

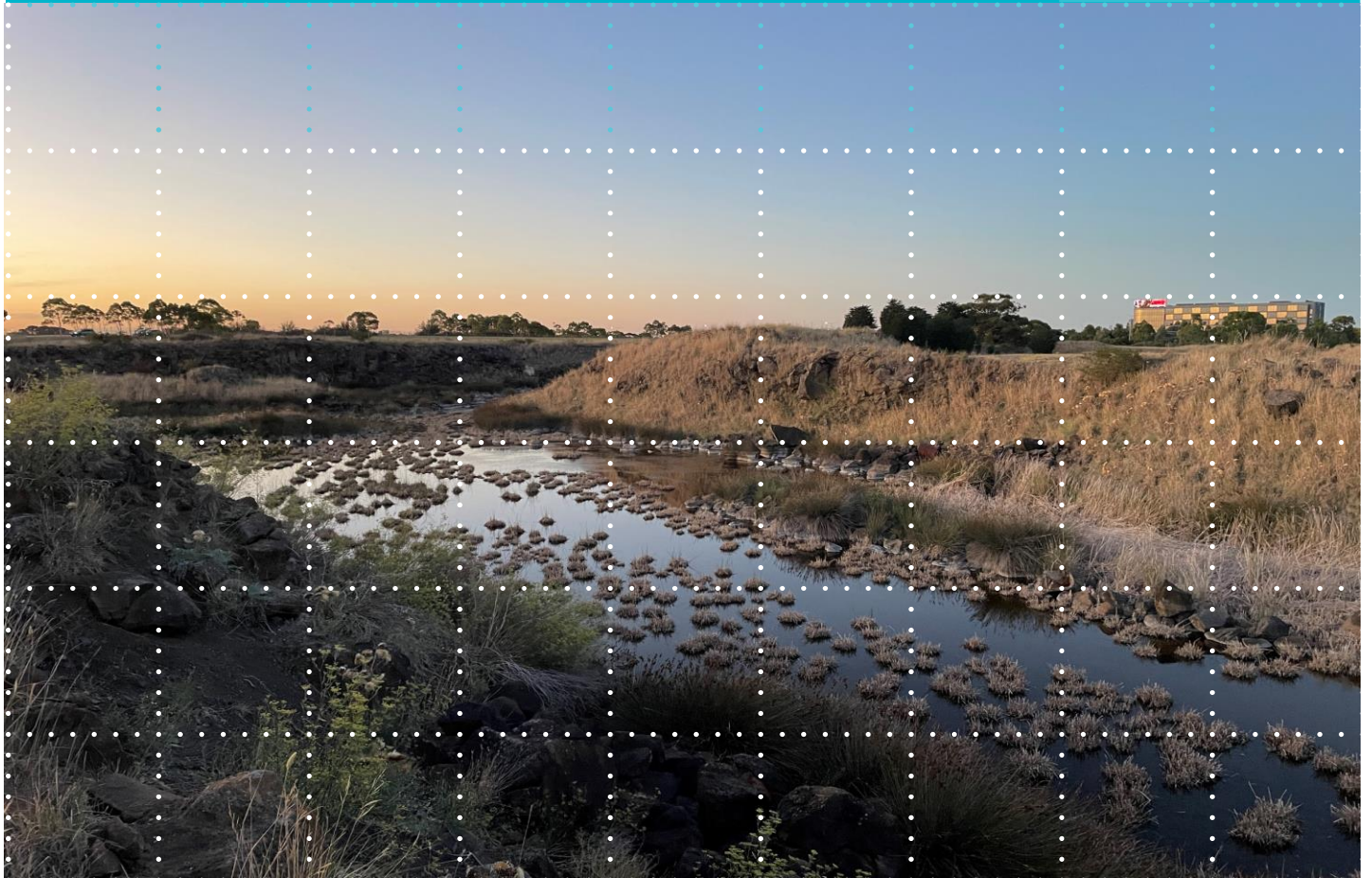
Final Report

Staged Redevelopment of 215, 315W and 325C Cooper Street, Epping, Victoria (EPBC 2016/7755): Compliance Report

Prepared for

Riverlee Caruso Epping Pty Ltd

April 2025



Ecology and Heritage Partners Pty Ltd

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Assessment type	Staged Redevelopment of 215, 315W and 325C Cooper Street, Epping, Victoria (EPBC 2016/7755)
Address	215, 315W and 325C Cooper Street, Epping, Victoria
Project number	14592
Project manager	Callum Luke (Associate Zoologist)
File name	14592_EHP_Riverlee_Onsite Compliance_Report_Year 1_Final_11042025
Client	Riverlee Caruso Epping Pty Ltd

VERSION CONTROL

Report version	Comments	Report updated by:	Report reviewed by:	Date submitted
Draft	Report sent to the client for review	CL	CL	13/03/2025
Final	Report finalised	CL	CL	11/04/2025

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DECLARATION OF ACCURACY

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

Signed  _____

Full name Richard Palmistra

Position Senior Development Manager

Organisation including ABN/ACN Riverlee Caruso Epping Pty Ltd ACN 605 442 500

Date 16 / 04 / 2025

1 DESCRIPTION OF ACTIVITIES

Ecology and Heritage Partners Pty Ltd was commissioned by Riverlee Caruso Epping Pty Ltd (ABN 74 569 488 283) to prepare an annual compliance report for the staged redevelopment of 215, 315W and 325C Cooper Street, Epping, Victoria. This compliance report has been prepared in accordance with the Annual Compliance Report Guidelines (DCCEEW 2023).

The EPBC Act approval (2026/7755) was granted on 24 May 2019 with a variation to the approval conditions received on 5 November 2019.

In response with the Show Cause response provided to the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW), the action was commenced in February 2021. As part of the EPBC approval (2016/7755) an annual compliance report is required for the development at 215, 315W and 325C Cooper Street, New Epping.

This report covers a 12-month reporting period from 1 February 2024 to 1 February 2025, however it is noted that while the action was officially commenced in February 2021, works on the western side of Edgars Creek and within the Growling Grass Frog habitat corridor have not commenced.

The requirement for this compliance report is outlined under Condition 15 of the EPBC Act approval (2016/7755) and consists of a review of the EPBC Approval conditions and the management actions outlined in the Environmental Management Plan and Onsite Offset Management Plan (Ecology Australia Pty Ltd 2018; 2019).

2 EPBC APPROVAL CONDITIONS AND COMPLIANCE

Table 1. EPBC Act approval conditions and compliance findings.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
1	The approval holder must clear no more than the following within the project site:	-	-
a	5.42 ha Golden Sun Moth habitat	Compliant	Works have not commenced on the western side of Edgars Creek; therefore no Golden Sun Moth habitat has been removed.
b	17.39 ha of Growling Grass Frog habitat	Compliant	Works have not commenced on the western side of Edgars Creek. A small portion of growling grass Frog habitat has been removed on the eastern side of Edgars Creek.
2	Prior to the commencement of the action, to compensate for the loss of up to 5.42 ha Golden Sun Moth habitat, the approval holder must provide documentary evidence to the Department that the impact has been offset by a 5.42 ha MUD Policy Offset in accordance with the Melbourne Urban Development Policy.	Compliant	Golden Sun Moth offers under the MUD Policy were secured on 28 May 2019 (refer to Attachment 1).
3	To compensate for the loss of 17.39 ha of Growling Grass Frog habitat, the approval holder must implement the Growling Grass Frog Offset Strategy and ensure that a viable population of the Growling Grass Frogs is maintained at the proposed offset areas for 10 years.	Not applicable	A GGF Strategy has been implemented. However, construction of the Growling Grass Frog habitat corridor has not commenced. The Growling Grass Frog offset strategy will commence following construction of the habitat corridor.
4	Prior to the commencement of the action, the approval holder must prepare Offset Management Plans for the onsite and offsite offset areas proposed in the Growling Grass Frog Offset Strategy. The approval holder must not commence the action until both Offset Management Plans have been prepared. The Offset Management Plans must be provided to the Department within 14 days of the Offset Management Plans	Compliant	Growling Grass Frog Offset Management Plans have been prepared by Ecology Australia Pty Ltd and submitted to the Department on 9 September 2019.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
	being prepared. Each Offset Management Plan must be implemented for the life of the approval. Each Offset Management Plan must:		
a	be prepared by a suitably qualified expert	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
b	be prepared in accordance with the principles of the EPBC Act Environmental Offsets Policy, and be consistent with the Growling Grass Frog Offset Strategy	Compliant	Growling Grass Frog Offset Management Plans have been prepared in accordance with the EPBC Act Environmental Offsets Policy and are consistent with the Growling Grass Frog Offset Strategy.
c	include timelines and mechanisms for legally securing the offset area(s)	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
d	provide a written description and map that clearly defines the location and boundaries of the offset area(s). This must be accompanied by the offset attributes and shapefile(s)	Compliant	Included with submission of Offset Management Plans.
e	include a description, based on adequate surveys, of the current Growling Grass Frog population within each offset area, and the condition (prior to any management activities) of each offset area, including existing habitat (the baseline condition)	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
f	detail timeframes, management actions, and strategies for:	-	-
i	maintaining a viable population of Growling Grass Frogs within the onsite offset; and	Compliant	The Onsite Growling Grass Frog Offset Management Plan includes management actions for maintaining a viable population of Growling Grass Frog within the onsite offset site.
ii	for the creation, regeneration and/or revegetation of Growling Grass Frog habitat within the proposed onsite and offsite offset areas.	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
g	Management actions and strategies must include:	-	-

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
i	performance and completion criteria for evaluating the management of the offset area, and criteria for triggering remedial action and contingency responses	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
ii	a program to monitor and report on the effectiveness of these measures, and progress against the performance and completion criteria	Complaint	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
iii	a description of potential risks to the successful implementation of the plan, a description of the measures that will be implemented to mitigate against these risks and a description of the contingency measures that will be implemented if defined triggers arise	Complaint	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
iv	specify the timing and frequency of management actions, reporting and implementation of contingency responses and corrective actions, and the person/s responsible.	Complaint	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
5	Within 14 days of the offset(s) required under Condition 3 being legally secured, the approval holder must provide the Department with written evidence demonstrating that the offset(s) has/have been legally secured.	Non-compliant	The onsite Offset and the offsite Offset were secured independently of each other and at different times. Evidence has been provided to Department, but not within the required 14 days of being secured.
6	Within three (3) months following the third and fourth anniversary of the commencement of the action, the approval holder must provide a report demonstrating that a viable population of Growling Grass Frog has been maintained at the onsite offset site (as required under the Growling Grass Frog Offset Strategy). The report must be prepared by a suitably qualified expert.	Compliant	Annual Growling Grass Frog monitoring has been undertaken since 2022 confirming that a viable population of the species has been maintained on site (refer to Attachment 2). It is noted that Condition 6 is applicable following completion of the construction of the habitat corridor which has not yet occurred. However, annual monitoring reports serve to provide evidence and status of the frog population.
7	If the Minister is not satisfied that a viable population of Growling Grass Frog has been maintained as required in condition 6, the Minister may (in writing) require the approval holder to submit a new plan or program for the Minister's approval to	Not applicable	Not applicable as the construction of the Growling Grass Frog habitat corridor has not been completed. The Minister has not

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
	reduce, mitigate, remediate or compensate impacts to Growling Grass Frogs. If the Minister approves the plan or program, then the approved plan or program must be implemented. Note: To avoid doubt, any proposed compensation measures must be additional to that required by the Growling Grass Frog Of/set Strategy.		communicated any requirement under this Condition.
8	The approval holder must notify the Department in writing of the date of commencement of the action within 10 business days after the date of commencement of the action.	Non-compliant	The Department was not notified of the action commencing in February 2021. This has been rectified in response to the Show Cause letter issued on 19 February 2024.
9	If the commencement of the action does not occur within 5 years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister.	Compliant	The action has commenced within 5 years of the approval.
10	All management plans required under this approval should be prepared in line with the Department's Environmental Management Plan Guidelines.	Compliant	The Environmental Management Plan prepared by Ecology Australia Pty Ltd is compliant with the Guidelines.
11	The approval holder must maintain accurate and complete compliance records.	Compliant	Annual Growling Grass Frog monitoring has been undertaken since 2022. No compliance reports have been completed to date.
12	If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department within the timeframe specified in the request.	Not applicable	The Department has not requested any compliance records.
13	The approval holder must:	-	-
a	submit plans electronically to the Department;	Compliant	Management Plans were submitted to the Department on 9 September 2019.
b	publish each plan on the website within 20 business days of the date the plan is approved by the Minister (where approval of the Minister is required) or of the date a plan is submitted to the Department, unless otherwise agreed to in writing by the Minister;	Non-Compliant	The management plans have been provided to the Department, however it took longer than the required 20 business days to publish the plans on approval holders website.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
c	notify the Department by email that plans have been published on the website within five business days of the date of publication:	Non-compliant	Notification was provided to the Department, but this occurred greater than 5 business days of the date of publication.
d	exclude or redact sensitive ecological data from plans published on the website or provided to a member of the public; and	Not applicable	Approval holder not aware of any sensitive ecological data.
e	keep plans published on the website until the end date of this approval.	Compliant	Management Plans remain available through Approval Holders website.
14	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under a plan is prepared in accordance with the Department's Guidelines for biological survey and mapped data (2018) and submitted electronically to the Department in accordance with the requirements of the plan.	Compliant	Monitoring reports have been prepared in accordance with the Department's Guidelines. Reports to be submitted.
15	The approval holder must prepare a compliance report for each 12-month period following the date of commencement of the action, or as otherwise agreed to in writing by the Minister. The approval holder must:	-	Note: This Report is the first Annual Report following approval holder understanding, as of March 2023, that the Department considers commencement of the action occurred in February 2021. Further information provided in the approval holders response to the Departments 'Show Cause' letter dated 8/3/24.
a	publish each compliance report on the website within 60 business days following the relevant 12-month period:	Compliant	This Report being first Annual Report.
b	notify the Department by email that a compliance report has been published on the website within five business days of the date of publication:	Compliant	This Report being first Annual Report.
c	keep all compliance reports publicly available on the website until this approval expires;	Compliant	This Report being first Annual Report.
d	exclude or redact sensitive ecological data from compliance reports published on the website; and	Compliant	This Report being first Annual Report.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
e	where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication.	Compliant	This Report being first Annual Report.
16	The approval holder must notify the Department in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify:	-	-
a	the condition which is or may be in breach; and	Compliant	Non-compliance has been addressed in response to the Show Cause letter issued on 19 February 2024.
b	a short description of the incident and/or non-compliance.	Compliant	Non-compliance has been addressed in response to the Show Cause letter issued on 19 February 2024.
17	The approval holder must provide to the Department the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:	-	-
a	any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;	Compliant	Non-compliance has been addressed in response to the Show Cause letter issued on 19 February 2024.
b	the potential impacts of the incident or non-compliance; and	Compliant	Non-compliance has been addressed in response to the Show Cause letter issued on 19 February 2024.
c	the method and timing of any remedial action that will be undertaken by the approval holder.	Compliant	Non-compliance has been addressed in response to the Show Cause letter issued on 19 February 2024.
18	The approval holder must ensure that independent audits of compliance with the conditions are conducted for the 12-month period from commencement of the action	Non-Compliant	Commencement of action date of February 2021 was only recognised following discussion with the Department as of

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
	and for every subsequent 24-month period until this approval expires, or as requested in writing by the Minister.		March 2024. Consequently the '12 month' and first of the '24 month' audits submissions have lapsed. The next audit report is due February 2026. It should be noted that the Approval Holder is seeking approval to vary the Conditions of the Approval to re-synchronise reporting requirements to coordinate with the recognised commencement date. Further information provided in the approval holders response to the Departments 'Show Cause' letter dated 8/3/24.
19	For each independent audit, the approval holder must:	-	-
a	provide the name and qualifications of the independent auditor and the draft audit criteria to the Department;	Not applicable	Independent audits have not been undertaken as part of this approval. Next audit required February 2026.
b	only commence the independent audit once the audit criteria have been approved in writing by the Department; and	Not applicable	Independent audits have not been undertaken as part of this approval. Next audit required February 2026.
c	submit an audit report to the Department within the timeframe specified in the approved audit criteria.	Not applicable	Independent audits have not been undertaken as part of this approval. Next audit required February 2026.
20	The approval holder must publish the audit report on the website within 10 business days of receiving the Department's approval of the audit report and keep the audit report published on the website until the end date of this approval.	Not applicable	Independent audits have not yet occurred. Next audit required February 2026.
21	The approval holder may, at any time, apply to the Minister for a variation to an action management plan approved by the Minister under condition 7, or as subsequently revised in accordance with these conditions, by submitting an application in accordance with the requirements of section 143A of the EPBC Act. If the Minister approves a revised action management plan (RAMP) then, from the date specified,	Not applicable	A variation to the management plans has not been submitted to the Minister under Condition 7.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
	the approval holder must implement the RAMP in place of the previous action management plan.		
22	The approval holder may choose to revise an action management plan approved by the Minister under condition 7, or as subsequently revised in accordance with these conditions, without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the RAMP would not be likely to have a new or increased impact.	Compliant	A variation to the offset management plans has been submitted to the Department in June 2024. The Department is reviewing these submissions.
23	If the approval holder makes the choice under condition 22 to revise an action management plan without submitting it for approval, the approval holder must:	-	-
a	notify the Department in writing that the approved action management plan has been revised and provide the Department with:	Compliant	As per submission to Department June 2024.
i	an electronic copy of the RAMP;	Compliant	As per submission to Department June 2024.
ii	an electronic copy of the RAMP marked up with track changes to show the differences between the approved action management plan and the RAMP;	Compliant	As per submission to Department June 2024.
iii	an explanation of the differences between the approved action management plan and the RAMP;	Compliant	As per submission to Department June 2024.
iv	the reasons the approval holder considers that taking the action in accordance with the RAMP would not be likely to have a new or increased impact; and	Compliant	As per submission to Department June 2024.
v	written notice of the date on which the approval holder will implement the RAMP (RAMP implementation date), being at least 20 business days after the date of providing notice of the revision of the action management plan, or a date agreed to in writing with the Department.	Not applicable	Awaiting advice from the Department including 'date' to be agreed.
b	subject to condition 25, implement the RAMP from the RAMP implementation date.	Not applicable	A variation to the management plans has not been submitted to the Minister.
24	The approval holder may revoke its choice to implement a RAMP under condition 22 at any time by giving written notice to the Department. If the approval holder revokes the choice under condition 22, the approval holder must implement the previous action management plan approved by the Minister.	Compliant	A variation to the offset management plans has been submitted to the Department in June 2024. The Department is reviewing these submissions.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
25	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 RAMP would be likely to have a new or increased impact, then:	Not applicable	No notice from the Minister has been given.
a	condition 22 does not apply, or ceases to apply, in relation to the RAMP; and	Not applicable	A variation to the management plans has not been submitted to the Minister.
b	the approval holder must implement the action management plan specified by the Minister in the notice.	Not applicable	A variation to the management plans has not been submitted to the Minister.
26	At the time of giving the notice under condition 25, the Minister may also notify that for a specified period of time, condition 22 does not apply for one or more specified action management plans.	Not applicable	A variation to the management plans has not been submitted to the Minister.
27	Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	Not applicable	The action has not been completed.

3 ENVIRONMENTAL MANAGEMENT PLAN COMPLIANCE

It is noted that while 4 years have passed since commencement of the action, no substantive construction activities have commenced on the eastern side of Edgars Creek or within the Growling Grass Frog habitat corridor. These works are scheduled to commence in April 2025. As such, for the purposes of clarity Year 1 is considered to be 2025 for this Compliance Report when read in conjunction with the Environmental Management Plan (Ecology Australia Pty Ltd 2018).

The results of the compliance findings are provided below (Table 2) and should be read in conjunction with the management actions outlined in Section 7.4 of the EMP (Ecology Australia Pty Ltd 2018).

As construction of Growling Grass Frog habitat corridor has not commenced, this compliance report does not include the management actions outlined in the Offset Management Plan which comes into effect following completion of construction.

Table 2. Management actions outlined in EMP and compliance findings.

ID	Section	Year	Management action	Compliance	Comment
1	7.4.1	1 and ongoing	Staged development of the site	Not applicable	Construction within the habitat corridor has not commenced.
2	7.4.2	1 and ongoing	Establish no-go zones and temporary exclusion fencing	Compliant	Frog exclusion fencing has been installed along the eastern boundary of Edgars Creek. <u>Additional fencing to be installed prior to commencement of construction.</u>
3	7.4.2	1 and ongoing	Pollution and sediment controls	Not applicable	Construction within the habitat corridor has not commenced.
4	7.4.2	1 and ongoing	Chemical and petroleum management	Not applicable	Construction within the habitat corridor has not commenced.
5	7.4.4	1	Remediate Edgars Creek and surrounding terrestrial habitat	Not applicable	Construction within the habitat corridor has not commenced.
6	7.4.5	1	Create constructed wetlands	Not applicable	Construction within the habitat corridor has not commenced.
7	7.4.6	1 and ongoing	Revegetate the habitat corridor	Not applicable	Construction within the habitat corridor has not commenced.
8	7.4.2	1 and ongoing	Install temporary frog fencing	Not applicable	Construction within the habitat corridor has not commenced.
9	7.4.5	1 and ongoing	Manage water levels and water quality in constructed wetlands	Not applicable	Construction within the habitat corridor has not commenced.
10	7.4.17	1 and ongoing	Annual monitoring for Growling Grass Frog population and habitat	Compliant	Annual monitoring has been undertaken since 2022 by Ecology and Heritage Partners Pty Ltd.
11	7.4.16	1 and ongoing	Salvage and relocation of Growling Grass Frog during habitat removal	Not applicable	Construction within the habitat corridor has not commenced.

ID	Section	Year	Management action	Compliance	Comment
12	7.4.13	1 and ongoing	Chytrid management	Not applicable	Construction within the habitat corridor has not commenced.
13	7.4.13	1 and ongoing	Shading	Not applicable	Construction within the habitat corridor has not commenced.
14	7.4.13	1 and ongoing	Construction of infrastructure in habitat corridor to minimise impact	Not applicable	Construction within the habitat corridor has not commenced.
15	7.4.13	1 and ongoing	Manage artificial lighting and noise	Not applicable	Construction within the habitat corridor has not commenced.
16	7.4.12	1 and ongoing	Monitor and control invasive species (particularly fish) in habitat corridor	Not applicable	Construction within the habitat corridor has not commenced.
17	7.4.13	1 and ongoing	Construction of New Epping Development – east of habitat corridor	Not applicable	Construction within the habitat corridor has not commenced.
18	7.4.18	1	Golden Sun Moth offset	Compliant	Offset contribution paid in June 2019 (Refer to Attachment 1).
19	7.4.8	2-3	Frog migration phase lasting 2 breeding seasons	Not applicable	To occur following construction of the habitat corridor.
20	7.4.11	2 and ongoing	Monitor and manage vegetation in the habitat corridor	Not applicable	To occur following construction of the habitat corridor.
21	7.4.7	2 and ongoing	Weed monitoring and control	Not applicable	To occur following construction of the habitat corridor.
22	7.4.8	3-4	Adaptive management phase	Not applicable	To occur following construction of the habitat corridor.
23	7.4.13	3 and ongoing	Install permanent fencing	Not applicable	To occur following construction of the habitat corridor.
24	7.4.11	4 and ongoing	Construction of New Epping Development – west of the habitat corridor	Not applicable	To occur following construction of the habitat corridor.
25	7.4.15	5 and ongoing	User related issues	Not applicable	To occur following construction of the habitat corridor.

4 NEW ENVIRONMENTAL RISKS

No new environmental risks has been identified within the project area during this monitoring period.

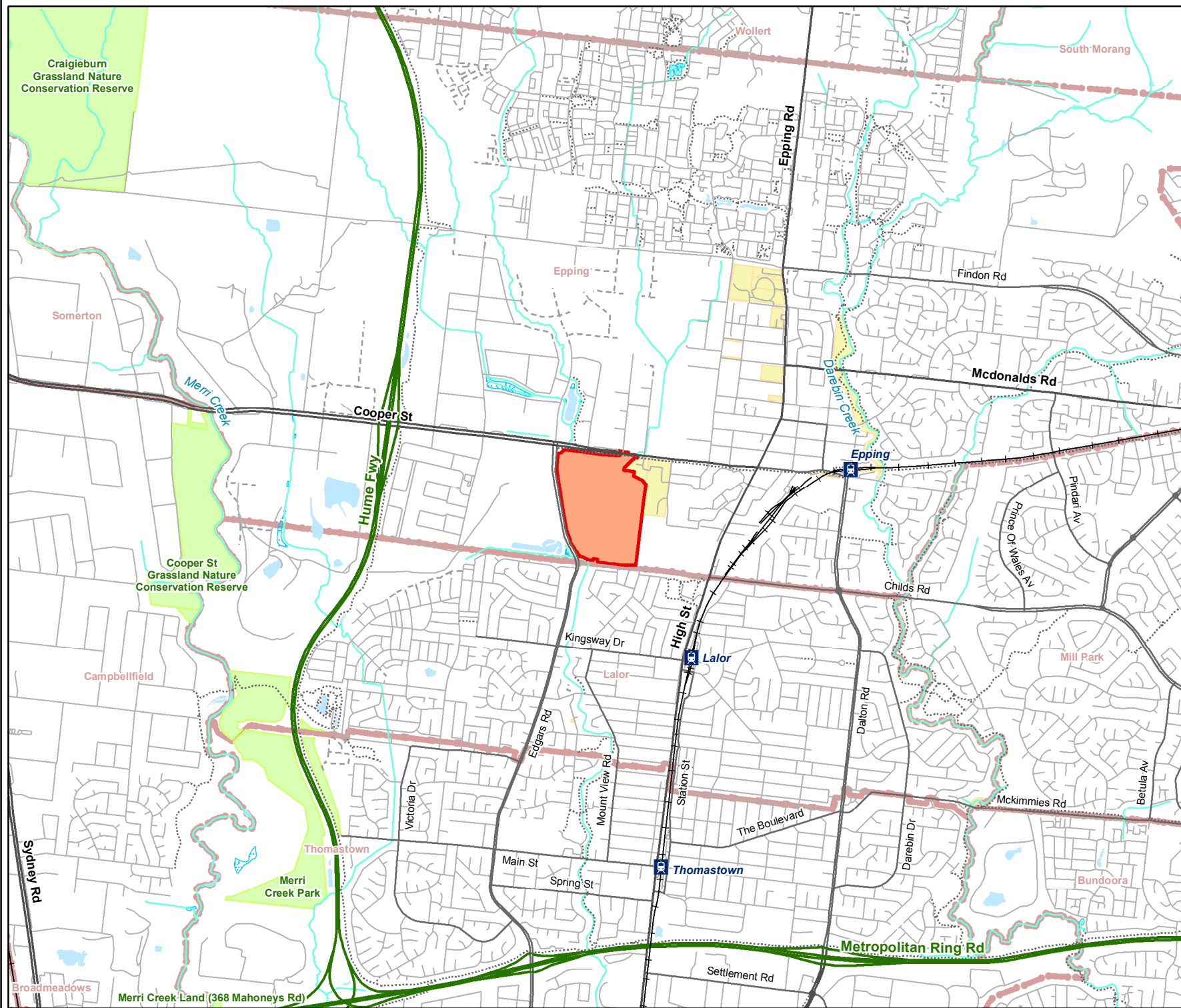
REFERENCES

DCCEEW 2023. Annual Compliance Report Guidelines. Reporting under the Environmental Protection and Biodiversity Conservation Act 1999. Commonwealth Department of Climate Change, Energy, the Environment and Water.

Ecology Australia Pty Ltd 2018. Environment Management Plan: 215, 315W and 325C Cooper Street, Epping. Unpublished report prepared for Verve Projects by Ecology Australia, Fairfield, Victoria.

Ecology Australia Pty Ltd 2019. Offset Management Plan: 215, 315W and 325C Cooper Street, Epping. Unpublished report prepared for Verve Projects by Ecology Australia, Fairfield, Victoria.

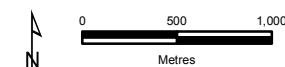
FIGURES



- Legend**
- Study Area
 - Railway
 - Freeway
 - Major Road
 - Collector Road
 - Minor Road
 - Proposed Road
 - Walking Track
 - Minor Watercourse
 - Permanent Waterbody
 - Wetland/Swamp
 - Parks and Reserves
 - Crown Land
 - Localities



Figure 1
Location of the study area
Biodiversity Assessment for
215 Cooper Street, Epping



VicMap Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

ATTACHMENT 1 GOLDEN SUN MOTH OFFSETS

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5011

Department of Environment Land Water and Planning

ABN : 90 719 052 204

P.O. Box 500, East Melbourne, VIC 8002, Australia

TAX INVOICE

RIVERLEE CARUSO EPPING PTY LTD
LEVEL 9 379 COLLINS STREET
MELBOURNE, VIC, 3000

No : DELWP0060474
Invoice Date : 28-MAY-2019
Location : MELBOURNE STRATEGIC ASS
Customer No : 710520
Site No : 661736
Page : 1 of 1

Attn: BEN ROWE

INVOICE DESCRIPTION	QTY	UNIT PRICE AUD	AMOUNT AUD	GST AUD	TOTAL AMOUNT AUD
MUD Policy Biodiversity Offset, as per Condition 2 of the Part 9 Approval (EPBC 2016-7755) for the Staged Redevelopment of 215, 315W and 325C Cooper Street, Epping, Victoria. GSM habitat 5.420 ha.	238480	1.00	216,800.00	21,680.00	238,480.00
DELWP is going paperless and in future will send invoices via email. Please email accounts.receivable@delwp.vic.gov.au with your preferred contact email address and DELWP customer number (which is located at the top right hand corner of DELWP invoices).					
TOTAL AMOUNT DUE 27-JUN-2019			\$216,800.00	\$21,680.00	\$238,480.00



Please detach this advice and return with your payment. Do not staple, pin or fold.

NO RECEIPT ISSUED UNLESS REQUESTED

REMITTANCE ADVICE

Customer : 710520 RIVERLEE CARUSO EPPING PTY LTD
Site No : 661736 Location : MELBOURNE STRATEGIC ASSES
Date : 28-MAY-2019 Invoice No: DELWP0060474

Due Date:	27-JUN-2019
Amount Due :	\$238,480.00

	Pay & Manage Bills Online Service Manage your own accounts to receive, view & print invoices/statements, to communicate with the department online and securely pay by using credit card (Visa/Mastercard) and/or bank account Register at www.delwp.vic.gov.au/paybill	
	PHONE Ref: 10151824934 To pay securely by credit card Visa/Mastercard dial 1300 559 598 (available 24 hours, 7 days)	INTERNET Ref: 10151824934 To pay securely by credit card Visa/Mastercard log onto www.delwp.vic.gov.au/paybill
	BPAY Biller Code: 72637 Customer Ref: 10151824934 Telephone & Internet Banking Bpay® Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au	Pay in person at any post office *206 0834 0000010151824934 79 (Credit Card not accepted for this payment option)
To arrange Electronic Fund Transfer (EFT) , authorising Direct Debit or for other payment options please email the Accounts Receivable Team. (Any dishonoured cheques will incur a fee of \$110.00)		

For payment enquiries, please contact the Customer Service Centre on 136 186 or Fax: (03)9637 8566 or email: accounts.receivable@delwp.vic.gov.au

ATTACHMENT 2 GROWLING GRASS FROG YEAR 3 MONITORING REPORT

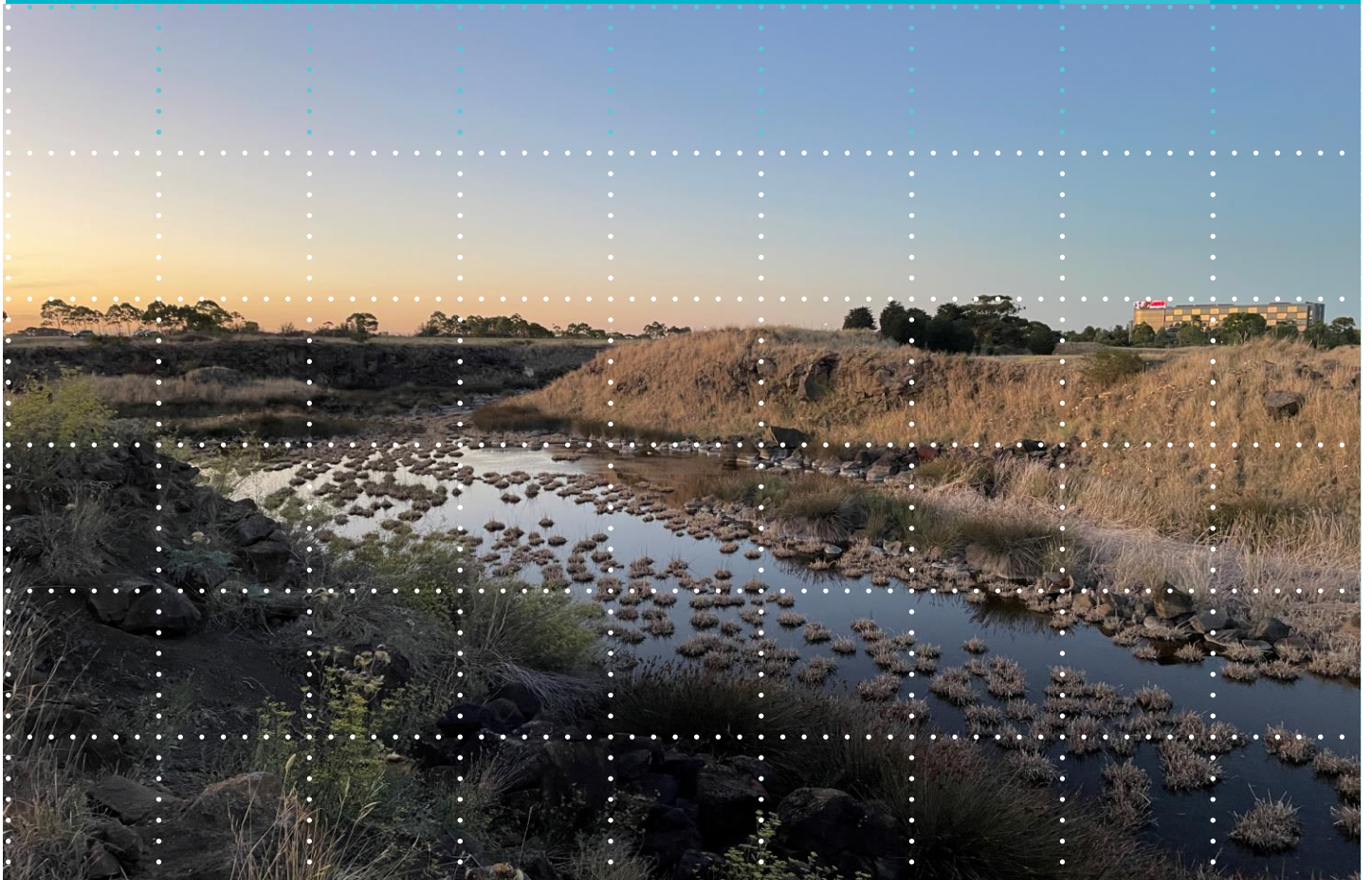
Final Report

Year 3 Habitat Monitoring and Targeted Surveys for Growling Grass Frog *Litoria rainformis major*: 215 Cooper Street, New Epping, Victoria

Prepared for

Riverlee

February 2025



Ecology and Heritage Partners Pty Ltd

DOCUMENT CONTROL

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1 INTRODUCTION

1.1 Background

Ecology and Heritage Partners Pty Ltd was commissioned by Riverlee to undertake annual Growling Grass Frog *Litoria rainformis major* habitat monitoring and targeted surveys at 215 Cooper Street, New Epping (the study area) (Figure 1) as part of the requirements under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval (EPBC 2016/7755). The annual monitoring requirements are outlined within the Environmental Management Plan (EMP) and Offset Management Plan (OMP) prepared for the site (Ecology Australia Pty Ltd 2018; 2019).

The purpose of these assessments was to monitor population numbers, evaluate the success of breeding and recruitment, and assess the habitat on site for any significant changes. This report presents a summary of the survey methodology and results for Year 3 of the monitoring program and recommendations moving forwards.

1.2 Study Area

The study area is located at 215 Cooper Street, New Epping and is approximately 20 kilometres north of Melbourne's CBD (Figure 1). The study area covers approximately 51 hectares and is bound by Cooper Street to the north, Deveny Street to the south, Edgars Road to the west and the Northern Hospital and Shopping Complex to the east.

The study area is a former quarry site and comprises undulating cleared land with introduced grasses and some patches of native vegetation mostly to the north of the study area. Patches of native vegetation, characteristic of Creekline Grassy Woodland, Aquatic Herbland and Tall Marsh EVCs, are present along Edgars Creek Corridor and Edgars Drain.

According to the Victorian Department of Energy, Environment and Climate Action (DEECA) NatureKit Map (DEECA 2025), the study area is located within the Victorian Volcanic Plain bioregion, Melbourne Water Catchment Management Authority (CMA) and Whittlesea City Council municipality.

1.3 Growling Grass Frog (*Litoria rainformis major*)

EPBC Act Conservation Status: Vulnerable

FFG Act Conservation Status: Vulnerable

Although formerly widely distributed across southern eastern Australia, including Tasmania (Hero *et al.* 1991), Growling Grass Frog (Plate 1) populations have declined markedly over the past two decades in many areas, particularly in south and central Victoria where some populations have experienced local extinction.

Growling Grass Frog are largely associated with permanent or semi-permanent still or slow flowing waterbodies (i.e. streams, lagoons, farm dams and old quarry sites) (Hero *et al.* 1991; Barker *et al.* 1995; Cogger 1996). The species can also utilise temporarily inundated waterbodies during breeding season, to facilitate reproduction (Organ 2003). The

presence of key habitat attributes, primarily an extensive cover of emergent, submerged and floating vegetation (Robertson *et al.* 2002, Organ 2004, 2005), and the spatial orientation of waterbodies (Robertson *et al.* 2002; Heard *et al.* 2004; Hamer and Organ 2008) are strong determinants of the species' presence. Terrestrial vegetation such as grasses and sedges, rocks and other ground debris around wetland perimeters also provide important foraging, dispersal and overwintering sites. Dispersal is thought to occur primarily along drainage lines or other low-lying areas between waterbodies, and unhindered movement between and within waterbodies is considered important for population viability.

Vörös *et al.* (2023) identified two lineages for *Litoria raniformis*; *L. r. raniformis* for the northern lineage and *L. r. major* for the southern lineage.



Plate 1. Growling Grass Frog *Litoria raniformis* (Ecology and Heritage Partners Pty Ltd)

2 METHODS

2.1 Targeted Surveys

Nocturnal Growling Grass Frog monitoring surveys were undertaken across the study area on two separate nights (16 December 2024 and 12 February 2025) in accordance with the requirements outlined in the OMP (Ecology Australia Pty Ltd 2019).

During the nocturnal surveys, the perimeter of 12 waterbodies were surveyed as well as transects walked along Edgars Creek during the site assessments (Figure 1). Ephemeral waterbodies, inundated areas and suitable vegetation along access tracks were also actively searched during the surveys.

Both surveys took place during weather conditions considered suitable for Growling Grass Frog activity (Table 1). The surveys were conducted with reference to the prescribed methodology detailed in the following guidelines:

- Significant Impact Guidelines for the Vulnerable Growling Grass Frog (*Litoria raniformis*) EPBC Act Policy Statement 3.14 (DEWHA 2009); and,
- Survey Guidelines for Australia's Threatened Frogs (DEWHA 2010).

Each survey involved spotlighting surveys, call playback and identification, and active searching for adults and metamorphs. More specifically:

- An initial period of five minutes was spent listening to any calling frogs (all species) in and adjacent to habitats;
- Following the initial period, the advertisement call was broadcast to elicit a response from any adult males present;
- Surveyors used “Olight” LED hand-held spotlights (up to 1020 lumens/8.4 volts) to locate any calling males on floating vegetation in the waterbody and around the perimeter of waterbodies;
- Surveyors actively searched ground-level habitat including surface rocks, underneath hard litter, and at the base of vegetation for frogs; and,
- Surveyors used the resulting information to determine the significance of any recorded Growling Grass Frog populations.

2.2 Habitat Assessment

An assessment of the Growling Grass Frog habitat within the study area was undertaken in conjunction with the targeted surveys. The assessments sought to identify the extent and suitability of habitat for Growling Grass Frog present within the study area. The following attributes of habitat quality for the Growling Grass Frog were recorded as part of the habitat assessment:

- Waterbody type;
- Water quality;

- Overall habitat quality; and,
- Percentage cover of fringing, emergent and floating vegetation.

2.2.1 *Water Quality*

Water quality measurements were taken during each nocturnal survey. Measures were collected in the field using a water quality meter (Horiba U-10). The following parameters were measured:

- Water temperature (°C)
- pH
- Electrical conductivity (mS/cm)
- Dissolved oxygen (mg/L)
- Salinity (%)

2.3 **Assessment Qualifications and Limitations**

It is considered that the survey effort, timing and results presented meet the objectives of the survey guidelines. Growling Grass Frog calling season is October – December, however Growling Grass Frog are known to be active until late March.

All fieldwork was carried out under the appropriate licences, including a Research Permit (10010981) and Scientific Procedures Fieldwork Licence (SPFL 20005) issued by DELWP under the Victorian Wildlife Act 1975, and an Animal Research permit issued by the Wildlife and Small Institutions Animal Ethics Committee (25.23).

3 RESULTS

3.1 Targeted Surveys

Targeted surveys for Growling Grass Frog were undertaken in accordance with survey guidelines with the weather conditions being conducive for frogs to be active. The first targeted survey was undertaken during the active calling period for Growling Grass Frog. A summary of the weather conditions is provided below (Table 1).

Table 1. Survey conditions during targeted Growling Grass Frog surveys.

Survey Date	Weather conditions						Species
	Survey Temp (°C)	Wind direction	Wind speed (km/hr)	Relative Humidity (%)	Cloud Cover (%)	Rain	
16/12/2024	29.5	NNW	7	25	50	0	Growling Grass Frog, Striped Marsh Frog
12/02/2025	29.1	SW	9	48	0	0	Growling Grass Frog, Spotted Marsh Frog

3.1.1 December 2024 Surveys

Sixteen Growling Grass Frog were detected within the study area during the December 2024 survey (Figure 2); Seven and nine specimens were heard and observed in Waterbody 2 (Plate 2; Plate 3) and Waterbody 3 (mostly foraging on the steep banks surrounding the waterbody), respectively (Plate 3; Plate 4). No specimens were observed at any of the other waterbodies, the majority of which were dry at the time of the surveys.

Striped Marsh Frog *Limnodynastes peronii* was heard calling during the survey. A summary of the Growling Grass Frog surveys results is provided below in Table 2.

3.1.2 February 2025 Surveys

Seven Growling Grass Frog were detected within the study area during the February 2025 survey (Figure 2). Two were observed on the banks of Waterbody 2 while the remaining five were foraging in vegetation on the surrounding steep slopes of Waterbody 3.

Spotted Marsh Frog *Limnodynastes tasmaniensis* was also heard calling during the survey. A summary of the Growling Grass Frog Surveys results is provided below in Table 2.



Plate 2. Growling Grass Frog located at Waterbody 2 (Ecology and Heritage Partners Pty Ltd 16/12/2024).



Plate 3. Growling Grass Frog located at Waterbody 3 (Ecology and Heritage Partners Pty Ltd 16/12/2024).



Plate 4. Growling Grass Frog located at Waterbody 2 (Ecology and Heritage Partners Pty Ltd 12/02/2025).



Plate 5. Growling Grass Frog located at Waterbody 3 (Ecology and Heritage Partners Pty Ltd 12/02/2025).

3.2 Summary of Results

A summary of Growling Grass Frog monitoring results from all Year 3 surveys is provided below in Table 2.

Table 2. Summary of Growling Grass Frog results for Year 3 monitoring surveys.

Site	Date	No. frogs observed	Calling Males	Tadpoles	Metamorphs	Juveniles	Adults	Other Frogs
Waterbody 1	16/12/2024	0	0	0	0	0	0	-
	12/02/2025	0	0	0	0	0	0	-
Waterbody 2	16/12/2024	7	2	0	0	0	5	Striped Marsh Frog
	12/02/2025	2	0	0	0	0	2	-
Waterbody 3	16/12/2024	9	4	0	0	2	3	-

Site	Date	No. frogs observed	Calling Males	Tadpoles	Metamorphs	Juveniles	Adults	Other Frogs
	12/02/2025	5	5	0	0	0	5	Spotted Marsh Frog
Waterbody 4	16/12/2024	0	0	0	0	0	0	Striped Marsh Frog
	12/02/2025	0	0	0	0	0	0	Spotted Marsh Frog
Waterbody 5 (Dry)	16/12/2024	0	0	0	0	0	0	-
	12/02/2025	0	0	0	0	0	0	-
Waterbody 6 (Dry)	16/12/2024	0	0	0	0	0	0	-
	12/02/2025	0	0	0	0	0	0	-
Waterbody 7 (Dry)	16/12/2024	0	0	0	0	0	0	-
	12/02/2025	0	0	0	0	0	0	-
Waterbody 8 (Dry)	16/12/2024	0	0	0	0	0	0	-
	12/02/2025	0	0	0	0	0	0	-
Waterbody 9 (Dry)	16/12/2024	0	0	0	0	0	0	-
	12/02/2025	0	0	0	0	0	0	-
Waterbody 10 (Dry)	16/12/2024	0	0	0	0	0	0	-
	12/02/2025	0	0	0	0	0	0	-
Waterbody 11	16/12/2024	0	0	0	0	0	0	-
	12/02/2025	0	0	0	0	0	0	-
Waterbody 12	16/12/2024	0	0	0	0	0	0	-
	12/02/2025	0	0	0	0	0	0	-

3.3 Habitat Assessment

The study area supports high-quality Growling Grass Frog breeding habitat, with habitat condition and suitability varying across the site. Habitat assessments were undertaken at six of the 12 waterbodies that contained water at the time of the assessment.

At the time of the assessment, water levels in all waterbodies were considerably lower than the previous year (Ecology and Heritage Partners Pty Ltd 2024), limiting the availability of suitable breeding habitat for Growling Grass Frog.

Areas supporting the highest quality breeding habitat include Waterbody 2 (Plate 6) and Waterbody 3 (Plate 7) with high diversity of emergent vegetation and inundated areas dominated by *Juncus spp.* Water quality in these areas was generally of high, clear, with floating vegetation present. Rocky ledges and banks dominated by Serrated Tussock *Nassella trichotoma*, Phalaris *Phalaris aquatic*, and Cocksfoot *Dactylis glomerata* provides suitable microhabitats for Growling Grass Frog (likely to be used for thermoregulation and overwintering).

Sections of Edgars Creek contained a high percentage cover of emergent, floating and submerged vegetation (primarily Water Ribbons *Triglochin procerum*, Common Spike-rush *Eleocharis acuta* and Tall Spike-rush *Eleocharis sphacelate*), and a variable cover of fringing vegetation (e.g. Cumbungi *Typha spp.*, Phragmites *Phragmites australis* and *Juncus spp.*). Rocky ledges (Plate 8; Plate 9) and banks provide suitable microhabitats for the species (likely to be used for thermoregulation and overwintering), while deeper semi-permanent pools along the Creek provide suitable breeding and refuge sites.

A summary of the habitat and water quality assessment is provided below in Table 3.



Plate 6. Growling Grass Frog habitat at Waterbody 2 (Ecology and Heritage Partners Pty Ltd 12/02/2025).



Plate 7. Growling Grass Frog habitat at Waterbody 3 (Ecology and Heritage Partners Pty Ltd 12/02/2025)



Plate 8. Growling Grass Frog habitat at Waterbody 4 (Ecology and Heritage Partners Pty Ltd 16/12/2024).



Plate 9. Rocky ledges along Waterbody 1 (Ecology and Heritage Partners Pty Ltd 22/07/2022).

Table 3. Habitat assessment results.

Site	Waterbody type	Water quality	Bare ground (%)	Fringing Veg (%)	Open Water (%)	Emergent Veg (%)	Floating Veg (%)
Waterbody 1	Permanent	Good	75	25	100	0	0
Waterbody 2	Permanent	Good	20	80	50	40	10
Waterbody 3	Permanent	Good	5	95	40	50	10
Waterbody 4	Permanent	Moderate	5	95	90	5	5
Waterbody 5 (Dry)	Ephemeral	-	50	50	-	-	-
Waterbody 6 (Dry)	Permanent	-	100	0	-	-	-
Waterbody 7 (Dry)	Permanent	-	100	0	-	-	-
Waterbody 8 (Dry)	Ephemeral	-	50	50	-	-	-
Waterbody 9 (Dry)	Permanent	-	50	50	-	-	-
Waterbody 10 (dry)	Permanent	-	15	85	-	-	-
Waterbody 11	Flowing creek	Good	15	85	95	0	5
Waterbody 12	Permanent	Moderate	75	25	100	0	0

3.3.1 Water Quality

Water quality assessments were undertaken at six of the 12 waterbodies where water was sufficiently deep for quality to be tested. The remaining six sites were dry and could not be tested.

Salinity (electrical conductivity) data showed that most waterbodies were moderately to highly saline with readings between 0.69 (Waterbody 11) and 21.60 mS/cm (Waterbody 3). There was a notably increase in salinity in most waterbodies that were tested, particularly waterbodies 3 and 4 which is likely due to a decrease in water levels leading to a higher concentration of dissolved salts. Similar results were recorded for total dissolved solids (TDS) (Table 4). Higher salinity levels have the potential to adversely impact frogs and tadpoles and limit vegetation growth (DELWP 2017). Salinity levels at Waterbody 1 which will be used as the primary water source for newly constructed wetlands remain similar to the Year 2 assessment and are within the acceptable range for Growling Grass Frog. Salinity remained relatively consistent in all waterbodies tested between the December 2023 and February 2024 surveys.

All sites with readings taken were moderately alkaline (8.76 – 12.80) and are generally outside of the target values for Growling Grass Frog in accordance with the Habitat Design Standards (DELWP 2017). Similar to salinity, there was a notable increase in pH across all waterbodies which were tested.

Water quality measures were collected in the field using a water quality meter (Horiba U-10). If necessary, more detailed and accurate lab analysis of water quality may be undertaken to confirm the below results.

A summary of the water quality results is provided below in Table 4.

Table 4. Water quality assessment results.

Site	Date	Electrical conductivity (mS/cm)	pH	Total Dissolved Solids (TDS)	Dissolved oxygen (mg/L)	Water Temperature (°C)
Waterbody 1	16/12/2024	6.00	12.80	3.78	10.78	24.76
	12/02/2025	6.27	10.61	3.95	17.33	25.04
Waterbody 2	16/12/2024	8.40	11.09	5.29	10.42	24.11
	12/02/2025	9.86	10.69	6.21	10.21	23.97
Waterbody 3	16/12/2024	10.60	10.63	6.56	7.40	24.71
	12/02/2025	21.60	10.10	13.70	9.49	26.86
Waterbody 4	16/12/2024	18.50	10.26	11.50	5.43	25.34
	12/02/2025	21.30	10.15	12.40	15.79	27.15
Waterbody 5 (Dry)	16/12/2024	-	-	-	-	-
	12/02/2025	-	-	-	-	-
Waterbody 6 (Dry)	16/12/2024	-	-	-	-	-
	12/02/2025	-	-	-	-	-
Waterbody 7 (Dry)	16/12/2024	-	-	-	-	-
	12/02/2025	-	-	-	-	-
Waterbody 8 (Dry)	16/12/2024	-	-	-	-	-
	12/02/2025	-	-	-	-	-
Waterbody 9 (Dry)	16/12/2024	-	-	-	-	-
	12/02/2025	-	-	-	-	-
Waterbody 10 (dry)	16/12/2024	-	-	-	-	-
	12/02/2025	-	-	-	-	-
Waterbody 11	16/12/2024	1.46	9.55	0.93	9.43	24.76
	12/02/2025	0.69	9.59	0.44	3.56	26.81
Waterbody 12	16/12/2024	1.45	9.35	0.93	4.87	24.17
	12/02/2025	0.86	8.76	0.55	3.49	24.32

4 DISCUSSION AND RECOMMENDATIONS

Targeted surveys were conducted at six waterbodies of the 12 waterbodies within the study area. The remainder of the waterbodies were dry at the time of the assessment. The remainder of the study area was traversed on foot to assess any areas of inundation.

Surveys were undertaken on 16 December 2024 and 12 February 2025 in accordance with the EMP and OMP prepared for the site (Ecology Australia Pty Ltd 2018; 2019). 16 individuals were detected during the December 2024 survey and seven individuals during the February 2025 survey.

The study area was considerably drier than the previous year, with low water levels likely impacting breeding success and accounting for fewer Growling Grass Frog observations during the Year 3 monitoring compared to the Year 2 monitoring (Ecology and Heritage Partners Pty Ltd 2024). Additionally, higher salinity and pH levels at key waterbodies has the potential to adversely effect breeding success and survival of the species (DELWP 2017). These changes to water quality results are likely due to lower water levels across the site.

Ongoing annual population and habitat monitoring must be conducted in accordance with the EMP and OMP requirements to assess any impacts associated with proposed development and to ensure habitat conditions within the study area remain suitable for the species. Monitoring will document site occupancy, distribution, population size and any successful breeding sites for Growling Grass Frog. This monitoring program will pertain to permanent and ephemeral waterbodies, Edgars Creek and through the dispersal corridor and will be conducted during the species' active period between September and March once annually (in the active season) for the life of the EMP and OMP.

If monitoring suggests an unexplained decline in the population of Growling Grass Frog at the site (i.e. not as a result of prevailing conditions), adaptive management actions will be reviewed and implemented to improve Growling Grass Frog habitat. The EMP (Ecology Australia Pty Ltd 2018) outlines the following criteria to determine if there has been a significant decline in the local population:

- A decline of $\geq 10\%$ in the number of individuals recorded during summer surveys over three successive years (during the 10-year management period);
- An overall decline of $>25\%$ in annual average number of individuals recorded during summer surveys over a three-year period; and,
- A decline of $>50\%$ in a single year.

It is important to note that these criteria and adaptive management actions come into effect following construction of the new Growling grass Frog wetlands. These monitoring surveys do not form part of the 10-year management period, which will commence following the construction of the habitat corridor and completion of the frog migration phase.

While there has been a decrease in Growling Grass Frog observation during the Year 3 monitoring compared to the Year 2 surveys, the results of the Year 3 monitoring closely align with the Year 1 results (Ecology and Heritage Partners Pty Ltd 2023), indicating that breeding success during the 2023/24 breeding season was unusually high due to higher rainfall through spring and summer, and population numbers within the study area are now returning to similar levels as the Year 1 monitoring results.

It is recommended that survey intensity should be maximised depending upon habitat conditions at a waterbody, and the total number of frogs observed. For example, if a waterbody is dry then it should either be rapidly surveyed or abandoned. Conversely, if a large aggregation of calling males are present at a waterbody, then that site should be surveyed more intensely to maximise the total number observations. Nocturnal surveys should continue to be conducted, where possible, when air temperature is predicted to exceed 16°C.

Based on the results of the December 2024 and February 2025 surveys, no change to the current monitoring schedule is required at this time. The results of the Year 4 monitoring will be important for determining if there is a trend in Growling Grass Frog population levels across the site and will inform future adaptive management if population numbers are observed to be decreasing further.

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FIGURES



Figure 1
Existing waterbodies
215 Cooper Street,
Epping

Legend

- VCAT Corridor Creek Boundary (23/01/17)
- Waterbody

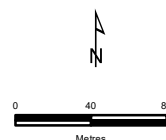




Figure 2
Growing Grass Frog
survey results
 215 Cooper Street,
 Epping

Legend

Study Area

Waterbody

Survey locations

+ Growing Grass Frog records (12/02/2025)

+ Growing Grass Frog records (16/12/2024)



0 5 10
Metres

Map Scale: 1:1,200 @ A4
 Coordinate System:
 GDA 1994 MGA Zone 55

VicMap Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

14592_Fig02_GGF_Survey 25/02/2025 dvaladares