

179 Tilburn Rd, Deer Park, Victoria (EPBC 2024/09979)

Annual Compliance Report: Year 1 (4 August 2025 to 3 August 2026)

Draft Report

Prepared for HB & B Property Pty Ltd, on behalf of GPT Platform Pty Ltd ATF Deer Park Industrial Trust (the approval holder)

27 August 2026

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- Luciano Solomon (Reporting)
- Yonina Eizenberg (ecology)
- Emma Harvey (mapping)
- Clare Emery (quality assurance)

Biosis acknowledges the Aboriginal and Torres Strait Islander peoples as Traditional Custodians of the land on which we live and work.

We pay our respects to the Traditional Custodians and Elders past and present and honour their connection to Country and ongoing contribution to society.

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Declaration of Accuracy

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

Position

Organisation (inc. ABN)

Date / / 2026

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1 Introduction

1.1 Background

Biosis Pty Ltd (Biosis) has been engaged by HBB Property on behalf of GPT Platform Pty Limited as trustee of the Deer Park Industrial Trust (the approval holder) to prepare an Annual Compliance Report (ACR) in accordance with Conditions 20–26 of the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) approval to construct and operate a commercial and industrial development at 179 Tilburn Road, Deer Park, Victoria (EPBC 2024/09979) (the approval)

This report constitutes the Year 1 Annual Compliance Report for the ACR period from 4 August 2025 to 3 August 2026.

This report is to be published on the approval holder's website within 20 business days of the end of the ACR period (Condition 23). This report has been prepared in accordance with the Annual Compliance Report Guidelines: Reporting under the Environment Protection and Biodiversity Conservation Act 1999 (DCCEEW 2023).

The conditions attached to the approval were varied under section 143 of the EPBC Act, with effect from the date of signing on 2 June 2026. The variation deleted and substituted Condition 2, the definition of Buffer zone, and the figure at Attachment B (buffer zone mapping). All other conditions are unchanged. This report reflects the conditions as varied.

1.2 Description of Activity

The approved action is to construct and operate a commercial and industrial development at 179 Tilburn Road, Deer Park, Victoria. The development comprises Stages 1 and 2 as defined in the approval decision. The Action area is shown in Attachment A of the approval decision. The approval has effect until 11 August 2037.

The controlling matter for this development is the Growling Grass Frog *Litoria raniformis*, listed as endangered under the EPBC Act. The site is located adjacent to Kororoit Creek, which provides dispersal and foraging habitat for this species. The buffer zone established under the GGF CMS comprises approximately 3.2 hectares of land, encompassing approximately 600 metres of the southern section of Kororoit Creek. No construction has occurred within the buffer zone during this ACR period. The current condition of the buffer zone and the Year 1 on-ground works required under the GGF CMS are addressed in Table 2 (Section 2.1).

Works undertaken during this ACR period comprised site preparation and construction activities (Section 1.4), together with initiation of GGF CMS implementation and completion of baseline monitoring field work for the GGF CMS commitments. The baseline monitoring report is currently being finalised and will be included as an appendix to this report once complete. These actions are assessed against each approval condition in Section 1.

1.3 Previous non-compliance

This is the first Annual Compliance Report prepared under this approval. No previous compliance reports have been prepared and no previous non-compliance has been recorded. This section is retained to satisfy Condition 21(a) and (d), which require each compliance report to include accurate and complete details of any non-compliance.

1.4 Activities undertaken during reporting period

The following activities were undertaken during the ACR period 4 August 2025 to 3 August 2026:

- Site preparation works, constituting commencement of the Action, began on 13 September 2025.
- The approval holder commenced implementing the GGF CMS by preparing and finalising a Growling Grass Frog Conservation Management Plan (GGF CMP) (Biosis, P0366/2024), the preparation of which is itself listed as an objective of the GGF CMS (Sections 1 and 2.4). This was finalised and received formal endorsement from Brimbank City Council on 20 July 2026, providing the detailed design and management actions for the on-ground variable creek buffer zone.
- The approval holder commenced implementing the GGF CMS by initiating procurement of a land management contractor for the Year 1 works. Biosis, on behalf of the approval holder, issued a Request for Quote (RFQ) on 16 March 2026 to appoint a land management contractor to undertake the Year 1 works, with fee proposals closing on 10 April 2026. Procurement was initiated while formal Brimbank City Council endorsement of the GGF CMP was still pending, so that on-ground management works could commence as soon as possible following endorsement.
- Construction works undertaken since 13 September 2025 comprise WH01 building construction, civil earthworks, an access track for Orica, and installation of a silt and frog fence along the variable creek buffer zone.

1.5 New environmental risk

No new environmental risks have become apparent during this reporting period. Should new environmental risks be identified, a risk analysis and reporting will be undertaken, in accordance with the approval conditions.

2 Compliance with EPBC approval conditions

This chapter addresses compliance with the EPBC conditions under EPBC 2024/09979 that were current throughout the ACR period. Table 1 sets out the full wording of each condition, the compliance status (highlighted green for compliant, orange for ongoing/not applicable, red for non-compliant), and a summary of evidence and comments.

Table 1 Assessment of compliance with EPBC 2024/09979 approval conditions – Year 1 ACR period

Num ber	Current condition of approval	Compliance Year 1	Evidence / Comments
Part A – Avoidance			
Clearing Limits			
1(a)	The approval holder must not clear outside of the Action area.	Compliant	No clearing has occurred outside the Action area.
1(b)	The approval holder must not construct outside of the Action area.	Compliant	No construction has occurred outside the Action area.
2	The approval holder must not undertake construction within the buffer zone, except for construction of a stormwater drainage reserve within the outfall area.	Compliant	No construction has occurred within the buffer zone as part of these works.
3	To avoid and mitigate harm as a result of the Action on the Growling Grass Frog, the approval holder must commence implementing the Growling Grass Frog Conservation Management Strategy (GGF CMS) no later than the commencement of the Action and continue to implement the GGF CMS until the expiry date of this approval.	Compliant	The commencement of the Action on 13 September 2025 comprised site preparation and construction work. The approval holder commenced implementing the GGF CMS during this ACR period, satisfying the requirement under this condition to commence implementation no later than the commencement of the Action. This was achieved through preparation of the GGF Conservation Management Plan (GGF CMP) commencing in 2025 and formally endorsed by Brimbank City Council on 20 July 2026, together with installation of a silt and frog exclusion fence along the buffer zone prior to the commencement of works on 13 September 2025 and initiation of procurement of a land

Num ber	Current condition of approval	Compliance Year 1	Evidence / Comments
			management contractor (RFQ issued 16 March 2026, proposals closed 10 April 2026). Further detail is provided under Section 2.1 below.
Avoidance and Mitigation Measures			
4	The approval holder must not use herbicides known to impact aquatic life within a 50-metre radius of Kororoit Creek.	Compliant	No herbicides have been used within 50 metres of Kororoit Creek by the approval holder. The GGF CMP has been drafted to prevent the use of herbicides known to impact aquatic life within the buffer zone, ensuring ongoing compliance with this condition as on-ground works commence. There is evidence on site of historical herbicide application in the vicinity of Kororoit Creek. Enquiries confirmed that glyphosate-based herbicides were applied on 12 occasions between 21 March 2023 and 6 May 2024, prior to the grant of this approval and prior to this ACR period, by a contractor engaged by the neighbouring land owner. This historical application was not undertaken by, or on behalf of, the approval holder and therefore does not constitute non-compliance with this condition. Written confirmation from Orica regarding this matter is appended to this report (refer Appendix 2– Email Confirmation Regarding Historical Herbicide Application) for completeness.
Part B – Administrative Conditions			
Plan Revision (Conditions 5–8)			
5	The approval holder may choose to revise a plan required to be implemented under condition 3 without submitting it for approval under section 143A of the EPBC Act, if: a) the taking of the Action in accordance with the revised plan would be consistent with the approved Action, b) the taking of the Action in accordance with the revised plan would be consistent with the conditions attached to this approval. c) the taking of the Action in accordance with the revised plan would not be likely to have a new or increased impact, and d) the approval holder notifies the department electronically that it has prepared a revised version of the plan (the 'revised plan'). In notifying the department,	Not Applicable	The approval holder has not sought to revise the GGF CMS under this mechanism during this ACR period, only a minor update was made to align with Variation approved on 2/6/2026

Num ber	Current condition of approval	Compliance Year 1	Evidence / Comments
	the approval holder must specify each condition which references the plan and provide the department with: I. an electronic copy of the revised plan, II. an electronic copy of the revised plan marked up with track changes to show the differences between the plan and the revised plan, III. a comprehensive explanation of all differences between the plan and the revised plan, IV. a declaration that the approval holder has read and understands the Guidance on 'new or increased impact' relating to changes to approved management plans under EPBC Act environmental approvals, Commonwealth of Australia 2017, V. a comprehensive analysis and detailed discussion on the likelihood that taking the Action in accordance with the revised plan will not have, or will be not likely to have, a new or increased impact, VI. written notice of the date on which the approval holder will implement the revised plan (the 'revised plan implementation date'), being at least 30 business days after the date of providing notice of the revision of the plan, or a date agreed to in writing with the department, and VII. a copy of the compliance report for the latest ACR period and a statement of any relevant history of compliance (including non-compliance) in relation to the plan.		
6	The approval holder must commence implementation of the revised plan from the revised plan implementation date unless otherwise notified in writing by the Minister.	Not Applicable	No revised plan has been implemented under this mechanism during this ACR period.

Num ber	Current condition of approval	Compliance Year 1	Evidence / Comments
7	If the Minister notifies the approval holder that the Minister is satisfied that the taking of the Action in accordance with a plan which has been revised without submitting it for the Minister's approval would be likely to have a new or increased impact, then: a) the approval holder's ability to revise a plan without submitting the plan for Minister approval does not apply, or ceases to apply, in relation to the revised plan, b) the approval holder must implement the plan in force immediately prior to that revised plan or a version of the plan specified by the Minister in the notice, and c) the Minister may also notify that, for a specified period, the approval holder's ability to revise a plan without submitting the plan for Minister approval does not apply for one or more specified plans.	Not Applicable	The Minister has not made any notification under this condition during this ACR period.
8	The approval holder may, at any time by giving written notice to the department, revoke its choice to implement a plan which has been revised without submitting it for the Minister's approval. If the approval holder revokes the choice to implement a revised plan, the approval holder must implement the plan in force immediately prior to that revised plan.	Not Applicable	The approval holder has not revoked any choice to implement a revised plan, as no plan has been revised under this mechanism.
Submission and Publication of Plans (Conditions 9-12)			
9	Wherever these conditions require the approval holder to submit any plan to the department, all such plans must be submitted electronically.	Not applicable	The GGF CMS was submitted to the department as part of the EPBC Act referral and assessment process, prior to this approval being granted. No new plan was submitted to the department under this condition during this ACR period with only a minor variation being approved on the 2/6/2026.
10	Unless otherwise agreed to in writing by the Minister, the approval holder must publish each plan on the website within 15 business days of the date: a) of this approval, if the version of the plan to be implemented is specified in these conditions, or b) the plan is submitted to the department in accordance with a requirement of these conditions, if the plan does not require the approval of the Minister.	Compliant	The GGF CMS has been published on the approval holder's website at https://deerparkestate.com.au/compliance/ .

Num ber	Current condition of approval	Compliance Year 1	Evidence / Comments
11	The approval holder must keep all plans published on the website, in a format that is easily accessible and downloadable, from the first date which that plan must be published and until the expiry date of this approval. This requirement applies to all current and superseded versions of plans.	Compliant	The GGF CMS is published on the approval holder's website at https://deerparkestate.com.au/compliance/ in a format that is easily accessible and downloadable. The approval holder will keep the GGF CMS published on the website until the expiry date of this approval, updating the published version to reflect any future revisions.
12	The approval holder is required to exclude or redact sensitive biodiversity data from any version of a plan before that plan is published on the website or otherwise provided to a member of the public. If sensitive biodiversity data is excluded or redacted from a plan, the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website.	Compliant	There is no sensitive biodiversity data within the GGF CMS requiring exclusion or redaction. Accordingly, no redaction was required and no notification to the department was necessary.
Commencement of the Action (Condition 13-14)			
13	The approval holder must notify the department electronically of the date of commencement of the Action, within 5 business days following commencement of the Action.	Compliant	Site preparation works, constituting commencement of the Action, began on 13 September 2025. The approval holder notified the department of this date electronically on 17 September 2025, within 5 business days of commencement, in accordance with this condition. See appendix 1.
14	The approval holder must not commence the Action later than 5 years after the date of this approval decision.	Compliant	The Action commenced on 13 September 2025, within 5 years of the date of this approval decision (4 August 2025). This condition has been satisfied.
Compliance Records (Condition 15-19)			
15	The approval holder must maintain accurate and complete compliance records and document the procedure for recording and storing compliance records.	Compliant	The approval holder maintains a document management system for recording and storing compliance records associated with this approval, including correspondence, plans and reports.
16	If the department makes a request in writing, the approval holder must provide electronic copies of compliance records to the department within the timeframe specified in the request.	Not Applicable	No request for compliance records was received from the department during this ACR period.
17	The approval holder must ensure that any monitoring data, surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the Guidelines for biological survey and mapped data,	Compliant	Baseline monitoring field work for the GGF CMS commitments in Table 2 (vegetation, weed cover, habitat and predator/invasive species) has been completed during this ACR period. The baseline monitoring report is currently being finalised and will be included as an appendix to this report once complete. This data, and any future data required under other

Num ber	Current condition of approval	Compliance Year 1	Evidence / Comments
	Commonwealth of Australia 2018, or as otherwise specified by the Minister in writing.		conditions of this approval, has been and will continue to be prepared in accordance with the Guidelines for biological survey and mapped data 2018.
18	The approval holder must ensure that any monitoring data, surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the Guide to providing maps and boundary data for EPBC Act projects, Commonwealth of Australia 2021, or as otherwise specified by the Minister in writing.	Compliant	No requirement arose during this ACR period. Any future spatial data will be prepared in accordance with the Guide to providing maps and boundary data for EPBC Act projects 2021.
19	The approval holder must submit all monitoring data, surveys, maps, other spatial and metadata and all species occurrence record data electronically to the department within 20 business days of the next anniversary of the date of this approval decision, except where otherwise specified in a plan	Compliant	No such requirement arose this ACR period.
Annual Compliance Reporting (Condition 20-26)			
20	The approval holder must prepare a compliance report for each Annual Compliance Report period (ACR period).	Compliant	This report constitutes the compliance report prepared for the Year 1 ACR period (4 August 2025 to 3 August 2026).
21	The approval holder must ensure each compliance report includes: a) accurate and complete details of compliance and any non-compliance with: I. each condition attached to this approval decision, and II. all commitments made in each plan, b) a schedule of all plans in effect in relation to these conditions during the ACR period, c) accurate and complete details of how each plan was implemented during the ACR period, and d) if any incident occurred, accurate and complete details of each incident.	Compliant	This report includes details of compliance and non-compliance with each condition and GGF CMS commitment (Table 1 and Table 2), a schedule of plans in effect (Section 1), details of plan implementation, and confirmation that no incidents occurred during this ACR period (Section 1.3).

Num ber	Current condition of approval	Compliance Year 1	Evidence / Comments
22	The approval holder must ensure each compliance report is completed to the satisfaction of the Minister and is consistent with the Annual Compliance Report Guidelines, Commonwealth of Australia 2023.	Compliant	This report has been prepared in accordance with the Annual Compliance Report Guidelines, Commonwealth of Australia 2023, for the department's/Minister's consideration. Final determination of whether this report is completed to the satisfaction of the Minister, as required by this condition, rests with the department.
23	The approval holder must, within 20 business days following the end of each ACR period, in a format that is easily accessible and downloadable, publish on the website: a) each compliance report, and b) a shapefile showing all clearing of protected matters, and their habitat, undertaken within the ACR period.	Compliant	This report and its accompanying shapefile were published on the approval holder's website on 1/9/2026, in accordance with the requirement to publish within 20 business days of the end of the Year 1 ACR period (3 August 2026). No clearing of protected matters or their habitat occurred during this ACR period, and therefore no shapefile is provided. The department was notified of publication in accordance with Condition 25. The report can be accessed at https://deerparkestate.com.au/compliance/
24	The approval holder must: a) Exclude or redact sensitive biodiversity data from each compliance report and shapefile published on the website or otherwise provided to a member of the public b) If sensitive biodiversity data is excluded or redacted from a version of a compliance report published or otherwise provided to a member of the public, submit the full compliance report to the department within 5 business days of its publication on the website and notify the department in writing what exclusions and redactions have been made in the version published on the website or otherwise provided to a member of the public. c) If sensitive biodiversity data is excluded or redacted from a version of a shapefile published or otherwise provided to a member of the public, submit the full shapefile to the department within 5 business days of its publication on the website and notify the department in writing what exclusions and redactions have been made in the version published on the website or otherwise provided to a member of the public.	Compliant	No sensitive biodiversity data has been excluded or redacted from this compliance report or the associated shapefile.

Number	Current condition of approval	Compliance Year 1	Evidence / Comments
25	The approval holder must notify the department electronically, within 5 business days of each date of publication that the compliance report has been published on the website. In this notification, the approval holder must provide the department with the web address for where the compliance report and related shapefile are published on the website.	Compliant	This condition is contingent on publication of the compliance report under Condition 23. Notification of publication was provided to the department electronically within 5 business days of the publication date, on 1/9/2026 providing the web address at https://deerparkestate.com.au/compliance/
26	The approval holder must keep each compliance report and related shapefile published on the website from the first date which that compliance report must be published until the expiry date of this approval.	Compliant	This compliance report will be kept published on the approval holder's website from the date of publication until the expiry date of the approval (11 August 2037).
Reporting Non-Compliance (Condition 27-28)			
27	The approval holder must notify the department electronically, within 2 business days of becoming aware of any incident. The approval holder must specify in each notification: a) any condition or commitment made in a plan which has not been, or may have not been, complied with. b) a short description of the incident, and c) the location (if applicable, including co-ordinates), date and time of the incident.	Not Applicable	No incidents occurred during this ACR period; accordingly, no notification under this condition was required.
28	The approval holder must provide to the department in writing, within 12 business days of becoming aware of an incident, the details of that incident. The approval holder must specify: a) all corrective measures and investigations which the approval holder has already taken in respect of the incident, b) the potential impacts of the incident, c) the method and timing of any corrective measures that the approval holder proposes to undertake to address the incident, and	Not Applicable	No incidents occurred during this ACR period; accordingly, no incident details were required to be provided under this condition.

Num ber	Current condition of approval	Compliance Year 1	Evidence / Comments
	d) any variation of these conditions or revision of a plan that will be required to prevent recurrence of the incident and/or to address its consequences.		
Independent Audit (Condition 29-37)			
29	The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every audit period.	Not Applicable	The first audit period commenced on 13 September 2025 (the date of commencement of the Action) and will run for five years, ending 12 September 2030. No independent audit is due until the end of this audit period.
30	The approval holder must submit details of the proposed independent auditor and their qualifications to the department within 10 business days following the end of each audit period.	Not Applicable	No audit period has yet ended; no independent auditor has yet been proposed to the department.
31	The approval holder must ensure the scope of each independent audit is sufficient to determine the compliance status for each condition of approval and each commitment made in each plan.	Not Applicable	No independent audit has yet been conducted, as the first audit period has not yet begun.
32	The approval holder must ensure the criteria for each independent audit and the undertaking of each independent audit are consistent with the Independent Audit and Audit Report Guidelines.	Not Applicable	No independent audit has yet been conducted, as the first audit period has not yet begun.
33	The approval holder must submit an audit report to the department for written agreement from the department within 3 months following the end of each audit period, or as otherwise directed by the Minister in writing.	Not Applicable	No audit report has yet been due for submission, as the first audit period has not yet begun.
34	The approval holder must ensure each audit report is completed to the satisfaction of the Minister and is consistent with the Independent Audit and Audit Report Guidelines to the extent that the Independent Audit and Audit Report Guidelines are consistent with these conditions.	Not Applicable	No audit report has yet been prepared, as the first audit period has not yet begun.
35	The approval holder must publish each audit report on the website in a format that is easily accessible and downloadable, within 10 business days of the date the department agrees to the audit report in writing.	Not Applicable	No audit report has yet been published, as none has yet been required.

Num ber	Current condition of approval	Compliance Year 1	Evidence / Comments
36	The approval holder must notify the department within 5 business days of the date the audit report is published on the website. In this notification, the approval holder must provide the department with the web address for where the audit report is published on the website.	Not Applicable	No audit report has yet been published, as none has yet been required.
37	The approval holder must keep each audit report published on the website from the first date which that audit report must be published until the expiry date of this approval.	Not Applicable	No audit report has yet been published, as none has yet been required.
Completion of the Action (Condition 38-39)			
38	Within 20 business days after the completion of the Action, and, in any event, at least 20 business days prior to the expiry date of this approval, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data. The approval holder must submit any spatial data that comprises completion data as a shapefile.	Not Applicable	The Action has not been completed; no completion notification or completion data has yet been required.
39	The approval holder must notify the department electronically at least 60, but not more than 70, business days prior to the expiry date of this approval, that the approval is due to expire.	Not Applicable	The approval does not expire until 11 August 2037; the notification window (60–70 business days prior to expiry) has not yet arisen.

2.1 Compliance with the Growling Grass Frog Conservation Management Strategy

The approval holder has implemented the GGF CMS during this ACR period, satisfying the requirement under Condition 3 to commence implementation no later than the commencement of the Action.

Condition 3 requires the approval holder to implement the GGF CMS (Nature Advisory 2025) from the commencement of the Action. The version of the plan in effect during this ACR period is the GGF CMS, Report No. 22173.07 (1.7), Nature Advisory 2025.

Implementation of the GGF CMS is demonstrated through preparation of the GGF Conservation Management Plan (GGF CMP). Section 6.1 of the GGF CMS provides that the GGF CMS will be used to prepare the GGF CMP following consultation with Brimbank City Council, including a detailed design for GGF habitat within the buffer area and detailed management actions. The GGF CMS similarly lists preparation of the GGF CMP among its own stated objectives (Sections 1 and 2.4).

In addition to the above requirement, the GGF CMP is required under Brimbank City Council planning permit P366/2024 for subdivision and the development of the industrial estate. The GGFCMP was provided to Council for approval on 16 July 2025. Several additional drafts were required in response to Brimbank City Council's Environment department comment, prior to the plan receiving formal Council endorsement on 20 July 2026. This establishes the detailed management actions that will structure delivery of the on-ground GGF CMS commitments outlined in Table 2 below. Following Brimbank Council approval, on ground management can now commence.

The approval holder has taken the following further actions in support of GGF CMS implementation during this ACR period:

- Installation of a silt and frog exclusion fence along the variable creek buffer zone, completed prior to the commencement of works on 13 September 2025.
- Initiation of procurement of a land management contractor to undertake the Year 1 on-ground works, with a Request for Quote issued on 16 March 2026 and fee proposals closing 10 April 2026

On this basis, the GGF CMS has been implemented by the approval holder no later than the commencement of the Action, satisfying Condition 3.

The individual on-ground commitments remain to be delivered as the appointed contractor mobilises, and progress against each is assessed in Table 2 below.

Table 2 Assessment of compliance with GGF CMS commitments - Year 1 ACR period

GGF CMS commitment	Compliance status	Evidence / Comments
Preparation of a Growling Grass Frog Conservation Management Plan (GGF CMP) to guide the detailed design of GGF habitat works and management actions within the buffer area (GGF CMS Sections 1 and 2.4, and 6.1).	Compliant	The GGF CMP (Biosis, P0366/2024) has been finalised and received formal endorsement from Brimbank City Council on 20 July 2026, discharging this GGF CMS objective and establishing the detailed design and management actions for the buffer area works assessed below.
Waste removal – remove hard rubbish, litter and derelict fencing from the variable creek buffer zone (quarterly).	Not Applicable	To be completed once the land management contractor is appointed and works commence. Baseline condition: the buffer zone is currently affected by weed cover requiring control across approximately 0.58 hectares, including Common Thorn-apple, Spear Thistle, Artichoke Thistle and two African Box-thorn patches (approximately 0.5 hectares total).
Weed management – control of noxious, environmental and woody weeds using herbicide-free methods to keep overall weed cover below 5% (except where weeds provide GGF habitat), informed by monthly weed monitoring and mapping.	Not Applicable	To be completed once the land management contractor is appointed and works commence.
Revegetation and vegetation monitoring – planting within identified revegetation areas per DELWP guidelines, with terrestrial and aquatic vegetation monitoring biannually (spring and autumn).	Not Applicable	To be completed within the first year of works following completion of initial weed management, once the land management contractor is appointed. Baseline condition: approximately 0.71 hectares of the buffer zone has been previously revegetated, of which only around 0.07 hectares is classified as successful; a further approximately 128sqm of creek margin revegetation is identified as required.
Terrestrial habitat and rocks/logs – maintenance of vegetation providing GGF habitat and biomass control, plus placement of rocks and logs along Kororoit Creek (target: at least 20% of	Not Applicable	To be completed within the first year of works, once the land management contractor is appointed.

creek perimeter with rock piles of suitable size and structure).		
Predator and invasive species control, and reporting – ongoing removal of rabbit warrens and fox dens, plus completion of a management log after each management/monitoring visit and an annual Habitat and Population Monitoring Report.	Not Applicable	Predator/invasive species control to be ongoing once works commence; management log and monitoring report to be delivered within 1 year of commencement of works.

3 Future planning and management

The EPBC approval (EPBC 2024/09979) and associated conditions are in effect until 11 August 2037.

The following actions are required for the ongoing management of the approved action during future ACR periods:

- Implement the GGF CMS throughout all construction and operational phases of the Action.
- Deliver the on-ground works set out in the endorsed GGF CMP as the appointed land management contractor mobilises, and review the GGF CMS and GGF CMP jointly in future annual reporting in consultation with Brimbank City Council, consistent with GGF CMS Section 6.8.
- Use the completed baseline monitoring across the buffer zone (vegetation, weed cover, habitat and predator/invasive species) as the reference point for future monitoring and reporting under the GGF CMS.
- Maintain all plans published on the approval holder's website and ensure they remain accessible and downloadable (Condition 11).
- Submit all required monitoring data, surveys, maps, spatial data and species occurrence records to the department within 20 business days of each approval anniversary (Condition 19).
- Prepare and publish Annual Compliance Reports within 20 business days of the end of each ACR period (Conditions 20–23).
- Ensure no herbicides known to impact aquatic life are used within a 50-metre radius of Kororoit Creek at all times (Condition 4).
- Arrange an independent audit following the completion of the first 5-year audit period commencing from the commencement of the Action (Conditions 29–37).
- Notify the department that the approval is due to expire between 60 and 70 business days prior to 11 August 2037 (Condition 39).

References

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

Nature Advisory 2025. Deer Park Estate – 179 Tilburn Road, Deer Park: Growling Grass Frog Conservation Management Strategy (GGF CMS). Report No. 22173.07 (1.7).

Biosis 2026. Tilburn Road Deer Park Estate – Growling Grass Frog Conservation Management Plan (GGF CMP). Report No. P0366/2024. Endorsed by Brimbank City Council 20 July 2026. Prepared for HB & B Property Pty Ltd.

Nature Advisory 2025. Commercial and Industrial Development, Deer Park, Victoria (Stage 1 and 2) – EPBC Act Preliminary Documentation (EPBC 2024/09979). Report No. 22173.11 (1.3). Prepared for HB & B Property Pty Ltd.

DCCEEW 2025. Notification of approval decision – Commercial and Industrial Development, Deer Park, Victoria (Stage 1 and 2), 179 Tilburn Rd, Deer Park, Victoria (EPBC 2024/09979). Decision dated 4 August 2025.

Appendix 1 Notification of Commencement of Action

Notice of Commencement of Action - 179 Tilburn Rd, Deer Park (Stage 1 and 2)(EPBC 2024/09979)  Summarize this email

**Clare Emery**
To:  epbcomonitoring
Cc:  Luciano Solomon;  Michael Hoac;  Aaron Smith;  Luke Wilson

 Reply  Reply all  Forward   ...
Wed 2025-09-17 5:38 PM

To whom it may concern,

I am writing to inform you that site prep works began within the action area at 179 Tilburn Road, Deer Park on Saturday 13th September 2025, this constitutes commencement of the action for EPBC Approval 2024/09979.

Please consider this email as notification in accordance with Condition 13 of the above approval.

Please reach out if you have any queries.

Many thanks,
Clare

Clare Emery
Team Leader - Environmental Approvals
Senior Environmental Planner

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APEM Group

Leaders in Ecology, Heritage and Environmental Approvals

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We pay our respects to the Traditional Custodians and Elders past, present and future, and honour their connection to the land and ongoing contribution to society.

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 Reply  Reply all  Forward

Appendix 2 Email Confirmation Regarding Historical Herbicide Application

From: Peter A James <peter.a.james@orica.com>
Sent: Friday, 14 August 2026 11:38 AM
To: Damien Chappell <damien.chappell@landserv.com.au>
Cc: John Ellis <john.ellis@orica.com>
Subject: Query Regarding Historical Herbicide Application at Orica Deer Park

Damien,

As discussed, Orica has received an enquiry from HBBProperty, the landowner of the former 'eastern area' of the Deer Park site, regarding the type and application rate of herbicides used in the vicinity of Kororoit Creek. The basis of the enquiry is unclear, although they have observed some unusual dieback in recent times. The last time Ecodynamics attended the Deer Park site was around July 2024, and the work involved 'top-up' planting rather than herbicide spraying.

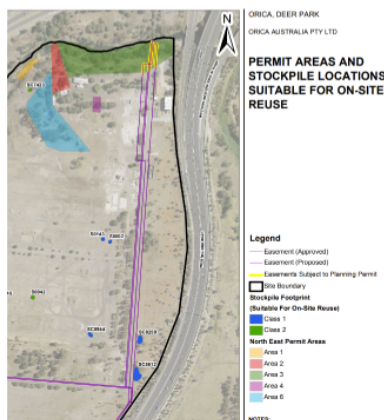
Could you please contact Ecodynamics and obtain details of any herbicide(s) used, including the active ingredient(s) and application rate/concentration, if available?

I have provided a figure below showing the five areas where Environmental Management Plans were generated as part of the planning permit process.

Please let me know if you have any questions.

Regards

Peter



 **Peter James**
ENVIRONMENTAL PROJECT LEAD
Level 3, 1 Nicholson Street, East Melbourne
T: +61 3 9565 7450 M: +61 438 384 220 E: peter.a.james@orica.com
in    orica.com

General

From: Damien Chappell <damien.chappell@landserv.com.au>
Sent: Monday, 17 August 2026 1:10 PM
To: Peter A James <peter.a.james@orica.com>
Cc: John Ellis <john.ellis@orica.com>
Subject: [EXTERNAL] RE: Query Regarding Historical Herbicide Application at Orica Deer Park

Hi Peter,

I have confirmed from the daily work sheets and talking to Angus Curry of Ecodynamics that the herbicides used were:

- Surefire Weedpro (360g/L glyphosate) BioAqua; and
- Roundup, which is also a glyphosate herbicide. Concentration not specified in the worksheets but may have been similar to the Weedpro, which was 360g/L glyphosate.

The dilution when recorded ranged from 80 to 170 ml / 10 litres.

Applications were made on 12 occasions from 21 March 2023 to 6 May 2024.

When recorded there seemed to be around 700 to 1,000 litres of the mix applied.

I understand that Ecodynamics has the appropriate chemical / operating licenses for its glyphosate herbicide use.

I hope that helps but if there are more queries Angus has agreed to speak with anyone concerned. Would you like his contact details?

Kind regards,

Damien Chappell (BSc Geol. CEnvP)
Managing Director | M 0488 940084

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Appendix 3 Baseline Monitoring Report
