

EPBC 2015/7486 Approval Condition Status Report – Year 5: Ravenhall Industrial Precinct, Ravenhall, Victoria

Date: 11 December 2024 (updated 11 April 2025)

Author: Anneke Martin (Senior Botanist)

Ref: 17957

Introduction

Ecology and Heritage Partners Pty Ltd was instructed by Dexu Property Services Pty Limited to prepare an Approval Condition Status report as required under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), for EPBC Act approval 2015/7486, relating to the development of the Ravenhall Industrial Precinct in Ravenhall, Victoria.

Table 1 below summarises the compliance status of the EPBC 2015/7486 approval conditions, for the reporting period 12 September 2023 to 11 September 2024.

Table 1 Compliance status of EPBC 2015-7486 Approval Conditions

Approval Condition #	Approval Condition	Status	Condition Met
1	The approval holders must not impact more than: a. 18.02 hectares of natural temperate grassland of the Victorian volcanic plain (NTGWP); b. 40.23 hectares of habitat for striped legless lizard (SLL); c. 13 spiny rice-flower (SRF) plants.	No more than 18.02 hectares of NTGVVP, 40.23 hectares of SLL habitat and 13 SRF plants were impacted at the impact site during the Year One monitoring period.	Yes
2	In order to protect the NTVPP, SLL and SRF to be retained in the on-site offset: a. The approval holders must ensure that no construction activities occur within the on-site offset, excluding activities required in the Conservation Management Plan for the on-site offset. b. After the construction phase is complete, the on-site offset must be protected by permanent fencing that restricts vehicle access to the on-site offset. c. The approval holders must implement the Construction Environmental Management Plan (CEMP).	A CMP was prepared detailing the management measures that will be undertaken to maintain and enhance the protected matters within the on-site offset site. The CMP is being implemented to ensure the protected matters in the on-site offset are protected. A perimeter fence of the on-site offset site was breached in 2021 and unauthorised access took place during construction which caused damage to the offset site. However, the site is currently fenced to standard and restricts vehicle access to the on-site offset, and no construction activities have taken place within the site in year 5. No further construction is occurring adjacent to the offset site. The implementation of the CEMP could not be verified due to the project	Condition met in Year 5.

		manager, Citius, going into administration.	
3	To compensate for the loss of up to 18.02 ha of the NTGVVP, up to 40.23 ha of SLL habitat, and up to 13 SRF, the approval holders must secure the on-site offset with a covenant prior to commencement of construction occurring in the area labelled 'Part B' as shown in Attachment 3 or by 31 December 2019, whichever occurs first. The on-site offset must contain at least 13.37 ha of NTGVVP, at least 28.98 ha of SLL habitat and at least 86 SRF plants.	The on-site offset contains at least 13.37 ha of NTGVVP, at least 28.98 ha of Striped Legless Lizard habitat and at least 86 Spiny Rice-flower plants.	Condition met in Year 5.
4	In addition to the on-site offset, and to compensate for the loss of up to 18.02 ha of NTGVVP and up to 40.23 ha of SLL habitat), the approval holders must secure the off-site offset with a covenant prior to commencement of construction. The off-site offset must contain at least 32 ha of NTGVVP and at least 32 ha of SLL habitat.	The off-site offset site in Ombersley has been secured, and the site still supports 32 ha of NTGVVP and 32 ha of SLL habitat. (refer to year 5 annual report).	Condition met in Year 5.
5	The approval holders must: i. submit to the Department an Offset Management Plan for the off-site offset; ii. obtain the Minister's approval of the Offset Management Plan prior to commencement of construction; iii. implement the approved Offset Management Plan for a minimum of 10 years following securement of the covenant over the off-site offset area.	An OMP has been submitted to and approved by the Department. The OMP is being implemented by the landowner of the off-site offset site. The OMP has been implemented for the last five years, and annual reports have been prepared each year. However, annual reports for the off-site offset site in Ombersley were prepared but not submitted to DCCEEW in 2020/2021 and 2021/2022 as required by the OMP. Refer to 2024 audit report for EPBC 2015/7486. The Year 5 (2023/2024) reports have been submitted to DCCEEW.	Condition met in Year 5.
6	The approval holders must ensure the Offset Management Plan is prepared by a suitably qualified expert and be consistent with the Department's EPBC Act Offset Policy and Environmental Management Plan Guidelines. The Offset Management Plan must include the following: i. A report detailing the baseline vegetation quality and baseline SLL population numbers and extent at the off-site offset site, including targeted surveys in accordance with the Department's survey guidelines. ii. A map and description of the off-site offset area, boundary and surrounding land uses. iii. Key performance indicators and timeframes for implementation of specific management actions within the off-site offset area.	The Offset Management Plan was prepared by a suitably qualified expert and includes the specific information required.	Yes

	<p>iv. Management actions (including timeframes) which should include but not be limited to control of weed and pest species, control of access to the protected land, revegetation, strategic fire and grazing management.</p> <p>v. The nature, timing and frequency of monitoring to determine the success of management actions and attainment of future condition.</p> <p>vi. Evidence that all relevant conservation advices, recovery plans and/or threat abatement plans have been considered in formulating the plan and that the management arrangements are consistent with the relevant EPBC Act policy statements.</p> <p>vii. Indicative corrective actions that will be implemented in the event monitoring activities indicate future condition objectives are not being achieved. The appropriateness and effectiveness of corrective measures must be demonstrated.</p> <p>viii. The roles and responsibilities for implementing the management actions.</p> <p>ix. A monitoring schedule for NTGWP and SLL habitat quality and extent.</p>		
7	<p>The approval holders must:</p> <p>i. provide the Department with the offset attributes, shapefile and map(s) clearly defining the location and boundaries of the off-site offset, within 2 weeks of lodgement of the covenant with the Titles Office; and</p> <p>ii. ensure the covenant is registered on the title on which the off-site offset is located, and provide the Department with a signed copy of the covenant and evidence of lodgement with the Titles Office, within 2 weeks of lodgement.</p>	<p>The offset attributes, shapefiles and maps were prepared, however evidence could not be provided that they were submitted to the Department within two weeks of lodgement of the covenant. Refer to 2024 audit report for further detail (EPBC 2015/7486).</p> <p>The offset attributes, shapefiles and maps have since been provided to DCCEEW on 06/06/2024.</p> <p>Evidence could not be provided that the department was provided with a signed copy of the covenant and evidence of lodgement with the Titles office within two weeks of lodgement. However, the covenant was registered on title as required.</p>	No
8	<p>Within 14 days following commencement of construction, the approval holders must advise the Department in writing of the actual date of commencement of construction.</p>	<p>The Department was advised of the date of construction within 14 days.</p>	Yes
9	<p>The approval holders must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the plans required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the</p>	<p>Some records and correspondence were missing. Refer to 2024 audit report for EPBC 2015/7486.</p>	No

	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.		
10	<p>Unless otherwise agreed to in writing by the Minister, the persons taking the action must publish all management plans referred to in these conditions of approval on their website.</p> <p>Each management plan must be published on the website within 1 month following approval by the Minister and remain published for the life of the approval.</p>	<p>Evidence of the publication of all management plans within one month of their approval could not be provided. However, all management plans are now available at https://www.dexus.com/investor-centre/properties/80325002</p>	No
11	<p>Within three months of every 12 month anniversary following commencement of construction, the approval holders must publish a report on their websites addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. The approval holders must provide the Department with evidence of publication on the same day the report is published. Reports must be remain published for the life of the approval. The approval holders must continue to meet the requirements of this condition until such time as agreed to in writing by the Minister.</p>	<p>All annual reports are now published on Dexus' website at the below link, and the Department has been notified. This compliance report is also available at the website.</p> <p>https://www.dexus.com/investor-centre/properties/80325002</p>	Condition met in Year 5
12	<p>The persons taking the action may choose to revise a plan approved by the Minister under conditions 2, 5 and 6 without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the revised plan would not be likely to have a new or increased impact. If the persons taking the action makes this choice they must:</p> <ul style="list-style-type: none"> i. notify the Department in writing that the approved plan has been revised and provide the Department, at least four weeks before implementing the revised plan, with: ii. with an electronic copy of the revised plan; iii. an explanation of the differences between the revised plan and the approved plan; and, iv. the reasons the persons taking the action considers that the taking of the action in accordance with the revised plan would not be likely to have a new or increased impact. 	Not applicable	
13	<p>The approval holders may revoke their choice under condition 12 at any time by notice to the Department. If the approval holders revoke the choice to implement a revised plan without</p>	Not applicable	

	approval under section 143A of the Act, the plan approved by the Minister must be implemented.		
14	Condition 12 does not apply if the revisions to the approved plan include changes to environmental offsets provided under the Offset Management Plan in relation to a matter protected by a controlling provision for the action, unless otherwise agreed in writing by the Minister. This does not otherwise limit the circumstances in which the taking of the action in accordance with a revised plan would, or would not, be likely to have new or increased impacts.	Not applicable	
15	If the Minister gives a notice to the approval holders that the Minister is satisfied that the taking of the action in accordance with the revised plan would be likely to have a new or increased impact, then: I. Condition 12 does not apply, or ceases to apply, in relation to the revised plan; and ii. The persons taking the action must implement the plan approved by the Minister. To avoid any doubt, this condition does not affect any operation of conditions 14 and 15 in the period before the day the notice is given.	Not applicable	
16	At the time of giving the notice the Minister may also notify that for a specified period of time that condition 12 does not apply for one or more specified plans required under the approval.	Not applicable	
17	Conditions 12, 13, 14 are not intended to limit the operation of section 143A of the EPBC Act which allows the approval holders to submit a revised plan to the Minister for approval.	Not applicable	
18	If, at any time after 5 years from the date of this approval, the approval holders has not commenced the action, then the approval holders must not commence the action without the written agreement of the Minister.	Not applicable	
19	The approval holders must report any potential or actual contravention of the conditions of this approval to the Department in writing within seven days of the approval holders becoming aware of a contravention	There have been no contraventions in Year 5. The audit report EPBC 2015/7486 (2024) details the findings for Years 1-4.	Condition met in Year 5

Declaration of Accuracy

I declare that:

1. To the best of my knowledge, all the information contained in, or accompanying this annual report (EPBC 2015/7486: Ravenhall Offset Site: Year Five Annual Report) is complete, current and correct.
2. I am duly authorised to sign this declaration on behalf of the approval holder.
3. I am aware that:
 - a. Section 490 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) makes it an offence for an approval holder to provide information in response to an approval condition where the person is reckless as to whether the information is false or misleading.
 - b. Section 491 of the EPBC Act makes it an offence for a person to provide information or documents to specified persons who are known by the person to be performing a duty or carrying out a function under the EPBC Act or the *Environment Protection and Biodiversity Conservation Regulations 2000* (Cth) where the person knows the information or document is false or misleading.
 - c. The above offences are punishable on conviction by imprisonment, a fine or both.



Signed

Anneke Martin

Full name (please print)

Ecology and Heritage Partners Pty Ltd

Organisation (please print)

11/04/2025

Date