

A decorative background on the left side of the page consisting of light green contour lines, resembling a topographic map, extending from the top left towards the center.

## Compliance Report

Cumner Road subdivision, White Rock, Ripley Valley,  
Queensland - EPBC 2014/7388

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**Period: 03 December 2019 to 03 December 2020**

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Template 2.8.1

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## Acronyms and Abbreviations

Abbreviation	Description
BMP	Bushfire Management Plan
CAMP	Conservation Area Management Plan
EPBC Act	Environment Protection and Biodiversity Act 1999
KMP	Koala Management Plan
PMP	Pest Management Plan
Year 1	Period 03/12/2019 to 03/12/2020.

## 1. Introduction

On December 3, 2019, the Cumner Road subdivision, White Rock, Ripley Valley, Queensland (EPBC 2014/7388) was approved under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999 (Cwth)* (EPBC Act). The approved action is the development of a mixed use subdivision, environmental protection zone and associated infrastructure on Cumner Road, White Rock, Queensland.

The action commenced on 03 December 2019. The following report details progress of the action for the period 03 December 2019 to 03 December 2020 (Year 1) and is provided to meet the annual compliance reporting requirement within condition 10 of the Approval Notice. Condition 10 states:

*“10. The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or as otherwise 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 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. “*

## 2. Progress of the action (EPBC 2014/7388)

Since commencement of the action on 4/12/2019, the following works have been undertaken:

- Clearing of the road corridor for the Cumner Road extension (which is the part of the action that involves construction of the road that connects Cumner Road to the Centenary Highway)
- Baseline Koala monitoring per the Koala Management Plan (KMP) (ELA 2019).

Progress is reported against the Approval Conditions and associated performance criteria provided in Tables 1, 2 and 3 below.

On 3/12/2020, the Department was informed via email that in April 2020, the proponents put a hold on design and construction work associated with the action due the market uncertainty resulting from the Coronavirus pandemic. This caused a delay to the following works:

- Construction and completion of the Cumner Road extension
- Construction and completion of stages 1, 2 and 3 of the residential precincts
- All works related to the Conservation Area Management Plan (CAMP), including;
  - Vegetation management and monitoring

- Pest management and monitoring
- Bushfire management and monitoring.

In August 2020 the proponents regained confidence in the market (achieving pre-sale targets) and requested consultants and contractors to restart work. It took an additional two months for on-site contractors to fully remobilize to site. Work associated with the action resumed on 28 September, 2020, approximately eight weeks before the end of Year 1.

At time of writing this report, an implementation schedule is currently under review in consultation with the Department.

Table 1. Response to Conditions tabled in Annexure A of the EPBC Act Approval

Annexure A – Conditions of approval	Comments
<b>Part A – Conditions specific to the action</b>	
<p>1. For the protection of the Koala and the Grey-headed Flying-fox, the approval holder must not clear Koala habitat and Grey-headed Flying-fox foraging habitat outside the area marked as the Development Footprint, enclosed by the red lines, as shown on the map at <u>Attachment A</u>.</p>	<p>A map illustrating clearing undertaken within Year 1 is provided in <b>Figure 1</b> clearly showing clearing within the Development Footprint, enclosed by the red lines, as shown on the map at <u>Attachment A</u> of the EPBC Act approval.</p> <p>The area directly south of the roundabout on the Centenary Highway is outside of the Development Footprint shown in <b>Figure 1</b>. This area is within the State-controlled road reserve and previously consisted of exotic grass and scattered acacia species. The area did not represent Koala or Grey-headed Flying-fox habitat. This area has been landscaped as shown in <b>Figure 2</b>.</p>
<p>2. To compensate for the clearing of 146.02 hectares of Koala habitat and Grey-headed Flying-fox foraging habitat, the approval holder must:</p> <ol style="list-style-type: none"> <li>a. Legally secure the Conservation Management Area.</li> <li>b. Provide the Department with evidence of the registration of legal security of the Zone 1 of the Conservation Management Area, within 3 years of the date of this approval.</li> <li>c. Provide the Department with evidence of the registration of legal security of Zone 2 of the Conservation Management Area within 5 years of the date of this approval.</li> <li>d. Commence implementation of the Conservation Area Management Plan, within 30 days of the date of this approval.</li> <li>e. The performance and completion criteria set out in Tables 1 and 2, at <u>Attachment B</u> must be achieved.</li> </ol>	<p>- <b>2. a, b &amp; c.</b> Not yet applicable.</p> <p>These conditions are to be met by Years 3 and 5. This report covers the time period for Year 1 (03/12/2019 to 03/12/2020). Legal security is still in progress.</p> <p>- <b>2.d.</b> The Conservation Area Management Plan (CAMP) commenced in September 2019 with the undertaking of baseline Koala surveys in accordance with the KMP (as per requirements within the CAMP).</p> <p>- <b>2.e.</b> is addressed in <b>Table 2</b> below.</p>

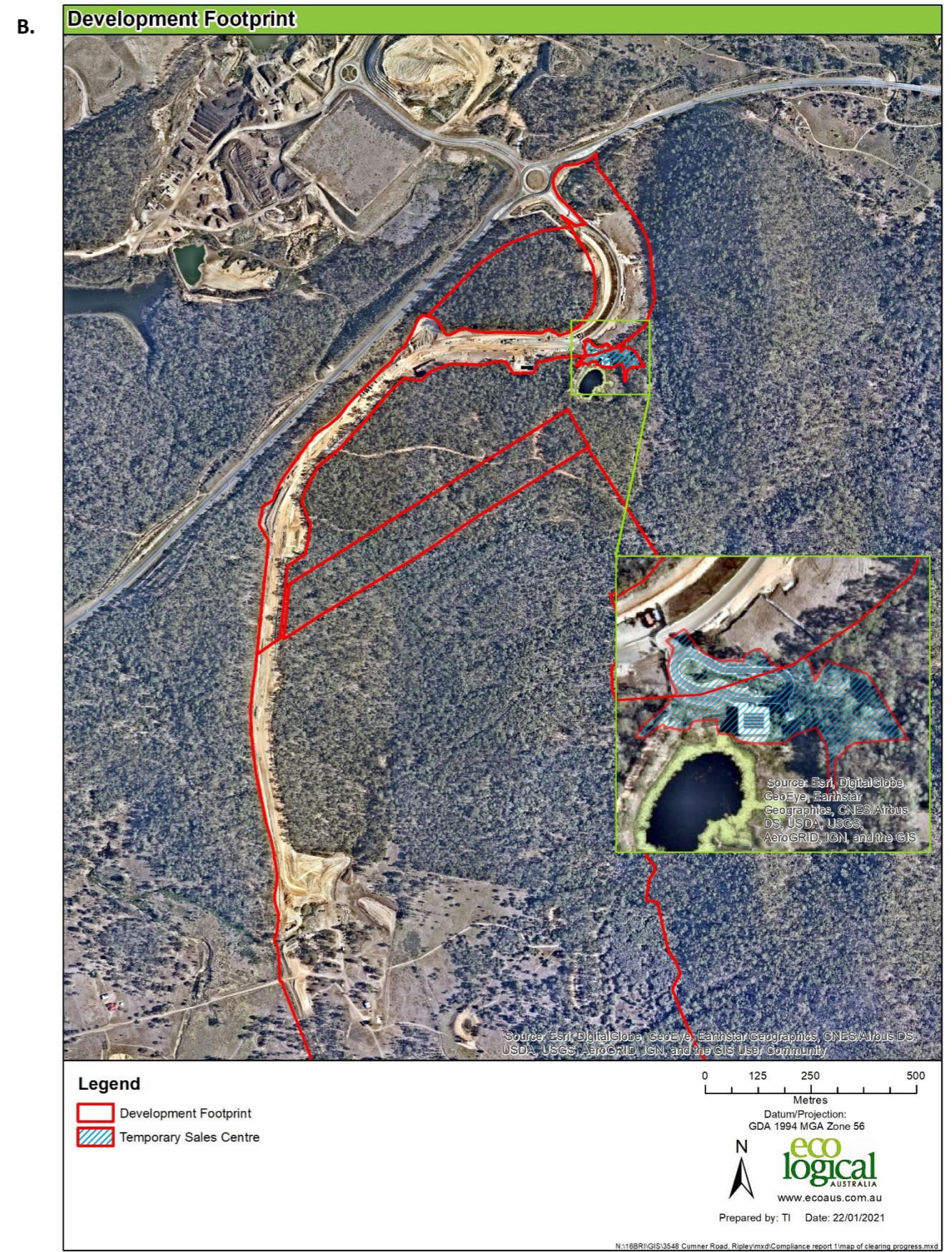
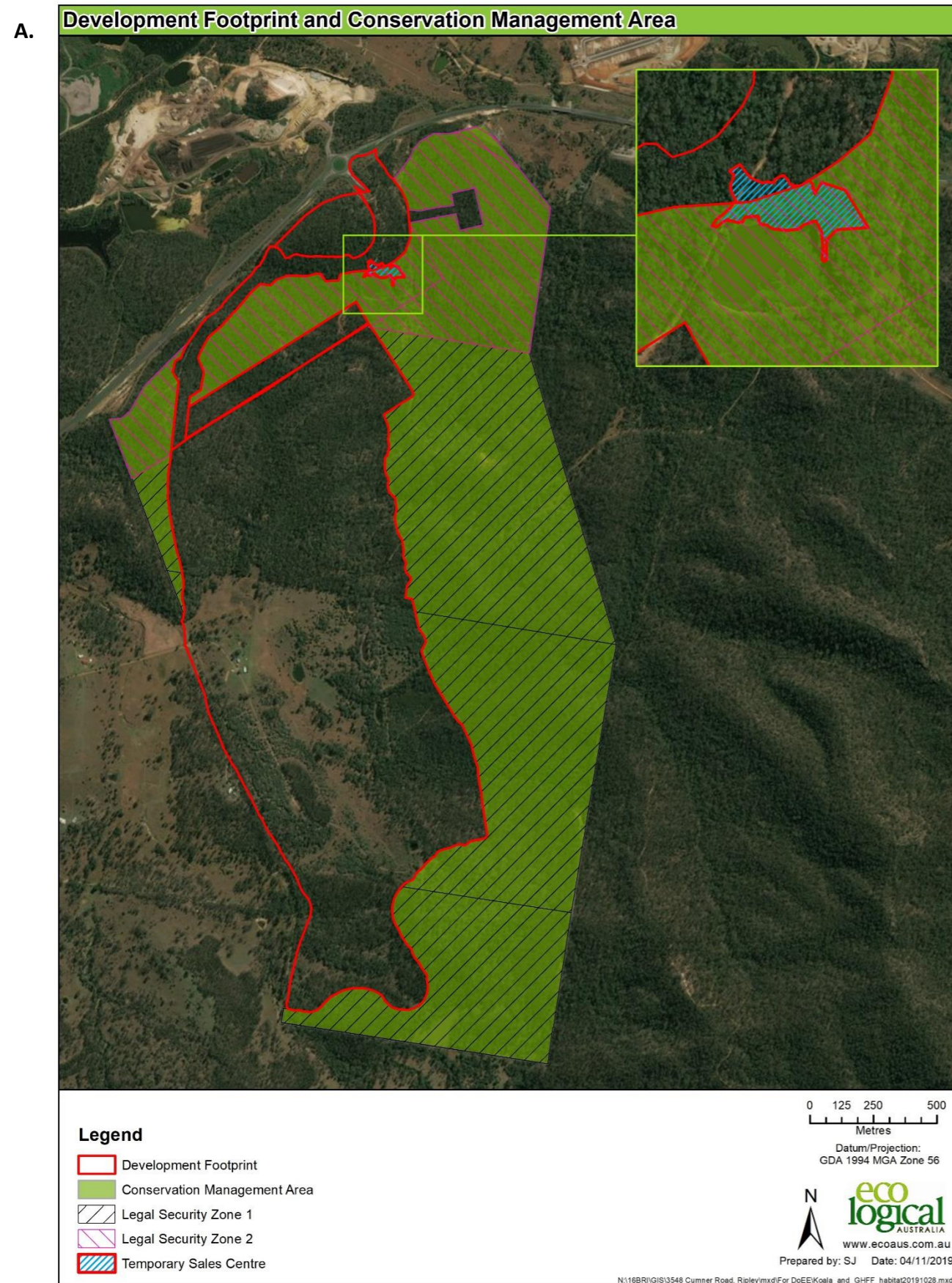
<p>3. The approval holder must not commence the action until the approval holder has commenced implementation of the Conservation Area Management Plan.</p>	<p>The CAMP was commenced in September of 2019 with the undertaking of baseline Koala surveys per the KMP. The approval holder commenced the action on 4/12/2019 with the initial works related to the road corridor for the Cumner Road extension. The department was notified of the commencement of the action on 11/12/2019 via email.</p>
<p>4. The approval holder must implement the Koala management plan.</p>	<p>The KMP implementation began in September 2019 with the undertaking of baseline Koala surveys per the KMP.</p>
<p><b>Part B – Standard administrative conditions</b></p>	
<p>Notification of date of commencement of the action</p> <p>5. The approval holder must notify the Department in writing of the date of commencement of the action and the date of commencement of construction within 10 business days after the date of commencement of the action or commencement of construction respectively.</p>	<p>The approval holder commenced the action on 4/12/2019 with the clearing of the road corridor for the Cumner Road extension. The department was notified of the commencement of the action on 11/12/2019 via email.</p>
<p>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.</p>	<p>N/A. The action has commenced.</p>
<p>Compliance records</p> <p>7. The approval holder must maintain accurate and complete compliance records.</p>	<p>This report outlines compliance records for the period 03/12/2019 to 03/12/2020. Compliance reports will be published on the project website (<a href="https://intrapac.com.au/ripley/">https://intrapac.com.au/ripley/</a>) for the duration of the action.</p>
<p>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.</p> <p>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.</p>	<p>N/A. No request in writing has been received from the Department.</p>

<p>Preparation and publication of plans</p> <p>9. The approval holder must:</p> <ul style="list-style-type: none"> <li>a. submit plans electronically to the Department for approval by the Minister;</li> <li>b. publish each plan on the website within 20 business days of the date of this approval or the date that the plan is approved by the Minister or of the date a revised action management plan is submitted to the Minister or the Department, unless otherwise agreed to in writing by the Minister;</li> <li>c. exclude or redact sensitive ecological data from plans published on the website or provided to a member of the public; and</li> <li>d. keep plans published on the website until the end date of this approval</li> </ul>	<p>All approved plans can be found at <a href="https://intrapac.com.au/ripley/">https://intrapac.com.au/ripley/</a></p> <p>No sensitive ecological data is contained within the plans.</p>
<p>Annual compliance reporting</p> <p>10. The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or as otherwise agreed to in writing by the Minister. The approval holder must:</p> <ul style="list-style-type: none"> <li>a. publish each compliance report on the website within 60 business days following the relevant 12 month period;</li> <li>b. notify the Department by email that a compliance report has been published on the website within five business days of the date of publication;</li> <li>c. keep all compliance reports publicly available on the website until this approval expires;</li> <li>d. exclude or redact sensitive ecological data from compliance reports published on the website; and</li> </ul>	<p>See above</p> <p>This document is the compliance report for the first 12 month (Year 1) period following the commencement of the action.</p>



<p>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.</p> <p>Note: Compliance reports may be published on the Department's website.</p>	
<p>Reporting non-compliance</p> <p>11. 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:</p> <ul style="list-style-type: none"> <li>a. the condition which is or may be in breach; and</li> <li>b. a short description of the incident and/or non-compliance.</li> </ul>	<p>There was no occurrence of non-compliance in the Year 1 period 03/12/2019 to 03/12/2020.</p>
<p>12. 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:</p> <ul style="list-style-type: none"> <li>a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;</li> <li>b. the potential impacts of the incident or non-compliance; and</li> <li>c. the method and timing of any remedial action that will be undertaken by the approval holder.</li> </ul>	<p>There was no occurrence of non-compliance in the Year 1 period 03/12/2019 to 03/12/2020.</p>
<p>Independent audit and independent Scientific Outcomes</p> <p>13. The approval holder must ensure that independent audits of compliance with the conditions and/or Independent Scientific Verification of Outcomes are conducted as requested in writing by the Minister.</p>	<p>N/A. No independent audits were requested within Year of the action (03/12/2019 to 03/12/2020).</p>

<p>14. For each independent audit, the approval holder must:</p> <ul style="list-style-type: none"> <li>a. provide the name and qualifications of the independent auditor and the draft audit criteria to the Department;</li> <li>b. only commence the independent audit once the audit criteria have been approved in writing by the Department; and</li> <li>c. submit an audit report to the Department within the timeframe specified in the approved audit criteria.</li> </ul>	<p>N/A. No independent audits were requested within Year of the action (03/12/2019 to 03/12/2020).</p>
<p>15. For each Independent Scientific Verification of Outcomes the approval holder must:</p> <ul style="list-style-type: none"> <li>a. provide the name and qualifications of the independent suitably qualified field ecologist and the draft brief to the Department;</li> <li>b. only commence the independent Scientific Verification of Outcomes once the independent suitably qualified field ecologist and the brief have been approved in writing by the Department; and</li> <li>c. submit an independent suitably qualified field ecologist's report to the Department within the timeframe specified in the approved brief.</li> </ul>	<p>N/A. No independent scientific verification of outcomes occurred within Year of the action (03/12/2019 to 03/12/2020).</p>
<p>16. 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.</p>	<p>N/A. No audit has occurred within Year of the action (03/12/2019 to 03/12/2020).</p>
<p>Completion of the action</p> <p>17. Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.</p>	<p>N/A. The action has not been completed.</p>



**Figure 1. Comparison aerial imagery illustrating clearing to date.**

A. Figure referred to as 'Attachment A' in the Conditions of Approval.

B. Figure illustrating clearing undertaken within the development footprint. Base map is imagery from NearMap taken on 29 November 2020.



Figure 2. Area of landscaping south of the roundabout on the Centenary Highway (Google Street View, photo dated August 2020)

**Table 2. Completion criteria (Attachment B, Table 1 of the EPBC Act Approval)**

Task	Establishment			Maintenance	Progress within Year 1 (03/12/2019 to 03/12/2020) * only progress toward preliminary management actions (highlighted green) are addressed within this compliance report as the reporting period (Year 1) is relevant to these only.
	Preliminary	Management			
	By end of year 3	Between end of year 3 and end of year 10	Year 11	Years 12-21	
<b>Construction-related management actions</b>					
Fencing / signage / (and maintenance) relating to Koala and GHFF management	Infrastructure installed.	No more than 5% of fencing compromised at any time			Fencing / signage / (and maintenance) relating to Koala and GHFF management has not yet commenced.
Sediment and erosion control (and maintenance)	Sediment / erosion works installed	Sediment and erosion control devices checked and repaired annually in Quarter 1			Sediment and erosion work required in regard to the clearing of the Cumner Rd extension have been installed and maintained as part of the Construction Environmental Management Plan. Construction Contractor reporting on this is available upon request.
<b>Bushland management actions</b>					
Fire Management	Bush fire management plan (BFMP) completed. Fire management works undertaken as specified in the BFMP.	Fire management works undertaken as specified in the BFMP			As discussed above, the Coronavirus pandemic has resulted in a delayed implementation of the CAMP. Implementation of the CAMP was put on hold for all of year 1. No bushfire management works were undertaken in the Year 1 period.
Pest fauna management	<ul style="list-style-type: none"> <li>Two survey events completed to determine baseline of dogs / cats / foxes within the Conservation Management Area and reference sites within the adjacent White Rock Conservation Estate Area.</li> </ul>	Between end of year 3 and end of year 6, no increase in pests against baseline, or, in the event of evidence of an increase of pests in the general area as measured at reference sites within the White Rock Conservation Estate Area, then demonstrated reduction in	From beginning of year 7 to end of approval, maintain a reduction in pests relative to baseline, measured annually, or in the event of evidence of an increase of pests in the general area, as measured at reference sites within the White Rock Conservation Estate Area, then demonstrated reduction relative to the these reference sites, measured annually.		A Pest Management Plan has been developed. As discussed above, the Coronavirus pandemic has resulted in a delayed implementation of the CAMP. Implementation of the CAMP was put on hold for all of year 1. No survey occurred within the Year 1 period.

Task	Establishment		Maintenance	Progress within Year 1 (03/12/2019 to 03/12/2020) * only progress toward preliminary management actions (highlighted green) are addressed within this compliance report as the reporting period (Year 1) is relevant to these only.
	Preliminary	Management		
	By end of year 3	Between end of year 3 and end of year 10	Year 11	
	<ul style="list-style-type: none"> <li>Development of a pest management plan that specifies how feral dogs, cats and foxes will be reduced in the conservation Management Area</li> <li>Development of a survey methodology that is sufficient to demonstrate any reduction of feral dogs, cats and foxes in the Conservation Management Area, relative to the baseline and reference sites within the adjacent White Rock conservation Estate Area.</li> </ul>	pests relative to the these reference sites, measured annually.		
Bushfire/recreation trails (and maintenance)	Fire access tracks established	At a minimum, bushfire management trails drivable at least one month prior to fire season as determined in BFMP. No more than 10% of designated multipurpose trails unwalkable at any time.		As discussed above, the Coronavirus pandemic has resulted in a delayed implementation of the CAMP. Implementation of the CAMP was put on hold for all of year 1. Fire access tracks were not established in the Year 1 period.
Revegetation requirements assessed	Revegetation requirements assessed every year prior to planting season until Year 8		N/A	As discussed above, the Coronavirus pandemic has resulted in a delayed implementation of the CAMP. Implementation of the CAMP was put on hold for all of year 1. This task was no undertaken in year 1.

Task	Establishment			Maintenance	Progress within Year 1 (03/12/2019 to 03/12/2020) * only progress toward preliminary management actions (highlighted green) are addressed within this compliance report as the reporting period (Year 1) is relevant to these only.
	Preliminary	Management			
	By end of year 3	Between end of year 3 and end of year 10	Year 11	Years 12-21	
Revegetation works	N/A	Revegetation is undertaken to planting specifications and consistent with the Regional Ecosystem type. All revegetation to be completed by the end of Year 8 (at least 20% of works will be completed by the end of each year [years 4 to 8]). Minimum 90% survival rate of revegetation or equivalent stem density (i.e. through natural regen) at the end of each year and by the end of Year 11.		N/A	N/A for the Year 1 period.
Weed control	Targeted primary treatment over approximately 10% of area. Targeted primary treatment within all mosaic burn areas (post burn), estimated to be 10% pending preparation of BFMP	Primary and secondary works undertaken in all areas by the end of Year 8 (at least 20% of works will be completed by the end of each year [years 4 to 8]). Targeted primary treatment within all mosaic burn areas (post burn).	A minimum of three years of maintenance undertaken in all areas <5% coverage of mature woody weeds in any zone <25% exotic groundcover in Management zone 1 and Management zone 2 <10% exotic groundcover in each zone in Management zone 3 Targeted primary treatment within all mosaic burn areas (post burn).		As discussed above, the Coronavirus pandemic has resulted in a delayed implementation of the CAMP. Implementation of the CAMP was put on hold for all of year 1. Weed treatment did not occur during the Year 1 period.
Native tree management	Identification of tree thinning areas	All thinning activities undertaken as specified in Section 7.7 of the CAMP by the end of Year 8	All management zones and portions thereof have koala food trees present consistent with the associated Regional Ecosystem type.		As discussed above, the Coronavirus pandemic has resulted in a delayed implementation of the CAMP. Implementation of the CAMP was put on hold for all of year 1. Identification of tree thinning areas did not occur during the Year 1 period.

Task	Establishment		Maintenance		Progress within Year 1 (03/12/2019 to 03/12/2020) * only progress toward preliminary management actions (highlighted green) are addressed within this compliance report as the reporting period (Year 1) is relevant to these only.
	Preliminary	Management		Years 12-21	
	By end of year 3	Between end of year 3 and end of year 10	Year 11		
<b>Monitoring and reporting</b>					
Monitoring and annual reporting	Monitoring points installed / baseline established prior to works	Annual and final monitoring undertaken in as specified in <b>Section 9</b> of the CAMP.			As discussed above, the Coronavirus pandemic has resulted in a delayed implementation of the CAMP. Implementation of the CAMP was put on hold for all of year 1. Monitoring points and baseline levels were not established in the Year 1 period.
CAMP Review, aiming to minimise threatening processes to the Koala and GHFF	N/A	CAMP reviewed and updated at Year 6, 11, 16 and 21			N/A for the Year 1 period.



**Table 3. Completion Criteria (Attachment B, Table 2 of the EPBC Act Approval)**

Completion Criteria	Relevant to Year 11	Relevant to Year 21	Comments
1. Both Zones 1 and 2 of the conservation area have been legally secured, ensuring protection for conservation purposes, within 5 years of date of the approval.	✓	✓	N/A for the Year 1 period.
2. With exception of minor initial works, bushland management actions commenced within 3 years of the date of the approval.	✓	✓	N/A for the Year 1 period.
3. Documented increase in Koala and GHFF habitat value, as shown in an assessment against the management objectives of table 4 of the CAMP.	✓	✓	N/A for the Year 1 period.
4. All revegetation (planting works) completed by the end of year 11, with planted tree species comprising predominantly Koala food trees (including Forest Red Gum and Grey Gum) and winter foraging species for the GHFF (Broad-leaved Paperbark, Spotted Gum, Swamp Mahogany and Forest Red Gum).	✓	✗	N/A for the Year 1 period.
5. Minimum 90% survival rate of revegetation or equivalent stem density (i.e. due to natural regeneration) by end of year 11.	✓	✗	N/A for the Year 1 period.
6. All management zones contain primary Koala food trees and GHFF winter foraging trees in good health by end of year 11 and for the remaining duration of the approval.	✓	✓	N/A for the Year 1 period.
7. Across the planting area, tree canopy cover % within each management zone meets regional ecosystem benchmarks by end of year 11, 16 and 21, as defined by the Queensland Government's <i>BioCondition Benchmarks for Regional Ecosystem Condition Assessment</i> (2019). This includes: <ul style="list-style-type: none"> <li>• For RE 12.3.3: 53%</li> <li>• For RE 12.9-10.7a: 58%</li> <li>• For RE 12.9-10.2: 62%</li> <li>• For RE 12.9-10.7: 40%</li> <li>• For RE 12.8.17: 48%</li> <li>• For RE 12.8.24: 53%</li> </ul>	✓	✓	N/A for the Year 1 period.
8. By end of year 11, a density of at least 20 overstory trees (comprising Koala food trees and winter foraging resource trees for GHFF) and 250 mid or understory trees and/or shrubs per hectare will be present, and maintained for the duration of the approval.	✓	✓	N/A for the Year 1 period.
9. By end of year 11 rehabilitation and management results in vegetation communities that meet the descriptions of pre-existing and/or surrounding remnant regional ecosystem types and these are maintained for the duration of the approval.	✓	✓	N/A for the Year 1 period.

Completion Criteria	Relevant to Year 11	Relevant to Year 21	Comments
10. Bushfire management has been undertaken as specified in the relevant Bushfire Management Plan (as current at time of assessment against completion criteria).	✓	✓	N/A for the Year 1 period.
11. Weed management and revegetation will be undertaken in at least 20% of the revegetation area per year between years 4 and end of year 8.	✓	✗	N/A for the Year 1 period.
12. Coverage of mature woody weeds in any zone is reduced to <5 % of ground cover by end of year 11 and maintained at <5% for the duration of the approval.	✓	✓	N/A for the Year 1 period.
13. Exotic groundcover in Management zone 1 and Management zone 2 is reduced to <25% by end of year 11 and maintained at <25% for the duration of the approval.	✓	✓	N/A for the Year 1 period.
14. Exotic groundcover in Management zone 3 is reduced to <10% by end of year 11 and maintained at <10% for the duration of the approval.	✓	✓	N/A for the Year 1 period.
15. No more than 5% of fencing is compromised	✓	✓	N/A for the Year 1 period. No fencing was installed within the Year 1 period.
16. No more than 10% of designated multipurpose trails unwalkable at any time	✓	✓	N/A for the Year 1 period. No walking trails were established within the Year 1 period.
17. All signage installed and in good condition	✓	✓	N/A for the Year 1 period.
18. The fauna underpass, as described in the Koala Management Plan, is completed with landscaping successfully established and in good health by end of year 11.	✓	✗	N/A for the Year 1 period.
19. Final monitoring undertaken as specified in <b>Section 9</b> of the CAMP.	✓	✓	N/A for the Year 1 period.

### 3. Conclusion

Compliance measured against the conditions of approval provided in for EPBC 2014/7388 has been outlined above in **Section 2**. No incidents of non-compliance occurred within the Year 1 period (03/12/2019 to 03/12/2020).

The next compliance report will be published within 60 business days of the end of Year 2 (03/12/2021).

