

Compliance Report 2023

Petrie Mill Redevelopment Project, Petrie, Queensland
(The Mill at Moreton Bay)
EPBC 2016/7839



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Rev	Date	Description	Prepared	Reviewed
1.0	1/03/2023	Compliance Report EPBC 2016/7839 (Compliance Report 1)	Principal Environment Officer - Projects (PM)	Manager Environmental Services (RM)

Declaration of Accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environmental Protection Biodiversity Conservation Act 1999* 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 that authorisation being revoked at the time of making this declaration.

Signed:



Full Name: Greg Chemello

Position: Chief Executive Officer

Organisation: Moreton Bay Regional Council (ABN 92 967 232 136)

Date:

4 - 4 - 2023

Project Overview

The Petrie Mill Redevelopment - now known as The Mill at Moreton Bay (The Mill) provides a unique opportunity to transform a former industrial site into a thriving educational and innovation precinct whilst protecting, restoring, and managing habitat for an important population of koalas. Koalas are protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and require special consideration.

During the initial planning phase of The Mill, Moreton Bay Regional Council (Council) identified that redevelopment of the site may impact environmental values and the project was referred to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) (previously Department of Environment). The action was to establish a new campus of the University of the Sunshine Coast (UniSC) and other associated urban uses at Petrie, Queensland. The project was deemed a controlled action under the EPBC Act and was subsequently approved, with conditions.

Purpose and Scope

Purpose

This compliance report (report) has been prepared to comply with condition 10 of EPBC 2016/7839 controlled action approval (refer Appendix 1).

Scope

This report describes the status of compliance with all conditions of approval from 6 September 2017 (time of approval) to 1 March 2023 (one-year anniversary of the 'commencement of the action').

This report has been prepared in accordance with the Department of Environment Annual Compliance Report Guideline (2014) (<https://www.environment.gov.au/epbc/publications/annual-compliance-report-guidelines>).

Compliance descriptors used in this report are consistent with the guideline including:

- **Compliant:** *'Compliance' is achieved when all the requirements of a condition have been met, including the implementation of management plans or other measures required by those conditions.*
- **Non-compliant:** *A designation of 'non-compliance' should be given where the requirements of a condition or elements of a condition, including the implementation of management plans and other measures, have not been met.*
- **Not applicable:** *A designation of 'not applicable' should be given where the requirements of a condition or elements of a condition fall outside of the scope of the current reporting period. For example, a condition which applies to an activity that has not yet commenced.*

Table 1 below contains the compliance status of all conditions and an explanation of how Council complies or otherwise with the conditions of approval. Where applicable this includes links to detailed evidence contained in appendices for further analysis such as Council records, policies, procedures, specific Council programs or contractual agreements.

Table 1: Petrie Mill Redevelopment Project - EPBC2016/7839 - Compliance Report 2023

	Condition	Compliance status	Comments
1	For the purposes of the action, the approval holder must not clear more than 22 hectares of critical habitat for the koala within the project site.	Compliant	As of the one-year anniversary of the commencement of the action (01/03/2023), a combined total of 7.69ha of critical habitat for the koala has been cleared. The quantity of critical habitat cleared is recorded in Council's record management system (The Mill EPBC clearing register).
2	Prior to any clearing of vegetation within the project site, the approval holder must ensure a pre-clearance survey is undertaken by a suitably qualified person to identify any koalas present. The approval holder must not clear any vegetation supporting any koalas until such time any koalas vacate the vegetation or are relocated by a suitably qualified person.	Compliant	Council has developed a vegetation management procedure for The Mill that includes minimum standards for vegetation removal to meet the requirements of condition 2. Appendix 2 includes a copy of the conditions (minimum standards for vegetation removal) applicable to all contractors appointed to undertake vegetation removal at The Mill.
3	Prior to commencement of the action, the approval holder must develop a management plan for the koala. The management plan must:	Compliant	Council developed a Koala Management Plan (KMP), prior to the commencement of the action. The KMP was endorsed by Council on 21/11/2017 and has been available for viewing on Council's website since this time at: https://www.moretonbay.qld.gov.au/files/assets/public/services/projects/the-mill/the-mill-koala-management-plan.pdf A copy of the KMP is included in Appendix 3.
3a	describe measures to be implemented for the life of the approval to minimise koala mortality attributable to wild dog attack and vehicle strike within the project site (including by use of fauna exclusion	Compliant	The KMP documents the measures to be implemented for the life of the approval, including: <ul style="list-style-type: none"> wild and domestic dog management,

	Condition	Compliance status	Comments
	fencing, fauna underpasses and escape poles, and vehicle speed limits),		<ul style="list-style-type: none"> the use of fauna exclusion fencing, fauna underpasses and escape poles, and vehicle speed limits. Additional information regarding implementation of the KMP is documented in the KMP implementation tracking document (Appendix 4).
3b	describe measures to be implemented for the life of the approval to control weeds within the project site,	Compliant	The KMP documents the measures to be implemented for the life of the approval, including weed management measures. Additional information regarding the implementation of the KMP is documented in the KMP implementation tracking document (Appendix 4).
3c	include a monitoring program for the monitoring period capable of determining and recording: <ol style="list-style-type: none"> The baseline population of koalas within the project site prior to commencement of the action, and The use of the primary offset planting area and the supplementary habitat restoration area by koalas. 	Compliant	The KMP includes details of the koala monitoring program implemented by Council. <ol style="list-style-type: none"> The baseline study of the koala population within the site was undertaken by Endeavour Veterinary Ecology (EVE) between May to June 2017, prior to any site works commencing. At 30/06/2017, 45 koalas had been accounted for on the site. Between 01/07/2017 and 30/06/2022 Council utilised “near real time” monitoring (close monitoring via telemetry collars) to monitor the koala population and koala movement on and around the site, including adjoining habitat areas such as John Oxley Reserve (located to the east of The Mill) or the State Government land (located to the north-west of The Mill).

	Condition	Compliance status	Comments
			<p>Whilst being capable of determining and recording the koalas' use of the primary offset planting and supplementary habitat restoration areas, the core aim of this monitoring was to ensure the health and welfare of the koala population during periods of decontamination and rehabilitation (weed management and replanting).</p> <p>In accordance with the KMP (Section 5.2 - Koala Monitoring), as the decontamination and operational works were progressively completed throughout 2022, the "near real time" koala monitoring was phased out and the close monitoring telemetry collars were gradually removed from the koala population. Appendix 5 includes koala population data between 2017 and 2022, along with a series of maps indicating koala locations.</p> <p>From February 2023, the use of the primary offset planting area and the supplementary habitat restoration area at The Mill has been monitored utilising thermal imagery drone surveys.</p> <p>In accordance with the Civil Aviation Safety Authority (CASA) regulations, drone surveys are restricted to The Mill site and do not include assessments of John Oxley Reserve (located to the east of The Mill) or the State Government land (located to the north-west of The Mill).</p> <p>The February 2022 thermal drone survey identified a total of 64 koalas with 34 koalas located in the supplementary habitat restoration area, 6 koalas in retained koala habitat trees within the primary offset planting area and the remainder within other areas</p>

	Condition	Compliance status	Comments
			<p>across the site. A map indicating koalas identified by the thermal drones is included in Appendix 6.</p> <p>Note that as at 01/03/2023 (one-year anniversary of the commencement of the action), 9.6ha of the primary offset area has been planted. The new plants within this area are not yet sufficiently established to support the use by koalas. Additional information regarding the primary offset area is included in condition 5a.</p>
3d	Include written evidence of input and review by a suitably qualified person; and	Compliant	<p>The KMP was developed in consultation with leading koala experts in the field:</p> <ul style="list-style-type: none"> • Dr Jon Hanger, Endeavour Veterinary Ecology • Dr Bill Ellis, Researcher, University of Queensland • Dr Peter Timms, Professor of Microbiology, Faculty of Science, Health, Education and Engineering, University of the Sunshine Coast. <p>Refer Appendix 3 (page 18) of the KMP.</p>
3e	Take account of the conservation advice.	Compliant	<p>The conservation advice (from leading koala experts) has been incorporated into the KMP. This conservation advice and other management actions are monitored as part of the KMP implementation tracking document (Appendix 4).</p>
4	The management plan must be implemented. The approval holder must publish the management plan on their website prior to commencement of the action and the management plan (or any subsequent revised versions) must remain on the website for the	Compliant	<p>The KMP has been published on the Council website since 2017 (prior to the commencement of action on the 01/03/2022) and shall remain until 30/06/2047.</p> <p>The KMP is available for viewing on Council's website at:</p>

	Condition	Compliance status	Comments
	life of the approval. The results of the management plan must be included in compliance reports provided to the Department.		https://www.moretonbay.qld.gov.au/files/assets/public/services/projects/the-mill/the-mill-koala-management-plan.pdf A copy of the KMP is attached as Appendix 3. The implementation of the KMP is documented in the KMP implementation tracking document (Appendix 4).
5a	<p>To compensate for the loss of 22 hectares of critical habitat for the koala within the project site, the approval holder must:</p> <p>a. rehabilitate a minimum of 26 hectares within the primary offset planting area and meet the following offset outcomes:</p> <p>i. within 10 years of commencement of the action the primary offset planting area must meet the condition criteria; and</p> <p>ii. within 20 years of commencement of the action at least 24 hectares within the primary offset planting area must be koala habitat and non-juvenile koala habitat trees must be the dominant canopy species.</p>	N/A	<p>The primary offset planting area has been designated for conservation on the site.</p> <p>As of the one-year anniversary of the commencement of the action (01/03/2023), a total of 9.6ha has been rehabilitated and planted within the primary offset planting area, with koala habitat species from Regional Ecosystem RE 12.3.11. including:</p> <ul style="list-style-type: none"> • Pink bloodwood (<i>Corymbia intermedia</i>); • Moreton Bay ash (<i>Corymbia tessellaris</i>); • Forest redgum (<i>Eucalyptus tereticornis</i>); and • Northern grey iron bark (<i>Eucalyptus siderophloia</i>). <p>As of the one-year anniversary of the commencement of the action (01/03/2023), rehabilitation of the primary offset planting area is not sufficiently established to demonstrate the offset outcomes however, the “Primary Offsets Rehabilitation Report”, dated September 2022, (refer Appendix 7) demonstrates species composition, acceptable survival rates and acceptable growth rates.</p> <p>The remainder of the primary offset planting area (16.4ha) is on track to be established by 30/06/2023 (weather permitting).</p>

	Condition	Compliance status	Comments
5b	<p>To compensate for the loss of 22 hectares of critical habitat for the koala within the project site, the approval holder must:</p> <p>b. dedicate a minimum of 74 hectares for rehabilitation within the supplementary habitat restoration area (the dedicated area) and provide the Department with a georeferenced map of the dedicated area prior to the commencement of action.</p>	Compliant	Council has dedicated 74ha as supplementary habitat, defined as per the georeferenced plan submitted to the Department on 24/12/2019.
5c	<p>To compensate for the loss of 22 hectares of critical habitat for the koala within the project site, the approval holder must:</p> <p>c. meet the following offset outcomes for the dedicated area:</p> <p>i. within 10 years of the commencement of the action the dedicated area must meet the condition criteria, and</p> <p>ii. within 20 years of the commencement of the action the dedicated area must be koala habitat and non-juvenile koala habitat trees must be the dominant canopy species.</p>	Compliant	<p>As of the one-year anniversary of the commencement of the action (01/03/2023):</p> <ul style="list-style-type: none"> • Around 17ha of the 74ha (dedicated area) is classified as high-quality koala habitat, with non-juvenile koala habitat trees being the dominant canopy species. Weed management measures (as per condition 3b) continue in this area and koala habitat is further enhanced by in-fill planting. • Around 47ha of the 74ha (dedicated area) is subject to assisted natural regeneration with non-juvenile koala habitat trees being the dominant canopy species. This area was heavily infested with weed species with significant weed seed loads. Weed management measures (as per condition 3b) continue in this area to transform these areas from moderate quality koala habitat to high quality koala habitat. These areas will progressively be enhanced by in-fill planting, as site conditions improve. • A further 10ha of the 74ha (dedicated area) is subject to habitat reconstruction with koala habitat species planted in this area in 2022.

	Condition	Compliance status	Comments
			<ul style="list-style-type: none"> The 74ha (dedicated area) will continue to be included in Council's ongoing weed management program in order to meet the condition criteria within 10 years.
6	If, at any time during the life of the approval, the approval holder identifies that any of the offset outcomes in condition 5 are unlikely to be achieved or maintained, the approval holder must report to the Department in writing within 40 business days of becoming aware. The report must state the cause of the circumstance, the corrective actions to be taken (including timeframes for reporting to the Department the success of those actions) and the measures to prevent further occurrences.	Compliant	As of the one-year anniversary of the commencement of the action (01/03/2023), it is considered that conditions will be met within the defined timeframes.
7	<p>If the Minister is not satisfied that the offset outcomes in condition 5 are likely to be achieved, or is not satisfied there is sufficient evidence that the offset outcomes in condition 5 are likely to be achieved (including on the basis of information provided in compliance reports and or audits under these conditions of approval), the Minister may request the approval holder to submit a plan for the Minister's approval, to monitor, manage, avoid, mitigate, offset, record or report on, impacts to the Koala.</p> <p>a. The Minister may set a timeframe in which the plan must be submitted and may designate that the plan must be prepared or reviewed by a suitably qualified person (or another specified person).</p>	Not Applicable	

	Condition	Compliance status	Comments
	b. If the Minister approves the plan then the approval holder must implement that plan (or a revised version if approved by the Minister).		
8	Within 20 business days of commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement of the action.	Compliant	On 14/03/2022 (within 20 business days of commencement of the action), Council advised DCCEEW in writing that the 'commencement of the action' started on 01/03/2022.
9	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement management plans required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.	Compliant	In accordance with its requirements under the <i>Public Records Act 2002</i> , Council must keep an accurate record of all activities including those associated with the conditions of this approval. This includes the measures taken to implement management plans required by this approval. Further information regarding this approval and compliance report is available to the department, upon request.
10	Within 60 business days of every 12 month anniversary of commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any	Compliant	A report addressing the conditions of approval has been published on the Council website.

	Condition	Compliance status	Comments
	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.		
11	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 becoming aware of the potential or actual contravention.	Not Applicable	
12	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 must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.	Not Applicable	
13	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.	Compliant	The date of approval was 06/09/2017 and the action commenced on 01/03/2022. The Department was notified of the commencement of the action on 14/03/2022.

Appendix 1 - EPBC Approval (2016/7839)

Refer page 13 - [The Mill Koala Management Plan \(moretonbay.qld.gov.au\)](https://www.moretonbay.qld.gov.au)

Appendix 2 - The Mill at Moreton Bay Tree Clearing Conditions

The following tree clearing conditions are included on all authorities to clear vegetation issued by the Approval Holder (Moreton Bay Regional Council), to its contractor/s:

1. Removal of waste is prioritised with due consideration of providing a rehabilitated area suitable for re-establishment of koala habitat.
2. Removal of trees will be implemented in a staged approach, allowing free access for wildlife, including koalas, to move away from the area of their own accord (e.g. sequential clearing).
3. Immediately prior to clearing of any vegetation in the area, a pre-clearance survey must be undertaken by Council's nominated representative [2017 - 2022 being Endeavour Veterinary Ecology (EVE)] to identify any koalas present.
4. Vegetation containing koalas must not be cleared until such time as the koala/s vacate the vegetation of their own accord.
5. A fauna spotter catcher (to assess all fauna, including koalas) must be onsite during vegetation clearing and vegetation processing (e.g. mulching).
6. Standing vegetation may only be cleared using an excavator mounted with a tree-grab attachment or similar Elevated Work Platform. Under no circumstances should standing vegetation be 'pushed over' using buckets or ripping hooks as these do not permit a controlled fell.
7. Any hollows, with or without fauna present, shall be dismantled by an arborist using an Elevated Work Platform or limb lowering devices and relocated to adjacent bushland habitat.
8. Where cleared vegetation is stockpiled for later processing, an inspection of the stockpile must be undertaken by Council's nominated representative (EVE) immediately prior to any mulching or processing, noting that koalas have been known to inhabit stockpiled vegetation.
9. Upon completion of the works, all contractors will advise Council of the total number of koala habitat trees that were removed or impacted for record keeping purposes.

Appendix 3 - Koala Management Plan - The Mill at Moreton Bay Redevelopment

Refer - [The Mill Koala Management Plan \(moretonbay.qld.gov.au\)](https://www.moretonbay.qld.gov.au)

Appendix 4 - Koala Management Plan - Implementation Tracking Document

KMP Section	Intent of section	Implementation as at one-year anniversary of the 'commencement of the action' (01/03/2023).
4.1 Wild Dogs	Council will implement a wild dog management program.	<p>Potential wild dog movement and travel pathways have been identified by mapping the corridors that animals use to move through the landscape.</p> <p>Convergence areas within these corridors are then used to set camera traps to monitor wild dog activity. When wild dogs are recognised, a targeted control program is initiated.</p> <p>Wild dog corridors and pathways in and around The Mill have been monitored, with no reported wild dog presence on The Mill site or within designated buffer areas.</p>
4.2 Domestic Dogs	Domestic dogs will be strictly managed in accordance with Council's Local Law 2 (Animal Management) 2011.	<p>As of 01/03/2023, public access to The Mill site (revegetation and bushland areas) has been restricted, assisting to prevent interactions between domestic dogs and koalas.</p> <p>During the December 2021 wild dog survey (camera monitoring), domestic dogs (off-leash) were identified in bushland parks located adjacent to The Mill site. In response, a communication strategy was implemented targeting landowners in neighbourhoods adjoining The Mill site, highlighting breaches of Council's Local Law 2 and the potential risks to koalas. No domestic dogs have since been recorded in camera monitoring.</p>
4.3 Vehicle Strike	<p>Threat mitigation, particularly related to vehicle strike, will be implemented, primarily through speed restrictions and traffic calming approaches - fauna fencing and crossing structures will be used on major roads.</p> <p>a) Along the road connecting the University Precinct to Dohles Rocks Road (Dohles Rocks Connection Road) to restrict koala movement into the road corridor.</p>	<p>Throughout the decontamination and construction phase, vehicle speed limits have been strictly enforced throughout the site and temporary exclusion fencing has been utilised to ensure no koalas have been killed or injured as a result of the works.</p> <p>As the project moves into the next phase of development, a traffic management plan will be developed and implemented to reduce risk of vehicle strike. This will involve the use of fauna movement infrastructure such as exclusion fences, under passes and fauna furniture to provide safe passage for koalas and other wildlife.</p> <p>Specifically:</p>

	<p>b) Along the northern edge of Yebri Creek to restrict koala movement from the open space area associated with the creek into the adjoining precinct. Escape poles will be established on the development side of the fencing. Wherever the proposed new fencing intersects with existing rail line fencing, the design will ensure that the fences are securely interconnected.</p> <p>c) Along the eastern edge of the unconstructed School Road reserve. The fence will be positioned on the eastern side of the road corridor. Escape poles will be established on the development side of the fencing.</p> <p>d) Where necessary to direct koalas to safe passage underpasses.</p> <p>e) Upon the advice of koala specialists, fauna infrastructure will be installed along the proposed haulage routes and the primary offset area during the construction phase (e.g. dewatering and re-profiling engineering works) to maximise wildlife safety during operational works</p>	<p>4.3 (a) As of 01/03/2023 the road connecting from Dohles Rocks Road to the University Precinct has not been constructed. During the planning stage for this road, fauna movement infrastructure will be embedded into designs to mitigate impacts to koala and other wildlife. However, the internal haulage route (Bickle Road to the revegetation areas) remain in place with strict vehicle speed limitations.</p> <p>4.3 (b) As of 01/03/2023 bushland areas in and around Yebri Creek, the Innovation Precinct (located in the north-west of The Mill site) and primary offset and supplementary revegetation areas remain unobstructed and able to be traversed by koala and other wildlife. New fauna fencing will be integrated into designs as these areas are planned for development.</p> <p>4.3 (c) As of 01/03/2023 bushland areas in and around Yebri Creek, the Innovation Precinct (located in the north-west of The Mill site) and primary offset and supplementary revegetation areas remain unobstructed and able to be traversed by koala and other wildlife. New fauna fencing will be integrated into designs as the Innovation Precinct is planned for development.</p> <p>4.3 (d) Fauna fencing has been installed along Gympie Road, Petrie on The Mill site boundary and along the boundary of Wyllie Park. Additionally, a fauna underpass (for use by koalas and other terrestrial species) has been installed. A fauna rope bridge was also installed between The Mill and Wyllie Park to assist possums and gliders safely traverse over Gympie Road.</p> <p>4.3 (e) During dewatering of the dis-used settlement ponds (in readiness for primary offset planting) various sections of The Mill site were fenced off to mitigate threats to koala and other wildlife (i.e. potential to drown in mud). This fencing was installed following advice from Council's koala specialist (EVE).</p>
4.4 Disease	<p>a) Council will continue to contribute to the health and ongoing viability of koalas on the site by supporting koala disease research, including UniSC's koala chlamydia vaccination program.</p>	<p>4.4 (a) Since 2017, Council has worked collaboratively with UniSC and EVE to progress the disease research and koala treatment. This has included access to koala monitoring data and blood samples from koalas included in The Mill monitoring program.</p> <p>4.4 (b) In addition to 4.4 (a), Council engaged EVE to undertake a close koala monitoring program (2017 to 2022) including the requirement to monitor koala health and viability. During this time, EVE</p>

	<p>b) Sick koalas will be treated during telemetric monitoring periods and where available, vaccination against disease will be provided.</p>	<p>conducted around 2,000 veterinary exams, with sick or injured koalas being treated as and when required.</p> <p>The reproductive success of the koalas onsite has increased and subsequently the site's koala population has more than doubled.</p>
4.5 Weed Management	<p>Council will implement a comprehensive natural area management program across the site in liaison with environmental consultants and contractors. The management program will be implemented over the life of the project.</p>	<p>Council has procured weed management services annually since 2017, via a competitive tender process.</p> <p>This program targets bushland areas across the site, noting that some areas were heavily infested with weed species with significant weed seed loads. Weed management measures continue to transform these areas from moderate quality koala habitat to high quality koala habitat. These areas will progressively be enhanced by in-fill planting, as site conditions improve.</p>
4.6 Vegetation Clearing	<p>During the planning stage, it was determined that 22ha of koala habitat will be lost from the site.</p> <p>In accordance with the EPBC approval conditions, "commencement of the action" starts following the removal of 4ha of koala habitat. Once the commencement of action has been triggered, all of the EPBC approval conditions must be met within the specified timeframes.</p> <p>Additionally, all vegetation clearing shall meet the conditions specified in section 4.6.2 of the KMP.</p>	<p>The controlled action commenced 01/03/2022 when the combined total of 4ha of critical koala habitat had been cleared from the site.</p> <p>Clearing associated with decontamination works functionally concluded in November 2022 [pending certification by the Suitably Qualified Person (SQP)]. A total of 7.6ha of koala habitat has been cleared as at 01/03/2023.</p> <p>The remainder of the clearing impacts will be associated with the establishment of the internal road connection to Dohles Rocks Road and the future development across the Innovation Precinct. As of 01/03/2023, these projects have not yet been planned or commenced.</p> <p>Specific conditions have been placed on all contractors approved to undertake vegetation clearing across the site as per section 4.6.2 of the KMP. These conditions are also included in Appendix 2 of the EPBC compliance report.</p> <p>Council has dedicated 74ha as supplementary habitat, defined as per the georeferenced plan submitted to the Department on 24/12/2019.</p>

<p>4.7 Primary Offset Area and Supplementary Habitat Restoration Area</p>	<p>In accordance with the EPBC approval conditions Council is required to:</p> <p>a) rehabilitate a minimum of 26ha within the defined primary offset planting area, and</p> <p>b) dedicate a minimum of 74ha for rehabilitation within the supplementary habitat restoration area.</p> <p>These areas must be rehabilitated so that the defined areas reach non-juvenile koala habitat tree status within timeframes set out by the Federal Government.</p>	<p>Refer to condition 5 of the EPBC Compliance Report 2023 (Copy included here for completeness).</p> <p>As of the one-year anniversary of the commencement of the action (01/03/2023), a total of 9.6ha has been rehabilitated and planted within the primary offset planting area, with koala habitat species from Regional Ecosystem RE 12.3.11. including:</p> <ul style="list-style-type: none"> • Pink bloodwood (<i>Corymbia intermedia</i>); • Moreton Bay ash (<i>Corymbia tessellaris</i>); • Forest redgum (<i>Eucalyptus tereticornis</i>); and • Northern grey iron bark (<i>Eucalyptus siderophloia</i>). <p>As of the one-year anniversary of the commencement of the action (01/03/2023), rehabilitation of the primary offset planting area is not sufficiently established to demonstrate the offset outcomes however, the “Primary Offsets Rehabilitation Report”, dated September 2022, (refer Appendix 7) demonstrates species composition, acceptable survival rates and acceptable growth rates.</p> <p>The remainder of the primary offset planting area (16.4ha) is on track to be established by 30/06/2023 (weather permitting).</p> <p>Council has dedicated 74ha as supplementary habitat, defined as per the georeferenced plan submitted to the Department on 24/12/2019.</p>
<p>5.1 Baseline Koala Monitoring</p>	<p>In accordance with the approval conditions (refer Appendix 1 - Approval EPBC Referral), a baseline study of the koala population is required.</p>	<p>Refer condition 3.c.i of the EPBC Compliance Report 2023 (Copy included here for completeness).</p> <p>The baseline study of the koala population within the site was undertaken by Endeavour Veterinary Ecology (EVE) between May to June 2017, prior to any site works commencing. At 30/06/2017, 45 koalas had been accounted for on the site.</p>
<p>5.2 Koala monitoring construction</p>	<p>Council aims to reduce the risk of koala injury or death during the decontamination and construction phase by implementing strategies that monitor koalas across the site.</p>	<p>Also refer conditions 2 and 3c of the EPBC Compliance Report 2023.</p>

	<p>a) Intensive koala management periods, using telemetry tags or similar devices, will occur as determined by the construction timeframe and in consideration of advice from koala specialists.</p> <p>b) Thereafter koala monitoring across the site will include the use of various monitoring methodologies including, for example, low intensive monitoring, night vision cameras, visual population assessments and koala scent detection dogs and innovations (e.g. drone identification technology).</p>	<p>Council has developed a vegetation management procedure for The Mill that includes minimum standards for vegetation removal to meet the requirements of condition 2 (contained in Appendix 2).</p> <p>5.2 (a) Between 01/07/2017 and 30/06/2022 Council utilised “near real time” monitoring (close monitoring via telemetry collars) to monitor the koala population and koala movement on and around the site, including adjoining habitat areas such as John Oxley Reserve (located to the east of The Mill) or the State Government land (located to the north-west of The Mill).</p> <p>5.2 (b) From February 2023, the use of the primary offset planting area and the supplementary habitat restoration area at The Mill has been monitored utilising thermal imagery drone survey.</p>
5.3 Koala Monitoring - Precinct 2 - Mill Innovation	The development of Precinct 2 - Mill Innovation will require additional koala management measures to be implemented before, during and after koala habitat removal.	As of 01/03/2023, use of the Innovation Precinct (including associated vegetation clearing) has not yet been planned or commenced.
5.4 Use of Primary Offset Area and Supplementary Habitat Restoration Area	<p>In accordance with the approval conditions, following the ‘commencement of the action’, Council is required to implement a monitoring program to ascertain the use by koalas of the primary offset planting area and the supplementary habitat restoration area.</p> <p>This will be conducted via a range of monitoring methodologies, applied in a standardised manner.</p>	<p>Also refer conditions 3c of the EPBC Compliance Report 2023.</p> <p>Council has developed a vegetation management procedure for The Mill that includes minimum standards for vegetation removal to meet the requirements of condition 2 (contained in Appendix 2).</p> <p>Between 01/07/2017 and 30/06/2022 Council utilised “near real time” monitoring (close monitoring via telemetry collars) to monitor the koala population and koala movement on and around the site, including adjoining habitat areas such as John Oxley Reserve (located to the east of The Mill) or the State Government land (located to the north-west of The Mill).</p>

		From February 2023, the use of the primary offset planting area and the supplementary habitat restoration area at The Mill has been monitored utilising thermal imagery drone survey.
5.5 Record Keeping and Reporting	<p>In accordance with approval conditions, record keeping and reporting will include:</p> <ul style="list-style-type: none"> a) Notification to the Department of Environment (DoE) within 20 business days of commencement of the action; b) Recording information to substantiate activities associated with or relevant to the conditions of the approval, including measures taken to implement this KMP; and c) Within 60 business days of every 12-month anniversary of the commencement of the action, compliance reports as per the DoE Annual Compliance Report Guidelines submitted. 	<p>5.5 (a) The commencement of the action was triggered 01/03/2022. The Department was formally notified 21/03/2022, and Council received acknowledgement of receipt of this notification on 29/03/2022.</p> <p>5.5 (b) The EPBC Compliance Report 2023 contains details to substantiate the activities associated with the conditions of approval, including the KMP.</p> <p>5.5 (c) The EPBC Compliance Report 2023 is the first report submitted to the Department following the commencement of action.</p>

Appendix 5 - Koala Population Data and Location Maps (2017 to 2022)

Table 1 - Koala population data 2017 to 2022

Date	Number of Koalas on and around the Mill Site	Comments
30 June 2017	45 Koalas	Baseline Survey
30 June 2018	55 koalas with 18 dependant Joeys	Koala monitoring during decontamination and operational works. (Tag and monitor : health assessments - EVE)
30 June 2019	71 koalas with 24 dependant Joeys	Koala monitoring during decontamination and operational works. (Tag and monitor : health assessments - EVE)
30 June 2020	84 koalas with 26 dependant Joeys	Koala monitoring during decontamination and operational works. (Tag and monitor : health assessments - EVE)
30 June 2021	98 koalas with 40 dependant Joeys	Koala monitoring during decontamination and operational works. (Tag and monitor : health assessments - EVE)
30 June 2022	84 koalas with 29 dependant Joeys	Koala monitoring during decontamination and operational works. (decollaring commenced with final health assessments - EVE)



Figure 1 - Koala locations June 2019.
Compliance Report
Petrie Mill Redevelopment Project - EPBC 2016/7839



Figure 2 - Koala locations June 2020.



Figure 3 - Koala locations June 2021.



Figure 4 - Koala locations June 2022.

Appendix 6 - Koalas Identified by the Thermal Drones (2023)



Figure 1 - koalas located by thermal drones 13/02/2023 and 15/02/2023.

Appendix 7 - Rehabilitation Report - The Mill at Moreton Bay

Refer attached report



REHABILITATION REPORT

The Mill at Moreton Bay
Petrie Mill Redevelopment

September 2022

Project Name	The Mill at Moreton Bay	Date	27/9/2022
Purpose	For Information	Revision	1.1
Document title	Rehabilitation Report	Document Id	65553412
Prepared by	Project Manager - The Mill Decontamination & Remediation - Major Projects (JM)		
Prepared for	Moreton Bay Regional Council		

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MBRC010091	11

PURPOSE

The purpose of this report is to record the native revegetation survival and growth rates of the rehabilitation areas at The Mill against the targeted outcomes of The Mill Koala Management Plan and subsequent rehabilitation requirements of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC) Approval (2016/7839).

BACKGROUND

Council worked closely with environmental consultants, the Federal Government and local environmental stakeholder groups during the early planning stages of The Mill redevelopment project.

Based on the feedback received, Council submitted an EPBC Act referral to the Federal Government for a “controlled action” outlining the strategies that would be implemented to help manage environmental impacts and protect native animals, including koalas.

During the controlled action referral, it was determined that 22 hectares of critical koala habitat (koala habitat) would be lost over the duration of the project.

On 7 September 2017, the Federal Government provided approval under the EPBC Act for the establishment of a new campus of the University of the Sunshine Coast and other associated urban uses at Petrie (the project).

In December 2019, Council provided the Federal Government with an update regarding the on-ground works that had occurred since September 2017, including an overview of the decontamination of the site. In addition, an update was provided regarding a site survey plan and amendments to land tenure. The Federal Government subsequently updated Council’s EPBC conditions, by amending the rehabilitation map. All other EPBC approval conditions remained the same. The updated approval is provided in Appendix 1 - Federal Government EPBC Approval 2016/7839.

To compensate for the loss of 22 hectares of critical habitat for the Koala within the project site, the approval holder must:

- a) Rehabilitate a minimum of 26 hectares within the primary offset planting area and meet the following offset outcomes:
 - within 10 years of commencement of the action the primary offset planting area must meet the condition criteria; and
 - within 20 years of commencement of the action at least 24 hectares within the primary offset planting area must be koala habitat and non-juvenile koala habitat trees must be the dominant canopy species;
- b) Dedicate a minimum of 74 hectares for rehabilitation within the supplementary habitat restoration area (the dedicated area) and provide the Department with a georeferenced map of the dedicated area prior to commencement of the action; and

- c) Meet the following offset outcomes for the dedicated area:
- within 10 years of commencement of the action the dedicated area must meet the condition criteria; and
 - within 20 years of commencement of the action the dedicated area must be koala habitat and non-juvenile koala habitat trees must be the dominant canopy species.

REHABILITATION AREAS

Rehabilitation areas were identified across the site and designated as ‘separable portion revegetation areas’ in accordance with Council’s procurement processes. The location of the planting areas is included in Enclosure 1.

A tender for planting works was initiated and a contractor appointed undertake planting works, with planting progressively implemented across the site.

The planting palette for the rehabilitation areas has been selected with due consideration of the existing regional ecosystems found at The Mill (RE: 12.5.3 and 12.5.11).

Below is an extract from Council’s procurement documents, indicating species composition for the revegetation areas.

Extract- Planting Palette (Contract MBRC010091)

Table 1 - RE 12.5.3

Eucalyptus racemosa subsp. *Racemosa* woodland on remnant Tertiary surfaces

Canopy
<i>Corymbia intermedia</i>
<i>Eucalyptus microcorys</i>
<i>Eucalyptus racemosa</i>
<i>Eucalyptus resinifera</i>
Understorey
<i>Acacia disparrima</i>
<i>Acacia leiocalyx</i>
<i>Allocasuarina littoralis</i>
<i>Alphitonia excelsa</i>
<i>Banksia integrifolia</i> subsp. <i>integrifolia</i>
<i>Eucalyptus seeana</i>
<i>Glochidion ferdinandi</i>
<i>Lophostemon suaveolens</i>
<i>Petalostigma triolculare</i>
Ground Covers
<i>Cymbopogon refractus</i>
<i>Dianella caerulea</i>
<i>Eustrephus latifolius</i>
<i>Goodenia rotundifolia</i>
<i>Imperata cylindrica</i>
<i>Lomandra longifolia</i>
<i>Themeda triandra</i>

Table 2 - RE 12.3.11

Eucalyptus tereticornis +/- *Eucalyptus siderophloia*, *Corymbia intermedia* open forest on alluvial plains usually near coast

Canopy
<i>Angophora leiocarpa</i>
<i>Corymbia intermedia</i>
<i>Corymbia tessellaris</i>
<i>Eucalyptus tereticornis</i>
<i>Eucalyptus siderophloia</i>
Understorey
<i>Acacia disparrima</i>
<i>Allocasuarina littoralis</i>
<i>Alphitonia excelsa</i>
<i>Glochidion ferdinandi</i> or <i>G. sumatranum</i>
<i>Lophostemon suaveolens</i>
<i>Melaleuca quinquenervia</i>
<i>Melaleuca salicina</i>
<i>Trema tomentosa</i>
Ground Layer
<i>Capillipedium spicigerum</i>
<i>Cymbopogon refractus</i>
<i>Dianella caerulea</i>
<i>Eustrephus latifolius</i>
<i>Goodenia rotundifolia</i>
<i>Imperata cylindrica</i>
<i>Lomandra longifolia</i>
<i>Themeda triandra</i>

The appointed contactor has been provided with specific targets for plant survival rates, to ensure that the condition criteria as per the EPBC approval can be satisfied.

The contractual 'planting survivorship' is 90% compared with the EPBC 'planting survivorship' of 80%.

Extract - Rehabilitation Target (Contract MBRC010091)

RE and Timeframe	Planting Survivorship	Weeds - Declared sp. % of total area	Weeds - broadleaved	Average canopy height	Koala Food / Habitat tree circ.
RE 12.5.3					
Year 1	90%	5%	5%	0.8m	
Year 3	90%	5%	5%	2.2m	
Year 5	90%	5%	5%	6.6m	31.5cm
Year 10	90%	5%	5%	11.5m	
RE 12.3.11					
Year 1	90%	5%	5%	0.8m	
year 3	90%	5%	5%	2.3m	
year 5	90%	5%	5%	6.9m	31.5cm
Year 10	90%	5%	5%	11.5m	

FINDINGS

The rehabilitation areas were monitored on 14/7/2022 with adequate growth rates across all planted areas (contractor delivery deemed compliant) - refer Table 1 and Images 1-5.

Following this assessment, part of the planted area in separable portion 2) was supplemented with additional fertilizers and soil conditioners to improve growth rate of individual trees.

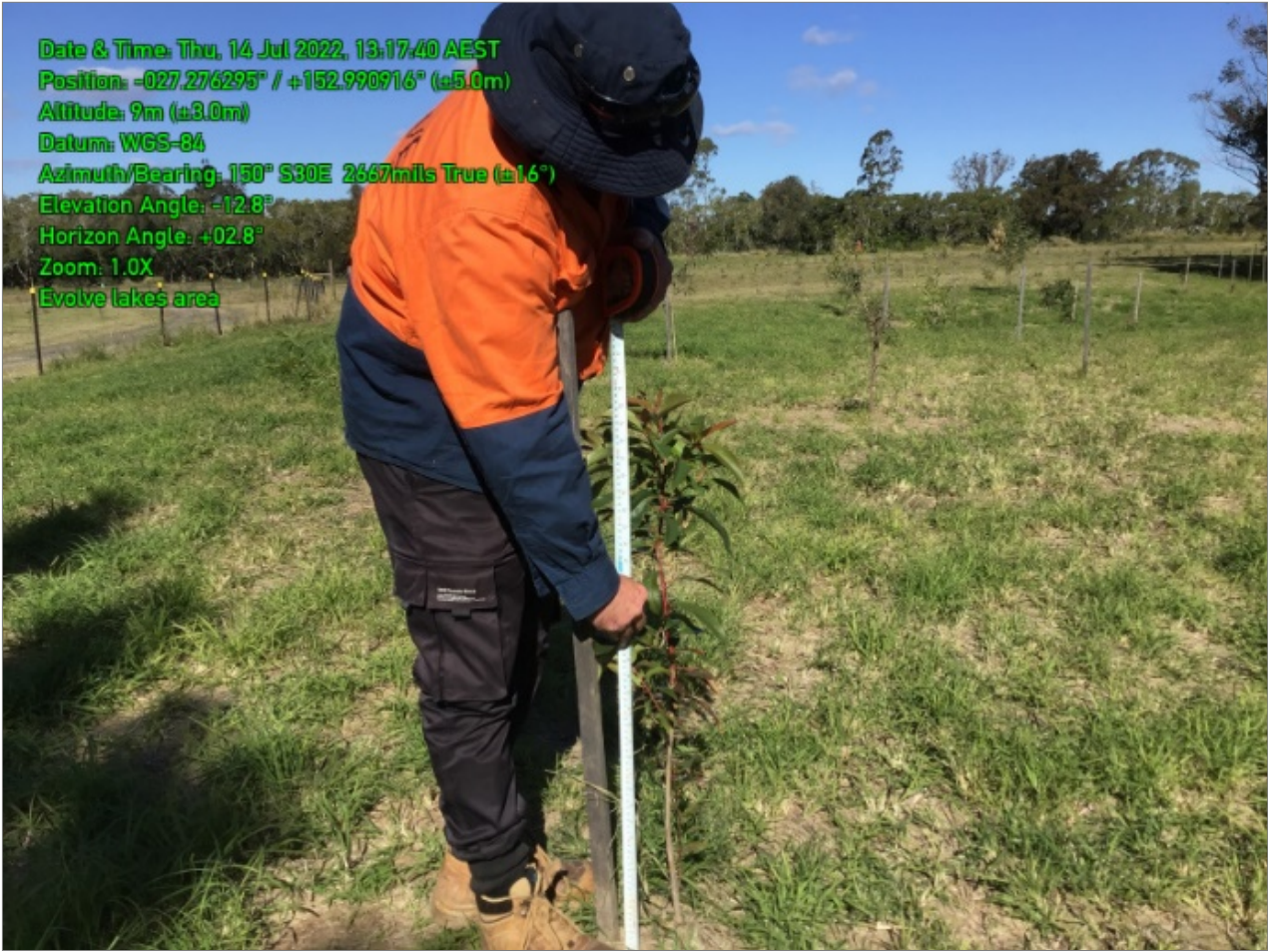
Table 1 - Inspection results 14/07/2022

	Separable Portion 1	Separable Portion 2	Separable Portion 3
Inspection Date	14 July 2022	NA	NA
Average Height	900mm	NA	NA
Survival Rate	95%	NA	NA

Images - 1 to 5 - Records of photo monitoring points







Date & Time: Thu, 14 Jul 2022, 13:17:40 AEST
Position: -027.276295° / +152.990916° (±5.0m)
Altitude: 9m (±3.0m)
Datum: WGS-84
Azimuth/Bearing: 150° S30E 2667mils True (±16°)
Elevation Angle: -12.8°
Horizon Angle: +02.8°
Zoom: 1.0X
Evolve lakes area





CONCLUSION

While a portion of the area inspected was impacted during the February 2022 and May 2022 flood, the 12 months growth results show the plantings have achieved the contractual survival and growth rates. The next inspection will be undertaken approximately July 2023.

