



Compliance Report 2026

EPBC 2016/7839 Petrie Mill Redevelopment Project,

The Mill at Moreton Bay, now known as Moreton Bay Central

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Rev	Date	Description	Prepared	Reviewed
1	13/01/2026	Compliance Report 2026 EPBC 2016/7839	Principal Environment Officer (JC) Doc Set Id 74023900	Coordinator Environmental Centres and Projects (BM)
2	17/04/2026	Compliance Report 2026 EPBC 2016/7839	Principal Environment Officer (JC) Doc Set Id 74023900	Manager Environmental Services (RM)

Declaration of Accuracy

In making this declaration, I am aware that sections 490 and 491 of the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (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: Matthew Anderson

Position: Executive General Manager

Organisation: City of Moreton Bay (ABN 92 967 232 136)

Date: 27/04/2026

Project Overview

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

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

Purpose and Scope

Purpose

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

Scope

This report describes the status of compliance with all conditions of approval from 6 September 2017 (time of approval) to 1 March 2026 (four-year anniversary from the 'commencement of the action' on 1 March 2022).

This report has been prepared in accordance with the Department of Climate Change, Energy, the Environment and Water Annual Compliance Report Guidelines (2023) -

<https://www.dcceew.gov.au/sites/default/files/documents/annual-compliance-report-guidelines-2023.pdf>.

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

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

Table 1: Petrie Mill Redevelopment Project - EPBC 2016/7839 - Compliance Report 2026

Table 1 below contains the compliance status of all conditions and an explanation of how Council complies or otherwise with the conditions of approval. Where applicable, this includes links to detailed evidence contained in appendices.

	Condition	Compliance Status	Comments
1	For the purposes of the action, the approval holder must not clear more than 22 hectares of critical habitat for the koala within the project site.	Compliant	As of the four-year anniversary of the commencement of the action (01/03/2022 to 01/03/2026), a combined total of 5.364ha of critical habitat for the koala has been cleared. The quantity of critical habitat cleared is recorded in Council's record management system.
2	Prior to any clearing of vegetation within the project site, the approval holder must ensure a pre-clearance survey is undertaken by a suitably qualified person to identify any koalas present. The approval holder must not clear any vegetation supporting any koalas until such time any koalas vacate the vegetation or are relocated by a suitably qualified person.	Compliant	Of the clearing of vegetation undertaken to date and prior to such clearing occurring, Council has obtained a pre-clearance survey by a suitably qualified person to identify any koalas present - Refer Appendix 2.
3	Prior to commencement of the action, the approval holder must develop a management plan for the koala. The management plan must:	Compliant	Council developed a Koala Management Plan (KMP), prior to the 'commencement of the action'. Refer Appendix 3. The KMP was endorsed by Council on 21/11/2017 and has been available for viewing on Council's website since this time at: www.moretonbay.qld.gov.au/Services/Building-Development/Planning-Schemes/The-Mill-PDA/Environment

Condition	Compliance Status	Comments
3a Describe measures to be implemented for the life of the approval to minimise koala mortality attributable to wild dog attack and vehicle strike within the project site (including by use of fauna exclusion fencing, fauna underpasses and escape poles, and vehicle speed limits).	Compliant	<p>The KMP documents the measures to be implemented for the life of the approval, including:</p> <ul style="list-style-type: none"> • wild and domestic dog management, • the use of fauna exclusion fencing, fauna underpasses and escape poles, and • vehicle speed limits. <p>Additional information regarding implementation of the KMP is documented in the KMP Implementation Tracking Document (Appendix 4).</p>
3b Describe measures to be implemented for the life of the approval to control weeds within the project site.	Compliant	<p>The KMP documents the measures to be implemented for the life of the approval, including weed management measures.</p> <p>Additional information regarding the implementation of the KMP is documented in the KMP Implementation Tracking Document (Appendix 4).</p>
3c Include a monitoring program for the monitoring period capable of determining and recording: <ol style="list-style-type: none"> i. The baseline population of koalas within the project site prior to commencement of the action, and ii. The use of the primary offset planting area and the supplementary habitat restoration area by koalas. 	Compliant	<p>Section 5 (page 11) of the KMP specifies details of the monitoring program. In accordance with the Civil Aviation Safety Authority (CASA) regulations, drone surveys are restricted to The Mill/Moreton Bay Central site and do not include assessments of John Oxley Reserve (located to the east of The Mill/Moreton Bay Central) or State Government land (located to the north- west of The Mill/Moreton Bay Central).</p> <p>Summary of monitoring results:</p> <ol style="list-style-type: none"> i. The baseline study of the koala population within the site was undertaken by Endeavour Veterinary Ecology (EVE) between May to June 2017, prior to any site works commencing. At 30/06/2017, 45 koalas had been accounted for on the site.

Condition	Compliance Status	Comments
		<p data-bbox="1189 280 2054 451">ii. Between 01/07/2017 and 30/06/2022 Council utilised “near real time” monitoring (close monitoring via telemetry collars) to monitor the koala population and koala movement on and around the site, including adjoining habitat areas such as John Oxley Reserve.</p> <p data-bbox="1261 496 2047 703">Whilst being capable of determining and recording the koalas’ use of the primary offset planting and supplementary habitat restoration areas, the core aim of this monitoring was to ensure the health and welfare of the koala population during periods of decontamination and rehabilitation (weed management and replanting).</p> <p data-bbox="1261 748 2018 991">In accordance with the KMP (Section 5.2 - Koala Monitoring), as the decontamination and operational works were progressively completed throughout 2022, the “near real time” koala monitoring was phased out, and the close monitoring telemetry collars were gradually removed from the koala population. Appendix 5 includes koala population data between 2017 and 2022.</p> <p data-bbox="1261 1035 2054 1246">From February 2023, the use of the primary offset planting area and the supplementary habitat restoration area at The Mill/Moreton Bay Central was monitored utilising thermal imagery drone surveys. The site has been assessed once per month (over a two-day period) to monitor the abundance of koalas on the site (see examples of monthly drone survey maps in Appendix 6).</p>

	Condition	Compliance Status	Comments
3d	Include written evidence of input and review by a suitably qualified person; and	Compliant	<p>The KMP was developed in consultation with leading koala experts in the field:</p> <ul style="list-style-type: none"> • Dr Jon Hanger, Endeavour Veterinary Ecology • Dr Bill Ellis, Researcher, University of Queensland • Dr Peter Timms, Professor of Microbiology, Faculty of Science, Health, Education and Engineering, University of the Sunshine Coast. <p>Refer Appendix 3 (page 18) of the KMP.</p>
3e	Take account of the conservation advice.	Compliant	The conservation advice (from leading koala experts) has been incorporated into the KMP.
4	The management plan must be implemented. The approval holder must publish the management plan on their website prior to commencement of the action and the management plan (or any subsequent revised versions) must remain on the website for the life of the approval. The results of the management plan must be included in compliance reports provided to the Department.	Compliant	<p>The KMP has been published on the Council website since 2017 (prior to the 'commencement of the action' on the 01/03/2022) and shall remain until 30/06/2047. The KMP is available for viewing on Council's website at:</p> <p>The Mill Koala Management Plan</p> <p>The KMP has been implemented, and this is documented in the KMP Implementation Tracking Document (Appendix 4).</p>
5	To compensate for the loss of 22 hectares of critical habitat for the koala within the project site, the approval holder must:		

	Condition	Compliance Status	Comments
5a	<p>Rehabilitate a minimum of 26 hectares within the primary offset planting area and meet the following offset outcomes:</p> <ol style="list-style-type: none"> i. within 10 years of ‘commencement of the action’ the primary offset planting area must meet the condition criteria; and ii. within 20 years of ‘commencement of the action’ at least 24 hectares within the primary offset planting area must be koala habitat and non- juvenile koala habitat trees must be the dominant canopy species. 	Not Applicable	<p>The primary offset planting area has been designated for conservation on the site. Significant progress towards planting the offset area has been achieved, with all 26ha within the primary offset planting area being rehabilitated and planted with koala habitat species from Regional Ecosystem RE 12.3.11. including:</p> <ul style="list-style-type: none"> • Pink bloodwood (<i>Corymbia intermedia</i>); • Moreton Bay ash (<i>Corymbia tessellaris</i>); • Forest redgum (<i>Eucalyptus tereticornis</i>); and • Northern grey iron bark (<i>Eucalyptus siderophloia</i>). <p>As of the four-year anniversary of the ‘commencement of the action’ (01/03/2026), rehabilitation of the primary offset planting area is not sufficiently established to demonstrate the offset outcomes for the 10-year and 20-year targets.</p> <p>Early plantings (circa 2021) within the primary offset area and are thriving and are tracking towards growth targets. Evidence of use by koala in these early planting areas have been observed.</p> <p>However, other planted areas within the primary offset area are not thriving, having been impacted by delays in scheduled planting and impacts of weather events, including site flooding in 2022 and Tropical Cyclone Alfred in 2025. Council continues to implement various measures to manage the primary offset planting area, including trials of innovative planting methodologies to ensure that 10 year and 20 year growth targets are met. Refer appendix 8 for more details and images regarding primary offset planting areas.</p>

Condition	Compliance Status	Comments
5b Dedicate a minimum of 74 hectares for rehabilitation within the supplementary habitat restoration area (the dedicated area) and provide the Department with a georeferenced map of the dedicated area prior to the 'commencement of the action'.	Compliant	Council has dedicated 74ha as supplementary habitat, defined as per the georeferenced plan submitted to the Department on 24/12/2019.

	Condition	Compliance Status	Comments
5c	<p>Meet the following offset outcomes for the dedicated area:</p> <ul style="list-style-type: none"> i. within 10 years of the ‘commencement of the action’ the dedicated area must meet the condition criteria, and ii. within 20 years of the ‘commencement of the action’ the dedicated area must be koala habitat and non-juvenile koala habitat trees must be the dominant canopy species. 	Not Applicable	<p>Council has commenced complying with this condition and significant progress towards rehabilitation of the supplementary habitat restoration area (dedicated area) has been achieved - refer Koala Management Plan Tracking Document Section 4.7 (page 18).</p> <p>Approximately 17ha of the 74ha supplementary habitat restoration area (dedicated area) across the site has been identified as high-quality koala habitat and remains in-situ, supported by ongoing weed management.</p> <p>Approximately 47ha of the 74ha supplementary habitat restoration area (dedicated area) is subject to assisted natural regeneration with non-juvenile koala habitat trees being the dominant canopy species. In 2016 it was reported that areas were heavily infested with weed species with significant weed seed loads. Weed management measures (as per condition 3b) continue in these areas to transition them from moderate quality koala habitat to high quality koala habitat. These areas will progressively be enhanced by in-fill planting, as site conditions improve.</p> <p>The remaining 10ha of the 74ha supplementary habitat restoration area (dedicated area) is subject to habitat restoration. Koala habitat species were planted across this area from 2022. As of the four-year anniversary of the ‘commencement of the action’ (01/03/2026), the 10ha of planting in the supplementary offset planting area (dedicated area) is not sufficiently established to demonstrate the offset outcomes for the 10-year and 20-year periods. Some of planted areas are not tracking towards meeting the 10 year and 20 year growth targets. Council continues to implement various measures to manage the planted supplementary offset area, including trials of innovative planting methodologies to ensure that 10 year and 20 year growth targets are met. Refer appendix 9 for more details and images regarding supplementary offset areas.</p>

Condition	Compliance Status	Comments
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Condition	Compliance Status	Comments
6	If, at any time during the life of the approval, the approval holder identifies that any of the offset outcomes in condition 5 are unlikely to be achieved or maintained, the approval holder must report to the Department in writing within 40 business days of becoming aware. The report must state the cause of the circumstance, the corrective actions to be taken (including timeframes for reporting to the Department the success of those actions) and the measures to prevent further occurrences.	<p>Compliant</p> <p>As of the four-year anniversary of the 'commencement of the action' (01/03/2026), rehabilitation of the primary offset planting area and 10ha of planting in the supplementary offset planting area (dedicated area) is not sufficiently established to demonstrate the offset outcomes for the 10-year and 20-year targets. However, outcomes to date suggest that the planting in some areas are not tracking towards meeting these targets.</p> <p>Between October 2024 and May 2025 Council undertook a baseline survey of all planted areas at The Mill/Moreton Bay Central. This survey assessed the survival and health of plants in the planting areas and revealed low survival and health in defined areas.</p> <p>In August 2025, Council undertook its annual monitoring survey, reporting similar observations to the baseline survey in defined planting areas. This survey also assessed forested areas which were observed to include expected forest composition and age structure, as well as evidence of recruitment of koala habitat trees.</p> <p>Intervention has been implemented in both the primary offset and supplementary habitat areas to improve plan areas, including additional planting of 6,000 plants in the primary offset area and two trial areas established in the supplementary habitat restoration area.</p> <p>These trial areas are testing different initial planting methods including planting more advanced stock, direct seeding, spraying protectant/mulching, using different tree guards and/or fencing to mitigate macropod impacts, and promoting aeration in the soil. Additional monitoring is also being undertaken to assess the success of these trials, which will inform future mitigation measures and investigations. Refer Appendix 8 and 9.</p>

	Condition	Compliance Status	Comments
7	<p>If the Minister is not satisfied that the offset outcomes in condition 5 are likely to be achieved, or is not satisfied there is sufficient evidence that the offset outcomes in condition 5 are likely to be achieved (including on the basis of information provided in compliance reports and or audits under these conditions of approval), the Minister may request the approval holder to submit a plan for the Minister's approval, to monitor, manage, avoid, mitigate, offset, record or report on, impacts to the Koala.</p> <p>a. The Minister may set a timeframe in which the plan must be submitted and may designate that the plan must be prepared or reviewed by a suitably qualified person (or another specified person).</p> <p>If the Minister approves the plan, then the approval holder must implement that plan (or a revised version if approved by the Minister).</p>	Not Applicable	
8	<p>Within 20 business days of 'commencement of the action', the approval holder must advise the Department in writing of the actual date of 'commencement of the action'.</p>	Compliant	<p>On 14/03/2022 (within 20 business days of 'commencement of the action'), Council advised DCCEEW in writing that the 'commencement of the action' started on 01/03/2022.</p>

	Condition	Compliance Status	Comments
9	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement management plans required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.	Compliant	<p>In accordance with its requirements under the <i>Public Records Act 2002</i>, Council must keep an accurate record of all activities including those associated with the conditions of this approval.</p> <p>This includes the measures taken to implement management plans required by this approval. Further information regarding this approval and compliance reports is available to the department, upon request.</p>
10	Within 60 business days of every 12-month anniversary of 'commencement of the action', the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published. The Minister may provide written consent to the approval holder to cease reporting under this condition if satisfied additional reports are not warranted.	Compliant	The 2026 annual report addressing the conditions of approval has been published on the Council website.

	Condition	Compliance Status	Comments
11	The approval holder must report any potential or actual contravention of the conditions of this approval to the Department in writing within 5 business days of becoming aware of the potential or actual contravention.	Not Applicable	
12	Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted, and a report submitted to the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.	Not Applicable	
13	If, at any time after 5 years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without the written agreement of the Minister.	Compliant	The date of approval was 06/09/2017 and the action commenced on 01/03/2022. The Department was notified of the 'commencement of the action' on 14/03/2022.

Appendix 1 - EPBC Approval (2016/7839)

Refer to page 13 - The Mill/Moreton Bay Central Koala Management Plan

www.moretonbay.qld.gov.au/files/assets/public/v/3/services/projects/the-mill/the-mill-koala-management-plan.pdf

Appendix 2 - The Mill/Moreton Bay Central - Tree Clearing Conditions

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

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

Appendix 3 - The Mill/Moreton Bay Central Koala Management Plan

Refer - www.moretonbay.qld.gov.au/files/assets/public/v/3/services/projects/the-mill/the-mill-koala-management-plan.pdf

Appendix 4 - Koala Management Plan (KMP) - Implementation Tracking Document

KMP Section	Intent of Section	Implementation as at four-year anniversary of the “commencement of the action” (01/03/2026)
4.1 Wild Dogs	Council will implement a wild dog management program.	<p>Potential wild dog movement and travel pathways have been identified by mapping the corridors that animals use to move through the landscape.</p> <p>Convergence areas within these corridors are then used to set camera traps to monitor wild dog activity. When wild dogs are recognised, a targeted control program is initiated. Wild dog corridors and pathways in and around the site have been monitored, with no reported wild dog presence on site or within designated buffer areas.</p>
4.2 Domestic Dogs	Domestic dogs will be strictly managed in accordance with Council’s Local Law 2 (Animal Management) 2011.	<p>As at 01/03/2026, public access to The Mill/Moreton Bay Central (revegetation and bushland areas) has been restricted, assisting to prevent interactions between domestic dogs and koalas.</p> <p>During the December 2021 wild dog survey (camera monitoring), domestic dogs (off-leash) were identified in bushland parks located adjacent to The Mill/Moreton Bay Central. In response, a communication strategy was implemented targeting landowners in neighbourhood’s adjoining The Mill/Moreton Bay Central, highlighting breaches of Council’s Local Laws and the potential risks to koalas.</p> <p>Despite areas of the site being strictly closed to public, dog walkers with domestic dogs (off-leash) have occasionally been reported to Council by contractors working on site. Where unauthorised access is reported, these matters are referred to Council’s Local Laws team for action.</p> <p>In 2023, Council endorsed its new animal management local law Animal Management Local Law 2023. With additional areas of Moreton Central being planned to be open</p>

KMP Section	Intent of Section	Implementation as at four-year anniversary of the “commencement of the action” (01/03/2026)
		to the public mid-2026, including areas along the North Pine River (adjacent to primary and supplementary offset areas) Council is investigating options to manage domestic dogs on the site. Further details on this matter will be included in the 2027 Annual Compliance report.
4.3 Vehicle Strike	Threat mitigation, particularly related to vehicle strike, will be implemented, primarily through speed restrictions and traffic calming approaches - fauna fencing and crossing structures will be used on major roads.	Throughout the decontamination and construction phase, vehicle speed limits have been strictly enforced throughout the site and temporary exclusion fencing has been utilised to ensure no koalas have been killed or injured as a result of the works. As the project moves into the next phase of development, a traffic management plan will be developed and implemented to reduce risk of vehicle strike. This will involve the use of fauna movement infrastructure such as exclusion fences, under passes and fauna furniture to provide safe passage for koalas and other wildlife. Further details are provided in 4.3a - 4.3e below.
4.3.a	Along the road connecting the University Precinct to Dohles Rocks Road (Dohles Rocks Connection Road) to restrict koala movement into the road corridor.	As at 01/03/2026 the road connection from Dohles Rocks Road to the University Precinct has not been constructed. During the planning stage for this road, fauna movement infrastructure will be embedded into designs to mitigate impacts to koala and other wildlife. However, the internal haulage route (Bickle Road to the revegetation areas) remains in place with strict vehicle speed limitations.

KMP Section	Intent of Section	Implementation as at four-year anniversary of the “commencement of the action” (01/03/2026)
4.3.b	Along the northern edge of Yebri Creek to restrict koala movement from the open space area associated with the creek into the adjoining precinct. Escape poles will be established on the development side of the fencing. Wherever the proposed new fencing intersects with existing rail line fencing, the design will ensure that the fences are securely interconnected.	As at 01/03/2026 bushland areas in and around Yebri Creek, the Innovation Precinct (located in the north-west of the site) and primary offset and supplementary revegetation areas remain unobstructed and able to be traversed by koala and other wildlife. New fauna fencing will be integrated into designs as these areas are planned for development.
4.3.c	Along the eastern edge of the unconstructed School Road reserve. The fence will be positioned on the eastern side of the road corridor. Escape poles will be established on the development side of the fencing.	As at 01/03/2026 bushland areas in and around Yebri Creek, the Innovation Precinct and primary offset and supplementary revegetation areas remain unobstructed and able to be traversed by koala and other wildlife. New fauna fencing will be integrated into designs as the Innovation Precinct is planned for development.
4.3.d	Where necessary to direct koalas to safe passage underpasses.	Fauna fencing has been installed along Gympie Road, Petrie on The Mill/Moreton Bay Central boundary and along the boundary of Wyllie Park. Additionally, a fauna underpass (for use by koalas and other terrestrial species) has been installed. A fauna rope bridge was also installed between The Mill/Moreton Bay Central and Wyllie Park to assist possums and gliders safely traverse over Gympie Road.
4.3.e	Upon the advice of koala specialists, fauna infrastructure will be installed along the proposed haulage routes and the primary offset area during the construction phase (e.g. dewatering and re-profiling engineering works) to maximise wildlife safety during operational works.	As at 01/03/2026, dewatering works have been completed and the areas remain unobstructed and able to be traversed by koala and other wildlife. The internal haulage route (Bickle Road to the revegetation areas) remains in place with strict vehicle speed limitations.
4.4		

KMP Section	Intent of Section	Implementation as at four-year anniversary of the “commencement of the action” (01/03/2026)
Disease		
4.4.a	Council will continue to contribute to the health and ongoing viability of koalas on the site by supporting koala disease research, including UniSC’s koala chlamydia vaccination program.	Since 2017, Council has worked collaboratively with UniSC and EVE to progress the disease research and koala treatment. This has included access to koala monitoring data and blood samples from koalas included in The Mill/Moreton Bay Central monitoring program.

KMP Section	Intent of Section	Implementation as at four-year anniversary of the “commencement of the action” (01/03/2026)
4.4.b	Sick koalas will be treated during telemetric monitoring periods and where available, vaccination against disease will be provided.	<p data-bbox="1048 277 2051 416">In addition to 4.4 (a), Council engaged EVE to undertake a close koala monitoring program (2017 to 2022) including the requirement to monitor koala health and viability. During this time, EVE conducted around 2,000 veterinary exams, with sick or injured koalas being treated as and when required.</p> <p data-bbox="1048 459 2051 738">Following this intensive health monitoring program, a less intensive program consisting of quarterly visual health checks of koalas has been implemented (commenced October 2023). These health checks are conducted within hours of surveys using drone mounted thermal cameras to improve the efficacy of visual health checks. At each quarterly period, a quarter of the site is assessed, enabling the entire site to be monitored once over a 12-month period through dedicated visual health checks. To date, all visual checks have reported healthy koalas, with no medical intervention being required (see Appendix 7).</p> <p data-bbox="1048 782 2051 1061">Healthcare is also provided for incidental observations of sick or injured koalas and other wildlife at the site. This service has been implemented by Council since October 2023 and as at 01/03/2026, a total of five koalas have been reported (4 outside of the health check and one observed opportunistically while undertaking the health check). Four koalas were reported during the 2023/24 financial year, and one was reported during the 2025/2026 financial year. The koala observed during this reporting period was found already deceased during the on-ground health check, with no obvious cause of death identified.</p> <p data-bbox="1048 1104 2051 1243">In addition, it was reported to Council that one koala was collected from the boundary of the site by wildlife carers and subsequently euthanised due to its poor health. This koala had been monitored at The Mill/Moreton Bay Central since 2013 and was one of the older individuals from The Mill/Moreton Bay Central.</p> <p data-bbox="1048 1286 2051 1353">In addition to this ongoing healthcare service, Council undertook a health assessment of koalas following ex-Tropical Cyclone Alfred (2025), which involved</p>

KMP Section	Intent of Section	Implementation as at four-year anniversary of the “commencement of the action” (01/03/2026)
		the collection of scat samples for genetic and disease analysis. The results of this survey indicated that the koala population at The Mill/Moreton Bay Central is genetically healthy, and no chlamydia was detected in the samples.
4.5 Weed Management	Council will implement a comprehensive natural area management program across the site in liaison with environmental consultants and contractors. The management program will be implemented over the life of the project.	Council has procured weed management services annually since 2017, via a competitive tender process. This program targets bushland areas across the site, noting that some areas were heavily infested with weed species with significant weed seed loads. Weed management measures continue to transform these areas from moderate quality koala habitat to high quality koala habitat. These areas will progressively be enhanced by in-fill planting, as site conditions continue to improve.
4.6 Vegetation Clearing	During the planning stage, it was determined that 22ha of koala habitat will be lost from the site. In accordance with the EPBC approval conditions, ‘commencement of the action’ starts following the removal of 4ha of koala habitat. Once the commencement of action has been triggered, all the EPBC approval conditions must be met within the specified timeframes. Additionally, all vegetation clearing shall meet the conditions specified in section 4.6.2 of the KMP.	The controlled action commenced 01/03/2022 when the combined total of 4ha of critical koala habitat had been cleared from the site. Clearing associated with decontamination works functionally concluded in November 2022. As at 01/03/2026, a total of 5.364ha of koala habitat has been cleared. The remainder of the clearing impacts will be associated with the establishment of the internal road connection to Dohles Rocks Road and the future development across the Innovation Precinct. As of 01/03/2026, these projects have not yet commenced. Specific conditions have been placed on all contractors approved to undertake vegetation clearing across the site as per section 4.6.2 of the KMP. These conditions are also included in Appendix 2 of the EPBC compliance report.
4.7	In accordance with the EPBC approval conditions Council is required to:	This condition relates to condition 5 of the EPBC Compliance Report 2026 – refer pages 8 to 10.

KMP Section	Intent of Section	Implementation as at four-year anniversary of the “commencement of the action” (01/03/2026)
Primary Offset Area and Supplementary Habitat Restoration Area	<p>a) rehabilitate a minimum of 26ha within the defined primary offset planting area and dedicate a minimum of 74ha for rehabilitation within the supplementary habitat restoration area.</p>	
	<p>These areas must be rehabilitated so that the defined areas reach non-juvenile koala habitat tree status within timeframes set out by the Federal Government.</p>	
5.1 Baseline Koala Monitoring	<p>In accordance with the approval conditions (refer Appendix 1 - Approval EPBC Referral), a baseline study of the koala population is required.</p>	<p>This condition relates to condition 3.c.i of the EPBC Compliance Report 2026 (page 6). The baseline study of the koala population within the site was undertaken by Endeavour Veterinary Ecology (EVE) between May to June 2017, prior to any site works commencing. At 30/06/2017, 45 koalas had been accounted for on the site.</p>
5.2 Koala monitoring construction	<p>Council aims to reduce the risk of koala injury or death during the decontamination and construction phase by implementing strategies that monitor koalas across the site.</p>	<p>This condition relates to conditions 2 and 3c of the EPBC Compliance Report 2026 (page 5 and 6).</p>
	<p>a) Intensive koala management periods, using telemetry tags or similar devices, will occur as determined by the construction timeframe and in consideration of advice from koala specialists</p>	<p>From March 2025 until December 2025 there have been an average of 81.1 (min = 71, max = 93) koalas detected in monthly thermal drone surveys at The Mill/Moreton Bay Central. This is an increase compared to the numbers reported in the 2025 Compliance Report.</p>
	<p>Thereafter koala monitoring across the site will include the use of various monitoring methodologies including, for example, low</p>	<p>The December 2025 thermal drone survey identified a total of 73 koalas (with a corrected abundance of 97 koalas). There were 11 koalas located in the primary offset area, 42 located within supplementary habitat restoration areas and 20 located within other areas across the site. Maps detailing koalas detected in thermal drone surveys from March 2025 - December 2025 are attached to this report (see examples in Appendix 6).</p>

KMP Section	Intent of Section	Implementation as at four-year anniversary of the “commencement of the action” (01/03/2026)
	intensive monitoring, night vision cameras, visual population assessments and koala scent detection dogs and innovations (e.g. drone identification technology).	<p>Note: For koalas and other native wildlife observed independent of the visual health checks, Council have contracted EVE to attend to sick and injured koalas and other sick and injured native wildlife on the site.</p> <p>This care service was introduced in October 2023 and to date, five koalas have been reported. Of these, one was healthy requiring no care, two were a mother and joey who were taken in for care and two were found deceased. No other native wildlife has been observed to require assistance. In addition, one koala has been reported to Council that was taken from the site by wildlife carers and due to its poor health was euthanised.</p>
<p>5.3</p> <p>Koala Monitoring - Precinct 2 - The Mill Innovation</p>	The development of Precinct 2 - Mill Innovation will require additional koala management measures to be implemented before, during and after koala habitat removal.	As of 01/03/2026, use of the Innovation Precinct (including associated vegetation clearing) has not yet been commenced.

KMP Section	Intent of Section	Implementation as at four-year anniversary of the “commencement of the action” (01/03/2026)
<p data-bbox="174 277 226 304">5.4</p> <p data-bbox="174 352 394 520">Use of Primary Offset Area and Supplementary Habitat Restoration Area</p>	<p data-bbox="427 277 1021 488">In accordance with the approval conditions, following the ‘commencement of the action’, Council is required to implement a monitoring program to ascertain the use by koalas of the primary offset planting area and the supplementary habitat restoration area.</p> <p data-bbox="427 528 1021 596">This will be conducted via a range of monitoring methodologies, applied in a standardised manner.</p>	<p data-bbox="1050 277 2051 304">This condition relates to condition 3c of the EPBC Compliance Report 2026 (page 6).</p> <p data-bbox="1050 352 2051 448">Council has devised a vegetation management procedure for The Mill/Moreton Bay Central, establishing minimum standards for vegetation removal in compliance with condition 2 (outlined in Appendix 2).</p> <p data-bbox="1050 496 2051 663">Between 01/07/2017 and 30/06/2022, Council employed "near real-time" monitoring, utilising telemetry collars for close observation of the koala population and their movements on and around the site. This encompassed adjacent habitat areas such as John Oxley Reserve (east of The Mill/Moreton Bay Central) and State Government land (north-west of The Mill/Moreton Bay Central).</p> <p data-bbox="1050 711 2051 847">Starting from February 2023, the primary offset planting area and supplementary habitat restoration area at The Mill/Moreton Bay Central have been monitored using monthly thermal imagery drone surveys (see Appendix 6 for example survey results).</p>

KMP Section	Intent of Section	Implementation as at four-year anniversary of the “commencement of the action” (01/03/2026)
<p>5.5</p> <p>Record Keeping and Reporting</p>	<p>In accordance with approval conditions, record keeping and reporting will include:</p> <ul style="list-style-type: none"> a) Notification to the Department of Environment (DoE) within 20 business days of ‘commencement of the action’; b) Recording information to substantiate activities associated with or relevant to the conditions of the approval, including measures taken to implement this KMP; and c) Within 60 business days of every 12-month anniversary of the commencement of the action, compliance reports as per the DoE Annual Compliance Report Guidelines submitted 	<p>5.5 (a) The ‘commencement of the action’ was triggered 01/03/2022. The Department was formally notified 21/03/2022, and Council received acknowledgement of receipt of this notification on 29/03/2022.</p> <p>5.5 (b) The EPBC Compliance Report 2026 contains details to substantiate the activities associated with the conditions of approval, including the KMP.</p> <p>5.5 (c) The EPBC Compliance Report 2026 is the fourth report submitted to the Department following the ‘commencement of the action’.</p>

Appendix 5 - Koala Population Data (2017 - 2022)

Table 1 - Koala population data 2017 to 2022

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

Appendix 6 - Koalas Identified by the Thermal Drones (2025-2026)



Figure 1. Koalas identified by thermal cameras mounted on drones on 17/03/2025 and 18/03/2025.



Figure 2. Koalas identified by thermal cameras mounted on drones on 02/06/2025 and 03/06/2025.

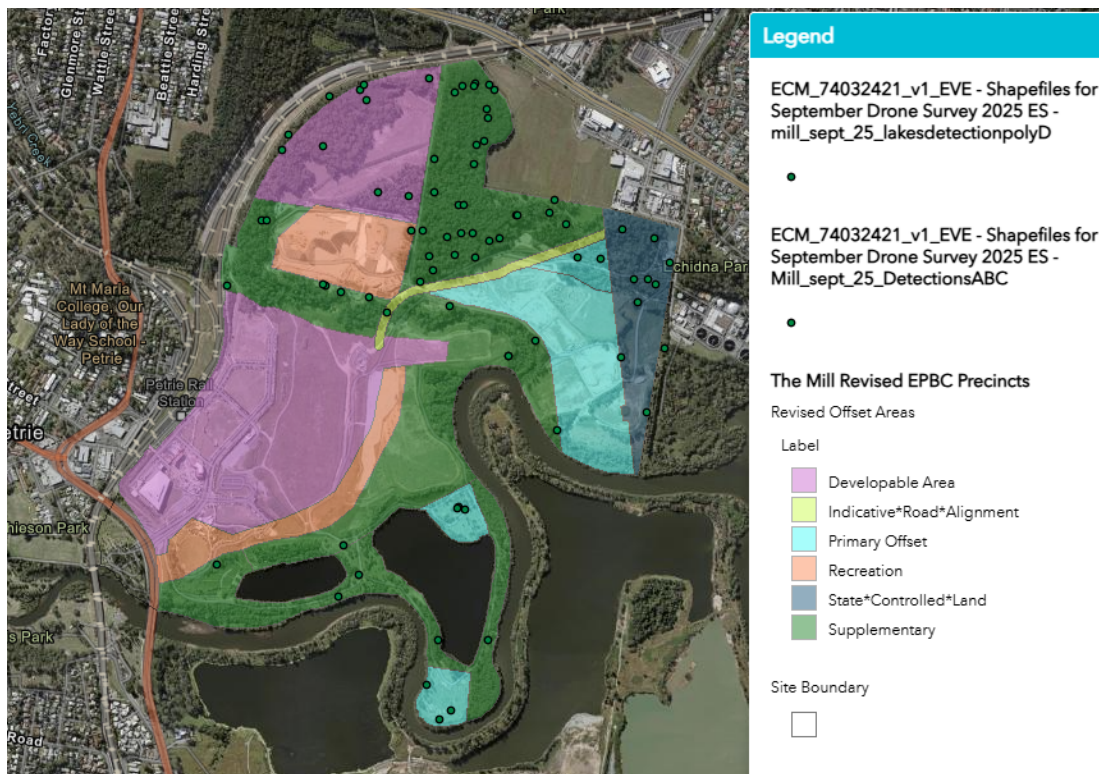


Figure 3. Koalas identified by thermal cameras mounted on drones on 10/09/2025, 11/09/2025 and 12/09/2025.



Figure 4. Koalas identified by thermal cameras mounted on drones on 15/12/2025 and 16/12/2025.

Appendix 7 - Quarterly Koala Visual Health Checks


Table 1 - Koala Visual Health Checks 2025 to 2026

Date	Area searched	Number of koalas observed	Comments
12 February 2025	Area B	22	<p>There were 26 koalas detected in drone surveys, and of these 22 in visual health checks. There were 14 adults (one with a dependent joey), 7 sub-adults and 1 juvenile observed.</p> <p>All located koalas were observed to be healthy.</p>
14 May 2025	Area A	14	<p>There were 16 koalas detected in drone surveys, and of these 14 were located in visual health checks. There were 12 adults and 2 sub-adults observed.</p> <p>All located koalas were observed to be healthy.</p>
13 August 2025	Area D	10	<p>There were 13 koalas detected in drone surveys, and of these 10 were located in visual health checks. All koalas observed were adults.</p> <p>All located koalas were observed to be healthy.</p>
11 November 2025	Area C	21	<p>There were 24 koalas detected in drone surveys, and of these 21 were located in visual health checks. There were 20 adults and 1 sub-adults observed.</p> <p>All located koalas were observed to be healthy.</p>

Appendix 8 – Primary Offset Planting Area

The primary offset area consists of 26ha of koala habitat restoration (see below map). There are areas of high and low survival within the primary offset.



 Primary Offset area

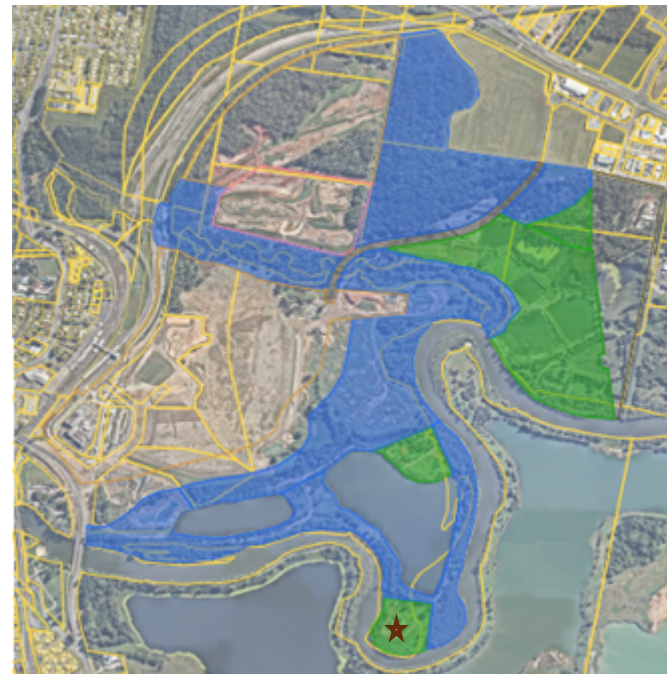
Primary offset area planted in July 2021



Left: Primary offset area – July 2021 (just planted).

Right: Primary offset area - January 2025. This area is thriving with most trees already reaching NJKHT status. Koalas have also been observed utilising planted trees in this area.

(image location indicated by the star in right hand map (Primary offset = green; Supplementary habitat restoration area = blue)).



An example of 'typical trees' in the southern primary offset areas planted in July 2021.
(image location indicated by the star in right hand map (Primary offset = green; Supplementary habitat restoration area = blue)).

Primary offset area, planted in June 2024



Left: Primary offset area north of Yebri Creek – June 2024 (just planted).

Right: Primary offset area north of Yebri Creek - January 2025. Survival and growth in this area has been poor.

(image location indicated by the star in right hand map (Primary offset = green; Supplementary habitat restoration area = blue)).



An example of a planting area in the primary offset planted in mid 2024. Many plants have not survived and growth of those that have has been poor. (image location indicated by the star in right hand map (Primary offset = green; Supplementary habitat restoration area = blue)).

Trial plantings undertaken to date in the primary offset area



In the primary offset area planted in mid 2024, 6,000 new saplings have been planted (mid 2025). The maintenance regime in this area has been amended and all saplings installed with tree guards.

(image location indicated by the star in right hand map (Primary offset = green; Supplementary habitat restoration area = blue)).

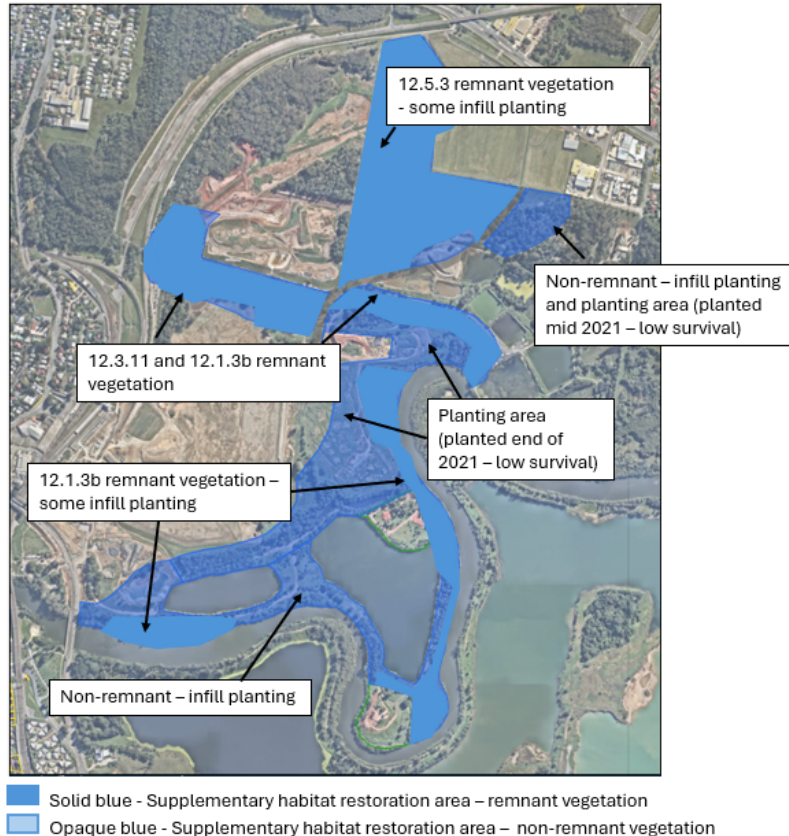


A trial has been implemented in the most recent planting area which consists of primary offset (initially planted in mid 2024). In this area, a fenced-off trial has been established (indicated by the red border in the above picture). This area has been mulched, direct seeded and re-planted. This is the most recent trial planting and it is too early to establish its success.

Appendix 9 – Supplementary Offset Area

Supplementary habitat restoration area

The supplementary habitat restoration area consists of 74Ha of remnant and non-remnant vegetation. Approximately 17Ha of the 74Ha has been identified as high quality koala habitat, 47Ha of the 74Ha is subject to assisted natural regeneration and the remaining 10ha is subject to habitat restoration (see planting and infill planting in the below map). Currently, the remnant areas and areas receiving infill planting are on track to meeting EPBC approval conditions (~64Ha).





Left: Supplementary habitat restoration area – December 2021 (just planted) - 10Ha

Right: Supplementary area - January 2025. Survival and growth has been poor in this area.

(image location indicated by the star in right hand map (Primary offset = green; Supplementary habitat restoration area = blue)).



An example of a planting area in the supplementary habitat restoration area, observed in August 2025 (image location indicated by the star in right hand map (Primary offset = green; Supplementary habitat restoration area = blue)).
Trees are present with trees are below the required height for a NJKHT.

Infill planting area within the supplementary habitat restoration area



Examples of planted trees within infill areas of the supplementary habitat restoration area. These areas had established large trees and have had supplementary infill planting of additional koala plant species. Infill planting was initially undertaken in this area during mid 2021. This area has been subject to flooding previously (in February and May 2022), however, plantings in this area are growing well and on trajectory towards meeting EPBC requirements.

Remnant habitat within the supplementary habitat restoration area



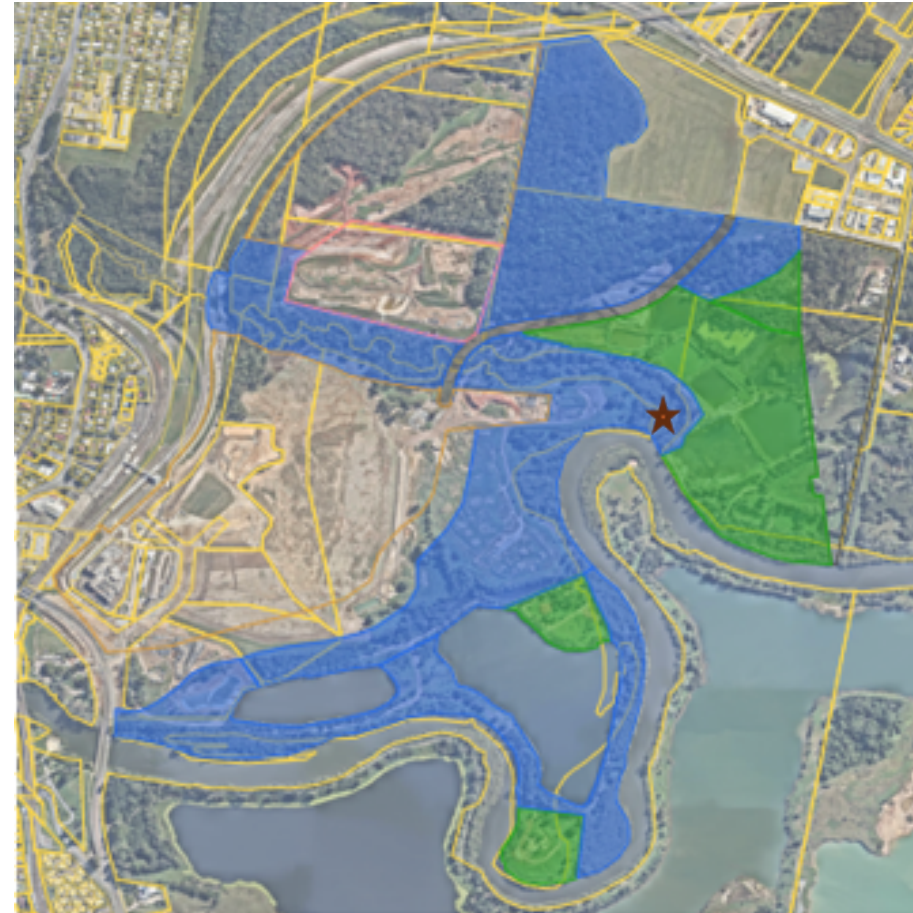
An example of koala habitat in the remnant areas of the supplementary habitat restoration area. These areas currently meet the 10 and 20 year criteria for the EPBC approval.

Trial plantings undertaken to date in the supplementary habitat restoration area



In mid 2025, a trial was implemented within the supplementary habitat restoration area (image location indicated by the star in right hand map (Primary offset = green; Supplementary habitat restoration area = blue)).

This area was originally planted in mid 2021 and had low survival rates. For this trial new mulch was spread, older saplings planted and protectant was applied. Alternative pruning measures have been introduced in this area, different tree guards capable of restricting kangaroos have been used and the soil has been aerated. The results to date have been promising in this area.



In mid 2025 a trial was established in the supplementary habitat restoration area. This area was originally planted in late 2021 and has had poor growth and survival. It was subject to flooding in February and May of 2022 which resulted in the loss of plants. The current trial includes new mulch being spread, infill planting of older saplings and alternative pruning measures being introduced in this area. The soil has also been aerated. The results to date have been promising in this area. (Image location indicated by the star in right hand map (Primary offset = green; Supplementary habitat restoration area = blue))