

7.3.6 of the Kings Forest KPoM (JWA 2019). This will include the following types of permanent signage:

- On the fauna exclusion fencing at intervals of no more than 100 m to be installed in conjunction with the permanent fencing, and including:
 - notification of conservation area;
 - warning of total prohibition of dogs within the conservation area;
 - contact details for Friends of the Koala as the primary organization for the rehabilitation of sick and injured koalas on the Tweed Coast;
 - contact information for incident reporting;
- In strategic locations within any public open space area and at fauna underpasses advising residents that koalas are active in the area and dogs should be kept on a leash at all times and encourage residents to keep dogs in enclosed yards between the hours of 6 pm and 6 am; and
- General koala warning signs in strategic locations, particularly where roads traverse or abut the environmental protection areas.

6.5.4 Other Infrastructure

All street lighting will be capped and/or positioned to minimise light spill into retained habitat and habitat rehabilitation areas.

6.5.5 Maintenance Requirements

Exclusion fencing and associated signage are to be regularly checked and maintenance issues, including vegetation in close proximity to the fencing, addressed as they arise. Fence maintenance will remain the responsibility of the Proponent until ownership of the land is transferred to a third party.

Regular inspections will be completed (at not less than 1 monthly intervals). Any damage to fences or signage will prompt immediate repair, within two (2) working days of the discovery of the damage, by Site or independent contractors as determined by the Site Manager.

6.6 Re-use of Topsoil

Topsoil is an important source of seeds and propagules and handled correctly, the topsoil seedbank can be used to successfully revegetate after disturbances like bulk earthworks. Topsoil within portions of the development footprint and buffers zones is to be re-used in the revegetation of heath areas within EMAs. A specific methodology for the re-use of topsoil has been prepared for the Kings Forest site and is detailed in Section 6.6 of the Precinct 6 - 11 VWMP (JWA 2020b).

6.7 Management of Retained Vegetation

The aim of the management of retained vegetation within Precincts 6 - 14 ecological buffers is the permanent removal of weeds and assisted natural rehabilitation to ensure the protection of EPZs and the Cudgen Nature Reserve.

Retained vegetation within the Precincts 6 - 14 ecological buffers will be protected and maintained in accordance with the following documents where applicable:

- Kings Forest KPoM (JWA 2019) - Section 7.5;
- Kings Forest WSFMP (JWA 2020a) - Section 7.7;
- Precincts 6 - 11 VWMP (JWA 2020b) - Section 6.7; and
- Precincts 12 - 14 VWMP (JWA 2020c) - Section 6.6.

The extent of each retained vegetation category relevant to the above management plans is shown in **FIGURE 11**.

Each retained vegetation area will be clearly identified on site with marking pegs prior to commencement of construction in each Precinct in accordance with Section 6.7 of the Precincts 6 - 11 VWMP (JWA 2020b) and Section 6.6 of the Precincts 12 - 14 VWMP (JWA 2020c).

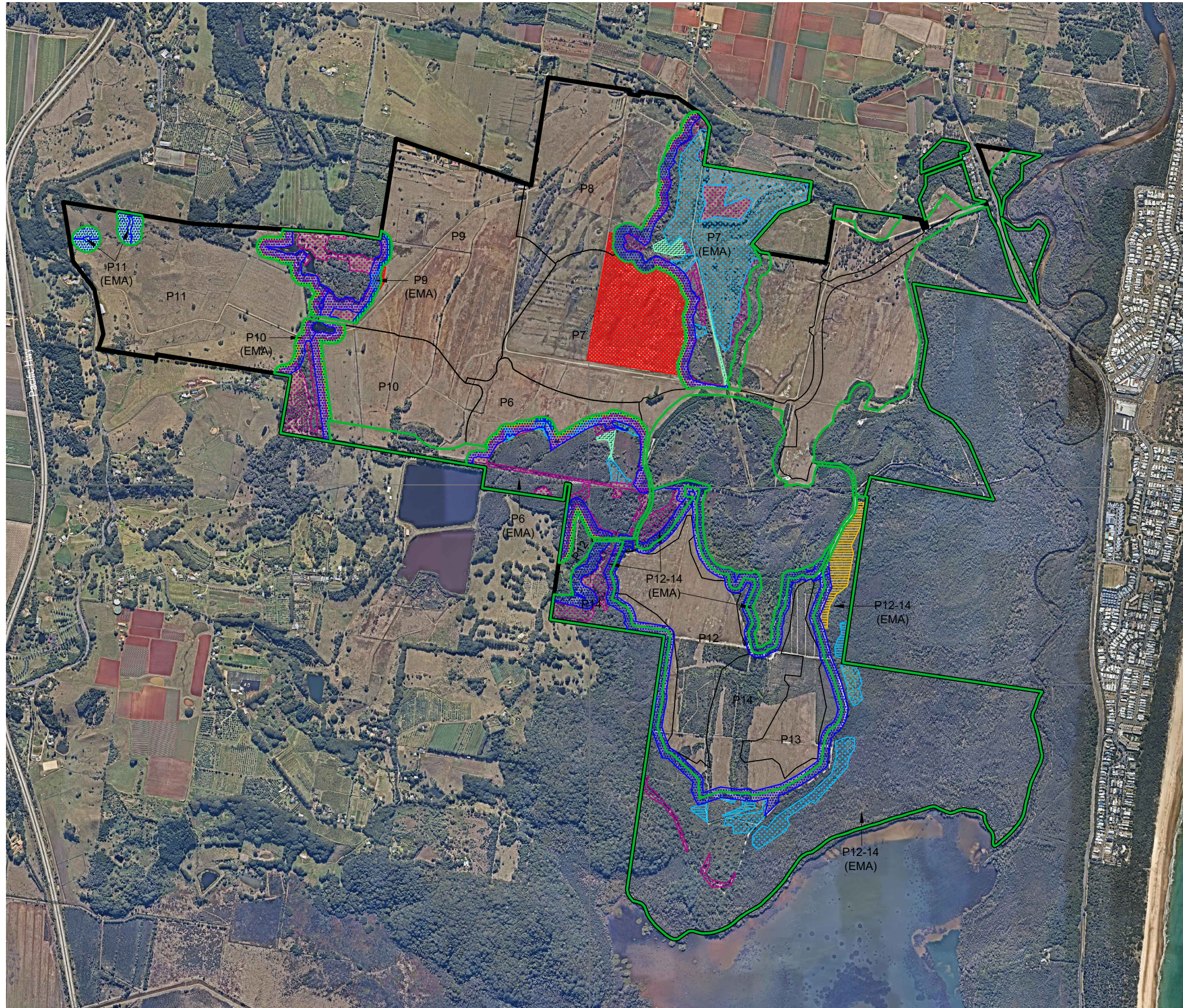
6.8 Weed Management

Due to the significant disturbance history, Kings Forest supports a variety of weed species. Disturbance during the construction phase will create an opportunity for weeds to colonise and establish, therefore weeds should be diligently controlled during and after construction. Weeds will be controlled in accordance with the protocols described in Section 6.8 of the Precincts 6 - 11 VWMP (JWA 2020b) and Section 6.7 of the Precincts 12 - 14 VWMP (JWA 2020c). No areas are to be left bare after weed control works. Appropriate revegetation techniques in accordance with Section 6.9 of the Precincts 6 - 11 VWMP (JWA 2020b) and Section 6.8 of the Precincts 12 - 14 VWMP (JWA 2020c) will be implemented where weed control works result in bare areas or areas of exposed topsoil.

6.9 Regeneration and Revegetation

All regeneration/revegetation works (including compensatory koala and WSF habitat creation) to be completed within Precincts 6 - 14 ecological buffers will be in accordance with the following documents where appropriate:

- Kings Forest KPoM (JWA 2019) - Section 7.6;
- Kings Forest WSFMP (JWA 2020a) - Section 7.8;
- Precincts 6 - 11 VWMP (JWA 2020b) - Section 6.9; and
- Precincts 12 - 14 VWMP (JWA 2020c) - Section 6.8.



LEGEND

- Precincts 6 - 14 Ecological Buffers
- Environmental Management Area (EMA) Boundary (#)
- Precinct Boundary
- Kings Forest Boundary
- Waterbodies & Drainage Lines

RETAINED HABITAT AREAS

- Retained Koala habitat
- Retained WSF habitat

REHABILITATION AREAS SUBJECT TO VMP

- Heath revegetation areas - Dry heath
- Heath revegetation areas - Wet heath
- Heath regeneration areas - Dry heath
- Heath regeneration areas - Wet heath
- Assisted natural regeneration/revegetation of retained wetland communities

REHABILITATION AREAS SUBJECT TO OTHER MANAGEMENT PLANS

- Koala compensatory habitat (refer to JWA KPoM 2020)
- WSF compensatory habitat (refer to JWA WSFMP 2020)

POTENTIAL TOPSOIL REUSE AREAS

- Potential Topsoil source area
- Potential Topsoil reuse area

Note:
To assist in identifying the staging of rehabilitation and management actions, EPZs and buffer areas have been associated with a relevant development precinct and are collectively titled as Environmental Management Areas (EMAs).

0 1 : 20 000 500m

SOURCE: JWA Site Investigations 2018,
Near Map 08/08/18 Aerial

SCALE: 1 : 20 000 @ A3

JWA PTY LTD
Ecological Consultants

CLIENT
Project 28 Pty Ltd
PROJECT
Buffer Management Plan
Precincts 6- 14 Kings Forest
Melaleuca Drive, Duranbah, NSW
Shire of Tweed

FIGURE 11

PREPARED: BW
DATE: 24 April 2020
FILE: N97017_BMP_20201116.dwg

TITLE
REHABILITATION
AREAS

The extent of each regeneration/revegetation category relevant to the above management plans is shown in **FIGURE 11**.

Each rehabilitation area will be clearly identified on site with marking pegs prior to commencement of construction in each Precinct in accordance with Section 6.9.4 of the Precincts 6 - 11 VWMP (JWA 2020b) and Section 6.8.4 of the Precincts 12 - 14 VWMP (JWA 2020c).

6.10 Transfer of Land to Public Ownership

In accordance with the Kings Forest KPoM (JWA 2019) a minimum of 150 ha of the Kings Forest site, contiguous with Cudgen Nature Reserve, is to be transferred to public ownership. Portions of the Precincts 1 - 5 buffer zones are included within this 150 ha area (**FIGURE 12**). These areas will be protected by Nature Reserve zoning in perpetuity. The remaining EMAs across the site may also be transferred to public ownership, subject to agreement with TSC. These areas are known as Potential Council Land (PCL).

Requirements for the transfer of land to public ownership are detailed in Section 7.10 of the Kings Forest KPoM (JWA 2019). The proponent will be responsible for the management of all future BCD land and PCL until such time as an agreement is reached regarding the dedication of the land. The maintenance of land dedicated with each relevant precinct will become the responsibility of the new landowner at the time of dedication.

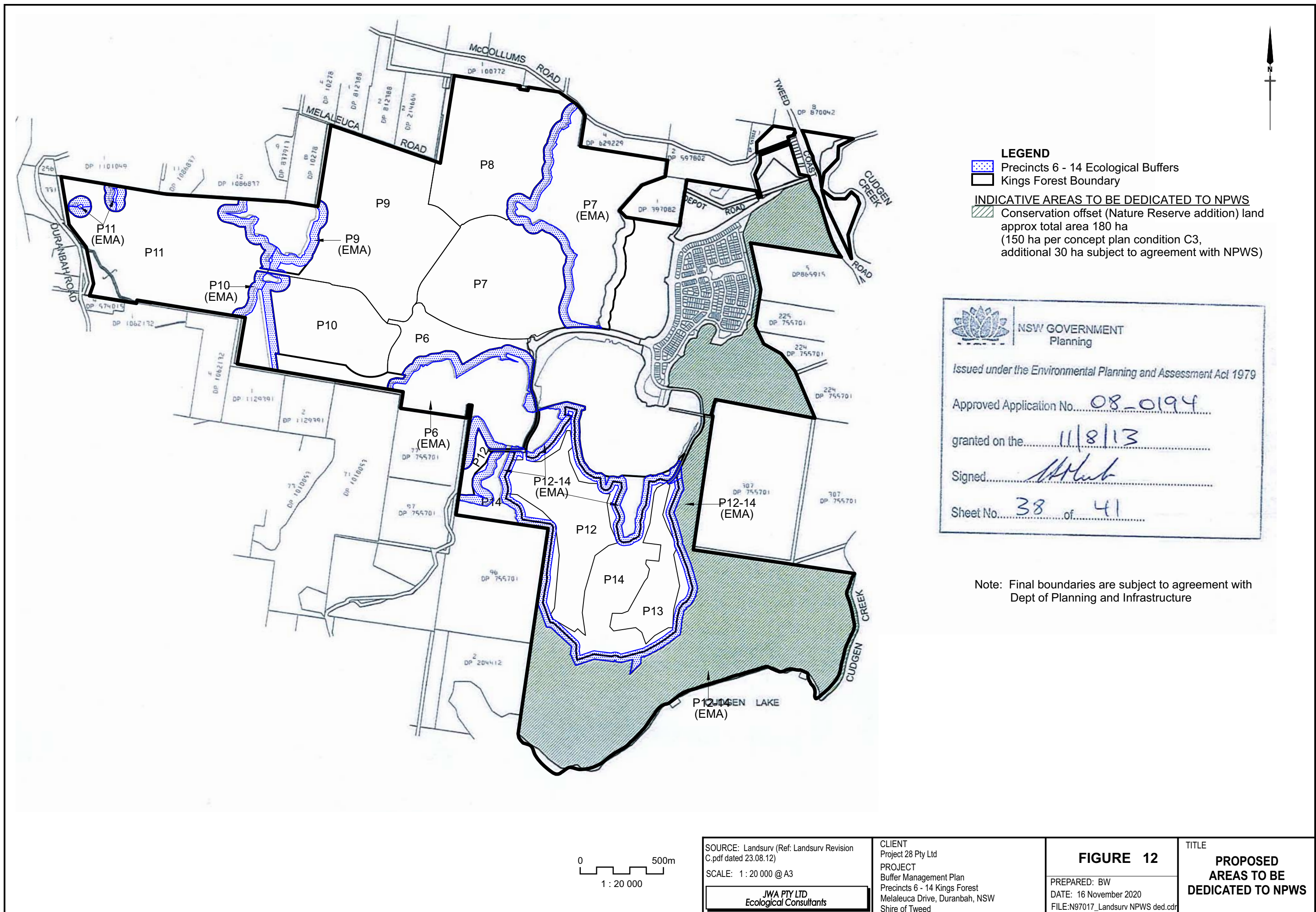
Prior to the commencement of works in a precinct, a registered surveyor will prepare survey plans and permanently mark the boundaries of the future BCD land and the PCL. These plans will be lodged with the Department on a precinct-by-precinct basis.

In accordance the Kings Forest KPoM (JWA 2019), the proponent will engage a suitably qualified independent environmental consultant, reviewed by TSC and approved by the Secretary to complete an environmental audit for each part of the PCL. The Audit will monitor the effectiveness of the environmental works (repair, enhancement and/or maintenance) and will aim to confirm that the establishment period and any relevant maintenance period criteria have been met. Details for the requirements of the environmental audits is provided in Section 8.6.3 of the Kings Forest KPoM (JWA 2019).

6.11 Fire Management

The proponent will be responsible for bushfire management in the conserved bushland and wetland areas of the site, until ownership is transferred. In accordance with Section 7.11 of the Kings Forest KPoM (JWA 2019), Project 28 has engaged with BCD, Council and the Rural Fire Service to amend the Bushfire Management Plan (BushfireSafe 2020), including during preparation of the associated Kings Forest Koala Fire Management Plan (Wildsite 2020), so as to ensure that a co-operative effort to minimise the potential for wildfires and fire frequencies occurs.

Bushfire management actions for the Kings Forest site are detailed in the Kings Forest Stage 1 Bushfire Management Plan (BushfireSafe 2020). The Bushfire Management Plan outlines risk



management strategies that aim to protect property and life and to reduce the threat to ecological and environmental assets. A fundamental strategy of the Bushfire Management Plan is to assess and manage fuel loads within the Kings Forest site. The Bushfire Management Plan (BushfireSafe 2020) also incorporates the Kings Forest Koala Fire Management Plan (Wildsite 2020) which details fire management strategies for koala habitat areas on the Kings Forest site. The aim of this plan is to protect and conserve the population and habitat of koalas and other associated biodiversity values in the Kings Forest area through the restoration and maintenance of appropriate fire regimes.

It has previously been noted (**SECTION 4.2**) that continued infestation of native vegetation with Slash pine wildings is occurring over the Kings Forest site. As well as decreasing the diversity and competing with native species, pine invasions can also lead to altered fire regimes. There is often a complete absence of fire where pine plantations occur due to the need to maintain the plantation as an economic resource. However, when fires do occur, they are of high intensity due to the highly flammable nature of pine trees and accumulated leaf litter (Skull 1995, 1998). The control of Slash pine wildings at the Kings Forest site is therefore a key consideration for the control of any future wildfires.

Adjacent to Kings Forest, the particular area of concern in terms of bushfire threat is the Cudgen Nature Reserve, including the lands currently forming part of the Kings Forest site to be added to the Reserve. The Cudgen Nature Reserve Fire Management Plan should be amended to include these additional areas prior to these areas being transferred to BCD.

6.12 Feral Animal Management

The Kings Forest FAMP (JWA 2020i) details feral animal management measures that will be implemented to ensure predators (such as the Red fox, feral dogs and feral cats) and pest species (such as the Cane toad and Mosquito fish) are controlled in areas of known habitat. The Kings Forest FAMP (JWA 2020i) details targeted feral animal control measures to be implemented throughout the Kings Forest site (including within ecological buffers) to control and manage feral animals.

6.13 Bond for Environmental Restoration and Maintenance Works

In accordance with the Kings Forest KPoM (JWA 2019), environmental restoration and maintenance works within the buffer zones may be subject to a bond. Details of the bond requirements are provided in Section 7.6.7 of the Kings Forest KPoM (JWA 2019).

6.14 Environmental and Community Liaison Officer(s)

In accordance with the requirements of the Kings Forest KPoM (JWA 2019), the proponent must engage a Community Liaison Officer and an appropriately qualified Environmental Officer(s) for the duration of works. The Community Liaison Officer is required to consult with potentially affected property owners and the department before and during construction works and shall respond to complaints of an environmental impact nature. The Environmental Officer(s) shall oversee environmental compliance until all conditions have been satisfied. The roles of Community Liaison Officer and Environmental Officer may be undertaken by the same person.

Further details of the requirements for environmental and Community Liaison Officer(s) are provided in Section 7.13.3 of the Kings Forest KPOM (JWA 2019).

6.15 Adaptive Management

6.15.1 Introduction

Adaptive management is an approach that involves continually monitoring a process to evaluate its effectiveness, an improving the process based on this evaluation. It requires transparent planning systems and implementation strategies, and a strong emphasis on monitoring and reviewing to ensure emerging information is reflected in future planning. The principles of adaptive management have been incorporated into the administration of restoration projects within a variety of governmental authorities and programs (Thom 1997).

The Kings Forest site is a large and complex project with interrelated management plans and conditions and is expected to be carried out over many years. As the project evolves, it has been acknowledged by NSW DPI&E, BCD and TSC that conflicts between management plans may be identified during the management plan approval process. In addition, changes to site conditions and the results of monitoring (i.e. rehabilitation monitoring) may require amendments to the management actions anticipated in this BMP and other environmental management plans.

The following sections outline the adaptive management approaches to be utilised to manage conflicts between management plans and to respond to issues identified during routine monitoring.

6.15.2 Management Plan Conflicts

Issues related to conflicts between management plans will be addressed using the following adaptive management approach:

1. Issues of concern will be identified as they are detected during the management plan review and approval process.
2. Approved management plans can only be updated using the adaptive management approach where the inconsistency:
 - results following the approval of an associated management plan, and;
 - is in response to advice from, or acknowledged in writing by TSC or a relevant State agency, and
 - is genuinely minor and/or administrative in nature, and
 - results in no additional environmental impact.

Discretion as to whether approved management plans may be updated using the adaptive management approach (or may require re-satisfaction or a modification of the Project Approval) rests with the NSW DPI&E, in consultation with TSC, BCD and any other relevant agencies.

3. The management plan under review will be amended to acknowledge the issue(s) of concern and how the issue(s) will be addressed through the adaptive management provisions. Updates must be consistent with the rationale, aims, objectives and expected outcomes of the relevant management plan (e.g. the principles of the Koala Plan of Management) and continue to comply with the relevant conditions of the Project Approval and any relevant benchmarks. For example, where proposed offset plantings conflict with other uses an alternative offset site will need to be located elsewhere to satisfy the overall offset commitment.
4. Once the plans commence implementation, the recommended adaptive management issues and the relevant management response should be implemented and included in the annual reporting for the affected management plan.
5. When management plans are updated (which is required for each new stage of the development) any changes made to the plan because of adaptive management are to be included in the updated plan and adaptive management log (**SECTION 6.15.4**). A copy of all management plans will be kept on the project website, clearly indicating current and archived versions.

6.15.3 BMP Adaptive Management

Once the Precincts 6 - 14 BMP commences implementation, it is possible that routine monitoring will identify issues with the strategies outlined in this report, in particular the health and conditions of the plantings, natural regeneration and the status of the weed infestation. Alteration to the design and maintenance of works may be required to ensure the objectives of the BMP are achieved and will be addressed through the adaptive management provisions.

Before the implementation of any adaptive management strategy a brief report is to be provided to Project 28 Pty Ltd and other relevant agencies detailing the proposed management actions and the predicted outcomes. The implementation must be approved by the relevant authority prior to implementation.

When management plans are updated (which is required for each new stage of the development) any changes made to the plan because of adaptive management are to be included in the updated plan and adaptive management log (**SECTION 6.15.4**). A copy of all management plans will be kept on the project website, clearly indicating current and archived versions.

6.15.4 Adaptive Management Log

A log of changes to each management plan will be updated monthly and published on the project website. In addition, a copy of the adaptive management log will be included in the Annual Vegetation Monitoring Report (**SECTION 7**). The log shall include (as a minimum), the date, the title of the plan affected, an explanation of the inconsistency and update made, and confirmation that TSC, BCD or any relevant agencies support the amendment.

No issues have been identified to date within this Precincts 1 - 5 BMP during the management plan review. An adaptive management log is provided in **TABLE 5** and will be updated as necessary.

TABLE 5
ADAPTIVE MANAGEMENT LOG

Date	Affected Management Plans	Conflict	Description of Issue	Proposed Adaptive Management Response	Confirmation of TSC, BCD or Any Relevant Agencies Support the Amendment	Success of Adaptive Management Response
No issues identified to date.						

7 MONITORING AND REPORTING

Monitoring to determine the effectiveness of mitigation measures implemented within the buffers will be completed as part of monitoring for the broader EMA's and is detailed within the following Management Plans:

- Precincts 6 - 11 VWMP (JWA 2020b):
 - Section 8.2 - Baseline vegetation monitoring;
 - Section 8.3 - Pre-commencement monitoring;
 - Section 8.4 - Bush regeneration team monitoring;
 - Section 8.5 - Monitoring of retained vegetation; and
 - Section 8.6 - Rehabilitation monitoring for the following management zones:
 - Management Zone 6 - Heath regeneration/revegetation; and
 - Management Zone 8 - Wetland regeneration.
- Precincts 6 - 11 TSMP (JWA 2020d):
 - Section 8.3.1 - Baseline threatened flora monitoring;
 - Section 8.3.2 - Annual threatened flora monitoring;
 - Section 8.4.1 - Baseline threatened fauna monitoring; and
 - Section 8.4.2 - Annual threatened fauna monitoring.
- Precincts 12 - 14 VWMP (JWA 2020c):
 - Section 8.2 - Baseline vegetation monitoring;
 - Section 8.3 - Pre-commencement monitoring;
 - Section 8.4 - Bush regeneration team monitoring;
 - Section 8.5 - Monitoring of retained vegetation; and
 - Section 8.6 - Rehabilitation monitoring for the following management zones:
 - Management Zone 6 - Heath regeneration.
- Precincts 12 - 14 TSMP (JWA 2020e):
 - Section 8.3.1 - Baseline threatened flora monitoring;
 - Section 8.3.2 - Annual threatened flora monitoring;
 - Section 8.4.1 - Baseline threatened fauna monitoring; and
 - Section 8.4.2 - Annual threatened fauna monitoring.
- Kings Forest FAMP (JWA 2020g) - feral animal monitoring (Section 9).
- Kings Forest KPoM (JWA 2019):
 - Section 8.2 - Koala activity monitoring;
 - Section 8.4 - Compensatory koala habitat monitoring; and

- Section 8.5 - Koala infrastructure, construction and operational management monitoring.
- Kings Forest WSFMP (JWA 2020a):
 - Section 8.3 - WSF monitoring; and
 - Section 8.5 - Compensatory WSF habitat monitoring.

8 IMPLEMENTATION SCHEDULES

8.1 Introduction

Specific management actions discussed in **SECTION 6** will be triggered and completed within Precincts 6 - 14 EMAs on a pre-construction, construction and operational phase basis. The implementation schedules provided in **TABLES 6 - 8** below summarise all pre-construction, construction and operational phase management strategies and identify the associated management actions, timing, responsibilities and performance measures.

In accordance with Project Approval (MP08_0194) Condition 72, evidence of commencement of implementation of this BMP shall be provided to the Secretary prior to commencement of bulk earthworks.

Performance indicators and targets for the proposed rehabilitation strategy to be achieved during the 'establishment period' and 'maintenance period' of the project (as defined within the Project approval MP08_0194) are contained in the Precincts 6 - 11 VWMP (JWA 2020b) and the Precincts 12 - 14 VWMP (JWA 2020c). Corrective actions are also provided that are to be implemented if performance targets are not met.

8.2 Development Phases

Management actions outlined in this BMP will be implemented in three (3) phases:

- **Pre-construction Phase** - The pre-construction phase of the development refers to all preliminary works required to be completed prior to commencement of construction e.g. preliminary survey work, baseline monitoring and commencement of compensatory habitat rehabilitation works.
- **Construction Phase** - The construction phase of the development refers to works completed to construct the development and includes clearing vegetation, bulk earthworks and the construction of infrastructure.
- **Operation Phase** - The operational phase of the development will commence postconstruction and after registration of the plan/s of subdivision for each precinct.

Commencement of construction is defined under Concept Plan Approval Condition B7 and Major Project Approval A13 as any physical works including clearing vegetation, the use of heavy duty equipment for the purpose of breaking ground for bulk earthworks, or infrastructure for the proposed project.

TABLES 6 - 8 detail the specific management actions that will be implemented within each development precinct during the pre-construction phase, construction phase and operational phases respectively.

8.3 Roles and Responsibilities

The successful implementation of this BMP requires a number of key personnel to complete various roles. As many of the contractors for the project are yet to be appointed, these will be

specified and list of key contacts for the project contained in revised versions of the BMP (in accordance with Conditions B1 and C2 of the Concept Plan Approval 06_0318, MOD 6). A summary of key roles/personnel responsible for the management strategies identified in TABLES 6 - 8 below includes:

Proponent

Project 28 Pty Ltd is the Proponent for the works as the approval holder.

Construction/Site Manager

The Construction/Site Manager (to be appointed) is a representative of the project team (typically the project engineer) and is responsible for coordinating the project consultants and construction contractor.

Principal Contractor

The Principal contractor (to be appointed) is responsible for the management of all activities involved in the construction phase of the development.

Site Supervisor

The Site Supervisor is a representative of the Principal Contractor (to be appointed) and responsible for overseeing all pre-clearing, clearing and construction activities are undertaken in accordance with the BMP and subsequent environmental management documentation.

Ecologist

For the purposes of this BMP means a qualified ecologist with appropriate training and at least five (5) years of experience in undertaking vegetation surveys.

Fauna Spotter Catcher

For the purposes of this BMP means a suitably qualified ecologist/fauna handler agreed to by the Department. It is noted that the Fauna Spotter Catcher must hold a relevant scientific license and ethics approvals and a copy of these permits along with their contact details will be passed on to the Site Supervisor. The engaged Fauna Spotter Catcher will be responsible for the management/relocation of native fauna during any clearing activities.

Bush Regeneration Company

For the purposes of this BMP means a suitably qualified Bush Regeneration Company that has demonstrable experience in the rehabilitation or revegetation of native vegetation communities in the Tweed region. It is noted that the Bush Regeneration Company must hold the necessary license and approvals. The engaged Bush Regeneration Company will be responsible for rehabilitation and weed management works on the site.

8.4 Implementation Table - Pre-construction Phase

TABLE 6
BUFFER MANAGEMENT STRATEGIES - PRE-CONSTRUCTION PHASE

Management Strategy	Management Action	Responsibility	Performance Measure
Environmental Officer(s)/Community Liaison Officer	Appointment of Environmental Officer(s)/Community Liaison Officer in accordance with MP08_0194 Condition 70 .	Proponent	Environmental Officer(s)/Community Liaison Officer appointed as detailed in SECTION 6.14 and Section 7.13.3 of the Kings Forest KPoM (JWA 2019) prior to commencement of bulk earthworks*.
Baseline survey and report	Baseline koala monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37. Baseline WSF monitoring program to be completed within Precincts 6 - 14 in accordance with MP08_0194 Condition 37. Baseline vegetation monitoring program to be completed within Precincts 6 - 14 in accordance with MP08_0194 Condition 37. Baseline threatened flora monitoring program to be completed within Precincts 6 - 14 in accordance with MP08_0194 Condition 37. Baseline threatened fauna monitoring program to be completed within Precincts 6 - 14 in accordance with MP08_0194 Condition 37.	Qualified Ecologist	Baseline monitoring programs and reports completed prior to the commencement of construction* in accordance with SECTION 7 and the following management plans: - Kings Forest KPoM (JWA 2019) - Section 8; - Kings Forest WSFMP (JWA 2020a) - Section 8; - Precincts 6 - 11 VWMP (JWA 2020b) - Section 8.2; - Precincts 6 - 11 TSMP (JWA 2020d): - Baseline threatened flora monitoring (TSMP Section 8.3.1); - Baseline threatened fauna monitoring (TSMP Section 8.4.1). - Precincts 12 - 14 VWMP (JWA 2020c) - Section 8.2; and - Precincts 12 - 14 TSMP (JWA 2020e): - Baseline threatened flora monitoring - Section 8.3.1; - Baseline threatened fauna monitoring - Section 8.4.1. Reports provided to relevant government agencies.
Pre-commencement inspections and reporting	Undertake annual monitoring inspections and reporting until construction commences.	Qualified Ecologist	Annual pre-commencement monitoring completed consisting of brief visual inspections of the Precinct 6 -11 EMAs (including the relevant buffers) to identify any new and significant weed infestations requiring intervention and associated annual reporting in accordance with the following management plans: - Precincts 6 - 11 VWMP (JWA 2020b) - Section 8.3; and - Precincts 12 - 14 VWMP (JWA 2020c) - Section 8.3. Each annual Pre-commencement Inspection Report will be submitted to NSW DPI&E, NSW BCD and TSC within two (2) months of completion of the relevant monitoring.
Education of construction personnel	A construction personnel induction program shall be developed and implemented by the Proponent.	Principal Contractor/Site Supervisor	A construction personnel induction program development and implemented and an annual report prepared detailing the induction procedure and personnel inducted in accordance with SECTION 6.2 and Section 7.2.1 of the Kings Forest KPoM (JWA 2019).
Survey plans and permanent marking of dedication areas	Mark the boundaries of proposed/future dedication areas as required by MP08_0194 Condition 3 .	Registered Surveyor	Report prepared prior to commencement of construction* containing survey plans showing the boundaries of the proposed dedication areas in accordance with SECTION 6.10 and Section 7.10 of the Kings Forest KPoM (JWA 2019). Permanent pegs placed in the ground. Survey plans lodged with the NSW DPI&E.
Management of retained vegetation/habitat	Areas of retained vegetation to be clearly identified in the field and marked as required.	Suitably Qualified Bush Regeneration Company	Each retained vegetation area will be clearly identified on site with marking pegs prior to commencement of construction in each Precinct in accordance with SECTION 6.7 and Section 7.5 of the Kings Forest KPoM (JWA 2019).
	Retained vegetation/habitat managed as required by MP08_0194 Conditions 40 and 41 .	Suitably Qualified Bush Regeneration Company	Retained vegetation within the Precincts 6 - 14 ecological buffers will be protected and maintained in accordance with SECTION 6.7 and the following documents where applicable: Kings Forest KPoM (JWA 2019) - Section 7.5;

Management Strategy	Management Action	Responsibility	Performance Measure
			- Kings Forest WSFMP (JWA 2020a) - Section 7.7; - Precincts 6 - 11 VWMP (JWA 2020b) - Section 6.7; and - Precincts 12 - 14 VWMP (JWA 2020c) - Section 6.6.
Weed control	Weeds controlled as required.	Suitably Qualified Bush Regeneration Company	All weeds controlled in accordance with SECTION 6.8 , Section 6.8 of the Precincts 6 - 11 VWMP (JWA 2020b) and Section 6.7 of the Precincts 12 - 14 VWMP (JWA 2020c).
Rehabilitation and compensatory habitat works	Rehabilitation areas to be clearly identified in the field and marked as required.	Suitably Qualified Bush Regeneration Company	Each rehabilitation area will be clearly identified on site with marking pegs prior to commencement of construction in each Precinct in accordance with SECTION 6.9 and Appendix 8 of the Kings Forest KPOM (JWA 2019).
	Rehabilitation works commenced as required by MP08_0194 Condition 40 and 41 .	Suitably Qualified Bush Regeneration Company	All regeneration/revegetation works (including compensatory koala and WSF habitat creation) to be commenced in accordance with SECTION 6.9 and the following documents where appropriate: - Kings Forest KPOM (JWA 2019) - Section 7.6; - Kings Forest WSFMP (JWA 2020a) - Section 7.8; - Precincts 6 - 11 VWMP (JWA 2020b) - Section 6.9; and - Precincts 12 - 14 VWMP (JWA 2020c) - Section 6.8.
Fire management	Reduction of fire risk.	Proponent (until ownership is transferred)	Fire risk to be managed in accordance with the approved Bushfire Management Plan (BushfireSafe 2020) and associated Kings Forest Koala Fire Management Plan (Wildsite 2020) (SECTION 6.11).
Environmental audits	Environmental Audits completed in accordance with MP08_0194 Condition 49 .	Proponent / Independent Ecological Consultant	Environmental audits and associated reporting will be completed in accordance with Section 8.6.3 of the Kings Forest KPOM (JWA 2019).
Payment of bond and/or bank guarantee	In accordance with MP08_0194 Condition 50 , a bond for the implementation of environmental management, with the exception of koala compensatory habitat, is to be lodged with TSC.	Proponent	Prior to commencement of bulk earth works for each precinct, and every two (2) years thereafter, a cash bond or bank guarantee shall be lodged with TSC to ensure that the relevant environmental management plans for the associated Potential Council Land (PCL) are implemented as detailed in SECTION 6.13 and Section 7.6.7 the Kings Forest KPOM (JWA 2019).
	In accordance with MP08_0194 45A (8) a) , an additional bond or bank guarantee must be provided for the implementation of suitable conservation measures should the compensatory koala habitat not be provided in accordance with the requirements of the KPOM.	Proponent	A bond or bank guarantee must be paid to and held by the Secretary from the issue of the first Construction Certificate permitting the clearing of vegetation, until seven (7) years after the Proponent has demonstrated to the Secretary that the compensatory habitat has been provided in accordance with the requirement of the KPOM. Refer to SECTION 6.13 and Section 7.6.7 the Kings Forest KPOM (JWA 2019).
Adaptive management	Adaptive Management strategies implemented as required.	Proponent	Adaptive Management Log detailing issues raised and any changes made to this management plan to be updated as monthly and included in the Annual Vegetation Monitoring Report and published on the project website in accordance with SECTION 6.15 .

Notes:

* “Commencement of construction” for the purpose of this project, **Condition B7** (Concept Plan Approval) and **Condition A13** of the Major Project Approval, is taken to mean any physical works including clearing vegetation, the use of heavy duty equipment for the purpose of breaking ground for bulk earthworks, or infrastructure for the proposed project.

8.5 Implementation Table - Construction Phase

TABLE 7
BUFFER MANAGEMENT STRATEGIES - CONSTRUCTION PHASE

Management Strategy	Management Action	Responsibility	Performance Measure
Environmental Officer(s)/Community Liaison Officer	Environmental Officer(s)/ Community Liaison Officer to oversee environmental compliance until all conditions have been satisfied as required by MP08_0194 Condition 70.	Environmental Officer(s)/Community Liaison Officer	Duties of the Environmental Officer(s)/ Community Liaison Officer completed in accordance with SECTION 6.14 and Section 7.13.3 of the Kings Forest KPoM (JWA 2019).
Construction phase fauna management measures	Pre-clearing fauna trapping program as required.	Ecologist	Prior to commencement of any vegetation clearing works a pre-clearing site inspection will be completed to identify and mark habitat trees or other habitat features within the clearing area in accordance with SECTION 6.4, Section 6.4 of the Precincts 6 - 11 VWMP (JWA 2020c) and Section 7.2 of the Precincts 6 - 11 TSMP (JWA 2020e) Section 6.4 of the Precincts 12 - 14 VWMP (JWA 2020c) and Section 7.2 of the Precincts 12 - 14 TSMP (JWA 2020f). Subsequent to the site inspection, and immediately prior to commencement of site clearing works, a pre-clearing trapping program will be completed within any areas of relatively intact vegetation to be cleared in accordance with SECTION 6.4, Section 6.4 of the Precincts 6 - 11 VWMP (JWA 2020c) and Section 7.2 of the Precincts 6 - 11 TSMP (JWA 2020e), Section 6.4 of the Precincts 12 - 14 VWMP (JWA 2020d), Section 7.2 of the Precincts 12 - 14 TSMP (JWA 2020f). and Section 7.2 of the Kings Forest WSFMP (JWA 2020a).
	Appointment of fauna spotter catcher as required by MP08_0194 Condition 96.	Proponent	The proponent will appoint a suitably qualified fauna spotter catcher to conduct a pre-clearing site inspections and to be present during all clearing activities to rescue and relocate any native fauna species as necessary in accordance with SECTION 6.4 , Section 7.2.2 of the Kings Forest KPoM (JWA 2019) and Section 7.2.3 of the Kings Forest WSFMP (JWA 2020a).
	Pre-clearing inspections as required by EPBC_2012/6328 Condition 18.	Fauna Spotter Catcher	Pre-clearing site inspections will be completed no more than one day prior to commencement of bulk earth moving activities within each precinct in accordance with SECTION 6.4 , Section 7.2.2 of the Kings Forest KPoM (JWA 2019) and Section 7.2.3 of the Kings Forest WSFMP (JWA 2020a).
	A fauna spotter catcher will be present during all vegetation clearing works in accordance with MP08_0194 Condition 96.	Principal contractor / Fauna Spotter Catcher	A suitably qualified fauna spotter catcher is to be present during all clearing activities to rescue and relocate any native fauna species as necessary in accordance with SECTION 6.4 , Section 7.2.2 of the Kings Forest KPoM (JWA 2019) and Section 7.2.3 of the Kings Forest WSFMP (JWA 2020a).
	Construction phase fauna management procedures to be implemented as required.	Principal contractor / Fauna Spotter Catcher	Construction phase fauna management procedures are to be implemented in accordance with SECTION 6.4.
	Fauna Incident Reporting Protocols as required by MP08_0194 Condition 76.	Principal contractor	Any koala or WSF observation or incident within buffers during the construction phase will result in an observation/incident report in accordance with SECTION 6.4.7 , Section 7.2.6 of the Kings Forest KPoM (JWA 2019) and Section 7.2.5 of the Kings Forest WSFMP (JWA 2020a).
	All areas of vegetation to be cleared within each Precinct of the development will be clearly identified on construction plans and in the field prior to the commencement of construction.	Principal contractor/Site supervisor/Environmental Officer	All areas of vegetation to be cleared within each Precinct of the development will be clearly identified on construction plans and in the field prior to the commencement of construction in accordance with SECTION 6.3.

Management Strategy	Management Action	Responsibility	Performance Measure
Exclusion fencing and other infrastructure	Fauna exclusion fencing and other infrastructure to be installed and maintained in accordance with MP08_0194 Conditions 46, 64, 121 and 148 and EPBC_2012/6328 Conditions 2, 3, and 4 .	Principal contractor/Site supervisor	All fencing (temporary and permanent) and associated infrastructure to be constructed prior to commencement of bulk earthworks* in accordance with SECTION 6.5 and Section 7.3.2 of the Kings Forest KPoM (JWA 2019). Permanent fencing will replace temporary fencing where applicable at the end of the construction phase of the development of each applicable Precinct in accordance with SECTION 6.5 and Section 7.3.2 of the Kings Forest KPoM (JWA 2019).
Re-use of topsoil	Seedbank translocation program to be implemented as required by MP06_0318 - Condition C2 .	Principle Contractor / Suitably Qualified Bush Regeneration Company	Seedbank translocation program to be implemented in accordance with SECTION 6.6 and Section 6.6 of the Precinct 6 - 11 VWMP (JWA 2020b).
Management of retained vegetation/habitat	Retained vegetation/habitat managed as required.	Suitably qualified Bush Regeneration company	Retained vegetation within the Precincts 6 - 14 ecological buffers will be protected and maintained in accordance with SECTION 6.7 and the following documents where applicable: • Kings Forest KPoM (JWA 2019) - Section 7.5; • Kings Forest WSFMP (JWA 2020a) - Section 7.7; • Precincts 6 - 11 VWMP (JWA 2020b) - Section 6.7; and • Precincts 12 - 14 VWMP (JWA 2020c) - Section 6.6.
Weed control	Weeds controlled as required.	Suitably Qualified Bush Regeneration Company	All weeds controlled in accordance with SECTION 6.8 , Section 6.8 of the Precincts 6 - 11 VWMP (JWA 2020b) and Section 6.8 of the Precincts 12 - 14 VWMP (JWA 2020c).
Rehabilitation and compensatory habitat works	Rehabilitation works carried out as required.	Suitably qualified Bush Regeneration company	All regeneration/revegetation works (including compensatory koala and WSF habitat creation) to be carried out in accordance with SECTION 6.9 and the following documents where appropriate: • Kings Forest KPoM (JWA 2019) - Section 7.6; • Kings Forest WSFMP (JWA 2020a) - Section 7.8; • Precincts 6 - 11 VWMP (JWA 2020b) - Section 6.9; and • Precincts 12 - 14 VWMP (JWA 2020c) - Section 6.8.
Feral animal management	Feral animals controlled as required by MP08-0194 Condition 44 .	Proponent (until ownership is transferred)	Feral animals controlled in accordance with SECTION 6.12 and Section 8.5 of the Kings Forest FAMP (JWA 2020g).
Fire management	Reduction of fire risk.	Proponent (until ownership is transferred)	Fire risk to be managed in accordance with the approved Bushfire Management Plan (BushfireSafe 2020) and associated Kings Forest Koala Fire Management Plan (Wildsite 2020) (SECTION 6.11).
Monitoring and Reporting	Koala monitoring programs to be completed across the entire site in accordance with MP08_0194 Condition 37 . WSF monitoring programs to be completed across the entire site in accordance with MP08_0194 Condition 37 . Retained vegetation monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37 . Rehabilitation monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37 .	Qualified ecologist	Ongoing monitoring programs and reporting completed in accordance with SECTION 7 and the following management plans: • Precincts 6 - 11 VWMP (JWA 2020b): – Section 8.3 - Monitoring of retained vegetation; and – Section 8.4 - Rehabilitation monitoring. • Precincts 6 - 11 TSMP (JWA 2020d): – Section 8.3.2 - Annual threatened flora monitoring; and – Section 8.4.2 - Annual threatened fauna monitoring. • Precincts 12 - 14 VWMP (JWA 2020c):

Management Strategy	Management Action	Responsibility	Performance Measure
	Threatened flora monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37. Threatened fauna monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37. Feral animal monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37.		- Section 8.3 - Monitoring of retained vegetation; and - Section 8.4 - Rehabilitation monitoring. • Precincts 12 - 14 TSMP (JWA 2020e): - Section 8.3.2 - Annual threatened flora monitoring; and - Section 8.4.2 - Annual threatened fauna monitoring. • Kings Forest FAMP (JWA 2020h) - feral animal monitoring (Section 9); • Kings Forest KPoM (JWA 2019): - Section 8.2 - Koala activity monitoring; - Section 8.4 - Compensatory koala habitat monitoring; and - Section 8.5 - Koala infrastructure, construction and operational management monitoring. • Kings Forest WSFMP (JWA 2020a): - Section 8.3 - WSF monitoring; and - Section 8.5 - Compensatory WSF habitat monitoring. Reports provided to relevant government agencies.
Environmental Audits	Environmental Audits completed in accordance with MP08_0194 Condition 49 .	Proponent / Independent Ecological Consultant	Environmental audits and associated reporting will be completed in accordance with Section 8.6.3 of the Kings Forest KPoM (JWA 2019).
Payment of bond and/or bank guarantee	In accordance with MP08_0194 Condition 50 , a bond for the implementation of environmental management, with the exception of koala compensatory habitat, is to be lodged with TSC.	Proponent	Prior to commencement of bulk earth works for each precinct, and every two (2) years thereafter, a cash bond or bank guarantee shall be lodged with TSC to ensure that the relevant environmental management plans for the associated Potential Council Land (PCL) are implemented as detailed in SECTION 6.13 and Section 7.6.7 the Kings Forest KPoM (JWA 2019).
	In accordance with MP08_0194 Condition 45A (8) a) , an additional bond or bank guarantee must be provided for the implementation of suitable conservation measures should the compensatory koala habitat not be provided in accordance with the requirements of the KPOM.	Proponent	A bond or bank guarantee must be paid to and held by the Secretary from the issue of the first Construction Certificate permitting the clearing of vegetation, until seven (7) years after the Proponent has demonstrated to the Secretary that the compensatory habitat has been provided in accordance with the requirement of the KPOM. Refer to SECTION 6.13 and Section 7.6.7 the Kings Forest KPoM (JWA 2019).
Adaptive management	Adaptive Management strategies implemented as required.	Proponent	Adaptive Management Log detailing issues raised and any changes made to this management plan to be updated as monthly and included in the Annual Vegetation Monitoring Report and published on the project website in accordance with SECTION 6.15 .

Notes:

* “**Commencement of construction**” for the purpose of this project, **Condition B7** (Concept Plan Approval) and **Condition A13** of the Major Project Approval, is taken to mean any physical works including clearing vegetation, the use of heavy duty equipment for the purpose of breaking ground for bulk earthworks, or infrastructure for the proposed project.

8.6 Implementation Table - Operational Phase

TABLE 8
BUFFER MANAGEMENT STRATEGIES - OPERATIONAL PHASE

Management Strategy	Management Action	Responsibility	Performance Measure
Environmental Officer(s)/Community Liaison Officer	Environmental Officer(s)/ Community Liaison Officer to oversee environmental compliance until all conditions have been satisfied as required by MP08_0194 Condition 70 .	Environmental Officer(s)/Community Liaison Officer	Duties of the Environmental Officer(s)/ Community Liaison Officer completed in accordance with SECTION 6.14 and Section 7.13.3 of the Kings Forest KPoM (JWA 2019).
Exclusion fencing and other infrastructure	Fauna exclusion fencing and other infrastructure to be maintained in accordance with MP08_0194 Conditions 46, 64, 121 and 148 and EPBC_2012/6328 Conditions 2, 3, and 4 .	Principal contractor/Site supervisor	All fencing and associated infrastructure to be maintained in accordance with SECTION 6.5 and Section 7.3.2 of the Kings Forest KPoM (JWA 2019).
Management of retained vegetation/habitat	Retained vegetation/habitat managed as required.	Suitably qualified Bush Regeneration company	Retained vegetation within the Precincts 6 - 14 ecological buffers will be protected and maintained in accordance with SECTION 6.7 and the following documents where applicable: • Kings Forest KPoM (JWA 2019) - Section 7.5; • Kings Forest WSFMP (JWA 2020a) - Section 7.7; • Precincts 6 - 11 VWMP (JWA 2020b) - Section 6.7; and • Precincts 12 - 14 VWMP (JWA 2020c) - Section 6.6.
Weed control	Weeds controlled as required.	Suitably Qualified Bush Regeneration Company	All weeds controlled in accordance with SECTION 6.8 , Section 6.8 of the Precincts 6 - 11 VWMP (JWA 2020b) and Section 6.8 of the Precincts 12 - 14 VWMP (JWA 2020c).
Rehabilitation and compensatory habitat works	Rehabilitation works completed as required.	Suitably qualified Bush Regeneration company	All regeneration/revegetation works (including compensatory koala and WSF habitat creation) to be completed in accordance with SECTION 6.9 and the following documents where appropriate: • Kings Forest KPoM (JWA 2019) - Section 7.6; • Kings Forest WSFMP (JWA 2020a) - Section 7.8; • Precincts 6 - 11 VWMP (JWA 2020b) - Section 6.9; and • Precincts 12 - 14 VWMP (JWA 2020c) - Section 6.8.
Feral animal management	Feral animals controlled as required by MP08-0194 Condition 44 .	Proponent (until ownership is transferred)	Feral animals controlled in accordance with SECTION 6.12 and Section 8.5 of the Kings Forest FAMP (JWA 2020g).
Fire Management	Reduction of fire risk.	Proponent (until ownership is transferred)	Fire risk to be managed in accordance with the approved Bushfire Management Plan (BushfireSafe 2020) and associated Kings Forest Koala Fire Management Plan (Wildsite 2020) (SECTION 6.11).
Monitoring and Reporting	Koala monitoring programs to be completed across the entire site in accordance with MP08_0194 Condition 37 . WSF monitoring programs to be completed across the entire site in accordance with MP08_0194 Condition 37 . Retained vegetation monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37 . Rehabilitation monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37 . Threatened flora monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37 .	Qualified ecologist	Ongoing monitoring programs and reporting completed in accordance with SECTION 7 and the following management plans: • Precincts 6 - 11 VWMP (JWA 2020b): – Section 8.3 - Monitoring of retained vegetation; and – Section 8.4 - Rehabilitation monitoring. • Precincts 6 - 11 TSMP (JWA 2020d): – Section 8.3.2 - Annual threatened flora monitoring; and – Section 8.4.2 - Annual threatened fauna monitoring. • Precincts 12 - 14 VWMP (JWA 2020c): – Section 8.3 - Monitoring of retained vegetation; and

Management Strategy	Management Action	Responsibility	Performance Measure
	Threatened fauna monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37. Feral animal monitoring program to be completed across the entire site in accordance with MP08_0194 Condition 37.		- Section 8.4 - Rehabilitation monitoring. • Precincts 12 - 14 TSMP (JWA 2020e): - Section 8.3.2 - Annual threatened flora monitoring; and - Section 8.4.2 - Annual threatened fauna monitoring. • Kings Forest FAMP (JWA 2020g) - feral animal monitoring (Section 9); • Kings Forest KPoM (JWA 2019): - Section 8.2 - Koala activity monitoring; - Section 8.4 - Compensatory koala habitat monitoring; and - Section 8.5 - Koala infrastructure, construction and operational management monitoring. • Kings Forest WSFMP (JWA 2020a): - Section 8.3 - WSF monitoring; and - Section 8.5 - Compensatory WSF habitat monitoring Reports provided to relevant government agencies.
Environmental Audits	Environmental Audits completed in accordance with MP08_0194 Condition 49 .	Proponent / Independent Ecological Consultant	Environmental audits and associated reporting will be completed in accordance with Section 8.6.3 of the Kings Forest KPoM (JWA 2019).
Payment of bond and/or bank guarantee	In accordance with MP08_0194 Condition 50 , a bond for the implementation of environmental management, with the exception of koala compensatory habitat, is to be lodged with TSC.	Proponent	Prior to commencement of bulk earth works for each precinct, and every two (2) years thereafter, a cash bond or bank guarantee shall be lodged with TSC to ensure that the relevant environmental management plans for the associated Potential Council Land (PCL) are implemented as detailed in SECTION 6.13 and Section 7.6.7 the Kings Forest KPoM (JWA 2019).
	In accordance with MP08_0194 Condition 45A (8) a) , an additional bond or bank guarantee must be provided for the implementation of suitable conservation measures should the compensatory koala habitat not be provided in accordance with the requirements of the KPOM.	Proponent	A bond or bank guarantee must be paid to and held by the Secretary from the issue of the first Construction Certificate permitting the clearing of vegetation, until seven (7) years after the Proponent has demonstrated to the Secretary that the compensatory habitat has been provided in accordance with the requirement of the KPOM. Refer to SECTION 6.13 and Section 7.6.7 the Kings Forest KPoM (JWA 2019).
Adaptive management	Adaptive Management strategies implemented as required.	Proponent	Adaptive Management Log detailing issues raised and any changes made to this management plan to be updated as monthly and included in the Annual Vegetation Monitoring Report and published on the project website in accordance with SECTION 6.15 .

9 INDICATIVE COSTINGS

Indicative costings¹ for all works to be completed with the Precincts 6 - 14 buffers during the establishment phase and maintenance phase are detailed within additional Management Plans as follows:

- Installation and maintenance of koala infrastructure, koala compensatory habitat works and koala monitoring and reporting requirements (where relevant) - Section 10 of the Kings Forest KPoM (JWA 2019);
- Wallum sedge frog compensatory habitat works and koala monitoring and reporting requirements (where relevant) - Section 10 of the Kings Forest WSFMP (JWA 2020a);
- Management and monitoring of retained vegetation, revegetation and compensatory habitat areas (where relevant) - Section 10 of the Precincts 6 - 11 VWMP (JWA 2020b) and Section 10 of the Precincts 12 - 14 VWMP (JWA 2020c); and
- Feral animal management (where relevant) - Section 8 of the FAMP (JWA 2020g).

¹ Proposed to be funded from the proponents ongoing cash flow during the development

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Gilbert and Sutherland (G&S) (2020b) *Overall Water Management Plan, Kings Forest New South Wales*. Report prepared for Project 28.

Gilbert and Sutherland (G&S) (2020c) *Erosion and Sediment Control Plan Kings Forest New South Wales*. Report prepared for Project 28.

JWA (2009) *Buffer Management Plan, Kings Forest*. Report prepared for Project 28 Pty Ltd.

JWA (2019) *Koala Plan of Management, Kings Forest (Volume 1 and 2)*. Report prepared for Project 28 Pty Ltd.

JWA (2020a) *Wallum Sedge Frog Management Plan, Kings Forest*. Report prepared for Project 28 Pty Ltd.

JWA (2020b) *Kings Forest Precincts 6 - 11 Vegetation and Weed Management Plan*. Report prepared for Project 28 Pty Ltd.

JWA (2020c) *Kings Forest Precincts 12 - 14 Vegetation and Weed Management Plan*. Report prepared for Project 28 Pty Ltd.

JWA (2020d) *Kings Forest Precincts 6 - 11 Threatened Species Management Plan*. Report prepared for Project 28 Pty Ltd.

JWA (2020e) *Kings Forest Precincts 12 - 14 Threatened Species Management Plan*. Report prepared for Project 28 Pty Ltd.

JWA (2020f) *Kings Forest Flora and Fauna Monitoring Report*. Report prepared for Project 28 Pty Ltd.

JWA (2020g) *Kings Forest Feral Animal Management Plan*. Report prepared for Project 28 Pty Ltd.

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Warren J. (2000) *Species Impact Statement for the Proposed Kings Forest Development*. Report prepared for Narui Gold Coast by James Warren and Associates Pty Ltd.

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APPENDIX 1 - COMPLIANCE WITH RELEVANT APPROVAL CONDITIONS

CONDITION	SECTION OF BMP
Concept Plan Approval - Condition B3 <i>Further heathland is to be provided with long-term protection and allowed to naturally regenerate on the site.</i> <i>The further heathland to be protected is to be that contained within the 50m ecological buffer in the locations depicted as 'Heath to be Naturally Regenerated' in Figure 2A titled 'Heath Regeneration and Revegetation Areas' drawn by James Warren and Associates and dated 22 March 2010. The heathland in these locations is to be protected and regenerated for the full 50m width of the ecological buffer.</i> <i>The details of this further protection are to be submitted along with the preferred long term protection mechanism, such as land use zoning, to the satisfaction of the Director-General prior to determination of Stage 1.</i>	All Rehabilitation/Regeneration works to be carried out within Precincts 6 - 14 ecological buffers will be completed in accordance with the following documents where appropriate: • Kings Forest Precincts 6-11 VWMP (JWA 2020b); • Kings Forest Precincts 12-14 VWMP (JWA 2020c); • Kings Forest KPoM (JWA 2019); and • Kings Forest WSFMP (JWA 2020a).
Concept Plan Approval - Condition C2 <i>Buffer Management Plan</i> <i>Each Buffer Management Plan update is to detail bushfire protection measures, access control, signage and fencing.</i>	This Precincts 6 - 14 BMP provides details of: • Bushfire protection measures (SECTION 6.11); • Access control (SECTION 6.5); and • Signage and fencing to protect vegetation during the pre-construction, construction, and operational phases (SECTION 6.5).
Major Project Approval - Condition 39 <i>1) All Environmental Management Plans shall be revised to address management actions to be undertaken throughout the life of the project as relevant to the development precincts that the plan covers. This includes a detailed set of agreed establishment and maintenance phase performance completion criteria, ongoing monitoring and an annual maintenance schedule of works following the initial establishment period.</i>	1) All Environmental Management Plans have been updated as required.

CONDITION	SECTION OF BMP
2). <i>Performance criteria for all management plans are reviewed to ensure they are specific to each precinct and action, measurable, achievable, relevant and timely.</i> 3) <i>The implementation schedule of all Environmental Management Plans shall be revised to include the following details as relevant to the precincts that the plan covers:</i> <i>a. Actions that are specific to the precinct for which they are addressing</i> <i>b. Specific map references to identify locations of works for all actions</i> <i>c. Total areas to be planted (m2)</i> <i>d. Planting density (per m2)</i> <i>e. Number of permanent signs to be erected and maintained</i> <i>f. Total areas for weed management activities (m2)</i> <i>g. Length of any fencing (temporary and permanent)</i> <i>h. Total areas for heath regeneration and revegetation (m2)</i> <i>i. Locations and areas (m2) of proposed threatened species habitat</i> <i>j. Timing and frequency of actions</i> <i>k. Monitoring requirements (frequency) that are specific to the action.</i>	2) Refer to the Precincts 6 - 11 VWMP (JWA 2020b) and the Precincts 12 - 14 VWMP (JWA 2020c). 3) a. The work plans and schedules in SECTIONS 6 and 7 identify actions related to Precincts 6 - 14. b. Locations applicable to the actions within this BMP are shown in FIGURE 9. c. Refer to the Precincts 6 - 11 VWMP (JWA 2020b) and the Precincts 12 - 14 VWMP (JWA 2020c). d. Refer to the Precincts 6 - 11 VWMP (JWA 2020b) and the Precincts 12 - 14 VWMP (JWA 2020c). e. Refer to the Precincts 6 - 11 VWMP (JWA 2020b) and the Precincts 12 - 14 VWMP (JWA 2020c). f. Refer to the Precincts 6 - 11 VWMP (JWA 2020b) and the Precincts 12 - 14 VWMP (JWA 2020c). g. Refer to KPOM (JWA 2019). h. Refer to the Precincts 6 - 11 VWMP (JWA 2020b) and the Precincts 12 - 14 VWMP (JWA 2020c). i. Not applicable to this BMP. j. Timing and frequency of actions are detailed in SECTION 8.

CONDITION	SECTION OF BMP
	k. Refer to the Precincts 6 - 11 VWMP (JWA 2020b) and the Precincts 12 - 14 VWMP (JWA 2020c).
Major Project Approval - Condition 41 1) <i>Figures 10 and 10A to 10L shall be revised as necessary to ensure that spatial overlap of heath revegetation, Koala food tree planting and Wallum Sedge Frog compensatory habitat is minimised.</i> 2) <i>Tree plantings are to be minimised in areas that are identified as naturally regenerating.</i> 3) <i>The final Buffer Management Plans shall be prepared in consultation with Council and submitted to the Secretary for approval within 6 months of the date of determination of the application (No. 2012/2328) made under sections 130(1) and 133 of the Commonwealth Environment Protection and Biodiversity Conservation Act or prior to issue of any construction certificate, whichever occurs first.</i>	1) Rehabilitation/Regeneration works on the site have been revised in order to reduce spatial overlap of heath revegetation/ regeneration areas with Koala food tree plantings and Wallum sedge frog created habitat as far as practical. Rehabilitation/Regeneration works on the site are detailed in SECTION 6.9 and the following documents: • Kings Forest Precincts 6 - 11 VWMP (JWA 2020b) • Kings Forest Precincts 12 - 14 VWMP (JWA 2020c) • Kings Forest KPoM (JWA 2019); and • Kings Forest WSFMP (JWA 2020a). 2) Rehabilitation/Regeneration works on the site have been revised following detailed site investigations as part of the preparation of the Kings Forest KPoM (JWA 2019). Tree plantings have been avoided where possible within areas that were identified as containing a significant level of natural regeneration. Rehabilitation/Regeneration works on the site are detailed in SECTION 6.9 and the following documents:

Kings Forest - Precincts 6-14 Buffer Management Plan

CONDITION	SECTION OF BMP
	• Kings Forest Precincts 6 - 11 VWMP (JWA 2020b) • Kings Forest Precincts 12 - 14 VWMP (JWA 2020c) • Kings Forest KPoM (JWA 2019); and • Kings Forest WSFMP (JWA 2020a). 3) The BMP has been prepared in consultation with TSC.

APPENDIX 2 - ADDITIONAL KINGS FOREST MANAGEMENT PLANS AND THEIR RELATIONSHIP TO THE PRECINCTS 6-14 BMP

Management Plan	Relationship to the Precincts 6 - 14 BMP
Kings Forest Koala Plan of Management (KPoM) (JWA 2019)	The aim of the Kings Forest KPoM is to protect and conserve the koala population in the Kings Forest area to ensure its ongoing survival through appropriate management of project impacts. The objectives are: • To ensure that the proposed development does not remove significant areas of habitat known, or likely to be important for the local koala population; • To ensure that movement corridors for the local koala population are maintained and/or improved; • To protect individual koalas from injury or other adverse impacts during the development phase; • To embellish the habitat values of the site, including the creation of koala habitat as part of a comprehensive offset strategy; • To protect, restore and provide for ongoing maintenance of existing koala habitat; • To ensure that changes in the local environment resulting from the proposed development (e.g. additional traffic, introduction of dogs) do not significantly impact on the local koala population; • To ensure that koalas continue to utilise habitat at Kings Forest; • To ensure appropriate monitoring and management programs are undertaken; • To raise awareness and promote community ownership of environmental management (including the conservation of the local koala population); • Compliance with relevant conditions; and • Further revision of the KPoM as appropriate.

Management Plan	Relationship to the Precincts 6 - 14 BMP
Kings Forest Wallum Sedge Frog Management Plan (WSFMP) (JWA 2020a)	The aim of the Kings Forest WSFMP is to protect and conserve the WSF population in the Kings Forest area to ensure the ongoing survival of the population through appropriate management of project impacts. The objectives are: • To ensure that the proposed development does not remove areas of habitat outside of approved clearing areas; • To ensure that movement corridors for the local WSF population are maintained and/or improved; • To protect WSF from injury or other adverse impacts associated with the construction phase of the development through the implementation of appropriate management actions; • To improve the habitat values of the site, including the creation of WSF habitat as part of a comprehensive and staged offset strategy; • To protect WSF from injury or other adverse impacts associated with the operational (post-construction) phase of the development through the implementation of appropriate management actions; • To ensure that WSF continue to utilise habitat at Kings Forest by way of providing for effective monitoring of performance in relation to the provisions of this WSFMP; • To raise awareness and promote community ownership of environmental management (including the conservation of the local WSF population); • Compliance with relevant conditions; and • Revision of the WSFMP as appropriate.
Kings Forest Precincts 6 - 11 Vegetation and Weed Management Plan (VWMP) (JWA 2020b)	The VWMPs are intended to assist Project 28 in managing existing native vegetation and other environmentally sensitive areas within EMAs on the Kings Forest site before, during and after development. The aim of the VWMPs is to develop a comprehensive and integrated approach to guide the immediate and long-term management of retained and compensatory native vegetation within EMAs

Management Plan	Relationship to the Precincts 6 - 14 BMP
Kings Forest Precincts 12 - 14 Vegetation and Weed Management Plan (VWMP) (JWA 2020c)	on the Kings Forest site and to ensure its protection and enhancement. Specific objectives of the VWMPs are to: • Protect the environmentally significant site values of areas associated with Precincts 1 - 5 from bulk earthworks and construction activities; • Remove vegetation from the development footprint in a controlled and an environmentally sustainable way; • Provide permanent protection for the environmentally significant values within EMAs associated with Precincts 1 - 5 and the proposed East-West Corridor (i.e. threatened flora and fauna species, endangered ecological communities, and wetlands); • Manage noxious and environmental weeds in an environmentally sustainable manner and prevent the further spread of weeds resulting from the development of Precincts 1 - 5; • Utilise assisted natural regeneration where appropriate; • Restore, enhance and manage the retained and protected vegetation including providing guidelines for the revegetation of EMAs and the Cudgen Nature Reserve where required; and • Monitor the condition of retained and rehabilitated vegetation to assess if the project completion criteria have been met and report where appropriate.
Kings Forest Precincts 6 - 11 Threatened Species Management Plan (TSMP) (JWA 2020d) Kings Forest Precincts 12 - 14 Threatened Species Management Plan (TSMP) (JWA 2020e)	The TSMPs have been prepared to address the management of other threatened species and their habitat/s occurring in in EMAs. The TSMPs contain the following objectives: • weed control measures specific to areas containing listed threatened flora and fauna; • guidelines for the control of human and animal access to areas containing threatened species; • strategies for the embellishment of threatened species habitat through revegetation works and/or the creation of compensatory habitat areas where required.

Management Plan	Relationship to the Precincts 6 - 14 BMP
Kings Forest Flora and Fauna Monitoring Report (FFMR) (JWA 2020f)	The Kings Forest FFMR summarises all flora and fauna monitoring requirements of the development including the koala monitoring program.
Kings Forest Feral Animal Management Plan (FAMP) (JWA 2020g)	The aim of the FAMP is to develop a comprehensive and integrated approach to guide the immediate and long-term management of feral animals within EMAs associated with the development of the Kings Forest site and to ensure the protection of native fauna species, with a primary focus on threatened species. Specific objectives of the FAMP are to: • Review relevant literature on feral animal control; • Identify feral animals which have been recorded at the site; • Prioritise species considered to warrant priority management; • Examine control and/or eradication methods for ‘high priority’ feral animals; and • Recommend long-term control methods, including monitoring and reporting.
Kings Forest Stage 1 Bushfire Management Plan (BushfireSafe 2020)	A fundamental strategy of the Kings Forest Stage 1 Bushfire Management Plan is to assess and manage fuel loads within the Kings Forest site. The risk of high intensity fires will be reduced through controlled low intensity burns or mechanical means if and where appropriate. High-intensity hazard reduction burns and wildfires that result in crown scorch or crown fires should be avoided.
Kings Forest Koala Fire Management Plan (Wildsite 2020)	The Kings Forest Koala Fire Management Plan details fire management strategies for koala habitat areas on the Kings Forest site. The aim of this plan is to protect and conserve the population and habitat of koalas and other associated biodiversity values in the Kings Forest area through the restoration and maintenance of appropriate fire regimes.
Construction Environmental Management Plan (MUS 2020)	The Construction Environmental Management Plan provides details sufficient to understand and avoid, mitigate and remedy all potential environmental impacts of the project during construction.
Kings Forest Summary of Management Plans (SOMP) (G&S 2020a)	The Kings Forest SOMP has been prepared to summarise all of the management requirements of the various management plans.