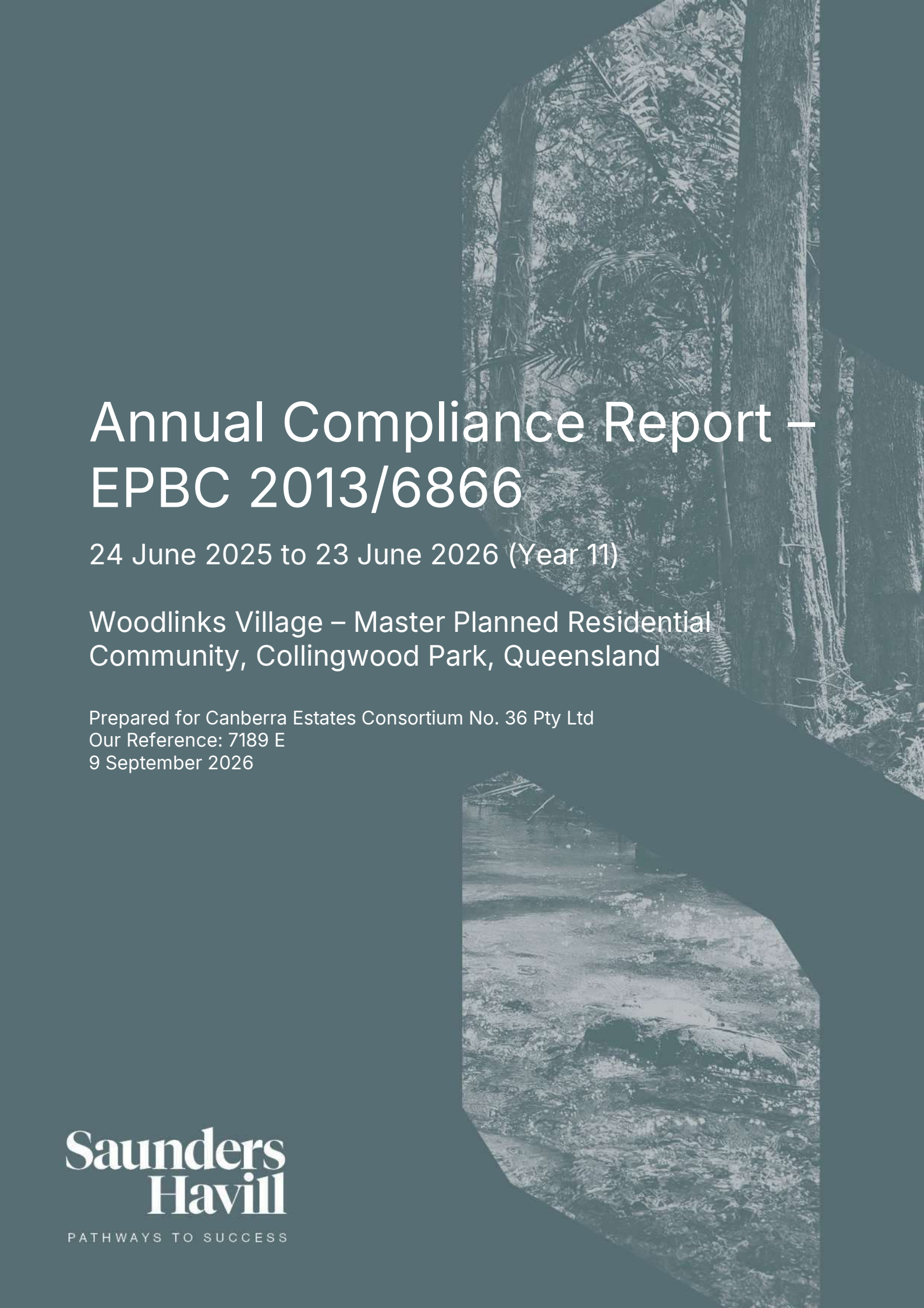




Annual Compliance Report – EPBC 2013/6866

24 June 2025 to 23 June 2026 (Year 11)

Woodlinks Village – Master Planned Residential
Community, Collingwood Park, Queensland

Prepared for Canberra Estates Consortium No. 36 Pty Ltd
Our Reference: 7189 E
9 September 2026

**Saunders
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PATHWAYS TO SUCCESS

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Document: Annual Compliance Report 24 June 2025 to 23 June 2026 EPBC 2013/6866, prepared by Saunders Havill for Canberra Estates Consortium No. 36 Pty Ltd.

Document Issue

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Acronyms and abbreviations

ACR	Annual Compliance Report
AWEC	Australia Wide Environmental Consultants
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth)
GPS	Global Positioning System
ha	hectares
ICC	Ipswich City Council
km	kilometres
KMP	Koala Management Plan
OMP	Offset Management Plan
OPW	Operational Works
QFC	Queensland Fauna Consultancy
SH	Saunders Havill



1. Introduction

Saunders Havill (SH) were engaged by Canberra Estates Consortium No. 36 Pty Ltd to prepare an Annual Compliance Report (ACR) for the Woodlinks Project – Master Planned Residential Community granted under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (EPBC ref 2013/6866). This ACR is specifically required by Condition 8 of the approval granted on 4 March 2014 (refer to **Appendix A**). The project is referred to in this report by the residential estate name, *Woodlinks Village*.

The project area covers approximately 78 hectares (ha) and is located approximately 12 kilometres (km) by road east of Ipswich. **Figure 1** and **Figure 2** provide the site context and aerial image, respectively.

This report delivers the eleventh annual overview of the project's progression towards achieving the primary environmental objective:

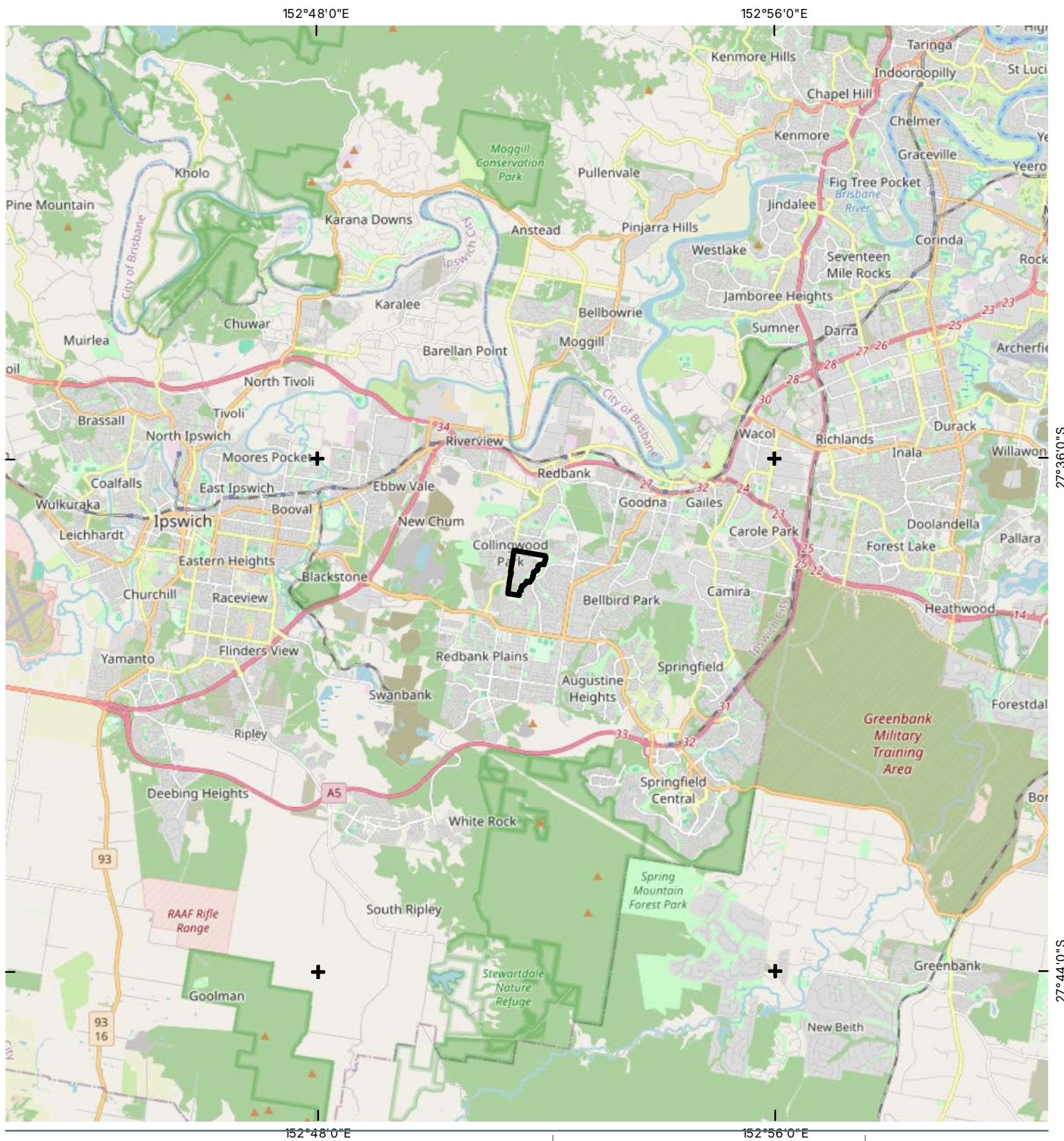
To create a self-sustaining system that provides habitat critical to the survival of the koala while creating a locally significant corridor connecting habitat areas along Goodna Creek.

Progress and notable events during the reporting period are detailed in **Section 3** for the impact area, and **Section 4** for the offset area. The assessment of compliance with the approval conditions is presented in **Section 5**.

1.1. Approval summary

Department reference	EPBC 2013/6866
Approval holder	Canberra Estates Consortium No. 36 Pty Ltd
ACN	156 442 312
Approval date	4 March 2014
Expiry date of approval	31 January 2034
Approved action	To develop the Woodlink residential community in Collingwood Park, Queensland
Controlling provision	Approved – listed threatened species and communities (sections 18 & 18A)
Reporting period	23 June 2025 to 24 June 2026
Address	246-326 Collingwood Drive, Collingwood Park
Local government area	Ipswich City Council





LEGEND

 Woodlinks Village

Figure 1

Site Context

FILE REFERENCE
7189 E Figure 1 Site Context A

DATE
29/06/2026

Woodlinks Village
– Master Planned Residential Community

0 1 2 3 4 km

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
1:150,000

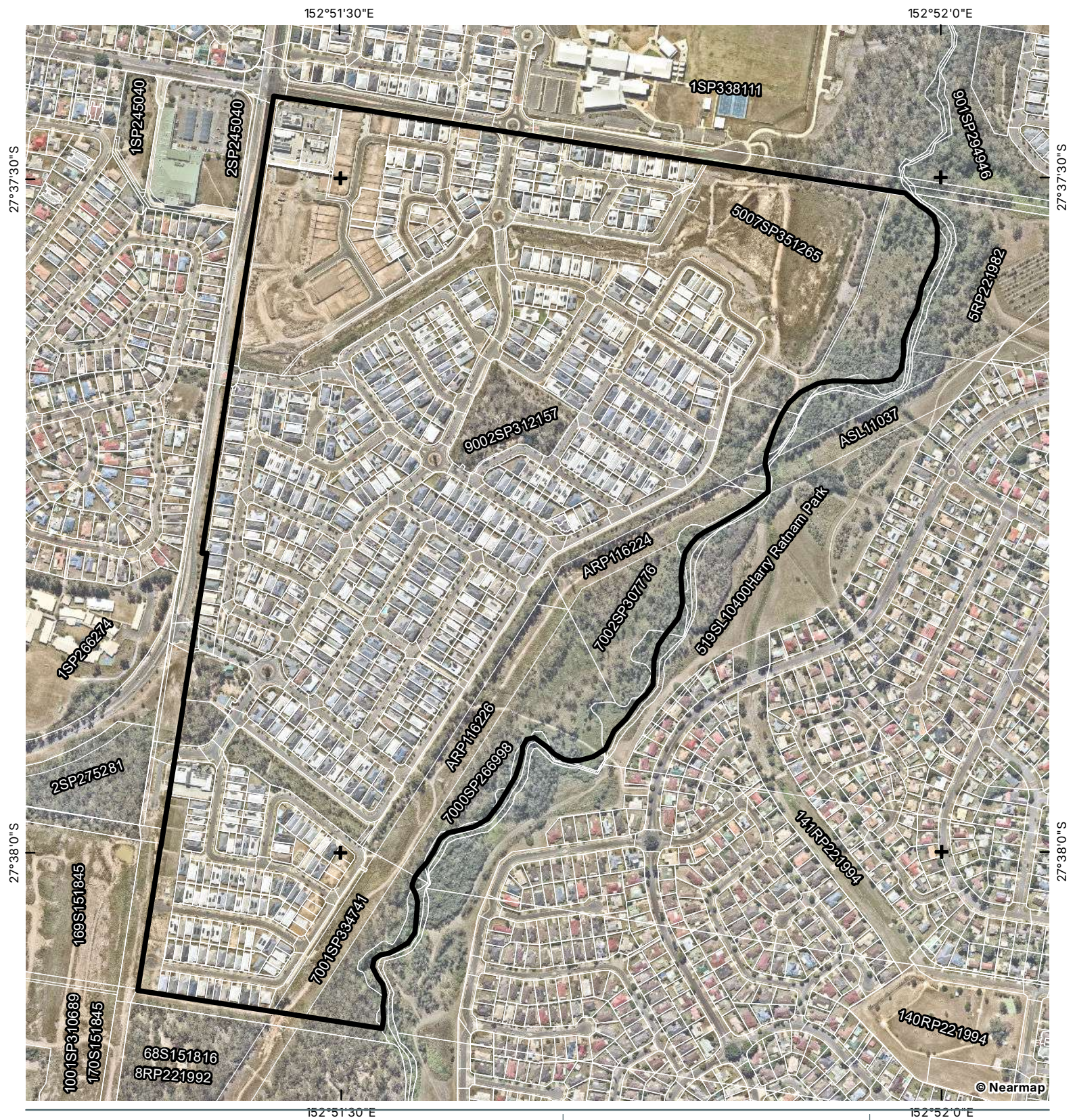


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LEGEND

Qld DCDB

Woodlinks Village

Figure 2

Site Aerial

FILE REFERENCE
7189 E Figure 2 Site Aerial A
DATE
29/06/2026

Woodlinks Village
– Master Planned Residential Community

0 100 200 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

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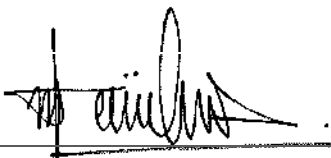
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2. Declaration of accuracy

In making this declaration, I am aware that sections 490 and 491 of the EPBC Act make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed	
Full name	Murray Saunders
Position	Director
Organisation	Saunders Havill Group (ABN 24 144 972 949)
Date	9 September 2026



3. Description of activities

Woodlinks Village is a residential community located in the Ipswich City Council (ICC) suburb of Collingwood Park, Queensland. The development of residential land parcels and open space areas is under establishment, with 720 houses constructed or undergoing construction since the commencement of the action in 2015. Most rehabilitation activities within the offset site are also well-progressed. Other open space areas providing local park facilities and general amenities in the development area have also been established.

The following impact and offset activities were completed during the reporting period:

- Stage 11 Linear Park construction works accepted as off-maintenance by ICC on 7 July 2025.
- Stage 25 construction and landscaping completed August 2025.
- Stage 13 Linear Park accepted as on-maintenance 24 September 2025.
- Stage 26 operational works (OPW) approval received (11366/2025/OW) November 2025.
- Stage 26 titles received 19 February 2026. Landscaping works deferred until dwellings are constructed.
- Palaszczuk Ave / Collingwood Drive signal upgrade completed 3 March 2026.
- Stage 27 (5548/2025/OW) civil construction commenced.
- Dwelling construction has progressed within the residential areas, increasing from 640 to 747 lots delivered.
 - Approximately 720 dwellings complete or under construction.
 - Forty-three (43) lots under construction in Stage 27.

Table 1 summarises the current status of the project. All vegetation clearing has been completed under the approval prior to this reporting period. **Plan 1** illustrates the development progress to date, including the location of offset areas, construction progress, and retained and removed critical koala habitat as defined under the EPBC approval. This plan clearly demonstrates the project's advanced and established state, with only offset activities and small works areas for dwellings and basins left to be completed.

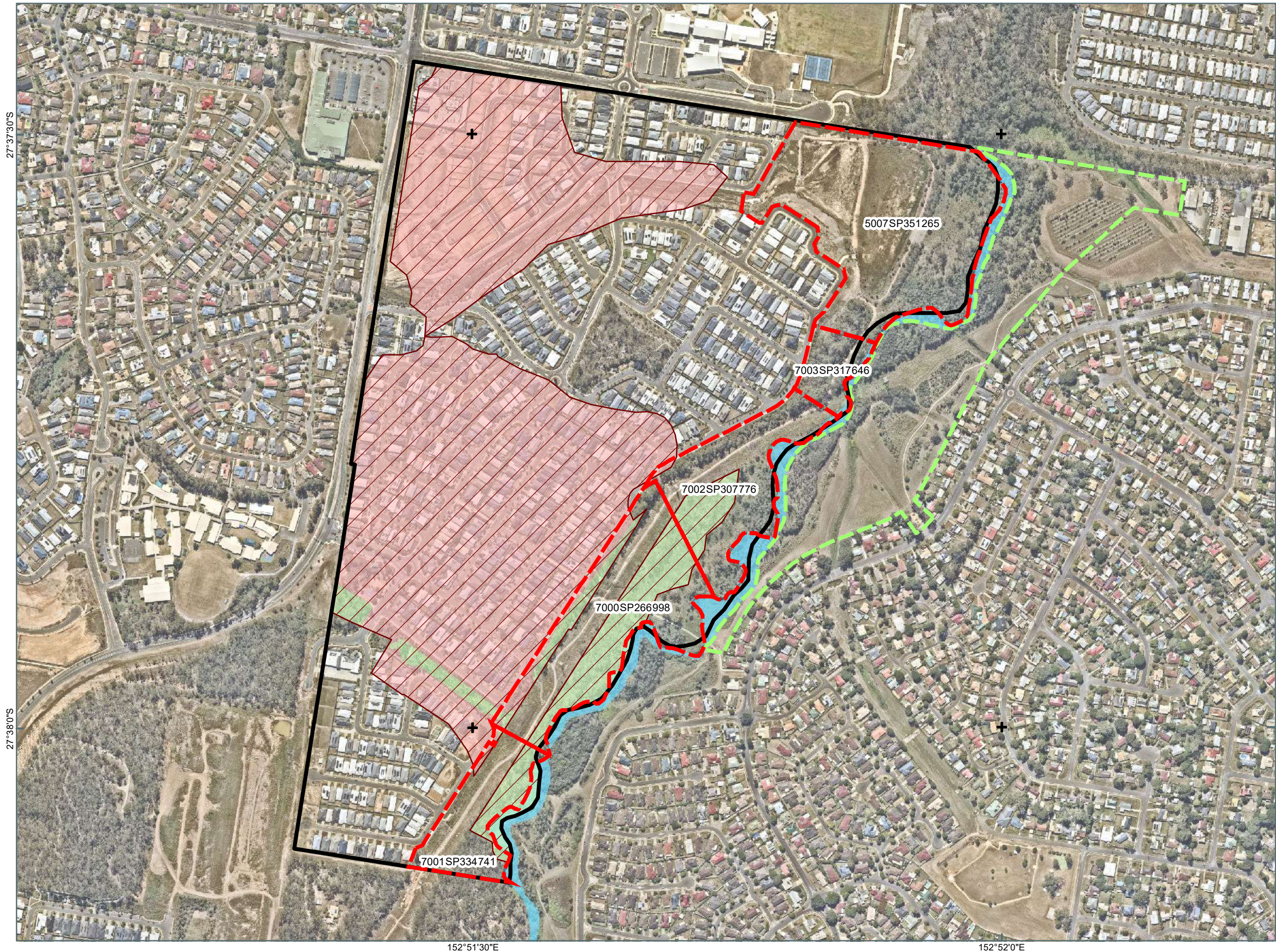
A site inspection was completed by SH ecologists on 8 June 2026 to confirm the progress of the development and offset activities over the past year of works.

Table 1: Development details

Total residential blocks approved	810
Dwellings under construction/constructed	720
Total defined critical habitat onsite	35.2 ha
Approved total clearing of defined critical habitat	25.9 ha
Total clearing of defined critical habitat	25.9 ha
Total clearing of non-critical habitat	30.83 ha
Total clearing (critical and non-critical habitat)	56.73 ha



01. DEVELOPMENT PROGRESS AND OFFSET LOTS



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LEGEND

- Woodlinks Village
- Harry Ratnam Park
- Open space offset areas
- Watercourse areas
- Defined critical habitat
- Defined critical habitat cleared in previous ACR periods
- Remaining critical habitat vegetation



3.1. Impact area actions

3.1.1 Sediment control measures

Sediment control infrastructure continues to be reviewed as part of annual inspections and confirmed functional within the site. Examples include sediment-smart garden beds, sediment traps, and drainage basins (refer **Photo set 1**).



Photo set 1: Current erosion and sediment control methods. Establishment of healthy garden bed and sediment traps.

3.1.2 Fauna exclusion measures

Fauna exclusion measures within the development area continue to be reviewed as part of annual inspections, particularly within areas adjoining the Goodna Creek corridor. Fencing along residential properties immediately adjacent to the Goodna Creek corridor were observed to be consistent with fauna exclusion, deterring native non-avian fauna from entering residential yards (refer **Photo set 2**).



Photo set 2: Residences with fauna exclusion fencing adjacent to rehabilitated areas.

4. Offset area actions

As per the published Preliminary Documentation, the offset land is made up of two distinct areas:

1. Open space dedications

New land created and improved along the Goodna Creek conservation corridor.

2. Harry Ratnam Park

Improvement works for the establishment of new habitat within existing degraded ICC parkland.

As part of the EPBC Act approval process, it was determined that offset areas adjacent to Goodna Creek would be created, rehabilitated, and improved as koala habitat. The purpose of this offset is to bolster and enhance the existing local koala corridor movement along Goodna Creek. The Offset Management Plan (OMP) lodged under condition 4 of the EPBC approval and approved by the Department on 15 October 2014 details the progressive works to occur. Condition 3 of the EPBC approval requires the approval holder implement mechanisms to provide enduring protection.

For offset land adjoining the west of Goodna Creek, protection involves the creation of parkland allotments and the dedication of land to ICC for conservation purposes. The process for completing this dedication and enduring protection involves:

1. The western parkland dedication area be designated as three separate future allotments aligning to development staging:
 - i. Lot 7000
 - ii. Lot 7001
 - iii. Lot 7002 and 7003 completed as one scope of works.
2. Detailed operational works drawing set is created and lodged for ICC approval.
3. Once approved, the works are tendered and commissioned.
4. Improvement/rehabilitation works conducted including weed removal, revegetation with koala trees, rubbish removal and fixing of erosion issues.
5. At the completion of works, an onsite inspection is completed by ICC and once satisfactory the area is accepted as "on maintenance".
6. After 24 months, if the completed works continue to satisfy ICC during the regular inspections, the works are considered "off-maintenance".
7. Once the works are considered complete the created allotment can be registered with the Queensland Government titles office and dedicated to ICC.

There are two constraints which limit the timeframe for dedications of offset land:

1. The offset allotment is created as the development allotments are reconfigured. This occurs post approval of the stage adjoining the Goodna Creek conservation corridor.
2. The improvement works must have occurred prior to ICC accepting the dedicated land (ICC will not accept the land title prior to the developer completing all weed management and revegetation works).

The Harry Ratnam Park offset area east of Goodna Creek, which comprises approximately 13.5 ha of the total offset area, is already under ICC ownership and is therefore secured and protected. As of March 2023, broad revegetation works were completed within Harry Ratnam Park under ICC endorsement.

Collectively, the 32.8 ha koala offset area is made up of:

- created allotment 7000 (5.58 ha);
- created allotment 7001 (2.41 ha);
- created allotments 7002 and 7003 (8.5 ha);

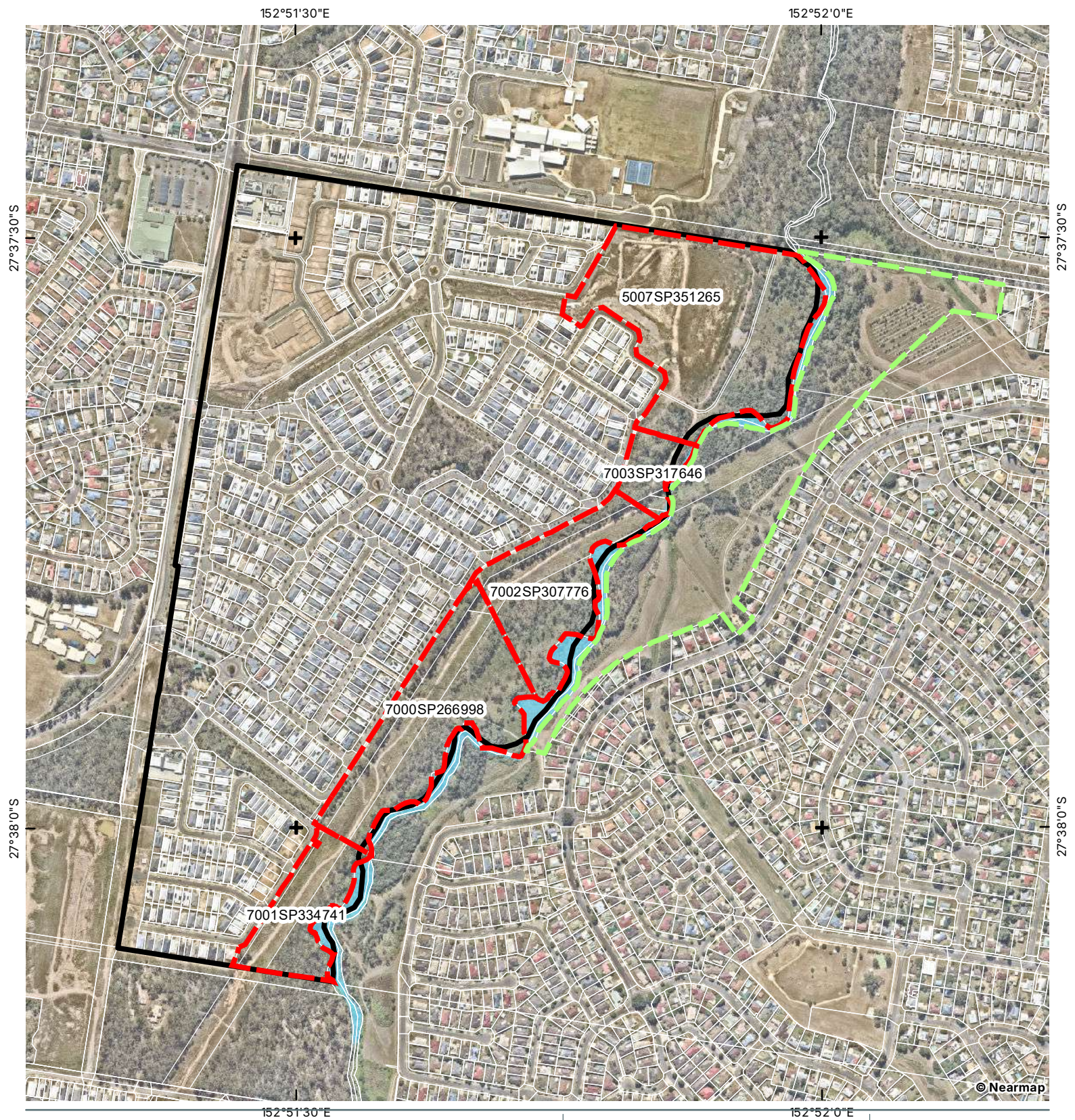


- Goodna Creek watercourse allotments (2.8 ha); and
- Harry Ratnam Park allotments (13.5 ha).

Additionally, part of Lot 5007 on SP317659 is an open space area in the north-east of the site that comprises part of the offset corridor. As development progresses in the wider northern area, this open space will become an individual lot in the corridor referred to as 'future lot 7004'. Locations of these offset areas are shown on **Figure 3**.

Weed management and rehabilitation works were completed in this area in June 2021 where an off-maintenance inspection was held by Saunders Havill, with ICC in October 2023. During this inspection, a verbal agreement was reached where off-maintenance requirements were met however, formal off-maintenance could not be granted until the lot had been plan sealed. As of this reporting period, plan sealing is still pending.





LEGEND

- Qld DCDB
- Woodlinks Village
- Harry Ratnam Park offset area
- Open space offset areas
- Watercourse areas

Figure 3

Offset Site Aerial

FILE REFERENCE
7189 E Figure 3 Offset Site Aerial A
DATE
29/06/2026

Woodlinks Village
— Master Planned Residential Community

0 100 200 m

COORDINATE SYSTEM
GDA 2020 MGA Z56

SCALE (A4)
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4.1. Offset status

At eleven years post commencement date, the approved offset has achieved the following status:

Lot 7000:

- Operational works permits achieved.
- Works tendered and complete.
- Plan parcel sealed.
- 'Off-maintenance' with ICC.

Lot 7001:

- Operational works permits achieved.
- Works tendered and complete.
- Plan parcel sealed.
- 'Off-maintenance' with ICC.

Lots 7002 and 7003:

- Operational works permits achieved.
- Works tendered and complete.
- Plan parcel sealed.
- 'Off-maintenance' with ICC.

Future Lot 7004:

- Operational works permits achieved.
- Works tendered and complete.
- Off-maintenance inspection was completed 24 October 2023. ICC verbally advised formal off-maintenance can be issued once the lot has been plan sealed. This is expected to occur following completion of construction.

Harry Ratnam Park:

- Full land access agreement in place between approval holder and ICC.
- Ongoing use and harvest of the koala harvest area.
- Broad revegetation occurred following weed management, awarded practical completion on 30 March 2023.
- End of 24-week establishment period completed 14 September 2023.
- SH completed monthly photo monitoring March 2023 to April 2024.
- The last maintenance rotation occurred April 2024.
- Due to the park being under ICC tenure, rehabilitation outcomes are to be documented through self-certification.

In summary, all of the combined 32.8 ha offset area has been subject to rehabilitation works for improved koala habitat including Lots 7000, 7001, 7002, 7003, future lot 7004, and Harry Ratnam Park. Lots 7000 - 7003 have been awarded 'off-maintenance' by ICC and are considered finalised. Future lot 7004 and Harry Ratnam Park require plan sealing and self-certification, respectively, to be considered finalised.

4.2. Offset inspection

An inspection of improvement works across all rehabilitation allotments was completed by two Ecologists from SH on 08 June 2026 to confirm status against the proposed outcomes under the OMP. Field survey results are presented in **Plan 2** and described within the subsections below.



4.2.1 Lots 7000 – 7003 rehabilitation

The rehabilitation works along Goodna Creek within lot 7002 and 7003 have all been accepted as ‘off-maintenance’ by ICC. These areas were briefly inspected during field surveys to assess ongoing vegetation condition and survey for koala usage within the Goodna Creek corridor (refer **Section 4.2.4**). The vegetation within these lots is generally well established and in good condition (refer **Photo set 4 – 6**). There is some weed infestation, including a dense patch of *Senna pendula* (easter cassia) in the eastern portion of Lot 7003, and an area of canopy tree dieback across Lot 7000 and 7002 (refer **Photo set 7**), but this will be managed according to the Council maintenance schedule.



Photo set 3: Off-maintenance vegetation within Lot 7000



Photo set 4: Off-maintenance vegetation within Lot 7001





Photo set 5: Off-maintenance vegetation within Lot 7002



*Photo set 6: Off-maintenance vegetation within Lot 7003. Patch of *Senna pendula* (easter cassia) in east.*



Photo set 7: Area of canopy die back within northern Lot 7000/southern Lot 7002.



4.2.2 Future Lot 7004 rehabilitation

ICC verbally indicated in previous years that rehabilitation works within the Future Lot 7004 were completed and that official off-maintenance would be achieved once the lot had been plan-sealed. Plan sealing has not yet occurred. This area was inspected during field surveys to assess ongoing vegetation condition and survey for koala usage. Vegetation adjoining the western basins is considered to be established and naturally regenerating, with low-moderate levels of weed infestations, primarily non-native grasses through the ground layer (refer **Photo set 8**). The basins have been constructed, though at the time of field surveys contained little to no water and were instead dominated by ground and shrub layer weeds (refer **Photo set 9**). Plantings along the outside of the basins are healthy, with a moderate-high survival rate.



Photo set 8: Vegetation adjoining basins in Future Lot 7004



Photo set 9: Basins in the western portion of Future Lot 7004

4.2.3 Harry Ratnam Park rehabilitation

Planting areas and adjoining creek vegetation were assessed during field surveys for weed extent and planting survival rate, condition, and height. Plantings are confirmed to be established as part of this inspection and reaching the definition of non-juvenile koala habitat tree (*i.e.*, 4 m tall or 100 mm diameter at standard height) for use as functional foraging and dispersal habitat for the koala.

Planting success is variable across the area where older planting areas in the northern portion of Harry Ratnam Park generally have higher survival rates and lower weed incursion compared to newer plantings in the south. The northern rehabilitation areas are considered to be generally well established (refer **Photo set 10**), recording an average planted



tree height of 7-10 m, survival rates of 85-95%, and weed coverage limited to the ground layer. Despite a high presence of non-native grass species, ground layer plantings also still appear successful.



Photo set 10: Established rehabilitation plantings in the northern portion of Harry Ratnam Park

Rehabilitation areas through the centre of Harry Ratnam Park show establishment and restoration of koala habitat values, though with reduced success (refer **Photo set 11**). Average planted tree heights range from 2-6 m, and survival rates vary from 35-60% between planted areas. Weed maintenance and some remedial infill plantings may be carried out to improve rehabilitation outcomes in these areas.



Photo set 11: Rehabilitation areas through the central portion of Harry Ratnam Park

Field surveys found planting success through the southern portion of Harry Ratnam Park to be reduced by the presence of extensive weed infestations through the ground and shrub layer (refer **Photo set 12**). Survival is approximately (10-30%), though the successful tree plantings average 2-4 m height. Ground planting survival is also limited, about 10%. Survival rates are lowest adjoining the creek, where weed infestations are greatest. Non-native grasses dominated the ground layer, and various weeds such as *Senna pendula* (easter cassia), *Gomphocarpus physocarpus* (balloon cotton ball bush), *Sphagneticola trilobata* (Singapore daisy), and *Baccharis halimifolia* (groundsel). Weed maintenance and remedial plantings may be carried out to improve survival rates within the southern portion of the rehabilitation area.





Photo set 12: Rehabilitation areas in the southern portion of Harry Ratnam Park

4.2.4 Koala SAT surveys

Koala Habitat and Spot Assessment Technique (SAT) surveys were undertaken throughout the offset area in accordance with the methodology developed by the Australian Koala Foundation (as per Phillips and Callaghan 2011) to ascertain potential koala activity throughout the corridor. The SAT method is an assessment of koala activity involving a search for any koalas and signs of koala usage.

The SAT methodology involves the selection of a focal non-juvenile tree koala food, followed by a systematic search for scats, identifiable scratches, and direct observations of koala. A 1 m radius of the trunk of each tree is for koala scats by an ecologist. If scats are not readily observed, the assessor will gently comb through the leaf litter or grass. After approximately two minutes of searching, the base of the trunk is observed for scratches and the crown for koala. The next closest non-juvenile tree is then assessed and so on until thirty (30) trees have been surveyed. Only non-juvenile trees (defined as having a diameter at standard breast height ≥ 100 mm) are assessed, including native and non-native species.

A total of five (5) SAT surveys were completed within the offset area on 08 June 2026. SAT locations are shown on **Plan 2**. No evidence of koala was observed. Full SAT survey details are provided as **Appendix B**.

4.2.5 General fauna observations

The Goodna Creek corridor was walked during field surveys 08 June 2026 with particular attention paid during observational surveys to identify and describe habitat features (e.g., habitat trees, koala habitat), signs of fauna activity (e.g. scats, tracks, scratch marks on trees, nests etc.), and observations of species present within the area.

Evidence of eighteen (18) fauna species was recorded during field surveys, comprising fifteen (15) native birds, one native mammal, and two (2) introduced species. Indirect evidence of a dog in the form of a footprint observed within the northern basin works area was detected. Dog control measures are implemented as part of the management of the corridor including the requirement for dogs on a leash at all times. Full fauna list presented in **Table 2**.

Table 2: Fauna species list

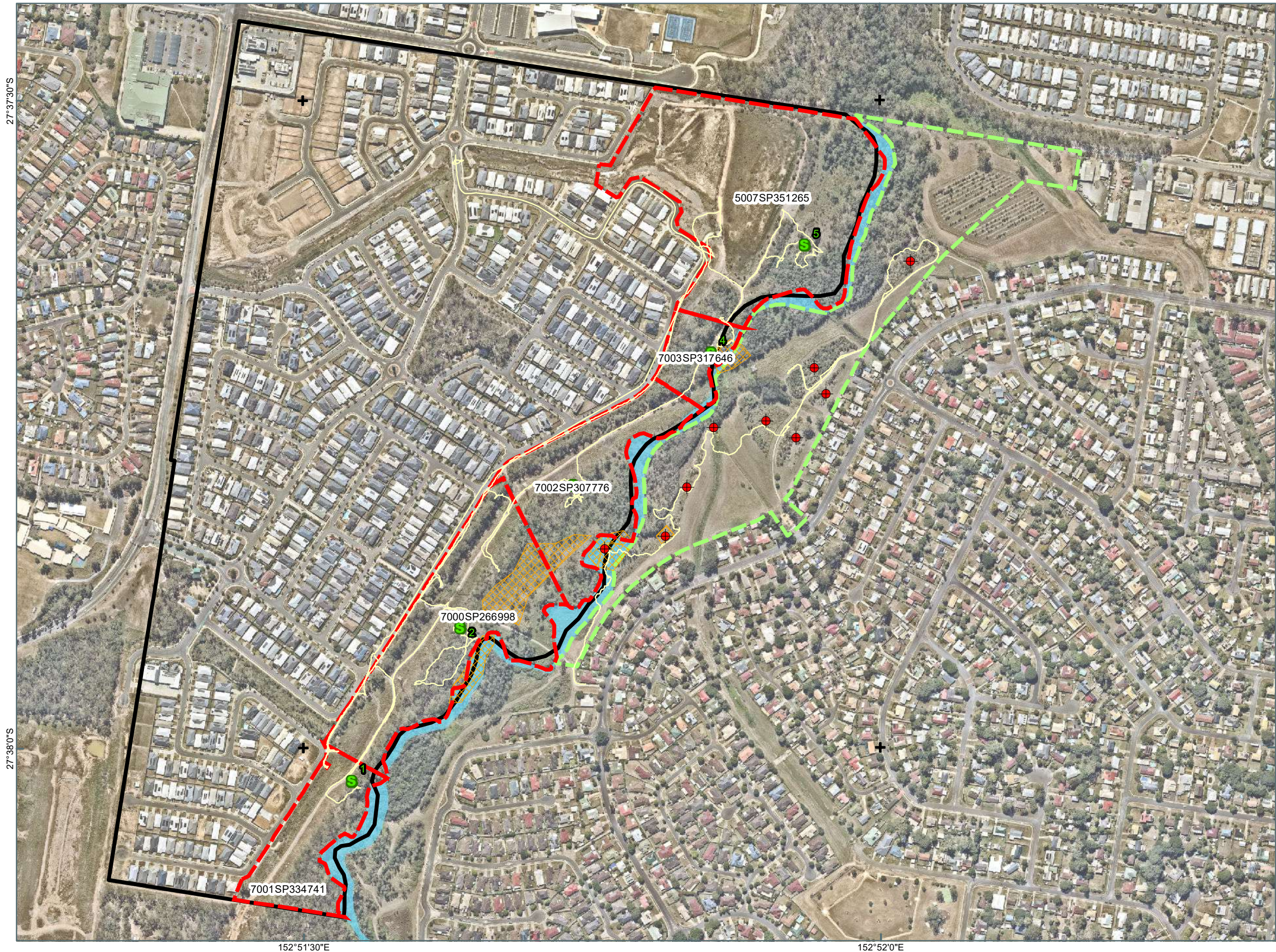
Scientific Name	Common Name	Type	Establishment	Status
<i>Columba livia</i>	Rock Dove	Bird	Introduced	
<i>Corvus orru</i>	Torresian Crow	Bird	Native	Least concern
<i>Cracticus nigrogularis</i>	Pied Butcherbird	Bird	Native	Least concern
<i>Dacelo novaeguineae</i>	Laughing Kookaburra	Bird	Native	Least concern



Scientific Name	Common Name	Type	Establishment	Status
<i>Entomyzon cyanotis</i>	Blue-faced Honeyeater	Bird	Native	Least concern
<i>Hirundo neoxena</i>	Welcome Swallow	Bird	Native	Least concern
<i>Lichenostomus chrysops</i>	Yellow-faced Honeyeater	Bird	Native	Least concern
<i>Lichmera indistincta</i>	Brown Honeyeater	Bird	Native	Least concern
<i>Macropus rufogriseus</i>	Red-necked Wallaby	Mammal	Native	Least concern
<i>Melithreptus albogularis</i>	White-throated Honeyeater	Bird	Native	Least concern
<i>Pardalotus striatus</i>	Striated Pardalote	Bird	Native	Least concern
<i>Petrochelidon ariel</i>	Fairy Martin	Bird	Native	Least concern
<i>Philemon corniculatus</i>	Noisy Friarbird	Bird	Native	Least concern
<i>Rhipidura albiscapa</i>	Grey Fantail	Bird	Native	Least concern
<i>Rhipidura leucophrys</i>	Willie Wagtail	Bird	Native	Least concern
<i>Taeniopygia bichenovii</i>	Double-barred Finch	Bird	Native	Least concern
<i>Trichoglossus moluccanus</i>	Rainbow Lorikeet	Bird	Native	Least concern



02. FIELD SURVEY EFFORT



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LEGEND

- Woodlinks Village
- Open space offset areas
- Harry Ratnam Park
- Watercourse areas
- SAT Survey Locations
- Rehabilitation area assessment
- Observational Meander Surveys
- Weed infestations and canopy die-back observed



5. EPBC Act approval conditions compliance table

The EPBC Act approval conditions for the project are replicated in **Table 3** with a designation of 'compliant' or 'non-compliant' if the condition was applicable during the reporting period, and evidence and comments as necessary. A copy of the EPBC Act approval and conditions is provided in **Appendix A**.

Table 3: EPBC approval conditions compliance table

Condition number / reference	Condition	Compliance assessment	Evidence/comments
1	The approval holder must not remove or fragment more than 25.9 hectares of habitat critical to the survival of the koala. Impacts to habitat critical to the survival of the koala must be limited to the project area shown in Attachment 1.	Compliant	All clearing of critical koala habitat within the approved clearing area was completed as of October 2023 (refer Plan 1). Note: at the time of assessment and approval, habitat critical to the survival of the koala was defined in accordance with the interim advice note. Under this advice, only portions of the site achieved the criteria.
2	The approval holder must prepare a Koala Management Plan (KMP) to address management measures to avoid and mitigate impacts to koalas. a) The Koala Management Plan must be submitted to the Minister for approval no less than three months prior to its intended implementation. Once approved the Koala Management Plan must be implemented. b) The Koala Management Plan must be implemented prior to commencement of the action, or as otherwise directed in writing by the Minister. c) The Koala Management Plan must include, but not be limited to:	Compliant	On 15 October 2014 the Department approved the KMP and provided confirmation that the KMP met the requirements of condition 2. Implementation of the KMP is detailed in Section 6 of this report and Table 4.



Condition number / reference	Condition	Compliance assessment	Evidence/comments
	i. details of pre-clearance survey methods for koalas within the project area to be undertaken prior to the commencement of the action, ii. details of measures to mitigate impacts to koalas within the project area, including, but not limited to: 1. provision for a qualified fauna spotter-catcher to undertake surveys and handling of koalas prior to and during commencement of the action; 2. construction and permanent fauna exclusion fencing; 3. implementation of appropriate vehicle speed limits; 4. utilisation of plant species in the project area that will not attract koalas to the project area; 5. implementation of traffic calming awareness signage; and 6. provision of off-leash dog facilities, on-leash areas and dog prohibited areas. iii. details of methods for koala relocation activities, to be undertaken prior to and during the commencement of the action including the identification and description of suitable recipient koala habitat. iv. process for reporting results from pre-clearance surveys and relocation activities, including, but not be limited to: 1. identification of a website in which information would be made available to the public, 2. timing and frequency for providing reporting information to the Department, 3. provision of the following details, at a minimum, to be recorded if any koalas are captured during relocation activities: • sex • age class		



Condition number / reference	Condition	Compliance assessment	Evidence/comments
	- time and date of capture - method of capture - location of capture (Global Positioning System (GPS)) - state of health - any veterinary intervention required - time held in captivity - location of release (GPS) and date 4. provision of the following details at a minimum to be recorded for incidents if any koalas are injured or killed: - time, location (GPS) and nature of extent - details of koalas (including sex and age class) - measures taken to address incident		
3	To offset the residual impacts to koala, the approval holder must implement mechanisms to provide enduring protection, over a minimum of 27 hectares, to the offset site, referred to as 'Goodna Creek Offset and Rehabilitation Area' as shown at Attachment 1. The protection mechanisms implemented by the approval holder, including but not limited to, land access agreements, dedication of land title and zoning under the Ipswich Planning Scheme must be consistent with the conditions of this approval and the principles of the EPBC Act Offsets Policy. Within three years of the date of the approval, the approval holder must provide written evidence to the Department demonstrating that the protection mechanisms have been implemented.	Compliant	As described in Section 4, dedication and enduring protection of the offset area is a sequential process and thus far Lot 7000 on SP266998, Lot 7002 on SP307776 and Lot 7003 on SP317646 have been rehabilitated and dedicated to ICC. Future Lot 7004 is officially 'on maintenance', with rehabilitation activities completed in 2021 and verbal confirmation of the completion of required maintenance work confirmed by ICC on 24 October 2023. Official off-maintenance determination can only be given once the lot is planned sealed which is anticipated to occur once all construction activities are completed. Improvement works in Harry Ratnam Park were completed in the last quarter of 2022, March 2023 and in 2024. Due to Harry Ratnam Park being under ICC tenure, offset success is being monitored through annual review and self-certification. In total, 32.8 ha is currently protected and subject to rehabilitation within the Goodna Creek corridor.



Condition number / reference	Condition	Compliance assessment	Evidence/comments
			It is noted that project commencement occurred twelve months after the issuing of the approval. The Preliminary Approval overriding the planning scheme provides protection over the land.
4	The approval holder must prepare an Offset Management Plan to address significant residual impacts to koalas as a result of the action: - impacts to koalas that must be offset include: - the loss of 25.9 hectares of habitat critical to the survival of the koala, and - injury and mortality of koalas. - the Offset Management Plan must include, but not be limited to: - a detailed description of all affected values and the extent and likely timing of the impact/s on each, - the offset delivery mechanism(s) comprising land offsets and management, and maintenance of koala population offset within the 'Goodna Creek Corridor' as shown in Attachment 1, - detailed descriptions of how enhanced conservation outcomes for the affected koalas will be achieved in accordance with the EPBC Act Offsets Policy, - contribution of funding to the management and maintenance of the Offset Management Plan, - timeframes and key milestones for implementation of offsets including, but not limited to, beginning to implement the offset plan prior to commencement of the action, - discussion of the risks and uncertainties associated with proposed offsets, - mechanisms for monitoring and reporting - corrective actions and contingency measures to be implemented (including the timing of implementation of these) where monitoring of the offset area/s under the offset plan shows that offset strategies are not effectivity achieving a net	Compliant	The Woodlinks Village OMP was approved by the Department on 15 October 2014 and the approval confirmed the OMP met the requirements of condition 4. Implementation of the OMP is described in Section 7 of this report and Table 5.



Condition number / reference	Condition	Compliance assessment	Evidence/comments
	benefit or key milestones are not being or unlikely to be met, and ix. include textual descriptions and maps clearly defining the locations and boundaries of offset areas. These must be accompanied by a shapefile. c. The Offset Management Plan must be developed in consultation with the Department and other relevant stakeholders, including but not limited to, the Ipswich City Council and Ipswich Koala Protection Society. d. The approval holder must give consideration to how offsets will contribute to programs or incentives that align with the broader strategies and programs for the conservation and protection of koalas. e. The Offset Management Plan must be submitted to the Minister for approval no less than three months prior to its intended implementation. Once approved the Offset Management Plan must be implemented. f. The Offset Management Plan must be implemented prior to the commencement of the action, or as otherwise directed in writing by the Minister.		
5	The most recent approved version of the Koala Management Plan and Offset Management Plan must remain accessible to the public on the website of the approval holder for the duration of the action.	Compliant	The approved versions of the KMP and OMP are accessible to the public via the Woodlinks Village web page: https://woodlinksvillage.com.au/builders-resources/
6	Within ten days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.	Compliant	The date of the commencement of the action was 24 June 2015 and the Department was notified on 25 June 2015.
7	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	Compliant	SH records and holds all relevant information for this EPBC Act approval on behalf of the approval holder. Electronic records of all material are held collectively by the SH and approval holder and



Condition number / reference	Condition	Compliance assessment	Evidence/comments
	approval, and make them available upon request to 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.		will be made available upon request in accordance with section 458 of the EPBC Act, or if required to verify compliance with the conditions of approval.
8	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. 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.	Compliant	The anniversary of the commencement of the action is 24 June. The annual deadline for publishing the report addressing compliance with each of the conditions of the approval (<i>i.e.</i>, this ACR) is 24 September. Documentary evidence providing proof of the date of publication will be provided to the Department when the report is published. Where the annual deadline is not a business day in Brisbane, the following business day is taken to be the due date. The 2026 ACR due date is Thursday 24 September 2026 and notification to the Department will be provided prior to this date. The approval holder and SH are not aware of any potential or suspected non-compliance with the conditions during the reporting period.
9	Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with 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	The Minister has not directed the approval holder to conduct an independent audit of compliance with the conditions of the approval.
10	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	Not applicable	The approval holder has not wished to carry out any activity that is not in accordance with the approved KMP and OMP.



Condition number / reference	Condition	Compliance assessment	Evidence/comments
	until the Minister has approved the revised plan, that plan must be implemented in place of the plan originally approved.		
11	If the Minister believes that it is necessary or convenient for the better protection of koala 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.	Not applicable	The Minister has not provided a direction to revise a plan specified in the conditions.
12	If, at any time after five years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not connective without written agreement of the Minister.	Not applicable	The action commenced on 24 June 2015.



6. Koala Management Plan

A review of the KMP commitments and implementation is provided in **Table 4**.

Table 4: Koala Management Plan implementation

No.	Commitment	Compliance	Evidence/comments
KMP- Awareness 1	To achieve the objectives of the KMP, it is important that site personnel (e.g. contractors and sub-contractors) are aware of the plan and the requirements pertaining to the protection of the koala. As part of working on-site, the civil contractor is responsible for ensuring civil works personnel are aware of the KMP and impacts to the koala are reported to the approval holder.	Compliant	No clearing activities undertaken in the reporting period. Throughout previous clearing activities, site personnel (e.g. contractors and sub-contractors) were made aware of the KMP requirements and could readily access a copy via the Woodlinks Village website at all times. While on-site, the temporary site office displayed a copy of the KMP. Induction material, daily meetings and reporting captured information pertaining to fauna management while the civil contractor's undertook work at Woodlinks Village.
KMP- Construction management - fauna 2	Engage a registered fauna spotter/catcher to protect wildlife from the impacts of clearing. This includes the preparation of management plans (e.g. Wildlife Protection and Management Plan and Wildlife and Habitat Impact Mitigation Plan), attendance at key project milestones such as the pre-start meeting, pre-clearance reporting and post-works reporting. The fauna spotter/catcher management plans incorporate methods for relocating fauna during clearing activities.	Compliant	No clearing activities undertaken in the reporting period. Throughout previous clearing activities (including pre-clearance and post-clearance), QFC and AWEC were engaged to provide fauna spotter/catcher services at Woodlinks Village. QFC reports include data on fauna encountered during clearing and are available within the relevant ACRs, or upon request. Reporting to the Department on clearing activities is undertaken in accordance with the approval conditions.
KMP- Construction management - vegetation clearing 3	Clearing, rehabilitation and revegetation will occur in stages over the life of the project and pre-starts will be held with stakeholders. Vegetation clearing activities are supervised by suitably qualified person/s that adhere to current industry practices that protect the welfare of animals.	Compliant	No vegetation clearing occurred during this reporting period. During previous clearing activities, QFC and AWEC as the suitably qualified fauna spotter catchers supervised the works, and their service reports are available within the relevant ACRs, or upon request.



No.	Commitment	Compliance	Evidence/comments
	These activities require demarcating the vegetation clearing limit prior to commencing clearing work. Subsequent reporting is made available to stakeholders and the public.		
KMP-4	Construction management – vegetation clearing All site trees will be mulched for re-use in on-site erosion and sediment control and revegetation.	Compliant	No vegetation clearing occurred during this reporting period. All suitable site trees cleared during previous reporting periods were mulched for re-use in on-site erosion and sediment control and revegetation requirements wherever possible.
KMP-5	Construction management – vegetation clearing – fencing Prior to vegetation clearing, install a temporary fauna exclusion fence around the area of clearing works and maintain the fence until the completion of major civil works.	Compliant	No vegetation clearing occurred during this reporting period. During previous reporting periods, fauna friendly fencing protocols were followed during the previous construction stages and continue to be implemented as a part of the project. A mix of fauna friendly and erosion and sediment control fencing was installed around the works area prior to clearing activities.
KMP-6	Operational management – general Manage and protect the Goodna Creek open space area including: - undertake weed management and revegetation activities - install landscape furniture and ecological feature signage - establish a cat and dog restriction zone - disallowing pet friendly areas (e.g. open grassed areas) - providing a dog off-leash area outside the corridor - inform new residents of the corridor values and importance.	Compliant	No weed management and revegetation activities were conducted during the reporting period due to practical completion of these works. Previous weed management and landscape (<i>i.e.</i> , revegetation) works have been undertaken within the Goodna Creek open space area adjacent to the residential development area, with works approved by ICC. Ongoing weed management works through the 'off-maintenance' areas will be undertaken by ICC. Works in Harry Ratnam Park and rehabilitation activities were completed across 2022 to 2024. Corridor signage has been installed to inform the local residents of the restrictions relating to dogs; however, the power line easement is used as a thoroughfare historically by non-residents walking dogs who do not access the area via the development. This issue is partly the result of prior



No.	Commitment	Compliance Evidence/comments
KMP- 7	Operational management – fencing and planting Neighbourhood design will include road frontage between residential allotments and the Goodna Creek open space area. Additionally, landscape design will avoid planting known koala food or shelter trees in areas outside of the Goodna Creek open space area to discourage koalas from entering residential areas. Residents will be informed of the preference for planting non-koala food and habitat trees on private land.	trespassing on the land pre-development. As the development expands and the vacant land is transitioned to housing, trespassing will diminish. Communication between the approval holder and residents is facilitated using the Woodlinks Village website, the on-site sales village and letterbox pamphlets. These provide current information on the commitments to protecting and improving the Goodna Creek open space area and how residents can contribute to protecting koalas. The residential layout constructed has provided road frontage to the open space area as an interface between the residential and open space land uses. Approved landscape works do not include koala trees in the species mix. Community awareness of the Goodna Creek corridor and function is an ongoing campaign and the fencing requirements required are strongly emphasised. Residential buyers are informed of the koala management measures as part of the land purchasing process. Additional information and guidelines are provided on the Woodlinks Village website and letterbox pamphlets (refer to the lifestyle guidelines for Woodlinks Village in Appendix C). Fencing associated with completed houses was observed to be compliant with the KMP residential allotment fencing controls.
KMP- 8	Operational management - traffic Install traffic calming measures and signage to alert drivers to the potential presence of fauna. Install fauna exclusion fencing in areas of high traffic volume.	Construction of roads are complete. Speed limits within the estate are a maximum of 50 km/h and the existing traffic volume has not necessitated the installation of fauna exclusion fencing along roads. A road was established along the Goodna Creek esplanade and traffic awareness measures (<i>i.e.</i>, signage) installed during previous reporting periods. This includes fauna awareness signage targeted at koala. The street is not a thoroughfare and traffic calming measures have not been required to be implemented at this stage.



7. Offset Management Plan

A review of the OMP commitments and implementation is provided in **Table 5**.

Table 5: Offset Management Plan implementation

No.	Commitment	Compliance	Evidence/comments/status
OMP-1	Implement a vegetation clearing and management plan.	Compliant	No vegetation clearing completed or management plan implemented during the reporting period. Vegetation clearing and management was coordinated between AWEC, QFC, ICC and the approval holder with guidance and reference to the approved OMP and KMP.
OMP-2	Engage a registered fauna spotter/catcher to protect wildlife from the impacts of clearing. Adhere to industry standards whereby construction activities work alongside, and under instruction from, fauna spotter/catcher personnel in order to avoid impacting wildlife.	Compliant	No vegetation clearing completed or management plan implemented during the reporting period. During previous reporting periods AWEC and QFC were engaged to provide fauna spotter/catcher services at Woodlinks Village. These consultants provide fauna spotter catcher services in line with current industry standards and in accordance with permit requirements administered by the Queensland Government. Fauna spotter catcher reporting is attached to the relevant year's ACR for all clearing.
OMP-3	Rehabilitate (i.e. weed removal and revegetation) the Goodna Creek corridor offset area.	Compliant	As described in Section 4, dedication and enduring protection of the offset area is a sequential process and thus far Lot 7000 on SP266998, Lot 7002 on SP307776 and Lot 7003 on SP317646 have been rehabilitated and dedicated to ICC. Future Lot 7004 is currently in on-maintenance, with rehabilitation activities completed in 2021 and verbal confirmation of the completion of required maintenance work confirmed by ICC on 24 October 2023. Official off-maintenance determination can only be given once the lot is planned sealed which is anticipated to occur once all construction activities are completed. Improvement works in Harry Ratnam Park were completed from 2022 to 2024. In total, 32.8 ha is currently protected and rehabilitated within the Goodna Creek corridor.



No.	Commitment	Compliance	Evidence/comments/status
OMP-4	Improve access to the koala tree foliage harvest facility in Harry Ratnam Park.	Compliant	The access upgrade infrastructure is part of the habitat improvement works to Harry Ratnam Park. The approval holder was not made aware of any access issues during the reporting period.
OMP-5	Commence offset area rehabilitation during stage 1 of the development with an on-maintenance period of 18 months. Each stage of rehabilitation is scheduled for completion within three years of stage commencement. After the completion of works, the proponent will maintain the offset area until it is ready for hand over and dedicated to Ipswich City Council.	Compliant	Rehabilitation allotment 7000 and 7001 met scheduling targets during the 2017-2018 reporting period and were transferred to ICC for off-maintenance. Lot 7002 and 7003 (i.e., Stages 15 / 17) were completed as one scope of works during the 2018-2019 reporting period and achieved practical completion on 2 July 2019. On-maintenance began on 24 September 2019 and off-maintenance was confirmed with ICC on 13 October 2021. Future Lot 7004 (i.e., Stage 18) rehabilitation works commenced on-maintenance on 28 October 2021. ICC notified SH on 24 October 2023 that the works had reached the requirements for off-maintenance determination which will be officially awarded after the lot has been plan sealed. Improvement works in Harry Ratnam Park were completed from 2022 to 2024. Due to the park being under ICC tenure, rehabilitation outcomes are being monitored through annual inspection and self-certification. In total, 32.8 ha is currently protected and rehabilitated within the Goodna Creek corridor.
OMP-6	Publish the current OMP online.	Compliant	The OMP is available via the Woodlinks Village website at the below link: https://woodlinksvillage.com.au/builders-resources/
OMP-7	Monitor landscape works until the relevant area is handed over to Ipswich City Council. Monitoring will include the identification of corrective actions required to progress the works towards the objective of handing over to Ipswich City Council.	Compliant	The approval holder engaged a landscaping contractor to undertake rehabilitation and regeneration works across Lots 7000, 7001, 7002, 7003 and future Lot 7004. Lots 7000 - 7003 are under ICC tenure. Future Lot 7004 is 'on maintenance' with rehabilitation works completed and will be handed over to ICC once plan sealing has occurred. Monitoring of future Lot 7004 and Harry Ratnam Park occurs annually as part of ACR surveys. Corrective actions have been implemented where required to obtain off-maintenance status and handover to ICC.
OMP-8	All upfront costs associated with the weed management and revegetation of Goodna Creek will be the responsibility of the proponent.	Compliant	Costs associated with the weed management and revegetation of the Goodna Creek open space area were met by the approval holder.



No.	Commitment	Compliance	Evidence/comments/status
OMP-9	The offset area will be transferred to Ipswich City Council as part of their larger conservation land holdings.	Compliant	As described in Section 4 , the offset area is made up of newly created allotments, the Goodna Creek waterway and the existing Harry Ratnam Park (13.5 ha) managed by ICC. At this stage Lots 7000, 7001, 7002, 7003 are ICC assets, and future Lot 7004 will become an ICC asset subject to ICC acceptance as off-maintenance after the lot has been plan sealed.
OMP-10	Ongoing monitoring and reporting of works to assess the success of weed removal and control, natural regeneration and new threats that may arise. Progress the landscape works through the on-maintenance and off-maintenance periods in order to transfer ownership to Ipswich City Council.	Compliant	The protected Goodna Creek open space area where revegetation works are complete was regularly inspected by a registered landscape architect and ICC to review the success of works completed. As part of this process, both parties provided advice and directions to the contractor on additional works required to achieve the off-maintenance objective. The success of new plantings and weed removal and control is an ongoing task for future Lot 7004. However, verbal council notification of the achievement of off-maintenance requirements was given on 24 October 2023. An official off-maintenance notification will be given after the lot has been plan sealed. Harry Ratnam Park is under ICC tenure therefore rehabilitation outcomes are being monitored through annual inspection and self-certification. Annual monitoring of Harry Ratnam Park and future Lot 7004 occurs in association with the ACR.
OMP-11	Inform the public on the progress of weed removal and control and landscape works in the Goonda Creek open space area in a timely manner.	Compliant	This ACR delivers an assessment of the progress of landscape works (weed control and rehabilitation) for the project and will be made available on the Woodlinks Village website at the below link: https://woodlinksvillage.com.au/builders-resources/



8. Appendices

Appendix A

EPBC approval and conditions granted 30 October 2014

Appendix B

SAT Survey Results – Year 11

Appendix C

Lifestyle guidelines for Woodlinks Village



Appendix A

EPBC approval and conditions
granted 30 October 2014





Approval

Woodlink Project – Master Planned Residential Community, Collingwood Park, QLD, (EPBC 2013/6866)

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

Proposed action

person to whom the approval is granted Canberra Estates Consortium No. 36 Pty Ltd

proponent's ACN (if applicable) ACN: 156 442 312

proposed action To develop the Woodlink residential community in Collingwood Park, Queensland [See EPBC Act referral 2013/6866].

Approval decision

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approve

conditions of approval

This approval is subject to the conditions specified below.

expiry date of approval

This approval has effect until 31 January 2034.

Decision-maker

name and position Chris Murphy
Acting Assistant Secretary
Queensland and Sea Dumping Assessment Branch

signature

date of decision 4. March 2014

Conditions attached to the approval

1. The **approval holder** must not remove or fragment more than 25.9 hectares of **habitat critical to the survival of the Koala**. Impacts to **habitat critical to the survival of the Koala** must be limited to the **project area** shown in Attachment 1.
2. The **approval holder** must prepare a Koala Management Plan to address management measures to avoid and mitigate impacts to Koalas.
 - a. The Koala Management Plan must be submitted to the **Minister** for approval no less than three months prior to its intended implementation. Once approved the Koala Management Plan must be implemented.
 - b. The Koala Management Plan must be implemented prior to **commencement of the action**, or as otherwise directed in writing by the **Minister**.
 - c. The Koala Management Plan must include, but not be limited to:
 - i. details of pre-clearance survey methods for Koalas within the **project area** to be undertaken prior to **commencement of the action**.
 - ii. details of measures to mitigate impacts to Koalas within the **project area**, including, but not limited to:
 1. provision for a **qualified fauna spotter-catcher** to undertake surveys and handling of Koalas prior to and during **commencement of the action**;
 2. construction of temporary and permanent fauna exclusion fencing;
 3. implementation of appropriate vehicle speed limits;
 4. utilisation of plant species in the **project area** that will not attract Koalas to the **project area**;
 5. implementation of traffic calming and awareness signage; and
 6. provision of off-leash dog facilities, on-leash areas and dog prohibited areas.
 - iii. details of methods for Koala **relocation activities**, to be undertaken prior to and during **commencement of the action** including the identification and description of suitable recipient Koala habitat.
 - iv. process for reporting results from pre-clearance surveys and **relocation activities**, including, but not be limited to:
 1. identification of a website in which information would be made available to the public;
 2. timing and frequency for providing reporting information to the **Department**;
 3. provision of the following details, at a minimum, to be recorded if any Koalas are captured during **relocation activities**:
 - sex
 - age class
 - time and date of capture
 - method of capture

- location of capture (Global Positioning System (GPS))
- state of health
- any veterinary intervention required
- time held in captivity
- location of release (GPS) and date

4. provision of the following details, at a minimum, to be recorded for incidents if any Koalas are injured or killed:

- time, location (GPS) and nature of incident
- details of Koalas (including sex and age class)
- measures taken to address incident.

3. To offset the residual impacts to Koala, the **approval holder** must implement mechanisms to provide enduring protection, over a minimum of 27 hectares, to the offset site referred to as 'Goodna Creek Offset and Rehabilitation Area' as shown at Attachment 1.

The protection mechanisms implemented by the **approval holder**, including but not limited to, land access agreements, dedication of land title and zoning under the Ipswich Planning Scheme must be consistent with the conditions of this approval and the principles of the **EPBC Act Offsets Policy**.

Within three years of the date of the approval, the approval holder must provide written evidence to the **Department** demonstrating that the protection mechanisms have been implemented.

4. The **approval holder** must prepare an Offset Management Plan to address significant residual impacts to Koalas as a result of the action.

a. Impacts to Koalas that must be offset include:

- the loss of 25.9 hectares of **habitat critical to the survival of the Koala**, and
- injury and mortality of Koalas.

b. The Offset Management Plan must include, but not be limited to:

- a detailed description of all affected values and the extent and likely timing of the impact/s on each;
- the offset delivery mechanism(s) comprising land offsets and management, and maintenance of Koala population offset within the 'Goodna Creek Corridor' as shown at Attachment 1;
- detailed descriptions of how enhanced conservation outcomes for the affected Koalas will be achieved in accordance with the **EPBC Act Offsets Policy**;
- contribution of funding to the management and maintenance of the Offset Management Plan;
- timeframes and key milestones for implementation of offsets including, but not limited to, beginning to implement the offset plan prior to **commencement of the action**;
- discussion of the risks and uncertainties associated with proposed offsets;
- mechanisms for monitoring and reporting of offset milestones and

outcomes, including timing and frequency of monitoring and reporting; viii. corrective actions and contingency measures to be implemented (including the timing of implementation of these) where monitoring of the offset area/s under the offset plan shows that offset strategies are not effectively achieving a net benefit or key milestones are not being or are unlikely to be met; and ix. include textual descriptions and maps clearly defining the locations and boundaries of offset areas. These must be accompanied by a Shapefile. c. The Offset Management Plan must be developed in consultation with the Department and other relevant stakeholders, including but not limited to, the Ipswich City Council and the Ipswich Koala Protection Society. d. The approval holder must give consideration to how offsets will contribute to programs or incentives that align with the broader strategies and programs for the conservation and protection of Koalas. e. The Offset Management Plan must be submitted to the Minister for approval no less than three months prior to its intended implementation. Once approved the Offset Management Plan must be implemented. f. The Offset Management Plan must be implemented prior to commencement of the action, or as otherwise directed in writing by the Minister.	
5. The most recent approved version of the Koala Management Plan and Offset Management Plan must remain accessible to the public on the website of the approval holder for the duration of the action.	
6. Within ten days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.	
7. 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.	
8. 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. 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.	
9. 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.	

10. 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.

11. If the **Minister** believes that it is necessary or convenient for the better protection of Koala 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.

12. If, at any time after five 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**.

Definitions:

Approval holder: means the person to whom the approval is granted.

Commencement of the action/commence(d) the action: means any works involved in the construction phase of the project, including clearing vegetation, the erection of any onsite 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 bunting for the purposes of excluding areas containing listed threatened species.

Department: the Australian Government Department responsible for 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) or any subsequent revisions.

Habitat critical to the survival of the Koala: Koala habitat that is considered to be important for the species' long-term survival and recovery. An impact area that scores five or more using the habitat assessment tool for the Koala in Table 3 of the *Draft EPBC Act referral guidelines for the vulnerable koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)* contains habitat critical to the survival of the Koala.

Minister: The Minister responsible for administering the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

Offset attributes: means an '.xls' file capturing relevant attributes of the offset site, including the EPBC Act reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the EPBC Act protected matters that the offset compensates for, any additional EPBC Act protected matters that are benefitting from the offset, and the size of the offset site in hectares.

Project area: refer to 'Woodlink development / works area incl. parks & vegetation corridor areas' at Attachment 1: Development and Offset / Rehabilitation Areas.

Qualified fauna spotter-catcher: must be licensed under relevant state legislation, and have demonstrated experience in surveying for and identifying listed threatened species, including Koala.

Shapefile: means an ESRI Shape file containing '.shp', '.shx' and '.dbf' files and other files capturing attributes of the offset site, including the shape, EPBC reference ID number and EPBC protected matters present at the relevant site. Attributes should also be captured in '.xls' format.

Suitable recipient Koala habitat: means an area that:

- is known to contain, or has historically contained Koalas;
- contains **Koala habitat** which is the same in type to the habitat in the project area, or is known to be able to support Koalas proposed to be translocated and contains appropriate and sufficient sources of food;
- is of sufficient size to allow for dispersal of individuals from the point of release, and
- is not at maximum carrying capacity for Koalas and translocated individuals are not considered likely to have significant impacts on resident Koalas.

Relocation activities: means any human-mediated activity involved in the capture and release of Koalas from the project area into suitable recipient **Koala habitat** within the offset area, including trapping, handling, holding in captivity, veterinary treatment, transportation and release.



Appendix B

SAT Survey Results – Year 11



Spot Assessment Technique (SAT)				
Date:	8/06/2026	Site: 7189	SAT ID: 1	
Tree No.	Scientific Name	Common Name	DSH	Scat?
1	<i>Eucalyptus moluccana</i>	Gum-topped Box	470	No
2	<i>Eucalyptus tereticornis</i>	Forest Red Gum	170	No
3	<i>Eucalyptus moluccana</i>	Gum-topped Box	220	No
4	<i>Eucalyptus moluccana</i>	Gum-topped Box	550	No
5	<i>Eucalyptus tereticornis</i>	Forest Red Gum	430	No
6	<i>Eucalyptus moluccana</i>	Gum-topped Box	640	No
7	<i>Eucalyptus moluccana</i>	Gum-topped Box	480	No
8	<i>Eucalyptus moluccana</i>	Gum-topped Box	290	No
9	<i>Eucalyptus moluccana</i>	Gum-topped Box	380	No
10	<i>Eucalyptus moluccana</i>	Gum-topped Box	390	No
11	<i>Eucalyptus moluccana</i>	Gum-topped Box	180	No
12	<i>Eucalyptus moluccana</i>	Gum-topped Box	410	No
13	<i>Eucalyptus moluccana</i>	Gum-topped Box	160	No
14	<i>Corymbia citriodora</i>	Spotted Gum	100	No
15	<i>Eucalyptus tereticornis</i>	Forest Red Gum	310	No
16	<i>Eucalyptus moluccana</i>	Gum-topped Box	370	No
17	<i>Eucalyptus moluccana</i>	Gum-topped Box	170	No
18	<i>Eucalyptus moluccana</i>	Gum-topped Box	120	No
19	<i>Eucalyptus siderophloia</i>	Grey Ironbark	240	No
20	<i>Eucalyptus siderophloia</i>	Grey Ironbark	220	No
21	<i>Eucalyptus moluccana</i>	Gum-topped Box	100	No
22	<i>Eucalyptus moluccana</i>	Gum-topped Box	460	No
23	<i>Eucalyptus siderophloia</i>	Grey Ironbark	120	No
24	<i>Eucalyptus moluccana</i>	Gum-topped Box	350	No
25	<i>Eucalyptus moluccana</i>	Gum-topped Box	250	No
26	<i>Eucalyptus moluccana</i>	Gum-topped Box	280	No
27	<i>Acacia leiocalyx</i>	Early Flowering Black Wattle	200	No
28	<i>Eucalyptus tereticornis</i>	Forest Red Gum	110	No
29	<i>Eucalyptus siderophloia</i>	Grey Ironbark	180	No
30	<i>Eucalyptus moluccana</i>	Gum-topped Box	300	No
Total Scats			0	
Percentage			0.00	
East Coast (med-high) Activity Category			Low	

Spot Assessment Technique (SAT)				
Date:	8/06/2026	Site: 7189	SAT ID: 2	
Tree No.	Scientific Name	Common Name	DSH	Scat?
1	<i>Eucalyptus moluccana</i>	Gum-topped Box	260	No
2	<i>Eucalyptus moluccana</i>	Gum-topped Box	290	No
3	<i>Eucalyptus moluccana</i>	Gum-topped Box	210	No
4	<i>Eucalyptus moluccana</i>	Gum-topped Box	300	No
5	<i>Eucalyptus moluccana</i>	Gum-topped Box	300	No
6	<i>Eucalyptus moluccana</i>	Gum-topped Box	240	No
7	<i>Eucalyptus moluccana</i>	Gum-topped Box	220	No
8	<i>Eucalyptus moluccana</i>	Gum-topped Box	360	No
9	<i>Eucalyptus moluccana</i>	Gum-topped Box	290	No
10	<i>Eucalyptus moluccana</i>	Gum-topped Box	190	No
11	<i>Eucalyptus moluccana</i>	Gum-topped Box	330	No
12	<i>Eucalyptus moluccana</i>	Gum-topped Box	130	No
13	<i>Eucalyptus moluccana</i>	Gum-topped Box	240	No
14	<i>Eucalyptus tereticornis</i>	Forest Red Gum	150	No
15	<i>Eucalyptus tereticornis</i>	Forest Red Gum	980	No
16	<i>Eucalyptus moluccana</i>	Gum-topped Box	150	No
17	<i>Eucalyptus moluccana</i>	Gum-topped Box	470	No
18	<i>Eucalyptus tereticornis</i>	Forest Red Gum	300	No
19	<i>Eucalyptus moluccana</i>	Gum-topped Box	230	No
20	<i>Eucalyptus moluccana</i>	Gum-topped Box	480	No
21	<i>Eucalyptus tereticornis</i>	Forest Red Gum	280	No
22	<i>Eucalyptus moluccana</i>	Gum-topped Box	150	No
23	<i>Eucalyptus moluccana</i>	Gum-topped Box	170	No
24	<i>Eucalyptus moluccana</i>	Gum-topped Box	400	No
25	<i>Eucalyptus moluccana</i>	Gum-topped Box	380	No
26	<i>Eucalyptus moluccana</i>	Gum-topped Box	130	No
27	<i>Eucalyptus moluccana</i>	Gum-topped Box	280	No
28	<i>Eucalyptus tereticornis</i>	Forest Red Gum	300	No
29	<i>Eucalyptus moluccana</i>	Gum-topped Box	430	No
30	<i>Eucalyptus moluccana</i>	Gum-topped Box	400	No
Total Scats			0	
Percentage			0.00	
East Coast (med-high) Activity Category			Low	

Spot Assessment Technique (SAT)				
Date:	8/06/2026	Site: 7189	SAT ID: 3	
Tree No.	Scientific Name	Common Name	DSH	Scat?
1	<i>Eucalyptus tereticornis</i>	Forest Red Gum	310	No
2	<i>Corymbia citriodora</i>	Spotted Gum	350	No
3	<i>Eucalyptus tereticornis</i>	Forest Red Gum	340	No
4	<i>Corymbia citriodora</i>	Spotted Gum	120	No
5	<i>Eucalyptus tereticornis</i>	Forest Red Gum	270	No
6	<i>Corymbia citriodora</i>	Spotted Gum	150	No
7	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	330	No
8	<i>Corymbia citriodora</i>	Spotted Gum	280	No
9	<i>Eucalyptus moluccana</i>	Gum-topped Box	180	No
10	<i>Eucalyptus moluccana</i>	Gum-topped Box	220	No
11	<i>Eucalyptus moluccana</i>	Gum-topped Box	270	No
12	<i>Corymbia citriodora</i>	Spotted Gum	250	No
13	<i>Eucalyptus tereticornis</i>	Forest Red Gum	270	No
14	<i>Eucalyptus tereticornis</i>	Forest Red Gum	450	No
15	<i>Eucalyptus tereticornis</i>	Forest Red Gum	190	No
16	<i>Eucalyptus tereticornis</i>	Forest Red Gum	370	No
17	<i>Eucalyptus moluccana</i>	Gum-topped Box	210	No
18	<i>Eucalyptus moluccana</i>	Gum-topped Box	130	No
19	<i>Eucalyptus tereticornis</i>	Forest Red Gum	330	No
20	<i>Eucalyptus siderophloia</i>	Grey Ironbark	190	No
21	<i>Eucalyptus tereticornis</i>	Forest Red Gum	210	No
22	<i>Eucalyptus tereticornis</i>	Forest Red Gum	300	No
23	<i>Eucalyptus tereticornis</i>	Forest Red Gum	180	No
24	<i>Eucalyptus tereticornis</i>	Forest Red Gum	210	No
25	<i>Eucalyptus tereticornis</i>	Forest Red Gum	250	No
26	<i>Eucalyptus tereticornis</i>	Forest Red Gum	180	No
27	<i>Eucalyptus moluccana</i>	Gum-topped Box	380	No
28	<i>Eucalyptus moluccana</i>	Gum-topped Box	130	No
29	<i>Eucalyptus moluccana</i>	Gum-topped Box	270	No
30	<i>Eucalyptus siderophloia</i>	Grey Ironbark	310	No
Total Scats			0	
Percentage			0.00	
East Coast (med-high) Activity Category			Low	

Spot Assessment Technique (SAT)				
Date:	8/06/2026	Site: 7189	SAT ID: 4	
Tree No.	Scientific Name	Common Name	DSH	Scat?
1	<i>Eucalyptus tereticornis</i>	Forest Red Gum	250	No
2	<i>Corymbia citriodora</i>	Spotted Gum	430	No
3	<i>Eucalyptus tereticornis</i>	Forest Red Gum	140	No
4	<i>Corymbia citriodora</i>	Spotted Gum	340	No
5	<i>Eucalyptus tereticornis</i>	Forest Red Gum	300	No
6	<i>Corymbia citriodora</i>	Spotted Gum	160	No
7	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	380	No
8	<i>Corymbia citriodora</i>	Spotted Gum	120	No
9	<i>Eucalyptus moluccana</i>	Gum-topped Box	190	No
10	<i>Eucalyptus moluccana</i>	Gum-topped Box	160	No
11	<i>Eucalyptus moluccana</i>	Gum-topped Box	170	No
12	<i>Corymbia citriodora</i>	Spotted Gum	330	No
13	<i>Eucalyptus tereticornis</i>	Forest Red Gum	350	No
14	<i>Eucalyptus tereticornis</i>	Forest Red Gum	130	No
15	<i>Eucalyptus tereticornis</i>	Forest Red Gum	170	No
16	<i>Eucalyptus tereticornis</i>	Forest Red Gum	190	No
17	<i>Eucalyptus moluccana</i>	Gum-topped Box	310	No
18	<i>Eucalyptus moluccana</i>	Gum-topped Box	260	No
19	<i>Eucalyptus tereticornis</i>	Forest Red Gum	280	No
20	<i>Eucalyptus siderophloia</i>	Grey Ironbark	190	No
21	<i>Eucalyptus tereticornis</i>	Forest Red Gum	410	No
22	<i>Eucalyptus tereticornis</i>	Forest Red Gum	450	No
23	<i>Eucalyptus tereticornis</i>	Forest Red Gum	260	No
24	<i>Eucalyptus tereticornis</i>	Forest Red Gum	620	No
25	<i>Eucalyptus tereticornis</i>	Forest Red Gum	240	No
26	<i>Eucalyptus tereticornis</i>	Forest Red Gum	180	No
27	<i>Eucalyptus moluccana</i>	Gum-topped Box	800	No
28	<i>Eucalyptus moluccana</i>	Gum-topped Box	240	No
29	<i>Eucalyptus moluccana</i>	Gum-topped Box	280	No
30	<i>Eucalyptus siderophloia</i>	Grey Ironbark	390	No
Total Scats			0	
Percentage			0.00	
East Coast (med-high) Activity Category			Low	

Spot Assessment Technique (SAT)				
Date:	8/06/2026	Site: 7189	SAT ID: 5	
Tree No.	Scientific Name	Common Name	DSH	Scat?
1	<i>Eucalyptus tereticornis</i>	Forest Red Gum	450	No
2	<i>Eucalyptus tereticornis</i>	Forest Red Gum	220	No
3	<i>Eucalyptus tereticornis</i>	Forest Red Gum	180	No
4	<i>Eucalyptus tereticornis</i>	Forest Red Gum	190	No
5	<i>Eucalyptus tereticornis</i>	Forest Red Gum	220	No
6	<i>Eucalyptus tereticornis</i>	Forest Red Gum	210	No
7	<i>Eucalyptus tereticornis</i>	Forest Red Gum	760	No
8	<i>Eucalyptus tereticornis</i>	Forest Red Gum	140	No
9	<i>Eucalyptus tereticornis</i>	Forest Red Gum	140	No
10	<i>Eucalyptus tereticornis</i>	Forest Red Gum	160	No
11	<i>Eucalyptus tereticornis</i>	Forest Red Gum	140	No
12	<i>Corymbia tessellaris</i>	Moreton Bay Ash	120	No
13	<i>Eucalyptus tereticornis</i>	Forest Red Gum	130	No
14	<i>Eucalyptus tereticornis</i>	Forest Red Gum	220	No
15	<i>Eucalyptus crebra</i>	Narrow-leaved Ironbark	540	No
16	<i>Corymbia tessellaris</i>	Moreton Bay Ash	120	No
17	<i>Corymbia tessellaris</i>	Moreton Bay Ash	120	No
18	<i>Eucalyptus tereticornis</i>	Forest Red Gum	140	No
19	<i>Eucalyptus siderophloia</i>	Grey Ironbark	140	No
20	<i>Eucalyptus tereticornis</i>	Forest Red Gum	240	No
21	<i>Eucalyptus tereticornis</i>	Forest Red Gum	130	No
22	<i>Eucalyptus tereticornis</i>	Forest Red Gum	130	No
23	<i>Eucalyptus tereticornis</i>	Forest Red Gum	100	No
24	<i>Corymbia tessellaris</i>	Moreton Bay Ash	270	No
25	<i>Corymbia tessellaris</i>	Moreton Bay Ash	100	No
26	<i>Corymbia tessellaris</i>	Moreton Bay Ash	100	No
27	<i>Corymbia tessellaris</i>	Moreton Bay Ash	370	No
28	<i>Eucalyptus siderophloia</i>	Grey Ironbark	140	No
29	<i>Eucalyptus siderophloia</i>	Grey Ironbark	120	No
30	<i>Eucalyptus tereticornis</i>	Forest Red Gum	180	No
Total Scats			0	
Percentage			0.00	
East Coast (med-high) Activity Category			Low	

Appendix C

Lifestyle guidelines for Woodlinks Village



Protecting and supporting



the local koala
population at
Woodlinks
Village



Did you know...

koalas have a relatively well-defined home range and regularly visit the same trees?

As a new resident to Woodlinks Village you also form part of the future custodians of the Goodna Creek Environmental Corridor. You may not have seen them yet, however from time to time you will hear or glimpse the local koala population living side by side with residents of Woodlinks. The vegetated land on Goodna Creek has been purposely set aside, protected and rehabilitated to ensure the existing local koala usage of the site continues as the village is constructed and ultimately completed. To ensure Goodna Creek continues to function for koala movement all residents need to play a role in making sure this vulnerable species is able to coexist as the estate evolves into a full community.

Despite the retention of the corridor and trees along Goodna Creek, as a resident there are a simple ways you can help reduce the dangers koalas face when traversing urban environments.

Legislation

The koala is listed as a Vulnerable Fauna Species under the Commonwealth Government's Environment Protection and Biodiversity Conservation Act 1999 and the Queensland Government's Nature Conservation Act 1992. Along with specific controls put in place by Ipswich City Council all of these levels of government have had a role in the assessment and approval of the Woodlinks Village estate. The Goodna Creek Corridor is one of the first environmental offsets approved by the Commonwealth Government since the listing of the Koala in 2012.



Koala Trees in Landscaping

Did you know an adult koala can eat up to 1 kilo of gum leaves each night?

Any tree can provide shelter or refuge for a koala when avoiding predators or adverse weather, however a number of the large Eucalypt and Corymbia species along Goodna Creek are preferred for food and habitat. These trees have been protected and are currently being bolstered for this purpose. Importantly none of the street trees or fresh landscaping away from the Goodna Creek includes new koala food tree plantings. These have been deliberately excluded from the estate to avoid attracting koalas outside of the corridor to where housing occurs and the risk of dog attack or vehicle strike is amplified.

You can support this outcome by ensuring you don't plant large gum trees around your own house and gardens (these species are not that suitable for these areas regardless of the koala).

Road Etiquette & Koala Safety

Did you know koalas are mostly asleep during the day and are actively moving around and feeding at night?

A common cause of koala deaths in urbanised parts of Queensland is being run over by a motor vehicle. When complete you will see signage and traffic calming devices along the Goodna Creek Esplanade Road as a constant reminder for drivers to be aware of the potential for a koala to wander through this area. Residents are encouraged to adhere to the reduced speed limits applied to this road, particularly at night.



Responsible Pet Ownership

Dog attacks on koalas result in death or very serious injuries. All dogs have the ability to cause stress to koalas with medium and large dogs more responsible for physical attacks. The Goodna Creek Corridor Parkland should only be utilised by dogs on a lead in constant control of the pet owner. Once the esplanade road is completed signage explaining these requirements will be installed at all entry and exit points to the parkland.

Dogs can behave differently when their owner is not present, particularly if a strange person or animal enters their territory. You can minimise the potential for your dog to attack a koala by ensuring it's contained to your property when not on a lead, particularly at night.

If You Find a Sick, Injured or Orphaned Koala

Don't try to handle a sick or injured koala, as you may put yourself or the animal in a situation where there is a risk of further injury. Koalas can also become easily stressed. Leave the koala undisturbed and ensure it is safe from further threats then contact either of the following groups for assistance:

*The Ipswich Koala Protection Society –
Koala Rescue*

Phone: (07) 5464 6274 or
(07) 3832 5035

Daisy Hill Koala Centre
Daisy Hill Road,
Daisy Hill Qld 4127
Phone: (07) 3299 1032

Prepared by:

