



**PROPOSED APPROVAL**

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

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

**Details**

<b>Person to whom the approval is granted (approval holder)</b>	Defence Housing Australia
<b>ACN or ABN of approval holder</b>	ABN 72 968 504 934
<b>Action</b>	Construct a residential development consisting of 295 new lots with 332 dwellings, with a development footprint of 25.37 ha, located in Ripley Valley, Ipswich Queensland. [See EPBC Act referral 2016/7723]

**Approval decision**

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

**Controlling Provisions**

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

Commonwealth actions	
Section 28	Approve

***Period for which the approval has effect***

This approval has effect until Friday, 17 January 2031

**Decision-maker**

***Name and position***

James Barker  
Assistant Secretary, Assessments and Governance Branch

***Signature***

**PROPOSED DECISION DO NOT SIGN**

***Date of decision***

**PROPOSED DECISION - DO NOT DATE**

**Conditions of approval**

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



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## ANNEXURE A – CONDITIONS OF APPROVAL

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### Part A – Conditions specific to the action

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#### Project site

1. The **approval holder** must not clear more than 15 hectares of **koala habitat** within the **project site**.

#### Compensation for residual significant impact

2. To compensate for the loss of 29.7 hectares of **koala habitat** within, and adjacent to the **project site**, the **approval holder** must:
  - a. Prior to **commencement of the action**, **legally secure** for the **life of the approval** a minimum of 53.6 hectares of **koala habitat** at the **offset site**.
  - b. Within 10 **business days** of **legally securing** the **offset site**, provide the **Department** with evidence of when and how it was **legally secured**, what mechanism was used, and appropriate coordinates to enable the **Department** to map the **offset site**.
  - c. Within one year of **commencement of the action** complete a **baseline koala density survey** over the entire **offset site**.
  - d. Within nine years, commencing from the date condition **2.c** is completed, demonstrate achievement of a **statistically significant** increase, maintained for two consecutive years, in **koala density** over the entire **offset site** compared to the results of the **baseline koala density survey** required by condition **2.c**.
  - e. Within one year of **commencement of the action** complete a **baseline koala food trees survey** over the entire **offset site**.
  - f. Within seven years, commencing from the date condition **2.e** is completed, demonstrate achievement of ongoing **recruitment** of **koala food trees** over the entire **offset site**, compared to the results of the **baseline koala food trees survey** required by condition **2.e**.
  - g. Within one year of **commencement of the action** complete a **baseline survey of non-native koala predators** over the entire **offset site**.
  - h. Demonstrate achievement of a reduction, maintained for 10 consecutive years, in the number of **non-native koala predators** over the entire **offset site**, compared to the results of the **baseline survey of non-native koala predators** established by condition **2.g**.
  - i. For the **life of the approval**, ensure there is no net loss in the extent of **koala habitat** over the entire **offset site** that is **legally secured** under condition **2.a**

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### Part B – Standard administrative conditions

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3. Within 20 **business days** after the **commencement of the action**, the **approval holder** must advise the **Department** of the actual date of **commencement of the action**.
4. The **approval holder** must maintain accurate **records** substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans or monitoring programs required by this approval, and make them available upon request to the **Department**. Such **records** may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the **EPBC Act**, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.



5. Within 60 **business days** of every 12 month anniversary of the **commencement of the action**, the **approval holder** must publish a report on its website addressing compliance with each of the conditions of this approval, including implementation of any management plans or monitoring programs as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published. The **Minister** may provide written consent to the **approval holder** to cease reporting under this condition if satisfied additional reports are not warranted.
6. The **approval holder** must report any potential or actual contravention of the conditions of this approval to the **Department** in writing within 5 **business days** of the **approval holder** becoming aware of the potential or actual contravention.
7. Upon the direction of the **Minister**, the **approval holder** must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor and criteria must be approved by the **Minister** prior to the commencement of the audit. The audit report must address the criteria to the satisfaction of the **Minister**.
8. If, at any time after 5 years from the date of this approval, the **approval holder** has not **commenced the action**, then the **approval holder** must not **commence the action** without the written agreement of the **Minister**.

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#### Part C - Definitions

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9. In these conditions, except where contrary intention is expressed, the following definitions are used:
  - a. **Approval holder** means the name of the person to whom the approval is granted, or any person acting on their behalf, or to whom the approval is transferred under section 145B of the **EPBC Act**.
  - b. **Baseline koala density survey** means a field survey measuring the number of **koalas** per unit area, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology and completed prior to the **commencement of the action**.
  - c. **Baseline koala food trees survey** means a field survey measuring the number of **koala food trees**, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology and completed prior to the **commencement of the action**.
  - d. **Baseline survey of non-native koala predators** means a field survey measuring the number of **non-native koala predators**, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology and completed prior to the **commencement of the action**.
  - e. **Business days** means a day that is not a Saturday, a Sunday or a public holiday in the location of the **action**.
  - f. **Clear/ clearing** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* available from <http://www.agriculture.gov.au/pests-diseases-weeds/pest-animals-and-weeds/review-pest-animal-weed-strategy/aus-weeds-strategy> for further guidance).
  - g. **Commencement of the action** means the point at which any **clearing** for the purposes of the action occurs.



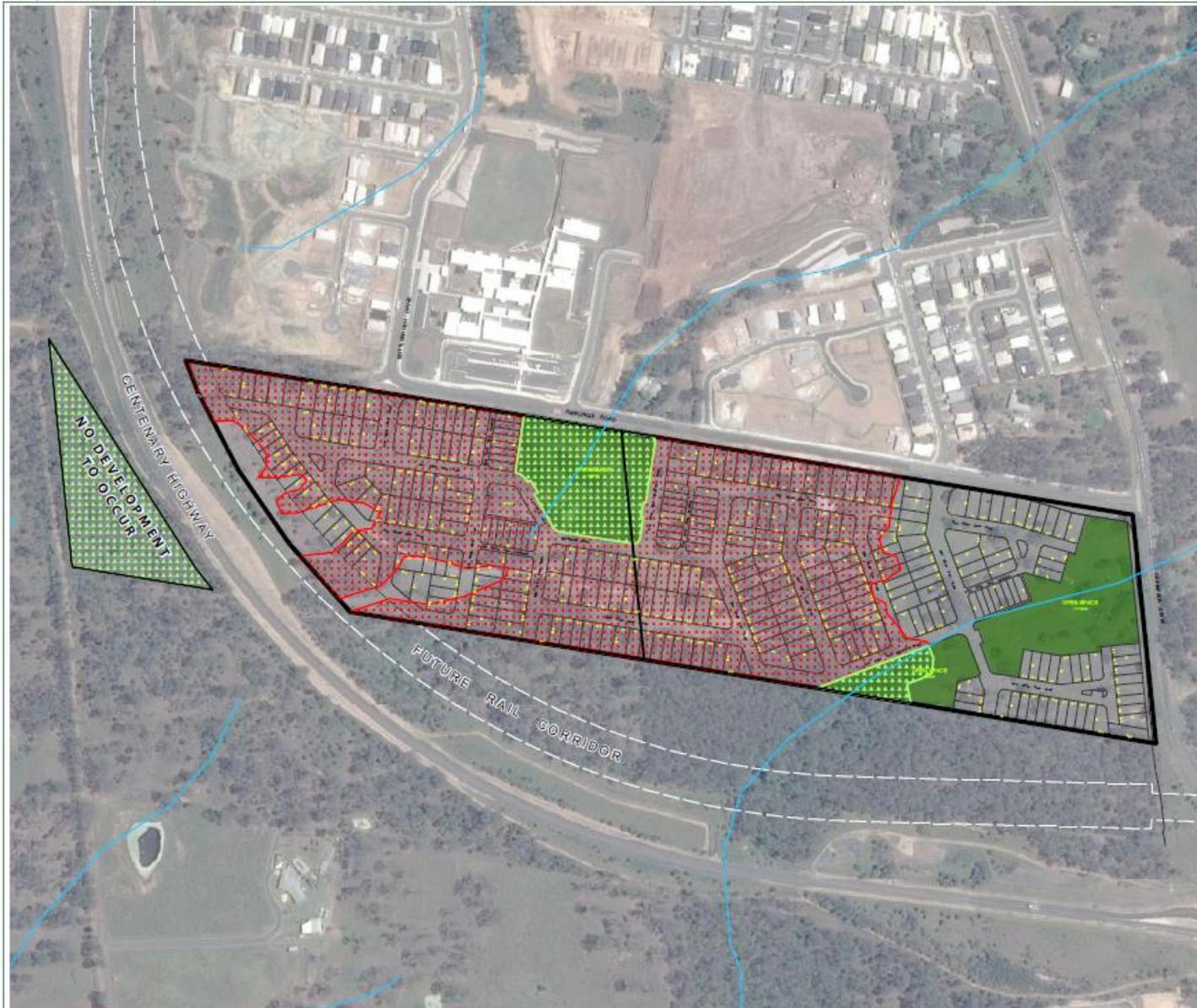
- h. **Department** means the Commonwealth Department of Environment and Energy or any other agency that administers the **EPBC Act** from time to time and includes, where the context permits, the officers, delegates, employees and successors of the **Department**.
- i. **EPBC Act** means the Environment Protection and Biodiversity Conservation Act 1999 (Cth).
- j. **Koala** means *Phascolarctos cinereus*.
- k. **Koala density** means the number of koalas per unit area.
- l. **Koala food tree** means any tree known to be part of the normal diet for **koalas**.
- m. **Koala habitat** means any vegetation that scores five or more using the Koala habitat assessment tool from the EPBC Act referral guidelines for the vulnerable koala.
- n. **Legally secure / secured / securing:** means long-term protection under a voluntary declaration as provided for in the *Vegetation Management Act 1999* (Qld), or establishing a Nature Refuge under the *Nature Conservation Act 1992* (Qld).
- o. **Life of the approval** means the period for which the approval has effect.
- p. **Minister** means the Minister administering the **EPBC Act** including any delegate of the Minister.
- q. **Non-native koala predators** means any animal not native to Australia that is known to predate on **koalas** of any age.
- r. **Offset site** means the area designated as *EPBC 2016\_7723 DHA offset* on the map at **Attachment B**.
- s. **Project site** means the areas defined as *Project Site DCDB* on the map, and by the coordinates, at **Attachment A**.
- t. **Records** means all documentation or other material in whatever form, including without limitation any correspondence, reports, assessments, methodologies, operations manuals, specifications, training materials and instructions or data.
- u. **Recruitment** means new individuals added to an existing population.
- v. **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.
- w. **Statistically significant** means a result that's not attributed to chance, as determined using methodologies and statistical analysis appropriate to the data being analysed.

## **ATTACHMENTS**

**Attachment A** — Project site

**Attachment B** — Offset site

Project site map



- Legend**
- Project site DCDB
  - VMA Watercourse
  - Development Layout
  - Potential Koala Habitat to remove (15 ha)
  - Potential Koala to retain (4 ha)



APPROVED COMPANY

EO 1861  
E 1861  
Residential Building  
QMS 1861

REV	DATE	DESCRIPTION	BY	CHECKED
1	15/01/2018	Final Draft	TC	SS

Grampian Drive, Deebing Heights

Potential Koala Habitat Plan

Date: 31/05/2018  
 Scale: 1:1,000 @ A3  
 Control System: GDA 1994 MGA Zone 56  
 File Path: \\server\sa\hazards  
 Client: DHA  
 Project: Grampian Drive, Deebing Heights  
 Address: WPD 15632137  
 Sources: QLDGIS Layers (QGIS User Guide Service 2018),  
 Aerial (Aerial map, 2008)

Plan 4

SHG P8  
8122 E04 Koala Habitat A

Project site coordinates

Area 1

-27.67426, 152.74607

-27.67584, 152.75693

-27.67817, 152.75719

-27.67681, 152.74794

-27.67612, 152.74724

-27.67538, 152.74666

-27.67458, 152.74619

Area 2

-27.67403, 152.74448

-27.67564, 152.74565

-27.67594, 152.74586

-27.67637, 152.74617

-27.67659, 152.74636

-27.67635, 152.74475

Offset site



Legend

- EPBC 2016\_7723
- EPBC 2014/7190
- EPBC20137047



Defence Housing Offset Area



Author: Project: QTFN  
Date: 20/1/16  
Source: Cadastral Database  
Data supplied by QTFN  
Info: <http://www.qtfn.gov.au/infocentre/infocentre.aspx>  
ACCURACY STATEMENT  
Due to varying accuracies of data, spatial locations may not coincide when overlaid.