



**Annual Compliance  
Report for  
EPBC 2007/3479  
Compliance Report 2018  
  
Meridian Business Park**

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# 1. Introduction

## 1.1 Details of Controlled Action

The City of Wanneroo (the City) is planning to conduct resource extraction at Lot 9003 Mather Drive and industrial land development at Lot 9100 (previously Lot 9000) and part Lot 9003 Mather Drive and part Lot 600 Wattle Avenue in Neerabup, Western Australia. The action comprises of vegetation clearing and resource extraction followed by the gradual creation of industrial lots, construction of roads and drainage infrastructure, and installation of services.

The City received approval under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) from the Department of the Environment (DotE), now the Department of Energy and Environment (DotEE), with conditions in July 2014 (EPBC 2007/3479, Appendix [A](#)). Four variations to conditions have been approved for EPBC 2007/3479:

- Variation 1 June 2014 (Appendix [A1](#)). Amend wording of proposed action to:
  - *To clear native vegetation, undertake resource extraction and industrial land development on Lot 9000 Flynn Drive, Lots 41 and 9003 Mather Drive and Part Lot 600 Wattle Avenue at Neerabup, Western Australia.*
- Variation 2 June 2016. Changes to Condition 3 and 4 to remove references to Pinjar tipsite (Appendix [A2](#)).
- Variation 3 November 2016. Replace Schedule 1 and Schedule 2 to amend boundaries of approval area (Appendix [A3](#)).
- Variation 4 June 2019. Changes to Condition 1 and 3 to refer to updated Schedules. Updated definitions. Replace Schedule 1 and Schedule 2 to amend boundaries of approval area (Appendix [A4](#)) and add Schedule 3.

## 1.2 Commencement of Action

The City commenced the action on July 2017 with the installation of firebreaks and fencing around Lot 9000 Flynn Drive, to delineate the Conservation Area.

The City is responsible for annual reporting under Condition 7 of the EPBC 2007/3479, which is required within three months of every 12 month anniversary of the commencement of the action.

The compliance period refers to the date range 19 July 2018 to 19 July 2019. The compliance status of each condition was reviewed against Revision 1 of the Conservation Area Management Plan (CAMP) and Construction Environmental Management Plan (CEMP) as submitted to and approved by DotEE in June 2016.

This report will be published to the City's website and demonstrate compliance against conditions of the approval, including implementation of the management plans as specified conditions.

## 2. EPBC Approval Conditions

Condition Number	Condition Requirement	Compliance Status	Evidence/Comments
1	The person taking the action must not clear more than 130.7 hectares (ha) of foraging habitat for the Carnaby's Black Cockatoo ( <i>Calyptorhynchus latirostris</i> ) from the proposal site ("Development area" within the Map at Schedule 1). This clearing may only be undertaken if the management plans required under conditions 2 and 3 have been approved by the Minister.	Not applicable	<p>Clearing for the action, within the Development Area, has not commenced.</p> <p>A small area of clearing was conducted separate to the approved action in September 2017, to facilitate the creation of a firebreak around the Conservation Area. Due to the small size of this area the clearing did not have a potential significant impact on Commonwealth listed matters and as such was not referred to DotEE. This was reported in the 2017 Compliance report for EPBC 2007/3479.</p>
2	To mitigate impacts to Carnaby's Black Cockatoos, prior to the commencement of the action, the person taking the action must prepare and submit a Construction Environmental Management Plan (CEMP) to the Minister for approval. The CEMP must be submitted at least 3 months prior to commencement of the action. If the Minister approves the CEMP the approved CEMP must be implemented.	Compliant	<p>The CEMP was submitted to the DoEE (now DotEE) in June 2016. Approval was received from DoTEE on 25 July 2016 (Appendix <a href="#">B1</a>).</p> <p>The CEMP is intended to manage those aspects of the action that relate to the Development Area. This activity had not commenced during the compliance period.</p>
2a - f	<p>The CEMP must include avoidance and mitigation measures to prevent impacts to black cockatoos following the commencement of the action;</p> <p>The CEMP must include measures to physically delineate areas that will be within the Conservation Area;</p> <p>The CEMP must include management measures to control site access, weeds, Phytophthora dieback, erosion and dust;</p> <p>The CEMP must include details of monitoring, reporting and contingency measures if performance indicators are not met;</p> <p>The CEMP must include timeframes for the implementation of the above measures; and</p> <p>The CEMP must include descriptions of the roles and responsibilities of personnel associated with implementing each of the above measures.</p>	Compliant	<p>The approved CEMP includes the required measures as listed under condition 2a-f, as well as timeframes for implementation and monitoring. Roles and responsibilities for the plan implementation are summarised within Section 3 of the plan.</p> <p>The CEMP is intended to manage those aspects of the action that relate to the Development Area. This activity had not commenced during the compliance period.</p>

Condition Number	Condition Requirement	Compliance Status	Evidence/Comments.
3	<p>To mitigate impacts to Carnaby's Black Cockatoos, prior to the commencement of the action, the person taking the action must prepare and submit a Conservation Area Management Plan (CAMP) to the Minister for approval. The CAMP must be submitted at least 3 months prior to commencement of the action.</p> <p>If the Minister approves the CAMP, the approved CAMP must be implemented.</p>	Compliant	<p>The CAMP was submitted to DoEE (now DoTEE) in June 2016 with approval received on 1 August 2016 (Appendix <a href="#">B2</a>).</p> <p>Completion status for each management requirement within the CAMP is tracked in the City's Implementation and Document Register (Appendix <a href="#">B7</a>).</p> <p>Key milestones for the implementation of the CAMP are detailed within Table 3 of the plan. Implementation of the CAMP commenced in 2017 with the installation of fencing and clearing for firebreaks at both Offset Sites.</p>
3a-f	The CAMP must include management details for the Conservation Area within the Proposal site, as well as the Mary Street Site.	Compliant	<p>Environmental management as per Condition 3a-f is included within Section 4 of the approved CAMP.</p> <p>Baseline surveys for the Conservation Area and Mary St Site were conducted in 2016 and 2017, including:</p> <ul style="list-style-type: none"> <li>• Baseline Fauna</li> <li>• Weed Mapping</li> <li>• Targeted Flora and Vegetation</li> <li>• Fox Control Report.</li> </ul>
3a	The CAMP must include zoning and tenure arrangements;	Compliant	<p>Zoning and tenure arrangements are included within Section 4.1 of the CAMP. The Conservation Area, being Lot 8001 on DP 411322 Flynn Drive, was ceded to the Crown, with the City agreeing to manage the area for the purpose of Conservation in January 2018 (Appendix <a href="#">B3a</a> &amp; <a href="#">B3b</a>). The Conservation Area is now gazetted as a Reserve (Mather Reserve).</p>

Condition Number	Condition Requirement	Compliance Status	Evidence/Comments.
3b	The CAMP must include objectives, targets and completion criteria for revegetation programs to increase black cockatoo foraging habitat at the Mary Street Site;	Compliant	<p>Revegetation requirements for the offset sites are included within Section 4.5 of the CAMP Revision 1 as approved by DoTEE.</p> <p>Baseline surveys conducted at the Mary St site identified that there are no degraded areas which are not currently required for use as a firebreak/permanent access track. As such The City will seek to amend the CAMP to focus management and revegetation on maintaining the current condition of foraging habitat.</p>
3c	The CAMP must include fencing and access management;	Compliant	Fencing and access arrangements are included within Section 4.1 of the CAMP. Fencing for both sites was completed in 2017. Maintenance of fencing and access control will be ongoing as required by the CAMP.
3d	The CAMP must include management measures to control weeds, Phytophthora dieback, erosion and dust;	Compliant	<p>Hygiene management measures are included within Section 4.2 of the CAMP. Erosion and dust management is included within sub-plans as relevant (Rabbit control and Rehabilitation), however these aspects are more applicable to construction management and have been future addressed within the CEMP.</p> <p>Hygiene measures required by the CAMP have been applied to subcontractors conducting works within the Conservation Area and Mary St (Appendix <a href="#">B4</a>).</p>
3e	The CAMP must include timeframes and implementation of the above measures	Compliant	The CAMP includes a schedule of works in Section 6. Key milestones for the implementation of the CAMP are detailed within Table 3 of the plan.
3f	The CAMP must include descriptions of the roles and responsibilities of personnel associated with implementing each of the above measures	Compliant	Roles and responsibilities for the implementation of the CAMP are outlined in Section 3.2 of the plan.

Condition Number	Condition Requirement	Compliance Status	Evidence/Comments.
4a	To offset the loss of Carnaby's Black Cockatoos foraging habitat, the person taking the action must provide the Department with written evidence that funds have been provided to the Western Australian Department of Parks and Wildlife (DPAW) for the acquisition of a 492 ha offset property in the vicinity of Gingin, Western Australia	Compliant	The City acquired land for the purposes of an offset, meeting the requirements of this condition. As per correspondence provided to the city on 17 January 2017, Lots 103 and 104 on Plan 17335 are to be protected.
4b	The person taking the action must provide a textual description and map clearly defining the location and boundaries of the offset property and be accompanied with the offset attributes and shapefiles.	Compliant	Correspondence to DoTEE was provided on 17 January 2017 to provide details of and shapefiles for the offset area (Appendix <a href="#">B5</a> ).
4c	If at any time the person taking the action is advised that the offset property cannot be acquired, the person taking the action must advise the Department in writing of the situation and advise of steps being taken to provide for an acceptable alternative offset.	Not Applicable	The offsets required by the approval have been acquired. No alternatives required.
5	Within 30 days after the commencement of the action, the person taking the action must advise the Department in writing of the actual date of commencement.	Compliant	The action commenced on the 19 July 2017. The City provided written correspondence to the DoTEE of this commencement date. (Appendix <a href="#">B6</a> ).
6	The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the management plans required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.	Compliant	The City maintains a Conservation Area Management Plan Implementation Register and Document Register. This tracks the progress against each aspect of the management plans and approval (Appendix <a href="#">B7</a> ).

Condition Number	Condition Requirement	Compliance Status	Evidence/Comments.
7	<p>Within three (3) months of every 12 month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of the management plans as specified in the conditions. Documentary evidence providing proof of the date of publication must be provided to the Department at the same time as the compliance report is published. Non-compliance with any of the conditions of the approval must also be reported to the Department within 2 business days of becoming aware of the non-compliance.</p>	Not Applicable	<p>The action commenced on the 19 July 2017. The City provided written correspondence to the DoTEE of this commencement date (Appendix <a href="#">B6</a>).</p> <p>This compliance report will be published within three months of the 12 month anniversary of the action commencement.</p>
8	<p>If the person taking the action wishes to carry out any activity otherwise than in accordance with the management plans as specified in the conditions, the person taking the action must submit to the Department for the Minister's written approval a revised version of the management plans. The varied activity shall not commence until the Minister has approved the varied management plans in writing. The Minister will not approve the varied management plans unless the revised management plans would result in an equivalent or improved environmental outcome over time. If the Minister approves the revised management plans, the management plans must be implemented in place of the management plans originally approved.</p>	Compliant	<p>Correspondence provided to DoTEE on 10 November 2016 requested amendments to Schedule 1 and 2 of the Approval (Appendix <a href="#">B8</a>).</p> <p>This change was to allow for the widening of Flynn Drive, with the Conservation Area extended to the north and no change in offset area offered under the approval.</p>



Condition Number	Condition Requirement	Compliance Status	Evidence/Comments.
9	If the Minister believes that it is necessary or convenient for the better protection of listed threatened species and communities to do so, the Minister may request that the person taking the action make specified revisions to the management plans specified in the conditions and submit the revised management plans for the Minister's written approval. The person taking the action must comply with any such request. The revised approved management plans must be implemented. Unless the Minister has approved the revised management plans, then the person taking the action must continue to implement the management plans originally approved, as specified in the conditions.	Not applicable	No changes to approved management plans were approved during the compliance period.
10	Unless otherwise agreed to in writing by the Minister, the person taking the action must publish the management plans referred to in these conditions of approval on their website. The management plans must be published on the website within one (1) month of being approved. The management plans must remain on the website for the duration of the action.	Compliant	The approved CAMP and CEMP documentation are published on the City's website, available as of August 2016 ( <a href="http://www.wanneroo.wa.gov.au/neerabupmanagementplans">http://www.wanneroo.wa.gov.au/neerabupmanagementplans</a> ).

### 3. Appendices

**Appendix A - EPBC 2007/3479**



**Approval**

**Meridian Business Park Industrial Development, Neerabup, WA (EPBC 2007/3479)**

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

**Proposed action**

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**person to whom the approval is granted** CITY OF WANNEROO

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**proponent's ACN (if applicable)** ABN: 64 295 981 165

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**proposed action** To clear native vegetation, undertake resource extraction and industrial land development on Lot 9000 Flynn Drive, Lots 41 and 9003 Mather Drive and Part Lot 600 Wattle Avenue at Neerabup, Western Australia [See EPBC Act referral 2007/3479].

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**Approval decision**

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approved

**conditions of approval**

This approval is subject to the conditions specified below.

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**expiry date of approval**

This approval has effect until 31 December 2064.

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**Decision-maker**

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**name and position** Dr. Simon Banks  
Assistant Secretary  
West Assessment Branch

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**signature**

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**date of decision** 02/06/2014

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### Conditions attached to the approval

1. The person taking the action must not clear more than 130.7 hectares (ha) of foraging habitat for the Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*) from the proposal site ("Development area" within the Map at Schedule 1). This clearing may only be undertaken if the management plans required under conditions 2 and 3 have been approved by the Minister.
2. To mitigate impacts to Carnaby's Black Cockatoos, prior to the commencement of the action, the person taking the action must prepare and submit a Construction Environmental Management Plan (CEMP) to the Minister for approval. The CEMP must be submitted at least 3 months prior to commencement of the action.

The CEMP must include, but not be limited to:

- a) avoidance and mitigation measures to prevent impacts to black cockatoos following the commencement of the action;
- b) measures to physically delineate areas that will be within the Conservation Area;
- c) management measures to control site access, weeds, *Phytophthora* dieback, erosion and dust;
- d) details of monitoring, reporting and contingency measures if performance indicators are not met;
- e) timeframes for the implementation of the above measures; and
- f) descriptions of the roles and responsibilities of personnel associated with implementing each of the above measures.

If the Minister approves the CEMP the approved CEMP must be implemented.

3. To mitigate impacts to Carnaby's Black Cockatoos, prior to the commencement of the action, the person taking the action must prepare and submit a Conservation Area Management Plan (CAMP) to the Minister for approval. The CAMP must be submitted at least 3 months prior to commencement of the action.

The CAMP must include management details for the Conservation Area within the Proposal site, as well as the Tip Site and Mary Street Site (refer to Map at Schedule 2), information must include, but not be limited to:

- a) zoning and tenure arrangements;
- b) objectives, targets and completion criteria for revegetation programs to increase black cockatoo foraging habitat at the Tip Site and Mary Street Site;
- c) fencing and access management;

- d) management measures to control weeds, *Phytophthora dieback*, erosion and dust;
- e) timeframes and implementation of the above measures; and
- f) descriptions of the roles and responsibilities of personnel associated with implementing each of the above measures.

If the **Minister** approves the **CAMP**, the approved **CAMP** must be implemented.

4. To offset the loss of Carnaby's Black Cockatoos foraging habitat, the person taking the action must:
  - a) Prior to **commencement of the action**, provide the **Department** with written evidence that funds have been provided to the Western Australian Department of Parks and Wildlife (**DPaW**) for the acquisition of a 400 ha **offset property** in the vicinity of Gingin, Western Australia.
  - b) Provide a textual description and map clearly defining the location and boundaries of the **offset property** and be accompanied with the **offset attributes** and **shapefiles**.
  - c) If at any time the person taking the action is advised that the offset property cannot be acquired, the person taking the action must advise the **Department** in writing of the situation and advise of steps being taken to provide for an acceptable alternative offset
5. Within 30 days after the **commencement of the action**, the person taking the action must advise the **Department** in writing of the actual date of commencement.
6. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the **management plans** required by this approval, and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.
7. Within three (3) months of every 12 month anniversary of the **commencement of the action**, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of the **management plans** as specified in the conditions. Documentary evidence providing proof of the date of publication must be provided to the **Department** at the same time as the compliance report is published. Non-compliance with any of the conditions of the approval must also be reported to the **Department** within 2 business days of becoming aware of the non-compliance.
8. If the person taking the action wishes to carry out any activity otherwise than in accordance with the **management plans** as specified in the conditions, the person taking the action must submit to the **Department** for the **Minister's** written approval a revised version of the **management plans**. The varied activity shall not commence until the Minister has approved the varied **management plans** in writing. The **Minister** will not approve the varied **management plans** unless the revised **management plans** would result in an equivalent or improved environmental outcome over time. If the **Minister** approves the

revised **management plans**, the **management plans** must be implemented in place of the **management plans** originally approved.

9. If the **Minister** believes that it is necessary or convenient for the better protection of listed threatened species and communities to do so, the **Minister** may request that the person taking the action make specified revisions to the **management plans** specified in the conditions and submit the revised **management plans** for the **Minister's** written approval. The person taking the action must comply with any such request. The revised approved **management plans** must be implemented. Unless the **Minister** has approved the revised **management plans**, then the person taking the action must continue to implement the **management plans** originally approved, as specified in the conditions.
10. Unless otherwise agreed to in writing by the **Minister**, the person taking the action must publish the **management plans** referred to in these conditions of approval on their website. The **management plans** must be published on the website within one (1) month of being approved. The **management plans** must remain on the website for the duration of the action.

### **Definitions**

**Action** is the clearing of 130.7 ha of native vegetation, undertaking resource extraction and industrial land development on Lot 9000 Flynn Drive, Lots 41 and 9003 Mather Drive and Part Lot 600 Wattle Avenue at Neerabup, Western Australia

**Clear/Clearing** is defined as the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation.

**Commencement of the action**, means any preparatory works required to be undertaken including clearing vegetation, the erection of any onsite temporary structures, tunnel enhancement works and the use of heavy duty equipment for demolition or other purposes relating to the action, including the breaking of ground.

**Conservation area** is a 50 ha area of native vegetation within the proposal site to be managed in accordance with the Conservation Area Management Plan (refer to "on-site conservation area" within the Map at Schedule 1 and Schedule 2).

**Department**, the Australian Government Department administering the *Environment Protection and Biodiversity Conservation Act 1999*.

**DPaW** means the Western Australian Department of Parks and Wildlife or any successor agency.

**EPBC Act** is the *Environment Protection and Biodiversity Conservation Act 1999*.

**Foraging habitat** as defined in the former Department of Sustainability, Environment, Water, Population & Communities, *EPBC Act Referral Guidelines for three species of Western Australian black cockatoos: Carnaby's black cockatoo (Endangered) (Calyptorhynchus latirostris), Baudin's black cockatoo (Vulnerable) (Calyptorhynchus baudinii), Forest red-tailed black cockatoo (Calyptorhynchus banksii naso)* (October 2012).

**Management Plans** means the Construction Environmental Management Plan (CEMP) and the Conservation Area Management Plan (CAMP).

**Mary Street Site** is a 4 ha site located at Lot 24 Mary Street (refer to refer to Map at Schedule 2).

**Minister** is the Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* and includes a delegate of the Minister.

**Offset attributes** means an '.xls' file capturing relevant attributes of the Offset Area, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the EPBC protected matters that the offset compensates for, any additional EPBC protected matters that are benefiting from the offset, and the size of the offset in hectares.

**Offset property** means the acquisition of a 400 ha offset property in the vicinity of Gingin, that contains at least 400 ha of black cockatoo foraging habitat.

**Proposal site** means Lot 9000 Flynn Drive, Lots 41 and 9003 Mather Drive and Part Lot 600 Wattle Avenue at Neerabup, Western Australia.

**Shapefiles** means an ESRI Shapefile containing '.shp', '.shx' and '.dbf' files and other files capturing attributes of the Offset Area, including the shape, EPBC reference ID number and EPBC protected matters present at the relevant site. Attributes should also be captured in '.xls' format and in accordance with Departmental Requirements.

**Tip site** is a 25 ha site (of which 20 ha is proposed to be rehabilitated) at 1815 Old Yanchep Road (Lot 10823) (refer to Map at Schedule 2).



**Schedule 1**



**Schedule 2**



## Appendix A1 - EPBC 2007/3479 Variation 1 June 2014



Australian Government  
Department of the Environment

### VARIATION TO PROPOSAL

#### Meridian Business Park Industrial Development, Neerabup, WA (EPBC 2007/3479)

This decision to vary a proposal is made under section 156A of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

#### Proposed action

**Designated proponent** CITY OF WANNEROO

ABN: 64 295 981 165

**Original proposed action** To clear up to 210 ha of habitat to develop an industrial estate known as the Meridian Business Park on Lot 9003, Lot 41, Lot 9000 and part of Lot 600 located at Neerabup, Western Australia.

#### Variation

**Variation of proposal** The variation is:  
To clear native vegetation, undertake resource extraction and industrial land development on Lot 9000 Flynn Drive, Lots 41 and 9003 Mather Drive and Part Lot 600 Wattle Avenue at Neerabup, Western Australia.

**Date of effect** This variation has effect on the date the instrument is signed

#### Person authorised to make decision

**name and position** Dr. Simon Banks  
Assistant Secretary  
West Assessment Branch

#### Signature

**Date of decision** 02/06/ 2014

## Appendix A2 - EPBC 2007/3479 Variation 2 June 2016

### VARIATION TO PROPOSAL

#### Meridian Business Park Industrial Development, Neerabup, WA (EPBC 2007/3479)

This decision to vary a proposal is made under section 156A of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

#### Proposed action

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**Designated  
proponent**

CITY OF WANNEROO

ABN: 64 295 981 165

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**Original proposed  
action**

To clear up to 210 ha of habitat to develop an industrial estate known as the Meridian Business Park on Lot 9003, Lot 41, Lot 9000 and part of Lot 600 located at Neerabup, Western Australia.

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#### Variation

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**Variation of proposal**

The variation is:  
To clear native vegetation, undertake resource extraction and industrial land development on Lot 9000 Flynn Drive, Lots 41 and 9003 Mather Drive and Part Lot 600 Wattle Avenue at Neerabup, Western Australia.

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**Date of effect**

This variation has effect on the date the instrument is signed

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#### Person authorised to make decision

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**name and position**

Dr. Simon Banks  
Assistant Secretary  
West Assessment Branch

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**Signature**



**Date of decision**

02/06/ 2014

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**Appendix A3 - EPBC 2007/3479 Variation 3 November 2016**



## VARIATION TO CONDITIONS ATTACHED TO APPROVAL

### Meridian Business Park Industrial Development, Neerabup, WA (EPBC 2007/3479)

This decision to vary a condition of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

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**Person to whom the approval is granted** City of Wanneroo  
ABN: 64 295 981 165

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**Approved action** To clear native vegetation, undertake resource extraction and industrial land development on Lot 9000 Flynn Drive, Lots 41 and 9003 Mather Drive and Part Lot 600 Wattle Avenue at Neerabup, Western Australia [See EPBC Act referral 2007/3479].

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#### Variation

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**Variation of conditions of approval** The variation is:  
Delete Schedule 1 and Schedule 2 attached to the approval and substitute with Schedule 1 and Schedule 2 specified below.  
Revoke the definition of Tip site attached to the approval.

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**Date of effect** This variation has effect on the date the instrument is signed.

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#### Person authorised to make decision

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**Name and position** Monica Collins  
Assistant Secretary  
Compliance & Enforcement Branch

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**Signature** 

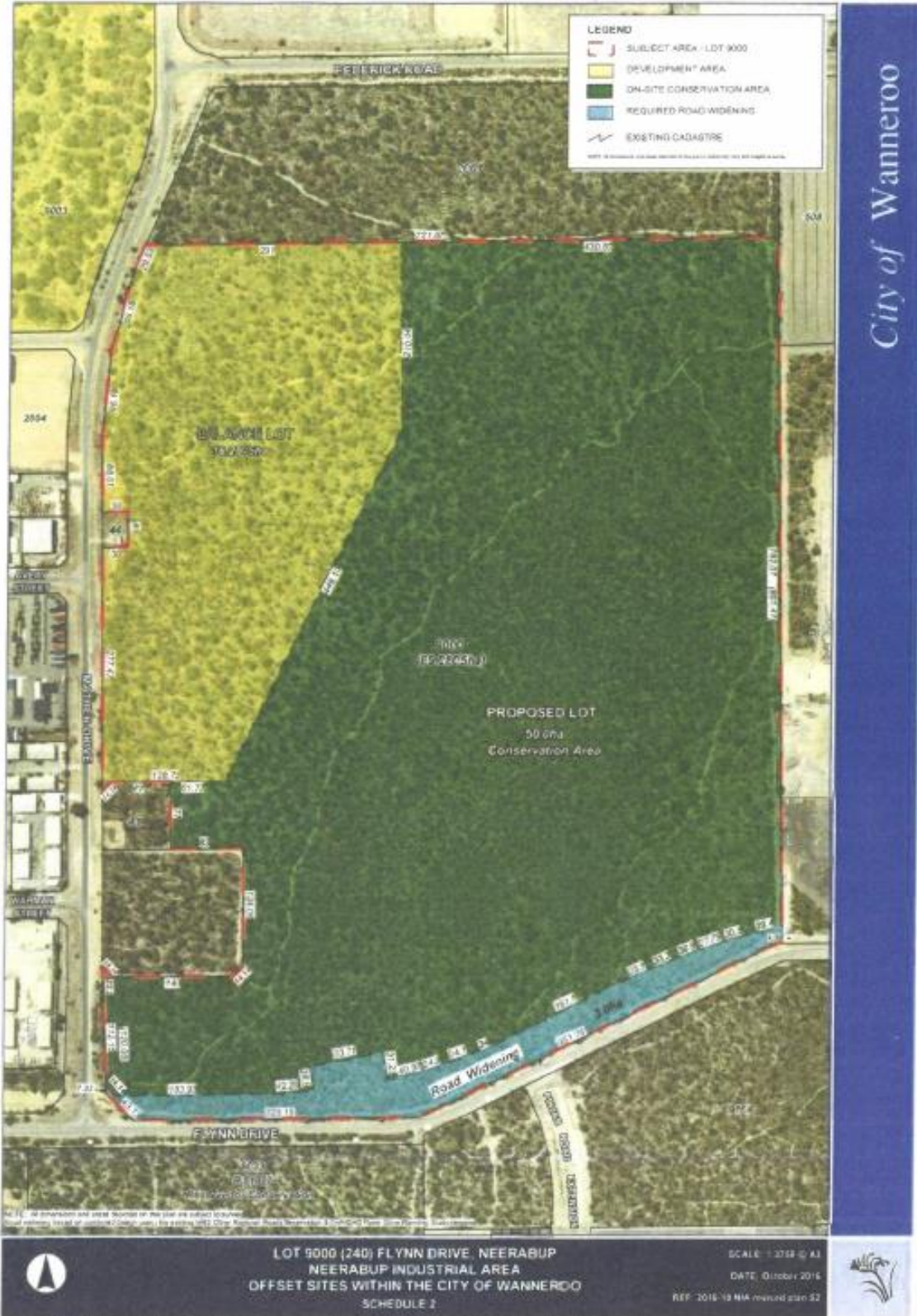
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**Date of decision** 10 November 2016

Schedule 1



NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data in relation to requirements in relation to any errors or omissions within the information contained herein, the City of Wanneroo does not accept any liability for any errors or omissions within the information contained herein. Based on information provided by and with the permission of the Western Australian Land Authority (Lands & Survey).



NOTE: This is the City of Wanneroo's best endeavours to ensure the accuracy and completeness of this document. No responsibility or liability for any errors or omissions under the information presented herein is accepted or intended. This information is provided for general information only. For more information, please contact the City of Wanneroo's Planning Department. © City of Wanneroo 2016.





LEGEND	
	SUBJECT SITE BOUNDARY
	OFF-SITE CONSERVATION AREA

LOT 24 (1212) MARY STREET WANNEROO  
 NEERABUP INDUSTRIAL AREA  
 OFFSET SITES WITHIN THE CITY OF WANNEROO  
 SCHEDULE 2 - DETAIL

SCALE: 1:1250 @ A1  
 DATE: October 2014  
 REF: 2010-10 NIA revised plan 51

NOTES: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for errors or omissions within the information presented. Based on information provided by and with the permission of the Western Australian Land Information Agency (LMIAG) (2011)



**Appendix A4 - EPBC 2007/3479 Variation 4 June 2019**



## VARIATION OF CONDITIONS ATTACHED TO APPROVAL

### Meridian Business Park Industrial Development, Neerabup, WA (EPBC 2007/3479)

This decision to vary conditions of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

#### Approved action

<b>Person to whom the approval is granted</b>	CITY OF WANNEROO ABN: 64 295 981 165
<b>Approved action</b>	To clear native vegetation, undertake resource extraction and industrial land development on Lot 9000 Flynn Drive, Lots 41 and 9003 Mather Drive and Part Lot 600 Wattle Avenue at Neerabup, Western Australia [See EPBC Act referral 2007/3479].

#### Variation

<b>Variation of conditions attached to approval</b>	The variation is:  Delete conditions 1 and 3 attached to the approval and substitute with the conditions specified in the table below.  Delete the definitions of Conservation Area, Proposal Site and Mary Street Site and substitute the definitions specified in the table below.  Revoke the definition of Action.  Delete Schedule 1 and Schedule 2 attached to the approval and substitute with Schedule 1 and Schedule 2 specified in the table below.  Add Schedule 3 specified in the table below.
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<b>Date of effect</b>	This variation has effect on the date the instrument is signed
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#### Person authorised to make decision

<b>Name and position</b>	Greg Manning Assistant Secretary Assessments (WA, SA, NT) and Post Approval Branch
<b>Signature</b>	
<b>Date of decision</b>	22 June 2019

Date of decision	Conditions attached to approval
As varied on the date this instrument was signed	<p>1. The person taking the action must not <b>clear</b> more than 130.7 hectares (ha) of <b>foraging habitat</b> for the Carnaby's Black Cockatoo (<i>Calyptorhynchus latirostris</i>) from the <b>proposal site</b>. This <b>clearing</b> may only be undertaken if the <b>management plans</b> required under conditions 2 and 3 have been approved by the <b>Minister</b>.</p>
Original dated 2/6/2014	<p>2. To mitigate impacts to Carnaby's Black Cockatoos, prior to the <b>commencement of the action</b>, the person taking the action must prepare and submit a Construction Environmental Management Plan (CEMP) to the <b>Minister</b> for approval. The CEMP must be submitted at least 3 months prior to <b>commencement of the action</b>.</p> <p>The CEMP must include, but not be limited to:</p> <ul style="list-style-type: none"> <li>a) avoidance and mitigation measures to prevent impacts to black cockatoos following the <b>commencement of the action</b>;</li> <li>b) measures to physically delineate areas that will be within the <b>Conservation Area</b>;</li> <li>c) management measures to control site access, weeds, <i>Phytophthora</i> dieback, erosion and dust;</li> <li>d) details of monitoring, reporting and contingency measures if performance indicators are not met;</li> <li>e) timeframes for the implementation of the above measures; and</li> <li>f) descriptions of the roles and responsibilities of personnel associated with implementing each of the above measures.</li> </ul> <p>If the <b>Minister</b> approves the CEMP the approved CEMP must be implemented.</p>
As varied on the date this instrument was signed	<p>3. To mitigate impacts to Carnaby's Black Cockatoos, prior to the <b>commencement of the action</b>, the person taking the action must prepare and submit a Conservation Area Management Plan (CAMP) to the <b>Minister</b> for approval. The CAMP must be submitted at least 3 months prior to <b>commencement of the action</b>.</p> <p>The CAMP must include management details for the <b>Conservation Area</b> and the <b>Mary Street Site</b>. These details must include:</p> <ul style="list-style-type: none"> <li>a) zoning and tenure arrangements;</li> <li>b) objectives, targets and completion criteria for revegetation programs to increase black cockatoo foraging habitat at the <b>Mary Street Site</b>;</li> </ul>

Date of decision	Conditions attached to approval
	<ul style="list-style-type: none"> <li>c) fencing and access management;</li> <li>d) management measures to control weeds, Phytophthora dieback, erosion and dust;</li> <li>e) timeframes and implementation of the above measures; and</li> <li>f) descriptions of the roles and responsibilities of personnel associated with implementing each of the above measures.</li> </ul> <p>If the <b>Minister</b> approves the CAMP, the approved CAMP must be implemented.</p>
Variation dated 17/6/2016	<p>4. To offset the loss of Carnaby's Black Cockatoos <b>foraging habitat</b>, the person taking the action must:</p> <ul style="list-style-type: none"> <li>a) Prior to <b>commencement of the action</b>, provide the <b>Department</b> with written evidence that funds have been provided to the Western Australian Department of Parks and Wildlife (<b>DPaW</b>) for the acquisition of a 492 ha <b>offset property</b> in the vicinity of Gingin, Western Australia.</li> <li>b) Provide a textual description and map clearly defining the location and boundaries of the <b>offset property</b> and be accompanied with the <b>offset attributes and shapefiles</b>.</li> <li>c) If at any time the person taking the action is advised that the offset property cannot be acquired, the person taking the action must advise the <b>Department</b> in writing of the situation and advise of steps being taken to provide for an acceptable alternative offset</li> </ul>
Original dated 2/6/2014	<p>5. Within 30 days after the <b>commencement of the action</b>, the person taking the action must advise the <b>Department</b> in writing of the actual date of commencement.</p>
Original dated 2/6/2014	<p>6. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the <b>management plans</b> required by this approval, and make them available upon request to the <b>Department</b>. Such records may be subject to audit by the <b>Department</b> or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the <b>Department's</b> website. The results of audits may also be publicised through the general media.</p>
Original dated 2/6/2014	<p>7. Within three (3) months of every 12 month anniversary of the <b>commencement of the action</b>, the person taking the action must publish a report on their website addressing compliance with each of the</p>

Date of decision	Definitions attached to approval
Original dated 2/6/2014	<b>Commencement of the action</b> , means any preparatory works required to be undertaken including clearing vegetation, the erection of any onsite temporary structures, tunnel enhancement works and the use of heavy duty equipment for demolition or other purposes relating to the action, including the breaking of ground.
As varied on the date this instrument was signed	<b>Conservation area</b> is a 50.0298 ha area of native vegetation at Lot 8001 (formerly part of Lot 9000) Flynn Drive, Neerabup, Western Australia designated as 'CONSERVATION OFFSET AREA' in the Map at Schedule 2, which is to be managed in accordance with the Conservation Area Management Plan.
Original dated 2/6/2014	<b>Department</b> , the Australian Government Department administering the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
Original dated 2/6/2014	<b>DPaW</b> means the Western Australian Department of Parks and Wildlife or any successor agency.
Original dated 2/6/2014	<b>EPBC Act</b> is the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
Original dated 2/6/2014	<b>Foraging habitat</b> as defined in the former Department of Sustainability, Environment, Water, Population & Communities, <i>EPBC Act Referral Guidelines for three species of Western Australian black cockatoos: Carnaby's black cockatoo (Endangered) (Calyptorhynchus latirostris), Baudin's black cockatoo (Vulnerable) (Calyptorhynchus baudinii), Forest red-tailed black cockatoo (Calyptorhynchus banksii naso)</i> (October 2012).
Original dated 2/6/2014	<b>Management Plans</b> means the Construction Environmental Management Plan (CEMP) and the Conservation Area Management Plan (CAMP).
As varied on the date this instrument was signed	<b>Mary Street Site</b> is the 4.0372 ha area located at Lot 24 Mary Street, Wanneroo, Western Australia, designated as 'CONSERVATION OFFSET AREA' in the map at Schedule 3.
Original dated 2/6/2014	<b>Minister</b> is the Minister administering the <i>Environment Protection and Biodiversity Conservation Act 1999</i> and includes a delegate of the Minister.
Original dated 2/6/2014	<b>Offset attributes</b> means an '.xls' file capturing relevant attributes of the Offset Area, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the EPBC protected matters that the offset compensates for, any additional EPBC protected matters that are benefiting from the offset, and the size of the offset in hectares.

Date of decision	Conditions attached to approval
	conditions of this approval, including implementation of the <b>management plans</b> as specified in the conditions. Documentary evidence providing proof of the date of publication must be provided to the <b>Department</b> at the same time as the compliance report is published. Non-compliance with any of the conditions of the approval must also be reported to the <b>Department</b> within 2 business days of becoming aware of the non-compliance.
Original dated 2/6/2014	8. If the person taking the action wishes to carry out any activity otherwise than in accordance with the <b>management plans</b> as specified in the conditions, the person taking the action must submit to the <b>Department</b> for the <b>Minister's</b> written approval a revised version of the <b>management plans</b> . The varied activity shall not commence until the <b>Minister</b> has approved the varied <b>management plans</b> in writing. The <b>Minister</b> will not approve the varied <b>management plans</b> unless the revised <b>management plans</b> would result in an equivalent or improved environmental outcome over time. If the <b>Minister</b> approves the revised <b>management plans</b> , the <b>management plans</b> must be implemented in place of the <b>management plans</b> originally approved.
Original dated 2/6/2014	9. If the <b>Minister</b> believes that it is necessary or convenient for the better protection of listed threatened species and communities to do so, the <b>Minister</b> may request that the person taking the action make specified revisions to the <b>management plans</b> specified in the conditions and submit the revised <b>management plans</b> for the <b>Minister's</b> written approval. The person taking the action must comply with any such request. The revised approved <b>management plans</b> must be implemented. Unless the <b>Minister</b> has approved the revised <b>management plans</b> , then the person taking the action must continue to implement the <b>management plans</b> originally approved, as specified in the conditions.
Original dated 2/6/2014	10. Unless otherwise agreed to in writing by the <b>Minister</b> , the person taking the action must publish the <b>management plans</b> referred to in these conditions of approval on their website. The <b>management plans</b> must be published on the website within one (1) month of being approved. The <b>management plans</b> must remain on the website for the duration of the <b>action</b> .

Date of decision	Definitions attached to approval
As varied on the date this instrument was signed	<b>Action</b> - Revoked
Original dated 2/6/2014	<b>Clear/Clearing</b> is defined as the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation.

Date of decision	Definitions attached to approval
Variation dated 17/5/2016	<b>Offset property</b> means the acquisition of a 492 ha offset property in the vicinity of Gingin, that contains at least 492 ha of black cockatoo foraging habitat.
As varied on the date this instrument was signed	<b>Proposal site</b> means the area designated as "PROPOSAL AREA (EPBC 2007/3479)" in the map at Schedule 1, comprising Lot 9100 (formerly part of Lot 9000) Flynn Drive, Lot 41 and part Lot 9003 Mather Drive and Part Lot 600 Wattle Avenue, at Neerabup, Western Australia.
Original dated 2/6/2014	<b>Shapefiles</b> means an ESRI Shapefile containing '.shp', '.shx' and '.dbf' files and other files capturing attributes of the Offset Area, including the shape, EPBC reference ID number and EPBC protected matters present at the relevant site. Attributes should also be captured in '.xls' format and in accordance with Departmental Requirements.
Variation dated 10/11/2016	<b>Tip site</b> - Revoked

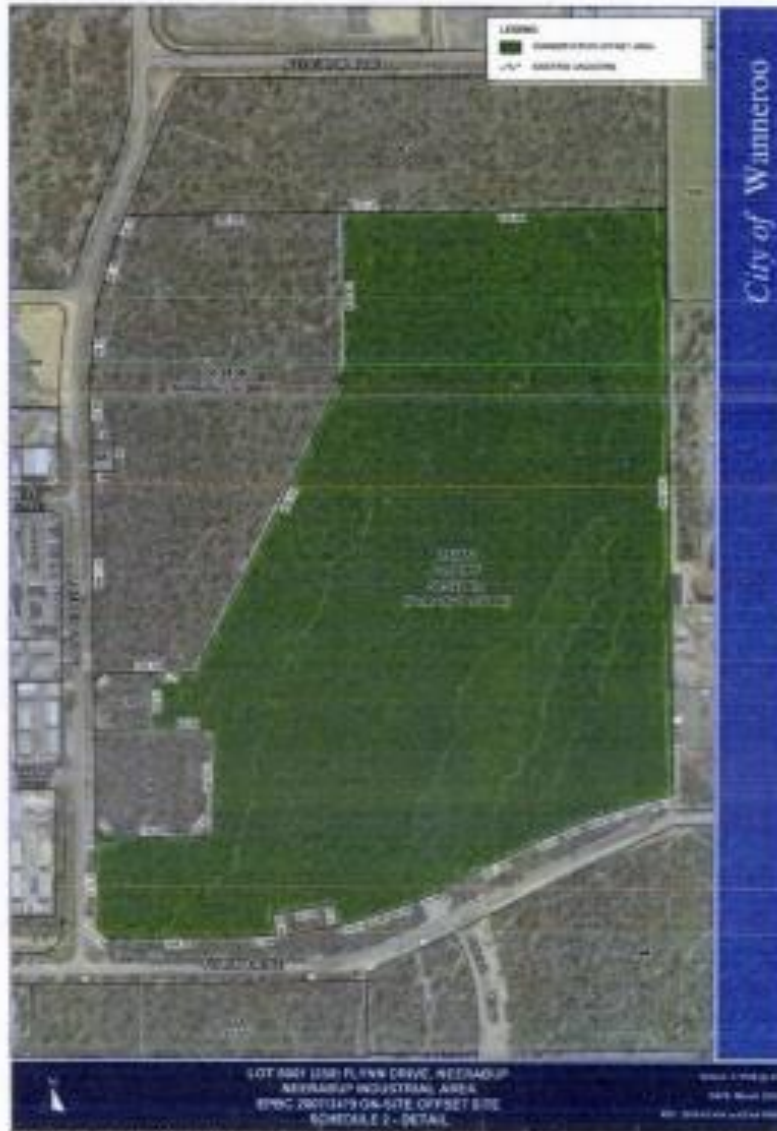


Date of decision	Schedule 1 – Proposal Area - Neerabup Industrial Area – Site Plan
As varied on the date this instrument was signed	

Date of decision

**Schedule 2 Lot 8001 (former Lot 9000) Flynn Drive Neerabup Onsite Offset Site**

As varied on the date this instrument was signed





## Appendix B - Evidence

### Appendix B1 - Condition 2 CEMP Approval letter from DoTEE



Australian Government  
Department of the Environment

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Mr Michael Penson  
Manager Property Services  
City of Wanneroo  
23 Dunbar Rd  
WANNEROO 6946

Dear Mr Penson

**EPBC 2007/3479: Meridian Business Park Industrial Development, Neerabup, WA; Construction Environmental Management Plan revision 1.**

Thank you for your letter of 26 June 2016 requesting the approval of the *Meridian Business Park Industrial Development, Neerabup, WA; Construction Environmental Management Plan revision 1*, in accordance with Condition 2 of the approval decision dated 2 June 2014.

Officers of this Department have considered the *Meridian Business Park Industrial Development, Neerabup, WA; Construction Environmental Management Plan revision 1* and are satisfied that it meets the requirements of Condition 2 of the approval for this project. On this basis, and as a delegate of the Minister for the Environment, I have decided to approve the *Meridian Business Park Industrial Development, Neerabup, WA; Construction Environmental Management Plan revision 1*. This plan must now be implemented.

In accordance with EPBC 2007/3479 Condition 8, if the approval holder wants to act other than in accordance with this approved plan, the approval holder must submit a revised plan for approval. Until the Minister (or his delegate) has approved the revised plan, the approved version of the plan must continue to be implemented.

Should you require any further information please contact Imogen Moore, on 02 6274 1632 or by email: [post\\_approvals@environment.gov.au](mailto:post_approvals@environment.gov.au)

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Yours sincerely

A handwritten signature in blue ink that reads "S. Gaddes".

Shane Gaddes  
Assistant Secretary  
Compliance & Enforcement Branch  
Environment Standards Division

25/7/2016

## Appendix B2 - Condition 3 CAMP Approval Letter from DoTEE



Australian Government  
Department of the Environment

Mr Michael Penson  
Manager Property Services  
City of Wanneroo  
23 Dunbar Rd  
WANNEROO 6946

Dear Mr Penson

**EPBC 2007/3479: Meridian Business Park Industrial Development, Neerabup, WA; Conservation Area Management Plan revision 1.**

Thank you for your letter of 26 June 2016 requesting the approval of the *Meridian Business Park Industrial Development, Neerabup, WA; Conservation Area Management Plan revision 1*, in accordance with Condition 3 of the approval decision dated 2 June 2014.

Officers of this Department reviewed and advised me on *Meridian Business Park Industrial Development, Neerabup, WA; Conservation Area Management Plan revision 1*. On this basis, and as a delegate of the Minister for the Environment, I have decided to approve the *Meridian Business Park Industrial Development, Neerabup, WA; Conservation Area Management Plan revision 1*. This plan must now be implemented.

In accordance with EPBC 2007/3479 Condition 8, if the approval holder wants to act other than in accordance with this approved plan, the approval holder must submit a revised plan for approval. Until the Minister (or his delegate) has approved the revised plan, the approved version of the plan must continue to be implemented.

Should you require any further information please contact Imogen Moore, on 02 6274 1632 or by email: [post.approvals@environment.gov.au](mailto:post.approvals@environment.gov.au)

Yours sincerely

A handwritten signature in blue ink that reads "S. Gaddes".

Shane Gaddes  
Assistant Secretary  
Compliance & Enforcement Branch  
Environment Standards Division

1/8/2016

**Appendix B3a - Condition 3 Ceding of Lot 8001 to Conservation Reserve**



Department of **Planning,  
Lands and Heritage**

8 January 2018

Your ref: new job

Our ref: 00633-2017 Job No. 173662

Enquiries: Ruth de Ridder Ph: (08) 6552 4653

Fax: (08) 6552 4417

ruth.deridder@dph.wa.gov.au

Chief Executive Officer  
City of Wanneroo  
Locked Bag 1  
WANNEROO WA 6946

Dear Sir

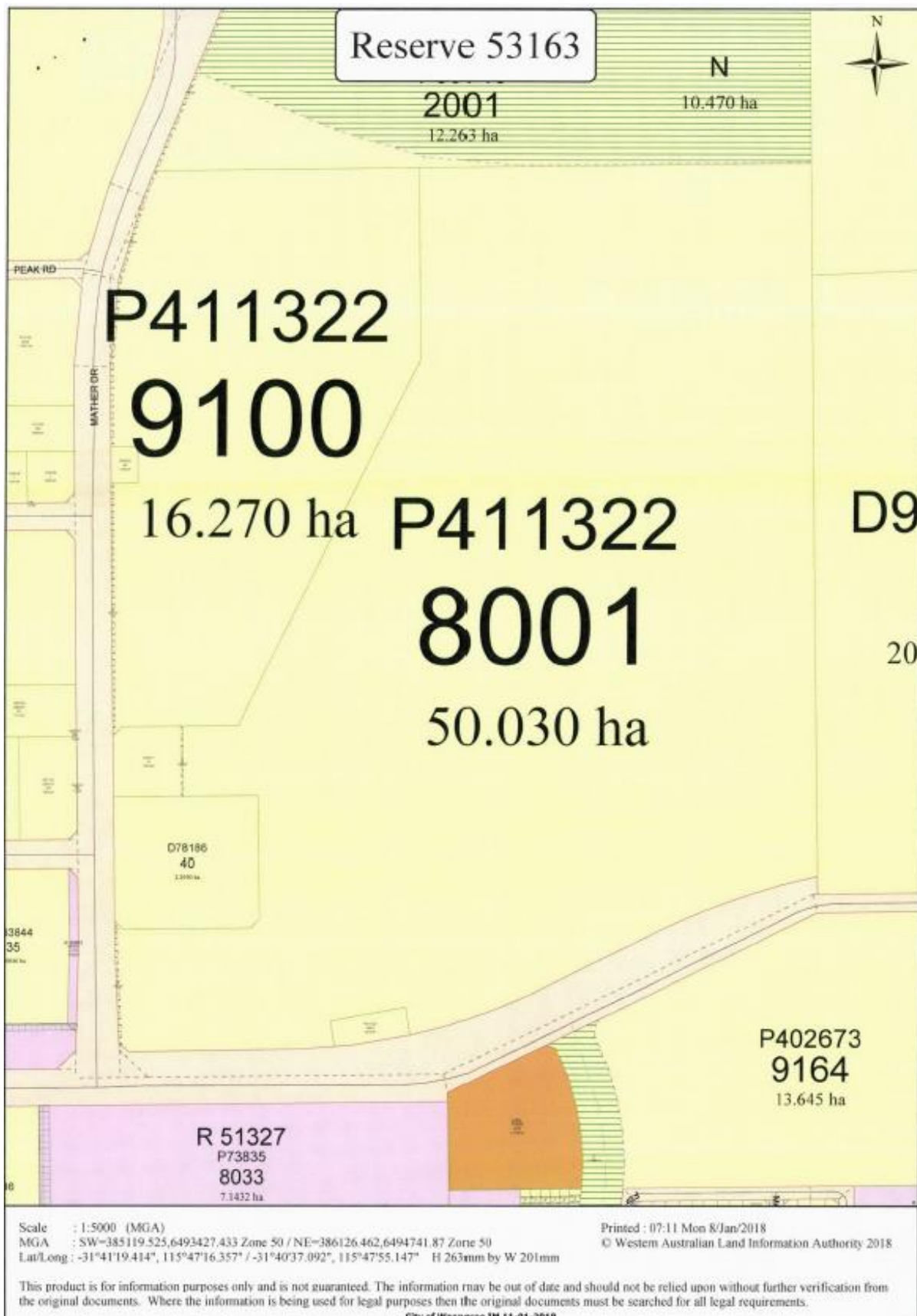
***Lot 8001 on DP 411322, Flynn Drive, Neerabup***

As a result of a freehold subdivision, the above Lot was ceded to the Crown subject to section 152 of the *Planning and Development Act 2005 (PDA)* for the purpose of "Conservation", print enclosed.

Would you please advise whether Council is willing to accept the management of the proposed reserve.

Yours faithfully,

**Ruth de Ridder**  
**Assistant State Land Officer**  
**Case Delivery**  
**Land Use Management**  
**Encl.**





## Appendix B3b - Condition 3 Acceptance of Management of Conservation Reserve



File Ref: 3727v02 - 18/176936  
Your Ref: 00633-2017 Job No. 173662  
Enquiries: Dave Cox (08) 9405 5478

10 May 2018

Case Delivery  
Department of Planning, Lands and Heritage,  
PO Box 1221,  
WEST PERTH WA 6872

Dear Sir/Madam

**RE: LOT 8001 ON DP 411322; FLYNN DRIVE, NEERABUP.**

I refer to your letter of 8 January 2018 regarding the ceding of the above lot to the Crown subject to Section 152 of the Planning and Development Act for the purpose of "Conservation", and further if the City is prepared to accept management of the Lot as a reserve.

I advise the City has investigated this matter and is prepared to accept the management of the proposed reserve for "Conservation".

Please do not hesitate to contact David Cox, Property Project Officer on (08) 9405 5478 or [david.cox@wanneroo.wa.gov.au](mailto:david.cox@wanneroo.wa.gov.au) if you refer any further information.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Dave Cox".

Dave Cox  
PROPERTY PROJECT OFFICER



## Appendix B5 Condition 4b Email from City to DoTEE

Chinnery, Alix

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**From:** McCawley, Belinda  
**Sent:** Tuesday, 17 January 2017 10:11 AM  
**To:** Cross, Heather  
**Cc:** Vaughn.Cox@environment.gov.au  
**Subject:** EPBC 2007/3479 - Condition 4b - Shapefiles  
**Attachments:** Lot 103 & Portion 104 P17335 - Brennan Road Bindoon - 647ha.jpg; Lot\_103\_&\_104\_Teetree\_Road.cpg; Lot\_103\_&\_104\_Teetree\_Road.dbf; Lot\_103\_&\_104\_Teetree\_Road.prj; Lot\_103\_&\_104\_Teetree\_Road.sbn; Lot\_103\_&\_104\_Teetree\_Road.sbx; Lot\_103\_&\_104\_Teetree\_Road.shp; Lot\_103\_&\_104\_Teetree\_Road.shx

Hi Heather,

In accordance with approval to clear native vegetation under the *Environmental Protection and Biodiversity Conservation Act 1999*, The City is required to provide shapefiles of Lots 103 and 104 on Plan 17335 to satisfy part of condition 4b of EPBC 2007/3479.

Please find attached the shapefiles.

Kind Regards

Belinda



**Belinda McCawley**

Environmental Compliance Officer  
Corporate Strategy & Performance

☎ 08 9405 5620

✉ [Belinda.McCawley@wanneroo.wa.gov.au](mailto:Belinda.McCawley@wanneroo.wa.gov.au)

Civic Centre  
23 Dundobar Road, Wanneroo, WA 6065  
Locked Bag 1, Wanneroo WA 6046

[wanneroo.wa.gov.au](http://wanneroo.wa.gov.au)



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## Appendix B6 Condition 5 Commencement of Action



File Ref: 22523  
Your Ref: EPBC 2007/3479  
Enquiries: Stephan Steyn, 9405 5000

12 July 2017

Assistant Secretary  
Compliance and Enforcement Branch  
Department of the Environment and Energy  
GPO Box 787  
CANBERRA, ACT 2601

Dear Dr Simon Banks

### **EPBC 2007/3479: Neerabup Industrial Area Environmental Compliance Reporting**

In accordance with approval to clear native vegetation under *the Environmental Protection and Biodiversity Conservation Act 1999*, The City hereby provides notice of commencement of the action as required by the following condition:

*"5) Within 30 days after the commencement of the action, the person taking the action must advise the Department in writing of the actual date of commencement..."*

The City commenced clearing of vegetation within Lot 9000 Flynn Drive on 19<sup>th</sup> July 2017 to establish firebreaks and fencing as specified by the Conservation Area Management Plan.

Should you have any enquiries in relation to the above reports, please contact the City's Environmental Compliance Officer or the Neerabup Project Manager, Stephan Steyn on 9405 5000.

Yours sincerely,



Dr Ian Martinus  
Manager Advocacy & Economic Development

**Appendix B7 Condition 6 Implementation Register**

CAMP Implementation Register						
CAMP REF	Criteria	Responsibility	Action required	Date Due	Evidence of Compliance	
3.3	CAMP Implementation Register	Natural Areas Asset Officer	To be updated with information as project progresses	Ongoing		
3.4	Annual Compliance report (EPBC2007/3479) against all conditions of the approval including the implementation of management plans specified in the conditions.	Natural Areas Asset Officer	Prepare a report on implementation of the CAMP and include in annual compliance report. Action commenced - July 2017	Annually in October	Saved in Document register 19/328710	
	The Contractor is to provide information for the completion of an annual compliance report against this CAMP to the City as part of the requirements of condition 7. This information will be provided at least one month prior to the due date of the compliance report and will include: - status of relevant KPIs - incident report numbers - improvements made to address environmental matters - audit findings.	TBC	NA - Remove in 2018 review. Review of CAMP on hold pending supply of Black Cockatoo Habitat survey (August 2019)	TBC		
	All documents held for the purpose of tracking will be recorded within a Document Register to be maintained by the contractor. The Document Register and associated documents need to be in a format that is accessible to the City in accordance with the terms of the contract between the City and the Contractor.	Natural Areas Asset Officer	<a href="#">Document register</a>	On completion of review	Saved in Document register 18/163092	
3.4.1	The CAMP, once approved by the Commonwealth Minister for the Environment, may not be updated without approval from the Minister. This CAMP will be monitored during its implementation and any revisions recommended at an annual formal management review by the City/ES. Unless there is a significant issue that requires urgent attention, reviews and revisions of the CAMP should be limited to the annual formal management review.	Natural Areas Asset Officer	Under review Review of CAMP on hold pending supply of Black Cockatoo Habitat survey (August 2019)	On completion of review		
	Following the formal management review, any proposed updates to the CAMP will be reported to the Minister for approval by the City/ES.	Natural Areas Asset Officer	2018 review in progress Review of CAMP on hold pending supply of Black Cockatoo Habitat survey (August 2019)	On completion of review		
3.4.2	The Contractor will provide the City with reports on environmental compliance every 3 months until completion of the contract with the City. These reports will summarise the implementation of management requirements outlined in Section 4.0. The reports may include the status of relevant KPIs and completion criteria, as well as the results from any monitoring conducted.	TBC	NA - Remove in 2018 review Review of CAMP on hold pending supply of Black Cockatoo Habitat survey (August 2019)	On completion of review		
	The City will check that environmental protection measures undertaken are appropriate and effective and will provide a compliance report to DoE on an annual basis and reported in accordance with approval conditions	Natural Areas Asset Officer	Prepare a report on implementation of the CAMP and include in annual compliance report.	Annually in October	Saved in Document register 19/328710	
3.5	Funding for the implementation of the CAMP is the responsibility of the City. Management costs are to be estimated prior to implementation of the CAMP in consultation with a qualified environmental consultant.	CAMP- Project Manager	Ongoing	Ongoing	Capital Works Budget	
Table 5 - Protection of Offset Sites	The Conservation Area is to be surveyed and fenced prior to the commencement of clearing activities of the Development Area.	NA	Completed		Completed in 2017 and reported in 2018 compliance report. Invoice # 18/7175, 5 January 2018.	
	The Conservation Area is to be consolidated into a single block of land. The consolidated block is then to become a dedicated conservation reserve, or a conservation covenant is to be placed on the freehold title.	Property Services	Completed		Reserve number 53163 Confirmed in Crown Land Title for the purpose of Conservation, registered 9/4/2019 (19/179101)	
	Mary Street area to be fenced prior to rehabilitation and management activities	NA	Completed		Completed - surveyed in 2013 (13/147422) and installed in 2014. Reported in 2018 compliance report.	
	The Mary Street Site is to be rezoned to reflect its use as conservation zone or equivalent	Property Services	In Progress		Requested advice from Department of Planning Lands & Heritage (WA) on 12 Nov 2018 (18/487503). DLPH currently in progress of review and amendment of East Wanneroo District Structure Plan.	
	Maintain opening in fence for access by pedestrians and conservation management personnel	NA	Completed		Opening in fence maintained. Pedestrian access to be installed when the subdivision occurs to ensure unauthorised access does not occur. Reported in 2018 compliance report.	
	Remove any dumped rubbish prior to erecting fencing	NA	Completed		Reported in 2018 compliance report. 19/184497 - Additional Rubbish removed in this reporting period Invoice # 11156, May 2019, rubbish removal within eastern side of Mather Reserve. 18/542543, Invoice 70938 December 2018, rubbish removal from Mather St reserve	
	Construct and maintain a firebreak around the inside of the fencing as required by Fire and Emergency Services (FESA)	CAMP- Project Manager	Upgrade sand track to limestone around perimeter - to be staged over two years.	30/12/2018	Reported in 2018 compliance report. The City upgraded the firebreaks on the southern and eastern boundaries of Lot 8001 (Mather Reserve) to crushed limestone. The track is approximately 1600m long (19/30588 map) and was constructed by the City's internal construction crew. The City has photos of the machinery being cleaned prior to arriving onsite (19/297571) and invoices for machinery hire (18/311634, 18/365027, 18/381495) and limestone supply (18/325969, 18/341902, 18/413545) as evidence of the track construction. Photos of the track are also available (18/358833). Evidence of firebreak pruning - 18/313869. The firebreak in Mary Street is routinely inspected by field crews and maintained as required. Evidence of these inspections and resulting maintenance work are documented - 18/476203, 19/302323 and 19/254409.	
	Fencing around the Offset sites is to be checked annually for damage	CAMP- Project Manager	Ongoing		Fencing is checked as part of routine inspections - 18/476203, 19/302323 and 19/254409. Evidence of fencing being fixed includes - 19/302323 in Mary Street.	
	Table 7 - Hygiene management to control weeds and dieback	A weed assessment will be conducted at both the Offset Sites to identify all the weeds that occur within the area. All weeds will be assessed against the Swan Region NRM weed prioritisation strategy (Bettink & Keighery 2008). to determine their priority ranking. In addition, weeds will be compared against the BAM Act Declared Pest list to determine the presence of any Declared Pests in the area.	NA	Completed		Consultant Report and findings - 17/228361, 17/228322
		Conduct baseline surveys of the Conservation Area and Mary Street Site to determine the current level of weed and Phytophthora dieback infestation	NA	Completed		Consultant Report and findings - 17/228361, 17/29963
Conduct seasonal weed control in the Conservation Area and Mary Street Site		CAMP- Project Manager	On going	Ongoing	The City's contractor carried out multiple applications of weed control over the whole of Lot 8001. The applications targeted all seasonal weeds with an emphasis of the control of Perennial Veldt Grass (Ehrharta calycina). Invoices for the weed control applications are provided - 18/305103, 18/431825 (Invoice # 10045 July - September); 19/220380 (June 2019 # ES11210); 19/113403 (Invoice 10898, March 2019); & 18/538049 (Invoice 10410 October to November 2018). Mary Street - evidence through invoices - July 2018 (18/305103); August 2018 (18/352636); September 2018 (18/422328); November 2018 (18/532566); January 2019 (Invoice 19/43883); March 2019 Invoice (19/129845); May (19/217759); and Jun (19/247555). Diary entries throughout reporting period by field crew - 19/302323	
Following the seven year program an ongoing weed management program is to be implemented by the City's Internal Maintenance Department to control new weed populations		Conservation Maintenance	Under review	30/06/2025	Weed spraying evidence through invoices - 18/305103, July 2019, Summary of field crew diary entries - 19/302323 (August 2018); September 2018 (18/422328); November 2018 (18/532566); & May (19/217759)	
Conduct follow up weed and Phytophthora dieback infestation surveys every 5 years. These surveys will be compared with the original survey.		CAMP- Project Manager		30/07/2021		
Conduct seasonal herbicide spraying of weeds along the clearing line and the boundary of the Conservation Area prior to weeds setting seed.		CAMP- Project Manager	On going	Ongoing	Evidence through invoices - Summary of field crew diary entries - 19/302323	
Control, with the aim to eradicate, any infestation of Declared Pests and High to Very High priority weeds.		CAMP- Project Manager	On going	Ongoing	See invoices provided above. Weeds targeted include Veldt and Optunia. Optunia is a designated Weed of National Significance.	
Conduct baseline surveys using spotlight transect counts of the Offset Sites to determine the current level of rabbit infestation.	CAMP- Project Manager	Completed		Condition map report in Consultant Report and findings - 17/228361 (Mary Street) & Mather Reserve 17/214567		
Visual inspection of rehab areas every 3 months for the first two years, then annually	CAMP- Project Manager	TBC				
Table 8 - Rabbit control management plan	Ensure Conservation Area established prior to the commencement of construction activities in the Development Area.	Natural Areas Asset Officer	Completed		Reported as compliant in 2018 compliance report.	
	Identify Carnaby's habitat within Offset Sites that requires additional protection and monitoring.	NA	Under review		Consultant Report - 18/301325	
Table 9 - Carnaby's Black Cockatoo habitat management Plan	Salvage any hollows from trees to be cleared in the Development Area for use in Offset Sites and rehabilitation sites.	CEMP - Project Manager	Must be included in Construction Contract tender		No works have commenced that would required this at this stage	
	Inspect all trees and hollows for Carnaby's Black Cockatoo nesting sites prior to clearing	CAMP- Project Manager	Under review - proposed to be monitored every two year in latest review of CAMP			
4.5	Inspection of Carnaby's Black Cockatoo habitat annually	CAMP- Project Manager	Under review - proposed to be monitored every two year in latest review of CAMP			
	Monitor vegetation in two quadrats per site	CAMP- Project Manager	Terrestrial Ecosystems - 2018 - Report due to be completed in February 2019	Annually	In Spring 2018, Ecoscape assessed the monitoring quadrats, originally set up by Terratree in 2016 (6 quadrats in Mather Reserve and 2 in Lot 24 Mary Street) - 19/343698	
	Rehabilitate degraded areas in the Conservation Area and Mary Street site through a program of weed control and by direct seeding or planting suitable seedlings	CAMP- Project Manager	In progress		19/67068 - Invoice 10498, Salvaging of seedlings from firebreaks into forestry tubes - Mather Street reserve. For weed management actions see evidence in Table 7 - Hygiene management to control weeds and dieback.	
	Collect seed from the Development Area prior to clearing and use in Offset Sites.	CAMP- Project Manager	In progress		The City collected seed from Lot 8001 and a nearby reserve in Banksia Grove (Honey Possum Park) for propagation in November 2019 and planting in June 2020. Invoices for seed collection are provided (19/245545, 19/198792 & 19/232157)	
	Control, with the aim to eradicate, any infestation of Declared Pests and High to Very High priority weeds in the Offset Sites.	CAMP- Project Manager	In progress		For weed management actions see evidence in Table 7 - Hygiene management to control weeds and dieback.	
	Mulch site vegetation from areas to be cleared and include in topsoil mix. This will retain moisture and add rhizome material to the soil, to encourage regeneration of species difficult to grow from seed.	CEMP - Project Manager	Under review			
	Transfer salvaged topsoil, from good or better quality vegetation to be cleared, to degraded areas within the Mary Street Site following the control of weed species present. Ensure that topsoil is taken from dieback free areas.	CEMP - Project Manager	Under review			
	Take the top 100mm of topsoil, but spread at a deeper thickness if possible to assist with the suppression of weeds, cover of potential contamination and long term plant survival.	CEMP - Project Manager	Under review			
Transfer soil during early winter rains to control dust and maximise seed germination.	CEMP - Project Manager	Under review				

## Appendix B8 Condition 8 Variation of approval



Australian Government  
Department of the Environment and Energy

### VARIATION TO CONDITIONS ATTACHED TO APPROVAL

#### Meridian Business Park Industrial Development, Neerabup, WA (EPBC 2007/3479)

This decision to vary a condition of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

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**Person to whom the approval is granted**      City of Wanneroo  
ABN: 64 295 981 165

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**Approved action**      To clear native vegetation, undertake resource extraction and industrial land development on Lot 9000 Flynn Drive, Lots 41 and 9003 Mather Drive and Part Lot 600 Wattle Avenue at Neerabup, Western Australia [See EPBC Act referral 2007/3479].

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#### Variation

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**Variation of conditions of approval**      The variation is:  
Delete Schedule 1 and Schedule 2 attached to the approval and substitute with Schedule 1 and Schedule 2 specified below.  
  
Revoke the definition of Tip site attached to the approval.

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**Date of effect**      This variation has effect on the date the instrument is signed.

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#### Person authorised to make decision

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**Name and position**      Monica Collins  
Assistant Secretary  
Compliance & Enforcement Branch

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**Signature**      

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**Date of decision**      10 November 2016

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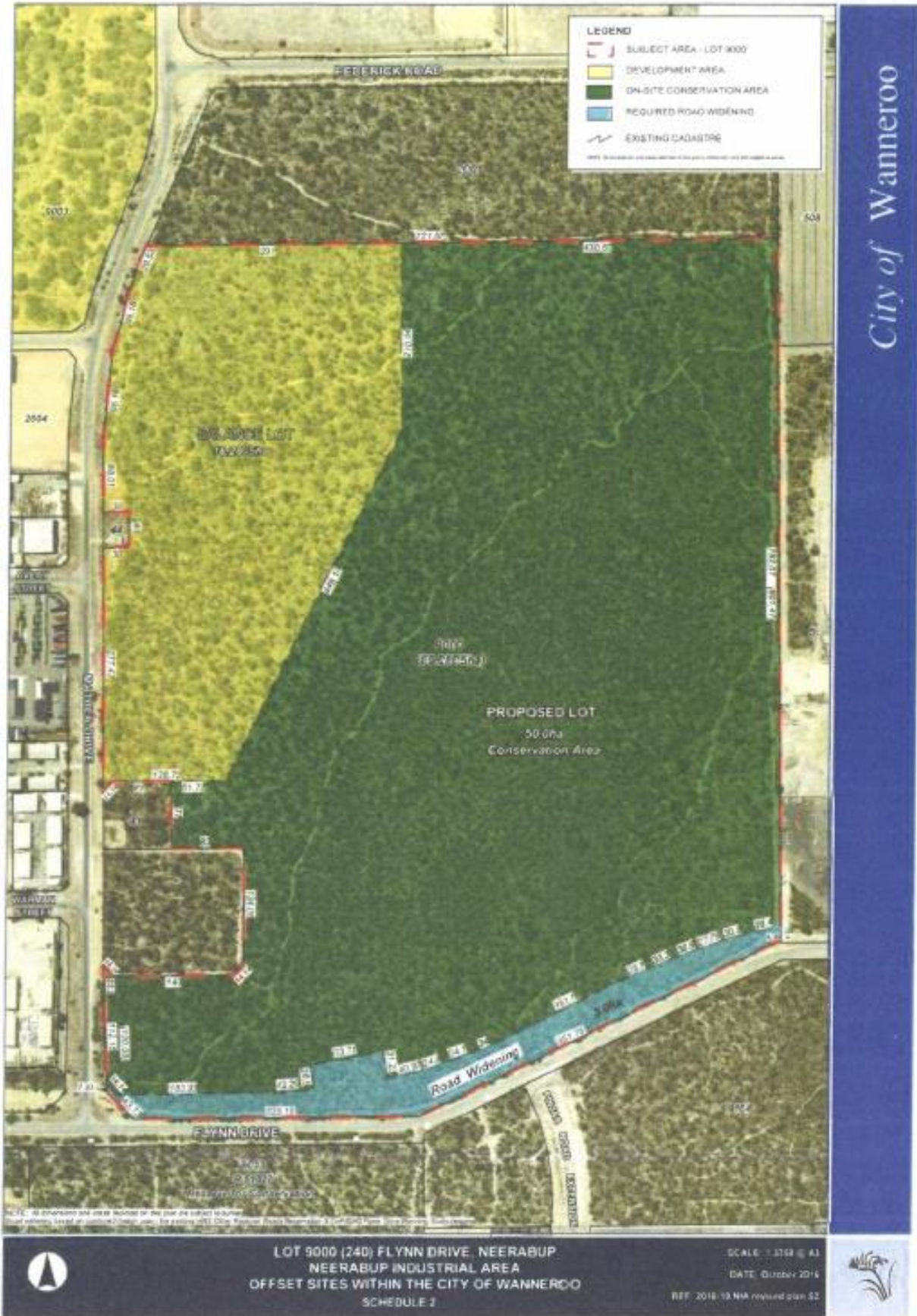
City of Wanneroo



NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data in this report or otherwise provided for any errors or omissions within the information presented. Based on information provided by and with the permission of the Western Australian Land Authority (Lands) 337 B.



Schedule 2



City of Wanneroo





City of Wanneroo

**LEGEND**  
 - - - - - SUBJECT SITE BOUNDARY  
 OFF-SITE CONSERVATION AREA

LOT 24 (212) MARY STREET WANNEROO  
 NEERABUP INDUSTRIAL AREA  
 OFFSET SITES WITHIN THE CITY OF WANNEROO  
 SCHEDULE 2 - DETAIL

SCALE: 1:1250 @ A3  
 DATE: October 2018  
 REF: 2018-10-NA revised plan 51

NOTES: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of this plan, it is not responsible or liable for any errors or omissions which may occur hereafter. Based on information provided by and on the permission of the Western Australian Land Clearing Agency (LCA) (LMD/2018/0012).