



**Annual Compliance Report
for**

EPBC 2007/3479

Compliance Report 2019

Meridian Business Park

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 the Environment and Energy (DotEE), with conditions in July 2014 (EPBC 2007/3479, Appendix). Four variations to conditions have been approved for EPBC 2007/3479:

- Variation 1 June 2014 (Appendix). 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).
- Variation 3 November 2016. Replace Schedule 1 and Schedule 2 to amend boundaries of approval area (Appendix).
- 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) and add Schedule 3.

1.2 Commencement of Action

The City commenced the action in 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 2019 to 19 July 2020**.

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 and approved by DotEE in June 2016. As at the 23 June 2020, the DotEE approved revised CEMP and CAMPs, being the Construction Environmental Management Plan Revision 3 and the Conservation Area Management Plan Revision 2. Therefore, the status of each condition include these documents.

The EPBC Act approved Conditions as varied from the 23 June 2020 have also included in this reporting period. An additional column in the table below confirms the date of decision with relation to EPBC 2007/3479.

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
As varied on the 22 June 2019	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>Both CEMP and CAMP approved by the Minister June 2020.</p> <p>Clearing for the action, within Lot 9003, has not commenced. Clearing habitat for Carnaby's Black Cockatoo has not yet commenced.</p> <p>Removal of grasstrees for translocation has occurred in lot 9100 Mather Drive. All of these removals have been documented with GIS coordinates as supplied by the contractor undertaking the removal. The contractor – Grass Trees Australia have provided monthly reports including;</p> <ul style="list-style-type: none"> • Spreadsheet of coordinates of grass tree removals • Checklist for implementation of clearing permit • Environmental inspection checklist • Machine washdown register • Site sign on sheet. <p>All grass trees translocation work completed as per the CEMP June 2020. See attached PDF summary of grass tree removal.</p>
Original dated 2/6/2014	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</p> <p>Both CEMP and CAMP changes approved by the Minister 3 July 2020. Provided in appendix.</p>

<p>Original dated 2/6/2014</p>	<p>2a - f</p>	<p>The CEMP must include avoidance and mitigation measures to prevent impacts to black cockatoos following the commencement of the action; The CEMP must include measures to physically delineate areas that will be within the Conservation Area; The CEMP must include management measures to control site access, weeds, Phytophthora dieback, erosion and dust; The CEMP must include details of monitoring, reporting and contingency measures if performance indicators are not met; The CEMP must include timeframes for the implementation of the above measures; and The CEMP must include descriptions of the roles and responsibilities of personnel associated with implementing each of the above measures.</p>	<p>Compliant</p>	<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 manages those aspects of the action that relate to the Development Area.</p> <p>Clearing of Lot 9003 Mather Drive had not commenced during the compliance period. Grass tree removal has commenced in Lot 9100 Mather Drive. The contractor – Grass Trees Australia have provided monthly reports including;</p> <ul style="list-style-type: none"> • Spreadsheet of coordinates of grass tree removals • Checklist for implementation of clearing permit • Environmental inspection checklist • Machine washdown register (appendix B4) • Site sign on sheet. <p>All grass trees translocation work completed as per the CEMP June 2020. See attached PDF summary of grass tree removal.</p> <p>Dieback Report – <i>Comprehensive Phytophthora Dieback Assessment of Conservation and Development Areas- Neerabup Project</i> by Terratree updated mapping 9.9.2020 shows no presence of dieback. See appendices.</p>
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	Condition Number	Condition Requirement	Compliance Status	Evidence/Comments.
As varied on the 22 June 2019	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>Both CEMP and CAMP changes approved by the Minister 3 July 2020. Provided in appendix.</p> <p>Completion status for each management requirement within the CAMP is tracked in the City's Implementation and Document Register provided in appendix.</p> <p>Key milestones for the implementation of the CAMP are detailed within Table 7 of the plan</p>
As varied on the 22 June 2019	3a-f	The CAMP must include management details for the Conservation Area and 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"> • Baseline Fauna • Weed Mapping • Targeted Flora and Vegetation • Fox Control Report.
As varied on the 22 June 2019	3a	The CAMP must include zoning and tenure arrangements;	Compliant	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 (See appendix). The Conservation Area is now gazetted as a Reserve (Mather Reserve). See appendix for email correspondence of offset site in Bindoon that has been purchased and ceded to DBCA.

	Condition Number	Condition Requirement	Compliance Status	Evidence/Comments.
As varied on the 22 June 2019	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 4.6 of the CAMP Revision 3 as approved by DoTEE.</p> <p><u>Weed Control</u></p> <p>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 (<i>Ehrharta calycina</i>). Invoices on record system.</p> <p><u>Seed Collection</u></p> <p>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 recorded on City's records system.</p> <p><u>Plant Propagation</u></p> <p>The City propagated seed collected in 2016/17. The resultant tubestock were planted in June 2019. Invoices for plant propagation are provided on city's record system.</p> <p><u>Tubestock Planting</u></p> <p>The City planted tubestock grown from provenance seed in June 2019.</p>
As varied on the 22 June 2019	3c	The CAMP must include fencing and access management;	Compliant	Maintenance of fencing and access control will be ongoing as required by the CAMP.

As varied on the 22 June 2019	3d	The CAMP must include management measures to control weeds, Phytophthora dieback, erosion and dust;	Compliant	<p><u>Limestone Track</u></p> <p>The City upgraded the firebreaks on the southern and eastern boundaries of Lot 8001, Neerabup to crushed limestone. The track is approximately 1600m long and was constructed by the City's internal construction crew. The City has provided photos of the machinery being cleaned prior to arriving onsite and invoices for machinery hire and limestone supply as evidence of the track construction .</p>
As varied on the 22 June 2019	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 7 of the plan.
As varied on the 22 June 2019	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 3.2.2 of the plan.

	Condition Number	Condition Requirement	Compliance Status	Evidence/Comments.
Variation dated 17/6/2016	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. See appendix for email correspondence of offset site in Bindoon that has been purchased and ceded to DBCA.
Variation dated 17/6/2016	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
Variation dated 17/6/2016	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.
Original dated 2/6/2014	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.
Original dated 2/6/2014	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

	Condition Number	Condition Requirement	Compliance Status	Evidence/Comments.
Original dated 2/6/2014	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.	Not Applicable	The action commenced on the 19 July 2017. The City provided written correspondence to the DotEE of this commencement date. This compliance report will be published within three months of the 12 month anniversary of the action commencement.
Original dated 2/6/2014	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.	Compliant	No variation sought since CEMP and CAMP approval by Minister 3 July 2020.

HPE Reference:

	Condition Number	Condition Requirement	Compliance Status	Evidence/Comments.
Original dated 2/6/2014	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.	Compliant	No Minister requests to change approved management plans during the compliance period.
Original dated 2/6/2014	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 https://www.wanneroo.wa.gov.au/info/20041/environment/318/nerabup_management_plans

3. Appendices

Appendix 1 - 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

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 2 - EPBC 2007/3479 Variation 3 November 2016




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).

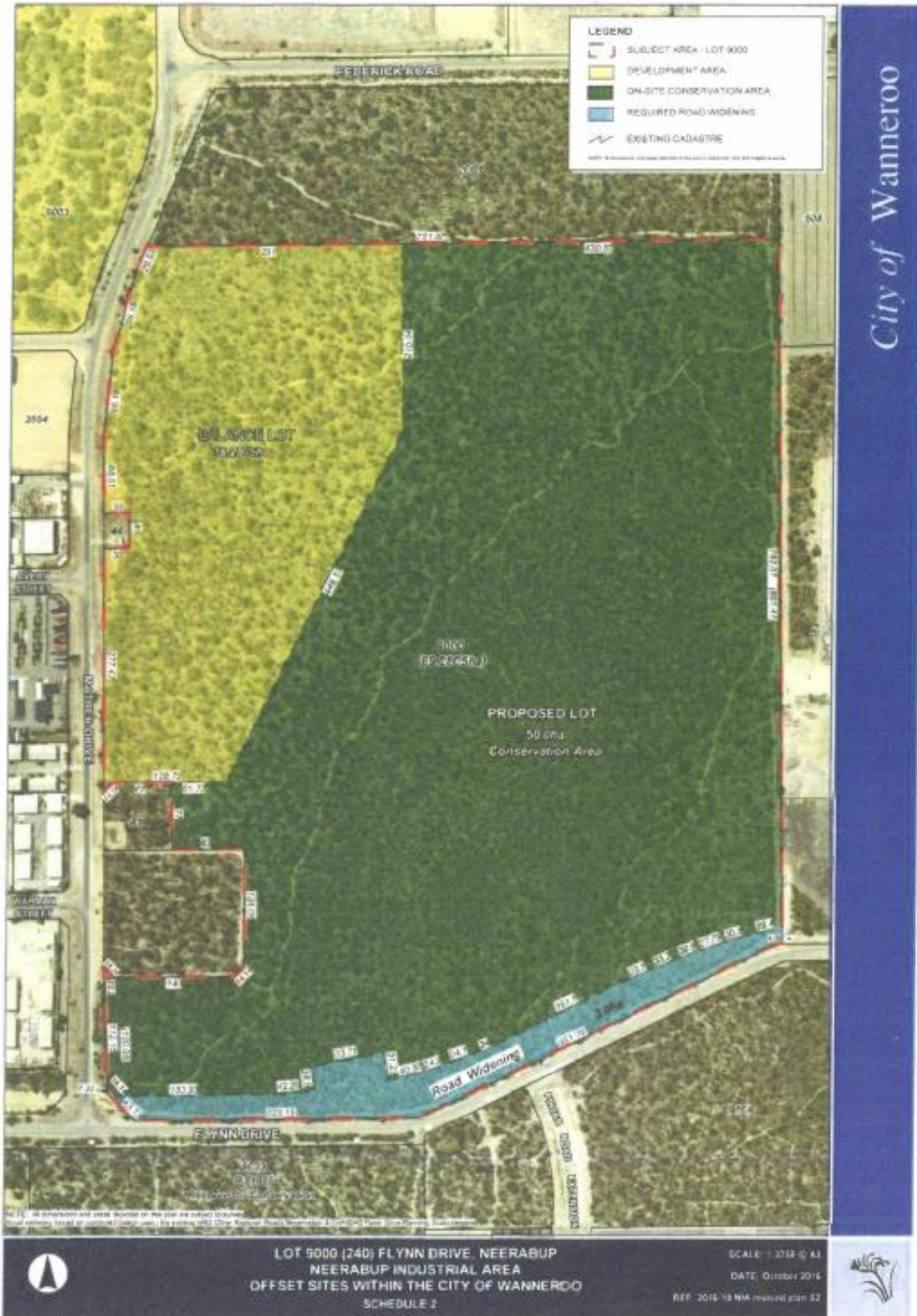
Person to whom the approval is granted	City of Wanneroo ABN: 64 295 981 165
Approved action	To clear native vegetation, undertake resource extraction and industrial land development on Lot 9000 Flynn Drive, Lots 41 and 9003 Mather Drive and Part Lot 600 Wattle Avenue at Neerabup, Western Australia [See EPBC Act referral 2007/3479].
Variation	
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.
Date of effect	This variation has effect on the date the instrument is signed.
Person authorised to make decision	
Name and position	Monica Collins Assistant Secretary Compliance & Enforcement Branch
Signature	
Date of decision	10 November 2016

Schedule 1



HPE Reference:

Schedule 2



City of Wanneroo



NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of this information, it is provided as a guide only and is not intended to be used as a basis for any legal or financial decision. The City of Wanneroo is not responsible for any loss or damage arising from the use of this information. For more information, please contact the City of Wanneroo Planning Department on (08) 9447 2000.

Appendix 3 - EPBC 2007/3479 Variation 4 June 2019



Australian Government
Department of the Environment and Energy

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

Person to whom the approval is granted	CITY OF WANNEROO ABN: 64 295 981 165
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].

Variation

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

Person authorised to make decision

Name and position	Greg Manning Assistant Secretary Assessments (WA, SA, NT) and Post Approval Branch
Signature	
Date of decision	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 clear more than 130.7 hectares (ha) of foraging habitat for the Carnaby's Black Cockatoo (<i>Calyptorhynchus latirostris</i>) from the proposal site. This clearing may only be undertaken if the management plans required under conditions 2 and 3 have been approved by the Minister.</p>
Original dated 2/6/2014	<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.</p> <p>The CEMP must include, but not be limited to:</p> <ul style="list-style-type: none"> 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, <i>Phytophthora</i> 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. <p>If the Minister 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 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>The CAMP must include management details for the Conservation Area and the Mary Street Site. These details must include:</p> <ul style="list-style-type: none"> a) zoning and tenure arrangements; b) objectives, targets and completion criteria for revegetation programs to increase black cockatoo foraging habitat at the Mary Street Site;

Date of decision	Conditions attached to approval
	<p>c) fencing and access management;</p> <p>d) management measures to control weeds, Phytophthora dieback, erosion and dust;</p> <p>e) timeframes and implementation of the above measures; and</p> <p>f) descriptions of the roles and responsibilities of personnel associated with implementing each of the above measures.</p> <p>If the Minister 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 foraging habitat, the person taking the action must:</p> <p>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 492 ha offset property in the vicinity of Gingin, Western Australia.</p> <p>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.</p> <p>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</p>
Original dated 2/6/2014	<p>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.</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 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.</p>
Original dated 2/6/2014	<p>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</p>

Date of decision	Definitions attached to approval
Original dated 2/6/2014	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.
As varied on the date this instrument was signed	Conservation area 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	Department , the Australian Government Department administering the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
Original dated 2/6/2014	DPaW means the Western Australian Department of Parks and Wildlife or any successor agency.
Original dated 2/6/2014	EPBC Act is the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
Original dated 2/6/2014	Foraging habitat 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	Management Plans means the Construction Environmental Management Plan (CEMP) and the Conservation Area Management Plan (CAMP).
As varied on the date this instrument was signed	Mary Street Site 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	Minister 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	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.

Date of decision	Conditions attached to approval
	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.
Original dated 2/6/2014	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.
Original dated 2/6/2014	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.
Original dated 2/6/2014	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 .

Date of decision	Definitions attached to approval
As varied on the date this instrument was signed	Action - Revoked
Original dated 2/6/2014	Clear/Clearing 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 17/8/2016	Offset property 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	Proposal site 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	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.
Variation dated 10/11/2016	Tip site - Revoked

Date of decision	Schedule 1 – Proposal Area - Neerabup Industrial Area – Site Plan
As varied on the date this instrument was signed	<p>NEERABUP INDUSTRIAL AREA SITE PLAN</p> <p>City of Wanneroo</p>

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



HPE Reference:

Date of decision	Schedule 3 – Lot 24 – Mary Street Wanneroo Off-Site Offset site
As varied on the date this instrument was signed	

Appendix 4 – EPBC 2007/3479 Meridian Business Park Industrial Development Construction Environmental Management Plan and Conservation Area Management Plan.



Australian Government

Department of Agriculture, Water and the Environment

Mr Benny Chang
Manager, Asset Planning
City of Wanneroo
23 Dunbar Road
WANNEROO WA 6946

EPBC 2007/3479: Meridian Business Park Industrial Development – Construction Environmental Management Plan and Conservation Area Management Plan.

Dear Mr Chang

Thank you for submitting the revised Construction Environmental Management Plan and revised Conservation Area Management Plan for approval in accordance with the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval for EPBC 2007/3479.

Officers of the Department have advised me on the revised plans, and on the requirements of the EPBC Act conditions of approval for this project. On this basis, and as a delegate of the Minister for the Environment, I have decided to approve:

- the *Construction Environmental Management Plan Meridian Business Park – Neerabup Industrial Area, Rev 3, dated 23 June 2020, in accordance with Condition 8 of the EPBC Act approval for EPBC 2007/3479; and*
- the *Conservation Area Management Plan Mather Reserve (53163) and Lot 24 Mary Street, Wanneroo, Rev 3, dated 23 June 2020, in accordance with Condition 8 of the EPBC Act approval for EPBC 2007/3479.*

The approved revised plans must now be implemented. Please note that if you wish to vary the approved plans you must, in accordance with Condition 8 of the approval, submit to the Department a revised version of the plan for written approval by the Minister.

Should you require any further information please contact Vaughn Cox on (02) 6274 2005 or postapproval@environment.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Videroni'.

Chris Videroni, Acting Assistant Secretary
Assessments (WA, SA, NT), Post Approvals and Policy Branch

03 July 2020

Appendix 5 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 19th 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,

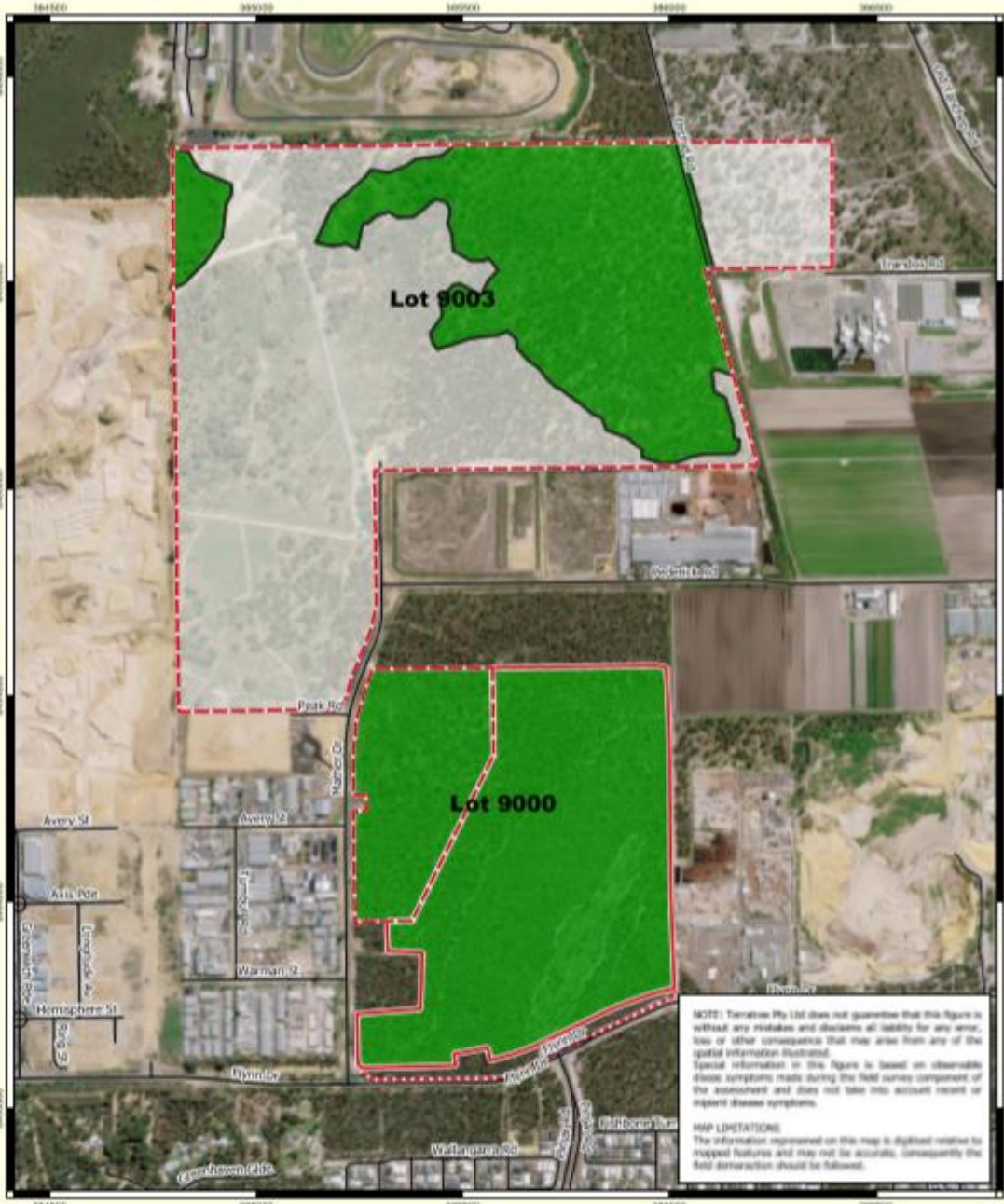


Dr Ian Martinus
Manager Advocacy & Economic Development

Appendix 6 – CAMP Implementation Register Update

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
	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 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.	TBC	to update information as it pertains to the CAMP each year.	TBC	CAMP has been reviewed and approved by Minister in July 2020
3.4.1	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 to the CAMP will be reported to the Minister for approval by the City/ES.	Natural Areas Asset Officer	any changes of CAMP requires ministerial approval	On completion of review	CAMP has been reviewed and approved by Minister in July 2020
		Natural Areas Asset Officer	any changes of CAMP requires ministerial approval	On completion of review	completed
3.4.2	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, undertaken are appropriate and effective and will provide a compliance report to DoE on an annual basis and reported in accordance with approval conditions	TBC	completed.	On completion of review	The City manages the Mather and Mary St offset reserves.
3.5	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
	The Conservation Area is to be surveyed and fenced prior to the commencement of clearing activities of the Development Area. land. The consolidated block is then to become a dedicated conservation reserve, or a conservation covenant is to be placed on the freehold title.	NA	Completed	completed	completed
Table 5 - Protection of Offset Sites	management activities	Property Services	Completed	completed	completed
	conservation zone or equivalent	NA	Completed	completed	completed
	conservation management personnel	Property Services	In Progress	completed	completed
	Remove any dumped rubbish prior to erecting fencing	NA	Completed	completed	completed
	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.	completed	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.
	Fencing around the Offset sites is to be checked annually for damage	CAMP- Project Manager	Ongoing	completed	completed
	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 Street Site to determine the current level of weed and Phytophthora dieback infestation	NA	Completed	completed	completed
	Conduct seasonal weed control in the Conservation Area and Mary Street Site	NA	Completed	completed	completed
	program is to be implemented by the City's internal Maintenance Department to control new weed populations	CAMP- Project Manager	On going	Ongoing	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).
	surveys every 5 years. These surveys will be compared with the original survey.	Conservation Maintenance	Under review	30/06/2025	ongoing
line and the boundary of the Conservation Area prior to weeds setting seed.	CAMP- Project Manager	On going	Ongoing	ongoing	
Control, with the aim to eradicate, any infestation of Declared Pests and High to Very High priority weeds.	CAMP- Project Manager	On going	Ongoing	Weeds targeted include Veldt and Optunia. Optunia is a designated Weed of National	
Weed monitoring every 3 months for two years then annually with DPaW's Standard Operating Procedure Techniques for mapping weed distribution and cover in bushland and wetlands (DEC, 2011) following completion of the weed control program.	CAMP- Project Manager	Weed contractors / receipts	01/07/2018	ongoing	
Conduct baseline surveys using spotlight transect counts of the Offset Sites to determine the current level of rabbit infestation.	CAMP- Project Manager		30/12/2019		
Visual inspection of rehab areas every 3 months for the first two years, then annually	Completed			Consultant Report - 18/301325	
commencement of construction activities in the Development Area.	CAMP- Project Manager	TBC			
Identify Carnaby's habitat within Offset Sites that requires additional protection and monitoring.	Natural Areas Asset Officer	Completed		completed	
Salvage any hollows from trees to be cleared in the Development Area for use in Offset Sites and rehabilitation sites.	NA	Under review		has been removed from CEMP via ministers approval	
Inspect all trees and hollows for Carnaby's Black Cockatoo nesting sites prior to clearing	CEMP - Project Manager	Must be included in Construction Contract tender		has been removed from CEMP via ministers approval	
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		will be monitored every two years.	
Monitor vegetation in two quadrats per site	CAMP- Project Manager	One Tree Botanical engaged to undertake monitoring report	Annually	completed floristic survey Spring 2020. Awaiting report.	
Street site through a program of weed control and by direct seeding or planting suitable seedlings	CAMP- Project Manager	In progress		undertaken in Mather Reserve Conservation area.	
Collect seed from the Development Area prior to clearing and use in Offset Sites.	CAMP- Project Manager	In progress		continuing in Lot 9003 and 9100 Mather Drive (development areas) for use in	
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		Monitoring and will be undertaken as required.	
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		topsoil management plan being created. No vegetation/topsoil clearing commenced.	
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		undertaken to show risk management plan that will form part of the topsoil management	
if possible to assist with the suppression of weeds, cover of potential contamination and long term plant survival.	CEMP - Project Manager	Under review		will be included into topsoil management plan	
Transfer soil during early winter rains to control dust and maximise seed germination.	CEMP - Project Manager	Under review		will be included into topsoil management plan	

Appendix 7: Updated Dieback Map 9/9/2020



Legend		
	Roads	
	Project Area	
	Dieback Assessed Area	
	Uninfested	
	Excluded	

Occurrence Category	Area (ha)	% of Assessment Area
Uninfested	86.2	87.8
Excluded	111.4	94.2
Total	205.6	100 %

Project Location

Dieback Occurrence Map
City of Warrenton (Lot 9000 & 9003)
Comprehensive Dieback Assessment

Scale: 1:10000
Datum: GDA 1984
Projection: UTM Zone 50

Date: 09/09/2020
Prepared: A. Coker
Checked: A. Coker
Reviewed: J. Stefan

Project No: T16016

Appendix 8 – confirmation of Bindoon Site offset.

----- Original message -----

From: "Errington, Alex" <Alex.Errington@DPaW.wa.gov.au>
Date: 16/12/2016 05:54 (GMT+00:00)
To: "Cox, Vaughn" <Vaughn.Cox@environment.gov.au>
Cc: "Moore, Imogen" <Imogen.Moore@environment.gov.au>, "Penson, Michael" <Michael.Penson@wanneroo.wa.gov.au>
Subject: City of Wanneroo EPBC 2007-3479 [SEC=UNCLASSIFIED]

Hi Vaughn

Further to my email below to Imi and you, I am pleased to advise that the purchase of Lot 103 and the western un-cleared portion of Lot 104 (which is now Lot 901) was settled yesterday. The property is now in the ownership of the State of Western Australia, and will be managed as a Nature Reserve by Parks and Wildlife. The funds for the purchase were provided by the City of Wanneroo, in accordance with the conditions set under Referral 2007/3479.

Regards

Alex

From: Errington, Alex
Sent: Tuesday, 5 April 2016 12:27 PM
To: Moore, Imogen
Cc: Cox, Vaughn
Subject: City of Wanneroo EPBC 2007-3479 [SEC=UNCLASSIFIED]

Hi Imi

With reference to your email below and our telephone discussion earlier today, I confirm that, at the request of the City of Wanneroo we have reached agreement with the owners of Lots 103 and 104 off Brennan Road, Bindoon, to purchase the whole of Lot 103 and the western un-cleared portion of Lot 104 for the purpose of satisfying the offset requirements for the City' development in Flynn Drive, Mather Drive and Wattle Avenue in Neerabup. The purchase site is about 35-40km north-east of the development and contains Carnaby's black cockatoo foraging habitat. It is about 647ha in area, which is more than adequate to meet the requirements of Referral 2007/3479. I understand that the City wishes to "Bank" any excess.

Attached are a map, plan and aerial photo of the proposed purchase property.

Should you require any further information, please let me know.

Regards

Alex Errington

Department of Parks and Wildlife

(08) 9219 8775

