ENVIRONMENTAL OFFSET STRATEGY

ESMERALDA GRAPHITE PROJECT



PREPARED FOR
Qld Aus Graphite Pty Ltd

28 September 2026

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1 Introduction

AARC Environmental Solutions Pty Ltd (AARC) was commissioned by Qld Aus Graphite Pty Ltd (the Proponent) to prepare a State Environmental Offset Strategy for the Esmeralda Graphite Project (the Project) to be included in the submission of the Environmental Impact Statement (EIS).

1.1 Project background

Graphinex proposes to develop the Project, located on light grazing land approximately 70 km south of Croydon, Queensland, Australia (Figure 1). The Project proposes mining of the Esmeralda Granite unit and on-site concentration of graphite ore.

Graphite is recognised as a 'critical mineral' by both the Queensland and Commonwealth Government, reflecting its strategic importance and limited global availability. Local production of graphite will aid the state's renewable energy transition. Furthermore, the advancement of this project will contribute significantly to establishing a sustainable, long-term supply of high-grade graphite, essential for a wide range of renewable energy applications. This initiative aligns with broader national and state objectives to secure vital resources for the emerging green economy and enhance energy independence.

In 2025, as part of the Commonwealth approval process, an *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) (EPBC Act) Referral for the Project was submitted to the Department of Climate Change, Energy, the Environment, and Water (DCCEEW). The Referral decision on 23 June 2025 states that the proposed action is not a controlled action.

The project is the subject of a 'Coordinated Project' Environmental Impact Statement (EIS) process. In recognition of the critical role this Project will play in the production and supply of graphite, the Project was declared a 'Prescribed Project' by the Queensland Government on the 13th of November 2025.

This assessment has been designed to address the Terms of Reference (ToR) for the EIS, issued in September 2025. A reconciliation of the requirements of the ToR that are addressed in this report is included in Appendix A**.**

Terrestrial flora and fauna assessments were undertaken to address the requirements of the ToR and changes to proposed activities. The assessments have informed the offset strategy presented in this document, and include:

- Terrestrial Ecology Assessment (AARC 2026a); and
- Aquatic Ecology Assessment (AARC 2026b).

1.2 Purpose and scope

The purpose of this Environmental Offset Strategy is to outline the Project's environmental offset requirements under the applicable offset framework. The Environmental Offset Strategy includes:

- a summary of environmental offset requirements for the Project (Section 3); and
- proposed offset delivery mechanisms (Section 4).

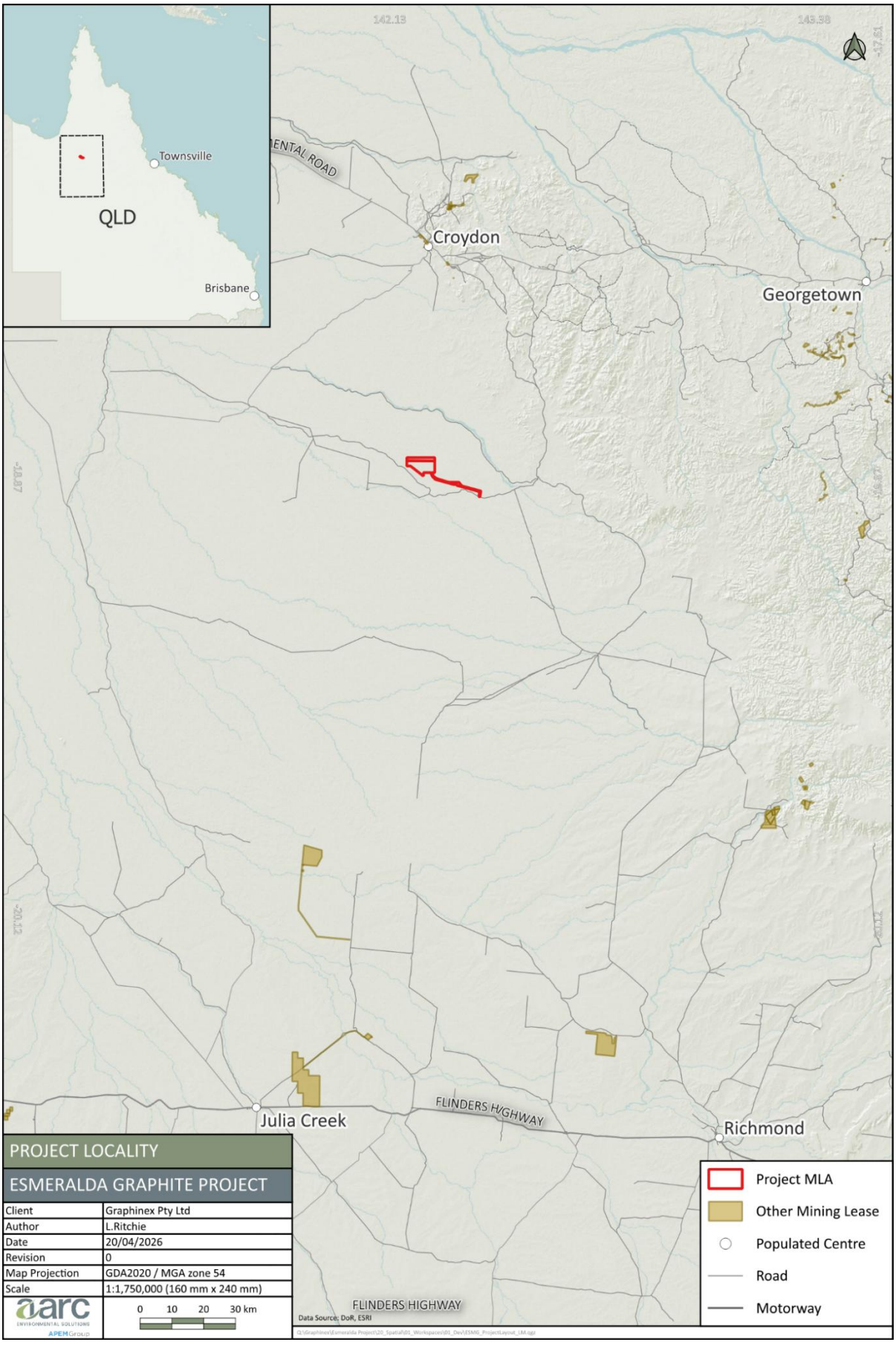


Figure 1: Project location

2 Relevant legislation and policy

Commonwealth, State and Local legislation, policies and guidelines relevant to environmental offsets are discussed below.

2.1 Commonwealth Environmental Offsets Framework

2.1.1 Environmental Protection and Biodiversity Conservation Act 1999

Under the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act), an action requires approval from the Federal Environment Minister if the action has, will have, or is likely to have a significant impact on a matter of national environmental significance (MNES). There are nine matters of national environmental significance listed under the act, which include:

- World heritage properties;
- National heritage places;
- Wetlands of international importance;
- The Great Barrier Reef Marine Park;
- Commonwealth marine areas;
- Listed threatened ecological communities;
- Listed threatened species;
- Listed threatened migratory species; and,
- A water resource, in relation to coal seam gas development and large coal mining development.

The EPBC Act requires assessment and approval for any activity that has, or is likely to have, a significant impact on a MNES. The relevant controlling provisions for the Project under the Act are:

- nationally listed threatened species and communities (sections 18 and 18A); and
- listed migratory species (sections 20 and 20A).

The Project requires no further assessment or provision of offsets under the EPBC Act.

2.1.2 EPBC Act environmental offsets policy

The 'Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy' (DSEWPaC 2012) outlines the Australian Government's position on the use of environmental offsets. Environmental offsets can be used under the EPBC Act to maintain or enhance the health, diversity and productivity of the environment as it relates to matters protected by the EPBC Act.

Offsets under the EPBC Act are required if residual impacts to MNES are significant (DSEWPaC 2012). The 'Matters of National Significance Significant Impact Guidelines 1.1' provides overarching guidance on determining whether an action is likely to have a significant impact on a matter of national environmental significance protected by the EPBC Act (DoE 2013).

The 'Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy' provides guidance on the role of offsets in environmental impact assessments and how the Department of Climate Change, Energy, the Environment and Water (DCCEEW) considers the suitability of a proposed offset package (DSEWPaC 2012).

2.2 Queensland Environmental Offsets Framework

Under Queensland law, offsets may be required for certain activities where there is an unavoidable impact on significant environmental values. To counterbalance this loss, offsets, which can include improvement and protection of alternative sites and/or actions that improve environmental viability, can provide a conservation outcome that is equivalent to the environmental value being lost at the impact site (DETSI 2025).

The Queensland environmental offsets framework consists of:

- *Environmental Offsets Act 2014* (EO Act);
- Environmental Offsets Regulation 2014 (EO Regulation);
- Queensland Environmental Offsets Policy (Version 1.17) (QEOP) (DETSI 2025); and
- Significant Residual Impact Guideline (EHP 2014).

The offsets framework requires environmental offsets to be delivered where the Project (prescribed activity) is likely to result in a significant residual impact on a prescribed environmental matter. The QEOP Significant Residual Impact Guideline (EHP 2014) was used to determine if residual impacts on prescribed environmental matters were significant for the project (AARC 2026a).

2.2.1 Environmental Offsets Act 2014 and Environmental Offsets Regulation 2014

The Queensland environmental offsets legislation defines Prescribed environmental matters to include:

- matters of national environmental significance (MNES);
- matters of state environmental significance (MSES); and
- matters of local environmental significance (MLES).

These prescribed environmental matters are outlined in the EO Regulation.

MSES comprise:

- regulated vegetation, including:
    - Endangered and Of Concern REs listed under the *Vegetation Management Act 1999* (VM Act);
    - REs that intersects areas shown as wetlands on the VM Act map;
    - REs located within a defined distance from the defining banks of a relevant watercourse or relevant drainage feature; and
    - REs mapped as essential habitat for Endangered and Vulnerable flora and fauna listed under the NC Act;
- areas that provide connectivity and maintain ecosystem functioning;
- wetlands and watercourses, including:
    - a wetland in a wetland protection area;
    - a wetland of high ecological significance shown on the map of Queensland wetland environmental values; and
    - a wetland or watercourse in high ecological value waters.;
- designated precincts in a strategic environmental area under the Regional Planning Interests Regulation 2014;
- protected wildlife habitat;
- protected areas and highly protected zones of State marine parks;
- fish habitat areas;

- waterways providing for fish passage;
- marine plants; and
- legally secured offsets.

2.2.2 Queensland Environmental Offsets Policy

The QEOP is a statutory instrument that provides a single, streamlined framework for environmental offsets in Queensland. An offset may be delivered as a:

1) Proponent-driven offset: A proponent-driven offset may take the form of a traditional land-based offset; be undertaken through actions under a Direct Benefit Management Plan; or a combination of both. For a proponent-driven offset, the offset delivery liability remains with the proponent and the offset must be delivered in accordance with an Offset Delivery Plan approved by the administering agency.

2) Financial settlement offset: For financial settlement offsets, the payment amount must be calculated in accordance with the methodology set out in the QEOP. A web-based 'financial settlement offset calculator' is available on the Queensland Government website that can assist in this process. The State is responsible for delivering a conservation outcome from the financial settlement offset payment.

3) A combination of a proponent-driven offset and financial settlement offset may be utilised. However, the Direct Benefit Management Plan can only contribute up to 10% of the offset delivery.

For land-based offsets, the Queensland Environmental Offsets Policy sets multipliers for prescribed environmental matters, with a maximum multiplier of four, or potentially lower if offsetting with regrowth vegetation. A multiplier is defined as "a number used to calculate the size of the offset requirement, given the significant residual impact area, for a given prescribed environmental matter". The offset area is calculated by multiplying the area of impact by the prescribed multiplier:

Offset Area = Area of Impact x Multiplier

2.3 MLES – Croydon Shire

The project is located within the Croydon Shire Council LGA, which operates under the Croydon Shire Planning Scheme (Croydon Shire Council 2019). As part of this Planning Scheme, matters of local environmental significance (MLES) are identified in overlay maps.

Searches of the Croydon Shire Planning Scheme identified no MLES within the Project area.

3 Environmental Offset Requirements

The EPBC Act Environmental Offsets Policy (DSEWPaC 2012) outlines the Australian Government's position on the use of environmental offsets, while the Queensland Environmental Offsets Policy (Version 1.17) (DETSI 2025) is the relevant State instrument for environmental offsets in Queensland (applicable at the time of the Project ToR).

The Queensland Environmental Offsets Policy establishes an environmental offset hierarchy to avoid duplication of offset conditions between jurisdictions. State and local governments may only impose an offset condition if "the same, or substantially the same, impact and the same, or substantially the same, matter" has not been subject to assessment under the Commonwealth.

This includes if the Commonwealth could have imposed an offset condition but did not do so. However, it does not apply if the Commonwealth has decided that the activity itself is 'not a controlled action'. For example, an activity referred to the Commonwealth that could impact on MNES that receives a 'not a controlled action' or a 'not controlled action–particular manner' notice, could still be subject to an offset condition imposed by State or local government.

If the Commonwealth imposes an offset condition for a prescribed environmental matter after the State or local government has already imposed an offset condition, the Proponent can apply to the lower level of government to have the duplicate offset requirement removed, provided the condition is for the same, or substantially the same, impact and prescribed environmental matter.

3.1 Commonwealth Environmental Offset Requirements

The Referral decision on 23 June 2025, supported by ecological assessments of the study area, states that the proposed action is not a controlled action. The Project requires no further assessment or provisions of offsets under the EPBC Act.

3.2 State Environmental Offset Requirements

The assessment of impacts on MSES is summarised in Table 1 and detailed in the Terrestrial Ecology Assessment report (AARC 2026a). In summary, residual State-based offsets will be required for the Project for significant residual impacts on regulated vegetation for:

- REs within mapped vegetation management wetlands: Under the EO Act, offsets are required for significant residual impacts to remnant REs that lie within a mapped vegetation management wetland.

  The Project disturbance area will result in the removal of 10.45 ha of remnant vegeation within a VM Wetland, which is above the 2 ha threshold for a significant residual impact (clearing other than a linear infrastructure). Consequently, offsets are triggered under the EO Act for project impacts to REs intersecting VM Act wetlands for the clearing of 10.45 ha of RE 2.3.55d.

- REs within the defined distance of a vegetation management watercourse: Under the EO Act, offsets are required for significant residual impacts to remnant REs that lie within the defined distance to a vegetation management watercourse/drainage feature.

  REs located within the defining banks of a VM Act watercourse that will be disturbed for the Project are associated with non-linear infrastructure in the mining and production area and associated with linear infrastructure in the transport corridor (including access road, and airstrip).

  Following a significant residual impact assessment (AARC 2026a), offsets are triggered under the EO Act for these impacts to REs within the defined distance of a VM Act watercourse for:

  - RE 2.3.22 – offset required for 8.99 ha;
  - RE 2.3.26a – offset required for 19.07 ha;
  - RE 2.3.29b – offset required for 42.15 ha;

- RE 2.5.14a – offset required for 7.38 ha;
- RE 2.5.17b – offset required for 16.13 ha;
- RE 2.5.18a – offset required for 0.42 ha; and
- RE 2.5.28a – offset required for 1.90 ha.

Table 1: Assessment of significant impacts to MSES

Prescribed Environmental Matter		**Extent of disturbance (ha)**		**Offset required**
Regulated vegetation	Prescribed Regional Ecosystem (RE) that are Endangered or Of Concern, as defined under the VM Act	There are no Prescribed Regional Ecosystems (RE) that are Endangered or Of Concern, as defined under the VM Act within the Project area (DNRMMRRD 2026).		No, refer to the Terrestrial Ecology Assessment report (AARC 2026a).
	Prescribed RE that intersects with an area shown on the vegetation management wetlands map	RE 2.3.55d	10.45 ha	Yes, 10.45 ha
	Prescribed RE located within the defined distance from the defining banks of a watercourse identified on the vegetation management watercourse map	RE 2.3.22	8.99 ha	Yes, 8.99 ha
		RE 2.3.26a	19.07 ha	Yes, 19.07 ha
		RE 2.3.29b	42.15 ha	Yes, 42.15 ha
		RE 2.5.14a	7.38 ha	Yes, 7.38 ha
		RE 2.5.17b	16.13 ha	Yes, 16.13 ha
		RE 2.5.18a	0.42 ha	Yes, 0.42 ha
		RE 2.5.28a	1.90 ha	Yes, 1.90 ha
	An area of essential habitat on the essential habitat map for Critically Endangered, Endangered and Vulnerable flora and fauna	No essential habitat is mapped within the Project area (DNRMMRRD 2026, AARC 2026a).		No
Areas that provide connectivity and maintain ecosystem functioning		No significant impact.		No, refer to the Terrestrial Ecology Assessment report (AARC 2026a).
Mapped wetlands and watercourses in a wetland protection area or of high ecological significance		None present. The assessment of impacts on wetlands and watercourses is provided in the aquatic ecology assessment (AARC 2026b).		No
Designated precincts in a strategic environmental area under the Regional Planning Interests Regulation 2014		There are no strategic environmental areas (DNRMMRRD 2026, AARC 2026a).		No
Protected wildlife habitat		No significant impact.		No, refer to the Terrestrial Ecology Assessment report (AARC 2026a).
Protected areas		The Project area is not located in a Protected area (DNRMMRRD 2026, AARC 2026a).		No

Prescribed Environmental Matter	Extent of disturbance (ha)	Offset required
Highly protected zones of State marine parks	The Project area is not located in highly protected zones of State marine parks (DNRMMRRD 2026, AARC 2026a).	No
Fish habitat areas	The Project is not in a fish habitat area (DNRMMRRD 2026, AARC 2026a).	No
Waterways providing for fish passage	No significant impact.	No, refer to the Aquatic Ecology Assessment (AARC 2026b).
Marine plants	The Project is not in a coastal or marine area.	No
Legally secured offsets	There are no legally secured offsets identified in the Project area (DNRMMRRD 2026, AARC 2026a).	No

4 Proposed state offsets strategy

As detailed in Section 2.1.2, under the QEOP, there are three offset delivery options, which include:

- Proponent-driven offsets, taking the form of a land-based offset;
- Proponent-driven offsets, as part of a Direct Benefit Management Plan (DBMP); and
- Financial settlement offset.

A combination of offset delivery options is acceptable.

The Proponent is planning to deliver financial settlement offsets in accordance with the Queensland Environmental Offsets Policy. However, potential offset supply areas have been explored and described below to provide certainty around the feasibility of securing areas in the vicinity of the proposed disturbance for offsets.

4.1.1 Financial settlement offset

The proponent proposes a financial offset delivery mechanism, to be fulfilled prior to the commencement of the Project construction. This approach requires payment of an amount, calculated in accordance with the Financial Settlement Offset Calculation Methodology, outlined in Appendix 4 of the QEOP. The financial settlement calculation can be based on the Queensland Government's Financial Settlement Offset Calculator or the formula within Appendix 4 of the QEOP. It should be noted that both methods of calculation use the same components to determine the financial offset total.

The financial settlement calculation is based on the following formula:

Financial settlement = (total offset area x on-ground cost per ha) + landholder incentive payment + administrative cost

Each component in the above calculation uses different inputs and has its own formula, as outlined in Appendix 4 of the QEOP.

The financial offset calculator is being updated to include all listed threatened species and REs. Currently, the financial settlement calculator for the Croydon Shire omits one of the REs listed in the Herbarium-approved vegetation map, RE 2.3.55d. Until this update is complete, DETSI has recommended using a similar RE as a proxy, as the calculator's costing variables are the Matter Group (which sets the multiplier) and the local government area (LGA) and subregion (which set the on-ground costs and land value), which will provide the same result (DETSI per com 2026).

A total of $877,020.62 would be required to secure an offset for the removal of REs that intersect with an area shown on the vegetation management wetlands map, and REs within a defined distance of a vegetation management watercourse or drainage feature. Calculation of the financial settlement for 100% of the offset requirement (using RE 2.3.51 as a temporary proxy for 2.3.55d) has been provided in detail in Appendix B.

The details of MSES offsets delivery via financial settlement will be provided in a notice of election to be prepared and approved via an Agreed Delivery Arrangement, before the impact on the prescribed environmental matter occurs. This requirement is specified in S18 and S19 of the Environmental Offsets Act 2014.

Where a financial settlement offset is elected, the agreed delivery arrangement must specify the agreed financial settlement amount to be paid in full and an agreed timeframe in which the payment will be made. Where there is a lengthy lag time of 18 months or more between agreement of the financial settlement amount and payment, the agreed amount will need to be recalculated using the Financial Settlement Offset Calculator to account for any changes, such as fluctuations in CPI (DETSI 2025). However, where the notice of election is provided prior to the issuing of the authority, and an agreed delivery arrangement is entered into prior to the issuing of the authority, the proponent must not pay any amount under a financial settlement offset that is the subject of the

agreed delivery arrangement until after the authority is granted; and must not commence any works that impact on the prescribed environmental matter until after the authority is granted.

4.1.2 Potential offset supply land for state offsets

Although a financial settlement is proposed for offsets to MSES, an assessment of potential supply land has been undertaken for the Project. Under the QEOP; to enhance the likelihood of the environmental offset being successful and achieving a conservation outcome, a land based offset site should be in a strategic location that provides tangible benefits for the impacted prescribed environmental matter. This will be achieved through the following approach:

- Wherever possible, offsets will be located within a Strategic Offset Investment Corridor (SOIC) closest to the impacted site; and
- In order of priority:
    - Offsets will be located within the same LGA; and/or
    - Offsets will be located within the same sub-region; and/or
    - Offsets will be located within the same bioregion.

Figure 2 shows the study area in relation to the above supply location priorities. The Gulf Plains Bioregion has SOIC's defined, which occur in the same LGA and sub-bioregion as the Project. The cross-hatched area represents the overlap between the Croydon Shire Council LGA and the Claraville Plains sub-bioregion. This area (further accented by a pale pink background) represents the most strategic area for the Project's offset supply to be located, referred to as the Target Offset Supply Area.

For offset supply areas, the suitability of the offset site relative to the impact site is measured by undertaking a habitat quality assessment. Once the habitat quality scores have been determined for the offset and impact sites, these numbers are entered into the Land-based Offset Multiplier Calculator. This calculator uses the inputted information to determine the required size of an offset supply land for each value.

A multiplier is defined as "a number used to calculate the size of the offset requirement given the significant residual impact area, for a given prescribed environmental matter". The required offset area is calculated by multiplying the area of impact by the prescribed multiplier:

Offset Area = Area of Impact x Multiplier

The prescribed multiplier is set at a maximum of four (i.e. a maximum of four times the area of the residual impact), except for impacts to connectivity and waterways providing for fish passage, for which the prescribed multiplier is set to a maximum of one.

For the purposes of this environmental offset delivery strategy, the maximum multiplier was assumed to calculate the maximum offset supply. The estimated offset supply areas required for the Project are summarised in Table 2.

Table 2: Proposed MSES offset delivery strategy

Matter of State Environmental Significance			**Total residual impact area (ha)**	**QEOP Multiplier**	**Offset required (ha)**
Regulated vegetation	REs within mapped vegetation management wetlands	RE 2.3.55d	10.45	4	41.80
	REs within the defined distance of a vegetation management watercourse	RE 2.3.22	8.99	4	35.96
		RE 2.3.26a	19.07		76.28
		RE 2.3.29b	42.15		168.60
		RE 2.5.14a	7.38		29.52
		RE 2.5.17b	16.13		64.52
		RE 2.5.18a	0.42		1.68
		RE 2.5.28a	1.90		7.60
				TOTAL	**384.16**

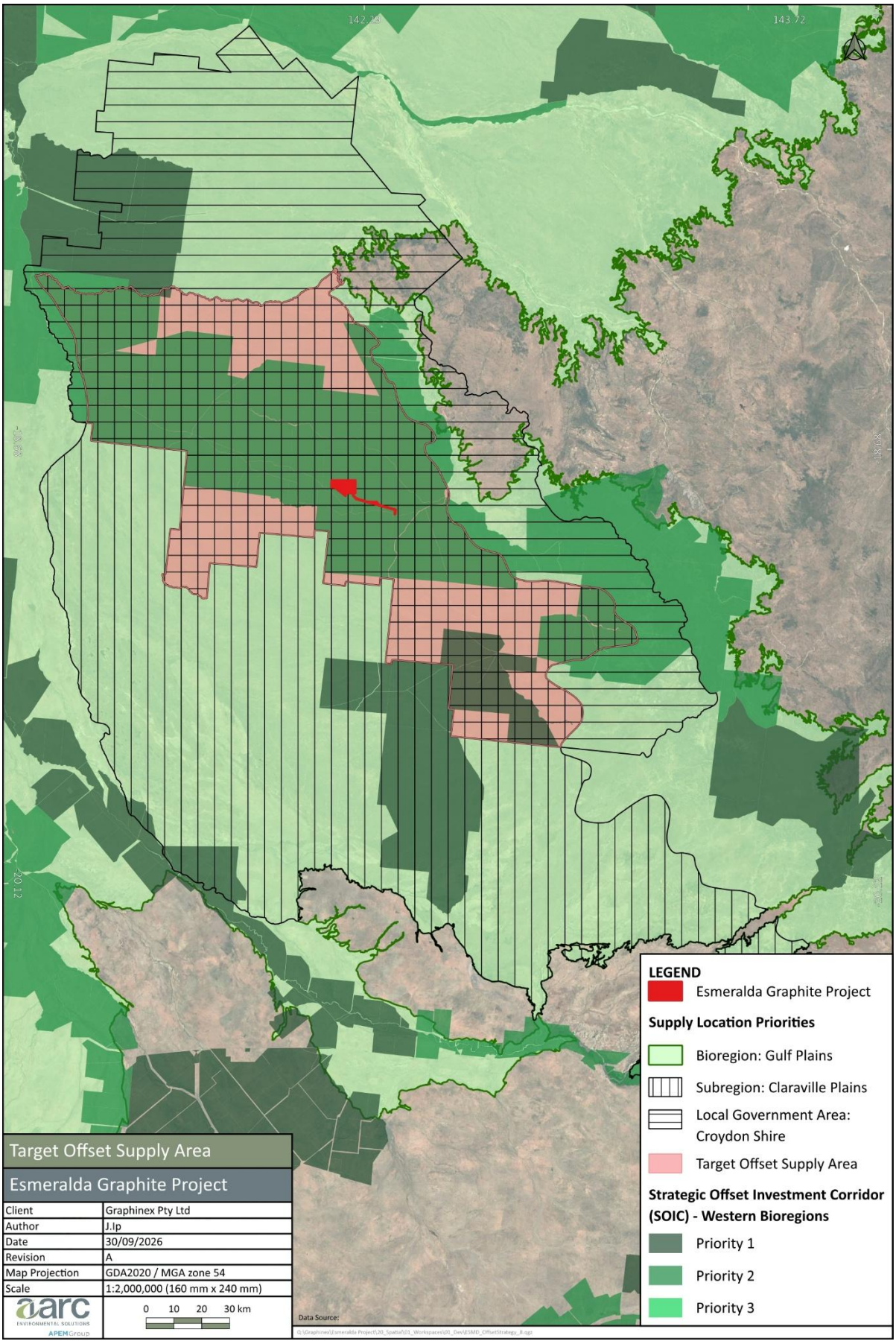


Figure 2: Target area for offset supply

Within the Target Offset Supply Area, most of the vegetation is classified as remnant vegetation. Remnant regulated vegetation RE mapping and pre-cleared vegetation RE mapping (DNRMMRRD 2026) for the small areas mapped as non-remnant, were utilised to determine spatial availability of potential offset supply. The identification of broad vegetation groups (BVG), and therefore suitable vegetation, was based on the *Vegetation Management Regional Ecosystems mapping – version 13.00*, while the non-remnant was based on the *Biodiversity status of pre-clearing vegetation ecosystems - version 13.1* (DNRMMRRD 2026).

Protected Areas, external Mining Leases, MSES legally secured offset areas, and Category A regulated vegetation would be excluded from the potential offset supply areas to provide a more accurate estimate of the land available for offsetting. It was confirmed that none of these features occur within the Target Offset Supply Area.

Table 3 outlines the potential supply area for each impacted matter, and the resulting targeted criteria for selection of potential offset supply. The available area for each impacted matter has been delineated into existing remnant vegetation and non-remnant.

Table 3: Potential offset supply area

Matter of State Environmental Significance		**Offset Supply Requirements**	**Total supply area required (ha)**	**Supply available: Non-remnant**	**Supply available: Remnant**
REs within mapped vegetation management wetlands	RE 2.3.55d (BVG1M: 16b)	• Of the same broad vegetation group as the impacted regional ecosystem; • Within the same bioregion; and • Associated with a wetland	41.80	0	78.49
REs within the defined distance of a vegetation management watercourse	RE 2.3.22 (BVG1M: 16b)	• Of the same broad vegetation group as the impacted regional ecosystem; • Within the same bioregion; and • Associated with a watercourse or drainage feature	35.96	3.52	3,068.42
	RE 2.3.26a (BVG1M: 16a)		76.28	1.05	3,689.83
	RE 2.3.29b (BVG1M: 21a)		168.6	1.5	2,223.29
	RE 2.5.14a (BVG1M: 21a)		29.52		
	RE 2.5.28a (BVG1M: 21a)		7.60		
	RE 2.5.17b (BVG1M: 21b)		64.52	0	181.86
	RE 2.5.18a (BVG1M: 27b)		1.68	0	17.74

Ideally, offset supply areas will be located close to the impact site. Figure 3 illustrates the potential offset supply within the Target Offset Supply Area. Subject to suitable land acquisition arrangements, it would be possible to satisfy 100% of the required offset supply within these local areas.

The proponent expects to deliver the offset supply requirements via a financial settlement. However, this report has shown that a feasible offset area for these matters can be acquired in the Project region.

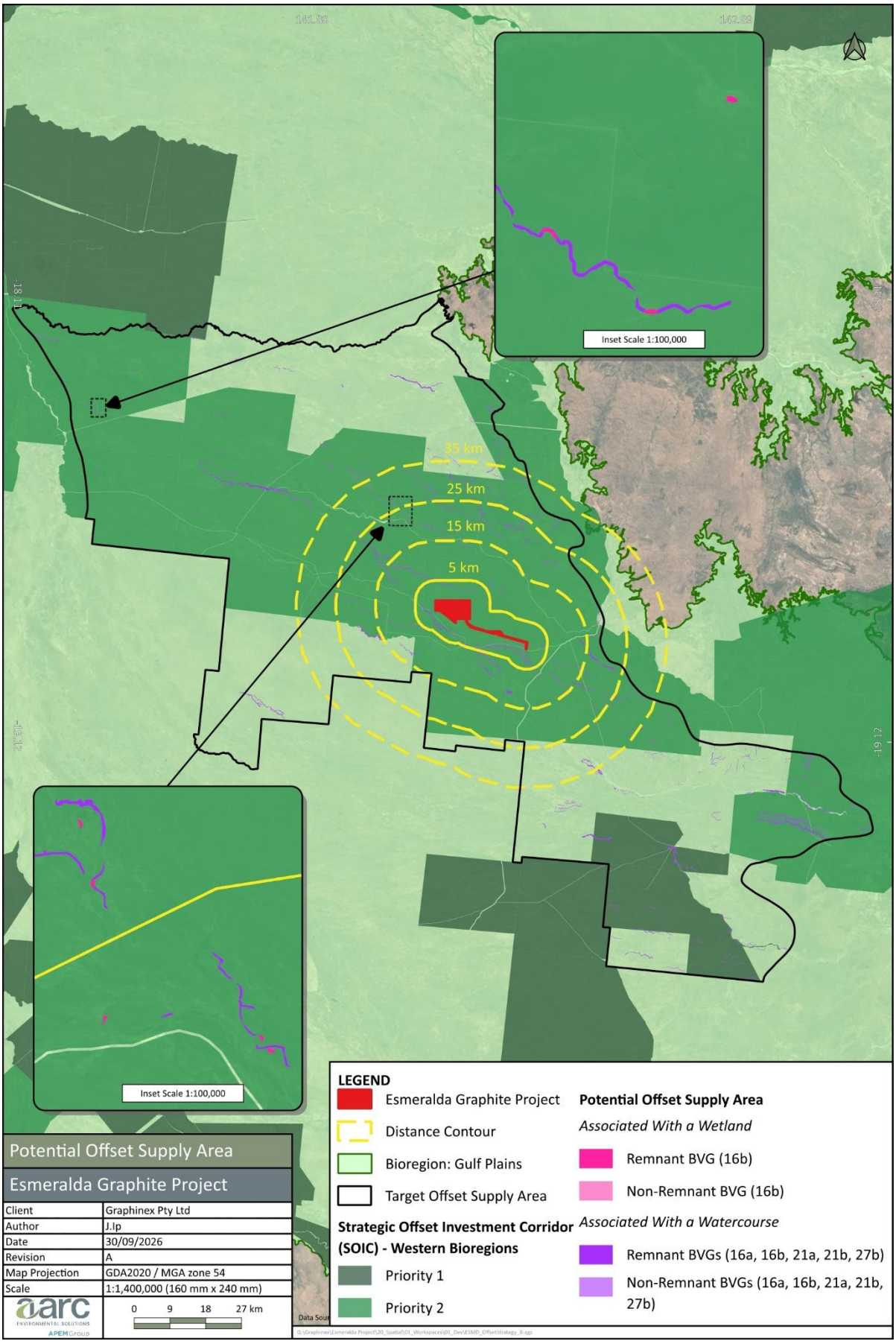


Figure 3: Potential offset supply areas within target offset supply area

5 References

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Appendix A. Relevant Terms of Reference

Terms of reference – Content requirement of the EIS		Section
Flora and fauna – Environmental offsets		
18.29	After demonstrating that all reasonable steps have been taken to avoid and then mitigate impacts, identify whether the project will result in a significant residual impact (SRI) to MSES/MLES requiring an environmental offset with reference to the Queensland Environmental Offsets policy, *Significant Residual Impact Guideline*, and Queensland environmental offset framework. Characterise the scale of SRI in hectares.	Refer to Section 7, Section 8, and Section 9 of the Terrestrial Ecology Assessment Report (AARC 2026a) Section 2 Section 3
18.30	Propose offsets consistent with the relevant State legislation or policies for any SRI. If an SRI will occur on a prescribed environmental matter as outlined in the Environmental Offsets Regulation 2014, offset(s) must be consistent with the requirements of the *Environmental Offsets Act 2014* and the latest version of the Queensland Environmental Offsets Policy.	Refer to Section 7, Section 8, and Section 9 of the Terrestrial Ecology Assessment Report (AARC 2026a) Section 2 Section 3
18.31	In addition to TOR item 18.30, propose environmental offsets, that at a minimum: (a) consider the full extent of potential impacts on prescribed environmental matters for the entire project as part of the SRI assessment (b) identify whether an SRI to MSES will be addressed through a financial or proponent driven offset (land-based offset) (c) evaluate how the proposed offset will achieve a conservation outcome for the impacted matter (d) for land-based offsets: i. provide results of a habitat quality assessment on both the impact area and the proposed offset area(s) to compensate for impacts ii. assess the vulnerability and resilience of any proposed offset site(s) under climate change scenarios (e.g. reduced water availability, increased bushfire risk, increased flood risk, sea level rise) iii. describe any active restoration actions that would be undertaken to improve, enhance and manage native vegetation or threatened species habitat at the proposed offset site (e) for financial offsets, provide a financial offset calculation.	Section 2 Section 3 Section 4 Refer to the Terrestrial Ecology Assessment Report (AARC 2026a). The MSES offsets required will be delivered by financial settlement.
18.32	Describe how the achievement of the offset will be monitored and audited, and how corrective actions will be managed.	The required MSES offsets will be delivered by financial settlement. Section 4
18.33	Describe any proposed measures that would be used to avoid, minimise, or mitigate any impact on agricultural land of state or regional significance when meeting environmental offset requirements required for the project.	The required MSES offsets will be delivered by financial settlement. Section 4

Appendix B. Financial settlement offset calculator

Payment details

Non-protected area cost

On ground cost	$688,940.00
Landholder incentive payment	$15,845.62
Administrative cost	$172,235.00
Total non-protected area cost	$877,020.62

Protected area cost

Total protected area cost	$0.00

Total cost

Grand total	$877,020.62

Total offset area: 425.96 ha

Section 1
LGA
Croydon Shire Council
Bioregion
Gulf Plains
Subregion
Claraville Plains
Impact area
106.49 ha
Notional offset area
425.96 ha

Distinct matter area 1.1
Impact area: 10.45 ha
Notional offset area: 41.8 ha
Matter groups:

- 1.1.1: Regional ecosystem - 2.3.51 (Seasonal swamps. Eucalyptus camaldulensis Melaleuca viridiflora open woodland in closed depressions on Tertiary sand sheets)

Distinct matter area 1.2
Impact area: 8.99 ha
Notional offset area: 35.96 ha
Matter groups:

- 1.2.1: Regional ecosystem - 2.3.22 (Corymbia polycarpa and Melaleuca spp. woodland on sandy channels and levees)

Distinct matter area 1.3
Impact area: 19.07 ha
Notional offset area: 76.28 ha
Matter groups:

- 1.3.1: Regional ecosystem - 2.3.26 (Eucalyptus camaldulensis and Nauclea orientalis open forest fringing major tributaries)

Distinct matter area 1.4
Impact area: 42.15 ha
Notional offset area: 168.6 ha

Matter groups:

- 1.4.1: Regional ecosystem - 2.3.29 (Melaleuca spp. Low woodland fringing depressions and broad valleys on solodised soils)

Distinct matter area 1.5
Impact area: 7.38 ha
Notional offset area: 29.52 ha
Matter groups:

- 1.5.1: Regional ecosystem - 2.5.14 (Melaleuca spp. low woodland on plains on earths and podsolics (south))

Distinct matter area 1.6
Impact area: 16.13 ha
Notional offset area: 64.52 ha
Matter groups:

- 1.6.1: Regional ecosystem - 2.5.17 (Melaleuca citrolens and/or Melaleuca stenostachya low open woodland on Tertiary outwash deposits and sand sheets in the east)

Distinct matter area 1.7
Impact area: 0.42 ha
Notional offset area: 1.68 ha
Matter groups:

- 1.7.1: Regional ecosystem - 2.5.18 (Corymbia setosa C. polycarpa, Erythrophleum chlorostachys, C. pocillum low open woodland on Tertiary sand sheets)

Distinct matter area 1.8
Impact area: 1.9 ha
Notional offset area: 7.6 ha
Matter groups:

- 1.8.1: Regional ecosystem - 2.5.28 (Corymbia polycarpa and/or C. grandifolia C. confertiflora, Erythrophleum chlorostachys open woodland on reworked sand deposits on broad plains and plateau surfaces)

Sections, areas and matter groups used in calculations

Section	Bioregion / Marine (and waterways) zone	Subregion / Marine bioregion	Local government area (LGA)	Distinct matter area (DMA)	DMA impact area (ha)	DMA notional offset area (ha)	Matter group
1	Gulf Plains	Claraville Plains	Croydon Shire Council	1.1	10.45	41.8	1.1.1 Regional ecosystem - 2.3.51 (Seasonal swamps. Eucalyptus camaldulensis Melaleuca viridiflora open woodland in closed depressions on Tertiary sand sheets)
1	Gulf Plains	Claraville Plains	Croydon Shire Council	1.2	8.99	35.96	1.2.1 Regional ecosystem - 2.3.22 (Corymbia polycarpa and Melaleuca spp. woodland on sandy channels and levees)

1	Gulf Plains	Claraville Plains	Croydon Shire Council	1.3	19.07	76.28	1.3.1 Regional ecosystem - 2.3.26 (Eucalyptus camaldulensis and Nauclea orientalis open forest fringing major tributaries)
1	Gulf Plains	Claraville Plains	Croydon Shire Council	1.4	42.15	168.6	1.4.1 Regional ecosystem - 2.3.29 (Melaleuca spp. Low woodland fringing depressions and broad valleys on solodised soils)
1	Gulf Plains	Claraville Plains	Croydon Shire Council	1.5	7.38	29.52	1.5.1 Regional ecosystem - 2.5.14 (Melaleuca spp. low woodland on plains on earths and podsolics (south))
1	Gulf Plains	Claraville Plains	Croydon Shire Council	1.6	16.13	64.52	1.6.1 Regional ecosystem - 2.5.17 (Melaleuca citrolens and/or Melaleuca stenostachya low open woodland on Tertiary outwash deposits and sand sheets in the east)
1	Gulf Plains	Claraville Plains	Croydon Shire Council	1.7	0.42	1.68	1.7.1 Regional ecosystem - 2.5.18 (Corymbia setosa C. polycarpa, Erythrophleum chlorostachys, C. pocillum low open woodland on Tertiary sand sheets)
1	Gulf Plains	Claraville Plains	Croydon Shire Council	1.8	1.9	7.6	1.8.1 Regional ecosystem - 2.5.28 (Corymbia polycarpa and/or C. grandifolia C. confertiflora, Erythrophleum chlorostachys open woodland on reworked sand deposits on broad plains and plateau surfaces)