

Annual Compliance Report 2017

Proposed commercial development, including earthworks, construction of roads and services infrastructure in the Wirraway North Precinct, Essendon Airport, Essendon Fields, Victoria (EPBC 2014/7213)

Reporting Period:

7 May 2016 to 7 May 2017

Summary of Works during the Period:

Construction of three car dealerships within Lot A was completed during the period.

Additionally, construction of one office building within Lot D commenced and was completed during the period.

The majority of landscaping and tree planting within public spaces was also completed.

The evolution of site works is illustrated in the annotated aerial photographs in **Attachment 1**.

Department of the Environment (DoE) condition attached to the approval	Compliant / Non-Compliant / Not Applicable	Evidence / Comments
1. The person taking the action must ensure the action does not occur outside of the project area as illustrated at Annex 1 .	Compliant	The action has not occurred outside of the project area, as demonstrated by site works photos in Attachment 1 and the Project Area site plan in Attachment 2 .
2. Prior to the commencement of construction the person taking the action must implement the Construction Environmental Management Plan including but not limited to: a. adequate sedimentation and erosion control measures are in place for major storm events to prevent runoff onto adjacent properties, including surface detention basin/s that hold a volume equivalent to a 10 year Average Recurrence Interval event; and	Compliant	Construction works commenced 7 May 2015, as advised in EAPL's letter to the Department dated 13 May 2015. EAPL implemented the approved Construction Environmental Management Plan with its construction contractors. Trunk infrastructure including the stormwater network was completed in the previous reporting period and is working as designed. Future development sites have been seeded and are inspected regularly.

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<p>b. if potential asbestos containing material is encountered, management arrangements must follow the processes for the removal and disposal of waste asbestos, as prescribed in the <i>Victorian Occupational Health and Safety Regulations 2007</i>.</p>	Compliant	Asbestos containing material was encountered during the construction of the office building within Lot D and disposed of in accordance with requirements of the Commonwealth Airport Environment Officer and the <i>Victorian Occupational Health and Safety Regulations 2007</i> .
<p>3. To minimise adverse impacts from stormwater runoff as a result of land use changes at the project area, the person taking the action must implement the following measures as outlined in the Stormwater Strategy Report:</p> <p>a. on-site detention/s to reduce the legal point of discharge from the 10 year Average Recurrence Interval post development peak flow rates to the 5 year Average Recurrence Interval pre-development peak flow rates in accordance with the <i>Moonee Valley City Council Stormwater Drainage Requirements for Development Works</i> (2003);</p> <p>b. convey the majority of a 100 year Average Recurrence Interval event in drainage networks and flow paths to the legal point of discharge; and</p> <p>c. design and implement water sensitive urban design measures in accordance with <i>Melbourne Waters MUSIC Guidelines</i> (December 2010) and the CSIRO <i>Urban Stormwater- Best Practice Environmental Management Guidelines</i> (2006).</p>	Compliant	Measures outlined in the Stormwater Strategy Report have been implemented/constructed.
<p>4. Prior to the commencement of high risk operational activities, tenants must develop and implement an Operational Environmental Management Plan in consultation with Airport Management and the Airport Environment Officer. Within a month of commencement of high risk operational activities, the approval holder must notify the Department in writing and provide a copy of the Operational Environmental Management Plan.</p>	Not Applicable.	No high risk operational activities have commenced.

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<p>5. Prior to commencement of construction the person taking the action must establish at least 6.6 ha of NTGVVP Offset at the Terrinallum South Property to compensate for the complete loss of NTGVVP at the project area. Any proposal for an alternative offset must be agreed to in writing with the Department. The person taking the action must:</p> <ul style="list-style-type: none"> a. enter into an Agreement under section 173 of the <i>Planning and Environment Act 1987</i>, to secure a NTGVVP Offset at the Terrinallum South Property, as identified in Annex 2; b. provide the Department with the offset attributes, shapefile and map(s) clearly defining the location and boundaries of the NTGVVP Offset, within 2 weeks of lodgement at the Titles Office; and c. ensure the Agreement is registered on the title on which the NTGVVP Offset is located and provide the Department with a signed copy of the Agreement and evidence of lodgement with the Titles Office within 2 weeks of lodgement. 	<p>Compliant</p>	<p>The NTGVVP Offset has been established at the Terrinallum South Property, as confirmed in EAPL's letter to the Department dated 13 May 2015.</p> <p>Complete.</p> <p>Complete</p> <p>The Agreement was registered on the land title for the Terrinallum South Property on 5 May 2015, by Dealing Number AL860292S. EAPL provided a signed copy of the Agreement to the Department on the 13th May 2015.</p>
<p>6. The person taking the action must ensure the NTGVVP Offset is managed in accordance with the NTGVVP Offset Management Plan for a period of at least 10 years from the date of execution of the Agreement.</p>	<p>Compliant</p>	<p>Land Holder Monitoring Report Number 2 (May 2017) was prepared by the landowner/manager of the offset site and provided to the Department 1 June 2017.</p>
<p>7. Within seven (7) calendar days after the commencement of construction, the person taking the action must advise the Department in writing of the actual date of commencement of construction.</p>	<p>Compliant</p>	<p>Construction works commenced 7 May 2015, as advised in EAPL's letter to the Department dated 13 May 2015.</p>
<p>8. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement management plans and make them available upon request to the Department.</p>	<p>Compliant</p>	<p>Noted. Records have been maintained by EAPL.</p>

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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.		
9. Within three months of every 12 month anniversary of the commencement of construction , the person taking the action must publish an annual 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 annual report of compliance is published. The person taking the action must continue to publish the annual report until such time as agreed in writing by the Minister .	Compliant	This report is required to be published to EAPL's website by 7 August 2017 and was published on Friday 4 August 2017.
10. The person taking the action must notify the Department in writing of any non-compliance with conditions no later than two (2) business days of becoming aware of the noncompliance.	Compliant	There has been no non-compliance with conditions during the reporting period.
11. Upon the direction of the Minister , the person taking the action 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 .	Not Applicable	An independent audit has not been directed by the Minister.
12. If the person taking the action wishes to carry out any activity otherwise than in accordance with management plans as specified in the conditions, the person taking the action must	Not Applicable	

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submit to the Department for the Minister's written approval a revised version of that management plan. The varied activity shall not commence until the Minister has approved the varied management plan in writing. The Minister will not approve a varied management plan unless the revised management plan would result in an equivalent or improved environmental outcome over time. If the Minister approves the revised management plan, that management plan must be implemented in place of the management plan originally approved.		
13. If the Minister believes it is necessary or convenient for the better protection of listed threatened species and ecological communities, the Minister may request that the person taking the action make specified revisions to the management plans specified in the conditions and submit the revised management plans for the Minister's written approval. The person taking the action must comply with any such request. The revised approved management plans must be implemented. Unless the Minister has approved the revised management plans then the person taking the action must continue to implement the management plans originally approved, as specified in the conditions.	Not Applicable	
14. Unless otherwise agreed to in writing by the Minister , the person taking the action must publish a copy of each approved management plan referred to in these conditions of approval on their website within one (1) month of approval of the management plan. Each management plan(s) must be accessible to general members of the public for a period of at least 10 years from the date of approval of the management plan(s). Any variations to management plans must be published on the website within one (1) month of the variation being approved by the Minister .	Compliant	The approved management plans are published at the link below: http://www.essendonairport.com.au/planning/epbc-act-assessments

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15. If, at any time after five (5) years from the date of this approval, the person taking the action has not substantially commenced the action, then the person taking the action must not substantially commence the action without the written agreement of the Minister .	Not Applicable.	The action commenced 7 May 2015.
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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 to the best of my knowledge. I am authorised to bind the approval holder to this declaration and I have no knowledge of that authorisation being revoked at the time of making this declaration.

Essendon Airport Pty Ltd



Chris Cowan
Chief Executive Officer
4 August 2017

Attachment 1: Annotated Aerial Photographs

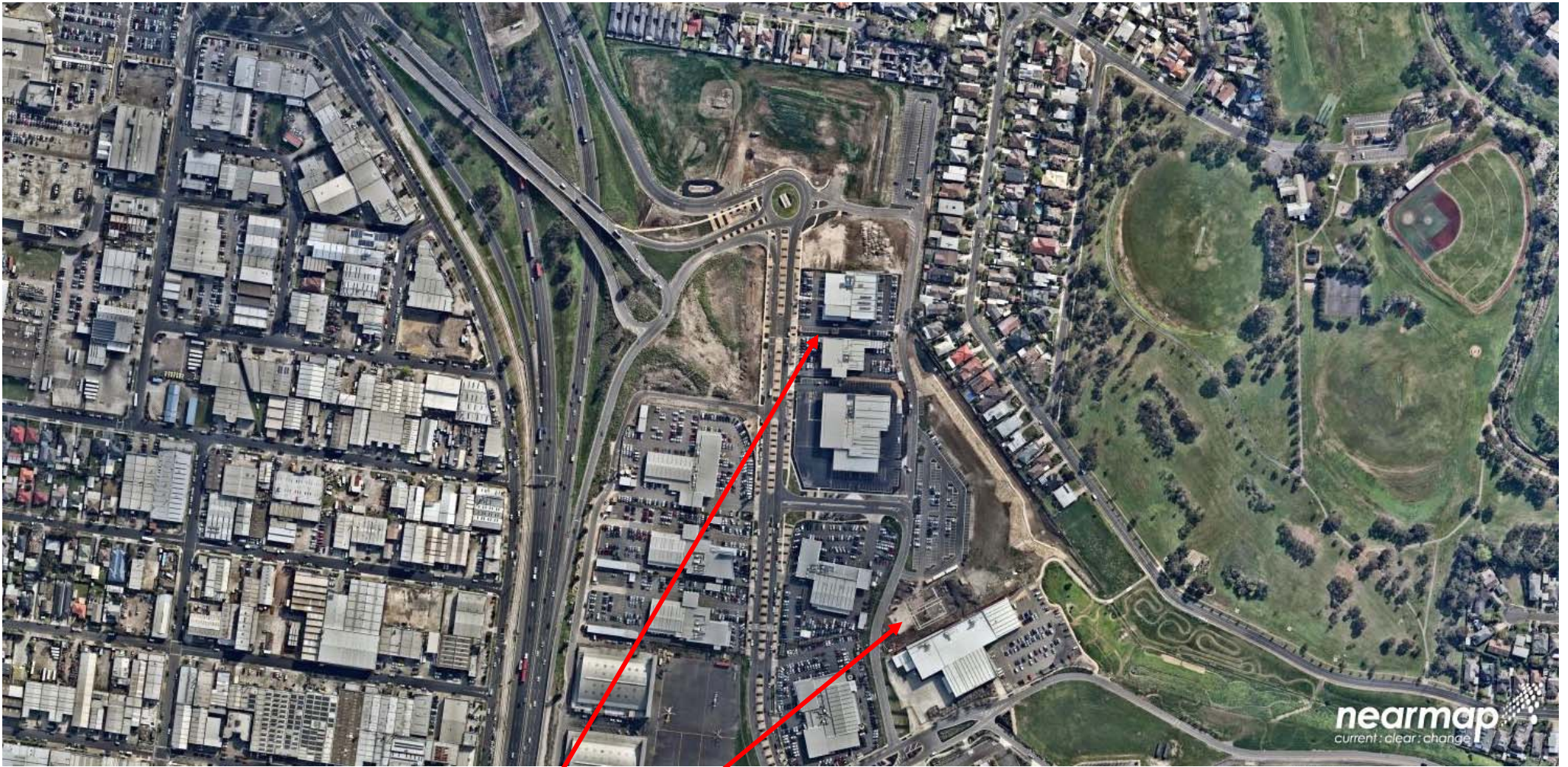


Photo Date: 29 August 2016

Comments on construction progress:

- 2 of the 3 new car dealerships complete within Lot A
- Landscaping underway
- Construction of office building commenced within Lot D

Attachment 1: Annotated Aerial Photographs



Photo date: 22 December 2016

Comments on construction progress:

- Construction of 3rd car dealership complete within Lot A
- Construction of office building complete within Lot D
- Landscaping ongoing

Attachment 1: Annotated Aerial Photographs



Photo Date: 7 February 2016

Comments on construction progress:

- No construction currently underway

Attachment 1: Annotated Aerial Photographs

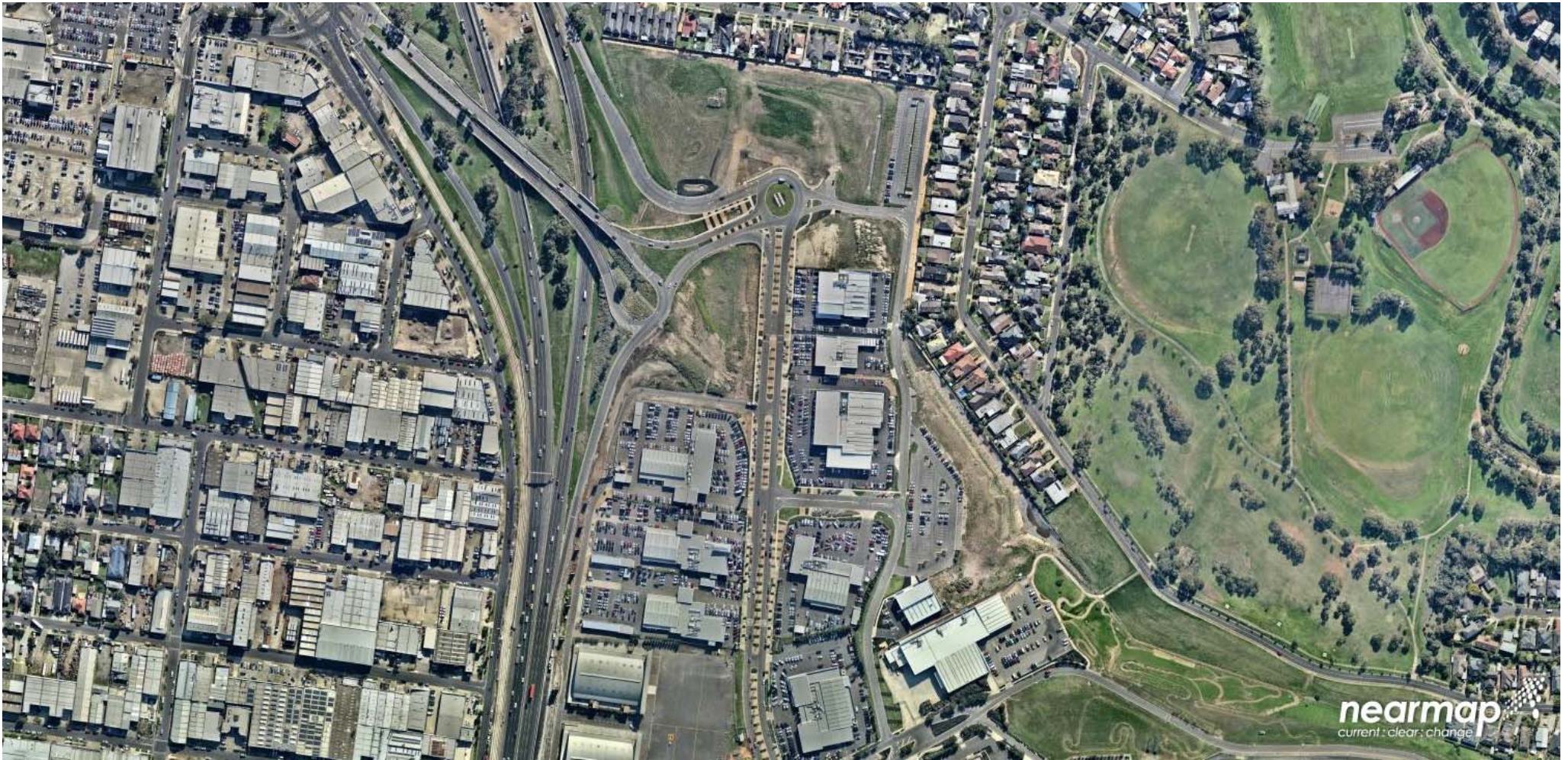
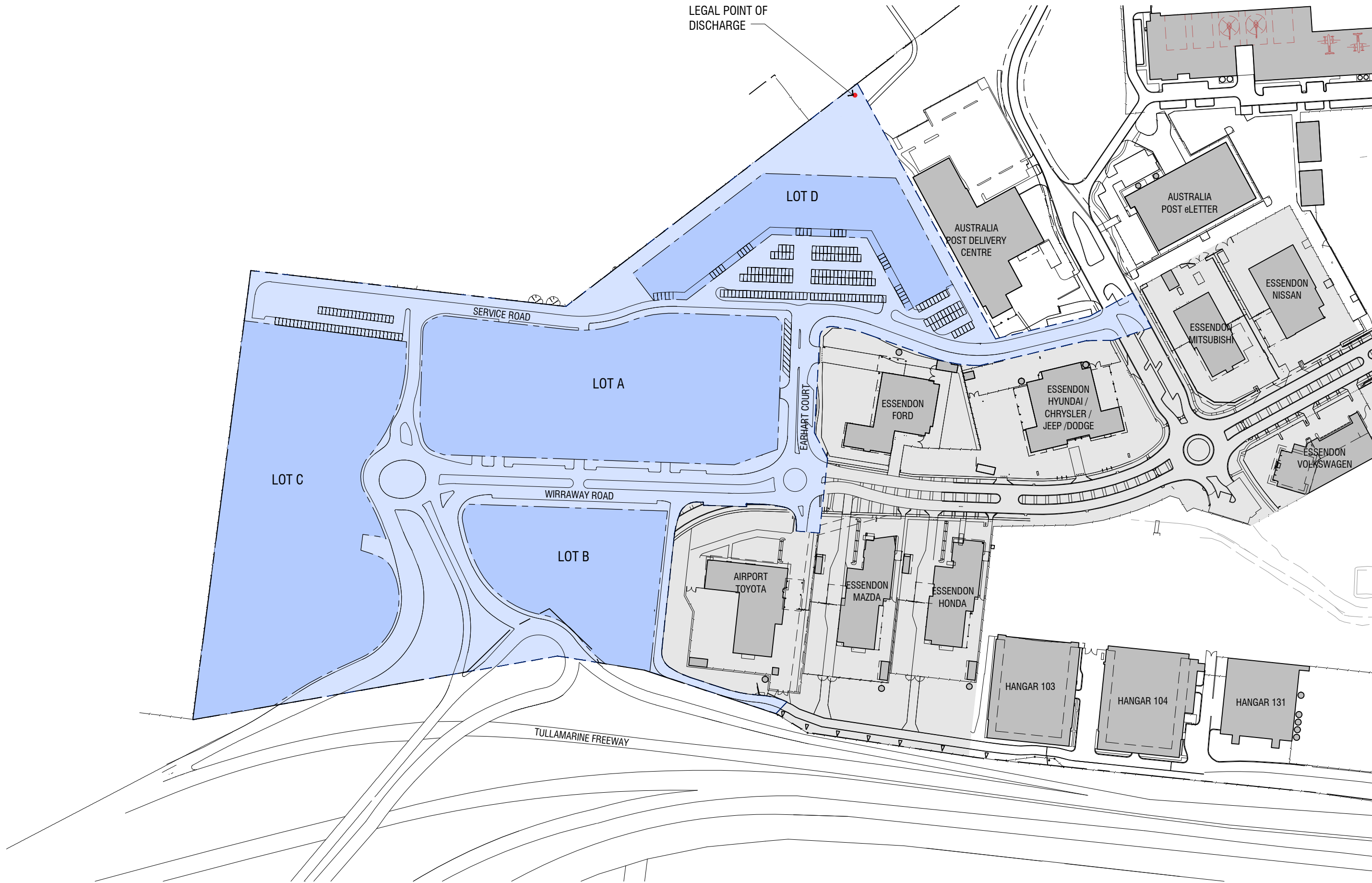


Photo Date: 4 May 2017

Comments on construction progress:

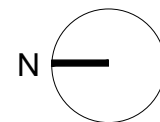
- No construction currently underway



AUTOCENTRO STAGE 3 AREA (EPBC 2014/7213 PROJECT AREA)



EXISTING AUTOCENTRO PRECINCT



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LAW0111

Drawing Title				
AUTOCENTRO PROPOSED STAGE 3 AREA				
Drawing Status				
INFORMATION				
Scale	Drawn	Checked	Date	Revision
NTS	SM	-	27.03.2015	A
Drawing Number				
ESSPORT-ACS3-BASEPLAN2				