



## **Annual Compliance Report 2016**

**Emerald Hills Estate residential development, Leppington, New South Wales (EPBC 2013/6999)**

Prepared for  
**Macarthur Developments Pty Ltd**

April 2017

## DOCUMENT TRACKING

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Project Manager	Jack Talbert 0423 296 045 Suite 204, Level 2, 62 Moore Street, Austinmer
Prepared by	Jack Talbert
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# Abbreviations

ABBREVIATION	DESCRIPTION
BCA	Biodiversity Conservation Area
DotEE	Department of the Environment and Energy
ELA	Eco Logical Australia
EPBC	Environment Protection and Biodiversity Conservation Act 1999
POS	Public Open Space

# 1 Introduction

## 1.1 PROJECT BACKGROUND

Emerald Hills Estate (EHE) is a residential development within the Camden Council Local Government Area (LGA), in the southwest of the Greater Sydney region. The land is located immediately south of the South West Sydney Growth Centre Precinct of East Leppington and east of the Catherine Fields and Catherine Fields North Precincts. The site, incorporating both development and conservation areas, has an area of approximately 141 ha.

The overall development will be for residential landuse and is planned to consist of residential dwellings, associated infrastructure, parkland and open space, and environmental conservation. The site has been predominantly cleared in the past for agricultural and other land uses. Due to the historic site usage there were large areas of the site that had been cleared of remnant vegetation, with other consolidated areas of high quality stands of vegetation. The majority of the development areas are cleared of vegetation, having been previously used for rural and cattle grazing purposes, with some extant stands of Alluvial Woodland and Shale Hills Woodland (Shale Hills Woodland is a component of the EPBC Act listed critically endangered ecological community, Cumberland Plain Shale Woodlands and Shale Gravel Transition Forest (CPW)) remaining. The development footprint has an area of approximately 117.6 ha, which comprises 83.4% of the total site.

Eco Logical Australia has prepared this Compliance Report for the Commonwealth Department of the Environment and Energy (DotEEE) on behalf of Macarthur Developments Pty Ltd to assess compliance with the conditions set out in Catalina residential development *Environment Protection and Biodiversity Conservation Act 1999* (EPBC) approval (the Approval) (EPBC 2013/6999) signed 3 August 2016.

## 1.2 PROJECT STATUS

The action commenced (27 January 2016) in accordance with the approvals and the Preliminary Documentation (PD) – as per correspondence (18 March 2016) between ELA and the post approvals section at DotEE. Work begun in Stage 1 with works complete in this stage at the end of 2016. The works are now progressing into Stages 2 and 3. The completed on-ground works were associated with bulk earthworks, lot production, infrastructure provision such as roads and utilities and landscaping. Works have also been undertaken to permanently fence the EHE onsite offset (Biobank), with a large amount of assisted regeneration, weeding and management within. ELA has been commissioned to implement the vegetation management works.

Conservation management has been underway at the EHE onsite offset (Biobank) since 30 November 2015 – prior to commencement of construction. Specifically, works have aimed to remove African Olive (*Olea europaea* subsp. *cuspidata*) infestations across all management zones within the onsite Biobank whilst targeting secondary weed species post olive removal. Secondary weed species include Fireweed (*Senecio madagascariensis*), Paddy's Lucerne (*Sida rhombifolia*) and Spear Thistle (*Cirsium vulgare*).

Additionally, works within Management Zone 1 and Zone 2 have aimed at the isolation of native grass/forb species via brush cutting and herbicide application. Seed collected on site has been distributed in the treated exotic grass areas to increase floristic diversity and promote a structurally diverse native ground storey.

### 1.3 REASON FOR THIS REPORT

This report has been prepared in compliance with condition 13 of the Emerald Hills Estate EPBC Approval which states:

*Within three months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published.*

## 2 Compliance Reporting

**Table 1: Approval conditions (EPBC 2013/6999) compliance table**

CONDITION NUMBER	CONDITION	COMPLIANCE Y/N	DATE DUE	DETAILS
1	The approval holder must not clear more than 20.5 hectares (ha) of CPW, as identified in Annexure A, Figure 1 as 'Development', from within the Emerald Hills Estate.	Y	Life of Project	Clearing of vegetation for the project will be undertaken according to Approval(s)
2	Prior to commencement of the action, the approval holder must commence management of the Emerald Hills Estate Offset (including the installation of fencing and signage, removal of stock, weed management erosion control, ecological burns, rubbish removal, vertebrate pest management and revegetation of cleared areas) as per the NSW OEH approved management plan for the Emerald Hills Estate Offset required by Condition 7.	Y	Prior to commencement and life of the project	Management commenced on 30/11/2015 in accordance with the Biobank Agreement management plan
3	To compensate for the loss of CPW, prior to the commencement of any stage within stages 4 to 11 of the action or no later than the 31 December 2015 (whichever is earlier), the approval holder must retire all credits under the BioBanking agreement for the Emerald Hills Estate Offset, containing no less than 20.2 ha of CPW, as identified in Annexure A, Figure 1. The approval holder must provide written evidence to the Department of the retirement of these credits prior to the commencement of any stage within stages 4 to 11 of the action or no later than the 31 December 2015 (whichever is earlier).	NA	Prior to the commencement of any stage within stages 4 to 11 or no later than 31 December 2015	No work has commenced within stage 4. Proof of retirement of credits for the EHE Biobank is included in Biobank Agreement 159 – pages 28-31 previously sent to DotEE (28 October 2016)

CONDITION NUMBER	CONDITION	COMPLIANCE Y/N	DATE DUE	DETAILS
4	Prior to commencement of any stage within stages 4 to 11 of the action the approval holder must retire all ecosystem credits under the BioBanking agreement for the Hardwicke Offset, containing no less than 21.7 ha of CPW as identified in Annexure B, Figure 2. The approval holder must provide written evidence to the Department of the retirement of these credits prior to the commencement of any stage within stages 4 to 11 of the action.	NA	Prior to project commencement of any stage within stages 4 to 11	No work has commenced within stages 4 to 11
5	In addition to the BioBank funding required for Hardwicke Offset to be described in the BioBanking agreement, the approval holder must spend a minimum of \$217,000 treating African Olive ( <i>Olea europaea</i> subsp. <i>Cuspidata</i> ) and other invasive weeds in the Hardwicke Offset. These additional works are to commence prior to the commencement of the action and the money spent within two years of commencement of works.	Y	Prior to project commencement	Has commenced with current expenditure at \$18,987.46
6	For the offset sites identified in Conditions 3 and 4, a copy of the BioBanking agreements for the offset sites must be provided to the Department within 30 days of the BioBanking agreements being signed by NSW OEH and:	Partial	Within 30 days of the BioBanking agreements being signed by NSW OEH	Biobanking agreements for the onsite offset provided to DotEE in letter dated 28 October 2016. Hardwicke Biobank Agreement is expected to be formalised mid-2017
6a	prior to commencement of the action for the BioBanking agreement for the Emerald Hills Estate Offset;	Partial	Prior to commencement	Biobanking agreements for the onsite offset provided to DotEE in letter dated 28 October 2016. Hardwicke Biobank Agreement is expected to be formalised mid-2017

CONDITION NUMBER	CONDITION	COMPLIANCE Y/N	DATE DUE	DETAILS
6b	prior to commencement of any stage within stages 4 to 11 of the BioBanking agreement for the Hardwicke Offset.	NA		No work has commenced within stage 4. Hardwicke Biobank Agreement is expected to be formalised mid-2017
7	To ensure the ongoing conservation management of CPW within offset site required by Conditions 3 and 4, the approval holder must submit to the Minister a management plan(s) for the Emerald Hills Estate Offset and the Hardwicke Offset. The management plans must:	Y	Has been approved by NSW OEH	Biobanking agreements for the onsite offset provided to DotEE in letter dated 28 October 2016. Hardwicke Biobank Agreement is expected to be formalised mid-2017
7a	be prepared in accordance with the requirements of the BioBanking Agreement;	Y	Has been approved by NSW OEH	Biobanking agreements for the onsite offset provided to DotEE in letter dated 28 October 2016. Hardwicke Biobank Agreement is expected to be formalised mid-2017
7b	be approved by NSW OEH prior to being submitted to the Minister;	Y	Has been approved by NSW OEH	Biobanking agreements for the onsite offset provided

CONDITION NUMBER	CONDITION	COMPLIANCE Y/N	DATE DUE	DETAILS
				to DotEE in letter dated 28 October 2016. Hardwicke Biobank Agreement is expected to be formalised mid-2017
7c	be implemented within one month of their approval by NSW OEH; and	Y	ELA engaged OEH	Management has commenced on 30/11/2015
7d	be submitted to the Minister prior to commencement of the action for the Emerald Hills Estate Offset management plan and prior to the commencement of any stage within stages 4 to 11 of the action for the Hardwicke Offset management plan.	NA	Prior to commencement	No work has commenced within stage 4. Hardwicke Biobank Agreement is expected to be formalised mid-2017
8	To prevent the occurrence of dieback by <i>Phytophthora cinnamomi</i> on site and to mitigate potential impacts to the CPW to be retained in the Emerald Hills Estate Offset, the approval holder must ensure that appropriate hygiene measures are undertaken during construction, in accordance with the threat abatement plan (and associated background paper) for disease in natural ecosystems caused by <i>Phytophthora cinnamomi</i> .	NA	During construction	Plan is being prepared and will be implemented prior to works adjacent to the Emerald Hills Estate Offset site
9	The approval holder must provide additional information which fully describes the offset sites specified in Condition 3 and Condition 4, including offset attributes and shapefiles, prior to the commencement of the action.	Partial	Prior to commencement	Biobanking agreements for the onsite offset provided to DotEE in letter dated 28 October 2016.

CONDITION NUMBER	CONDITION	COMPLIANCE Y/N	DATE DUE	DETAILS
				Hardwicke Biobank Agreement is expected to be formalised mid-2017
10	Until such time as the management plan(s) for the Emerald Hills Estate Offset and the Hardwicke Offset have been approved by the Minister, the approval holder must manage the offsets in the manner described in the Preliminary Documentation.	Y	Prior to commencement until approval of the management plan for the offsets are approved.	Management of these sites commenced prior to the BioBank agreement being approved by OEH

#### Standard Conditions of Approval

11	Within 30 days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.	Y	30 days following commencement of action	The action commenced 27 January 2016 as per DotEE correspondence – March 2016
12	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement all management plans required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.	Y	Ongoing	Ongoing records kept as per standard site record keeping
13	Within three months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval, including	NA	First report due April 2017	Provided as purpose of this report

CONDITION NUMBER	CONDITION	COMPLIANCE Y/N	DATE DUE	DETAILS
	details on the implementation of required management actions, and the implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published.			
14	Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.	NA	-	No direction received
15	If the approval holder wishes to carry out any activity otherwise than in accordance with any management plan as specified in these conditions, the approval holder must submit to the Department for the Minister's written approval a revised version of the relevant management plan(s). The varied activity shall not commence until the Minister has approved the varied management plan(s) in writing. The Minister will not approve a varied management plan(s) unless the revised management plan(s) would result in an equivalent or improved environmental outcome over time. If the Minister approves the revised management plan(s), that management plan(s) must be implemented in place of the management plan(s), originally approved.	NA	-	No modifications requested
16	If the Minister believes that it is necessary or convenient for the better protection of CPW to do so, the Minister may request that the approval holder make specified revisions to any management plan specified in these conditions, and submit the revised management plan(s) for the Minister's written approval. The approval holder must comply with any such request. The revised approved management plan(s) must be implemented. Unless the Minister has approved the revised management plan(s), then the approval holder must continue to implement the management plan(s) originally approved.	NA	-	No direction received
17	If at any time after five (5) years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without the written agreement of the Minister.	Y	-	The action has commenced

CONDITION NUMBER	CONDITION	COMPLIANCE Y/N	DATE DUE	DETAILS
18	Unless otherwise agreed to in writing by the Minister, the approval holder must publish all the management plans referred to in these conditions of approval on their website. Each management plan must be published on the website within one (1) month of being approved.	Partial	1 month prior to approval	Management Plan placed on website after 1 month

### 3 Conclusion

Eco Logical Australia, on behalf of Macarthur Developments Pty Ltd, has prepared this Compliance Report to fulfil condition 13 of the project Approval (EPBC 2013/6999).

Works to date have been in compliance with the approval conditions (EPBC 2013/699) and the previously provided Biobanking Agreement.



**HEAD OFFICE**

Suite 4, Level 1  
2-4 Merton Street  
Sutherland NSW 2232  
T 02 8536 8600  
F 02 9542 5622

**SYDNEY**

Level 6  
299 Sussex Street  
Sydney NSW 2000  
T 02 8536 8650  
F 02 9264 0717

**ST GEORGES BASIN**

8/128 Island Point Road  
St Georges Basin NSW 2540  
T 02 4443 5555  
F 02 4443 6655

**CANBERRA**

Level 2  
11 London Circuit  
Canberra ACT 2601  
T 02 6103 0145  
F 02 6103 0148

**NEWCASTLE**

Suites 28 & 29, Level 7  
19 Bolton Street  
Newcastle NSW 2300  
T 02 4910 0125  
F 02 4910 0126

**NAROOMA**

5/20 Cauty Street  
Narooma NSW 2546  
T 02 4476 1151  
F 02 4476 1161

**COFFS HARBOUR**

35 Orlando Street  
Coffs Harbour Jetty NSW 2450  
T 02 6651 5484  
F 02 6651 6890

**ARMIDALE**

92 Taylor Street  
Armidale NSW 2350  
T 02 8081 2681  
F 02 6772 1279

**MUDGEES**

Unit 1, Level 1  
79 Market Street  
Mudgee NSW 2850  
T 02 4302 1230  
F 02 6372 9230

**PERTH**

Suite 1 & 2  
49 Ord Street  
West Perth WA 6005  
T 08 9227 1070  
F 08 9322 1358

**WOLLONGONG**

Suite 204, Level 2  
62 Moore Street  
Austinmer NSW 2515  
T 02 4201 2200  
F 02 4268 4361

**GOSFORD**

Suite 5, Baker One  
1-5 Baker Street  
Gosford NSW 2250  
T 02 4302 1220  
F 02 4322 2897

**DARWIN**

16/56 Marina Boulevard  
Cullen Bay NT 0820  
T 08 8989 5601

**BRISBANE**

PO Box 1422  
Fortitude Valley QLD 4006  
T 0400 494 366