 Shrub cover

Shrub cover has decreased in AU1, AU2 and AU6.

This reduction in shrub cover is largely a result of the growth of eucalypts assessed as shrubs on account of the Biocondition assessment criteria, when they were small, now recorded as trees on account of their increased height. Additionally, it appears there was a slight miss alignment of some of the transects. This will not be an issue moving forward due to the placement of the permanent marker poles mentioned in section 4.1.5.

In the case of AU6, transect 16, the shrub layer was comprised of predominantly boot lace bush (*Wikstroemia indica*) in 2024. Following the 2024 Biocondition assessment management of exotic species lantana (*Lantana camara**) was undertaken at this location which had a high density of the shrub. The treatment of lantana (*Lantana camara**) and access of this area by a tractor mounted boom spray may have resulted in the loss of elements of the native shrub layer. **Adaptive management outcome 7.**

4.1.7 Native grass cover

Native grass cover has decreased in AU3 at transect 4, from 24% in 2024 to 15 % in 2025, equating to 55% and 34% of the benchmark, respectively. The 9 % drop in cover resulted in a loss of 2 points due to the scoring system which scores 3 if cover is between 51 and 90 % of the benchmark, or scores 1 point where cover is between 10 and 50 % of the benchmark. This loss in native grass cover may be a seasonal result. As the assessment occurred earlier in the year after two months of below average rainfall (table 2), grasses may have had less opportunity for growth. It is noted there is an increased organic litter percentage recorded in the 1 x 1 m quadrats in 2025 compared with 2024. This increased litter likely represents dry grass and accounts for the lower percentage of native grass cover. Adaptive management not required.

4.1.8 Woody debris

Woody debris has decreased in AU5, transect 15, from 6% of the benchmark to 0% of the benchmark. This is equivalent to 3 m at the site and 0 m at the site, respectively.

This loss of woody debris may be a result of aging of the wood. If the wood was of narrow diameter in 2024, it may have degraded to be smaller and therefore not recorded. Alternatively, the wood may have been broken up following treatment of the dense lantana (*Lantana camara**) when a tractor was used to slash lantana (*Lantana camara**) after the 2024 assessment period.

A loss of 3 m of woody debris is not considered to be significant. Adaptive management not required.

4.2 Additional observations

Additional observations which were noted during the assessment which warrant discussion are presented below.

4.2.1 Canopy dieback

A thinning of canopy cover was observed at AU6, transect 16 (**Figure 8**). The canopy cover was reported as 51.2% (115% of the benchmark) in 2024, which reduced to 25.3% (57% of the benchmark) in 2025. Due to the scoring system, this loss of canopy cover did not result in a score reduction. However, a 50% loss of cover in a remnant forest patch may be a cause for concern if this decreasing trend is permanent and results in the death of the trees. One tree was noted as being dead and numerous others had experienced dieback.

Figure 9: Transect 16 has experienced dieback of the Eucalyptus trees.

The possibility of dieback arising from extensive treatment of the very dense lantana (*Lantana camara**) in this patch of vegetation has been considered, see section 4.2.1.1. However, other potential causes include insect infestations, waterlogging, Bell Miner Associated Dieback (BMAD) or other pathogens. **Adaptive Management outcome 7.**

4.2.1.1 Glyphosate application

Targeted foliar treatment of lantana (*Lantana camara**) at transect 16 occurred in November and December of 2024, refer to treatment log as Attachment 4. Glyphosate 540 was used at a dilution rate of 700mL/100L. This rate slightly exceeds the rate of 660mL/100L recommended by the Queensland Government[5]..

When glyphosate reaches the soil, it will be strongly adsorbed to soil particles due to it being a zwitterionic molecule. Due to these strong bonds, it is generally retained within the top 15 cm of soil. Approximately 5 – 24 % of the adsorbed glyphosate becomes desorbed and available for microbial breakdown, the primary degradation pathway, or utilisation by plants (Singh et al., 2024; Rolando et al., 2017). The median half-life of glyphosate in soils has been described as 2 – 215 days (Rolando et al., 2017). The rate of glyphosate breakdown in the sorbed and soluble phases is influenced by multiple factors including microbe type, soil pH, moisture, temperature and soil type, including the amount of Fe and Al (Suwardji et al., 2021; Botton et al., 2021). A study on decomposition of Glyphosate in Australian soils by Suwardji et al., 2021 reported that the rate of decomposition increases as temperatures increased. However there are no studies of non-target impacts to native vegetation arising from soil accumulation of glyphosate.

The results on alluvial soils found that the half-life of glyphosate at 5° C is 100 days in the soluble phase and 806 days in the sorbed phase, compared to 10 days and 117 days respectively at 17° C, and 8 days and 67 days respectively at 28° C.

Table 6 shows that ambient temperatures have rarely dropped below 17° C since the lantana (*Lantana camara**) was sprayed. Assuming soil temperature is similar to minimum ambient temperatures, any glyphosate reaching the soil would have by now decomposed.

Considering the shallow depth at which the herbicide penetrates the soils and the low percentage of herbicide available to interact with roots present. It seems unlikely that this treatment would have resulted in the death of the Eucalyptus trees at transect 16 (it would not have been possible for overspray of lantana to reach the canopy)

[5] Lantana camara Fact Sheet, Queensland Government, Department of Agriculture and Fisheries, 2023.

However, the application rate e.g. how much runoff is unknown, the possibility of effects of overspray remains, though this is considered remote. **Adaptive management outcome 8.**

Table 5: Monthly low and high temperatures at Beerburrum Forest Station[6] since lantana (*Lantana camara) treatment in December 2024.**

Month, Year	Lowest daily temperature (ºC)	Highest daily temperature (ºC)
December, 2024	26.0	35.9
January, 2025	25.8	37.7
February, 2025	26.4	33.3
March, 2025	24.4	32.9
April, 2025	23.4	29.4
May, 2025	17.2	28.6
June, 2025	16.0	25.2
July, 2025	19.3	25.6
August, 2025	17.5	27.6
September, 2025	21.1	30.2
October, 2025	22.6	38.6

4.2.2 Firebreak Establishment

During 2025 fire breaks were newly established around the perimeter of the OS to help control the movement of fire through the landscape. The Bushfire protection measures were identified by the Wildfire Management Plan prepared in December 2024, refined in 2025 and Implemented in May 2025. The establishment of perimeter breaks was a feature of the Wildfire Management Plan and could not have been known at the time Biocondition plots were established for the baseline assessment in 2023

The addition of a new firebreak around the perimeter of the site has resulted in the partial clearing at the end of transect 7 (AU2). This has not resulted in any significant loss of vegetation due to the non-remnant nature of the site.

On account of this **Adaptive management outcome 9** has been proposed.

4.3 Tertiary sites

Comparison of the tertiary data from 2024 and 2025 found that qualitative data and photographs were largely consistent between years and as expected. Variation was noted between quantitative metrics which are unlikely to be explained by natural variation; most notably the shrub cover, exotic species cover to a lesser extent canopy cover, and the total basal area.

[6] Bureau of Meteorology, Climate Data Site: Beerburrum State Forest, Site number: 040284

4.3.1 Cover estimates

Variations in cover estimates were noted across a number of plots (**Attachment 3**). Unlike the Biocondition plots where shrubs had grown into trees thus reducing shrub cover, this does not appear to have occurred in Tertiary plots. An explanation for the variation may be the plot sized used when estimating the cover. The area of assessment in 2025 was 20 x 20 m, it is possible a larger area was assessed in 2024. A larger area to be estimated would have a reduced accuracy due to increased variation in distribution and therefore sampling error. Additionally, increasing the area may alter the proportion of vegetation within the area when compared with a smaller area, giving a different result even when accurate. **Adaptive management outcome 10.**

4.3.2 Basal area

Basal area is estimated using the Bitterlich method to determine the total basal area per hectare. The basal area of some tertiary sites was unexpectedly different (**Attachment 3**), with a difference of 9 at one tertiary site. This is likely due to incorrect application of the technique. **Adaptive management outcome 11**.

4.4 Adaptive Management

4.4.1 2024 Adaptive management outcomes

Adaptive management measures identified in 2024 include: the presence of a senior botanist or voucher specimens for identification of grass species; the use of a measuring tape for coarse woody debris; and, improved recording of transect locations.

Each of these measures were adhered to.

4.4.2 2025 Adaptive management

The following measures are proposed:

- **Adaptive management outcome 1**. Evidence suggests that natural regeneration at AU3 is not occurring at sufficient abundance to enable recovery of the open forest community targeted at this AU. Planting the appropriate species pallet within this AU is recommended.
- **Adaptive management outcome 2.** Extra care should be given by observers when looking to identify species in tall, dense grassy areas. Were appropriate consider low intensity burns to reduce the dense cover of blady grass. This may also promote the germination of native seeds.
- **Adaptive management outcome 3.** Keep the seasonality of the sampling consistent throughout the life of the offset and after mid-November to potentially capitalise on onset of seasonal rainfall prior to or at the beginning of Summer.
- **Adaptive management 4.** A hypsometer should be used to accurately measure the heights of trees during canopy cover assessments, and for any outliers. It is noted that in areas of dense canopy trees a hypsometer may not be able to be utilized due to a minimum distance required from a tree and/or inability to clearly see the top of canopy trees.
- **Adaptive management outcome 5.** Make a note of dead trees when recording canopy cover, to account for resultant decreases in scoring. Pull the tape tight. Make sure a technical reference is made for where to start the intercept (ie, in the south). See adaptive management outcome 6.
- **Adaptive management outcome 6.** The addition of a central permanent marker point at each transect would assist in ensuring transects are run along the same central line, therefore enabling the same canopy trees to be collected. This can be particularly useful in areas of dense canopy, regrowth or lantana (*Lantana camara**) where the line of sight may be blocked by abundant vegetation.
- **Adaptive management outcome 7.** Monitoring of AU6 should occur periodically over the next 6 – 12 months to determine if there is an ongoing issue with the eucalyptus trees in this area. If additional trees begin to experience dieback efforts should be made to identify the cause.

- **Adaptive management outcome 8.** Great attention should be taken when performing weed management spraying to avoid contact with native species and not to use excessive application resulting in overspray which impact nearby native vegetation.

- **Adaptive management outcome 9.** Relocate transect 7 (south or west is suggested) so that the transect is not overlapping with the established firebreak to be permanently maintained in a reduced fuel state.

- **Adaptive management outcome 10.** Standardise the plot grid to ensure that future tertiary assessments are undertaken within a 20 x 20 m area, with the marker pole at the center of the plot.

- **Adaptive management outcome 11.** Ensure staff are correctly trained with the Bitterlich method prior to attending site, and that staff use the appropriate estimation tool and counting factor.

5. Conclusions

The second year of annual monitoring has provided information which is important for the ongoing monitoring of the OS and to identify opportunities for improved and additional management of vegetation on the OS (Adaptive Management).

The final comparison of scores between the corrected baseline scores of 2023 and 2025 found the weighted habitat quality score for the OS has increased by 0.2, from 5.49 to 5.69 for koala, and by 0.09, from 5.51 to 5.60 for GHFF. The main contributing metric for this is the reduction in non-native plant cover, which increased in average score from 3 in 2023 to 10 in 2025. Other metrics which increased the overall site condition score include large trees and tree species richness.

This report has identified eleven adaptive management outcomes. Eight are related to the collection of data during subsequent monitoring periods. These include: care searching for species in dense, long grassy areas, consider low intensity burns; consistent timing of surveys each year; use of a hypsometer to measure tree heights; note dead trees which may result in/explain reduced canopy cover; add a central permanent marker pole to each transect; shift transect 7 to the south; undertake tertiary assessments in a 20 x 20 m area; and, utilise correct Bitterlich method. Three adaptive management outcomes relate to the effective management of native and exotic vegetation on the OS. These include: Planting out low points within AU3 where seasonal water logging occurs on account of impeded drainage (species have been identified), closely monitoring AU6 over the next 6-12 months to assess dieback, and general emphasis on the judicious use of herbicide to ensure no overspray during weed management.

6. References

Botten, N., Wood, L. J., and Werner, J. R. (2021). Glyphosate remains in forest plant tissues for a decade or more. Forest Ecology and Management, 493, 119259.

Carol A. Rolando, Brenda R. Baillie, Dean G. Thompson and Keith M. Little (2017). The Risks Associated with Glyphosate-Based Herbicide Use in Planted Forests. Forests, 8, 208.

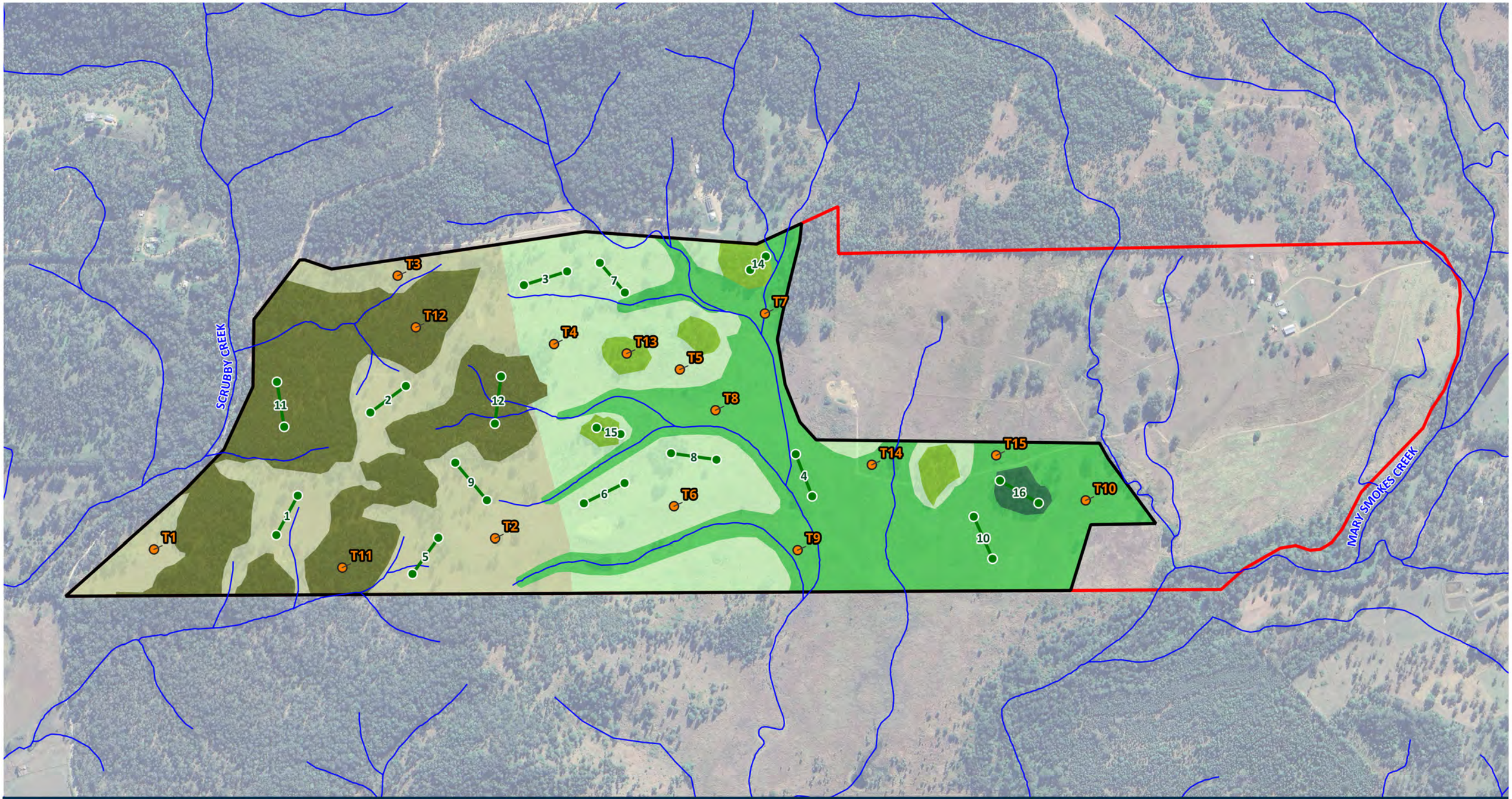
Singh, R., Shukla, A., Kaur, G., Girdhar, M., Malik, T. and Mohan, A. (2024). Systemic Analysis of Glyphosate Impact on Environment and Human Health. ACS Omega, 9, 6165-6183.

Suwardji, P. Eberbach and I. M. Sudantha (2021). Interactive relationship between sorption and decomposition of 14C-glyphosate: The importance of temperature in influence the availability of glyphosate for decomposition in Australian soils. AIP Conference Proceedings, 2381, 1.

28ºS ENVIRONMENTAL

Attachment 1 –

Offset Site Permanent Biocondition and Tertiary Monitoring Sites



Warner South Residential Development
Annual Ecological Restoration Monitoring

Figure 1 - Offset Site Permanent Biocondition Plot and Tertiary Monitoring Sites

28 South Project Ref: 2014-040(c)

Source: D:\Dropbox\(d) Projects\2014\2014-040(c) (Warner South)\(d) Data\(d) GIS

Data Sources: Qld Globe (SIPS 2016); Digital Cadastre Database (Dept. Natural Resources, 2021); Roads (Dept. Natural Resources, 2020); Watercourses (Dept. Natural Resources, 2020); Contours (Dept. Natural Resources 2016).

28ºS ENVIRONMENTAL

Legend

- Offset Site Boundary
- Offset Receiving Site
- Property Boundaries
- Waterway
- MHQA Assessment Site
- Assessment Unit 1 - Pastoral Grassland (Pre-clear RE 12.12.15/12.12.15b) [25.5ha]
- Assessment Unit 2 - Pastoral Grassland (Pre-clear RE 12.12.12) [27.4ha]
- Assessment Unit 3 - Pastoral Grassland (Pre-clear RE 12.3.11) [34.3ha]
- Assessment Unit 4 - Regrowth (Pre-clear RE 12.12.15/12.12.15b) [27.5ha]
- Assessment Unit 5 - Regrowth and Remnant (Pre-clear 12.12.12) [3.4ha]
- Assessment Unit 6 - Remnant (Pre-clear 12.3.11) [0.9ha]

Issue Date	Dwg No.	Author
31-01-2025		MO
Approved	**Revision Note**	
AD		

(A3) GDA 94 MGA 56
1:8,000

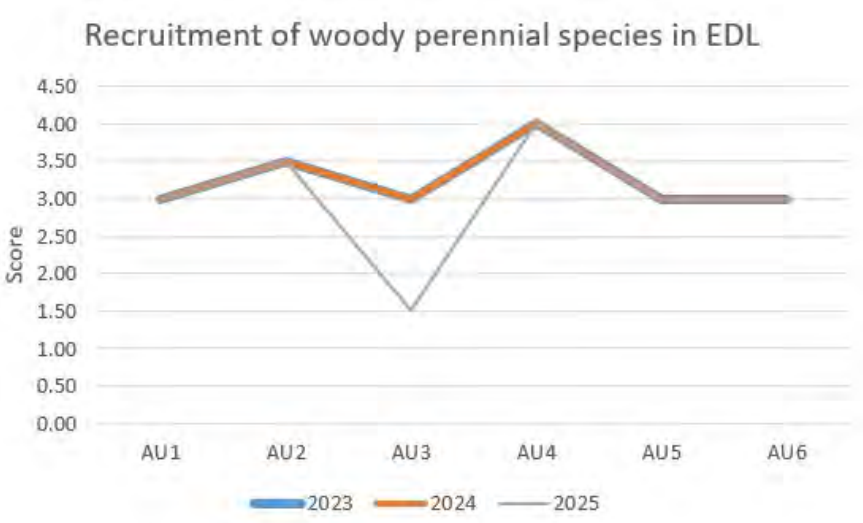
0 100 200 300 400 m

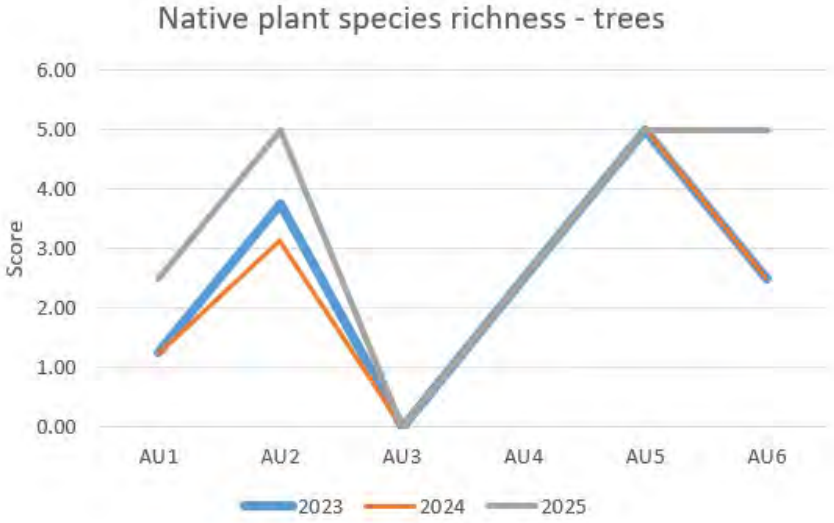
N

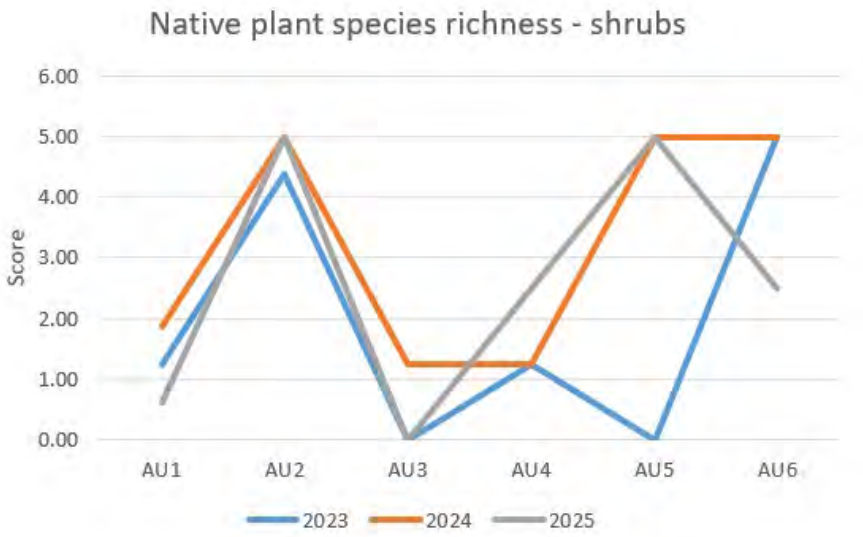
28ºS ENVIRONMENTAL

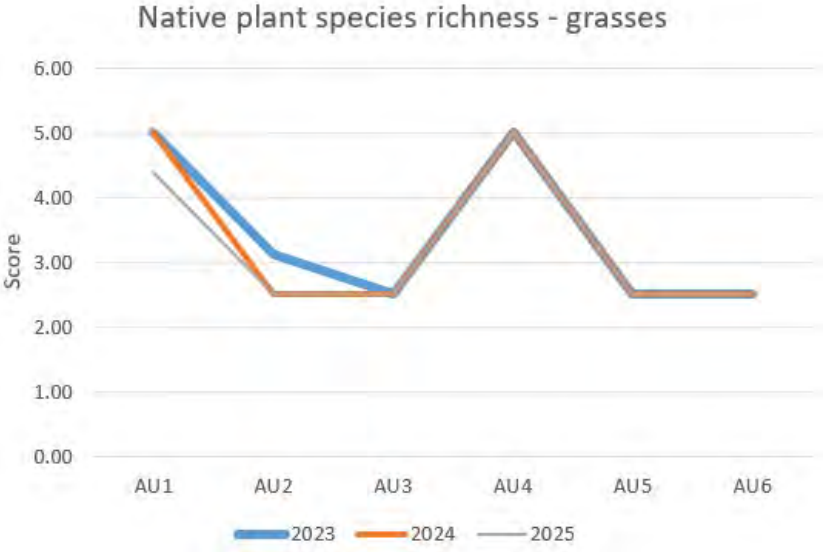
Attachment 2 – Biocondition Metric Graphs

Biocondition assessment metrics 2025

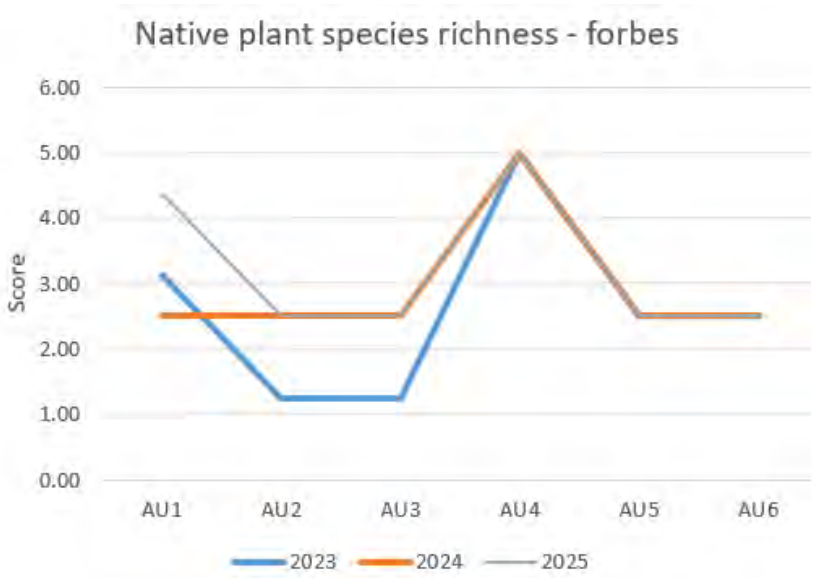


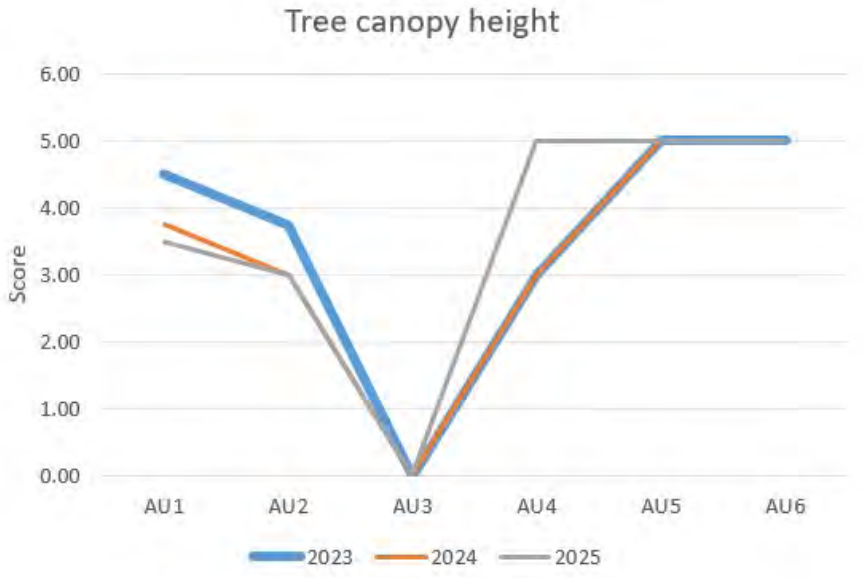


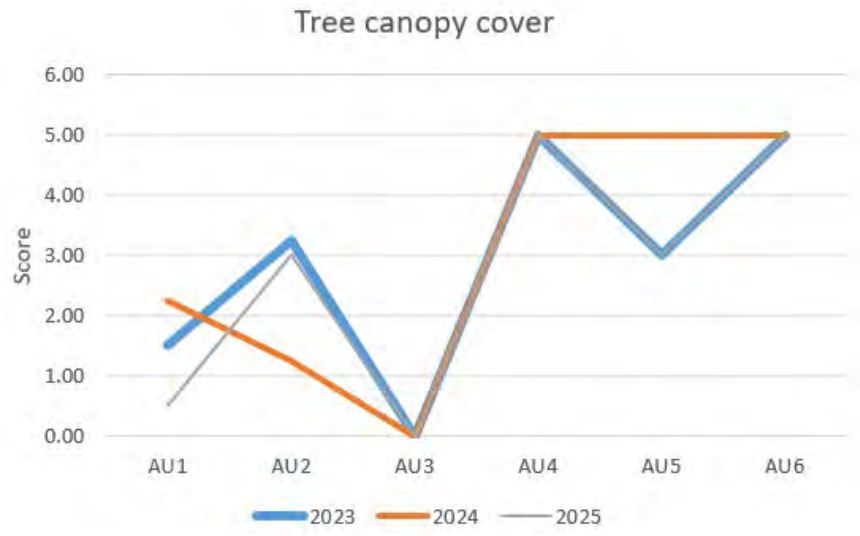




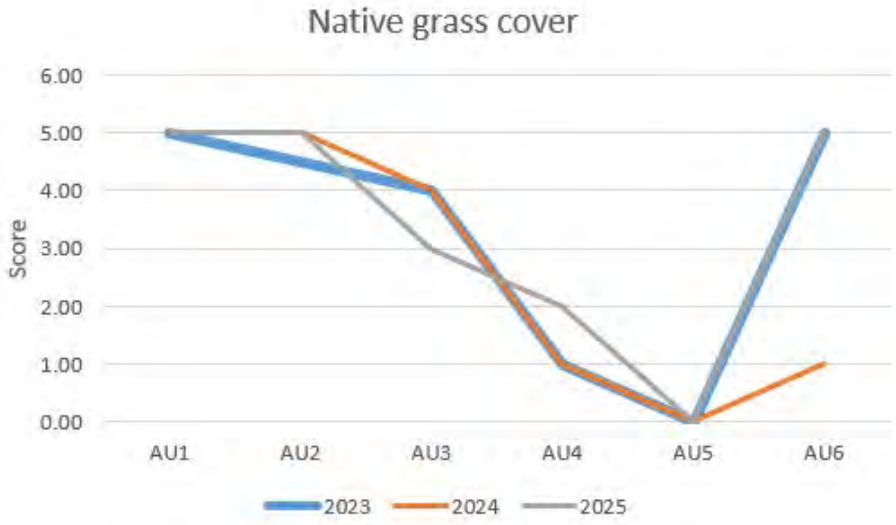
Biocondition assessment metrics 2025

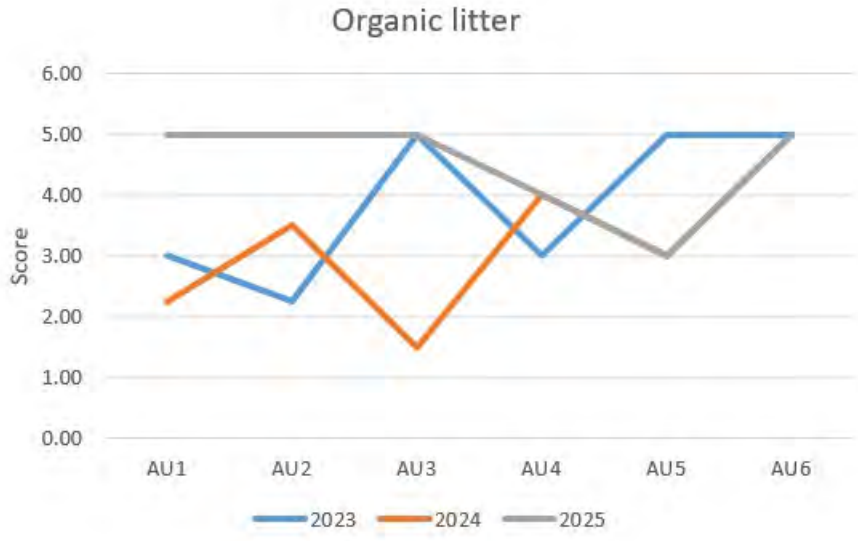


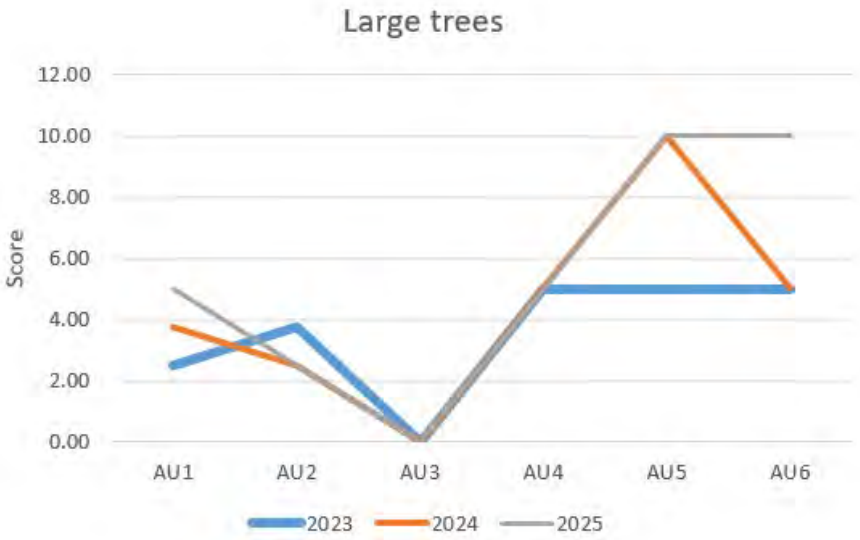




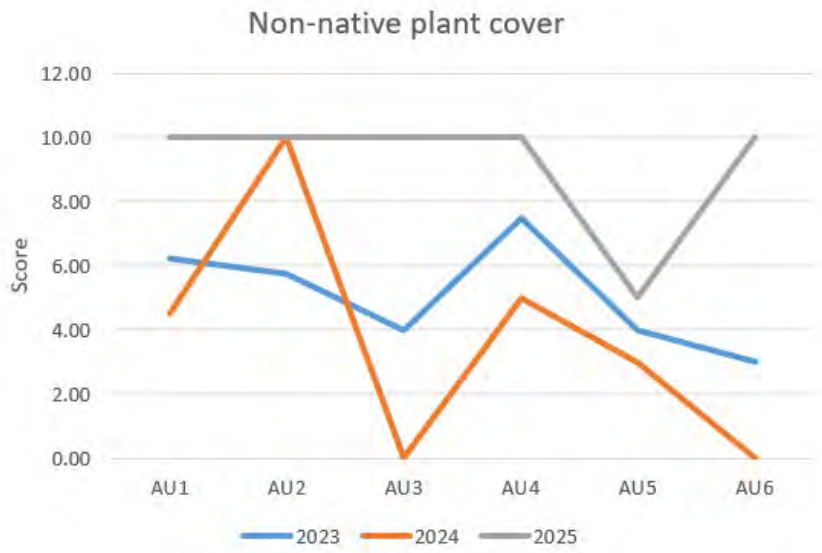
Biocondition assessment metrics 2025

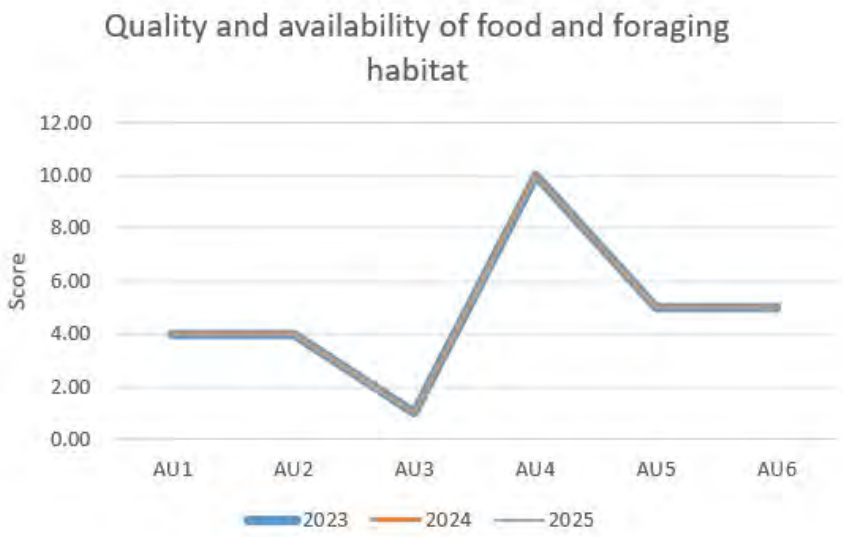


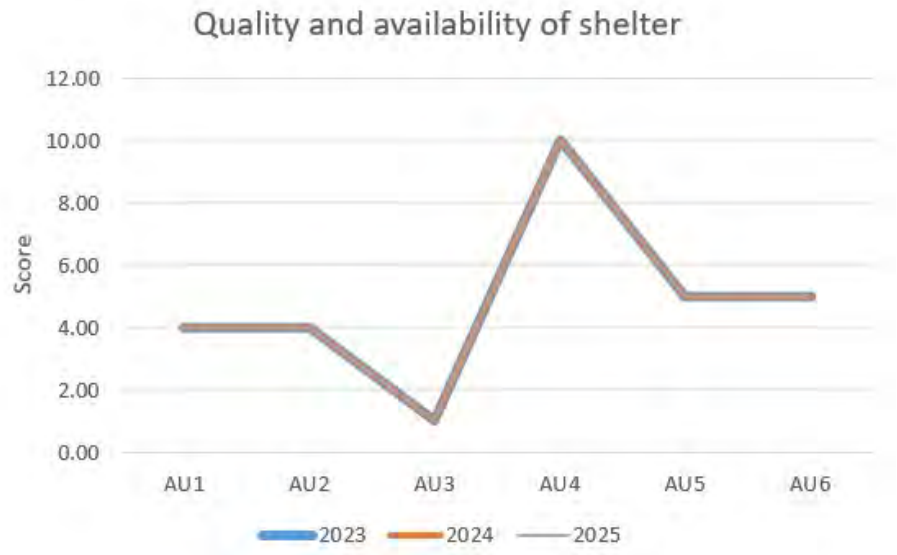




Biocondition assessment metrics 2025



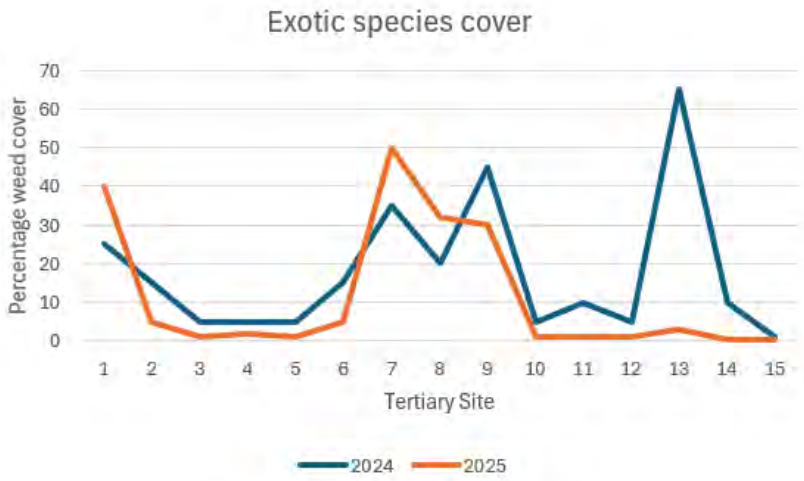


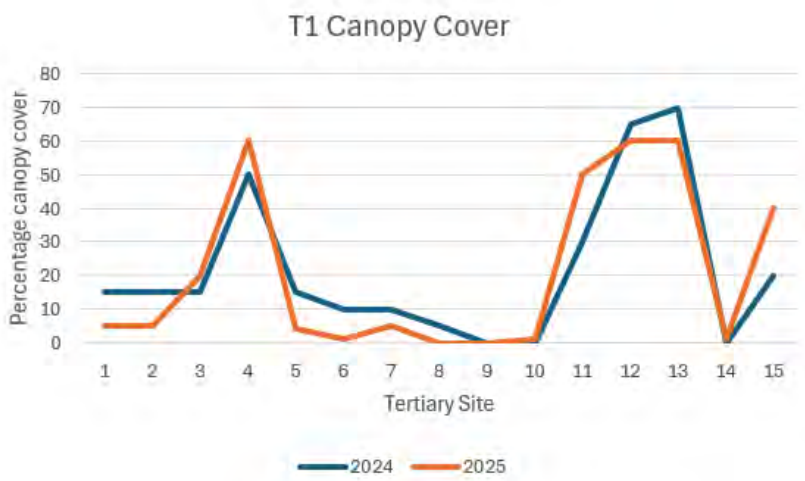


28ºS ENVIRONMENTAL

Attachment 3 –
Tertiary Monitoring Graphs

Tertiary assessment metrics 2025





Tertiary assessment metrics 2025

28ºS
ENVIRONMENTAL

Attachment 4 – Weed treatment Register 2025

Weed Spraying Record - Ausbuild Offset Site					
Date	Chemical Used	Batch #	Application		Location
			Rate	Method	
23/11/24	Glyphosate 540	K/GH20240601	700mL/100L	Spot Spray	Area 1
24/11/24	Glyphosate 540	K/GH20240601	700mL/100L	Spot Spray	Area 1
30/11/24	Glyphosate 540	K/GH20240601	700mL/100L	Spot Spray	Area 1
6/12/24	Glyphosate 540	K/GH20240601	700mL/100L	Spot Spray	Area 1
7/12/24	Glyphosate 540	K/GH20240601	700mL/100L	Spot Spray	Area 1
8/12/24	Glyphosate 540	K/GH20240601	700mL/100L	Spot Spray	Area 1
9/12/24	Glyphosate 540	K/GH20240601	700mL/100L	Spot Spray	Area 1