



Warner Road Residential Development, Warner, Queensland (EPBC Act referral 2017/8022)

Annual Compliance Report October 2024-October 2025

2014-040

5 December 2025

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28 South Environmental Pty Ltd

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Document History and Status

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Approval for Issue

Name	Position	Date
AD	Technical Director	03.12.2025

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Declaration of Accuracy

A person must not knowingly provide information to the DCCEEW that is false or misleading (see sections 490 and 491 of the EPBC Act). The extract below from the EPBC Act should be considered in the context of the Act as whole, including any related sections and any relevant definitions. You should seek your own legal advice regarding interpretation of the sections.

490 Providing false or misleading information in response to a condition on an approval or permit

(1) *A person is guilty of an offence if:*

- (a) *the person is the holder of an environmental authority; and*
- (b) *a condition attached to the environmental authority requires the person to provide information; and*
- (c) *the person provides information in response (or purportedly in response) to the requirement; and*
- (d) *the person is reckless as to whether the information is false or misleading in a material particular.*

Note: The fault element in paragraph (1)(d) can be demonstrated by proof of knowledge. See subsection 5.4(4) of the Criminal Code.

(2) *The offence is punishable on conviction by:*

- (a) *imprisonment for a term not more than 2 years, a fine not more than 120 penalty units, or both, if it is proved the person knew the information was false or misleading; or*
- (b) *imprisonment for a term not more than 1 year, a fine not more than 60 penalty units, or both, if it is proved the person was reckless as to whether the information was false or misleading.*

Note: Subsection 4B(3) of the Crimes Act 1914 lets a court fine a body corporate up to 5 times the maximum amount the court could fine a person under this subsection.

491 Providing false or misleading information to authorised officer etc.

(1) *A person is guilty of an offence if the person:*

- (a) *provides information or a document to another person (the recipient); and*
- (b) *knows the recipient is:*
 - (i) *an authorised officer; or*
 - (ii) *the Minister; or*
 - (iii) *an employee or officer in the DCCEEW; or*
 - (iv) *a commissioner;**performing a duty or carrying out a function under this Act or the regulations; and*
- (c) *knows the information or document is false or misleading in a material particular.*


- (2) *The offence is punishable on conviction by imprisonment for a term not more than 1 year, a fine not more than 60 penalty units, or both.*

Note: Subsection 4B(3) of the *Crimes Act 1914* (Cth) lets a court fine a body corporate up to 5 times the maximum amount the court could fine a person under this subsection.

The declaration below should be attached to the compliance report and signed by the Approval Holder. If the Approval Holder has sub-contracted the project (or part thereof), or the preparation of the compliance report, the responsibility for accuracy still lies with the Approval Holder:

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents.

The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the Approval Holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.



Andrew Dickinson
Technical Director - Ecology
28 South Environmental Pty Ltd

4 December 2025

Acronyms and Abbreviations

Term	Definition
28 South	28 South Environmental Pty Ltd
Action	Warner South Residential Development
ACR	Annual Compliance Report
Ausbuild	Ausbuild Development Corp Pty Ltd
BLE	Building Location Envelope
CoMB	City of Moreton Bay
Completion of the action	Means the time at which all approval conditions (except condition 17) have been fully met.
DAWE	Now DCCEEW of Agriculture, Water and Environment
DBH	Diameter at Breast Height
DCCEEW	Department of Climate Change, Energy, the Environment and Water
EMC	Environmental Management and Conservation Precinct
EMP	Environmental Management Plan
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
FPCSR	Fauna Pre-Clearance Survey Report
GPS	Global Positioning System
ha	Hectares
Incident	means any event which has the potential to, or does, impact on one or more protected matter(s).
KHT	Koala Habitat Trees
km	Kilometres
LGA	Local Government Area
MBRC	Moreton Bay Regional Council, now CoMB
MNES	Matter of National Environmental Significance
NC Act	<i>Nature Conservation Act (Qld) 1992</i>
Protected Matter	In relation to this Action; Koala (<i>Phascolarctos cinereus</i>)
TEC	Threatened Ecological Community

1. Introduction

This Annual Compliance Report (**ACR**) has been prepared on behalf of **Ausbuild Development Corp Pty Ltd (Ausbuild)** per approval decision notice EPBC 2017/8022 dated 27 July 2020 (**Attachment 1**), approved by Commonwealth Department of Climate Change, Environment, Energy, and Water (**DCCEEW**).

EPBC approval 2017/8022 is to construct residential development and associated infrastructure, approximately 18 kilometres (**km**) north of Brisbane, Queensland. The approval decision was made under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (**EPBC Act**).

The development (**Action**) is located within the City of Moreton Bay (**CoMB**) Local Government Area (**LGA**), and is identified as 54 Warner Road, Warner (Lot 1 RP92508, Lot 2 RP195936, and Lot 2 RP105475), herein referred to as the Site (**Site**). The sub-regional context, locality and Site of the Action are shown in **Figures 1 and 2** respectively below.

A decision was issued on 27 July 2020 (**Attachment 1**) made under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). 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:

- *Phascolarctos cinereus* (Koala) combined populations of Qld, NSW and the ACT, listed as Vulnerable

This Compliance Report has been prepared per approval decision notice EPBC 2017/8022 Part B – Standard Administrative Conditions – Compliance Records, approved by DCCEEW. The period the report relates to is 12 October 2024 to 11 October 2025.

Table 1 of this report outlines approval condition compliance relevant to the reporting period October 2024 - October 2025. Importantly the Approval Holder has provided compliance to all relevant conditions within the reporting period and is committed to compliance of all future condition dates and requirements.

2. Description of Activities

Table 1. Description of Activities

Activity	Details
EPBC Number	EPBC (2017/8022)
Project Name	Warner Road Residential Development, Warner, Queensland
Approval Holder and ACN or ABN	95168741455
The Approved Action	To construct a residential development and associated infrastructure on Lot 1 RP92508, Lot 2 RP195936, and Lot 2 RP105475 in Warner, approximately 18 kilometres north of Brisbane, Queensland. [See EPBC Act referral 2017/8022 and variation of the action decision made under section 156B of the EPBC Act on 22 April 2020].
Location of the project	Lot 1 RP92508, Lot 2 RP195936, and Lot 2 RP105475 Warner, Queensland
Person accepting responsibility for the report – (signed declaration)	Andrew Dickinson
Dates for the reporting period of the report	12 October 2024 - 11 October 2025
Date of preparation of the report	November 2025

3. Approval Conditions

The following compliance table (**Table 2**) responds to the requirements of preparing annual compliance reports where required under a condition of the (EPBC Act) approval. The relevant approval requiring compliance reporting is EPBC approval 2017/8022.

This compliance report, conditions compliance table and following reporting demonstrates all conditions of the EPBC approval have been considered and addressed. All conditions of the EPBC approval, are listed within **Table 2** noting level of compliance relevant to the reporting period of October 2024-October 2025.

Table 2 clearly shows compliance or non-compliance with conditions of the EPBC approval, how compliance has been met with relevant conditions in the reporting period, and what measures have been enacted to redress non-conformance with approval conditions. Where required evidence is provided in the relevant sections of reporting. There are no approval non-compliances that have been disclosed which remain outstanding.

Table 2. EPBC 2017/8022 approval conditions compliance table

Condition / Number reference	Condition	Is the project compliant with this condition?	Evidence/Comments
Part A – Conditions specific to the action			
1	To minimise impacts to the Koala the Approval Holder must:		
	a) only construct the residential development within the urban precinct;	Compliance demonstrated in reporting year 2021-2022. Residential development has only been constructed within the urban precinct.	Refer to annual compliance reporting for 2021-2022.
	b) only clear Koala habitat as indicated on Attachment B; and	Compliance demonstrated in reporting year 2021-2022. Koala habitat has only been cleared per Attachment B of approval.	Refer to annual compliance reporting for 2021-2022.
	c) ensure that the sewer (or water) main is entirely tunnel bored underneath Lot 5 SP174986, as indicated in the purple dashed line designated as 'Tunnel Bored Sewer or Water Main' on Attachment E	Compliance demonstrated reporting year 2021-2022. Sewer was tunnel bored per Attachment E of approval.	Refer to annual compliance reporting for 2021-2022.
2	To minimise the risk of injury or death to Koalas within the development area during clearing and construction, the Approval Holder must:		
	a) ensure that a qualified fauna spotter catcher is present during all clearing and empowered to guide all clearance to ensure that Koalas have safely moved out of	Compliance demonstrated reporting year 2021-2022 / 2022-2023.	Refer to annual compliance reporting for: <ul style="list-style-type: none"> • 2021-2022 • 2022-2023

Condition / Number reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	trees and area of works before they are cleared; and		
	b) install temporary Koala exclusion fencing around construction work. Temporary Koala exclusion fencing must be installed immediately after clearing and prior to the commencement of construction. Temporary Koala exclusion fencing must remain in place around any construction area until all construction activities within that fenced area are completed.	Compliance demonstrated in reporting year 2022-2023. All and temporary fencing deployed for the Action has been removed and permanent fencing has now been installed.	Refer to annual compliance reporting for: <ul style="list-style-type: none"> • 2021-2022 • 2022-2023
3	For the ongoing protection of the local Koala population in Warner and to ensure Koala habitat connectivity throughout the landscape, the Approval Holder must:		
	a) complete revegetation works within Conservation Zone D by 31 December 2022;	Compliance demonstrated in reporting year 2022-2023. All revegetation in Zone D is complete.	Refer to annual compliance reporting for 2022-2023.
	b) complete revegetation works within Conservation Zones A, B and C by 31 December 2024;	Compliance demonstrated in reporting year 2022-2023. All revegetation in Zones A, B and C is complete.	Refer to annual compliance reporting for: <ul style="list-style-type: none"> • 2021-2022 • 2022-2023
	c) install visible Koala awareness signage on Coorparoo Road, as specified on Attachment C by 31 December 2022;	Compliance demonstrated in reporting year 2022-2023. All Koala awareness signage has been installed.	Refer to annual compliance reporting for 2022-2023.
	d) install a fauna underpass that is at least 2100mm by 2100mm wide underneath Warner Road that allows for safe and effective passage of Koalas, as specified on Attachment D by 31 December 2022;	Compliance demonstrated in reporting year 2022-2023. The fauna underpass underneath Warner Road has now been installed as is fully operational.	Refer to annual compliance reporting for 2022-2023.
	e) install and maintain Koala exclusion fencing so as to prevent koala dispersal into the development area and to exclude all dogs from Conservation Zones for the life of the approval.	Compliance demonstrated in reporting years 2021-2022 and 2022-2023. All koala exclusion fencing had been	Refer to annual compliance reporting for: <ul style="list-style-type: none"> • 2021-2022 • 2022-2023

Condition / Number reference	Condition	Is the project compliant with this condition?	Evidence/Comments
		installed and is fully functional.	
	f) manage all Conservation Zones for a period of 5 years after the completion of revegetation works.	Revegetation works have been completed (March 2022) and Conservation Zones are now on a 5 year management period. This is an ongoing compliance condition.	Practical Completion of Revegetation Works occurred 22 March 2023 when the area was placed 'On Maintenance' by CoMB. See Section 4.1 of this report.
4	For the ongoing protection and increase of Koala habitat within Conservation Zones, the Approval Holder must:		
	a) manage the Conservation Zones for the life of the approval, or until such time that the Department agrees in writing that it is satisfied with written evidence that the Council has accepted ownership of and responsibilities to manage the Conservation Zones for conservation purposes. If by 31 December 2030, Council has not accepted the ownership of and responsibilities to manage the Conservation Zones for conservation purposes the Approval Holder must submit in writing an alternative ongoing management arrangement for the Conservation Zones to the Minister for approval.	Conservation Zones A-D are 'On Maintenance' and presently are being managed in accord with this condition. The Approval Holder will be maintaining the Conservation Zones for 5 years to March 2028 at which time transfer to CoMB ownership will be applied for. The Approval Holder will continue to manage the Conservation Area. This is an ongoing compliance condition.	See Section 4.2 of this report.
Part B – Standard administrative conditions			
Notification of date of commencement of the action			
5	The Approval Holder must notify the DCCEEW in writing of the date of commencement of the action within 10 business days after the date of commencement of the action.	Compliance with Condition 5 provided in reporting year 2021-2022.	Refer to annual compliance reporting for 2021-2022.
6	If the commencement of the action does not occur within 5 years from the date of this approval, then the Approval Holder must not commence the action without the prior written agreement of the Minister.	Compliance with Condition 6 provided in reporting year 2021-2022.	Refer to annual compliance reporting for 2021-2022.
Compliance records			

Condition / Number reference	Condition	Is the project compliant with this condition?	Evidence/Comments
7	The Approval Holder must maintain accurate and complete compliance records.	Complies Condition 7 This is an ongoing compliance condition.	See Section 5.1 of this report.
8	If the DCCEEW makes a request in writing, the Approval Holder must provide electronic copies of compliance records to the DCCEEW within the timeframe specified in the request.	No DCCEEW request for compliance records has been received This is an ongoing condition	See Section 5.2 of this report.
Annual compliance reporting			
9	The Approval Holder must prepare a compliance report for each 12-month period following the date of commencement of the action, or otherwise in accordance with an annual date that has been agreed to in writing by the Minister. The Approval Holder must:		
	a. publish each compliance report on the website within 60 business days following the relevant 12 month period;	Complies Condition 9a This is an ongoing condition	See Section 5.3 of this report.
	b. notify the DCCEEW by email that a compliance report has been published on the website and provide the weblink for the compliance report within five business days of the date of publication;	Complies Condition 9b This is an ongoing condition	
	c. keep all compliance reports publicly available on the website until this approval expires;	Complies Condition 9c This is an ongoing condition	
	d. exclude or redact sensitive ecological data from compliance reports published on the website; and	Complies Condition 9d This is an ongoing condition	
	e. where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the DCCEEW within 5 business days of publication.	Complies Condition 9e This is an ongoing condition	
Reporting non-compliance			
10	The Approval Holder must notify the DCCEEW in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify:		
	a. any condition which is or may be in breach;		See Section 5.4 of this annual compliance report.

Condition / Number reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	b. a short description of the incident and/or non-compliance; and	This report is for reporting period October 2024-October 2025. The Approval Holder is committed to compliance with Condition 10 a, b, c. This is an ongoing condition.	
	c. the location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.		
11	The Approval Holder must provide to the DCCEEW the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:		
	a. any corrective action or investigation which the Approval Holder has already taken or intends to take in the immediate future;	This report is for reporting period October 2024-October 2025. <u>Instances of non-conformance against plans for the year 2023-2024 are unknown. There has been no need to provide further details to the DCCEEW.</u> The Approval Holder is committed to compliance with Condition 11 a, b, c. This is an ongoing condition	See Section 5.5 of this annual compliance report.
	b. the potential impacts of the incident or non-compliance; and		
	c. the method and timing of any remedial action that will be undertaken by the Approval Holder.		
Independent audit			
12	The Approval Holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.	This report is for reporting period October 2024-October 2025. The Approval Holder is committed to compliance with Condition 12. No Ministerial request for an independent audit has been received. This is an ongoing condition	See Section 5.6 of this annual compliance report.
13	For each independent audit, the Approval Holder must:		
	a. provide the name and qualifications of the independent auditor and the draft audit criteria to the DCCEEW;	This report is for reporting period October 2024-October 2025. The Approval Holder is committed to compliance with Condition 13 a, b, c.	See Section 5.7 of this annual compliance report.
	b. only commence the independent audit once the audit		

Condition / Number reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	criteria have been approved in writing by the DCCEEW; and	No request for independent audit has been made by the DCCEEW. This is an ongoing condition	
	c. submit an audit report to the DCCEEW within the timeframe specified in the approved audit criteria.		
14	The Approval Holder must publish the audit report on the website within 10 business days of receiving the DCCEEW's approval of the audit report and keep the audit report published on the website until the end date of this approval. Completion of the action	This report is for reporting period October 2024-October 2025. The Approval Holder is committed to compliance with Condition 14. No request for independent audit has occurred.	See Section 5.8 of this annual compliance report.
15	Within 30 days after the completion of the action, the Approval Holder must notify the DCCEEW in writing and provide completion data.	Not applicable – the action is not yet complete.	See Section 5.9 of this annual compliance report.
Completion of the action			
16	Within 30 days after the completion of the action, the Approval Holder must notify the DCCEEW in writing and provide completion data.	Not applicable – the action is not yet complete.	See Section 5.10 of this annual compliance report.

4. Part A Condition Compliance

4.1 Management of Conservation Zones – Condition 3(f)

The EPBC approval requires the Approval Holder to manage all Conservation Zones for a period of 5 years after the completion of revegetation works per Condition 3(f). Revegetation was completed 22 March 2023 and currently is in ongoing maintenance stage ('On Maintenance'). Confirmation of this has been provided through the previous ACRs.

The Approval Holder is responsible for the rectification of any damage to the revegetation and wildlife management infrastructure (Green Infrastructure) included as part of CoMB's operational works (landscape) approval, for the entirety of the On-Maintenance period. Following On-Maintenance, and upon CoMB's acceptance, the Conservation Zones (*viz-a-viz*, the riparian reserve) will be dedicated to CoMB by the Approval Holder.

The Approval Holder is committed to managing all Conservation Zones for the full 5 year On Maintenance period.

Since the Conservation Zone has gone On-Maintenance, works within the space has comprised largely of ongoing weed management and replacement planting. Cyclone Alfred (March 2025) and other weather events during the reporting period caused destruction to plants throughout the Conservation Zone. This has been the focus of the majority of maintenance works, particularly through the batters of waterways on Site. The batters associated with the fauna underpass on Warner Road, required re-working and re-planting due to flood impact. Similar batter planting occurred through the central corridor and along the eastern areas of the Conservation Zone where screening the neighbouring property.

Beyond this, the planting through the Conservation Zone remains in good condition, only being subjected to ongoing weed maintenance until the vegetation is better established.

As such, this condition is achieved, and compliance within this reporting period has occurred through ongoing maintenance and rectification planting occurring wherever necessary.

This is an ongoing approval requirement. However, compliance with Condition 3(f) - revegetation works to Conservation Zones A, B, C and D has been demonstrated for 2024-2025.

4.2 Transfer to CoMB ownership of Conservation Zones – Condition 4 (a)

The EPBC approval Condition 4 (a) requires the Approval Holder to manage the Conservation Zones for the life of the approval, or until such time that the DCCEEW agrees in writing that it is satisfied with written evidence that the CoMB has accepted ownership of and responsibilities to manage the Conservation Zones for conservation purposes. If by 31 December 2030, CoMB has not accepted the ownership of and responsibilities to manage the Conservation Zones for conservation purposes the Approval Holder must submit in writing an alternative ongoing management arrangement for the Conservation Zones to the Minister for approval.

The revegetation works to Conservation Zone A, B, C and D are complete for the Project Site and the Approval Holder is committed to managing all Conservation Zones until they are dedicated to CoMB for inclusion in CoMB's Conservation Estate. This is demonstrated through the rectification and maintenance works described in Section 4.1 above. The Approval Holder is currently managing conservation zones as part of the operational works approval On-Maintenance period.

This is an ongoing approval. However, compliance with Condition 4(a) has been demonstrated for 2024-2025.

5. Part B - Standard administrative conditions

5.1 Continued Compliance - maintain compliance records – Condition 7

Condition 7 of the approval states the Approval Holder must maintain accurate and complete compliance records.

The principal contractor, subconsultants and related operational works consultants have maintained records for the Action.

Continued Compliance Requirement. The Approval Holder can provide evidence of compliance with condition Item 7 of the EPBC approval, if requested.

5.2 Continued Compliance – provide compliance records – Condition 8

Condition 8 of the approval states if the DCCEEW makes a request in writing, the Approval Holder must provide electronic copies of compliance records to the DCCEEW within the timeframe specified in the request.

No request has been received or known.

This is an ongoing approval requirement. The Approval Holder can provide evidence of compliance with condition Item 8 of the EPBC approval, if requested.

5.3 Continued Compliance - Annual compliance – Condition 9

Condition 9 of the approval states the Approval Holder must prepare a compliance report for each 12 month period following the date of commencement of the Action, or otherwise in accordance with an annual date that has been agreed to in writing by the Minister. This compliance report for the compliance period October 2024-October 2025 has been prepared to fulfil this condition.

In addition, Condition 9 states the Approval Holder must;

- publish each compliance report on the website within 60 business days following the relevant 12-month period;
- notify the DCCEEW by email that a compliance report has been published on the website and provide the weblink for the compliance report within five business days of the date of publication;
- keep all compliance reports publicly available on the website until this approval expires;
- exclude or redact sensitive ecological data from compliance reports published on the website; and
- where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the DCCEEW within 5 business days of publication.

No sensitive ecological information was contained in this report, and therefore there was no requirement to redact information or provide electronic data separately to the DCCEEW. This report will be produced upon the Approval Holder's relevant website for the development.

This is an ongoing approval requirement and compliance with it has been demonstrated.

5.4 Reporting non-compliance – Condition 10

Condition 10 of the approval states the Approval Holder must notify the DCCEEW in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify:

- any condition which is or may be in breach;
- a short description of the incident and/or non-compliance; and
- the location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.

This ACR has been prepared for the period October 2024-October 2025. During this period, there were no known incidents; non-compliance with the conditions; or non-compliance with the commitments made in plans.

The Approval Holder is committed to undertaking compliance with Condition 10 a, b and c.

5.5 Reporting non-compliance – Condition 11

Condition 11 of the approval states the Approval Holder must provide to the DCCEEW the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:

- any corrective action or investigation which the Approval Holder has already taken or intends to take in the immediate future;
- the potential impacts of the incident or non-compliance; and
- the method and timing of any remedial action that will be undertaken by the Approval Holder.

This ACR has been prepared for the period October 2024-October 2025. During this period, there were no known incidents; non-compliance with the conditions; or non-compliance with the commitments made in plans. The Approval Holder has therefore, not been required by approval to provide further information to the DCCEEW.

The Approval Holder is committed to undertaking compliance with Condition 11 a, b and c.

5.6 Independent audit – Condition 12

Condition 12 of the approval states the Approval Holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister. Should an independent audit be required, the Approval Holder will ensure that independent audits of compliance with conditions are conducted as requested by the Minister.

This report is for the reporting period October 2024-October 2025. No Ministerial requests are known, and none have been received. The Approval Holder is committed to compliance with Condition 12.

5.7 Independent Audit – Condition 13

Condition 13 of the approval states for each independent audit, the Approval Holder must:

- provide the name and qualifications of the independent auditor and the draft audit criteria to the DCCEEW;

- only commence the independent audit once the audit criteria have been approved in writing by the DCCEEW; and
- submit an audit report to the DCCEEW within the timeframe specified in the approved audit criteria.

Should an independent audit be required, the Approval Holder will ensure that independent audits of compliance with conditions are conducted as requested by the Minister and in accordance with Condition 13 a, b and c.

This report is for reporting period October 2024-October 2025. No request by the DCCEEW for the preparation of an independent audit is known of; none has been received. The Approval Holder is committed to compliance with Condition 13.

5.8 Audit Report – Condition 14

Condition 14 of the approval states the Approval Holder must publish the audit report on the website within 10 business days of receiving the DCCEEW's approval of the audit report and keep the audit report published on the website until the end date of this approval.

Should an independent audit be required, the Approval Holder will ensure that independent audits of compliance with conditions are conducted as requested by the Minister and in accordance with Item 14.

This report is for reporting period October 2024-October 2025. No request by the DCCEEW for the preparation of an independent audit is known of; none has been received. The Approval Holder is committed to compliance with Condition 14.

5.9 Completion Data – Condition 15

Condition 15 of the approval states the Approval Holder must notify the DCCEEW in writing and provide completion data within 30 days after the completion of the action. In accordance with Condition 15, the Approval Holder is committed to notifying the DCCEEW in writing within 30 days of the completion of the action.

This report is for reporting period October 2024-October 2025. The completion of the Action has not yet occurred. Anticipated completion date is 22 March 2028. The Approval Holder is committed to compliance with Condition 15.

5.10 Notification of completion – Condition 16

Condition 16 of the approval states the Approval Holder must notify the DCCEEW in writing and provide completion data within 30 days after the completion of the action. In accordance with Condition 16, the Approval Holder is committed to notifying the DCCEEW in writing within 30 days of the completion of the action.

This report is for reporting period October 2024-October 2025. The completion of the Action has not yet occurred. Anticipated completion date is 22 May 2028. The Approval Holder is committed to compliance with Condition 16.

6. Conclusion

This Compliance Report has been prepared on behalf of Ausbuild per decision notice EPBC 2017/8022 (**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 October 2024 to October 2025. Civil earthworks have been completed and construction works for new dwellings and commercial facilities is substantively complete. All revegetation and wildlife management measures, being the Action's green infrastructure are complete and are On-Maintenance with City of Moreton Bay. The five-year On-Maintenance period commenced 22 March 2023. Completion of the Action is anticipated 23 March 2028.

The Action complies with relevant conditions of approval and areas of compliance for reporting period of October 2024 to October 2025; there were no incidents or non-compliance with the conditions or commitments made in plans reported, and none are known for the annual compliance reporting period.

Importantly the Approval Holder remains committed to ensuring compliance with future compliance timeframes and ultimately the conditions of approval within decision notice EPBC 2017-8022.

Figures



Warner North

Legend

Figure 1 - Locality

 Site Boundary

Issue Date	Dwg No.	Author
03-12-2025		MO

28 South Project Ref: 2024 -040B

Source: C:\Users\Mitchell\Dropbox\Projects\2014\2014-040B (Warner North - Env Approvals Compliance)\Data\GIS\Warner North (Oct 24) (GDA2020).qgz

Approved	Revision Note
AD/GM	

The spatial data referenced within this map has been obtained from a variety of verified and licensed sources, as follows: Relevant local government data portals, DoR's QSpatial data catalogue, 28 South Environmental, clients and associates. Aerial imagery is sourced from NearMap, Google Satellite and the DoR repositories QImagery and QGlobe.

28°S
ENVIRONMENTAL

Links to data sources can be provided upon request.

Aerial Imagery Source: Nearmap
Aerial Imagery Date: 5 November, 2025

GDA2020 MGA 56
1:22,500

0 0.25 0.5 0.75 km





Warner North

Legend

Figure 2 - Site Context

 Site Boundary

28 South Project Ref: 2024 -040B

Source: C:\Users\Mitchell\Dropbox\Projects\2014\2014-040B (Warner North - Env Approvals Compliance)\Data\GIS\Warner North (Oct 24) (GDA2020).qgz

The spatial data referenced within this map has been obtained from a variety of verified and licensed sources, as follows: Relevant local government data portals, DoR's QSpatial data catalogue, 28 South Environmental, clients and associates. Aerial imagery is sourced from NearMap, Google Satellite and the DoR repositories QImagery and QGlobe.

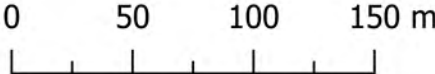
28°S
ENVIRONMENTAL

Aerial Imagery Source: Nearmap
Aerial Imagery Date: 5 November, 2025

Issue Date	Dwg No.	Author
03-12-2025		MO
Approved		Revision Note
AD/GM		

GDA2020 MGA 56

1:3,125



Attachment 1 – EPBC Approval



APPROVAL

Warner Road Residential Development, Warner, Queensland (EPBC 2017/8022)

This decision is made under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*. Note that section 134(1A) of the **EPBC Act** applies to this approval, which provides in general terms that if the approval holder authorises another person to undertake any part of the action, the approval holder must take all reasonable steps to ensure that the other person is informed of any conditions attached to this approval, and that the other person complies with any such condition.

Details

Person to whom the approval is granted (approval holder)	Ausbuild Development Corp Pty Ltd
ACN or ABN of approval holder	ABN: 95 168 741 455
Action	To construct a residential development and associated infrastructure on Lot 1 RP92508, Lot 2 RP195936, and Lot 2 RP105475 in Warner, approximately 18 kilometres north of Brisbane, Queensland. [See EPBC Act referral 2017/8022 and variation of the action decision made under section 156B of the EPBC Act on 22 April 2020].

Proposed Approval decision

My decision on whether or not to approve the taking of the action for the purposes of the controlling provision for the action is as follows.


Controlling Provisions

Listed Threatened Species and Communities	
Section 18	Approve
Section 18A	Approve

Period for which the approval has effect

This approval has effect until 30 June 2035.

Decision-maker

Name and position	Andrew McNee Assistant Secretary of Assessments and Governance Branch Department of Agriculture, Water and the Environment
Signature	
Date of decision	27 July 2020

Conditions of approval

This approval is subject to the conditions under the EPBC Act as set out in ANNEXURE A.

ANNEXURE A – CONDITIONS OF APPROVAL

Part A – Conditions specific to the action

1. To minimise impacts to the **Koala** the approval holder must:
 - a) only **construct** the residential development within the **urban precinct**;
 - b) only **clear Koala habitat** as indicated on Attachment B; and
 - c) ensure that the sewer (or water) main is entirely tunnel bored underneath Lot 5 SP174986, as indicated in the purple dashed line designated as 'Tunnel Bored Sewer or Water Main' on Attachment E.
2. To minimise the risk of injury or death to **Koalas** within the **development area** during **clearing** and **construction**, the approval holder must:
 - a) ensure that a qualified **fauna spotter catcher** is present during all **clearing** and empowered to guide all **clearance** to ensure that **Koalas** have safely moved out of trees and area of works before they are **cleared**; and
 - b) install temporary **Koala exclusion fencing** around **construction** work. Temporary **Koala exclusion fencing** must be installed immediately after **clearing** and prior to the commencement of **construction**. Temporary **Koala exclusion fencing** must remain in place around any **construction** area until all **construction** activities within that fenced area are completed.
3. For the ongoing protection of the local **Koala** population in Warner and to ensure **Koala habitat** connectivity throughout the landscape, the approval holder must:
 - a) complete **revegetation works** within **Conservation Zone D** by 31 December 2022;
 - b) complete **revegetation works** within **Conservation Zones A, B and C** by 31 December 2024;
 - c) install visible **Koala awareness signage** on Coorparoo Road, as specified on Attachment C by 31 December 2022;
 - d) install a **fauna underpass** that is at least 2100mm by 2100mm wide underneath Warner Road that allows for safe and effective passage of **Koalas**, as specified on Attachment D by 31 December 2022;
 - e) install and maintain **Koala exclusion fencing** so as to prevent **koala** dispersal into the **development area** and to exclude all dogs from **Conservation Zones** for the life of the approval.
 - f) **manage** all **Conservation Zones** for a period of 5 years after the completion of **revegetation works**.
4. For the ongoing protection and increase of **Koala habitat** within **Conservation Zones**, the approval holder must:
 - a) **manage** the **Conservation Zones** for the life of the approval, or until such time that the **Department** agrees in writing that it is satisfied with written evidence that the **Council** has accepted ownership of and responsibilities to manage the **Conservation Zones** for **conservation purposes**. If by 31 December 2030, **Council** has not accepted the ownership of and responsibilities to manage the **Conservation Zones** for **conservation purposes** the approval holder must submit in writing an alternative ongoing management arrangement for the **Conservation Zones** to the **Minister** for approval.

Part B – Standard administrative conditions

Notification of date of commencement of the action

5. The approval holder must notify the **Department** in writing of the date of **commencement of the action** within 10 **business days** after the date of **commencement of the action**.
6. If the **commencement of the action** does not occur within 5 years from the date of this approval, then the approval holder must not **commence the action** without the prior written agreement of the **Minister**.

Compliance records

7. The approval holder must maintain accurate and complete **compliance records**.
8. If the **Department** makes a request in writing, the approval holder must provide electronic copies of **compliance records** to the **Department** within the timeframe specified in the request.

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

Annual compliance reporting

9. The approval holder must prepare a **compliance report** for each 12 month period following the date of **commencement of the action**, or otherwise in accordance with an annual date that has been agreed to in writing by the **Minister**. The approval holder must:
 - a. publish each **compliance report** on the **website** within 60 **business days** following the relevant 12 month period;
 - b. notify the **Department** by email that a **compliance report** has been published on the **website** and provide the weblink for the **compliance report** within five **business days** of the date of publication;
 - c. keep all **compliance reports** publicly available on the **website** until this approval expires;
 - d. exclude or redact **sensitive ecological data** from **compliance reports** published on the **website**; and
 - e. where any **sensitive ecological data** has been excluded from the version published, submit the full **compliance report** to the **Department** within 5 **business days** of publication.

Note: **Compliance reports** may be published on the **Department's** website.

Reporting non-compliance

10. The approval holder must notify the **Department** in writing of any: **incident**; non-compliance with the conditions; or non-compliance with the commitments made in **plans**. The notification must be given as soon as practicable, and no later than two **business days** after becoming aware of the **incident** or non-compliance. The notification must specify:
 - a. any condition which is or may be in breach;
 - b. a short description of the **incident** and/or non-compliance; and
 - c. the location (including co-ordinates), date, and time of the **incident** and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.
11. The approval holder must provide to the **Department** the details of any **incident** or non-compliance with the conditions or commitments made in **plans** as soon as practicable and no later than 10 **business days** after becoming aware of the **incident** or non-compliance, specifying:

- a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;
- b. the potential impacts of the **incident** or non-compliance; and
- c. the method and timing of any remedial action that will be undertaken by the approval holder.

Independent audit

- 12. The approval holder must ensure that **independent audits** of compliance with the conditions are conducted as requested in writing by the **Minister**.
- 13. For each **independent audit**, the approval holder must:
 - a. provide the name and qualifications of the independent auditor and the draft audit criteria to the **Department**;
 - b. only commence the **independent audit** once the audit criteria have been approved in writing by the **Department**; and
 - c. submit an audit report to the **Department** within the timeframe specified in the approved audit criteria.
- 14. The approval holder must publish the audit report on the **website** within 10 **business days** of receiving the **Department's** approval of the audit report and keep the audit report published on the **website** until the end date of this approval. **Completion of the action**
- 15. Within 30 days after the **completion of the action**, the approval holder must notify the **Department** in writing and provide **completion data**.

Completion of the action

- 16. Within 30 days after the **completion of the action**, the approval holder must notify the **Department** in writing and provide **completion data**.

Part C - Definitions

In these conditions, except where contrary intention is expressed, the following definitions are used:

Business day means a day that is not a Saturday, a Sunday or a public holiday in the state or territory of the action.

Clear/Clearing/Clearance means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* for further guidance). **Clearing** does not include any relevant prescribed burns or actions undertaken for bushfire management, where required.

Commencement of the action means the first instance of any specified activity associated with the action including clearing of vegetation and **construction** of any infrastructure. **Commencement of the action** does not include minor physical disturbance necessary to:

- i. undertake pre-clearance surveys or monitoring programs;
- ii. install signage and /or temporary fencing to prevent unapproved use of the project area;
- iii. protect environmental and property assets from fire, weeds and pests, including erection of temporary fencing, and use of existing surface access tracks; and
- iv. install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on the **protected matters**.

Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. The **Department's** preferred spatial data format is **shapefile**.

Completion of the action means the time at which all approval conditions (except condition 17) have been fully met.

Compliance records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession or that are within the approval holder's power to obtain lawfully.

Compliance reports means written reports:

- i. providing accurate and complete details of compliance, **incidents**, and non-compliance with the conditions and the **plans**;
- ii. consistent with the **Department's Annual Compliance Report Guidelines (2014)**;
- iii. include a **shapefile** of any clearance of any **protected matters**, or their habitat, undertaken within the relevant 12 month period; and
- iv. annexing a schedule of all **plans** prepared and in existence in relation to the conditions during the relevant 12 month period.

Connectivity means undertaking **revegetation works** and **fauna management** to provide for the movement of **Koalas** between multiple different patches of **Koala habitat**.

Conservation purposes means that the land is zoned as an Environmental Management and **Conservation Zone** under the **Council** planning scheme.

Conservation zones means any and all of **Conservation zones A, B and C** and **Conservation zone D**.

Conservation zones A, B and C means any and all of the areas designated as zones A, B and C respectively on Attachment A.

Conservation zone D means the area designated as Zone D on Attachment A.

Construction/construct means the erection of a building or structure that is or is to be fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, repair or demolition of any building or structure; preliminary site preparation work which involves breaking of the ground (including pile driving); the laying of pipes and other prefabricated materials in the ground, and any associated excavation work; but excluding the installation of temporary fences and signage.

Council means the local government authority responsible for the local government area encompassing Warner, currently Moreton Bay Regional Council.

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

Development area means the 24.1 hectare area enclosed by the red line designated as 'Site Boundary' on Attachment A and Attachment B, and comprising Lot 1RP92508, Lot 2RP195936, and Lot 2RP105475, located at Warner Road, Warner, Queensland.

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

Fauna spotter catcher means a person licenced under the *Queensland Nature Conservation Act 1992* to detect, capture, care for, assess, and release wildlife disturbed by vegetation clearance activities who has at least three years experience undertaking this work with **Koala**.

Fauna management means installing and maintaining infrastructure including, but not limited to, **Koala exclusion fencing** and **fauna underpasses** that allow for safe dispersal of **Koalas** throughout the landscape.

Fauna underpass means a dedicated dry passage for the safe and effective movement of **Koalas**.

Incident means any event which has the potential to, or does, impact on one or more **protected matter(s)**.

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

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

Koala awareness signage means prominent, easily understood signage as indicated on Attachment C.

Koala exclusion fencing means fencing which prevents the movement of koalas. Suitable examples of **Koala exclusion fencing** design are provided in *Koala Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities*, November (Queensland Department of Environment and Heritage Protection, 2012).

Koala food trees means a species of tree of genus *Angophora*, *Corymbia*, *Eucalyptus*, *Lophostemon* or *Melaleuca*, the leaves of which are known to be consumed by the **Koala**.

Koala habitat means any forest or woodland containing species that are known **Koala** food trees, or shrubland with emergent **Koala food trees**, as defined in the *EPBC Act Referral Guidelines for the vulnerable koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)*, Commonwealth of Australia, 2014.

Manage/Managed means to implement **Council's Planning Scheme Policy Environmental Areas and Corridors – 9. Ecological Restoration Plan**, pp. 18-19 accessible at https://www.moretonbay.qld.gov.au/files/assets/public/services/building-development/mbrc-plan/psp/v4/environmental_areas_corridors.pdf, or any subsequently approved version.

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

Protected matter means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect.

Regional Ecosystem means a vegetation community in a bioregion that is consistently associated with a particular combination of geology, landform and soil as classified by the Queensland Government under the *Vegetation Management Act, 1999*. **Regional Ecosystems** at the **development area** include RE 12.3.6, RE 12.3.11, and RE 12.9-10.17, as indicated on Attachment A.

Revegetation works means revegetation undertaken to establish the relevant **Regional Ecosystem** as designated on Attachment A, in accordance with the **Council's** approved Ecological Restoration Plans.

Sensitive ecological data means data as defined in the Australian Government Department of the Environment (2016) *Sensitive Ecological Data – Access and Management Policy V1.0*.

Shapefile means location and attribute information of the action provided in an Esri shapefile format. Shapefiles must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. Shapefiles must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes.

Suitably qualified 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.

Urban precinct means the area shaded grey designated as 'Urban Residential Precinct' on the map in Attachment B.

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

ATTACHMENTS

1. Attachment A: Plan of project site, identifying the Development area and Conservation Zones.

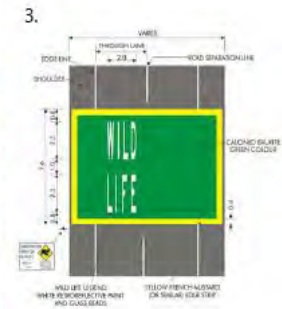
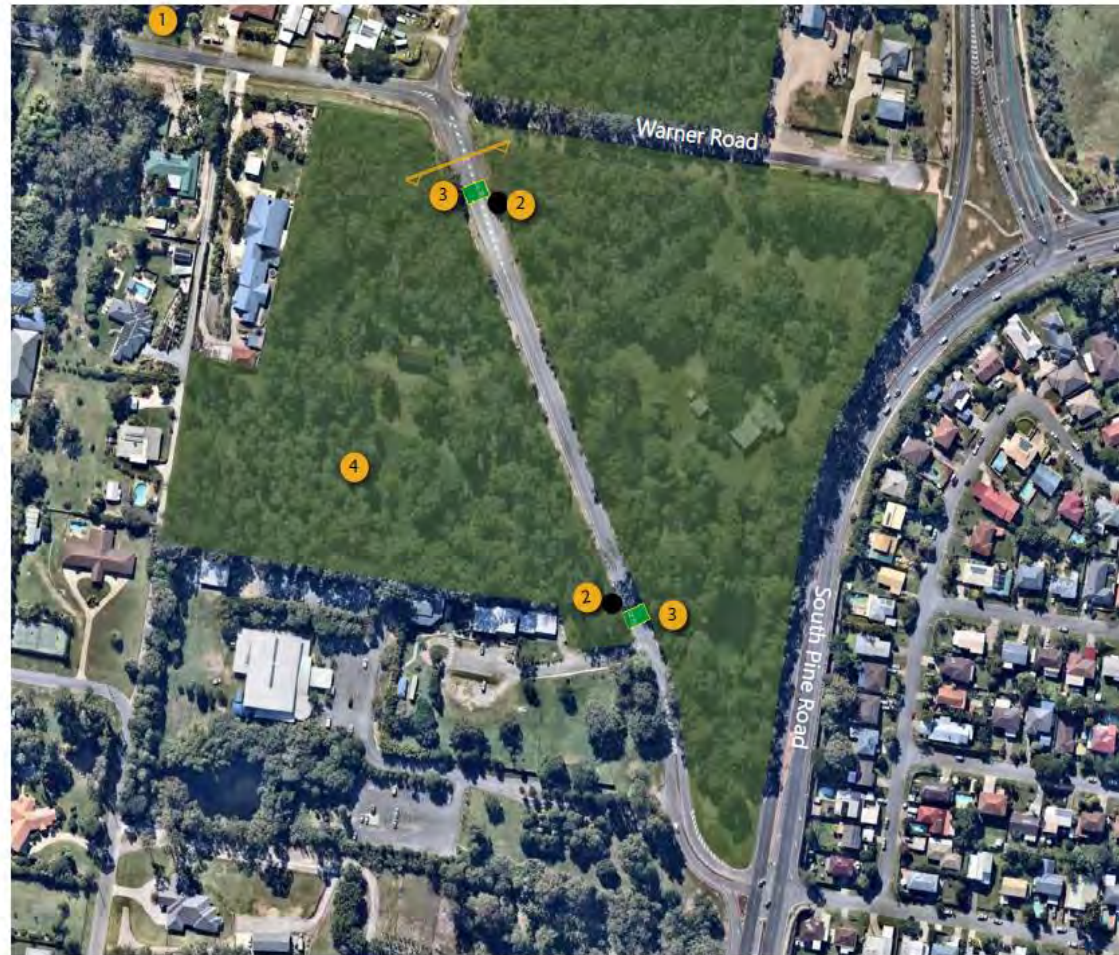


2. **Attachment B:** Plan of project site, identifying the trees required to be retained.

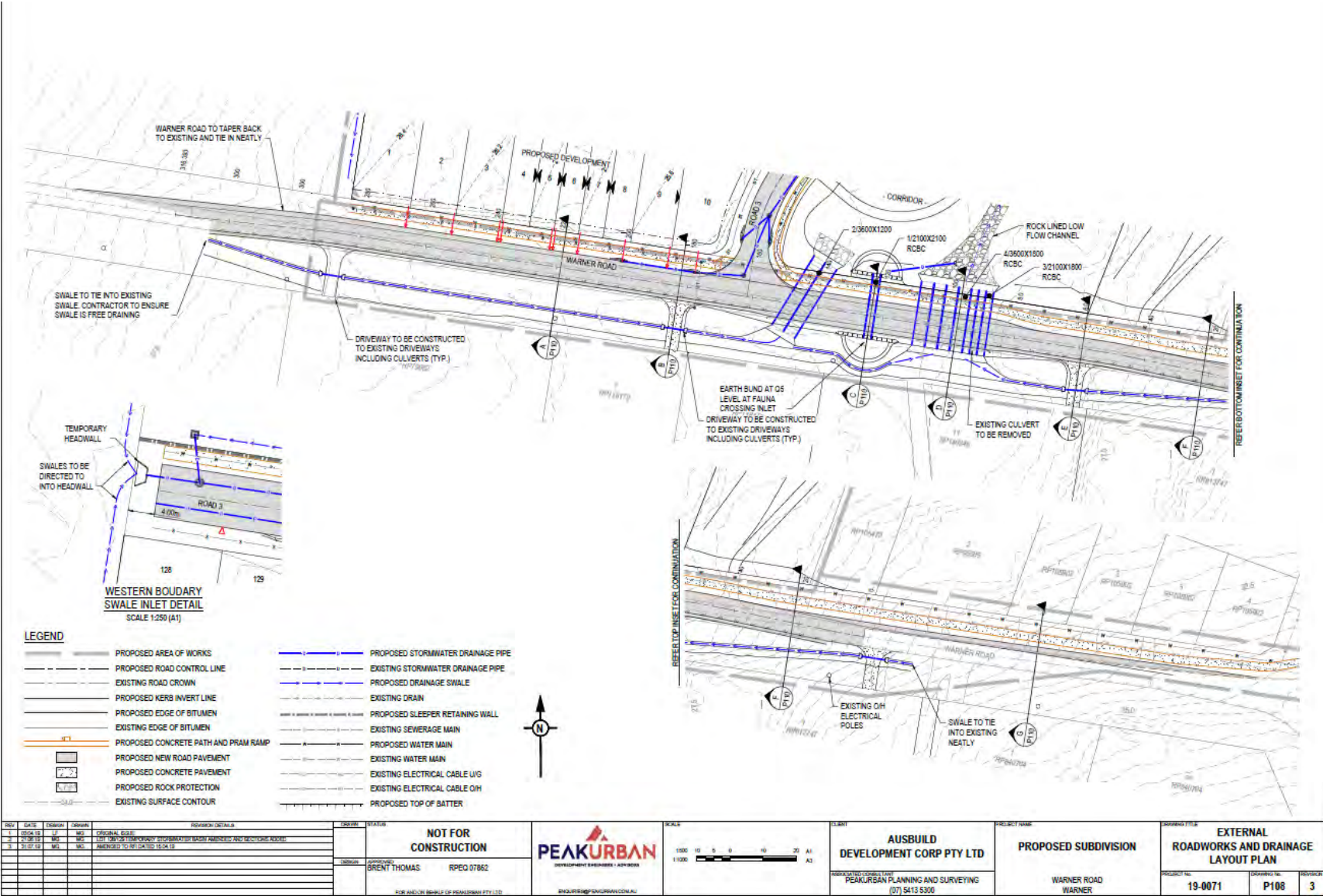


COORPAROO ROAD

1. Proposed Development
2. "Slow Down for Koalas" speed limit detection sign to be installed at points indicated
3. Wildlife road surface sign to be installed at each end of the road. Refer p19 Coorparoo Road Indicative Street Perspective
4. Existing vegetation



4. Attachment D: Plans illustrating the designs



5. **Attachment E:** Map illustrating the location of the 'Tunnel Bored Sewer or Water Main'.

