



**Approval**

**Brentwood Residential Estate, Bellbird Park, Ipswich, Queensland (EPBC 2013/7074)**

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

**Proposed action**

<b>person to whom the approval is granted</b>	Investa Properties Pty Ltd
<b>proponent's ACN</b>	084 407 241
<b>proposed action</b>	To subdivide and develop for residential development approximately 110.73 hectares of land at Jones Road and Columbia Drive in the suburb of Bellbird Park, approximately 23 km south-west of Brisbane, QLD (See EPBC Act referral 2013/7074).

**Approval decision**

<b>Controlling Provision</b>	<b>Decision</b>
Listed threatened species and communities (sections 18 & 18A)	Approved

**conditions of approval**

This approval is subject to the conditions specified below.

**expiry date of approval**

This approval has effect until 18 November 2033.

**Decision-maker**

<b>name and position</b>	Deb Callister Assistant Secretary Queensland and Sea Dumping Assessment Branch
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**signature**

**date of decision**

13 November 2014

## Conditions attached to the approval

1. The **approval holder** must not remove or fragment more than 67.14 hectares of **Koala habitat**. Impacts to **Koala habitat** must be limited to the 'Proposed Clearing Footprint' shown in Annexure 1.
2. The **approval holder** must implement the **Fauna Management Plan**.
3. The **approval holder** must develop and implement a **Koala-friendly fauna crossing** at the point where the proposed future road connection to the east of the site is developed (shown indicatively as '#' in Appendix E of the **Fauna Management Plan**). The **Koala-friendly fauna crossing** must be developed in accordance with the **Guidelines** and must be operational prior to the future road connection being available to public traffic.
4. To compensate for the loss of 67.14 ha of habitat critical to the survival of the **Koala**, the **approval holder** must secure and manage as **Koala habitat**, a minimum of 161.11 ha of **Koala habitat** as shown as 'Proposed Offset Area' in Annexure 2. The 'Proposed Offset Area' must be **legally secured**, in accordance with Queensland legislation, within 2 years of **commencement of the action**.
5. The **approval holder** must implement the **Offset Area Management Plan**.
6. The most recent approved versions of the plans described in these conditions must remain accessible to the public on the website of the **approval holder** for the duration of this Approval.
7. Within ten days after the **commencement of the action**, the **approval holder** must advise the **Department** in writing of the actual date of **commencement**.
8. The **approval holder** must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the 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.
9. Any potential or suspected non-compliance with these conditions of approval must be reported to the **Department** in writing within 48 hours of the **approval holder** becoming aware of the potential or suspected non-compliance. Within three months of every 12 month anniversary of the **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 plans as specified in the conditions. The compliance reports must remain on the website for 12 months from the date of publishing. Documentary evidence providing proof of the date of publication must be provided to the **Department** at the same time as the compliance report is published.
10. 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 audit 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**.
11. If the **approval holder** wishes to carry out any activity otherwise than in accordance with a plan as specified in the conditions, the **approval holder** must submit to the **Department** for the **Minister's** written approval a revised version of that plan. The varied activity shall not

commence until the **Minister** has approved the varied plan in writing. If the **Minister** approves the revised plan, that plan must be implemented in place of the plan originally approved.

12. If the **Minister** believes that it is necessary or convenient for the better protection of listed threatened species and ecological communities to do so, the **Minister** may request that the **approval holder** make specified revisions to a plan specified in the conditions and submit the revised plan for the **Minister's** written approval. The **approval holder** must comply with any such request. The revised approved plan must be implemented. Unless the **Minister** has approved the revised plan, then the **approval holder** must continue to implement the plan originally approved, as specified in the conditions.

#### **Definitions:**

**Approval holder:** 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**.

**Commencement of the action:** means any works involved in the construction phase of the project, including clearing vegetation, the erection of any on-site temporary structures and the use of heavy duty equipment for the purpose of breaking the ground for buildings or infrastructure. This excludes the erection of signage, fences, barriers or bunding for the purposes of excluding areas containing listed threatened species.

**Department:** the Australian Government Department responsible for administering the *Environment Protection and Biodiversity Conservation Act 1999*.

**EPBC Act:** means the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

**EPBC Act Offsets Policy:** means the *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy* (October 2012).

**Fauna Management Plan:** means the *Fauna Management Plan*, prepared by New Ground, dated 11 August 2014, as provided to the **Department**.

**Guidelines:** means the *Queensland Government Department of Transport and Main Roads Fauna Sensitive Road Design Manual Volume 2: Preferred practices* (June 2019).

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

**Koala food trees:** means species of tree whose leaves are consumed by **Koalas**. See lists of known Koala food trees prepared by state and local government and non-government organisations. Note that food trees may vary spatially and temporally and information specific to the local area is likely to be most accurate.

**Koala habitat:** means areas of vegetation containing **Koala food trees**.

**Legally secured:** means to secure a covenant or similar legal agreement in relation to a site, to provide enduring protection for the site against developments incompatible with conservation.

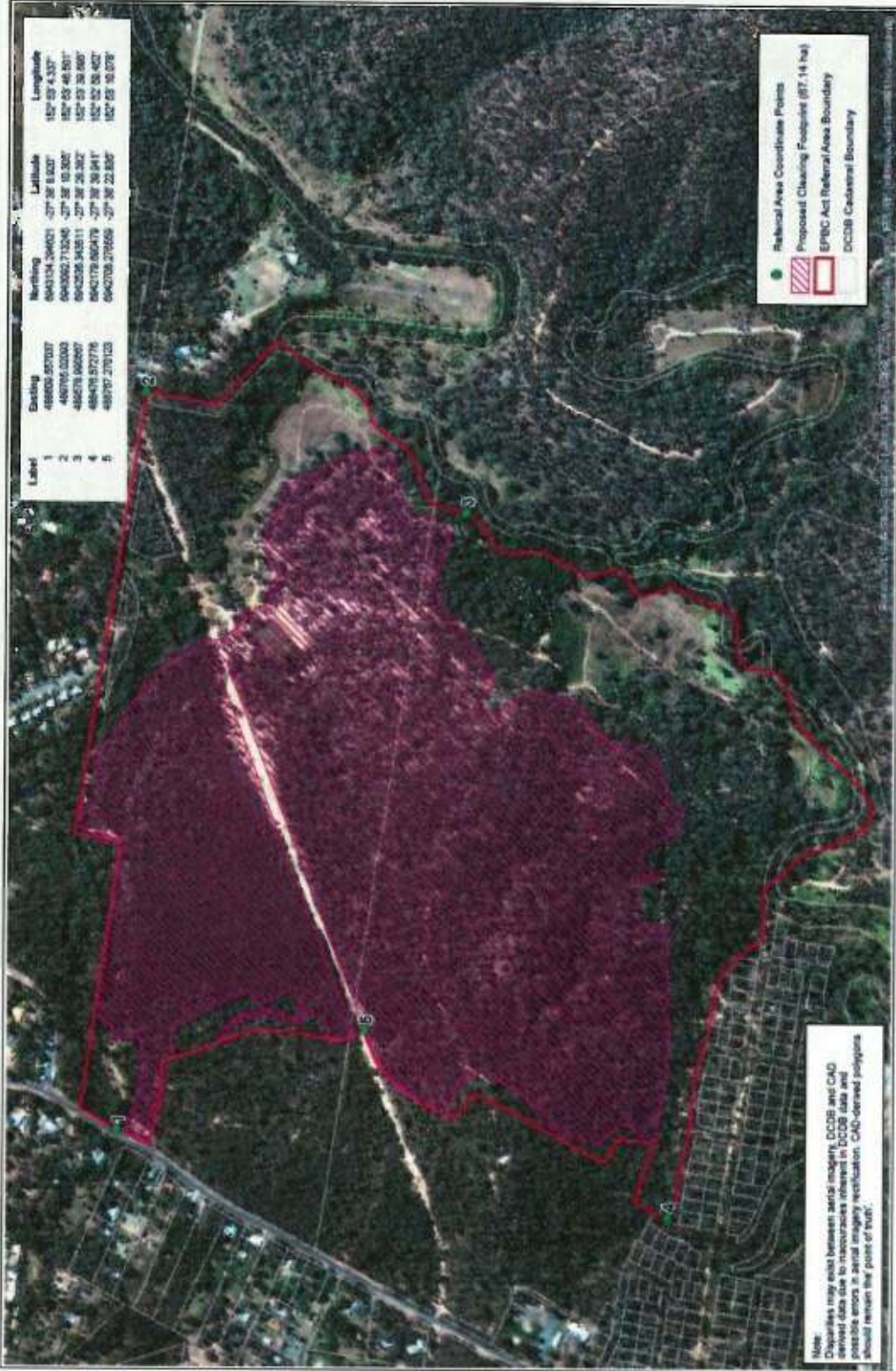
**Minister:** The Minister responsible for administering the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), and includes a delegate of the Minister.

**Offset Area Management Plan:** means the *Offset Area Management Plan, Lots 87 and 88 on RP892014, Mt Flinders, Rd, Peak Crossing, Qld*, prepared by New Ground, dated 11 November 2014, as provided to the **Department** on 12 November 2014.





**Annexure 1: Proposed clearing footprint**



**Annexure 2: Offset site**

