



Australian Government

Defence

Annual Compliance Report 2026

EPBC Act No 2014/7123

Removal of heritage buildings at
RAAF Base Amberley near Ipswich, Queensland



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Declaration of Accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed

berlinda.
bowler

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Organisation:	Department of Defence ABN: 68 706 814 312

1. Description of Activities

On 29 January 2014, the Department of Defence (Defence) referred the removal of 38 structures (the action) mentioned in the Commonwealth Heritage List (CHL) for RAAF Base Amberley (near Ipswich in southern Queensland) for consideration under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act, EPBC no. 2014/7123).

The action was determined a Controlled Action under section 28 of the EPBC Act (Commonwealth action). A Preliminary Documentation assessment was conducted, and the action subsequently approved on 9 June 2015 subject to conditions attached to the approval. The approval is in effect until 31 December 2040.

Condition 9 of approval requires Defence to publish an annual compliance report by 1 October of each year following the commencement of the action. The annual report must address Defence compliance with the conditions of the approval over the previous 12 months, including the implementation of any management plans and strategies required in the conditions of the approval. Evidence of compliance against each condition is provided at Table 1.

The approved action commenced on 14 October 2016. The first annual compliance report was published in late September 2017, making this the tenth annual compliance report submitted for the approved action.

The report will be published on the Defence environmental compliance reporting website for this project at [Demolition of heritage buildings](#) | [About](#) | [Defence](#).

2. Conditions of Approval

Table 1 – Compliance Table

Condition Number	Condition	Is the project compliant with this condition?	Evidence / Comments
1	The approval holder must not demolish any heritage buildings, or parts thereof, except as indicated in the project area.	Compliant	No heritage buildings, or parts thereof, have been demolished outside the project area.
2	To ensure that information on the heritage-listed buildings on the Amberley RAAF Base Group Commonwealth heritage listed site is retained, prior to commencement of the action the approval holder must undertake archival recording of all heritage buildings in the project area. This recording must: a. be in accordance with the guidelines set out in the Queensland Department of Environment and Heritage <i>Archival Recording of Heritage Places</i> (2013); b. include an archival photographic record of the heritage buildings within the project area. This must be undertaken by a photographer with experience in compilation of archival records and include satellite imagery or photography from an aircraft to capture aerial images of the base; c. include a technical description of the precincts, buildings and operations, as well as oral accounts with people associated with the airbase; d. include a description of the equipment and techniques employed in compilation of the record; e. include a catalogue of all images, referenced to location plans; f. include measured drawings, comprising floor plans, elevations of each building element and roof plans. These must include a description of the measurement techniques employed to produce the drawings; g. include 3D digital recording of the assets in their current context in order to generate virtual models of the place; h. be lodged with the National Archives of Australia, the State Library of Queensland's John Oxley Library and the Ipswich Central Library; and	Compliant	This condition is no longer current as all requirements have been met.

Condition Number	Condition	Is the project compliant with this condition?	Evidence / Comments
	i. be available to view online at no monetary cost, in an easily accessible form, from the State Library of Queensland's John Oxley Library or similar website, for at least the life of the approval.		
3	Prior to the commencement of the action, the approval holder must submit for the Minister's approval a Heritage Interpretation Plan for RAAF Base Amberley with a focus on the phases of historic development of the airbase. The Heritage Interpretation Plan must: - be prepared in consultation with the Department; - identify opportunities to utilise media produced by the archival recording process outlined in Condition 2; - identify opportunities to utilise material or moveable items salvaged from the project area where this is practical; - include a timeline for the implementation of the interpretation works; - include the necessary content and specifications for a public display or exhibition of material that communicates the history of RAAF Base Amberley; - include the necessary detail and specifications to enable publication of a book that captures the heritage values of RAAF Base Amberley. The book must: - be available in hard copy; - be available to view online at no monetary cost, in an easily accessible form, from the State Library of Queensland's John Oxley Library or similar website, for at least the life of the approval; - be identified by an international Standard Book Number (ISBN); - be published in accordance with Australian Government publishing guidelines including the Style Manual; For Authors, Editors and Printers, 6th Edition, and be publicly accessible through the Commonwealth Library Deposit and Free Issue Schemes; and - be prepared with the involvement of relevant publishing professionals for the editorial and design of the book, as well as a historian of RAAF No. 23 Squadron Association and any other relevant historians involved with RAAF base Amberley for the content material.	Compliant	This condition is no longer current as all requirements have been met.

Condition Number	Condition	Is the project compliant with this condition?	Evidence / Comments
	The approval holder must not commence the action until the Heritage Interpretation Plan is approved by the Minister. The approved Heritage Interpretation Plan must be implemented.		
4	To minimise the impacts to heritage values resulting from the action, within three years of the commencement of the action, the approval holder must: a. relocate at least one Bellman hanger, at least two P1-type timber huts and at least one Starter Cartridge store/Explosives Locker to a suitable location for adaptive re-use on the site of RAAF Base Amberley. The approval holder must ensure that relocation of these buildings will not impact upon any existing heritage values at the relocation site; b. salvage components of demolished Bellman hangars to support the maintenance of other retained Bellman hangars where this is practical; and c. offer surplus Bellman hangars and P1 timber huts to aviation history organisations for removal and relocation.	Compliant	This condition is no longer current, as all requirements have been met.
5	To ensure the ongoing protection of heritage values following the action, the approval holder must submit a Heritage Management Plan for the Minister's approval within twenty four months of the commencement of the action. The Heritage Management Plan must: a. outline guidance for the management and promotion of heritage values at RAAF Base Amberley; and b. include an assessment report of Commonwealth heritage values that remain at RAAF Base Amberley. The assessment report must be undertaken in accordance with the Department's <i>Commonwealth Heritage List Historic Heritage Assessment Guidelines</i> and submitted to the Department upon completion. The approved Heritage Management Plan must be implemented.	Compliant	a. A Heritage Management Plan (HMP) to address the requirements of this condition was prepared and submitted to the Environment Department for review and comment on 24 July 2018, in accordance with S341ZS of the EPBC Act. The Environment Department consulted with the Australian Heritage Council (AHC) and then wrote to Defence on 25 September 2018 to confirm that the draft HMP was not inconsistent with the Commonwealth Heritage Management Principles. Minor edits identified by the AHC were addressed in April 2019. - Defence is currently preparing an updated HMP for RAAF Amberley in accordance with the EPBC Act 5-yearly review process. Consistent with reporting to DCCEEW in 2025, the HMP is on track for delivery in late 2026 following consultation with relevant stakeholders, including Traditional Owners. b. Defence completed an assessment of Commonwealth historic heritage values remaining at RAAF Base Amberley and submitted the subsequent report to the Department of Environment on 15 August 2016. The assessment was undertaken in accordance with Environment's CHL Historic Heritage Assessment Guidelines.
6	To avoid and mitigate impacts to any Koalas within the project area, the approval holder must undertake management measures including, but not limited to: a. the development and implementation of a plan for relocation activities;	Compliant	No Koalas have been affected or were required to have been relocated.

Condition Number	Condition	Is the project compliant with this condition?	Evidence / Comments
	b. engagement of a qualified fauna spotter-catcher to undertake surveys prior to commencement of the action; and c. if Koalas are found in the project area, any handling of Koalas required to relocate or otherwise protect them prior to and during the action in accordance with the plan for relocation activities.		
7	Within 30 days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.	Compliant	This condition is no longer current, as all requirements have been met.
8	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the plans and strategies required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits may be posted on the Department's website. The results of audits may also be publicised through the general media.	Compliant	Accurate records of all activities relevant to the conditions of approval, including the implementation of plans, are maintained in Defence's official electronic recordkeeping system known as 'Objective'.
9	By 1 October of each year after the commencement of the action, approval holder must publish a report on its website addressing compliance with the conditions of this approval over the previous 12 months, including implementation of any management plans and strategies as specified in the conditions. The Approval Holder may discontinue publishing annual compliance reports with the written agreement of the Minister.	Compliant	The actioned commenced on 14 October 2016. The first Annual Compliance Report (ACR) was published on 27 September 2017. This is the tenth consecutive ACR. All ACRs are available at: Demolition of heritage buildings About Defence .
10	Non-compliance with any of the conditions of this approval must be reported to the Department within 48 hours of discovery by the approval holder.	Not applicable	No non-compliances have occurred.
11	If the approval holder wishes to carry out any activity otherwise than in accordance with the plans and strategies specified in the conditions, the approval holder must submit to the Department for the Minister's written approval a revised version of that plan or strategy. The approval holder must not commence the varied activity until the Minister has approved the varied plan or strategy in writing. The Minister will not approve a varied plan or strategy unless the revised plan or strategy would result in an equivalent or improved environmental outcome over time. If the Minister approves the revised plan or strategy, the approval holder must implement that plan or strategy in place of the plan or strategy previously approved.	Not applicable	Not applicable.
12	If the Minister believes that it is necessary or convenient for the protection of the environment to do so, the Minister may request that the	Not applicable	Not applicable.

Condition Number	Condition	Is the project compliant with this condition?	Evidence / Comments
	person taking the action make specified revisions to the plans and strategies specified in the conditions and submit the revised plan or strategy for the Minister's written approval. The person taking the action must comply with any such request. The approval holder must implement the revised approved plan or strategy. Unless the Minister has approved the revised plan or strategy, then the revised approved plan or strategy must continue to implement the plan or strategy previously approved, as specified in the conditions.		
13	If, at any time after 7 years from the date of this approval, the approval holder has not substantially commenced the action, then the approval holder must not commence the action without the written agreement of the Minister.	Not applicable	This condition is no longer current, as all requirements have been met.
14	Unless otherwise agreed to in writing by the Minister, the approval holder must publish all plans and strategies referred to in these conditions of approval on its website. Each plan and strategy must be published on the website within 1 month of being approved and must remain published for the life of the approval.	Compliant	All plans and strategies are published at: Demolition of heritage buildings About Defence . All compliance documents to date have remained published.
15	Unless otherwise agreed to in writing by the Minister, the approval holder must provide a copy of each approved plan and strategy referred to in these conditions of approval to members of the public upon request. Copies must be provided within a reasonable time of the request.	Not applicable	No requests for plans or strategies have been made. Public access to all plans and strategies are available on the Defence environmental compliance website: Demolition of heritage buildings About Defence .

3. Correcting Non-Compliances

No non-compliances have been identified.

4. New Environmental Risks

No new environmental risks have been observed.