

Prime Eglinton Pty Ltd
Annual Compliance Report (EPBC 2017/7872)
19 (Lot 6) Taronga Place, Eglinton

15 December 2021
61594/141811 (Rev 0)
JBS&G Australia Pty Ltd T/A Strategen-JBS&G

Declaration of accuracy

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

Signed



Full name (please print)

STUART RESIDE

Position (please print)

GENERAL MANAGER

Organisation (please print including ABN/ACN if applicable)

URBAN QUARTER

Date

15 / 12 / 2021

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1. Introduction

This report addresses the status and compliance of implementation of Prime Eglinton Pty Ltd (Prime Eglinton) with the conditions of *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval decision notice EPBC 2017/7872 (Appendix A) for the development of 19 (Lot 6) Taronga Place, Eglinton for residential and commercial land use. This report has been prepared for the purpose of addressing condition 8 of EPBC 2017/7872, which requires the proponent to publish annual compliance reports.

1.1 Project Background

Prime Eglinton is developing Lot 6 Taronga Place in Eglinton, Western Australia (the development) for residential and commercial use. The development involves clearing of approximately 120 ha of vegetation comprising approximately 92.25 ha of Carnaby's Black Cockatoo (*Calyptrorhynchus latirostris*, [CBC]) habitat and 41.29 ha of Banksia Woodland Threatened Ecological Community (TEC) which are listed as Endangered species and habitat, respectively, under the EPBC Act.

The development includes the retention of at least 8 ha of CBC habitat and Banksia Woodland TEC, to be retained in Conservation Public Open Space (POS) areas.

1.2 Environmental Approval to Implement Project

The action was referred to the Department of the Environment and Energy (now the Department of Agriculture, Water and Environment (DAWE)) on 30 January 2017 and was deemed a 'controlled action' under the EPBC Act on 3 April 2017, to be assessed by preliminary documentation. The action was conditionally approved on 18 September 2018 under EPBC 2017/7872 (Appendix A).

In accordance with condition 4 of EPBC 2017/7872, Prime Eglinton was required to prepare and implement a Vegetation and Conservation Area Management Plan (VCAMP) to prevent impacts to retained areas of CBC habitat and Banksia Woodland TEC during construction. Revision 1 of the VCAMP was submitted to DEE on 2 October 2018 and subsequently approved on 3 October 2018.

The development commenced on 8 October 2018.

2. Current Status

Activities undertaken during the audit period (8 October 2020 – 7 October 2021) involved the following (Figure 1):

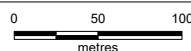
- clearing of approximately 9.1 ha by Prime Eglinton as part of Stage 6;
- clearing of approximately 4.6 ha by Prime Eglinton as part of PTA earthworks adjacent to rail corridor;
- clearing of approximately 0.2 ha for firebreaks; and
- civil and bulk earthworks associated with the construction of Stages 4a, Stage 4, Stage 5 and 6.



Legend

- ▬ Stage 6 clearing area
- ▬ Clearing for PTA earthworks
- ▬ Clearing for firebreaks
- Cadastral boundary
- ▬ Main road
- ▬ Minor road
- ▬ Pedestrian way

Scale 1:4,500 at A4



Coord. Sys. GDA 1994 MGA Zone 50



Job No: 61594

Client: Urban Quarter

Version: A

Date: 09-Dec-2021

Drawn By: cthatcher

Checked By: CT

6 Taronga Place
Eglinton, WA

CLEARING AREAS

FIGURE 1



3. Audit Methodology

3.1 Audit Plan

3.1.1 Purpose and Scope

This document has been prepared for Prime Eglinton (the proponent) to fulfil the requirements of condition 8 of EPBC 2017/7872 issued to enable implementation of the development. Condition 8 states:

‘Within three months of every 12-month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published. Reports must remain on the website for the life of this approval. The approval holder must continue to comply with this condition until such time as agreed to in writing by the Minister. ‘

This Annual Compliance Report (ACR) addresses the audit period between 8 October 2020 and 7 October 2021. The ACR addresses each condition of approval. Key management actions of the VCAMP were also assessed to determine if the VCAMP has been satisfactorily implemented.

3.1.2 Methodology

The audit was undertaken in October and November 2021 and involved a site inspection (16 November 2021), interviews with key members of the project team and a review of documentation to support the audit. Table 3.1 provides an overview of the personnel consulted as part of the audit.

Table 3.1: Persons consulted during the audit

Organisation	Person and position
Urban Quarter	Stuart Reside – General Manager, Urban Quarter
RJV	Christopher Beggan– Senior Project Manager
Cossill & Webley Consulting Engineers	Brad Marshall - Associate
PlanE	Kirsten Dawson
Public Transport Authority (PTA)	Harrison Jockel

3.2 Audit Terminology

The ‘Status’ field of the audit table (refer to Table 4.1; Table B.1) describes the implementation of actions and compliance with the approval. Terminology from DAWE (the then Department of the Environment, DotE [2014]), *Annual Compliance Report Guidelines* was adapted and applied in this audit (Table 3.2).

Table 3.2: Action implementation status

Status	Acronym	Description
Conditions of approval		
Compliant	C	All the requirements of a condition have been met, including the implementation of management plans or other measures required by condition.
Potentially non-compliant	PNC	The requirements of a condition or elements of a condition, including the implementation of management plans and other measures, have not been met.
Not applicable	N/A	The requirements of a condition or elements of a condition fall outside of the scope of the current reporting period. For example, a condition which applies to an activity that has not yet commenced.
Management Plans		
Conformant	C	All the requirements of a key management action detailed within a subsidiary plan or program have been satisfactorily met.

Status	Acronym	Description
Potentially non-conformant	PNC	All the requirements of a key management actions detailed within a subsidiary plan or program have not been met satisfactorily.
Not applicable	N/A	The requirements of a management action fall outside of the scope of the current reporting period. For example, a condition which applies to an activity that has not yet commenced.

4. Audit Results

4.1 Urban Quarter Compliance

The results of compliance of EPBC 2017/7872 are shown in Table 4.1. Condition 4 requires the preparation and implementation of the approved VCAMP. The results of conformance with the management actions contained within the VCAMP (Revision 1) are outlined in Appendix B.

4.1.1 Compliance with Conditions of EPBC 2017/7872

The audit addressed 15 sub-conditions of which:

- eight conditions were assessed as 'compliant', of which two were assessed as 'compliant (complete);
- seven conditions were assessed as 'not applicable'; and
- no conditions were 'potentially non-compliant'.

4.1.2 Compliance with VCAMP

The audit addressed 40 actions of the VCAMP, of which:

- 27 actions were assessed as 'conformant'
- 12 actions were assessed as 'not applicable', and
- One action was assessed as 'potentially non conformant' during this audit period.

The potential non-conformance identified relates to VCAMP 40 and the need to monitor rubbish drifting/dumping in the conservation areas or along the boundary. RJV confirmed that such monitoring takes place daily, however the checklist item had been omitted from the Daily Supervisor Checklist. The auditors therefore note that this PNC is administrative in nature and a result of the lack of verifiable evidence. The PNC was rectified as a result of this compliance audit and the monitoring action is now included as an item on the Daily Supervisor checklist.

4.2 Public Transport Authority Compliance

The results of the compliance assessment for PTA with EPBC 2017/7872 and the VCAMP (Revision 1) are summarised in Appendix C. The results show no potential non compliances or potential non-conformances were identified. Of the 59 EPBC Conditions and VCAMP actions:

- 25 were assessed as compliant/conformant (with 1 assessed as complete); and
- 34 were assessed as 'not applicable.'

Table 4.1: EPBC 2017/7872 Audit Table

Condition number	Condition	Timing	Evidence	Comments	Compliance status
EPBC 1.1	The approval holder must not clear more than 92.25 hectares of Carnaby's Black Cockatoo habitat or 41.29 hectares of Banksia Woodlands TEC within the project area shown at Attachment 1.	Ongoing.	Figure 1 R_028_Cossill Webley_ Rail Corridor Clearing Plan_21012021 R_029_Cossill Webley_Stage 6 Clearing Plan_23072021	Clearing undertaken by Prime Eglinton during this audit period included (Figure 1): <ul style="list-style-type: none"> 9.1 ha for Stage 6 4.6 ha to facilitate PTA works adjacent to the rail corridor 0.2 ha for firebreaks <p>The extent of clearing by Prime Eglinton was confirmed to be within the EPBC boundary during the site inspection and upon review of the clearing plan aerial imagery.</p> <p>To date, 45.2 ha has been cleared within the EPBC 2017/7872 approval boundary.</p>	Compliant
EPBC 2.1	Within 7 days prior to clearing of any area of Carnaby's Black Cockatoo habitat, the approval holder must investigate and document all potential nesting trees within the area to be cleared to determine if there are any hollows that are being utilised, or are capable of being utilised, by the Carnaby's Black Cockatoos for nesting. The investigation must be undertaken by a suitably qualified person.	Within 7 days prior to clearing of any area of Carnaby's Black Cockatoo habitat.	R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021 R_025_Terrestrial Ecosystems_Fauna relocation report 1_ 07062021 R_026_Terrestrial Ecosystems_Fauna relocation report 2_ 24082021 R_027_Biologic_Taronga Place Fauna Clearance (rail corridor)_02022021	As reported in the 2020 ACR (R_001), the original assessment for CBC nesting trees undertaken in September 2018 identified only two trees with hollows present within the development site. These trees are located to the east of the Freeway reserve and will not be disturbed until later stages of the development. Prior to clearing during the reporting period fauna trapping and relocation programme (FRP) was undertaken within 7 days of clearing: <ul style="list-style-type: none"> FRP undertaken by Terrestrial Ecosystems from 10-13 May 2021 (R_025) for Stage 6 earthworks. Clearing commenced on 13 May 2021. FRP undertaken by Terrestrial Ecosystems from 10-13 August 2021 (R_026) for Stage 6 earthworks. Clearing commenced on the 16 August 2021. FRP undertaken by Biologic from 20 -24 January for clearing of area adjacent to rail corridor (R_027). Clearing commenced on the 27 January 2021. <p>During the FRP's, the area was inspected for potential breeding trees for the CBC and none of the trees within the area were considered to be suitable for nesting (R_025-R_027).</p>	Compliant
EPBC 2.2	a. If any Carnaby's Black Cockatoo(s) is detected utilising any hollow in any tree, the approval holder must: i. clearly identify and mark the nesting tree ii. maintain a register of nesting trees iii. only clear the identified nesting tree and vegetation within a 10-metre radius of that tree, if a suitably qualified person has verified that the hollow in the tree is no longer being used by the Carnaby's Black Cockatoo.	Within 7 days prior to clearing of any area of Carnaby's Black Cockatoo habitat.	Refer to EPBC 2.1	As per EPBC 2.1, there were no CBCs utilising any hollow in any tree detected prior to clearing activities	N/A
EPBC 2.3	b. For each cleared hollow that is being utilised, or capable of being utilised by the Carnaby's Black Cockatoo, the proponent must install at least three (3) artificial nesting hollows, where the artificial nesting hollows must be: i. installed within a 12 km radius of the cleared nesting tree(s) ii. constructed, positioned, erected and maintained in accordance with relevant artificial hollow guidance, to maximise the likelihood that the artificial nesting hollows are utilised by the Carnaby's Black Cockatoo iii. installed before the commencement of the following breeding season for the Carnaby's Black Cockatoo iv. inspected and maintained at least annually to check for condition and evidence of Carnaby's Black Cockatoo use.	Within 7 days prior to clearing of any area of Carnaby's Black Cockatoo habitat.	Refer to EPBC 2.1	As per EPBC 2.1, there were no CBCs utilising any hollow in any tree detected prior to clearing activities	N/A

Condition number	Condition	Timing	Evidence	Comments	Compliance status
EPBC 3.1	To minimise impacts to the Carnaby's Black Cockatoo and the Banksia Woodlands TEC, the approval holder must, within 5 years of commencement of the action, provide the Department with written evidence that at least 8 hectares of Carnaby's Black Cockatoo habitat and Banksia Woodlands TEC has been transferred to the City of Wanneroo as Public Open Space for the purposes of conservation.	Within 5 years of commencement of the action.	Management advice 17 November 2021	Prime Eglinton has until 8 October 2023 to transfer at least 8 ha of Carnaby's Black Cockatoo habitat and Banksia Woodlands TEC to the City of Wanneroo as Public Open Space for the purpose of conservation. Urban Quarter advised that this had not yet been undertaken.	N/A
EPBC 4.1	<p>To mitigate impacts to the Carnaby's Black Cockatoo and the Banksia Woodlands TEC, the approval holder must prepare and submit a Vegetation and Conservation Area Management Plan (VCAMP) for the approval of the Minister. The approval holder must not commence the action unless the Minister has approved the VCAMP. The approved VCAMP must be implemented.</p> <p>The VCAMP must be prepared in accordance with the Department's Environmental Management Plan Guidelines and include, but not be limited to:</p> <ol style="list-style-type: none"> measures to prevent impacts to Carnaby's Black Cockatoo habitat and Banksia Woodlands TEC during construction, including to: <ol style="list-style-type: none"> prevent and/or control site access, weeds, Phytophthora dieback, erosion, dust and fire delineate vegetation to be retained through, for example, the erection of temporary fencing or signage to avoid accidental clearing or disturbance outside of the impact area objectives, targets and completion criteria for post construction rehabilitation measures such as site clean-up and weed management, including information on the mapping, monitoring and removal of noxious weeds access control measures (e.g. fencing) to prevent or manage access to the areas of Public Open Space proposed to be retained for conservation bushfire control measures design and engineering controls to ensure that stormwater is not directed toward retained and adjacent areas of vegetation and that stormwater is appropriately managed to reduce hydrological impacts and prevent the mobilisation of dieback or other contaminants clear objectives and performance indicators for all management actions, mitigation measures and practices prescribed by the VCAMP including details of the monitoring to be undertaken to demonstrate the effectiveness of the measures corrective actions for circumstances where an action, mitigation measure or practice prescribed by the VCAMP fails to meet, or is unlikely to meet, its prescribed objective, and trigger action points at which these corrective actions will be implemented timeframes for implementing the above measures. 	Prior to commencement of action.	<p>Management advice 17 November 2021</p> <p>R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021</p> <p>R_002_Strategen-JBSG_VCAMP Rev 1_02102018</p> <p>C_001__DEE_VCAMP Approval_03102018</p>	<p>As reported in the 2020 ACR (R_001), the VCAMP (Revision 1; R_002) was submitted to DEE on the 2 October 2018 (R005) and was approved on 3 October 2018 (C_001). Management advised that there were no further revisions made to the VCAMP during this audit period.</p> <p>Refer to Appendix B for further detail regarding implementation of the VCAMP during this audit period.</p>	Compliant
EPBC 5.1	<p>To compensate for the loss of up to 92.25 hectares of Carnaby's Black Cockatoo habitat and 41.29 hectares of Banksia Woodlands TEC the approval holder must, within one year after the commencement of the action provide the Department with:</p> <ol style="list-style-type: none"> written evidence that <ol style="list-style-type: none"> 380 hectares of land at Lot 5450 Wannamal Road West, Boonarring 117 hectares of Carnaby's Black Cockatoo habitat and Banksia Woodlands TEC at Lot 3333 Mimegarra Road, Cataby <p>have both been purchased and are being managed for conservation by the DBCA, using monies provided by the proponent for that purpose.</p> <ol style="list-style-type: none"> the offset attributes, shapefiles and textual descriptions and maps to clearly define the location and boundaries of the offset areas, that the approval holder has transferred to the DBCA. 	Within one year after the commencement of the action.	R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021	This item was assessed as 'Compliant (Complete)' in the 2020 ACR (R_001)	Compliant (Complete)
EPBC 6.1	Within 30 days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.	Within 30 days after the	R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021	This item was assessed as 'Compliant (Complete)' in the 2020 ACR (R_001)	Compliant (Complete)

Condition number	Condition	Timing	Evidence	Comments	Compliance status
		commencement of the action.			
EPBC 7.1	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the VCAMP required by this approval (Condition 4), 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 published in the general media.	Ongoing	All evidence utilised to inform this ACR.	Accurate records for all applicable conditions have been maintained and were available at the time of the audit and following the audit (refer to the other items in this table and Appendix B).	Compliant
EPBC 8.1	Within three months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published. Reports must remain on the website for the life of this approval. The approval holder must continue to comply with this condition until such time as agreed to in writing by the Minister.	Within three months of every 12-month anniversary of the commencement of the action.	R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021 C_003_SJBSG_EPBC 20177872 19 (Lot 6) Taronga Place Eglinton ACR 2020_06012021 C_004_DAWRE EPBC 20177872 19 (Lot 6) Taronga Place Eglinton ACR 2020 SECOFFICIAL_07012021 W_001_Prime Eglinton_East of the Beach_2019 ACR_01112021	The 2020 Prime Eglinton ACR for Taronga Place was finalised on 6 January 2021 (R_001). The 2020 ACR was published on the Prime Eglinton website and the DEE notified of the publication on the same day (C_003). The DEE provided official acknowledgement of the ACR on the 7 January 2021 (C_004). The 2020 ACR was available on the Prime Eglinton East of the Beach webpage https://eastofthebeach.com.au/environmental-info/ and was accessed by the auditor on 1 November 2021 (W_001).	Compliant
EPBC 9.1	Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.	As required.	C_002_Urban Quarter_RE_EPBC 2017_7872 Evidence Request_05112021	There was no request made by the Department for an independent audit of compliance during the audit period (C_002).	N/A
EPBC 10.1	The approval holder may choose to revise a management plan approved by the Minister under condition 4 without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the revised plan would not be likely to have a new or increased impact. If the approval holder makes this choice, they must notify the Department in writing that the approved plan has been revised and provide the Department, at least four weeks before implementing the revised plan, with: a. an electronic copy of the revised plan; b. an explanation of the differences between the revised plan and the approved plan; and c. the reasons the approval holder considers that taking the action in accordance with the revised plan would not be likely to have a new or increased impact.	As required.	Urban Quarter Management Advice 17 November 2021. C_001_DEE_VCAMP Approval_03102018 R_002_Strategen-JBSG_VCAMP Rev 1_02102018	There were no variations to the VCAMP during the audit period. As per EPBC 4.1, the latest revision of the VCAMP (revision 1 [R_002]) was submitted on 2 October 2018 and approved on 3 October 2018 (C_004) (refer to EPBC 4.1).	N/A
EPBC 11.1	The approval holder may revoke their choice under condition 10 at any time by notice to the Department. If the approval holder revokes the choice to implement a revised plan, without approval under section 143A of the Act, the plan approved by the Minister must be implemented.	As required.	Urban Quarter Management Advice 17 November 2021.	This condition was not invoked during the audit period.	N/A
EPBC 12.1	If the Minister gives a notice to the approval holder that the Minister is satisfied that the taking of the action in accordance with the revised plan would be likely to have a new or increased impact, then: a. Condition 10 does not apply, or ceases to apply, in relation to the revised plan; and b. The approval holder must implement the plan approved by the Minister. To avoid any doubt, this condition does not affect any operation of conditions 10 and 11 in the period before the day the notice is given. Conditions 10, 11 and 12 are not intended to limit the operation of section 143A of the EPBC Act which allows the approval holder to submit a revised plan to the Minister for approval.	As required.	Urban Quarter Management Advice 17 November 2021.	The Minister did not give such notice during the audit period.	N/A
EPBC 13.1	Unless otherwise agreed to in writing by the Minister, the approval holder must publish all management plans referred to in these conditions of approval on their website for the duration of this approval. Each management plan must be published on the website within 1 month of being	Within 1 month of being approved by the Minister or being	W_001_Prime Eglinton East of the Beach_2019 ACR_01112021	The VCAMP (Revision 1, dated 2 October 2018) was available on the Prime Eglinton East of the Beach webpage https://eastofthebeach.com.au/environmental-info/ and was accessed by the auditor on 1 November 2021 (W_001).	Compliant

Condition number	Condition	Timing	Evidence	Comments	Compliance status
	approved by the Minister or being submitted under condition 10 and must remain on the website for the life of this approval.	submitted under condition 10.		Since there were no further updates to the VCAMP and Revision 1 has remained on the project website during this audit period, this condition has been assessed as compliant.	

Limitations

Scope of services

This report ("the report") has been prepared by Strategen-JBS&G in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and Strategen-JBS&G. In some circumstances, a range of factors such as time, budget, access and/or site disturbance constraints may have limited the scope of services. This report is strictly limited to the matters stated in it and is not to be read as extending, by implication, to any other matter in connection with the matters addressed in it.

Reliance on data

In preparing the report, Strategen-JBS&G has relied upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise expressly stated in the report, Strategen-JBS&G has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Strategen-JBS&G has also not attempted to determine whether any material matter has been omitted from the data. Strategen-JBS&G will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Strategen-JBS&G. The making of any assumption does not imply that Strategen-JBS&G has made any enquiry to verify the correctness of that assumption.

The report is based on conditions encountered and information received at the time of preparation of this report or the time that site investigations were carried out. Strategen-JBS&G disclaims responsibility for any changes that may have occurred after this time. This report and any legal issues arising from it are governed by and construed in accordance with the law of Western Australia as at the date of this report.

Environmental conclusions

Within the limitations imposed by the scope of services, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted environmental consulting practices. No other warranty, whether express or implied, is made.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

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5. References

Australian Department of the Environment (DotE), 2014, Annual Compliance Report Guidelines [Online], Commonwealth of Australia. Available from:
<http://www.environmental.gov.au/epbc/publications/annual-compliance-report-guidelines>

Appendix A EPBC Approval Decision 2017/7872



Approval

Residential and Commercial Development on Lot 6 Taronga Place, Eglinton, Western Australia (EPBC 2017/7872)

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

Proposed action

person to whom the approval is granted Prime Eglinton Pty Ltd

proponent's ACN (if applicable) ACN: 616 213 186

proposed action To clear native vegetation to develop Lot 6, Taronga Place, Eglinton, Western Australia for residential and commercial land use [See EPBC Act Referral 2017/7872].

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.

expiry date of approval

This approval has effect until 31 December 2028.

Decision-maker

name and position Gregory Manning
Assistant Secretary
Assessments (WA, SA, NT) and Post Approvals Branch

signature

date of decision 18 September 2018

Conditions attached to the approval

1. The **approval holder** must not **clear** more than 92.25 hectares of **Carnaby's Black Cockatoo habitat** or 41.29 hectares of **Banksia Woodlands TEC** within the project area shown at Attachment 1.
2. Within 7 days prior to **clearing** of any area of **Carnaby's Black Cockatoo habitat**, the **approval holder** must investigate and document all potential nesting trees within the area to be **cleared** to determine if there are any hollows that are being utilised, or are capable of being utilised, by the **Carnaby's Black Cockatoos** for nesting. The investigation must be undertaken by a **suitably qualified person**.
 - a. If any **Carnaby's Black Cockatoo(s)** is detected utilising any hollow in any tree, the **approval holder** must:
 - i. clearly identify and mark the nesting tree
 - ii. maintain a register of nesting trees
 - iii. only clear the identified nesting tree and vegetation within a 10 metre radius of that tree, if a **suitably qualified person** has verified that the hollow in the tree is no longer being used by the **Carnaby's Black Cockatoo**.
 - b. For each **cleared** hollow that is being utilised, or capable of being utilised by the **Carnaby's Black Cockatoo**, the proponent must install at least three (3) artificial nesting hollows, where the artificial nesting hollows must be:
 - i. installed within a 12 km radius of the **cleared** nesting tree(s)
 - ii. constructed, positioned, erected and maintained in accordance with relevant **artificial hollow guidance**, to maximise the likelihood that the artificial nesting hollows are utilised by the **Carnaby's Black Cockatoo**
 - iii. installed before the commencement of the following **breeding season** for the **Carnaby's Black Cockatoo**
 - iv. inspected and maintained at least annually to check for condition and evidence of **Carnaby's Black Cockatoo** use.
3. To minimise impacts to the **Carnaby's Black Cockatoo** and the **Banksia Woodlands TEC**, the **approval holder** must, within 5 years of **commencement** of the action, provide the **Department** with written evidence that at least 8 hectares of **Carnaby's Black Cockatoo habitat** and **Banksia Woodlands TEC** has been transferred to the City of Wanneroo as **Public Open Space** for the purposes of conservation.
4. To mitigate impacts to the **Carnaby's Black Cockatoo** and the **Banksia Woodlands TEC**, the **approval holder** must prepare and submit a *Vegetation and Conservation Area Management Plan* (VCAMP) for the approval of the **Minister**. The **approval holder** must not **commence** the action unless the **Minister** has approved the VCAMP. The approved VCAMP must be implemented.

The VCAMP must be prepared in accordance with the **Department's Environmental Management Plan Guidelines** and include, but not be limited to:

- a. measures to prevent impacts to **Carnaby's Black Cockatoo habitat** and **Banksia Woodlands TEC** during construction, including to:
 - i. prevent and/or control site access, weeds, *Phytophthora* dieback, erosion, dust and fire
 - ii. delineate vegetation to be retained through, for example, the erection of temporary fencing or signage to avoid accidental **clearing** or disturbance outside of the impact area
 - b. objectives, targets and completion criteria for post construction rehabilitation measures such as site clean-up and weed management, including information on the mapping, monitoring and removal of noxious weeds
 - c. access control measures (e.g. fencing) to prevent or manage access to the areas of **Public Open Space** proposed to be retained for conservation
 - d. bushfire control measures
 - e. design and engineering controls to ensure that stormwater is not directed toward retained and adjacent areas of vegetation and that stormwater is appropriately managed to reduce hydrological impacts and prevent the mobilisation of dieback or other contaminants
 - f. clear objectives and performance indicators for all management actions, mitigation measures and practices prescribed by the VCAMP including details of the monitoring to be undertaken to demonstrate the effectiveness of the measures
 - g. corrective actions for circumstances where an action, mitigation measure or practice prescribed by the VCAMP fails to meet, or is unlikely to meet, its prescribed objective, and trigger action points at which these corrective actions will be implemented
 - h. timeframes for implementing the above measures.
5. To compensate for the loss of up to 92.25 hectares of **Carnaby's Black Cockatoo habitat** and 41.29 hectares of **Banksia Woodlands TEC** the **approval holder** must, within one year after the **commencement** of the action provide the **Department** with:
- a. written evidence that
 - i. 380 hectares of land at **Lot 5450 Wannamal Road West, Boonarring**
 - ii. 117 hectares of **Carnaby's Black Cockatoo habitat** and **Banksia Woodlands TEC** at **Lot 3333 Mimegarra Road, Cataby**
- have both been purchased and are being managed for conservation by the **DBCA**, using monies provided by the proponent for that purpose.

- b. the **offset attributes**, **shapefiles** and textual descriptions and maps to clearly define the location and boundaries of the **offset areas**, that the **approval holder** has transferred to the **DBCA**.
6. Within 30 days after the **commencement** of the action, the **approval holder** must advise the **Department** in writing of the actual date of **commencement**.
7. The **approval holder** must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the VCAMP required by this approval (Condition 4), 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 published in the general media.
8. Within three months of every 12 month anniversary of the **commencement** of the action, the **approval holder** must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published. Reports must remain on the website for the life of this approval. The **approval holder** must continue to comply with this condition until such time as agreed to in writing by the **Minister**.
9. Upon the direction of the **Minister**, the **approval holder** must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor must be approved by the **Minister** prior to the commencement of the audit. Audit criteria must be agreed to by the **Minister** and the audit report must address the criteria to the satisfaction of the **Minister**.
10. The **approval holder** may choose to revise a management plan approved by the **Minister** under condition 4 without submitting it for approval under section 143A of the **EPBC Act**, if the taking of the action in accordance with the revised plan would not be likely to have a **new or increased impact**. If the **approval holder** makes this choice they must notify the **Department** in writing that the approved plan has been revised and provide the **Department**, at least four weeks before implementing the revised plan, with:
 - a. an electronic copy of the revised plan;
 - b. an explanation of the differences between the revised plan and the approved plan; and
 - c. the reasons the **approval holder** considers that taking the action in accordance with the revised plan would not be likely to have a **new or increased impact**.
11. The **approval holder** may revoke their choice under condition 10 at any time by notice to the **Department**. If the **approval holder** revokes the choice to implement a revised plan,

without approval under section 143A of the Act, the plan approved by the **Minister** must be implemented.

12. If the **Minister** gives a notice to the **approval holder** that the **Minister** is satisfied that the taking of the action in accordance with the revised plan would be likely to have a **new or increased impact**, then:

- a. Condition 10 does not apply, or ceases to apply, in relation to the revised plan; and
- b. The **approval holder** must implement the plan approved by the **Minister**.

To avoid any doubt, this condition does not affect any operation of conditions 10 and 11 in the period before the day the notice is given.

13. Conditions 10, 11 and 12 are not intended to limit the operation of section 143A of the **EPBC Act** which allows the **approval holder** to submit a revised plan to the **Minister** for approval.
14. Unless otherwise agreed to in writing by the **Minister**, the **approval holder** must publish all management plans referred to in these conditions of approval on their website for the duration of this approval. Each management plan must be published on the website within 1 month of being approved by the **Minister** or being submitted under condition 10 and must remain on the website for the life of this approval.

Definitions

- a. **Approval holder** means the name of the person to whom this approval is granted.
- b. **Artificial hollow guidance** means WA Department of Parks and Wildlife publications "*How to design and place artificial hollows for Carnaby's cockatoos*" (2015) and "*How to monitor and maintain artificial hollows for Carnaby's cockatoo*" (2015), or as otherwise updated from time to time.
- c. **Banksia Woodlands TEC** is the **EPBC Act** listed Banksia Woodlands of the Swan Coastal Plain ecological community
- d. **Breeding season** for the **Carnaby's Black Cockatoo** is the period between 1 July and 28 February of any year.
- e. **Carnaby's Black Cockatoo** is the **EPBC Act** listed Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*).
- f. **Carnaby's Black Cockatoo habitat** includes foraging, breeding, potential breeding and roosting habitat for **Carnaby's Black Cockatoo**, as defined in the *EPBC Act Referral Guidelines for three species of Western Australian black cockatoos: Carnaby's Black Cockatoo (Calyptorhynchus latirostris), (Endangered) Baudin's Black Cockatoo (Calyptorhynchus baudinii) (Vulnerable) and Forest Red-tailed Black Cockatoo (Calyptorhynchus banksii naso) (Vulnerable) (October 2012).*
- g. **Clear, cleared or clearing** includes but is not limited to the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* available from <http://www.agriculture.gov.au/pests-diseases-weeds/pest->

[animals-and-weeds/review-aus-pest-animal-weed-strategy/aus-weeds-strategy](#) for further guidance).

- h. **Commence/Commencement of the action** is any works or actions (including but not limited to **clearing**, the use of construction or excavation equipment and any other site preparatory works) that will directly or indirectly impact on **Carnaby's Black Cockatoo habitat** and/or the **Banksia Woodlands TEC**, excluding any **clearing** done to support the Unexploded Ordinance Investigations provided this **clearing** only occurs in the area labelled 'Clearing Area' in Attachment 5 and does not exceed 2 ha of **Carnaby's Black Cockatoo habitat** and/or the **Banksia Woodlands TEC**.
- i. **Department** means the Commonwealth Department of Environment and Energy or any other agency that administers the **EPBC Act** from time to time and includes, where the context permits, the officers, delegates, employees and successors of the **Department**.
- j. **Department's Environmental Management Plan Guidelines** is the Environmental Management Plan Guidelines, Commonwealth of Australia 2014. Available at: <http://www.environment.gov.au/epbc/publications/environmental-management-plan-guidelines>.
- k. **EPBC Act** means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
- l. **EPBC Environmental Offsets Policy** is the *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy* (October 2012), or as updated from time to time. Available at: <http://www.environment.gov.au/epbc/publications/epbc-act-environmental-offsets-policy>.
- m. **Lot 5450 Wannamal Road West, Boonarring** means the 380 ha of land comprising 380 hectares of **Carnaby's Black Cockatoo habitat** and 165 hectares of **Banksia Woodlands TEC** as shown in Attachment 2.
- n. **Lot 3333 Mimegarra Road, Cataby** means the 117 ha of **Carnaby's Black Cockatoo habitat** and **Banksia Woodlands TEC** as shown in Attachment 3.
- o. **Minister** means the Minister administering the **EPBC Act** including any delegate of the Minister.
- p. **New or increased impact** means a new or increased environmental impact or risk relating to any protected matter, when compared to the likely impact under an Action management plan that has been approved by the **Minister** (as outlined in the *Guidance on 'New or Increased Impact' relating to changes to approved management plans under EPBC Act environmental approvals* (2017) available from <http://www.environment.gov.au/epbc/publications/new-increased-impact-guidance>).
- q. **Offset area** means the two offset sites at **Lot 5450 Wannamal Road West, Boonarring** and **Lot 3333 Mimegarra Road, Cataby**
- r. **Offset attributes** is an excel file ('.xls') capturing relevant attributes of the **offset area**, including the corresponding **EPBC Act** reference ID number, the physical address of the **offset area**, coordinates of the boundary points in decimal degrees, the **EPBC Act** protected matters that the **offset area** compensates, any additional **EPBC Act** protected matters which benefit from the **offset area**, the size of the **offset area** in hectares and the legal mechanism used to protect and conserve the **offset area**.

- s. **Public Open Space** are the areas of **Carnaby's Black Cockatoo habitat** and **Banksia Woodlands TEC**, totalling at least 8 hectares, which will be ceded to the City of Wanneroo for ongoing management. The vegetative condition of these areas must be at least Very-Good to Excellent as shown in Attachment 4.
- t. **Shapefile** is an ESRI shapefile containing '.shp', '.shx' and '.dbf' files and other files capturing attributes of the **offset area**, including the shape, **EPBC Act** reference ID number and **EPBC Act** protected matters present at the relevant site. Attributes should also be captured in '.xls' format.
- u. **Suitably qualified person** means a person who has professional qualifications and at least three years of relevant work experience surveying for the **Carnaby's Black Cockatoo** and who can give authoritative assessment, advice and analysis on performance relative to the subject matter using relevant protocols, standards, methods or literature. If the person does not have appropriate professional qualifications, the person must have at least five years of work experience related to the subject matter and can give an authoritative assessment, advice and analysis on performance relative to the subject matter using relevant protocols, standards, methods or literature.



Attachment 1: Project Area

Scale 1:9,000 at A4



Coordinate System: GDA 1994 MGA Zone 50
 Note that positional errors may occur in some areas
 Date: 23/08/2018
 Author: C.Thatcher
 Source: Aerial image: Neamap, flown 06/2015

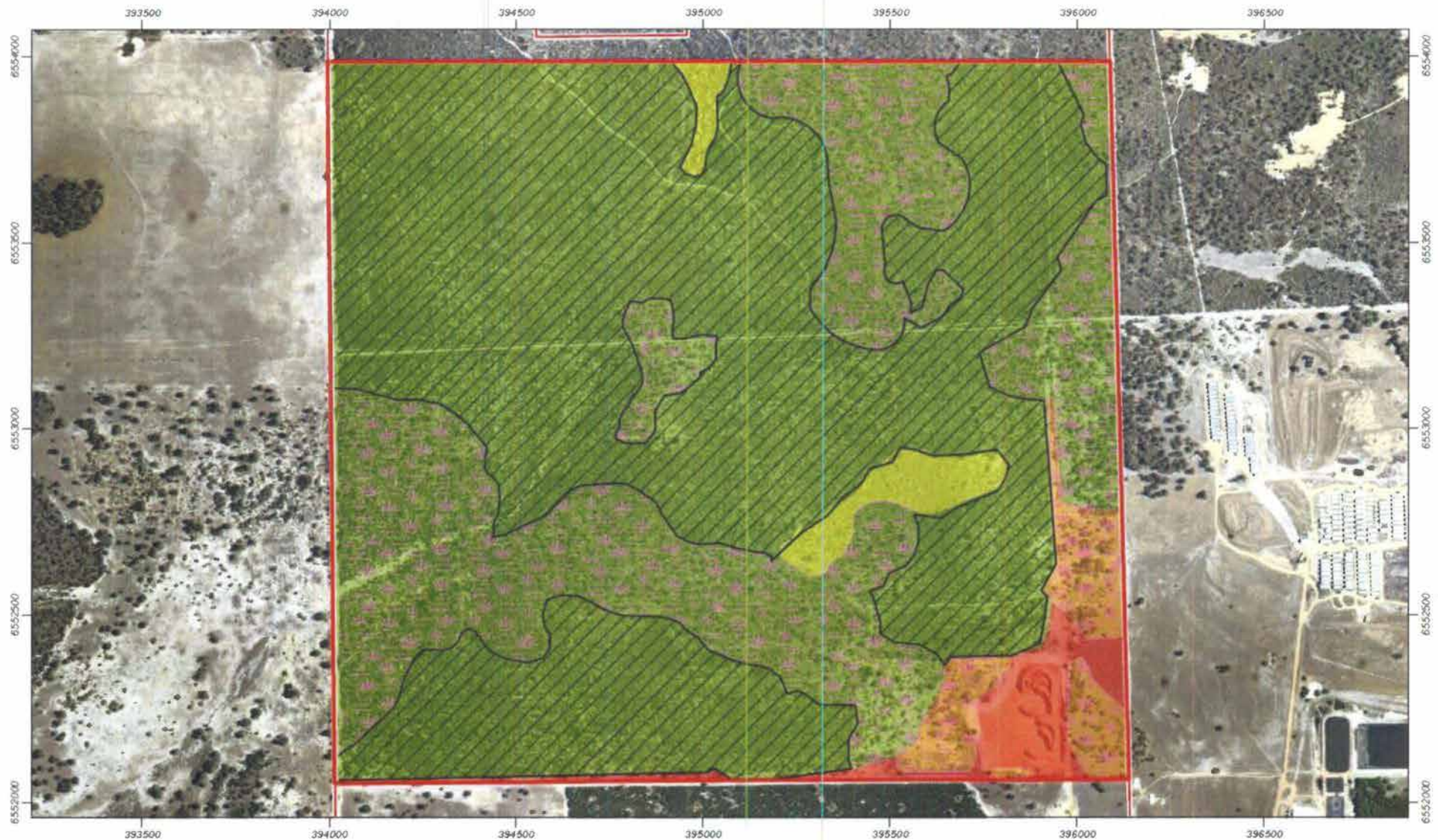
Legend

- Proposed action area
- Freeway and Rail reserve
- Banksia TEC

Black cockatoo foraging habitat value

- 3: Low to moderate foraging value
- 4: Moderate foraging value

- 5: Moderate to high foraging value
- 6: High foraging value



Attachment 2: Lot 5450 Wannamal Road West, Boonarring

Scale 1:14,000 A4

0 100 200m

Coordinate System: GDA 1994 MGA Zone 50
 Note that positional errors may occur in some areas
 Date: 23/06/2018
 Author: CThatcher
 Source: Aecom Tree survey - January 2015; Banksia Woodlands - January 2015

Legend

Offset site Lot 5450 (380 ha)

Banksia Woodland

Potential breeding/roosting trees

Black Cockatoo foraging quality

1

2

3

5



Attachment 3: Lot 3333 Mimegarra Road, Cataby

Scale 1:17,500 at A4



Coordinate System: GDA 1994 MGA Zone 50

Note that positional errors may occur in some areas.

Date: 23/08/2018

Author: C. Thatchner

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Survey area
- Offset area (117 ha)
- Banksia woodland
- Black cockatoo habitat



Attachment 5: Unexploded Ordnance Investigation Area

Legend

- █ Project Area
- █ Freeway and Rail Reserve
- █ Black Cockatoo Habitat & Banksia Woodland TEC retention areas (8ha)
- ▨ 20m Buffer
- ▬ 20m Grd
- █ POS area
- ▨ Clearing area
- ▨ Retained conservation areas



Vegetation and Conservation Area Management Plan
 Lot 6 Taronga Place, Eglinton
 EPBC 2017/7872



Coordinate System: GDA 1994 MGA Zone 50
 Date: 17/09/2018

Appendix B Implementation of the Vegetation and Conservation Area Management Plan

Table B.1: VCAMP audit table

Reference	Key Action	Timing	Evidence	Comments	Conformance status
Black Cockatoo habitat and Banksia Woodland TEC management					
VCAMP 1	A temporary 1.8m chain mesh fence with shade cloth will be installed in the following circumstances: <ul style="list-style-type: none"> along the project boundary to delineate between construction and adjacent property where vegetation is present on the adjacent property; and along the boundary of retained vegetation within the Project Area be it Conservation POS or other retained vegetation. 	Pre-construction	<p>Site inspection 17 November 2021</p> <p>R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021</p> <p>P_002_StrategenJBSG_EotB retained vegetation and hydromulch_17112021</p> <p>P_004_StrategenJBSG_EotB retained vegetation fencing 1_17112021</p> <p>P_006_StrategenJBSG_EotB retained vegetation delineation 17112021</p> <p>R_029_Cossill Webley_Stage 6 Clearing Plan_23072021</p>	<p>Temporary 1.8 m chain mesh fencing with shade cloth was sighted during the site inspection along the project boundary to delineate between construction activities and adjacent property with vegetation present.</p> <p>The Black Cockatoo habitat and Banksia Woodland TEC conservation areas, as identified in Figure 2 of the VCAMP, are located approximately 1 - 2 km from construction activities and have restricted access. Based on the remote location of the future POS sites and access restrictions, the auditor concludes that fencing as described in VCAMP 1 is not required until such time construction activities about the proposed retained vegetation. Notwithstanding this, a combination of fencing and bunting has been erected around the conservation areas to act as a visual barrier, as reported in previous ACRs (R_001).</p> <p>Fencing with shade cloth had been installed along the area of retained vegetation to the south of stage 6 (P_002; P_004). The auditor did sight a small parcel of vegetation retained within stage 6 which did not have fencing or shade cloth installed (P_006), however this vegetation has been retained as part of a landscaping initiative not as per EPBC or VCAMP and therefore is not beholden to the requirements of VCAMP 1.</p>	Conformant
VCAMP 2	Provide GPS co-ordinates of areas approved to be cleared and retained to the contractor to ensure no unapproved clearing is undertaken.	Prior to the commencement of clearing	<p>C_005_Cossill Webley_RE Stage 6 letter of award_26072021</p> <p>C_008_Cossill Webley_Clearing adjacent rail corridor_21122020</p>	Evidence of correspondence between civil contractors and engineers was sighted during the audit for Stage 6 (C_005) and clearing works adjacent to the rail corridor (C_008). The correspondence included details and surveyor's drawings of areas approved to be cleared.	Conformant
VCAMP 3	Clearly mark CBC habitat proposed to be retained on construction drawings and delineated by survey pegs and/or temporary fencing along the entire stage boundary.	Pre- & during clearing	<p>Site inspection 17 November 2021</p> <p>R_028_Cossill Webley_Rail Corridor Clearing Plan_21012021</p> <p>R_029_Cossill Webley_Stage 6 Clearing Plan_23072021</p> <p>P_004_StrategenJBSG_EotB retained vegetation fencing 1_17112021</p> <p>P_005_StrategenJBSG_EotB retained vegetation fencing 2_17112021</p> <p>P_006_StrategenJBSG_EotB retained vegetation delineation 17112021</p>	<p>The auditors noted during the site inspection that areas of retained vegetation were delineated with temporary fencing (P_004; P_005) or survey pegs (P_006).</p> <p>Clearing Plans provided to the civil contractor clearly identified areas of vegetation to be retained (R_028; R_029).</p>	Conformant
VCAMP 4	Clearly mark trees proposed to be retained on construction drawings and by coloured tape within the Project site.	Pre- & during clearing	Refer to VCAMP 3	Refer to VCAMP 3	Conformant
VCAMP 5	Install appropriate temporary signage where appropriate to restrict unauthorised access to retention areas (once defined).	Pre and during construction	<p>Site inspection 17 November 2021</p> <p>P05_StrategenJBSG_EotB retained vegetation fencing 2_17112021</p>	Signage was installed to restrict unauthorised access to the retained vegetation area (P05).	Conformant
VCAMP 6	Maintain appropriate separation between the retention area boundaries and development area interface to control access (for example fencing, bollards, footpaths, garden beds).	Post-construction	<p>Site inspection 17 November 2021</p> <p>P_002_StrategenJBSG_EotB retained vegetation and hydromulch_17112021</p> <p>P_004_StrategenJBSG_EotB retained vegetation fencing 1_17112021</p> <p>P_005_StrategenJBSG_EotB retained vegetation fencing 2_17112021</p> <p>P_006_StrategenJBSG_EotB retained vegetation delineation 17112021</p>	This requirement is triggered post-construction and therefore not yet required. However, it was noted during the site inspection that retained areas with clearing adjacent to it were demarcated with bunting and/or fencing.	Not applicable

Reference	Key Action	Timing	Evidence	Comments	Conformance status
VCAMP 7	<p>Investigate and document potential CBC nesting trees within the area to be cleared to determine if there are any hollows being utilised or are capable of being utilised by CBC for nesting.</p> <p>If any CBC(s) is detected utilising any hollow in any tree, the approval holder must:</p> <ul style="list-style-type: none"> clearly identify and mark the nesting tree maintain a register of nesting trees only clear the identified nesting tree and vegetation within a 10 m radius of that tree, if a suitably qualified person has verified that the hollow in the tree is no longer being used by the CBC(s). 	Within 7 days of clearing, during CBC breeding season (1 July to 28 February)	<p>R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021</p> <p>R_025_Terrestrial Ecosystems_Fauna relocation report 1_07062021</p> <p>R_026_Terrestrial Ecosystems_Fauna relocation report 2_24082021</p> <p>R_027_Biologic_Taronga Place Fauna Clearance (rail corridor)_02022021</p>	<p>As reported in the 2020 ACR, the original assessment for CBC nesting trees undertaken in September 2018 only identified two trees with hollows that are present within the development site (R_001). These trees are located to the east of the Freeway reserve and will not be disturbed until later stages of the development.</p> <p>Prior to clearing during the reporting period fauna trapping and relocation programme (FRP) was undertaken within 7 days of clearing:</p> <ul style="list-style-type: none"> FRP undertaken by Terrestrial Ecosystems from 10-13 May 2021 (R_025) for Stage 6 earthworks. Clearing commenced on 13 May 2021. FRP undertaken by Terrestrial Ecosystems from 10-13 August 2021 (R_026) for Stage 6 earthworks. Clearing commenced on the 16 August 2021. FRP undertaken by Biologic from 20 -24 January for clearing of area adjacent to rail corridor (R_027). Clearing commenced on the 27 January 2021. <p>During the FRP's which occurred during the CBC breeding season (R_026 and R_027), the area was inspected for potential breeding trees for the CBC and none of the trees within the area were considered to be suitable for nesting.</p>	Conformant
VCAMP 8	<p>For each cleared hollow that is being utilised, or capable of being utilised by the CBC(s), at least three artificial nesting hollows must be installed, whereby:</p> <ul style="list-style-type: none"> installed within a 12 km radius of the cleared nesting tree(s) constructed, positioned, erected and maintained in accordance with relevant artificial hollow guidance, to maximise the likelihood that the artificial nesting hollows are utilised by CBC installed before the commencement of the following breeding season inspected and maintained at least annually to check for condition and evidence of CBC use. 	Prior to 1 July of preceding year	Refer to VCAMP 7	Refer to VCAMP 7	Not applicable
VCAMP 9	Contact the Department of Biodiversity, Conservation and Attractions (DBCA) Wildcare Helpline 24-hour emergency hotline on (08) 9474 9055 if sick or injured animals are encountered.	Within 12 hours of the sick or injured fauna being encountered and as required.	<p>C_007_RJV_Urban Quarter East of the Beach Evidence Request - EPBC 20177872_18112021</p> <p>R_006_RJV_Incident register EOTB_18112021</p>	The auditor was advised by RJV that there were no sick or injured animals encountered during the audit period and therefore the hotline was not contacted (C_007). An incident register was provided to the auditor for review which confirmed no fauna incidents logged (R_006).	Not applicable
VCAMP 10	Temporary drainage to be constructed away from retained or adjacent vegetation such that surface water flows do not interact with vegetation.	Prior to and during construction	<p>Site inspection 17 November 2021</p> <p>C_006_Cossill Webley_Urban Quarter East of the Beach Evidence Request - EPBC 20177872_17112021</p> <p>P_004_StrategenJBSG_EotB retained vegetation fencing 1_17112021</p> <p>P_006_StrategenJBSG_EotB retained vegetation delineation 17112021</p>	Project engineers advised the auditor that temporary drainage is managed by the contractor RJV when required (C_006). The auditors noted during the site inspection that retained vegetation was located higher than earthwork levels and therefore water flows within construction areas would not interact with vegetation (P_004; P_006).	Conformant
VCAMP 11	Permanent fencing (as approved by the CoW) will be installed around the boundary of the Conservation POS. This fencing will also restrict unwanted fauna (i.e. kangaroos, rabbits and domestic animals) from entering Conservation POS areas.	Within four weeks of approval from CoW, and post construction	<p>Site inspection 17 November 2021</p> <p>R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021</p>	As reported in the 2020 ACR, based on the remote location of the future POS sites and access restrictions, the auditor concludes that fencing as described in this action is not required until such time construction activities about the proposed retained vegetation. Notwithstanding this, a combination of fencing and bunting has been erected around the conservation areas to act as a visual barrier and access is restricted through a series of locked gates (R_001).	Not applicable
VCAMP 12	Educational signage to be installed to inform residents on the conservation values related to Black Cockatoo, associated with the conservation POS.	Within four weeks of approval from CoW, and post construction	Refer to VCAMP 11.	Based on the remote location of the conservation POS areas from the current stages of works and access restrictions currently in place, including entry via locked gates, the auditors conclude that this action is not yet required.	Not applicable
Weed and pathogen management					
VCAMP 13	Prior to entering the Project Area, all vehicles, machinery, equipment and footwear are free of mud and soil.	At all times	<p>R_003_RJV_East of The Beach Induction_102021</p> <p>R_004_RJV_East of The Beach Induction Sign On</p> <p>R_030_RJV_EOTB Washdown Register_26112021</p>	<p>Site washdown requirements are detailed in the site-specific induction (R_003; R_004) and specifies:</p> <p><i>"All machines and vehicles are to be free from mud and soil before entering site. Plant wash-downs are to be undertaken and evidence supplies. Details will then be added to the onsite register."</i></p>	Conformant

Reference	Key Action	Timing	Evidence	Comments	Conformance status
				<p><i>All footwear is to be clean of excess soil and contaminants prior to entering site and onsite brushes to be utilised where required</i></p> <p>RJV provided a copy of their vehicle and machinery washdown register for Stage 4, 5 and 6 clearing (R_030).</p>	
VCAMP 14	Restrict access of vehicles to areas of construction to minimise the spread or introduction of weeds or pathogens. Access restrictions will be communicated through inductions, signage and fencing.	Pre- & during construction	<p>Site inspection 17 November 2021</p> <p>R_003_RJV_East Of The Beach Induction_102021</p> <p>R_004_RJV_East Of The Beach Induction Sign On</p>	<p>Access restrictions are communicated via the site-specific induction (R_003; R_004).</p> <p>Fencing was sighted during the site inspection around areas of construction through fencing and signage to restrict access.</p>	Conformant
VCAMP 15	Ensure any fill/soil brought onto site is certified disease free.	During construction	C_009_RJV_JBSG - Urban Quarter East of the Beach Evidence Request - EPBC 2017_7872 - 5826_26112021	A cut to fill earthworks balance was undertaken and therefore no additional fill/soil was brought onto site for the purpose of civil works during this audit period (C_009).	Conformant
VCAMP 16	If necessary, based on monitoring, develop a weed control program and appoint an experienced contractor to manage weeds within the Conservation POS areas A and B.	During construction and post-construction for a period of five years up until handover of Conservation POS areas and to CoW. Frequency will depend on the type of weeds present based on the advice of a weed control expert	Urban Quarter Management Advice 17 November 2021	<p>Weed monitoring has not yet commenced within conservation POS areas A and B and therefore a weed control program has not been established.</p> <p>Construction adjacent to these conservation areas is not anticipated for a number of years and therefore weed monitoring is proposed to commence closer to the time that construction abuts these areas to inform weed control requirements.</p>	Not applicable
VCAMP 17	<p>During weed control the following practices will be implemented:</p> <ul style="list-style-type: none"> • use of biodegradable marking dye during all spot spraying tasks • installation of safety warning signage around the perimeter of the area to be controlled including information on the type of weed control and planned timing (signage shall be in place prior to application, and removed once area has dried) • undertaking spraying only under calm weather as identified in the herbicide manufacturers recommendations. 	During construction and post-construction for a period of 5 years up until handover of POS to CoW	Refer to VCAMP 16.	Refer to VCAMP 16.	Not applicable
VCAMP 18	All plants and other materials used in landscaping will be free of soil that may contain dieback or weeds (i.e. plants supplied by a NIASA accredited nursery).	During landscaping	<p>R_007_Benara_NIASA Certificate_2020</p> <p>R_008_Forrestvale Trees_NIASA Certificate_2020</p> <p>R_009_Plantrite_NIASA Certificate_2020</p>	NIASA certificates were provided for nurseries whom supplied plant species for Stage 1 POS landscaping (R_007 – R_009).	Not applicable
VCAMP 19	All construction personnel will be inducted in relation to weed and dieback risk, potential impacts and management.	Prior to commencing works on site	<p>R_003_RJV_East Of The Beach Induction_102021</p> <p>R_004_RJV_East Of The Beach Induction Sign On</p>	Weeds and dieback risks and associated management strategies are communicated to site personnel via the site-specific induction (R_003; R_004).	Conformant
VCAMP 20	Stormwater management will be designed and constructed to prevent drainage into sensitive areas, i.e. the Conservation POS to prevent the spread of weeds and pathogens.	Detailed design and construction	<p>Site inspection 17 November 2021</p> <p>R_011_Cossill Webley_Stage 6 Roadworks and Stormwater Dranage 5826-06-610_0_05102021</p>	A Stormwater plan was provided for Stage 6 (R_011) which show drainage was away from retained vegetation areas. The auditors noted during the site inspection that as retained vegetation is on higher ground, stormwater will naturally drain away preventing the introduction of weeds and pathogens.	Conformant
Amenity					
VCAMP 21	Earthwork contours are graded away from adjacent or retained vegetation.	Within three months of Project completion	<p>Site inspection 17 November 2021</p> <p>R_012_Cossill Webley_Stage 6 Earthworks Plan_20072021</p>	Earthworks contours for the Stage 1 and 2 have been contoured away from retained vegetation (R_012).	Conformant
VCAMP 22	Stabilise all slopes that are potentially subject to water run off or wind erosion.	Within three months of Project completion	<p>Site inspection 17 November 2021</p> <p>P_002_StrategenJBSG_EoTB retained vegetation and hydromulch_17112021</p>	Hydro mulch application was sighted during the site inspection on cleared areas and slopes, in particular the sloping area surrounding retained vegetation (P_002).	Conformant
VCAMP 23	Cleared areas will be stabilised to prevent wind-blown dust generating on site.	During construction	<p>Site inspection 17 November 2021</p> <p>P_002_StrategenJBSG_EoTB retained vegetation and hydromulch_17112021</p>	Hydromulch has been applied to cleared areas and slopes and was sighted during the site inspection (P_002).	Conformant

Reference	Key Action	Timing	Evidence	Comments	Conformance status
VCAMP 24	Water carts will be used in conjunction with earth moving activities and as required based on prevailing weather conditions at the time of construction works.	During construction	Urban Quarter Management Advice 17 November 2021 Site inspection 17 November 2021 P_003_StrategenJBSG_EoTB watercart onsite_17112021 R_013_RJV_Sample Daily checklist_19082021	Management advised that water carts are regularly used on site during construction activities and were sighted during the site inspection (P_003). Ensuring areas are wet down and consideration of weather conditions are reviewed as part of the Supervisor/Engineer daily checklist (e.g. R_013).	Conformant
VCAMP 25	Inspection of the construction boundary to identify any dust emissions outside the construction boundary.	During times of high winds, in accordance with Bureau of Meteorology updates and opportunistically	R_013_RJV_Sample Daily checklist_19082021	Checklists show that daily inspections of the construction boundary were undertaken by RJV as part of the Supervisor-Engineer including visual dust inspections (e.g. R_013).	Conformant
VCAMP 26	The site induction will include details regarding waste management on site.	At all times	R_003_RJV_East Of The Beach Induction_102021 R_004_RJV_East Of The Beach Induction Sign On	Waste management is communicated via the site-specific induction (R_003; R_004) and includes: <ul style="list-style-type: none"> • site waste disposal • information on rubbish dumping • the removal and disposal of rubbish that may drift along the project boundary 	Conformant
VCAMP 27	Remove rubbish that may drift along the boundary before it enters retained Conservation POS or the adjacent Banksia Woodland TEC.	During clearing and construction	Urban Quarter Management Advice 17 November 2021 Site inspection 17 November 2021 P_008_StrategenJBSG_EoTB lidded waste bin_17112021 R_013_RJV_Sample Daily checklist_19082021 C_009_RJV_JBSG - Urban Quarter East of the Beach Evidence Request - EPBC 2017_7872 - 5826_26112021	Compliance with onsite waste management and inspection of the stage boundary perimeter fencing is checked daily during clearing and construction works as advised by RJV management (C_009; R_013). Management advised that any rubbish identified during inspections is removed and disposed of appropriately. A waste bin was sighted during the site inspection and was lidded, preventing windblown rubbish (P_008).	Conformant
VCAMP 28	Removal of any rubbish that has been dumped or drifted into the retained Conservation POS area or adjacent Banksia Woodland TEC as a result of the Project construction activities.	During clearing and construction	Refer to VCAMP 26.	Refer to VCAMP 26.	Conformant
Monitoring parameters - assessment of impacts to Black Cockatoos					
VCAMP 29	Record of fauna expert appointed to inspect clearing area for Black Cockatoo activity and associated report/memo	Within 7 days of clearing during CBC breeding season (1 July to 28 February)	R_025_Terrestrial Ecosystems_Fauna relocation report 1_07062021 R_026_Terrestrial Ecosystems_Fauna relocation report 2_24082021 R_027_Biologic_Taronga Place Fauna Clearance (rail corridor)_02022021	Prior to clearing during the reporting period fauna trapping and relocation programme (FRP) was undertaken within 7 days of clearing: <ul style="list-style-type: none"> • FRP undertaken by Terrestrial Ecosystems from 10-13 May 2021 (R_025) for Stage 6 earthworks. Clearing commenced on 13 May 2021. • FRP undertaken by Terrestrial Ecosystems from 10-13 August 2021 (R_026) for Stage 6 earthworks. Clearing commenced on the 16 August 2021. • FRP undertaken by Biologic from 20 -24 January for clearing of area adjacent to rail corridor (R_027). Clearing commenced on the 27 January 2021. During the FRP's which occurred during the CBC breeding season (R_026 and R_027), the area was inspected for potential breeding trees for the CBC and none of the trees within the area were considered to be suitable for nesting.	Conformant
VCAMP 30	Reports of fauna collisions and actions taken	As soon as possible following the incident	Urban Quarter Management Advice 21 September 2020 R_006_RJV_Incident register EOTB_18112021	The auditors were advised that there were reports of fauna collisions during the audit period and therefore no action was required. Incidents are recorded in the incident register maintained by RJV which was provided (R_06).	Not applicable
VCAMP 31	No loss or degradation to Black Cockatoo habitat retained in conservation areas	Annually as a minimum when clearing and construction are taking place and/or following clearing of a stage adjacent to the Conservation POS	Urban Quarter Management Advice 17 November 2021 Site inspection 17 November 2021	No clearing occurred adjacent to, or within Conservation POS during the audit period. Management advised that the conservation areas are inspected regularly (i.e. more than annually).	Conformant

Reference	Key Action	Timing	Evidence	Comments	Conformance status
VCAMP 32	Reports of fire in the Project area and condition of the vegetation	As soon as possible following the incident	R_006_RJV_Incident register EOTB_18112021	There were no incidents recorded during the audit period relating to fires (R_006).	Not applicable
Monitoring parameters – assessment of impacts to Banksia Woodland TEC					
VCAMP 33	Site inspection to assess the condition of fencing used to delineate areas of retention, and barriers used to block unwanted access	Fortnightly for the first 6 months following commencement of clearing and then quarterly thereafter during construction	Urban Quarter Management Advice 17 November 2021 Site inspection 17 November 2021 R_013_RJV_Sample Daily checklist_19082021	Management advised that fencing is inspected daily to ensure it is secure and remains in place. The weekly checklists show that site fencing is checked daily (e.g. R_013). At the time of the site inspection, it was noted that some of the retained vegetation fencing was down. The Site Contractor confirmed that fence repairs were being undertaken within the week.	Conformant
VCAMP 34	Approved clearing boundaries cross referenced against site inspections and/or current aerial photography	Fortnightly during clearing, or as otherwise required by regulatory authorities as part of construction site inspections	Urban Quarter Management Advice 17 November 2021 Site inspection 17 November 2021 P_006_StrategenJBSG_EoTB retained vegetation delineation 17112021 R_013_RJV_Sample Daily checklist_19082021	Management advised that the areas are surveyed, and the boundary is pegged and fenced prior to clearing. Pegs and fencing were observed in the boundary of cleared areas and used to delineate between habitat retention and cleared areas in Stage 6 (P_006). RJV provided a sample daily inspection checklist to demonstrate monitoring undertaken during construction (e.g. R_013) which demonstrated perimeter checks are undertaken. The perimeter of each stage is reflective of the clearing boundary and therefore the auditor has assessed this item as conformant.	Conformant
VCAMP 35	Cleared area not to exceed approved clearing area	Annually during construction after clearing has commenced	R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021	The annual compliance report reconciles actual clearing against EPBC boundaries to confirm that there has been no exceedance in the authorised clearing area (refer to EPBC 1.1, R_001).	Conformant
Monitoring parameters – weed and dieback assessment					
VCAMP 36	Site walkover to assess distribution, and abundance of weed species	Annually in Spring following commencement of construction until handover to CoW	Not applicable	This action relates to the Conservation POS areas. Construction adjacent to Conservation POS is not anticipated for a number of years and therefore monitoring is proposed to commence closer to the time that construction is adjacent to these areas.	Not applicable
VCAMP 37	Site assessment undertaken by a dieback consultant to determine if dieback is present	Three years after the commencement of construction	Not applicable	This action relates to the Conservation POS areas and has not yet been undertaken. The auditor notes the three-year timeframe required by this action, however, as construction adjacent to conservation POS areas is not anticipated for a number of years, this action is deemed not yet applicable.	Not applicable
Monitoring parameters – amenity					
VCAMP 38	Site walkover to assess the extent of erosion and dust	Opportunistically during clearing and construction and/or following heavy rain and strong wind conditions	Urban Quarter Management Advice 17 November 2021 Site inspection 17 November 2021 R_013_RJV_Sample Daily checklist_19082021	Management advised that site walkovers are undertaken opportunistically by Urban Quarter to assess erosion and dust. RJV monitor dust and erosion on a daily basis as recorded in the daily inspection checklists (e.g. C_009).	Conformant
VCAMP 39	Visual inspection of earthwork slopes to monitor erosion	Opportunistically during clearing and construction and/or following heavy rain and strong wind conditions	R_013_RJV_Sample Daily checklist_19082021	Slopes of excavations are inspected daily to ensure they remain within the standard requirements and there is no evidence of earth fretting, slipping, slumping, or swelling. A Supervisor daily checklist was provided as an example of such inspections taking place (R_013)	Conformant
VCAMP 40	Site inspections to assess project associated rubbish drift/dumping in the conservation areas or along the boundary	Fortnightly during clearing and construction	R_013_RJV_Sample Daily checklist_19082021 C_009_RJV_JBSG - Urban Quarter East of the Beach Evidence Request - EPBC 2017_7872 - 5826_26112021	Management advised that Urban Quarter check the conservation areas for rubbish opportunistically. RJV provided a daily supervisor checklist to demonstrate monitoring parameters undertaken on site during construction (e.g. R_013). The auditors noted that the checklist did not include checks for onsite waste management as described by this management action and has therefore assessed this item as potentially non-conformant. RJV advised that this item was still included in daily checks as part of perimeter fencing inspections (C_009). Following the	Potentially non-conformant

Reference	Key Action	Timing	Evidence	Comments	Conformance status
				audit RJV confirmed that this item has been re-introduced onto the daily checklist as a stand-alone inspection item (C_009).	

Appendix C Public Transport Authority Compliance with EPBC 2017/7872 and Urban Quarter Vegetation Conservation Area Management Plan

Reference	Condition	Timing	Evidence	Comments	Compliance Status
EPBC Approval 2017/7872					
EPBC 1.1	The approval holder must not clear more than 92.25 hectares of Carnaby's Black Cockatoo habitat or 41.29 hectares of Banksia Woodlands TEC within the project area shown at Attachment 1.	ongoing	Urban Quarter Management advice 17 September 2021	PTA did not undertake clearing within the EPBC 2017/7872 boundary during the audit period.	Not applicable
EPBC 2.1	Within 7 days prior to clearing of any area of Carnaby's Black Cockatoo habitat, the approval holder must investigate and document all potential nesting trees within the area to be cleared to determine if there are any hollows that are being utilised, or are capable of being utilised, by the Carnaby's Black Cockatoos for nesting. The investigation must be undertaken by a suitably qualified person.	Within 7 days prior to clearing of any area of Carnaby's Black Cockatoo habitat	Refer to EPBC 1.1	Refer to EPBC 1.1	Not applicable
EPBC 2.2	a. If any Carnaby's Black Cockatoo(s) is detected utilising any hollow in any tree, the approval holder must: i. clearly identify and mark the nesting tree ii. maintain a register of nesting trees iii. only clear the identified nesting tree and vegetation within a 10 metre radius of that tree, if a suitably qualified person has verified that the hollow in the tree is no longer being used by the Carnaby's Black Cockatoo.	Within 7 days prior to clearing of any area of Carnaby's Black Cockatoo habitat	Refer to EPBC 1.1	Refer to EPBC 1.1	Not applicable
EPBC 2.3	b. . For each cleared hollow that is being utilised, or capable of being utilised by the Carnaby's Black Cockatoo, the proponent must install at least three (3) artificial nesting hollows, where the artificial nesting hollows must be: i. installed within a 12 km radius of the cleared nesting tree(s) ii. constructed, positioned, erected and maintained in accordance with relevant artificial hollow guidance, to maximise the likelihood that the artificial nesting hollows are utilised by the Carnaby's Black Cockatoo iii. installed before the commencement of the following breeding season for the Carnaby's Black Cockatoo iv. inspected and maintained at least annually to check for condition and evidence of Carnaby's Black Cockatoo use.	Within 7 days prior to clearing of any area of Carnaby's Black Cockatoo habitat	Refer to EPBC 1.1	Refer to EPBC 1.1	Not applicable
EPBC 3.1	To minimise impacts to the Carnaby's Black Cockatoo and the Banksia Woodlands TEC, the approval holder must, within 5 years of commencement of the action, provide the Department with written evidence that at least 8 hectares of Carnaby's Black Cockatoo habitat and Banksia Woodlands TEC has been transferred to the City of Wanneroo as Public Open Space for the purposes of conservation.	Within 5 years of commencement of the action	Not applicable	This condition is a Prime Eglinton responsibility and not applicable to PTA.	Not applicable
EPBC 4.1	To mitigate impacts to the Carnaby's Black Cockatoo and the Banksia Woodlands TEC, the approval holder must prepare and submit a Vegetation and Conservation Area Management Plan (VCAMP) for the approval of the Minister. The approval holder must not commence the action unless the Minister has approved the VCAMP. The approved VCAMP must be implemented. The VCAMP must be prepared in accordance with the Department's Environmental Management Plan Guidelines and include, but not be limited to: a. measures to prevent impacts to Carnaby's Black Cockatoo habitat and Banksia Woodlands TEC during construction, including to: i. prevent and/or control site access, weeds, Phytophthora dieback, erosion, dust and fire	Prior to commencement of the action	Not applicable	This condition is a Prime Eglinton responsibility and not applicable to PTA.	Not applicable

Reference	Condition	Timing	Evidence	Comments	Compliance Status
	<ul style="list-style-type: none"> ii. delineate vegetation to be retained through, for example, the erection of temporary fencing or signage to avoid accidental clearing or disturbance outside of the impact area b. objectives, targets and completion criteria for post construction rehabilitation measures such as site clean-up and weed management, including information on the mapping, monitoring and removal of noxious weeds c. access control measures (e.g. fencing) to prevent or manage access to the areas of Public Open Space proposed to be retained for conservation d. bushfire control measures e. design and engineering controls to ensure that stormwater is not directed toward retained and adjacent areas of vegetation and that stormwater is appropriately managed to reduce hydrological impacts and prevent the mobilisation of dieback or other contaminants f. clear objectives and performance indicators for all management actions, mitigation measures and practices prescribed by the VCAMP including details of the monitoring to be undertaken to demonstrate the effectiveness of the measures g. corrective actions for circumstances where an action, mitigation measure or practice prescribed by the VCAMP fails to meet, or is unlikely to meet, its prescribed objective, and trigger action points at which these corrective actions will be implemented h. timeframes for implementing the above measures. 				
EPBC 5.1	<p>To compensate for the loss of up to 92.25 hectares of Carnaby's Black Cockatoo habitat and 41.29 hectares of Banksia Woodlands TEC the approval holder must, within one year after the commencement of the action provide the Department with:</p> <ul style="list-style-type: none"> a. written evidence that <ul style="list-style-type: none"> i. 380 hectares of land at Lot 5450 Wannamal Road West, Bonering ii. 117 hectares of Carnaby's Black Cockatoo habitat and Banksia Woodlands TEC at Lot 3333 Mime Garra Road, Catesby have both been purchased and are being managed for conservation by the DBCA, using monies provided by the proponent for that purpose. b. the offset attributes, shapefiles and textual descriptions and maps to clearly define the location and boundaries of the offset areas, that the approval holder has transferred to the DBCA. 	Within one year after the commencement of the action	R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021	This item was assessed as complete in the 2020 ACR.	Conformant (complete)
EPBC 7.1	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the VCAMP required by this approval (Condition 4), 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 published in the general media.	ongoing	Appendix C	Accurate records were provided from PTA to the auditor at the time of the audit. Records available upon request from the Department.	Conformant
EPBC 8.1	Within three months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published. Reports must remain on the website for the life of this approval. The approval holder must continue to comply with this condition until such time as agreed to in writing by the Minister.	Within three months of every 12 month anniversary of the commencement of the action	Not applicable	This condition is a Prime Eglinton responsibility and not applicable to PTA.	Not applicable
EPBC 9.1	Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted	As required	Not applicable	This condition is a Prime Eglinton responsibility and not applicable to PTA.	Not applicable

Reference	Condition	Timing	Evidence	Comments	Compliance Status
	to the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.				
EPBC 10.1	The approval holder may choose to revise a management plan approved by the Minister under condition 4 without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the revised plan would not be likely to have a new or increased impact. If the approval holder makes this choice they must notify the Department in writing that the approved plan has been revised and provide the Department, at least four weeks before implementing the revised plan, with: a. an electronic copy of the revised plan; b. an explanation of the differences between the revised plan and the approved plan; and c. the reasons the approval holder considers that taking the action in accordance with the revised plan would not be likely to have a new or increased impact.	As required	Not applicable	This condition is a Prime Eglinton responsibility and not applicable to PTA.	Not applicable
EPBC 12.1	If the Minister gives a notice to the approval holder that the Minister is satisfied that the taking of the action in accordance with the revised plan would be likely to have a new or increased impact, then: <ul style="list-style-type: none"> a. Condition 10 does not apply, or ceases to apply, in relation to the revised plan; and b. The approval holder must implement the plan approved by the Minister. To avoid any doubt, this condition does not affect any operation of conditions 10 and 11 in the period before the day the notice is given. Conditions 10, 11 and 12 are not intended to limit the operation of section 143A of the EPBC Act which allows the approval holder to submit a revised plan to the Minister for approval.	As required	Not applicable	This condition is a Prime Eglinton responsibility and not applicable to PTA.	Not applicable
EPBC 13.1	Unless otherwise agreed to in writing by the Minister, the approval holder must publish all management plans referred to in these conditions of approval on their website for the duration of this approval. Each management plan must be published on the website within 1 month of being approved by the Minister or being submitted under condition 10 and must remain on the website for the life of this approval.	Within 1 month of being approved by the Minister or being submitted under Condition 10	Not applicable	This condition is a Prime Eglinton responsibility and not applicable to PTA.	Not applicable
VCAMP Management measures for Black Cockatoo					
EPBC 4 VCAMP 1	A temporary 1.8m chain mesh fence with shade cloth will be installed in the following circumstances: <ul style="list-style-type: none"> • Along the project boundary to delineate between construction and adjacent property where vegetation is present on the adjacent property; and • Along the boundary of retained vegetation within the Project Area be it Conservation POS or other retained vegetation. 	Pre-construction	R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021 R_014_PTA_2021 EPBC 2017_7872 Annual Compliance Report - UQ_08112021 P_009_PTA_Temporary fencing photo_08112021 P_010_PTA_Shade Cloth Photos_08112021 P_011_PTA_Figure showing location of shade cloth_08112021	As reported in the 2020 ACR (R_001), permanent fencing has been installed along the YRE corridor and stockpile site with shade cloth instated along the northern boundary of the stockpile area, preserving the conservation area adjoining this development (P_009-P_011). PTA advised that following the developer interface clearing along the western side of the alignment and to the north of the stockpile area, the permanent temporary fence was removed, and a temporary fence was installed along the new boundary. On several occasions shade cloth has been installed on this portion of temporary fencing however the shade cloth has caused the fence to be blown over during moderate to strong winds. Several attempts have been made to secure the fence using star pickets and braces, however these have been unsuccessful. The replacement temporary permanent fence (which would not susceptible to being blown over) cannot be installed along this section until final land levels and design have been confirmed. It is important that the fence is in place at all times to prevent fauna and public access to the alignment. As the temporary fence will continue to blow over with the full height shade cloth, shade cloth will be installed	Conformant

Reference	Condition	Timing	Evidence	Comments	Compliance Status
				to half the height of the fence along that portion of the alignment, to minimise dust impacts to the Conservation POS areas.	
EPBC 4 VCAMP 2	Site inductions will educate site personnel, to prevent feeding of CBC and other fauna. An environmental consultant to attend inductions to educate site personnel.	Prior to the commencement of clearing	R_015_PTA_NWA YRE Induction_17092021 R_016_PTA_NWA YRE Induction records_08112021	All personnel working on the YRE project are fully inducted by Environmental personnel or delegate, the NWA induction package includes CBC and fauna management and requirements not to feed animals (R_015; R_016).	Conformant
EPBC 4 VCAMP 3	Inspect each stage of development to be cleared for evidence of native fauna	Pre- & during clearing	Not applicable	PTA did not undertake any clearing with the EPBC approval boundary during the reporting period.	Not applicable
EPBC 4 VCAMP 4	Contact the Department of Biodiversity, Conservation and Attractions (DBCAs) Wildcare Helpline 24-hour emergency hotline on (08) 9474 9055 if sick or injured animals are encountered	Pre- & during clearing	R_014_PTA_2021 EPBC 2017_7872 Annual Compliance Report - UQ_08112021	PTA confirmed that no sick or injured animals were encountered during the reporting period.	Not applicable
EPBC 4 VCAMP 5	Temporary drainage to be constructed away from retained or adjacent vegetation such that surface water flows do not interact with vegetation	Pre and during construction	R_014_PTA_2021 EPBC 2017_7872 Annual Compliance Report - UQ_08112021 P_012_PTA_Earthen bund photos_08112021	PTA advised (R_014) that during the reporting period and forward works, earthen bunds have been constructed along fence lines and stockpiles to contain any surface water run-off into adjacent vegetation (P_012).	Conformant
EPBC 4 VCAMP 6	Ringlock fencing (or other as approved by CoW) will be installed around the boundary of Conservation POS areas A and B. The basic conservation fencing is to be constructed as rural farm style. This fencing will be important in delineating the POS and clearly identifying the area to be excluded from any impacts associated with construction works. This fencing will also restrict livestock from entering Conservation POS areas.	Post-construction	Not applicable	The PTA YRE corridor and stockpile site is not near Conservation POS areas; therefore, PTA is not required to undertake this action.	Not applicable
EPBC 4 VCAMP 7	Educational signage to be installed to inform residents on the conservation values related to Black Cockatoo, associated with the conservation POS	Within 7 days of clearing, during CBC breeding season (1 July to 28 February)	Not applicable	Not applicable	Not applicable
EPBC 4 VCAMP 8	Prepare 4 m firebreaks around Conservation POS and maintain prior to development	Prior to 1 July of preceding year	Not applicable	Not applicable	Not applicable
VCAMP Management measures for Banksia Woodland and TEC management					
EPBC 4 VCAMP 9	A temporary 1.8m chain mesh fence with shade cloth will be installed, only in areas where construction will be occurring adjacent to vegetation outside the Project Area or retained vegetation in the Project Area. Temporary fencing around Conservation POS areas.	Prior to and during construction	Refer to EPBC 4; VCAMP 1	Refer to EPBC 4; VCAMP 1	Conformant
EPBC 4 VCAMP 10	Provide GPS co-ordinates of areas approved to be cleared and retained to the contractor to ensure no unapproved clearing is undertaken	Within four weeks of approval from CoW, and post construction	Not applicable	Not applicable	Not applicable
EPBC 4 VCAMP 11	Install appropriate temporary signage to restrict unauthorised access to retention areas (once defined).	Within four weeks of approval from CoW, and post construction	Not applicable	Not applicable	Not applicable
EPBC 4 VCAMP 12	Temporary drainage to be constructed, to direct water drainage away from retained vegetation within and adjacent to the Project Area	Weed and pathogen management	Refer to EPBC 4; VCAMP 5	Refer to EPBC 4; VCAMP 5	Conformant
EPBC 4 VCAMP 13	Maintain appropriate separation between the retention area boundaries and development area interface to control access (for example fencing, bollards, footpaths, garden beds).	At all times	Not applicable	Not applicable	Not applicable
EPBC 4 VCAMP 14	Ringlock fencing (or other as approved by CoW) will be installed around the boundary of Conservation POS areas A and B. The basic conservation fencing is to be constructed as rural farm style. This fencing will be important in delineating the POS and clearly identifying the area to be excluded from any impacts associated with construction works. This fencing will also restrict livestock from entering Conservation POS areas.	Pre- & during construction	R_001_StrategenJBSG_59303 Taronga Place EPBC ACR 2019-2020 (Rev 0)_06012021	As reported in the 2020 ACR Temporary permanent fencing as per PTA technical specification has been instated along the YRE corridor and stockpile site. Shade cloth has been instated between CH45830 to CH46130 and the northern boundary of the stockpile preserving the conservation area adjoining this development and restricting livestock from entering Conservation POS areas (R_001).	Conformant
EPBC 4 VCAMP 15	Educational signage to be installed to inform residents on the conservation values related to Banksia Woodland TEC, associated with the Conservation POS	During construction	Not applicable	Not applicable	Not applicable

Reference	Condition	Timing	Evidence	Comments	Compliance Status
EPBC 4 VCAMP 16	Prepare 4 m fire breaks around Conservation POS areas and maintain prior to development	During construction and post-construction for a period of five years up until handover of Conservation POS areas and to CoW. Frequency will depend on the type of weeds present based on the advice of a weed control expert	Not applicable	Not applicable	Not applicable
VCAMP Management measures for weed and pathogen management					
EPBC 4 VCAMP 17	Monitor weeds in accordance with Section 7.1. (Monitoring and Reporting)	During landscaping	R_019_PTA_NWA Weekly Environmental Inspections_08112021 R_023_PTA_NWA-PTA Fortnightly Environmental Inspections_08112021 R_024_PTA_NWA Monthly Environmental Inspections_08112021	NEWest Alliance (NWA) complete weekly, fortnightly and monthly environmental inspections including weed monitoring and management (R_019;R_023;R_024).	Conformant
EPBC 4 VCAMP 18	Monitor dieback in accordance with Section 7.1 (monitoring and Reporting)	Prior to commencing works on site	R_015_PTA_NWA YRE Induction_17092021 R_016_PTA_NWA YRE Induction records_08112021 R_017_PTA_Construction Environmental Management Plan_12112019 R_017_PTA_Hygiene Certificates_08112021	Hygiene protocols including dieback is addressed in the CEMP (R_017) and YRE Inductions (R_015;R_016). All plant and equipment are washed down and checked prior to entry to site and prior to entering dieback free areas (R_017).	Conformant
EPBC 4 VCAMP 19	If necessary, based on monitoring, develop a weed control program and appoint an experienced contractor to manage weeds within the Conservation POS areas A and B.	Detailed design and construction	Not applicable	Not applicable	Not applicable
EPBC 4 VCAMP 20	During weed control the following practices will be implemented: • use of biodegradable marking dye during all spot spraying tasks • installation of safety warning signage around the perimeter of the area to be controlled including information on the type of weed control and planned timing (signage shall be in place prior to application, and removed once area has dried) • undertaking spraying only under calm weather as identified in the herbicide manufacturers recommendations.	Amenity	R_014_PTA_2021 EPBC 2017_7872 Annual Compliance Report - UQ_08112021 R_018_PTA_Weed spraying communication_08112021	PTA advised that weed spraying was undertaken on Weed spraying occurred in October 2020, January, March and October 2021 within the Urban Quarter stockpile area (R_014). Correspondence provided to the auditor indicated that DJ Kaartdijn undertook weed spraying (R_018).	Conformant
EPBC 4 VCAMP 21	All plants and other materials used in landscaping will be free of soil that may contain dieback or weeds (i.e. plants supplied by a NIASA accredited nursery).	Within three months of Project completion	R_014_PTA_2021 EPBC 2017_7872 Annual Compliance Report - UQ_08112021	No landscaping was undertaken during reporting period (R_014).	Not applicable
EPBC 4 VCAMP 22	All construction personnel will be inducted in relation to weed and dieback risk, potential impacts and management. An environmental consultant to attend inductions to educate site personnel	Within three months of Project completion	R_015_PTA_NWA YRE Induction_17092021 R_016_PTA_NWA YRE Induction records_08112021	PTA advised that all personnel working on the YRE project are fully inducted by Environmental personnel or delegate, the induction package for NEWest Alliance includes hygiene protocols (R_015; R_016).	Conformant
EPBC 4 VCAMP 23	Earthwork contours are graded away from adjacent or retained vegetation.	During construction	R_014_PTA_2021 EPBC 2017_7872 Annual Compliance Report - UQ_08112021 R_021_PTA_Design drawings (including basins)_08112021	PTA advised that that the rail corridor drainage does not interact with the drainage of the adjacent development (R_014). Drainage design drawings were provided to the auditor to confirm that drainage within the rail corridor is contained and will flow to constructed basins (R_021).	Conformant

Reference	Condition	Timing	Evidence	Comments	Compliance Status
EPBC 4 VCAMP 24	Stabilise all slopes that are potentially subject to water run off or wind erosion.	During construction	R_022_PTA Glu-on target areas_08112021 P_013_PTA_Dust Suppression Photos_08112021	Watercarts are used for dust suppression through the YRE corridor and stockpile site (P_013). Glu-on was applied to stockpile and high-risk areas in April 2021 (R_022).	Conformant
EPBC 4 VCAMP 25	Inspection of the construction boundary to identify any dust emissions outside the construction boundary.	During times of high winds, in accordance with Bureau of Meteorology updates and opportunistically	R_019_PTA NWA Weekly Environmental Inspections_08112021 R_023_PTA_NWA-PTA Fortnightly Environmental Inspections_08112021 R_024_PTA_NWA Monthly Environmental Inspections_08112021 R_013_PTA_UQ Dust monitor_08112021	PTA advised that dust impacts are monitored visually daily by Site Supervisor, during NWA weekly and monthly environmental inspections and during NWA/PTA joint fortnightly environmental inspections. Evidence of this was provided (P_019; P_023; P_024). Additionally, a dust monitor has been set up permanently in the stockpile site (R_013).	Conformant
EPBC 4 VCAMP 26	A temporary 1.8m chain mesh fence with shade cloth will be installed, only in areas where construction will be occurring adjacent to vegetation outside the Project Area or retained vegetation in the Project Area. Temporary fencing around Conservation POS areas	At all times	Refer to EPBC 4; VCAMP 1	Refer to EPBC 4; VCAMP 1	Conformant
EPBC 4 VCAMP 27	Conduct site inductions to inform personnel that all rubbish is to be removed from site and disposed of appropriately.	During clearing and construction	R_015_PTA_NWA YRE Induction_17092021 R_016_PTA_NWA YRE Induction records_08112021	All personnel working on the YRE project are YRE inducted, induction package includes waste management (R_015-R_016).	Conformant
EPBC 4 VCAMP 28	Monitor rubbish in accordance with Section 7.1.	During clearing and construction	R_019_PTA NWA Weekly Environmental Inspections_08112021 R_023_PTA_NWA-PTA Fortnightly Environmental Inspections_08112021	Weekly and fortnightly environmental inspections include waste management (R_019; R_023).	Conformant
EPBC 4 VCAMP 29	Remove of any rubbish drift along the boundary before it enters retained POS or the adjacent Banksia Woodland TEC	Monitoring parameters - assessment of impacts to Black Cockatoos	R_019_PTA NWA Weekly Environmental Inspections_08112021 R_023_PTA_NWA-PTA Fortnightly Environmental Inspections_08112021	Checking wind-blown litter included in the weekly and fortnightly environmental inspection (R_019; R_023).	Conformant
EPBC 4 VCAMP 30	Removal of any rubbish that has been dumped or drifted into the retained POS area or adjacent Banksia Woodland TEC as a result of the Project construction activities	Within 7 days of clearing during CBC breeding season (1 July to 28 February)	Not applicable	Not applicable	Not applicable
VCAMP Monitoring and reporting schedule (Section 7.1) Impacts to Black Cockatoos					
EPBC 4 VCAMP 31	Parameter/s measured: Record of fauna expert appointed to inspect clearing area for Black Cockatoo activity and associated report/memo Where: Clearing areas When: Prior to clearing	Annually as a minimum when clearing and construction are taking place and/or following clearing of a stage adjacent to the Conservation POS	Not applicable	Not applicable	Not applicable
EPBC 4 VCAMP 32	Parameter/s measured: Reports of fauna collisions and actions taken Where: Project Area When: Opportunistically during clearing and construction	As soon as possible following the incident	R_014_PTA_2021 EPBC 2017_7872 Annual Compliance Report - UQ_08112021	PTA advised that there were no fauna collisions during reporting period (C017).	Conformant
EPBC 4 VCAMP 34	Parameter/s measured: No loss or degradation to Black Cockatoo habitat retained in conservation areas Where: Project Area When: Opportunistically during clearing and construction	Monitoring parameters – assessment of impacts to Banksia Woodland TEC	Not applicable	Not applicable	Not applicable

Reference	Condition	Timing	Evidence	Comments	Compliance Status
EPBC 4 VCAMP 35	Parameter/s measured: Reports of fire in the Project Area. Condition of the vegetation Where: Around retention (POS) areas When: Opportunistically	Fortnightly for the first 6 months following commencement of clearing and then quarterly thereafter during construction	Not applicable	Not applicable	Not applicable
VCAMP Monitoring and reporting schedule (Section 7.1) Impacts to Banksia Woodland					
EPBC 4 VCAMP 36	Parameter/s measured: Site inspection to assess the condition of fencing used to delineate areas of retention, and barriers used to block unwanted access Where: Around retention areas (once defined) near clearing boundaries When: Fortnightly for the first 6 months following commencement of clearing and then quarterly thereafter during construction	Annually during construction after clearing has commenced	R_014_PTA_2021 EPBC 2017_7872 Annual Compliance Report - UQ_08112021 R_019_PTA_NWA Weekly Environmental Inspections_08112021 R_023_PTA_NWA-PTA Fortnightly Environmental Inspections_08112021	PTA advised that site supervision visually inspected the integrity of the fence daily (CR_014) and formally fence integrity checks are recorded in weekly and fortnightly Environmental Inspections (R_019; R_023).	Conformant
EPBC 4 VCAMP 37	Parameter/s measured: Approved clearing boundaries cross referenced against site inspections and/or current aerial photography Where: Clearing boundaries When: Fortnightly during clearing, or as otherwise required by regulatory authorities as part of construction site inspections	Monitoring parameters – weed and dieback assessment	Not applicable	Not applicable	Not applicable
EPBC 4 VCAMP 38	Parameter/s measured: Cleared area not to exceed approved clearing area Where: Project Area When: Annually during construction after clearing has commenced	Annually in Spring following commencement of construction until handover to CoW	Not applicable	Not applicable	Not applicable
EPBC 4 VCAMP 39	Parameter/s measured: Reports of fire in the Project Area. Condition of vegetation. Where: Project Area When: Opportunistically during clearing and construction	Three years after the commencement of construction	Not applicable	Not applicable	Not applicable
VCAMP Monitoring and reporting schedule (Section 7.1) Impacts to Banksia Woodland					
EPBC 4 VCAMP 40	Parameter/s measured: Site walkover to assess distribution, and abundance of weed species Where: Conservation POS areas, and along the boundary to adjacent vegetation When: Conservation POS areas, and along the boundary to adjacent vegetation	Opportunistically during clearing and construction and/or following heavy rain and strong wind conditions	Not applicable	Not applicable. The rail corridor and stockpile site is not near the Conservation POS.	Not applicable
EPBC 4 VCAMP 41	Parameter/s measured: Site assessment undertaken by a dieback consultant to determine if dieback is present Where: Conservation POS areas When: Three years after the commencement of construction	Opportunistically during clearing and construction and/or following heavy rain and strong wind conditions	Not applicable	Not applicable.	Not applicable
EPBC 4 VCAMP 42	Parameter/s measured: Site walkover to assess the extent of erosion and dust. Visual inspection of earthwork slopes to monitor erosion Where: Project Area When: Opportunistically during clearing and construction	Fortnightly during clearing and construction	Refer to EPBC 4; VCAMP 25	Refer to EPBC 4; VCAMP 25	Conformant
EPBC 4 VCAMP 43	Parameter/s measured: Site inspection to assess project associated rubbish drift / dumping in the conservation areas or along the boundary Where: Within the Project Area conservation areas or along the Project Area boundary When: Fortnightly during clearing and construction	Pre-construction	Refer to EPBC 4; VCAMP 28	Refer to EPBC 4; VCAMP 28 The rail corridor and stockpile site is not near the Conservation POS so monitoring near these areas is not required.	Conformant
EPBC 4 VCAMP 44	Data collected by the Environmental Consultant and/or any other specialists in the course of monitoring activities will be provided to the Prime Eglinton Project Manager who will ensure all data and records are stored and maintained to inform reporting, review and compliance assessments. Numerical data will preferably be stored using Microsoft Excel and spatial data in shapefile format or similar widely used formats.	Prior to the commencement of clearing	R_014_PTA_2021 EPBC 2017_7872 Annual Compliance Report - UQ_08112021	All information provided by PTA for this reporting period to Strategen-JBSG to inform this audit report for Prime Eglinton (R_014)	Conformant

Reference	Condition	Timing	Evidence	Comments	Compliance Status
EPBC 4 VCAMP 45	The performance of the VCAMP will be assessed annually against the performance targets and will be reported on as part of the Compliance Assessment Report (CAR).	Pre- & during clearing	Not applicable	Not applicable	Not applicable
EPBC 4 VCAMP 46	Contingency actions are available at Table 14	Pre- & during clearing	Not applicable	Not applicable	Not applicable
EPBC 4 VCAMP 47	<p>In addition to regular monitoring as set out in this VCAMP, comprehensive audits shall also be undertaken by an environmental consultant against the requirements of this VCAMP. The project shall also comply with any auditing regime set by relevant external authorities or the City of Wanneroo in its statutory capacity.</p> <p>Audits against this VCAMP shall be conducted by the environmental consultant at the following times:</p> <ul style="list-style-type: none"> • prior to the commencement of clearing for any stage of the action • annually to ensure management objectives are being met • at the completion of construction to ensure completion criteria has been met. 	Pre and during construction	This report.	This ACR is the annual audit against the VCAMP.	Conformant


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