



101 Crest Road, Albion Park (EPBC 2017/8048)
EPBC compliance report

FINAL REPORT

Prepared for Cavi Developments and Partners Pty Ltd

10 May 2021

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- Rebecca Dwyer (assistance in the field).
- Lauren Harley (mapping).

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Glossary

BC Act	<i>NSW Biodiversity Conservation Act 2016</i>
Biosecurity Act	<i>Biosecurity Act 2015</i>
CBD	Central Business District
CEEC	Critically Endangered Ecological Community
DAWE	Department of Agriculture Water and the Environment
DPIE	NSW Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
GIS	Geographic Information System
LGA	Local Government Area
LLS	Local Land Services
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NSW	New South Wales
Referral boundary	Boundary of the EPBC Referral of proposed action (Biosis 2019a, Biosis 2019b) as shown in Appendix 1, Figure 1
study area	Referral boundary on Lot 101 DP1238120 Crest Road in Albion Park, NSW
subject site	The area of impact for the proposed works
VMP	Vegetation Management Plan

1 Introduction

Biosis Pty Ltd was commissioned by Cavi Developments and Partners Pty Ltd (Cavi) to complete a compliance report for a low density residential 72 lot subdivision, including one environmental lot with dwelling provision (the project), located at Lot 101 DP1238120 Crest Road, Albion Park (the study area), in New South Wales (NSW). The subdivision is being developed under development application (DA) consent DA0040-2016 (DEE 2019). This compliance report for the project refers to the referral boundary within the study area (Appendix 1, Figure 1), which aligns with the EPBC Referral (EPBC 2017/8048) of proposed action (Biosis 2019a, Biosis 2019b). The objective of this compliance report is to address the EPBC approval conditions (EPBC 2017/8048) and compliance by Cavi for the period 20 April 2020 to 20 April 2021.

1.1 Project background

The vegetation within the study area consists of one Threatened Ecological Community (TEC) (Tozer et al. 2010), *Illawarra Lowlands Grassy Woodlands of the Sydney Basin Bioregion*, listed as Endangered under the NSW *Biodiversity Conservation Act 2016* (BC Act) and its equivalent, *Illawarra and south coast lowland forest and woodland ecological community* (ILFW), listed as a Critically Endangered Ecological Community (CEEC) under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The EPBC Act applies to developments and associated activities that have the potential to significantly impact on Matters of National Environmental Significance (NES) protected under the Act. Further, clearance and modification of the TEC requires offset obligations as stated in condition 8 of the DA consent (Shellharbour City Council 2019).

EPBC Act approval by the former Department of Environment and Energy (DEE), currently known as Department of Agriculture, Water and Environment (DAWE, here forth the Department), was granted to the former consent holder, Spinitu Pty Ltd (Spinitu) on 20 December 2019 for the project (EPBC 2017/8048). Cavi (ACN 614 341 561) purchased the consent from Spinitu (ACN 003 361 573) on 18 May 2020. The sale included biodiversity conditions outlined in EPBC 2017/8048 (DEE 2019). Cavi transferred the approval obligations from Spinitu via a deed of agreement by both parties on 13 November 2020 (see transfers in Appendix 4), supported by a compliance progress report prepared by Biosis (Biosis 2020) (Appendix 5).

As defined in the compliance progress report (Biosis 2020) (Appendix 5), the action is considered to have commenced 20 April 2020. Practical completion of the IFLW modification in the APZ occurred in March 2021 (Southern Habitat 2021a). Monitoring and reporting under the Vegetation Management Plan (VMP) (Biosis 2017) is to be undertaken for three years following practical completion. Construction is yet to commence.

1.2 Location of the study area

The study area is located approximately 2 kilometres west of Albion Park and approximately 25 kilometres south-west of Wollongong Central Business District. It encompasses 7.97 hectares of private land and the adjacent road reserves, including 7.26 hectares within the referral boundary. It is currently zoned E3 Environmental Management, R2 Low Density Residential and Deferred Matter. The study area is within the:

- Sydney Basin bioregion and Illawarra subregion.
- Lake Illawarra/Port Hacking catchment.
- South East Local Land Services (LLS) region.
- Shellharbour Local Government Area (LGA).

1.3 Description of activities

We refer to EPBC 2017/8048, as the project, Residential Subdivision, Crest Road, Albion Park, NSW, whereby we address EPBC approval conditions and compliance by Cavi for the period 20 April 2020 to 20 April 2021 (Table 1).

Table 1 EPBC approval details

Approval information	Detail
EPBC number	2017/8048
Project name	Residential Subdivision, Crest Road, Albion Park, NSW.
Approval holder and ACN or ABN	Cavi Developments and Partners Pty Ltd (ACN 614 341 561).
The approved action	Residential subdivision of Lot 101 DP1238120 and ancillary infrastructure on Lot 3 DP 1214606, Crest Road, Albion Park, NSW. See EPBC Act referral 2017/8048 and variations of the action approved on 30 November 2017, 4 December 2019 and 16 December 2019.
Location of the project	Lot 101 DP1238120 Crest Road, Albion Park NSW (Appendix 1, Figure 1).
Person accepting responsibility for the report	Jason Cavanagh, Director of Cavi Developments and Partners Pty Ltd, in line with the signed declaration of accuracy (Appendix 3).
Dates for the reporting period of the report	20 April 2020 to 20 April 2021. Note that 20 April 2020 to 23 October 2020 has been addressed previously (Biosis 2020) (Appendix 5), therefore 23 October 2020 to 20 April 2021 is included within the current report.
Date of submission of the report	10 May 2021

Activities undertaken during the period covered by the current report are addressed in the following locations:

- Results (Section 3).
- Compliance progress report (Biosis 2020) (Appendix 5).
- Interim Works Summary Report #1 November 2020 - April 2021 for Lot 73 (Southern Habitat 2021a) and Lot 101 (Southern Habitat 2021b) (Appendix 4).

2 Methods

2.1 Database and literature review

Prior to completing the field investigation, information provided by Cavi as well as other key information was reviewed, including:

- *Lot 101 DP 785139, Crest Rd, Albion Park - BioBanking Assessment* (Biosis 2012).
- Preliminary documentation: Residential development, Lot 101 DP 785139, Crest Road, Albion Park, NSW (Biosis 2019a).
- Referral of proposed action: Lot 101 DP 785139 Crest Road, Albion Park (Biosis 2019b).
- *EPBC compliance progress report for 101 Crest Road, Albion Park* (Biosis 2020) (Appendix 5).
- *Lot 101 DP 785139 Crest Road, Albion Park: Vegetation Management Plan* (Biosis 2017).
- Approval: Residential Subdivision, Crest Road, Albion Park, NSW (EPBC 2017/8048) (DEE 2019).
- Notice of Determination of Development Application 0040/2016: Lot 101 DP785139 Crest Road, Albion Park (Shellharbour City Council 2019).
- *Interim Works Summary Report #1 November 2020 - April 2021: Lot 73, DP 785139, Crest Rd, Albion Park* (Southern Habitat 2021a).
- *Interim Works Summary Report #1 November 2020 - April 2021: Lot 101, DP 785139, Crest Rd, Albion Park* (Southern Habitat 2021b).

The implications for the project were assessed in relation to key biodiversity legislation and policy including:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- *Environmental Planning and Assessment Act 1979* (EP&A Act).
- *Biodiversity Conservation Act 2016* (BC Act).
- *Local Land Services Act 2013* (LLS Act).
- *National Parks and Wildlife Act 1974* (NPW Act).
- *NSW DPI Biosecurity Act 2015* (Biosecurity Act) for Priority listed weeds for the South East Local Land Services (LLS) area.

2.2 Field investigation

A field investigation of the study area was undertaken on 21 April 2021 by Rebecca Dwyer. Vegetation within the study area was surveyed using the random meander technique (Cropper 1993) over one person hours to assess the project compliance against the EPBC approval conditions. Rebecca Dwyer's Curriculum Vitae is included in Appendix 5.

2.2.1 Permits and licences

The assessment was conducted under the terms of Biosis' Scientific Licence issued by the Environment, Energy and Science Group under the *National Parks and Wildlife Act 1974* (SL100758, expiry date 31 March

2021). Fauna survey was conducted under approval TRIM 17.892 from the NSW Animal Care and Ethics Committee (expiry date 31 January 2023).

3 Results

3.1 Approval conditions

The EPBC approval conditions and compliance by Cavi, as well as supporting evidence, is provided in Table 2. With reference to the EPBC approval details and conditions (Table 1, Table 2), the 'action' is defined as:

Residential subdivision of Lot 101 DP1238120 and ancillary infrastructure on Lot 3 DP 1214606, Crest Road, Albion Park, NSW.

Table 2 EPBC approval conditions and compliance

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
Part A – Conditions specific to the action			
1	<i>The approval holder must not clear more than 2.81 hectares of ILFW within the referral boundary shown at Attachment 1 and Attachment 2.</i>	Compliant	<p>A site inspection was carried out by Biosis on 21 April 2021 to map cleared areas. See Appendix 1, Figure 1.</p> <p>A total of 2.67 hectares of ILFW has been cleared within the referral boundary.</p>
2	<i>The approval holder must not clear more than 0.07 hectares of ILFW within the drainage easement at Lot 3 DP 1214606 shown at Attachment 1 and Attachment 2.</i>	Non-compliant	<p>A site inspection was carried out by Biosis on 21 April 2021 to map cleared areas. See Appendix 1, Figure 1.</p> <p>A total of 0.11 hectares of ILFW has been cleared within the drainage easement at Lot 3 DP 1214606. The clearance either side of the drainage easement by Cavi is between 7 and 8 metres wide, compliant with the DA and FFA (Biosis 2016), but contrary to the miscalculated values in the biodiversity conditions (DEE 2019). The approved clearance of ILFW (DEE 2019) totals 2.88 hectares across the main site and drainage easement. The total cleared ILFW is 2.78 hectares, within the total allowable clearance. The Department was provided notification of non-compliance under the initial request on 23 October 2020, including mitigation (Biosis 2020) (Appendix 5).</p> <p>Revegetation, restoration and maintenance of the vegetation will continue over the next three years, using species outlined in Table 4 of the VMP (Biosis 2017).</p>

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
3	<i>The approval holder must not permanently modify more than 1.09 hectares of ILFW in the Asset Protection Zone (APZ) shown at Attachment 1 and Attachment 2.</i>	Compliant	<p>A site inspection was carried out by Biosis on 21 April 2021 to map cleared areas. See Appendix 1, Figure 1 and Appendix 2, Photo 1.</p> <p>A total of 1.09 hectares of ILFW understorey has been slashed (modified) in the Environmental Management – Inner and Outer APZ.</p> <p>Actions under the VMP (Biosis 2017) commenced 15 October 2020. Activities are still performed in the APZ modification area.</p>
4	<i>To compensate for the clearance of 2.88 ha of ILFW and permanent modification of 1.09 ha of ILFW, the approval holder must, prior to the commencement of the action:</i>		
4a	<i>Retire 52 like-for-like credits for ILFW under BioBanking; or</i>	Compliant	The required 52 BioBanking credits The required like-for-like credits were purchased on 24 January 2020 and retired on 30 April 2020 (Biosis 2020) (Appendix 5).
4b	<i>Retire the equivalent of 52 like-for-like credits for ILFW under the Biodiversity Conservation Act 2016 (NSW), as converted by DPIE in a statement of assessment of reasonable equivalence of biodiversity credits. A copy of the statement of assessment of reasonable equivalence of biodiversity credits must be provided to the Department before the like-for-like credits are retired; or</i>	-	N/A – See 4a.
4c	<i>Fund a Biodiversity Conservation Action for ILFW under the Biodiversity Conservation Act 2016 (NSW) in accordance with the Biodiversity Conservation Regulation 6.2(2)(c) (NSW), which has been approved by DPIE. The variation rules under the Biodiversity Conservation Regulation 2017 (section 6.4) NSW must not be applied. Offset obligations for ILFW under the EPBC Act must not be discharged through payment into the Biodiversity Conservation Fund (NSW) unless the Minister approves this in writing.</i>	-	N/A – See 4a.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
5	<i>Prior to the commencement of the action, the approval holder must provide the Department with evidence that like-for-like credits have been retired and what mechanism was used to retire the like-for-like credits.</i>	Non-compliant	<p>The required like-for-like credits were purchased 24 January 2020 prior to commencement of the action (20 April 2020) and retired 30 April 2020, following commencement of the action.</p> <p>The credit retirement form was submitted on 23 March 2020 however the biobanking team had delays in processing the request. See emails in Appendix 4.</p> <p>Credits were secured through Biobanking as reported in the EPBC compliance progress report (Biosis 2020) (Appendix 5).</p> <p>This condition has been met but the credits were not retired prior to commencement of the action. The Department is provided this report as notification of non-compliance. Avoidance of recurrence is not possible as the condition is complete.</p>
6	<i>If Condition 4 is unable to be met, the approval holder must, no later than 8 months prior to the commencement of the action, submit an Offset Management Plan for approval by the Minister. The Offset Management Plan must be prepared by a suitably qualified person in accordance with the EPBC Act Environmental Offsets Policy. The approval holder must not commence the action until the Offset Management Plan has been approved in writing by the Minister. The Offset Management Plan must include:</i>	-	N/A – Condition 4 has been met.
6a	<i>A description and map (including shapefiles) to clearly define the location and boundaries of the offset area.</i>	-	N/A – Condition 4 has been met.
6b	<i>A discussion of how the offset and the Offset Management Plan address the principles of the EPBC Act Environmental Offsets Policy.</i>	-	N/A – Condition 4 has been met.
6c	<i>Details and a quantitative analysis of the baseline vegetation condition and habitat quality in the offset area prior to management.</i>	-	N/A – Condition 4 has been met.
6d	<i>Comprehensive baseline data on weeds, feral animals and other threats to ILFW present in the offset area.</i>	-	N/A – Condition 4 has been met.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
6e	<i>A description of the management measures (including timing, frequency and duration) that will be implemented in the offset area to improve the quality of ILFW in the offset area; including:</i>	-	-
6ei	<i>Prevention of clearing and alternate land use.</i>	-	N/A – Condition 4 has been met.
6eii	<i>Removal and exclusion of livestock.</i>	-	N/A – Condition 4 has been met.
6eiii	<i>Weed and feral animal management.</i>	-	N/A – Condition 4 has been met.
6f	<i>A discussion of how proposed management measures take into account any relevant Conservation Advice, Threat Abatement Plans and Recovery Plans.</i>	-	N/A – Condition 4 has been met.
6g	<i>A description and analysis of the potential risks to the successful implementation of the offset area, and contingency measures that will be implemented to mitigate against these risks.</i>	-	N/A – Condition 4 has been met.
6h	<i>Time-bound completion criteria and performance targets for evaluating the effectiveness of the implementation of the Offset Management Plan.</i>	-	N/A – Condition 4 has been met.
6i	<i>Triggers for when corrective actions are required and timeframes for implementing corrective actions.</i>	-	N/A – Condition 4 has been met.
6j	<i>A program to monitor, report on the review the effectiveness of the Offset Management Plan.</i>	-	N/A – Condition 4 has been met.
7	<i>If the Minister approves the ILFW Offset Management Plan, the approved ILFW Offset Management Plan must be implemented prior to commencement of the action and for the duration of this approval.</i>	-	N/A – Condition 4 has been met, which negates condition 6 and subsequently condition 7.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
8	<i>Offsets must be implemented and managed for conservation purposes prior to commencement of the action and for at least the duration of this approval.</i>	Non-compliant	<p>The required 52 BioBanking credits have been purchased and retired (Biosis 2020) (Appendix 5). The required like-for-like credits were purchased 24 January 2020 prior to commencement of the action (20 April 2020) and retired 30 April 2020, following commencement of the action.</p> <p>The credit retirement form was submitted on 23 March 2020 however the biobanking team had delays in processing the request. See emails in Appendix 4.</p> <p>This condition has been met but the offsets were not implemented prior to commencement of the action. The Department is provided this report as notification of non-compliance. Avoidance of recurrence is not possible as the transfer is complete.</p>
9	<i>Prior to the commencement of the action, the approval holder must provide the Department with shapefiles of the final areas of ILFW to be cleared and thinned within the referral boundary and shapefiles of the offset areas if Condition 4 is implemented.</i>	Compliant	Biosis provided mapping in the form of shapefiles with the EPBC referral EPBC 2017/8048.

Part B – Standard administrative conditions

10	<i>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.</i>	Compliant	<p>Prior non-compliance was reported to the Department in October 2020 (Biosis 2020) (Appendix 5). There are no further non-compliance issues for this condition within the current reporting period. Recurrence has been avoided by incorporating notification requirement reminders into fortnightly duty schedule.</p>
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Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
11	<i>The approval holder must maintain accurate and complete compliance records.</i>	Compliant	Prior non-compliance issues were regarding this condition were reported to the Department on 23 October 2020 (Biosis 2020) (Appendix 5). There are no further non-compliance issues for this condition within the current reporting period. Records are maintained by the Project Manager of Cavi. Recurrence has been avoided by incorporating maintenance of compliance records into fortnightly duty schedule.
12	<i>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.</i>	Compliant	The current report is being prepared within the specified timeframe.
13	<i>The approval holder must:</i>		
13a	<i>Submit plans electronically to the Department for approval by the Minister.</i>	Compliant	Biosis provided mapping in the form of shapefiles with the EPBC referral EPBC 2017/8048.
13b	<i>Publish each plan on the website within 20 business days of the date the plan is approved by the Minister, unless otherwise agreed to in writing by the Minister.</i>	Compliant	Cavi did not have a website so the EPBC referral EPBC 2017/8048 was published on Biosis' website.
13c	<i>Exclude or redact sensitive ecological data from plans published on the website or provided to a member of the public.</i>	Compliant	Compliant as sensitive ecological data was redacted from published documents.
13d	<i>Keep plans published on the website until the end date of this approval.</i>	Compliant	Cavi did not have a website so the EPBC referral EPBC 2017/8048 was published on Biosis' website.
14	<i>The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under Condition 4 of this approval, 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 plans.</i>	Compliant	Monitoring data obtained by Biosis 19 October 2020 (Biosis 2020) (Appendix 5) and 21 April 2021 (12 months). Further monitoring following major milestones, as well as at 24 months (20 April 2022), will be arranged by the Project Manager of Cavi, and will be conducted by an independent auditor. All monitoring data will be provided to the Department.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
15	<i>The approval holder may apply to the Minister for a variation to the management plan approved by the Minister under Condition 6, 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 the revised management plan (RMP) then, from the date specified, the approval holder must implement the RMP in place of the previous management plan.</i>	-	N/A – Condition 4 has been met, negating the need to meet condition 6.
16	<i>The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or otherwise in accordance with an annual date that has been agreed to in writing by the Minister. The approval holder must:</i>	Compliant	The action commenced 20 April 2020. Annual compliance report required in April 2021, as reported herein.
16a	<i>Publish each compliance report on the website within 60 business days following the relevant 12 month period.</i>	Action Pending	The current report is yet to be published on the website. Cavi to comply following approval of the report by the Department.
16b	<i>Notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report within five business days of the date of publication, and provide a link to the location of the published report.</i>	Action Pending	The current report is yet to be published on the website. Cavi to comply following approval of the report by the Department.
16c	<i>Keep all compliance reports publicly available on the website until this approval expires.</i>	Action Pending	The current report is yet to be published on the website. Cavi to comply following approval of the report by the Department.
16d	<i>Exclude or redact sensitive ecological data from compliance reports published on the website.</i>	Action Pending	The current report is yet to be published on the website. Cavi to comply following approval of the report by the Department.
16e	<i>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.</i>	Action Pending	The current report is yet to be published on the website. Cavi to comply following approval of the report by the Department.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
17	<i>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:</i>	Compliant	The Department was provided notification of prior non-compliance on 23 October 2020 (Biosis 2020) (Appendix 5). This report is provided as notification of non-compliance.
17a	<i>Any condition which is or may be in breach.</i>	Compliant	Biodiversity conditions outlined in EPBC 2017/8048 are addressed individually herein.
17b	<i>A short description of the incident and/or non-compliance.</i>	Compliant	Compliance matters are addressed in their relevant sections herein.
17c	<i>The location (including co-ordinates), date, and time of the incident and/or non-compliance.</i>	Compliant	Compliance matters are addressed in their relevant sections herein and relate to either administrative tasks or referring to 101 Crest Road, Albion Park.
18	<i>The approval holder must provide to the Department the details of any incident or noncompliance 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:</i>	Compliant	The Department was provided notification of prior non-compliance on 23 October 2020 (Biosis 2020) (Appendix 5). This report is provided as notification of non-compliance.
18a	<i>Any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future.</i>	Compliant	Corrective actions (if relevant) are detailed in the relevant sections of this report.
18b	<i>The potential impacts of the incident or non-compliance.</i>	Compliant	Impacts (if relevant) are detailed in the relevant sections of this report.
18c	<i>The method and timing of any remedial action that will be undertaken by the approval holder.</i>	Compliant	Remedial actions (if relevant) are detailed in the relevant sections of this report.
19	<i>The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.</i>	Compliant	An audit of compliance was conducted by Biosis on: <ul style="list-style-type: none"> 19 October 2020 21 April 2021 The audit of compliance is reported herein.

Condition number / reference	Condition	Is the project compliant with this condition?	Evidence / comments
20	<i>For each independent audit, the approval holder must:</i>		
20a	<i>Provide the name and qualifications of the independent auditor and the draft audit criteria to the Department.</i>	Compliant	Compliance is reported herein. The name and qualifications of the independent auditor is shown in Appendix 5. Compliance audit criteria provided by the Department as biodiversity conditions in EPBC 2017/8048.
20b	<i>Only commence the independent audit once the audit criteria have been approved in writing by the Department.</i>	Compliant	Compliance audit criteria referred to in letter to Cavi dated 9 September 2020 and biodiversity conditions of EPBC 2017/8048.
20c	<i>Submit an audit report to the Department within the timeframe specified in the approved audit criteria. 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.</i>	Compliant	Compliance report provided herein will be submitted to the Department on time. Publication on a website pending approval of the audit report by the Department.
21	<i>Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.</i>	Action Pending	Approval conditions refer to the development footprint, as well as APZ modification of the CEEC (Appendix 1, Figure 1). Practical completion of the IFLW modification in the APZ occurred in March 2021 (Southern Habitat 2021a). Monitoring and reporting under the VMP (Biosis 2017) is to be undertaken for three years following practical completion. The Department was provided notification of completion of modification works on 3 May 2021 (Appendix 4). Cavi sought clarification from the Department on 3 May 2021 (Appendix 4) regarding definition of completion of the action and are awaiting a response. The compliance status for this condition is subject to Department response and further clarification.

3.2 Environmental risks

Environmental risks were observed within the study area (Appendix 1, Figure 1) within this first compliance reporting period, which included:

- Weed extent in the drainage easement was noted to be less than 5 % cover, however there are some small scattered areas of weed regrowth occurring. Large weed patch of Madeira Vine *Anredera cordifolia*, Cobblers Pegs *Bidens pilosa* and Lantana *Lantana camara* is still on site (Appendix 2, Photo 2).
- One pile of logs was recorded (Appendix 2, Photo 3).
- Three mulch piles remain in the site (Appendix 2, Photo 4).
- Two signs have been dumped inside the gate (Appendix 2, Photo 5).
- One sediment drain needs repairing (Appendix 2, Photo 6).

Dumped and stockpiled materials may be hampering regeneration efforts and should be addressed to prevent further impact. Cavi will commit to address the environmental risks (outlined above) in line with the VMP (Biosis 2017) according to recommendations outlined in Section 4 below.

3.3 Other information

Other items to note within the study area include (Appendix 1, Figure 1 and Appendix 4):

- The nest-boxes were installed in November 2020 and are functioning well (Appendix 2, Photo 7) (Southern Habitat 2021a, Southern Habitat 2021b).
- White-flowered Wax Plant *Cynanchum elegans* specimens located during the field investigation were inspected, and are noted to be in healthy condition (Appendix 1, Figure 1; Appendix 2, Photo 8) (Southern Habitat 2021a, Southern Habitat 2021b).
- The shrubs are caged and revegetation plantings in the drainage easement are healthy and showing growth and resilience (Appendix 2, Photo 9) with greater than 90 % survivorship (Southern Habitat 2021a, Southern Habitat 2021b).

4 Conclusion and recommendations

This compliance report has been prepared to address the EPBC approval conditions (EPBC 2017/8048) and compliance by Cavi for the period 20 April 2020 to 20 April 2021.

There were no compliance issues raised during the current reporting period, however there are matters where action is pending or an outcome from the Department is being sought (Table 2).

The following recommendations (Table 3) have been made with scope to further address the EPBC compliance conditions.

Table 3 EPBC compliance recommendations

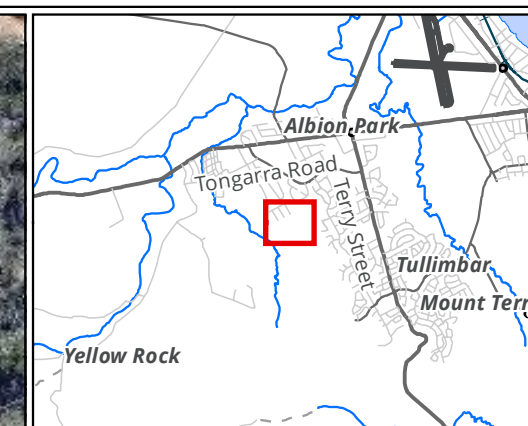
Item	Recommendations
ILFW clearance (condition 2)	<ul style="list-style-type: none"> Cavi to continue to regenerate the drainage easement, as per mitigation measures stated in the EPBC compliance progress report (Biosis 2020) (Appendix 5).
Timing of credit retirement (condition 5 and 8)	<ul style="list-style-type: none"> The current report is to be provided to the Department as notification of non-compliance.
Compliance report publication (condition 16a-16e)	<ul style="list-style-type: none"> The current report is yet to be published on a website. Cavi to comply following approval of the report by the Department.
Definition of the action (condition 21)	<ul style="list-style-type: none"> Cavi to provide Biosis clarification from the Department regarding definition of completion of the action to include in further reports and update compliance for condition 21.
Dumped signs	<ul style="list-style-type: none"> Dumped signs to be disposed of to prevent impact.
Stockpiled mulch and logs	<ul style="list-style-type: none"> Three stockpiles to be moved away from the regenerating areas to prevent impact.
Weed treatment	<ul style="list-style-type: none"> Continue management of NSW Priority and environmental weed species throughout the study area.
Sediment drain	<ul style="list-style-type: none"> Sediment drain to be repaired.

References

- Biosis 2012. *Lot 101 DP 785139, Crest Road, Albion Park - Biobanking Assessment*, Report for Martin Morris and Jones on behalf of Spinitu Pty Ltd. Authors: B Morrissey, N Garvey, Biosis Pty Ltd, Wollongong. Project no. 15634.
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- Southern Habitat 2021a. *Interim Works Summary Report #1 November 2020 - April 2021: Lot 73, DP 785139, Crest Rd, Albion Park*, Report prepared for CAVI Developments Pty Ltd. Gilbert, M., Windsor, J. Southern Habitat.
- Southern Habitat 2021b. *Interim Works Summary Report #1 November 2020 - April 2021: Lot 101, DP 785139, Crest Rd, Albion Park*, Report prepared for CAVI Developments Pty Ltd. Gilbert, M., Windsor, J. Southern Habitat.
- Tozer M, Turner K, Keith D, Tindall D, Pennay C, Simpson C, MacKenzie B, & Beukers P 2010. 'Native Vegetation of Southeast NSW: A Revised Classification and Map for the Coast and Eastern Tablelands', *Cunninghamia*, 11: 359–406.

Appendices

Appendix 1 Figures



Legend

- Study area
- Cleared area
- Modified area
- Referral boundary
- Development - Drainage easement
- *Cynanchum elegans*
- + Nest boxes
- ◆ Dumped signs
- Log pile
- ★ Mulch piles
- Hollow-bearing tree
- ⊕ Sediment drain in need of repair

Weed mapping points

- ▲ Madeira Vine

Zone

- Impact - APZ modification CEEC
- Impact - removal CEEC

Vegetation communities

- Illawarra Lowlands Grassy
- Woodlands EPBC Act (moderate condition class)
- Scattered trees

Figure 1 Vegetation clearance and ecological features of the study area

0 10 20 30 40 50
Metres

Scale: 1:2,000 @ A3
Coordinate System: GDA 1994 MGA Zone 56



Matter: 35100,
Date: 30 April 2021,
Checked by: CH, Drawn by: LH, Last edited by: lharley
Location: P:\35100s\35100\Mapping\35100_F1_EcoFeatures.mxd

Appendix 2 Photos



Photo 1 Modified ILFW in Lot 73 Crest Road



Photo 2 Weeds in Lot 73 Crest Road



Photo 3 Dumped logs in Lot 73 Crest Road



Photo 4 Mulch pile in Lot 73 Crest Road



Photo 5 Dumped signs in Lot 73 Crest Road



Photo 6 Sediment drain in need of repair in Lot 101 Crest Road



Photo 7 Nest-box in Lot 73 Crest Road



Photo 8 White-flowered Wax Plant in Lot 73 Crest Road



**Photo 9 Drainage easement and
regeneration in Lot 101 Crest Road**

Appendix 3 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)

Jason Cavanagh

Position (please print)

Director

Organisation

Cavi Developments and Partners Pty

(please print including ABN/ACN if applicable)

Ltd ACN 614 341 561

Date

10/05/2021

Signature redacted.

Please contact Biosis or Cavi if you are seeking access to a signed copy of this report.

Appendix 4 Supporting documents

Supporting documents referred to in the document are attached and include:

- Residential Subdivision, Crest Road, Albion Park, NSW (EPBC 2017/8048) - Transfer of EPBC Act approval.
- Crest Road, Albion Park Interim Works Summary Report #1 November 2020 - April 2021 (Southern Habitat 2021a, Southern Habitat 2021b).
- Application to retire biodiversity credits (credit owner ID 685).
- EPBC 20178048 Lot 101 DP 1238120 Crest Road Albion Park NSW 2527 Completion of the Action (Condition 21).

Select supporting documents have been redacted from this published version. Please contact Biosis or Cavi if you are seeking access to relevant appendices.

Residential Subdivision, Crest Road, Albion Park, NSW (EPBC 2017/8048) - Transfer of EPBC Act approval

Select supporting documents have been redacted from this published version. Please contact Biosis or Cavi if you are seeking access to relevant appendices.

Crest Road, Albion Park Interim Works Summary Report #1 November 2020 - April 2021



Interim Works Summary Report #1

Period: November 2020 - April 2021

Site: Crest Road, Albion Park

LOCATION:	Lot 73, DP 785139, Crest Rd, Albion Park
CLIENT:	Cavi Developments
REPORT DATE:	16 th April 2021
PREPARED BY:	Melissa Gilbert and Jay Windsor
PREPARED FOR:	Shellharbour City Council (SCC)

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1. INTRODUCTION

The following report offers a summary of works conducted by Southern Habitat (NSW) Pty Ltd at Lot 73, DP 785139 Crest Road, Albion Park, from November 2020 to April 2021. This includes weed control, planting, and maintenance works carried out during this time.

Specifically, this interim report aims to provide an up-to-date summary of the following:

- Changing condition of resident vegetation since the commencement of restoration works.
- Restoration work activities, including a brief overview of restoration techniques and weed treatments employed on site.
- A breakdown of the number of hours used for site restoration.
- Establishment and health of installed plant material, if occurred.

This interim report covers the first block of 6-monthly maintenance, November 2020 – April 2021. The following dates apply to future reporting:

- Interim Reporting Period #2: May 2021 – October 2021
- Interim Reporting Period #3: November 2021 – April 2022
- Interim Reporting Period #4: May 2022 – October 2022
- Interim Reporting Period #5: November 2022 – April 2023
- Final Reporting Period #6: May 2023 – November 2023

2. PERFORMANCE CRITERIA

The Vegetation Management Plan (VMP) written by Biosis (2017) provides a set of performance criteria that must be addressed by the current restoration works and subsequent interim reports. These performance criteria (Biosis, 2017), as follows, represent both qualitative and quantitative measures to ensure the protection, enhancement and rehabilitation of site vegetation.

Management Zone 1 (MZ1) – Inner APZ (Figure 1):

- Canopy to be reduced via tree removal, if required, and maintained to maximum canopy coverage of 15%.
- Lower branches of retained trees to be removed to a height of 2m and should not form a direct canopy linkage.
- Hollow bearing trees will be retained.

- Removal of all fine fuels annually and maintenance of a low and green groundcover.
- Control of noxious and environmental weeds.

Management Zone 2 (MZ2) – Outer APZ (Figure 1):

- Canopy to be reduced through removal of trees, if required, and maintained to maximum canopy coverage of 30%.
- Lower branches of retained trees to be removed to a height of 2m and should not form a direct canopy linkage.
- Hollow bearing trees will be retained.
- Removal of all fine fuels annually and maintenance of a shrub cover of less than 20 per cent of the area.
- Control of noxious and environmental weeds.

Management Zone 3 (MZ3) – Retained Native Vegetation (Figure 1):

- Retain – Retain remnant indigenous vegetation. Conserving existing native vegetation should be the highest priority.
- Regenerate – where bushland remains but is degraded, regeneration should be the primary objective.
- Revegetate – where there is no regeneration potential, revegetation is then an option.
- Installation of fencing to separate MZ3 from the APZ (MZ1 & MZ2).

Threatened Species Monitoring (Across all Zones):

- Annual monitoring of threatened flora species (*Cynanchum elegans*) including photo monitoring, stem count and GPS locations.



Figure 1 – Management Zones (Biosis, 2017).

3. SUMMARY OF ALLOCATED WORKS AND HOURS

Table 1 – Summary of works and allocated hours for each month.

Month	Hours	Activities
November 2020	248	<ul style="list-style-type: none"> • Monitoring of all installed nest boxes on site (see Section 6). • Primary weed control through MZ3. • Cut and paint targeting <i>Lantana camara</i> through eastern edge of site. • Isolation of native species in prep for Tritter works. Search for <i>Cynanchum</i> prior to tritter asnd mark-out to delineate exclusion zones. • Commenced clearance of rocks and debris from MZ1 to allow for future slashing activities. • Rocks gathered from area and placed into MZ3 as habitat and for future use as erosion control. • Tree clearance throughout MZ1 and MZ2 to comply with APZ specifications. All mulch material retained on-site. • Rubbish and green waste piled for collection.
December 2020	72	<ul style="list-style-type: none"> • <i>Cynanchum</i> monitoring throughout site. • Targeted herbicide spray to MZ1 and MZ2 to reduce weed flourish and prepare for slashing. • Slashed MZ1 and 2 areas.

Month	Hours	Activities
January 2021	68	<ul style="list-style-type: none"> Continued primary weed control throughout MZ3.
February 2021	106	<ul style="list-style-type: none"> Pick through MZ2 removing low lying surface rocks in prep for slashing. Rocks loaded into bobcat bucket and piled out of slashing area for future use in erosion control. GPS location of <i>Cynanchum</i> through MZ3 and beginning of monitoring requirements (see Section 7). Stem counts and photo points for identified locations of <i>Cynanchum elegans</i>. Primary works through MZ2, cut and paint targeting <i>Lantana camara</i> and <i>Senna pendula</i> through buffer zone around existing <i>Cynanchum elegans</i>.
March 2021	104	<ul style="list-style-type: none"> Primary weed control through MZ2. Cut and paint targeting <i>Lantana camara</i> and <i>Senna pendula</i> through <i>Cynanchum</i> buffer zone. All weeds treated by hand due to proximity of <i>Cynanchum elegans</i> through zone. Completed delineation of areas available for tritter works in prep for commencement later this week. Tritter and fence removal through southern edge of MZ2 targeting <i>Lantana camara</i>. Fence removal through area and all fence material stacked on site ready for pickup. Primary works through Buffer zone adjacent to MZ1. Cut and paint targeting <i>Lantana camara</i> and <i>Senna pendula</i> through <i>Cynanchum</i> buffer zone.

Month	Hours	Activities
April 2021	68	<ul style="list-style-type: none"> Completed isolation of <i>Cynanchum</i> through MZ2 Buffer zone, remainder of zone ready for treatment. Cut and paint targeting <i>Lantana camara</i> and <i>Senna pendula</i>. Commenced treatment of located areas of <i>Cynanchum</i> through MZ3 in readiness for monitoring with stem counts and photos. Cut and paint targeting <i>Lantana camara</i> and <i>Senna pendula</i>, hand removal targeting <i>Araujia sericifera</i> (Moth Vine) and <i>Delairea odorata</i> (Cape Ivy). Progress photos taken.

4. PERFORMANCE ANALYSIS

As per the Performance Criteria provided in Section 2, we consider the following has been met or whether works is ongoing. In addition, these criteria have been aligned with the Tasks set by Biosis in Table 3 of their Vegetation Management Plan (2017), to provide additional clarification and evidence of criteria completion.

Management Zone 1 (MZ1)

Performance Criteria	Met or Ongoing	Future Actions or Comments	Task Alignment & Completion Record (Table 3 - Biosis, 2017)
Canopy to be reduced via tree removal and maintained to a maximum canopy coverage of 15%.	Met	Tree removal has resulted in a canopy cover of <15%. Tree growth will be monitored throughout the 36-month maintenance period to ensure this is maintained.	Task 3 Point 1 – Completed.
Lower branches of retained trees to be removed to a height of 2m and should not form a direct canopy linkage.	Ongoing	Trees remaining will be under pruned regularly throughout the 36-month maintenance period to ensure no direct canopy linkage occurs.	Task 3 Point 3 – Ongoing.
Hollow bearing trees will be retained.	Met	Hollow bearing trees have been retained.	Task 3 Point 1 – Completed.

Removal of all fine fuels annually and maintenance of a low and green groundcover.	Ongoing	Removal of rocks, fine fuels and maintenance of groundcover will continue to occur throughout the 36-month maintenance period.	Task 3 Point 2 – Ongoing. Task 3 Point 3 – Ongoing. Task 3 Point 4 – Ongoing.
Control of noxious and environmental weeds.	Ongoing	Weed control will continue to occur throughout the 36-month maintenance period.	Task 2 – Completed. Task 4 – Ongoing.

Management Zone 2 (MZ2)

Performance Criteria	Met or Ongoing	Future Actions or Comments	Task Alignment & Completion Record (Table 3 - Biosis, 2017)
Canopy to be reduced via tree removal and maintained to a maximum canopy coverage of 30%.	Met	Tree removal has resulted in a canopy cover of <30%. Tree growth will be monitored throughout the 36-month maintenance period to ensure this is maintained.	Task 3 Point 1 – Completed.
Lower branches of retained trees to be removed to a	Ongoing	Trees remaining will be under pruned regularly throughout the 36-month maintenance period to ensure no direct canopy linkage occurs.	Task 3 Point 4 – Ongoing.

height of 2m and should not form a direct canopy linkage.			
Hollow bearing trees will be retained.	Met	Hollow bearing trees have been retained.	Task 3 Point 1 – Completed.
Removal of all fine fuels annually and maintenance of a shrub cover of less than 20% of the area.	Ongoing	Removal of rocks, fine fuels and maintenance of groundcover will continue to occur throughout the 36-month maintenance period.	Task 3 Point 2 – Ongoing. Task 3 Point 4 – Ongoing. Task 3 Point 5 – Ongoing.
Control of noxious and environmental weeds.	Ongoing	Weed control will continue to occur throughout the 36-month maintenance period.	Task 2 – Completed. Task 7 – Ongoing.

Management Zone 3 (MZ3)

Performance Criteria	Met or Ongoing	Future Actions or Comments	Task Alignment & Completion Record (Table 3 - Biosis, 2017)
Retain remnant indigenous vegetation.	Met	Remnant indigenous vegetation has been retained.	N/A (no task number assigned).
Regeneration works.	Ongoing	Weed control will continue to occur throughout the 36-month maintenance period.	Task 2 & 6 – Ongoing.

		Habitat will be embellished by transferring cut stumps and branches to MZ3 for additional habitat.	Task 4 – Ongoing.
Hollow bearing trees will be retained.	Met	Hollow bearing trees have been retained.	N/A (no task number assigned).
If required, revegetation in areas where there is no regeneration potential.	Ongoing	Revegetation works have yet to be completed.	Task 5 – Ongoing.

Threatened Species Monitoring (Across all Zones)

Performance Criteria	Met or Ongoing	Future Actions or Comments	Task Alignment & Completion Record (Table 3 - Biosis, 2017)
Annual monitoring of threatened flora species (<i>Cynanchum elegans</i>) including photo monitoring, stem count and GPS locations (see Section 7).	Met	Location of <i>Cynanchum elegans</i> established.	MZ2 Task 1b – Completed. MZ2 Task 3 Point 3 – Completed. MZ3 Task 1b – Completed.
	Ongoing	Annual monitoring of threatened flora species will occur for the duration of the 36-month maintenance period.	MZ3 Additional Task – Ongoing.

Additional Tasks (not specified in Performance Criteria)

Performance Criteria	Met or Ongoing	Future Actions or Comments	Task Alignment & Completion Record (Table 3 - Biosis, 2017)
Establishment of monitoring points.	Met	Photo Monitoring Points Established.	MZ1 Task 1 – Completed. MZ2 Task 1a – Completed. MZ3 Task 1a – Completed.
Installation of Fencing	Ongoing	Fencing has yet to be installed.	MZ2 Task 8 – Ongoing. MZ3 Task 7 – Ongoing.
Erosion Control	Ongoing	Erosion control across all management zones will occur continuously throughout the 36-month maintenance period.	MZ2 Task 5 – Ongoing. MZ3 Task 3 – Ongoing.
Revegetation Works	Ongoing	Revegetation works have yet to be completed.	MZ2 Task 6 – Ongoing.
Habitat Nest Box Monitoring (see Section 6)	Ongoing	Nest boxes will be monitored bi-annually for the duration of the 36-month maintenance period.	MZ3 Additional Task – Ongoing.

5. PHOTO ANALYSIS

The following photos provide qualitative analysis for vegetation conditions as a result of restoration works conducted throughout the period of November 2020 to April 2021, with original pre-development photos from October 2020 for comparison.



Photo 1 (October 2020)



Photo 1 (April 2021)



Photo 2 (October 2020)



Photo 2 (April 2021)



Photo 3 (October 2020)



Photo 3 (April 2021)



Photo 4 (October 2020)



Photo 4 (April 2021)



Photo 5 (October 2020)



Photo 5 (April 2021)



Photo 6 (October 2020)



Photo 6 (April 2021)



Photo 7 (October 2020)



Photo 7 (April 2021)

6. HABITAT NEST BOX INFORMATION

The following information was recorded, and observations were made in November 2020. The next habitat nest box observations are due to occur in May 2021 (which will be reported in Interim Reporting Period #2).

Latitude	Longitude	NS1: ELE	NS1: Number (Figure 2)	NS1: CMT	NS1: SYM	Observation (11/11/20)
-34.49408	150.757646	123.631668	167	Crest bat box	Flag, Blue	No evidence of occupation.
-34.581123	150.766766	122.082771	168	Crest small opening box	Flag, Blue	No evidence of occupation. Readjustment required.
-34.581123	150.766708	126.962723	169	Crest bat box	Flag, Blue	No evidence of occupation.
-34.581859	150.767591	129.621964	170	Crest bat box	Flag, Blue	No evidence of occupation.
-34.581859	150.767909	128.772873	171	Crest medium opening box	Flag, Blue	Evidence of bush rats occupying box.
-34.581698	150.767863	128.278351	172	Crest bat box	Flag, Blue	No evidence of occupation

-34.581671	150.767862	127.41993	173	Crest medium opening box	Flag, Blue	No evidence of occupation, marking on opening to box
-34.58152	150.768141	127.867798	174	Crest bat box	Flag, Blue	No evidence of occupation, spiders observed.
-34.58152	150.768141	122.866547	175	Crest medium opening box	Flag, Blue	No evidence of occupation, nil scratching on opening.
-34.580685	150.766178	100.995407	176	Crest medium opening box	Flag, Blue	Minor scratching's on opening to box, no evidence of occupation.
-34.580514	150.76714	102.926865	177	Crest bat box	Flag, Blue	No evidence of occupation, spiders observed.
-34.580189	150.767348	110.270119	178	Crest bat box	Flag, Blue	No evidence of occupation.
-34.580586	150.767063	107.256302	179	Crest bat box	Flag, Blue	No evidence of occupation.
-34.580641	150.76704	103.244102	180	Crest bat box	Flag, Blue	No evidence of occupation, spiders observed.



Figure 2 – GPS location of habitat nest boxes taken in November 2020 (Southern Habitat, 2020).



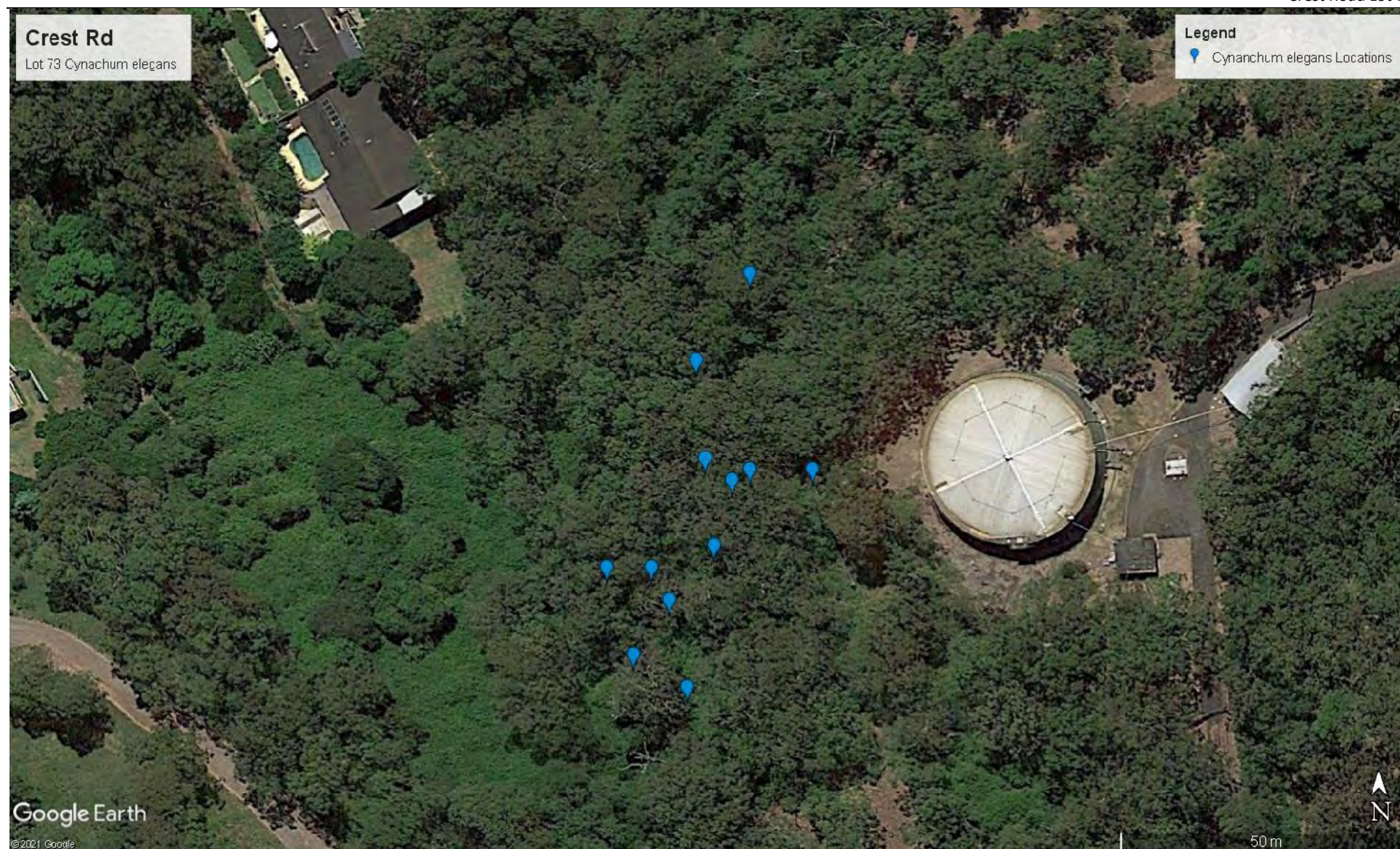


Figure 4 – Updated map showing location of additional threatened flora, *Cynanchum elegans* in MZ3 (Southern Habitat, 2021).

8. CONCLUSION

Overall, maintenance works including the implementation of a weed control program has improved environmental conditions throughout Lot 73, while adhering to APZ requirements.

We recommend continued weed management control measures be implemented throughout the area and for the duration of the three-year maintenance program, to ensure continued development of a fully structured planting composition. Completion of each task, as specified by Biosis (2017), will be addressed in each future interim report.

9. REFERENCES

Biosis. (2017). Lot 101 DP 785139 Crest Road, Albion Park: Vegetation Management Plan. Version 3. Report for Martin Morris and Jones. Author: M Misdale, Biosis Pty Ltd, Wollongong. Project no. 18852.



Interim Works Summary Report #1

Period: November 2020 - April 2021

Site: Crest Road, Albion Park

LOCATION:	Lot 101, DP 785139, Crest Rd, Albion Park
CLIENT:	Cavi Developments
REPORT DATE:	16 th April 2021
PREPARED BY:	Melissa Gilbert and Jay Windsor
PREPARED FOR:	Shellharbour City Council (SCC)

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1. INTRODUCTION

The following report offers a summary of works conducted by Southern Habitat (NSW) Pty Ltd at Lot 101, DP 785139 Crest Road, Albion Park, from November 2020 to April 2021. This includes weed control, planting, and maintenance works carried out during this time.

Specifically, this interim report aims to provide an up-to-date summary of the following:

- Changing condition of resident vegetation since the commencement of restoration works.
- Restoration work activities, including a brief overview of restoration techniques and weed treatments employed on site.
- A breakdown of the number of hours used for site restoration.
- Establishment and health of installed plant material, if occurred.

This interim report covers the first block of 6-monthly maintenance, November 2020 – April 2021. The following dates apply to future reporting:

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- Interim Reporting Period #4: May 2022 – October 2022
- Interim Reporting Period #5: November 2022 – April 2023
- Final Reporting Period #6: May 2023 – November 2023

2. PERFORMANCE CRITERIA

The Vegetation Management Plan (VMP) provides a brief set of performance criteria that must be addressed by the current restoration works and subsequent interim reports. These performance criteria represent both qualitative and quantitative measures to ensure the protection, enhancement and rehabilitation of site vegetation:

- The 95% eradication of all identified keystone weeds within the subject area.
- The 90% survivorship of revegetation.
- The site will be monitored, and a report provided every six (6) months over the three (3) year maintenance period.

3. SUMMARY OF ALLOCATED WORKS AND HOURS

Table 1 – Summary of works and allocated hours for each month.

Month	Hours	Activities
November 2020	12	Weed control, maintenance and revegetation works: <ul style="list-style-type: none"> Maintenance weed control through drainage easement. Methods used included hand weeding (to isolate native plants and herbicide spot spray application. Main targets – Fireweed, Bidens, Rhodes Grass, Fleabane. Hand watering to installed plant stock (with the addition of liquid fertiliser).
December 2020	14	Weed control and maintenance: <ul style="list-style-type: none"> Maintenance weed control through drainage easement. Methods used included hand weeding (to isolate native plants and herbicide spot spray application. Main targets – Fireweed, Bidens, Rhodes Grass, Fleabane
January 2021	13	Weed control and maintenance: <ul style="list-style-type: none"> Maintenance weed control through drainage easement. Methods used included hand weeding (to isolate native plants and herbicide spot spray application. <p>Main targets – Fireweed, Bidens, Moth Vine, Rhodes Grass.</p>
February 2021	12	Weed control and maintenance:

Month	Hours	Activities
		<ul style="list-style-type: none"> Maintenance weed control through drainage easement. Methods used included hand weeding (to isolate native plants and herbicide spot spray application. Main targets – Lantana, Fireweed, Bidens, Rhodes Grass, Fleabane.
March 2021	7	<p>Weed control and maintenance:</p> <ul style="list-style-type: none"> Maintenance weed control through drainage easement. Methods used included hand weeding (to isolate native plants and herbicide spot spray application. Main targets – Lantana, Fireweed, Bidens, Rhodes Grass, Fleabane.
April 2021	24	<p>Weed control and maintenance:</p> <p>Maintenance weed control through drainage easement. Methods used included hand weeding (to isolate native plants and herbicide spot spray application. Main targets – Lantana, Fireweed, Bidens, Rhodes Grass, Fleabane.</p> <ul style="list-style-type: none"> Installation of planting guards to vulnerable shrubs and tree stock.
Total	82	

4. PERFORMANCE ANALYSIS

As per the Performance Criteria provided in Section 2, we consider the following:

Performance Criteria (as per VMP)	Met or Ongoing	Future Actions
The 95% eradication of all identified keystone weeds within the subject area.	Ongoing	The weed control management plan will occur for the duration of the 36-month maintenance period.
The 90% survivorship of revegetation.	Met	No revegetation works were undertaken during this 6-month period. Previous revegetation has maintained a >90% survivorship.
The site will be monitored, and a report provided every six (6) months over the three (3) year maintenance period.	Met	First of six reports completed and submitted in April 2021. Five more reports will be completed in total, as outlined in Section 1 of this interim report.

5. PHOTO ANALYSIS

The following photos provide qualitative analysis for vegetation conditions as a result of restoration works conducted throughout the period of November 2020 to April 2021, with original pre-development photos from August 2019 for comparison.



Figure 1 – Crest Road Drainage Easement Photo Point Locations (SCC IntraMaps, 2019).



Photo Point 1a – Facing south-east (August 2019).



Photo Point 1a – Facing south-east (April 2021).



Photo Point 1b – Facing north-east (August 2019).



Photo Point 1b – Facing north-east (April 2021).



Photo Point 2 – Facing south-west (August 2019).



Photo Point 2 – Facing south-west (April 2021).



Photo Point 3 – Facing south-west (August 2019).



Photo Point 3 – Facing south-west (April 2021).



Photo Point 4 – Facing south-west (August 2019).



Photo Point 4 – Facing south-west (April 2021).



Photo Point 5 – Facing south to south-west (August 2019).



Photo Point 5 – Facing south to south-west (April 2021).



Photo Point 6 – Facing south to south-west (August 2019).



Photo Point 6 – Facing south to south-west (April 2021).



Photo Point 7 – Facing north (August 2019).



Photo Point 7 – Facing north (April 2021).



Photo Point 8 – Facing south (August 2019).



Photo Point 8 – Facing south (April 2021).

6. CONCLUSION

Overall, the mulching and weed management works have helped encourage native vegetation growth throughout the drainage easement. We recommend continued weed management control measures be implemented throughout the area and for the duration of the three-year maintenance program, to ensure continued development of a fully structured planting composition.

Application to retire biodiversity credits (credit owner ID 685)

Select supporting documents have been redacted from this published version. Please contact Biosis or Cavi if you are seeking access to relevant appendices.

**EPBC 20178048 Lot 101 DP 1238120 Crest Road Albion Park NSW 2527 Completion of the Action
(Condition 21)**

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contact Biosis or Cavi if you are seeking access to relevant appendices.**

Appendix 5 EPBC compliance progress report (Biosis 2020)

**This appendix is provided as a separate published item to avoid duplication.
Refer to the Biosis website for a copy of this report.**