

Notification of approval

Bundaberg Hospital, Thabeban, Queensland (EPBC ref 2022/09397)

This decision is made under section 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Note that section 134(1A) of the EPBC Act applies to this approval. That provision provides, in general terms, that if the approval holder authorises another person to undertake any part of the Action, the approval holder must take all reasonable steps to ensure that the other person is informed of any conditions attached to this approval, and that the other person complies with any such conditions.


Approved Action

person to whom the approval is granted (approval holder)	Department of Health QLD ABN: 66 329 169 412
Action	To construct and operate the New Bundaberg Hospital and associated infrastructure in Thabeban, Queensland. See EPBC Act referral 2022/09397.

Approval decision

Decision	My decision on whether or not to approve the taking of the Action for the purposes of the controlling provision for the Action is as follows	
	Controlling Provision	Decision
	Listed threatened species and communities (section 18 and section 18A)	Approved
period for which the approval has effect	This approval has effect until 09 April 2059	
conditions of approval	The approval is subject to conditions under the EPBC Act as set out in Annexure A.	

Person authorised to make decision

name and position	Mark Say, A/g Branch Head, Environment Assessments Queensland Branch
signature	
date of decision	19 April 2024

Annexure A

Note: Words appearing in **bold** have the meaning assigned to them at PART C – DEFINITIONS.

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Part A – Avoidance, mitigation, and compensation conditions

CLEARING LIMITS

- 1) To avoid and mitigate **harm** to **protected matters**, the approval holder must not take the Action outside the **Action area**.
- 2) To avoid and mitigate harm to **protected matters**, the approval holder must not **clear**:
 - a) outside of the **development footprint**
 - b) more than a combined total of 24.46 hectares (ha)
 - c) more than 23.56 ha of **Koala habitat**,
 - d) more than 23.56 ha of **Grey-Headed Flying Fox habitat**,
 - e) more than 23.56 ha of **Greater Glider habitat**
- 3) To avoid and mitigate **harm** to **protected matters**, the approval holder must not **construct** outside the **development footprint**.

ACTION MANAGEMENT PLANS

- 4) To avoid and mitigate harm to the **Koala**, **Grey-headed Flying-fox** and **Greater Glider** as a result of the Action, the approval holder must commence implementing the **Vegetation Clearing and Fauna Management Plan** from the date of **Commencement of the Action** and continue to implement the **Vegetation Clearing and Fauna Management Plan** until the expiry of this approval.
- 5) The approval holder must submit to the **department** for the **Minister's** approval a Matters of Environmental Significance Management Plan (MNES Management Plan). The MNES Management Plan must specify a program of measures that will be implemented to reduce the presence of feral predators (including foxes and cats), and how the effectiveness of the program will be monitored and compared to baseline data for the **Action area**. The measures must be:
 - i) in line with relevant threat abatement plans including the *Threat abatement plan for predation by the European red fox 2008* and *Threat abatement plan for predation by feral cats 2015*
 - ii) known effective methods for the control of these species and
 - iii) supported by scientific evidence
- 6) The approval holder must commence implementing the approved MNES Management Plan within 12 months of **Commencement of the Action** and continue to implement the approved MNES Management Plan at least until the expiry of this approval.
- 7) The approval holder must not commence **main construction works** unless the **Minister** has approved the MNES Management Plan in writing.

PROTECTED MATTERS MANAGEMENT MEASURES

- 8) The approval holder must ensure that no **Koala**, **Grey-headed Flying-fox** or **Greater Glider** is killed or injured as a result of the Action.

- 9) The approval holder must immediately arrange veterinary care or assistance from an experienced **wildlife expert** if any **Koala**, **Grey-headed Flying-fox** or **Greater Glider** are found injured within or adjacent to the **Action area** during **clearing** or **construction**.
- 10) To avoid and mitigate **harm** to **protected matters**, the approval holder must ensure that all **clearing** activities are performed under the supervision of a **fauna spotter catcher** and **suitably qualified field ecologist**.
- 11) In taking the Action, and for the protection of **protected matters**, the approval holder must:
 - a) ensure a **fauna spotter catcher** and **suitably qualified field ecologist** commence monitoring for **protected matters** at least 30 minutes prior to all **clearing** activities to detect the presence of **protected matter** individuals
 - b) ensure that the **fauna spotter catcher** and **suitably qualified field ecologist** continually monitor for **protected matters** during all **clearing** activities
 - c) record the date, time and location at which any **protected matters** are observed, cordoned off, protected, move of their own accord and/or relocated by a **fauna spotter catcher** from the **Development Footprint**
 - d) ensure that the **fauna spotter catcher** does not, in carrying out their duties, act inconsistently with the obligations of their licence
 - e) cease all **clearing** and **construction** if a **protected matter** is observed within the **Development Footprint**, and delay resumption of any **clearing** and **construction** until the observed **protected matter** has either vacated the **Development Footprint** on its own accord or been relocated out of the Action area by a **fauna spotter catcher**
 - f) provide the **Return of Operations Report** and **Wildlife Management Report** to the **department** within six (6) months of commencement of the **operational phase**
 - g) provide the updated Bushfire Hazard Assessment and Management Plan (BHMP) to the **department**, as required under the Ministerial Infrastructure Determination (MID) 1222-0662 decision, within 6 months of commencement of the **operational phase**
 - h) ensure the updated BHMP takes into consideration the **Conservation Advice for the Greater Glider**
 - i) commence the installation of temporary **Koala exclusion fencing** within 48 hours after **clearing** is commenced within the **development footprint** and complete the installation of temporary **Koala exclusion fencing** prior to each **construction** stage commencing within the **development footprint**, to prevent any **Koala** from entering an area where **construction** is taking place
 - j) ensure that the temporary **Koala exclusion fencing** around each **construction** area remains in place until all **construction** activities within the fenced area are completed
 - k) ensure sequential **clearing** of vegetation is conducted in accordance with **Queensland's Koala Sensitive Design Guideline** to allow **protected matters** to safely move out of the **clearing** area and into surrounding areas of **relevant habitat**
 - l) implement the **sequential clearing provisions**, including all provisions specified for areas which may be **cleared** in any one stage, periods of non-**clearing** between stages, maintaining habitat links and restrictions on **clearing** trees containing **Koalas**

- m) prohibit anyone from bringing any dogs into the **Action area** during **construction**
- n) prior to the **commencement of construction**, install prominent signage around the perimeter of the **Action area** advising that dogs are prohibited
- o) at least 6 months prior to the commencement of the **operational phase**:
 - i) install permanent **Koala exclusion fencing** along the entire length of the defined **Fauna Exclusion Fencing**, and
 - ii) install **Koala poles** every 200 metres along the permanent **Koala exclusion fencing** fence line on the side closest to the hospital buildings to ensure any stranded **Koalas** can relocate on their own accord to adjacent vegetation.
- p) ensure all **Koala exclusion fencing** is installed and maintained in accordance with **Queensland's Koala Sensitive Design Guidelines** until the expiry of this approval,
- q) implement safe movement solutions, in accordance with **Queensland's Koala Sensitive Design Guidelines** to facilitate the safe movement and dispersal of the **Koala** from within the **development footprint** into the adjacent landscape from the **commencement of the Action**.

REHABILITATION

- 12) The approval holder must submit to the **department** for the **Minister's** approval a Rehabilitation Management Plan. By implementing the Rehabilitation Management Plan, the approval holder must achieve the **rehabilitation benchmarks**.

The Rehabilitation Management Plan must include:

- a) benchmarks and outcomes for the rehabilitation of the disturbed areas outside the development footprint as shown in the map in Appendix A5 at 1, 5, 10, 15 and 20 year intervals
 - b) trigger values for corrective actions
 - c) corrective actions to be implemented to ensure that the **rehabilitation benchmarks** are achieved, and
 - d) monitoring and reporting measures to ensure that if trigger values occur they will be promptly detected and that timely progress is made to achieve the **rehabilitation benchmarks** and that subsequently they are maintained.
- 13) To minimise and manage harm to the **Koala**, **Grey-headed Flying-fox** and **Greater Glider** as a result of the Action, the approval holder must commence implementing the approved Rehabilitation Management Plan within 12 months of **Commencement of the Action** and continue to implement it at least until the expiry of this approval.
- 14) The approval holder must not commence **main construction works** unless the **Minister** has approved the Rehabilitation Management Plan in writing.

OFFSET SITE(S)

- 15) To compensate for the residual impacts of the Action on the **Koala**, **Grey-headed Flying-fox** and **Greater Glider**, the approval holder must, submit to the **department** for the **Minister's** approval, an Offset Management Plan proposing environmental offsets for impacts to the **Koala**,

Grey-headed Flying-fox and **Greater Glider**. The approval holder must not commence **main construction works** unless the Offset Management Plan has been approved in writing by the **Minister**. The approval holder must commence implementing the approved Offset Management Plan within 20 **business days** of the date on which the **Minister** approves the Offset Management Plan and continue to implement the approved Offset Management Plan at least until the expiry of this approval.

- 16) The approval holder must, within 5 **business days** of commencing implementation of the Offset Management Plan, notify the **department** of the date on which implementation of the Offset Management Plan commenced.
- 17) The Offset Management Plan must meet the requirements of the **Environmental Offsets Policy** and the **Environmental Management Plan Guidelines** to the satisfaction of the **Minister**. The Offset Management Plan must:
 - a) be prepared by a **suitably qualified ecologist**, and
 - b) be attached to the mechanism used to legally **secure** each offset area specified in the approved Offset Management Plan.
- 18) The Offset Management Plan must include:
 - a) detailed information on the residual impacts to **Koala, Grey-headed Flying-fox** and **Greater Glider** that will be compensated for by the offset (Note: the offset comprises the **securement** of the **offset site(s)** and the habitat condition improvements to be achieved at the **offset site(s)**). This must include the area(s) of habitat for **Koala, Grey-headed Flying-fox** and **Greater Glider (protected matters)** and its condition and quality at all locations impacted by the Action which the offset is to address
 - b) the relevant **protected matters** and a reference to the **EPBC Act** approval conditions to which the Offset Management Plan refers
 - c) detailed information and a **shapefile** specifying the location, area and boundaries of the proposed offset site(s)
 - d) detailed baseline information on the area(s) of habitat, its condition, and the presence (or not) of the **protected matters** at the proposed offset site(s),
 - e) commitments to achievable improved ecological benefits at the proposed offset site(s) and the timeframes in which they will be achieved,
 - f) a table summarising all commitments to achieve the proposed ecological benefits for **protected matters** at the proposed offset site(s), and a reference to where each commitment is detailed in the Offset Management Plan
 - g) reporting and review mechanisms to inform the **department** annually regarding compliance with the management and environmental outcome commitments, and attainment and maintenance of the ecological benefits specified in the Offset Management Plan
 - h) an assessment of risks to achieving the ecological benefit(s) and what risk management measures and/or strategies will be applied to address these,
 - i) a monitoring program, which must specify:

- i) measurable performance indicators and the timeframes for their achievement to gauge attainment of the ecological benefits for the **protected matters**
 - ii) trigger values for corrective actions, and
 - iii) the proposed timing (including season/time of day/frequency) methods and effort, and an explanation of how these will be effective for this purpose, of monitoring to detect trigger values, changes in the performance indicators and to gather evidence that effectively demonstrates actual progress towards, attainment of and maintenance of the ecological benefits for the **protected matters**.
 - j) corrective actions to be implemented to ensure that the proposed ecological benefits for the **protected matters** are achieved or maintained if trigger values are reached or performance indicators not achieved in the specified timeframes
 - k) links to relevant referenced plans or conditions of approval (including state approval conditions), and
 - l) how the proposed offset site(s) will be protected, and ecological benefits maintained, and have enduring protection.
- 19) The approval holder must achieve all offset outcomes at the offset site(s) as proposed in the approved Offset Management Plan by the time specified for each outcome in the approved Offset Management Plan. Once achieved, the approval holder must maintain or exceed these offset outcomes at least until the expiry of this approval.
- 20) The approval holder must not commence the **main construction works** unless the offset site(s) specified in the approved Offset Management Plan is/ are **controlled**.
- 21) The approval holder must notify and provide evidence to the **department** in writing within five (5) **business days** of each offset site being **controlled** and again within five (5) **business days** of each offset site being legally **secured**.
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Part B – Administrative conditions

REVISION OF ACTION MANAGEMENT PLANS

- 22) The approval holder may, at any time, apply to the **Minister** for a variation to an action management plan approved by the **Minister** or as subsequently revised in accordance with the following conditions, by submitting an application in accordance with the requirements of section 143A of the **EPBC Act**. If the **Minister** approves a revised action management plan (RAMP) then, from the date specified, the approval holder must implement the RAMP in place of the previous action management plan.
- 23) The approval holder may choose to revise an action management plan required under conditions 4) or 5) or as subsequently revised in accordance with these conditions, without submitting it for approval under section 143A of the **EPBC Act**, if the taking of the Action in accordance with the RAMP would not be likely to have a **new or increased impact**.
- 24) If the approval holder makes the choice under condition 23) to revise an action management plan without submitting it for approval, the approval holder must:

- a) Notify the **department** electronically that the approved action management plan has been revised and provide the **department** with:
 - i) An electronic copy of the RAMP.
 - ii) An electronic copy of the RAMP marked up with track changes to show the differences between the approved action management plan and the RAMP.
 - iii) An explanation of the differences between the approved action management plan and the RAMP.
 - iv) The reasons the approval holder considers that taking the Action in accordance with the RAMP would not be likely to have a **new or increased impact**.
 - v) Written notice of the date on which the approval holder will implement the RAMP (RAMP implementation date), being at least 20 **business days** after the date of providing notice of the revision of the action management plan, or a date agreed to in writing with the **department**.
 - b) Subject to condition 26), implement the RAMP from the RAMP implementation date.
- 25) The approval holder may revoke its choice to implement a RAMP under condition 23) at any time by giving written notice to the **department**. If the approval holder revokes the choice under condition 23), the approval holder must implement the action management plan in force immediately prior to the revision undertaken under condition 23).
- 26) If the **Minister** notifies the approval holder that the **Minister** is satisfied that the taking of the Action in accordance with the RAMP would be likely to have a **new or increased impact**, then:
- a) Condition 23) does not apply, or ceases to apply, in relation to the RAMP.
 - b) The approval holder must implement the action management plan specified by the **Minister** in the notice.
- 27) At the time of giving the notice under condition 26) the **Minister** may also notify that for a specified period of time, condition 23) does not apply for one or more specified action management plans.

Note: Conditions 23), 24), 25), 26) and 27) are not intended to limit the operation of section 143A of the **EPBC Act** which allows the approval holder to submit a revised action management plan, at any time, to the **Minister** for approval.

SUBMISSION AND PUBLICATION OF PLANS

- 28) The approval holder must submit all **plans** required by these conditions electronically to the **department**.
- 29) Unless otherwise agreed to in writing by the **Minister**, the approval holder must publish each **plan** on the **website** within 15 **business days** of the date:
- a) the **plan** is approved by the **Minister** in writing, if the **plan** requires the approval of the **Minister**, or
 - b) of this approval, if the version of the **plan** to be implemented is specified in these conditions, or
 - c) the **plan** is submitted to the **department** in accordance with a requirement of these conditions, if the **plan** does not require the approval of the **Minister**, or

- d) the **plan** is approved by a Queensland government official as required under a Queensland government condition which must be complied with in accordance with these **EPBC Act** conditions.
- 30) The approval holder must keep all **plans** required by these conditions published on the **website** until the expiry date of this approval.
- 31) The approval holder is required to exclude or redact **sensitive ecological data** from **plans** published on the **website** or otherwise provided to a member of the public. If **sensitive ecological data** is excluded or redacted from a **plan**, the approval holder must notify the **department** in writing what exclusions and redactions have been made in the version published on the **website**.

NOTIFICATION OF DATE OF COMMENCEMENT OF THE ACTION

- 32) The approval holder must notify the **department** electronically of the date of **commencement of the Action**, within 5 **business days** following **commencement of the Action**.
- 33) The approval holder must not **Commence the Action** later than 5 years after the date of this approval decision.

MODIFICATIONS TO STATE OR TERRITORY APPROVAL

- 34) The approval holder must notify the **department** in writing of any proposed change to the Ministerial Infrastructure Designation (MID) approval that may relate to **protected matters** within two (2) **business days** of formally proposing a change and within five (5) **business days** of becoming aware of any proposed change.
- 35) The approval holder must notify the **department** in writing of any change to the MID approval conditions that may relate to **protected matters**, within ten (10) **business days** of a change to conditions being finalised. This notification must include a copy of the finalised changes to the MID conditions.

COMPLIANCE RECORDS

- 36) The approval holder must maintain accurate and complete **compliance records**.
- 37) If the **department** makes a request in writing, the approval holder must provide electronic copies of **compliance records** to the **department** within the timeframe specified in the request.

Note: **Compliance records** may be subject to audit by the **department**, or by an independent auditor in accordance with section 458 of the **EPBC Act**, and/or be used to verify compliance with the conditions. Summaries of the results of an audit may be published on the **department's** website or through the general media.

- 38) The approval holder must ensure that any **monitoring data** (including **sensitive ecological data**), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the *Guidelines for biological survey and mapped data*, Commonwealth of Australia 2018, or as otherwise specified by the **Minister** in writing.
- 39) The approval holder must ensure that any **monitoring data** (including **sensitive ecological data**), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the *Guide to providing maps and boundary data for EPBC Act projects*, Commonwealth of Australia 2021, or as otherwise specified by the **Minister** in writing.

- 40) The approval holder must submit all **monitoring data** (including **sensitive ecological data**), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the **department** within 20 **business days** of each anniversary of the date of this approval decision.

ANNUAL COMPLIANCE REPORTING

- 41) The approval holder must prepare a **compliance report** for each 12-month period following the date of this approval decision (or as otherwise agreed to in writing by the **Minister**).
- 42) Each **compliance report** must be consistent with the *Annual Compliance Report Guidelines*, Commonwealth of Australia 2023.
- 43) Each **compliance report** must include:
- a) Accurate and complete details of compliance and any non-compliance with:
 - i) each condition attached to this approval decision,
 - ii) each condition imposed under a state approval, if a condition attached to this approval decision requires compliance with that state approval condition,
 - iii) all commitments made in each **plan**, and
 - iv) if any **incident** occurred, each **incident**.
 - b) One or more **shapefile** showing all **clearing** of **protected matters**, and/or their habitat, undertaken within the 12-month period at the end of which that **compliance report** is prepared.
 - c) A schedule of all **plans** in existence in relation to these conditions and accurate and complete details of how each **plan** is being implemented.
- 44) The approval holder must:
- a) Publish each **compliance report** on the **website** within 20 **business days** following the end of the 12-month period for which that **compliance report** is required.
 - b) Notify the **department** electronically, within five (5) **business days** of the date of publication that a **compliance report** has been published on the **website**.
 - c) Provide the weblink for the **compliance report** in the notification to the **department**.
 - d) Keep all published **compliance reports** required by these conditions on the **website** until the expiry date of this approval.
 - e) Exclude or redact **sensitive ecological data** from **compliance reports** published on the **website** or otherwise provided to a member of the public.
 - f) If **sensitive ecological data** is excluded or redacted from the published version, submit the full **compliance report** to the **department** within five (5) **business days** of its publication on the **website** and notify the **department** in writing what exclusions and redactions have been made in the version published on the **website**.

Note: Compliance reports may be published on the **department's** website.

REPORTING NON-COMPLIANCE

- 45) The approval holder must notify the **department** electronically, within two (2) **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **plan**.
- 46) The approval holder must specify in the notification:
- a) Any condition or commitment made in a **plan** which has been or may have been breached.
 - b) A short description of the **incident** and/or potential non-compliance and/or actual non-compliance.
 - c) The location (including co-ordinates), date and time of the **incident** and/or potential non-compliance and/or actual non-compliance.

Note: If the exact information cannot be provided, the approval holder must provide the best information available.

- 47) The approval holder must provide to the **department** in writing, within 12 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance, the details of that **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **plan**. The approval holder must specify:
- a) Any corrective action or investigation which the approval holder has already taken.
 - b) The potential impacts of the **incident** and/or non-compliance.
 - c) The method and timing of any corrective action that will be undertaken by the approval holder.

INDEPENDENT AUDIT

- 48) The approval holder must ensure that an **independent audit** of compliance with the conditions is conducted for every three-year period following the **commencement of the Action** for the first nine years following this approval decision, and thereafter for every five-year period until this approval expires (unless otherwise specified in writing by the **Minister**).
- 49) For each **independent audit**, the approval holder must:
- a) Provide the name and qualifications of the nominated **independent** auditor, the draft audit criteria, and proposed timeframe for submitting the **audit report** to the **department** prior to commencing the **independent audit**.
 - b) Only commence the **independent audit** once the nominated **independent** auditor, audit criteria and timeframe for submitting the **audit report** have been approved in writing by the **department**.
 - c) Submit the **audit report** to the **department** for approval within the timeframe specified and approved in writing by the **department**.
 - d) Publish each **audit report** on the **website** within 15 **business days** of the date of the **department's** approval of the **audit report**.
 - e) Keep every **audit report** published on the **website** until this approval expires.
- 50) Each **audit report** must report for the three-year period preceding that audit report for the first nine years following this approval, and thereafter for every five-year period preceding the audit report.

- 51) Each **audit report** must be completed to the satisfaction of the **Minister** and be consistent with the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines*, Commonwealth of Australia 2019.

COMPLETION OF THE ACTION

- 52) The approval holder must notify the **department** electronically 60 **business days** prior to the expiry date of this approval, that the approval is due to expire.
- 53) Within 20 **business days** after the **completion of the Action**, and, in any event, at least 20 **business days** before this approval expires, the approval holder must notify the **department** electronically of the date of **completion of the Action** and provide **completion data**. The approval holder must submit any spatial data that comprises **completion data** as a **shapefile**.

Part C – Definitions

In these conditions any bolded use of a word or term refers to the below definition of that word or term:

Action area means the location of the Action, represented in Appendix A1 by the zone enclosed by the solid BLACK line designated 'Site DCDB' and the zone enclosed by the dashed RED line designated 'Project Disturbance Footprint [24.2 ha]'

Audit report means a written report of compliance and fulfilment of the conditions attached to this approval, objectively evaluated against the audit criteria approved by the **department**.

Business day means a day that is not a Saturday, a Sunday or a public holiday in Queensland.

Clear, cleared or clearing means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of vegetation but does not include weeds (see the *Australian Weeds Strategy 2017-2027*, Commonwealth of Australia 2017 for further guidance).

Commence the Action or commences the Action means the first instance of any on-site **clearing, construction** or other physical activity associated with the Action, but does not include minor physical disturbance necessary to:

- a) Undertake pre-clearance surveys or monitoring programs.
- b) Install signage and/or temporary fencing to prevent unapproved use of the **Action area**, so long as the signage and/or temporary fencing is located where it does not **harm** any **protected matter**.
- c) Protect environmental and property assets from fire, weeds, and feral animals, including use of existing surface access tracks.
- d) Install temporary site facilities for persons undertaking pre-commencement activities so long as these facilities are located where they do not **harm** any **protected matter**.

Commencement of the Action means the date on which the approval holder **commences the Action**.

Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met.

Completion of the Action means the date on which all activities associated with the significant impacts of this approval, including achievement of the **offset outcomes**, will have permanently ceased and/or been completed.

Compliance records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval (including compliance with commitments made in **plans**) in the approval holder's possession, or that are within the approval holder's power to obtain lawfully.

Compliance report means a written report of compliance with, and fulfilment of, the conditions attached to the approval.

Conservation Advice for the Greater Glider means the *Conservation Advice for Petauroides volans (greater glider (southern and central))*, Commonwealth of Australia 2022.

Construction means:

- a) the erection of a building or structure that is, or is to be, fixed to the ground and wholly or partially fabricated on-site,
- b) the alteration, maintenance, repair or demolition of any building or structure,
- c) any work which involves breaking of the ground (including pile driving) or bulk earthworks,
- d) any vegetation clearance
- e) the laying of pipes and other prefabricated materials in the ground, and
- f) any associated excavation work.

Construction does not include the installation of temporary fences and signage. **Construction** includes both **Early Works** and **Main Construction Works**.

Controlled means preventing, by way of ownership or binding contract with the landowner, any use of, or activity on the offset site that negates or is counter to the conservation purposes of the offset site.

Department means the Australian Government agency responsible for administering the **EPBC Act**.

Development footprint means the location of all clearing and construction activities represented in Appendix A1 by the red dashed line designated 'Project Disturbance Footprint [24.2 ha]' and the orange shaded area designated 'Stormwater Management Area [2.1 ha]'.

Early Works means:

- a) The mobilisation and establishment of the **development footprint** (including transportable site office and workers camp accommodation)
- b) **Clearing**, grubbing and stripping the **development footprint** of topsoil; and stockpiling
- c) Preparation of the building platforms including inground piling and ground floor slabs
- d) Installation of inground infrastructure services
- e) Completion of roads
- f) Completion of stormwater management works.

Environmental Management Plan Guidelines means the *Environmental Management Plan Guidelines*, Commonwealth of Australia 2014.

Environmental Offsets Policy means the *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy*, Commonwealth of Australia 2012.

EPBC Act means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

Fauna Exclusion Fencing means the boundary along which **Koala exclusion fencing** will be installed in accordance with these conditions, as represented in Appendix A2 by the purple dashed line designated '1800h Fauna Exclusion Fencing'.

Fauna Spotter Catcher means a person holding an appropriate licence issued under the *Queensland Nature Conservation Act 1992* to detect, capture, care for, assess, and release wildlife disturbed by vegetation **clearance** activities who have at least three years' experience undertaking this work with **Koalas**, the **Grey-headed Flying-fox** and **Greater Gliders**.

Greater Glider refers to the **EPBC Act** listed threatened species *Petauroides volans* (southern and central).

Greater Glider habitat means any area that provides habitat suitable for the **Greater Glider**, including habitat described in the *Conservation Advice for Petauroides volans (greater glider (southern and central))*, Commonwealth of Australia 2022.

Grey-headed Flying-fox refers to the **EPBC Act** listed threatened species *Pteropus poliocephalus*.

Grey-headed Flying-fox habitat means any area that provides habitat suitable for the **Grey-headed Flying-fox**, including habitat described in the *National Recovery Plan for the Grey-headed Flying-fox Pteropus poliocephalus*, Commonwealth of Australia 2021.

Habitat quality means a measure of the overall viability of a site and its capacity to support **protected matters**, with respect to site condition, site context and species stocking rate and/or composition.

Harm means to cause any measurable direct or indirect disturbance or deleterious change as a result of any activity associated with the Action.

Incident means any event which has the potential to, or does, **harm** any **protected matter**.

Independent means a person or firm who does not have any individual, financial*, employment* or family affiliation or any conflicting interests with the Action, the approval holder or the approval holder's staff, representatives, or associated persons.

*Other than for the purpose of undertaking the role for which an independent person is required

Independent audit means an audit, conducted by an **independent** person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature, as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines*, Commonwealth of Australia 2019.

Koala means the **EPBC Act** listed threatened species *Phascolarctos cinereus* (combined populations of Queensland, New South Wales and the Australian Capital Territory).

Koala exclusion fencing means fencing which prevents the movement of **Koala** from one area to another such as into an area of active **clearing** or a **construction** site, as described in the *Koala-Sensitive Design Guideline: A guide to koala sensitive designed measures for planning and development activities*, State of Queensland 2022.

Koala habitat means any area that provides habitat suitable for the **Koala**, including habitat described in the *National Recovery Plan for the Koala Phascolarctos cinereus (combined populations of Queensland, New South Wales and the Australian Capital Territory)*, Commonwealth of Australia 2022.

Koala poles means the **Koala poles** to be placed along the **Koala exclusion fencing** to allow any **Koalas** that become stranded within the hospital footprint to easily relocate in their own accord to the adjacent vegetated area.

Main Construction Works means any **construction** work following the completion of **Early Works**.

Minister means the Australian Government Minister administering the **EPBC Act**, including any delegate thereof.

Monitoring data means the data required to be recorded under the conditions of this approval.

New or increased impact means any direct or indirect increase in the impacts of an Action, an increase to the likelihood of an impact occurring, a reduction to the monitoring or mitigation measures for a **protected matter**, and/or a change to the nature or management of an

environmental offset as outlined in the *‘Guidance on ‘new or increased impact’ relating to changes to approved management plans under EPBC Act environmental approvals, Commonwealth of Australia 2017’*.

Operational phase means all activities after the date that the Bundaberg Hospital is opened for use by medical staff.

Plan means any action management plan or strategy that the approval holder is required by these conditions to implement.

Protected matter means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect, including **Koala**, **Grey-headed Flying-fox** and **Greater Glider**.

Queensland Herbarium BioCondition benchmarks refers to the Queensland Herbarium BioCondition benchmarks for regional ecosystem 12.5.4 in Appendix A4 below (downloaded 8 March 2024), available at: <https://www.qld.gov.au/environment/plants-animals/biodiversity/benchmarks>

Queensland’s Koala Sensitive Design Guidelines means the *Koala-Sensitive Design Guidelines*, State of Queensland 2022.

Rehabilitation benchmarks means the vegetation benchmarks based on **Queensland Herbarium BioCondition benchmarks** at 1, 5, 10, 15 and 20 year intervals, from the **commencement of the Action** to achieve remnant vegetation status for rehabilitated areas in accordance with the definition of remnant vegetation under the *Queensland Vegetation Management Act 1999*.

Rehabilitation completion criteria refers to the completion criteria presented in Appendix A3.

Relevant habitat refers to the habitat of the impacted protected matter, comprising **Koala Habitat**, **Grey-headed Flying-fox habitat** and/or **Greater Glider Habitat**.

Return of Operations Report means the document to be prepared for the Queensland State Government by the **Fauna Spotter Catcher**, as described in the **Matters of National Environmental Significance Management Plan**.

Secure or **secured** or **securement** means to execute a legal agreement under relevant Queensland legislation, in relation to an offset site(s), to provide an enduring protection for the offset site(s) against any development incompatible with conservation.

Sensitive ecological data means data as defined in the *Sensitive Ecological Data – Access and Management Policy v1.0*, Commonwealth of Australia 2016.

Sequential clearing provisions means the provisions specified in *Sequential clearing in Koala district A or B under the Nature Conservation (Koala) Conservation Plan 2017* under the *Nature Conservation Act 1992* (Qld).

Shapefile means location and attribute information about the Action provided in an Esri shapefile format containing:

- a) '.shp', '.shx', '.dbf' files,
- b) a '.prj' file which specifies the projection or geographic coordinate system used, and
- c) an '.xml' metadata file that describes the shapefile for discovery and identification purposes.

Suitably qualified ecologist (for the purpose of preparing and implementing environmental management plans) means a person who has relevant professional qualifications and:

- a) at least three (3) years of work experience writing and implementing management plans for the habitat of **protected matters**,
- b) has implemented and reported on management plans for the habitat of **koala**, **Grey-headed Flying-fox** and **Greater Glider**, and can demonstrate the implementation of those plans achieved the desired **habitat quality** for habitat of **protected matters**, and
- c) can give authoritative assessment and advice on offset management to improve the **habitat quality** of the habitat of **protected matters** using relevant protocols, standards, methods and/or literature.

Suitably qualified field ecologist (for the purpose of undertaking environmental surveys) means a person who has relevant professional qualifications and at least three (3) years of work experience designing and implementing surveys for **Koala**, **Grey-headed Flying-fox** and **Greater Glider**, and can give an authoritative assessment and advice on the presence of **Koala**, **Grey-headed Flying-fox** and **Greater Glider** using relevant protocols, standards, methods and/or literature.

Vegetation Clearing and Fauna Management Plan means the *Vegetation Clearing & Fauna Management Plan*, Saunders Havill Group 2023, or the latest subsequent version revised in accordance with these conditions.

Website means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.

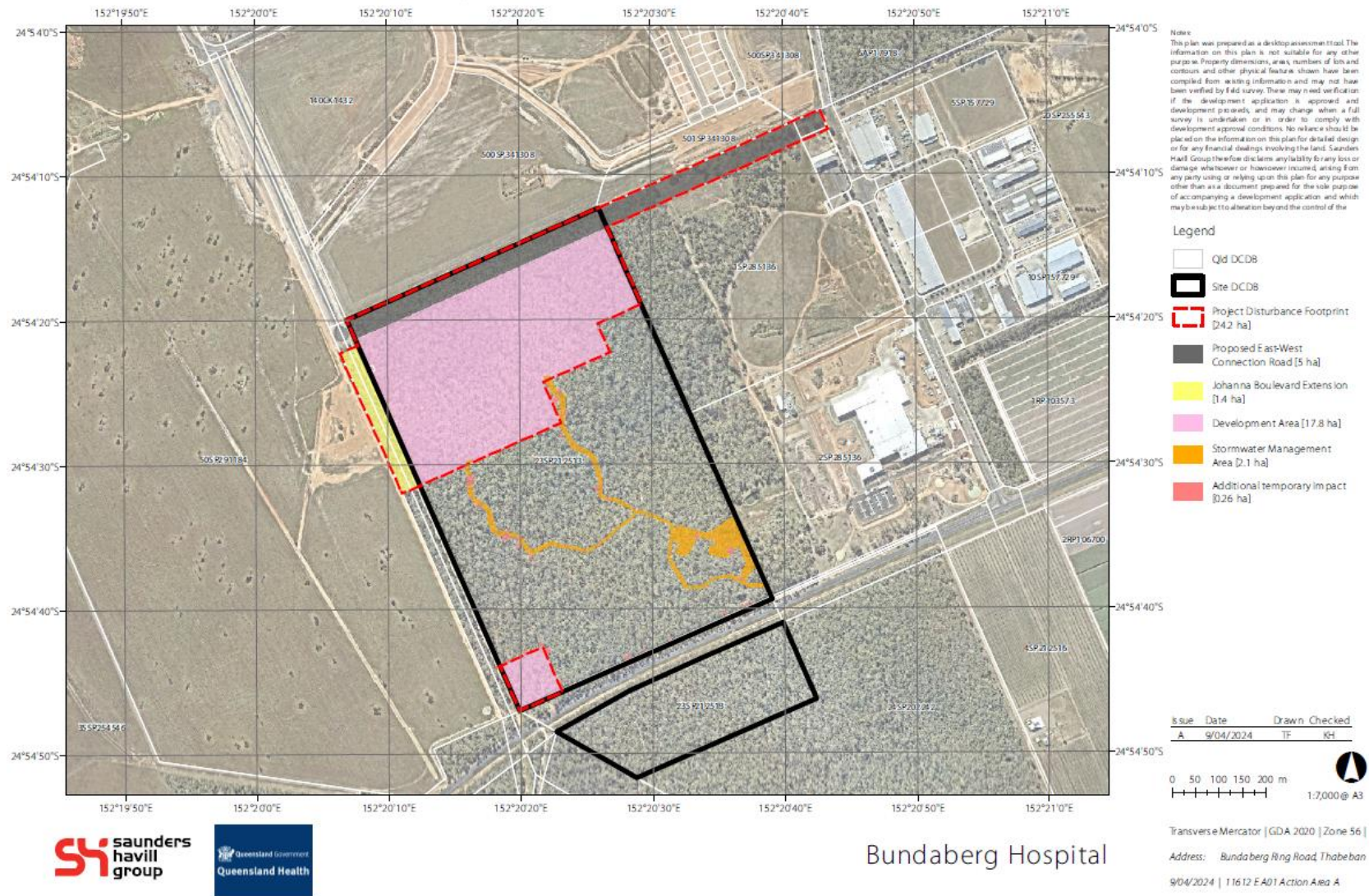
Wildlife expert means a person, such as a veterinarian, who practices in, and holds current qualifications for, caring for injured wildlife, and has access to adequate equipment to provide appropriate care.

Wildlife Management Report means the document to be prepared by the **Fauna Spotter Catcher** post construction, as described in the **Matters of National Environmental Significance Management Plan**.

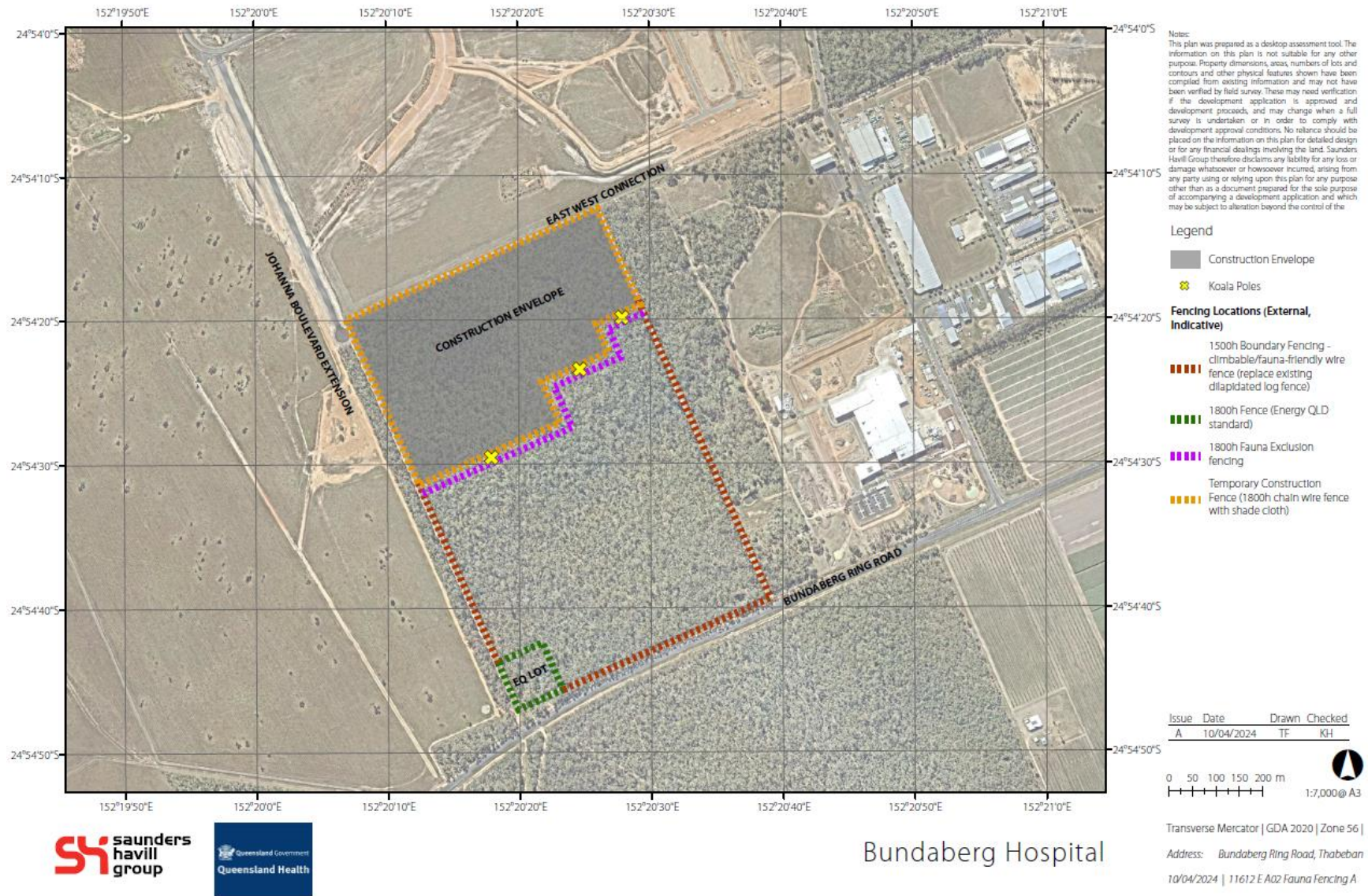
Appendices

- 1) [Appendix A1](#) – Action Area
- 2) [Appendix A2](#) – Fauna Fencing Plan
- 3) [Appendix A3](#) – Rehabilitation Completion Criteria
- 4) [Appendix A4](#) – BioCondition Benchmarks (downloaded 8 March 2024)
- 5) [Appendix A5](#) – Rehabilitation Plan

Appendix A1 – Action Area



Appendix A2 – Fauna Fencing Plan



Appendix A3 – Rehabilitation Completion Criteria

Timing	Preliminary Completion Criteria
Year 1	Establish photo point monitoring and protocols.
Year 1–5	Complete treatment within the retained bushland as per the detailed Rehabilitation Management Plan. Monitor and maintain the treated rehabilitation management areas on a bi-monthly basis. Report in each relevant annual report the extent of rehabilitation management undertaken within the treatment zones.
Year 6–10	Monitor and maintain the treated rehabilitation management areas. Report in each relevant annual report the extent of rehabilitation management undertaken within the stratified treatment zones.
Year 10	Report on results/progress of rehabilitation within the Year 10 annual report including a detailed review of the effectiveness of restoration procedures applied and adaptive management changes for future implementation.
Year 20	Vegetation status to reach 50% of the reference benchmark cover (for canopy, shrub and ground layers) and 70% of the reference benchmark height (for canopy and shrub layers) of the appropriate RE, which meets the definition of 'remnant vegetation' under the Vegetation Management Act 1999.

Appendix A4 – BioCondition Benchmarks

re_with_dec	description	max_score_exclude_landscape	recruitment	nn_plant_cover	tree_sp_richness	shrub_sp_richness	grass_sp_richness	forb_other_sp_richness	emergent_canopy_height	tree_canopy_height	tree_subcanopy_height	emergent_canopy_cover	tree_canopy_cover	tree_subcanopy_cover	Large tree threshold _Eucalypt	Large tree threshold _Non eucalypt	tot_num_large_trees_euc_hi	tot_num_large_trees_euc_hi	shrub_canopy_cover	native_per_grass	litter_grd_cov	woody_debris_length_ha	notes/conditions of use
12.5.4	Eucalyptus latisinensis +/- Corymbia intermedia, C. trachyphloia subsp. trachyphloia, Angophora leiocarpa, Eucalyptus exserta woodland. Other characteristic species include Eucalyptus siderophloia, Lophostemon suaveolens, Melaleuca viridiflora var. viridiflora, M. quinquenervia, M. cheelii and Grevillea banksii. Patches of Allocasuarina luehmannii or Banksia oblongifolia present locally and Xanthorrhoea johnsonii common in ground layer.	80	100	0	5	9	7	18	na	17	8	na	37	14	42	na	27	na	19	42	29	416	

Appendix A5—Rehabilitation Plan

