

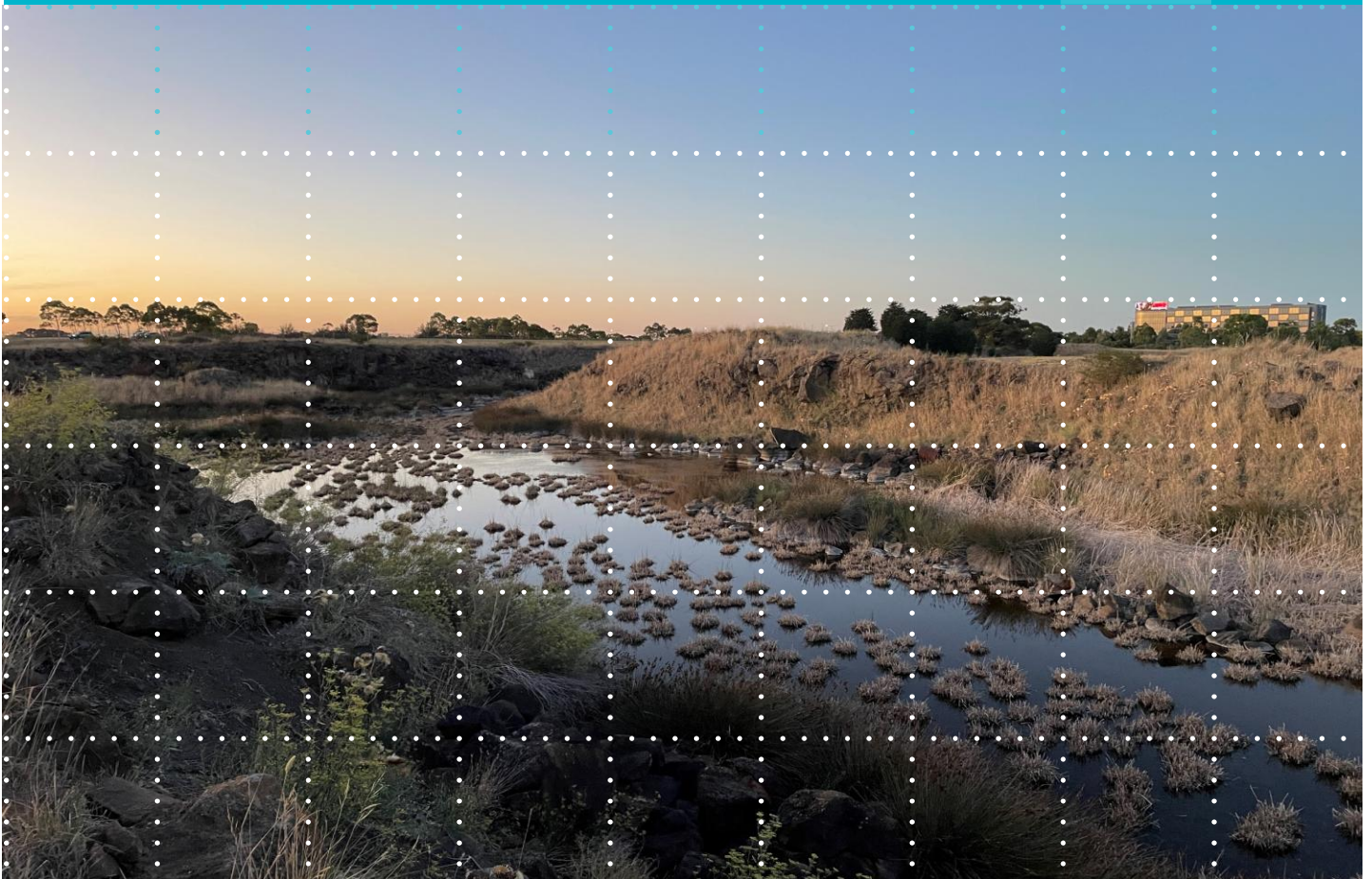
Final Report

Staged Redevelopment of 215, 315W and 325C Cooper Street, Epping, Victoria (EPBC 2016/7755) : Compliance Report

Prepared for

Riverlee Caruso Epping Pty Ltd

March 2026




Ecology and Heritage Partners Pty Ltd

DOCUMENT CONTROL

Assessment type	Staged Redevelopment of 215, 315W and 325C Cooper Street, Epping, Victoria (EPBC 2016/7755)
Address	215, 315W and 325C Cooper Street, Epping, Victoria
Project number	14592
Project manager	Amelia Weight (Senior Consultant Zoologist)
File name	14592_EHP_Riverlee_Onsite-Compliance-Report_Year-2_Final_17032026
Client	Riverlee Caruso Epping Pty Ltd

VERSION CONTROL

Report version	Comments	Report updated by:	Report reviewed by:	Date submitted
Draft	Report sent to the client for review	ACW	CL	13/02/2026
Final	Final report submitted to client	ACW	CL	17/03/2026

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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 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 Richard Palmistra

Position Senior Development Manager

Organisation including ABN/ACN Riverlee Caruso Epping Pty Ltd ACN 605 442 500

Date 05 / 27 / 2026

1 DESCRIPTION OF ACTIVITIES

Ecology and Heritage Partners Pty Ltd was commissioned by Riverlee Caruso Epping Pty Ltd (ABN 74 569 488 283) to prepare an annual compliance report for the staged redevelopment of 215, 315W and 325C Cooper Street, Epping, Victoria. This compliance report has been prepared in accordance with the Annual Compliance Report Guidelines (DCCEEW 2023).

The EPBC Act approval (2026/7755) was granted on 24 May 2019 with a variation to the approval conditions received on 5 November 2019.

Following submission of a Show Cause response to the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW), the approved action commenced in February 2021. As a condition of the EPBC Act approval (2016/7755), annual compliance reporting is required for the development at 215, 315W and 325C Cooper Street, New Epping.

This report covers a 12-month reporting period from 1 February 2025 to 1 February 2026.

The requirement for this compliance report is outlined under Condition 15 of the EPBC Act approval (2016/7755) and consists of a review of the EPBC Approval conditions and the management actions outlined in the Environmental Management Plan and Onsite Offset Management Plan (Ecology Australia Pty Ltd 2018; 2019). A separate compliance report is also required under Condition 15 for the offsite offset site which will be prepared in accordance with the Offsite Offset Management Plan (Ecology Australia Pty Ltd 2019b).

2 EPBC APPROVAL CONDITIONS AND COMPLIANCE

Table 1. EPBC Act approval conditions and compliance findings.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
1	The approval holder must clear no more than the following within the project site:	-	-
a	5.42 ha Golden Sun Moth habitat	Compliant	5.42 hectares of GSM habitat have been removed
b	17.39 ha of Growling Grass Frog habitat	Compliant	0 hectares of GGF habitat have been removed during construction of the habitat corridor. The 0.12 hectares planned for removal within the EMP was able to be avoided (Figure 9, Figure 12 and Section 7.4.3)
2	Prior to the commencement of the action, to compensate for the loss of up to 5.42 ha Golden Sun Moth habitat, the approval holder must provide documentary evidence to the Department that the impact has been offset by a 5.42 ha MUD Policy Offset in accordance with the Melbourne Urban Development Policy.	Compliant	Golden Sun Moth offers under the MUD Policy were secured on 28 May 2019 (refer to Attachment 1).
3	To compensate for the loss of 17.39 ha of Growling Grass Frog habitat, the approval holder must implement the Growling Grass Frog Offset Strategy and ensure that a viable population of the Growling Grass Frogs is maintained at the proposed offset areas for 10 years.	Not Applicable	A GGF Offset Strategy has been implemented, consisting of both an onsite and an offsite Offset Management Plan. The Offsite Offset Management Plan, pertaining to the Perry Bridge offset site, is currently being implemented (Ecology Australia Pty Ltd 2019b). The Growling Grass Frog onsite offset strategy will commence following construction of the habitat corridor, which is expected to be completed in October 2026.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
4	Prior to the commencement of the action, the approval holder must prepare Offset Management Plans for the onsite and offsite offset areas proposed in the Growling Grass Frog Offset Strategy. The approval holder must not commence the action until both Offset Management Plans have been prepared. The Offset Management Plans must be provided to the Department within 14 days of the Offset Management Plans being prepared. Each Offset Management Plan must be implemented for the life of the approval. Each Offset Management Plan must:	Compliant	Growling Grass Frog Offset Management Plans have been prepared by Ecology Australia Pty Ltd and submitted to the Department on 9 September 2019.
a	be prepared by a suitably qualified expert	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
b	be prepared in accordance with the principles of the EPBC Act Environmental Offsets Policy, and be consistent with the Growling Grass Frog Offset Strategy	Compliant	Growling Grass Frog Offset Management Plans have been prepared in accordance with the EPBC Act Environmental Offsets Policy and are consistent with the Growling Grass Frog Offset Strategy.
c	include timelines and mechanisms for legally securing the offset area(s)	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
d	provide a written description and map that clearly defines the location and boundaries of the offset area(s). This must be accompanied by the offset attributes and shapefile(s)	Compliant	Included with submission of Offset Management Plans.
e	include a description, based on adequate surveys, of the current Growling Grass Frog population within each offset area, and the condition (prior to any management activities) of each offset area, including existing habitat (the baseline condition)	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
f	detail timeframes, management actions, and strategies for:	-	-
i	maintaining a viable population of Growling Grass Frogs within the onsite offset; and	Compliant	The Onsite Growling Grass Frog Offset Management Plan includes management actions for maintaining a viable population of Growling Grass Frog within the onsite offset site.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
ii	for the creation, regeneration and/or revegetation of Growling Grass Frog habitat within the proposed onsite and offsite offset areas.	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
g	Management actions and strategies must include:	-	-
i	performance and completion criteria for evaluating the management of the offset area, and criteria for triggering remedial action and contingency responses	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
ii	a program to monitor and report on the effectiveness of these measures, and progress against the performance and completion criteria	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
iii	a description of potential risks to the successful implementation of the plan, a description of the measures that will be implemented to mitigate against these risks and a description of the contingency measures that will be implemented if defined triggers arise	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
iv	specify the timing and frequency of management actions, reporting and implementation of contingency responses and corrective actions, and the person/s responsible.	Compliant	Included within the Growling Grass Frog Offset Management Plans prepared by Ecology Australia Pty Ltd.
5	Within 14 days of the offset(s) required under Condition 3 being legally secured, the approval holder must provide the Department with written evidence demonstrating that the offset(s) has/have been legally secured.	Not applicable	Not applicable to this compliance reporting period. The onsite Offset and the offsite Offset were secured independently of each other and at different times. This occurred prior to this compliance reporting report. Evidence was provided to Department, but not within the required 14 days of being secured.
6	Within three (3) months following the third and fourth anniversary of the commencement of the action, the approval holder must provide a report demonstrating that a viable population of Growling Grass Frog has been maintained at the onsite offset site (as required under the Growling Grass Frog Offset Strategy). The report must be prepared by a suitably qualified expert.	Compliant	Annual Growling Grass Frog monitoring has been undertaken since 2022 confirming that a viable population of the species has been maintained on site (refer to Attachment 2). It is noted that Condition 6 is applicable following completion of the

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
			construction of the habitat corridor which has not yet occurred. However, annual monitoring reports serve to provide evidence and status of the frog population.
7	If the Minister is not satisfied that a viable population of Growling Grass Frog has been maintained as required in condition 6, the Minister may (in writing) require the approval holder to submit a new plan or program for the Minister's approval to reduce, mitigate, remediate or compensate impacts to Growling Grass Frogs. If the Minister approves the plan or program, then the approved plan or program must be implemented. Note: To avoid doubt, any proposed compensation measures must be additional to that required by the Growling Grass Frog Of/set Strategy.	Not applicable	Not applicable as the construction of the Growling Grass Frog habitat corridor has not been completed. The Minister has not communicated any requirement under this Condition.
8	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.	Not applicable	Not applicable to this compliance reporting period. The Department was not notified of the action commencing in February 2021. This has been rectified in response to the Show Cause letter issued on 19 February 2024.
9	If the commencement of the action does not occur within 5 years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister.	Compliant	The action has commenced within 5 years of the approval.
10	All management plans required under this approval should be prepared in line with the Department's Environmental Management Plan Guidelines.	Compliant	The Environmental Management Plan prepared by Ecology Australia Pty Ltd is compliant with the Guidelines.
11	The approval holder must maintain accurate and complete compliance records.	Compliant	Annual Growling Grass Frog monitoring has been undertaken since 2022. A compliance report was completed for Year 1 of the action.
12	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	The Department has not requested any compliance records.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
13	The approval holder must:	-	-
a	submit plans electronically to the Department;	Compliant	Management Plans were submitted to the Department on 9 September 2019.
b	publish each plan on the website within 20 business days of the date the plan is approved by the Minister (where approval of the Minister is required) or of the date a plan is submitted to the Department, unless otherwise agreed to in writing by the Minister;	Not applicable	Not applicable to this compliance reporting period. The management plans were provided to the Department prior to this reporting period, however it took longer than the required 20 business days to publish the plans on approval holders website.
c	notify the Department by email that plans have been published on the website within five business days of the date of publication:	Non-compliant	Notification was provided to the Department, but this occurred more than 5 business days from the date of publication.
d	exclude or redact sensitive ecological data from plans published on the website or provided to a member of the public; and	Not applicable	Approval holder not aware of any sensitive ecological data.
e	keep plans published on the website until the end date of this approval.	Compliant	Management Plans remain available through Approval Holders website. https://newepping.com.au/sustainability/
14	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under a plan 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 plan.	Compliant	Monitoring reports have been prepared in accordance with the Department's Guidelines. Annual monitoring report included as Attachment 2 of this report.
15	The approval holder must prepare a compliance report for each 12-month period following the date of commencement of the action, or as otherwise agreed to in writing by the Minister. The approval holder must:	Compliant	Note: This Report is the second Annual Report following approval holder understanding, as of March 2023, that the Department considers commencement of the action occurred in February 2021. Further information provided in the approval holders response to the

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
			Departments 'Show Cause' letter dated 8/3/24.
a	publish each compliance report on the website within 60 business days following the relevant 12-month period:	Compliant	The first Annual Report was posted on the website on 17 April 2025, within 60 business days following the relevant 12-month period. This Report being the second Annual Report.
b	notify the Department by email that a compliance report has been published on the website within five business days of the date of publication:	Compliant	The Department was notified by email that the first Annual Report was published on the website within five business days of the date of publication.
c	keep all compliance reports publicly available on the website until this approval expires;	Compliant	The first Annual Report remains publicly available on the website. https://newepping.com.au/sustainability/
d	exclude or redact sensitive ecological data from compliance reports published on the website; and	Compliant	Approval holder not aware of any sensitive ecological data.
e	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.	Not Applicable	No sensitive ecological data was contained within the first Annual Report.
16	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:	-	-
a	the condition which is or may be in breach; and	Not Applicable	No incidents or instances of non-compliance (other than where stated elsewhere in this table) with the conditions or plans has occurred in this reporting period.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
b	a short description of the incident and/or non-compliance.	Not Applicable	No incidents or instances of non-compliance (other than where stated elsewhere in this table) with the conditions or plans occurred in this reporting period.
17	The approval holder must provide to the Department the details of any incident or non-compliance 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:	-	-
a	any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;	Not Applicable	No incidents or instances of non-compliance with the approved conditions or plans occurred during this reporting period. An application for condition amendment was submitted in the previous reporting period and is awaiting approval.
b	the potential impacts of the incident or non-compliance; and	Not Applicable	No incidents or instances of non-compliance with the approved conditions or plans occurred during this reporting period. The non-compliance referenced in the Condition amendment application had no impact on the Growling Grass Frog.
c	the method and timing of any remedial action that will be undertaken by the approval holder.	Not Applicable	No incidents or instances of non-compliance with the conditions or plans occurred in this reporting period. The application for Condition amendment is to be finalised before completion of the next reporting period.
18	The approval holder must ensure that independent audits of compliance with the conditions are conducted for the 12-month period from commencement of the action	Non-Compliant	Commencement of action date of February 2021 was only recognised following

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
	and for every subsequent 24-month period until this approval expires, or as requested in writing by the Minister.		discussion with the Department as of March 2024. Consequently the '12 month' and first of the '24 month' audits submissions had lapsed prior to the actual commencement of auditing. Audit reports have since been completed as scheduled, with the first completed in February 2025 and submitted in April 2025. It should be noted that the Approval Holder is seeking approval to vary the Conditions of the Approval to re-synchronise reporting requirements to coordinate with the recognised commencement date. Further information provided in the approval holders response to the Departments 'Show Cause' letter dated 8/3/24.
19	For each independent audit, the approval holder must:	-	-
a	provide the name and qualifications of the independent auditor and the draft audit criteria to the Department;	Not applicable	The first independent audit is scheduled for 12/03/2026
b	only commence the independent audit once the audit criteria have been approved in writing by the Department; and	Not applicable	First independent audit scheduled for March 2026.
c	submit an audit report to the Department within the timeframe specified in the approved audit criteria.	Not applicable	Independent audits have not been undertaken as part of this approval. Next audit required March 2026.
20	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.	Not applicable	Independent audits have not yet occurred. Next audit required March 2026.
21	The approval holder may, at any time, apply to the Minister for a variation to an action management plan approved by the Minister under condition 7, 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	Compliant	A variation to the offset management plans has been submitted to the Department in June 2024. The Department is reviewing these submissions. Amendments will be

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
	approves a revised action management plan (RAMP) then, from the date specified, the approval holder must implement the RAMP in place of the previous action management plan.		finalised prior to completion of next compliance reporting period (February 2027).
22	The approval holder may choose to revise an action management plan approved by the Minister under condition 7, or as subsequently revised in accordance with these conditions, without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the RAMP would not be likely to have a new or increased impact.	Not Applicable	No RAMP has been implemented without approval
23	If the approval holder makes the choice under condition 22 to revise an action management plan without submitting it for approval, the approval holder must:	-	-
a	notify the Department in writing that the approved action management plan has been revised and provide the Department with:	Not applicable	No RAMP has been implemented without approval
i	an electronic copy of the RAMP;	Not applicable	No RAMP has been implemented without approval
ii	an electronic copy of the RAMP marked up with track changes to show the differences between the approved action management plan and the RAMP;	Not applicable	No RAMP has been implemented without approval
iii	an explanation of the differences between the approved action management plan and the RAMP;	Not applicable	No RAMP has been implemented without approval
iv	the reasons the approval holder considers that taking the action in accordance with the RAMP would not be likely to have a new or increased impact; and	Not applicable	No RAMP has been implemented without approval
v	written notice of the date on which the approval holder will implement the RAMP (RAMP implementation date), being at least 20 business days after the date of providing notice of the revision of the action management plan, or a date agreed to in writing with the Department.	Not applicable	No RAMP has been implemented without approval
b	subject to condition 25, implement the RAMP from the RAMP implementation date.	Not applicable	A variation to the management plans has not been submitted to the Minister.
24	The approval holder may revoke its choice to implement a RAMP under condition 22 at any time by giving written notice to the Department. If the approval holder revokes	Not applicable	No choice to implement a RAMP has been revoked.

Condition Number/reference	Condition	Is the project compliant with this condition?	Evidence/comments
	the choice under condition 22, the approval holder must implement the previous action management plan approved by the Minister.		
25	If the Minister gives a notice to the approval holder that the Minister is satisfied that the taking of the action in accordance with the RAMP would be likely to have a new or increased impact, then:	Not applicable	No such notice from the Minister has been given.
a	condition 22 does not apply, or ceases to apply, in relation to the RAMP; and	Not applicable	No such notice from the Minister has been given.
b	the approval holder must implement the action management plan specified by the Minister in the notice.	Not applicable	No such notice from the Minister has been given.
26	At the time of giving the notice under condition 25, the Minister may also notify that for a specified period of time, condition 22 does not apply for one or more specified action management plans.	Not applicable	No such notice from the Minister has been given.
27	Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	Not applicable	The action has not been completed.

3 ENVIRONMENTAL MANAGEMENT PLAN COMPLIANCE

The results of the compliance findings are provided below (Table 2) and should be read in conjunction with the management actions outlined in Section 7.4 of the Environmental Management Plan (Ecology Australia Pty Ltd 2018).

As construction of Growling Grass Frog habitat corridor has not yet been completed, this compliance report does not include the management actions outlined in the Onsite Offset Management Plan which comes into effect following completion of construction. A separate compliance report is also required under Condition 15 for the offsite offset site which will be prepared in accordance with the Offsite Offset Management Plan (Ecology Australia Pty Ltd 2019b).

Table 2. Management actions outlined in EMP and compliance findings.

ID	Section	Year	Management action	Compliance	Comment
1	7.4.1	1 and ongoing	Staged development of the site	Compliant	Staged development underway as per Section 7.4.1 and Table 2 of the EMP Addendum (Ecology and Heritage Partners 2024).
2	7.4.2	1 and ongoing	Establish no-go zones and temporary exclusion fencing	Compliant	Frog exclusion fencing has been installed around all GGF habitat. Monthly monitoring of fence integrity is undertaken.
3	7.4.2	1 and ongoing	Pollution and sediment controls	Compliant	Pollution and sediment controls in place and operating effectively
4	7.4.2	1 and ongoing	Chemical and petroleum management	Compliant	Chemical and petroleum management actions are in place and operating effectively
5	7.4.4	1	Remediate Edgars Creek and surrounding terrestrial habitat	Not applicable	Construction within the habitat corridor is not yet complete.
6	7.4.5	1	Create constructed wetlands	Not applicable	Construction within the habitat corridor is not yet complete.
7	7.4.6	1 and ongoing	Revegetate the habitat corridor	Not applicable	Construction within the habitat corridor is not yet complete.
8	7.4.2	1 and ongoing	Install temporary frog fencing	Not applicable	Construction within the habitat corridor is not yet complete.
9	7.4.5	1 and ongoing	Manage water levels and water quality in constructed wetlands	Not applicable	Construction within the habitat corridor is not yet complete.
10	7.4.17	1 and ongoing	Annual monitoring for Growling Grass Frog population and habitat	Compliant	Annual monitoring has been undertaken since 2022 by Ecology and Heritage Partners Pty Ltd.
11	7.4.16	1 and ongoing	Salvage and relocation of Growling Grass Frog during habitat removal	Compliant	Supervision, salvage and relocation was undertaken during all habitat removal works.

ID	Section	Year	Management action	Compliance	Comment
12	7.4.13	1 ongoing and	Chytrid management	Not applicable	Construction within the habitat corridor is not yet complete.
13	7.4.13	1 ongoing and	Shading	Not applicable	Construction within the habitat corridor is not yet complete.
14	7.4.13	1 ongoing and	Construction of infrastructure in habitat corridor to minimise impact	Not applicable	Construction within the habitat corridor is not yet complete.
15	7.4.13	1 ongoing and	Manage artificial lighting and noise	Not applicable	Construction within the habitat corridor is not yet complete.
16	7.4.12	1 ongoing and	Monitor and control invasive species (particularly fish) in habitat corridor	Not applicable	Construction within the habitat corridor is not yet complete.
17	7.4.13	1 ongoing and	Construction of New Epping Development – east of habitat corridor	Not applicable	Construction within the habitat corridor is not yet complete.
18	7.4.18	1	Golden Sun Moth offset	Compliant	Offset contribution paid in June 2019 (Refer to Attachment 1).
19	7.4.8	2-3	Frog migration phase lasting 2 breeding seasons	Not applicable	To occur following construction of the habitat corridor.
20	7.4.11	2 ongoing and	Monitor and manage vegetation in the habitat corridor	Not applicable	To occur following construction of the habitat corridor.
21	7.4.7	2 ongoing and	Weed monitoring and control	Not applicable	To occur following construction of the habitat corridor.
22	7.4.8	3-4	Adaptive management phase	Not applicable	To occur following construction of the habitat corridor.
23	7.4.13	3 ongoing and	Install permanent fencing	Not applicable	To occur following construction of the habitat corridor.
24	7.4.11	4 ongoing and	Construction of New Epping Development – west of the habitat corridor	Not applicable	To occur following construction of the habitat corridor.
25	7.4.15	5 ongoing and	User related issues	Not applicable	To occur following construction of the habitat corridor.

4 NEW ENVIRONMENTAL RISKS

No new environmental risks have been identified within the project area during this monitoring period.

REFERENCES

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

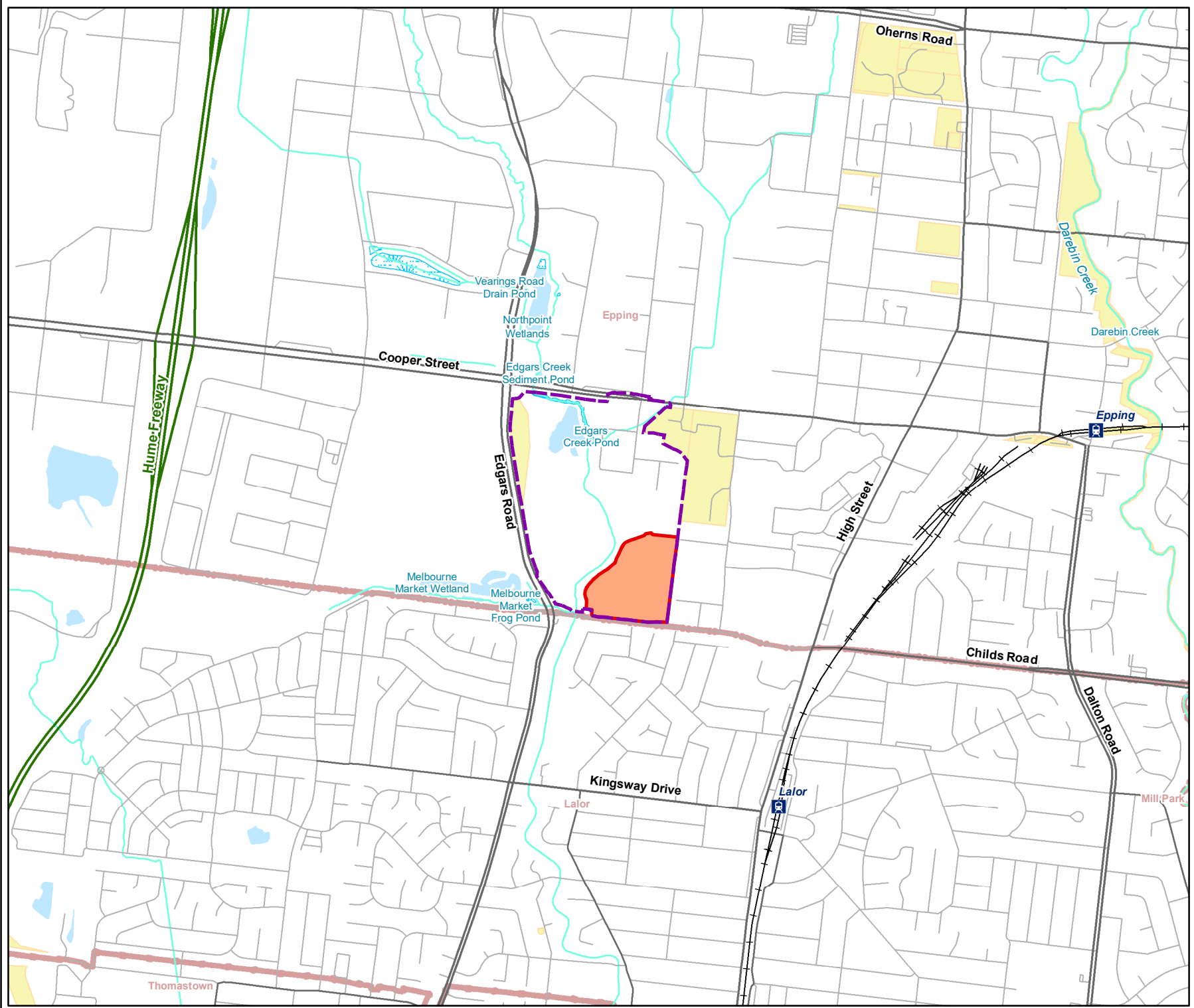
Ecology and Heritage Partners 2024. Addendum to Environmental Management Plan for 215 Cooper Street, New Epping, Victoria. Report prepared for Riverlee Caruso Epping Pty Ltd.

Ecology Australia Pty Ltd 2018. Environment Management Plan: 215, 315W and 325C Cooper Street, Epping. Unpublished report prepared for Verve Projects by Ecology Australia, Fairfield, Victoria.

Ecology Australia Pty Ltd 2019. Onsite Offset Management Plan: 215, 315W and 325C Cooper Street, Epping. Unpublished report prepared for Verve Projects by Ecology Australia, Fairfield, Victoria.

Ecology Australia Pty Ltd 2019b. Offsite Offset Management Plan: 191 Springberg Lane, Perry Bridge (EPBC 2016/7755). Unpublished report prepared for Verve Projects by Ecology Australia, Fairfield, Victoria.

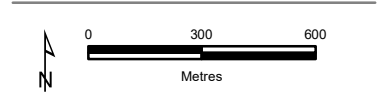
FIGURES



- Legend**
- Stage 2 boundary
 - Overall Study Area
 - Railway
 - Freeway
 - Arterial road
 - Collector road
 - Local or minor road
 - Minor watercourse
 - Permanent waterbody
 - Wetland/swamp
 - Crown land
 - Localities



Figure 1
Location of the study area
 215 Cooper Street, Epping



Map Scale: 1:20,000 @ A4
 Coordinate System: GDA 1994 MGA Zone 55



Base data source: Victoria State Government. Disclaimer: the State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

14592_Fig01_StudyArea_11/08/2025_melslv

ATTACHMENT 1 GOLDEN SUN MOTH OFFSETS

r44
5011

For details of the Invoice please call (03)9637 9422



Department of Environment Land Water and Planning

ABN : 90 719 052 204
P.O. Box 500, East Melbourne, VIC 8002, Australia

TAX INVOICE

RIVERLEE CARUSO EPPING PTY LTD
LEVEL 9 379 COLLINS STREET
MELBOURNE, VIC, 3000

No : DELWP0060474
Invoice Date : 28-MAY-2019
Location : MELBOURNE STRATEGIC ASS
Customer No : 710520
Site No : 661736
Page : 1 of 1

Attn: BEN ROWE

INVOICE DESCRIPTION	QTY	UNIT PRICE AUD	AMOUNT AUD	GST AUD	TOTAL AMOUNT AUD
MUD Policy Biodiversity Offset, as per Condition 2 of the Part 9 Approval (EPBC 2016-7755) for the Staged Redevelopment of 215, 315W and 325C Cooper Street, Epping, Victoria. GSM habitat 5.420 ha.	238480	1.00	216,800.00	21,680.00	238,480.00
TOTAL AMOUNT DUE 27-JUN-2019			\$216,800.00	\$21,680.00	\$238,480.00

DELWP is going paperless and in future will send invoices via email. Please email accounts.receivable@delwp.vic.gov.au with your preferred contact email address and DELWP customer number (which is located at the top right hand corner of DELWP invoices).

NO RECEIPT ISSUED UNLESS REQUESTED

Please detach this advice and return with your payment. Do not staple, pin or fold.

REMITTANCE ADVICE

Customer : 710520 RIVERLEE CARUSO EPPING PTY LTD
Site No : 661736 Location : MELBOURNE STRATEGIC ASSES
Date : 28-MAY-2019 Invoice No: DELWP0060474

Due Date:	27-JUN-2019
Amount Due :	\$238,480.00

	Pay & Manage Bills Online Service Manage your own accounts to receive, view & print invoices/statements, to communicate with the department online and securely pay by using credit card (Visa/Mastercard) and/or bank account Register at www.delwp.vic.gov.au/paybill
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ATTACHMENT 2 GROWLING GRASS FROG YEAR 4 MONITORING REPORT

Final Report

Year 4 Habitat Monitoring and Targeted Surveys for Growling Grass Frog *Litoria rainformis major*: 215 Cooper Street, New Epping, Victoria

Prepared for

Riverlee

March 2026



Ecology and Heritage Partners Pty Ltd

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1 INTRODUCTION

1.1 Background

Ecology and Heritage Partners Pty Ltd was commissioned by Riverlee to undertake annual Growling Grass Frog *Litoria rainformis major* habitat monitoring and targeted surveys at 215 Cooper Street, New Epping (the study area) (Figure 1) as part of the requirements under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval (EPBC 2016/7755). The annual monitoring requirements are outlined within the Environmental Management Plan (EMP) and Offset Management Plan (OMP) prepared for the site (Ecology Australia Pty Ltd 2018; 2019).

The purpose of these assessments was to monitor population numbers, evaluate the success of breeding and recruitment, and assess the habitat on site for any significant changes. This report presents a summary of the survey methodology and results for Year 4 of the monitoring program, as well as recommendations moving forwards.

1.2 Study Area

The study area is located at 215 Cooper Street, New Epping and is approximately 20 kilometres north of Melbourne's CBD (Figure 1). The study area covers approximately 51 hectares and is bound by Cooper Street to the north, Deveny Street to the south, Edgars Road to the west and the Northern Hospital and Shopping Complex to the east.

The study area is a former quarry site and comprises undulating cleared land with introduced grasses and some patches of native vegetation mostly to the north of the study area. Patches of native vegetation characteristic of Creepline Grassy Woodland, Aquatic Herbland and Tall Marsh EVCs were present along the Edgars Creek Corridor and Edgars Drain at the time of native vegetation mapping in 2024 (Ecology and Heritage Partners Pty Ltd 2024a). Since then, much of this vegetation has been impacted by earthworks along the creek.

According to the Victorian Department of Energy, Environment and Climate Action (DEECA) NatureKit Map (DEECA 2026), the study area is located within the Victorian Volcanic Plain bioregion, Melbourne Water Catchment Management Authority (CMA) and Whittlesea City Council municipality.

1.3 Growling Grass Frog (*Litoria rainformis major*)

EPBC Act Conservation Status: Vulnerable

FFG Act Conservation Status: Vulnerable

Although formerly widely distributed across southern eastern Australia, including Tasmania (Hero *et al.* 1991), Growling Grass Frog (Plate 1) populations have declined markedly over the past two decades in many areas, particularly in south and central Victoria where some populations have experienced local extinction.

Growling Grass Frog are largely associated with permanent or semi-permanent still or slow flowing waterbodies (i.e. streams, lagoons, farm dams and old quarry sites) (Hero *et al.* 1991; Barker *et al.* 1995; Cogger 1996). The species can also utilise temporarily inundated waterbodies during breeding season, to facilitate reproduction (Organ 2003). The presence of key habitat attributes, primarily an

extensive cover of emergent, submerged and floating vegetation (Robertson *et al.* 2002, Organ 2004, 2005), and the spatial orientation of waterbodies (Robertson *et al.* 2002; Heard *et al.* 2004; Hamer and Organ 2008) are strong determinants of the species' presence. Terrestrial vegetation such as grasses and sedges, rocks and other ground debris around wetland perimeters also provide important foraging, dispersal and overwintering sites. Dispersal is thought to occur primarily along drainage lines or other low-lying areas between waterbodies, and unhindered movement between and within waterbodies is considered important for population viability.

Vörös *et al.* (2023) identified two lineages for *Litoria raniformis*; *L. r. raniformis* for the northern lineage and *L. r. major* for the southern lineage.



Plate 1. Growling Grass Frog *Litoria raniformis* (Ecology and Heritage Partners Pty Ltd)

2 METHODS

2.1 Targeted Surveys

Nocturnal Growling Grass Frog monitoring surveys were undertaken across the study area in accordance with the requirements outlined in the OMP (Ecology Australia Pty Ltd 2019). The number of surveyable waterbodies reduced from 12 to 10, with Waterbody 5 and Waterbody 11 being decommissioned due to earthworks since the previous monitoring survey. Surveys occurred on three separate nights (11 and 22 December 2025 and 15 January 2026).

During the nocturnal surveys, the perimeters of 10 waterbodies were surveyed as well as transects walked along Edgars Creek during the site assessments (Figure 1). Ephemeral waterbodies, inundated areas and suitable vegetation along access tracks were also actively searched during the surveys.

All surveys took place during weather conditions considered suitable for Growling Grass Frog activity (Table 1). The surveys were conducted with reference to the prescribed methodology detailed in the following guidelines:

- Significant Impact Guidelines for the Vulnerable Growling Grass Frog (*Litoria raniformis*) EPBC Act Policy Statement 3.14 (DEWHA 2009); and,
- Survey Guidelines for Australia's Threatened Frogs (DEWHA 2010).

Each survey involved spotlighting surveys, call playback and identification, and active searching for adults and metamorphs. More specifically:

- An initial period of five minutes was spent listening to any calling frogs (all species) in and adjacent to habitats;
- Following the initial period, the advertisement call was broadcast to elicit a response from any adult males present;
- Surveyors used “Olight” LED hand-held spotlights (up to 1020 lumens/8.4 volts) to locate any calling males on floating vegetation in the waterbody and around the perimeter of waterbodies;
- Surveyors actively searched ground-level habitat including surface rocks, underneath hard litter, and at the base of vegetation for frogs; and,
- Surveyors used the resulting information to determine the significance of any recorded Growling Grass Frog populations.

2.2 Habitat Assessment

An assessment of the Growling Grass Frog habitat within the study area was undertaken in conjunction with the targeted surveys. The assessments sought to identify the extent and suitability of habitat for Growling Grass Frog present within the study area. The following attributes of habitat quality for the Growling Grass Frog were recorded as part of the habitat assessment:

- Waterbody type;
- Water quality;
- Overall habitat quality; and,
- Percentage cover of fringing, emergent and floating vegetation.

2.2.1 *Water Quality*

Water quality measurements were taken during each nocturnal survey. Measures were collected in the field using a water quality meter (Horiba U-10). The following parameters were measured:

- Water temperature (°C)
- Electrical conductivity (mS/cm)
- Salinity (%)
- pH
- Dissolved oxygen (mg/L)

2.3 **Assessment Qualifications and Limitations**

It is considered that the survey effort, timing and results presented meet the objectives of the survey guidelines. An additional survey was undertaken in December 2025, due to no Growling Grass Frog being observed during the first Year 4 survey. Growling Grass Frog calling season is October – December, however Growling Grass Frog are known to be active until late March.

All fieldwork was carried out under the appropriate licences, including a Research Permit (10010981) and Scientific Procedures Fieldwork Licence (SPFL 20005) issued by DELWP under the Victorian Wildlife Act 1975, and an Animal Research permit issued by the Wildlife and Small Institutions Animal Ethics Committee (25.23).

3 RESULTS

3.1 Targeted Surveys

Targeted surveys for Growling Grass Frog were undertaken in accordance with survey guidelines with the weather conditions being conducive for frogs to be active. The first targeted survey was undertaken during the active calling period for Growling Grass Frog. A summary of the weather conditions is provided below (Table 1).

Table 1. Survey conditions and fauna species observed during targeted Growling Grass Frog surveys.

Survey Date	Weather conditions						Species
	Survey Temp (°C)	Wind direction	Wind speed (km/hr)	Relative Humidity (%)	Cloud Cover (%)	Rain	
11/12/2025	14	WNW	9	78	5	Clear	Eastern Common Froglet, Spotted Marsh Frog
22/12/2025	16.6	SSW	8	66	40	Showers	Eastern Common Froglet, Eastern Long-necked Turtle, Growling Grass Frog, Little Whip Snake, Spotted Marsh Frog
15/01/2026	18.1	SSW	9.3	80	0	Drizzle	Eastern Long-necked Turtle, Growling Grass Frog, Marbled Gecko, Southern Brown Tree Frog, Spotted Marsh Frog

3.1.1 December 2025 Surveys

No Growling Grass Frog were detected within the study area during the survey undertaken on 11 December 2025. An additional survey was undertaken on 22 December 2025, during which 53 Growling Grass Frog were detected (Figure 2). 23 specimens were observed in Waterbody 2 (Plate 2) and 27 at Waterbody 3 (both within and surrounding the waterbodies) (Plate 3; Plate 4). Fewer individuals were observed at Waterbody 1 and Waterbody 4, with one and two specimens observed at each, respectively. No specimens were observed at any of the other waterbodies, the majority of which were dry at the time of the surveys.

Eastern Common Froglet *Crinia signifera* and Spotted Marsh Frog *Limnodynastes tasmaniensis* were heard calling during the surveys, and Eastern Long-necked Turtle *Chelodina longicollis* and Little Whip Snake *Suta flagellum* were observed in and around the waterbodies (Plate 5). A summary of the Growling Grass Frog survey results is provided below in Table 2.

3.1.2 January 2026 Surveys

A total of 55 Growling Grass Frog were detected within the study area during the January 2026 survey (Figure 2). 24 specimens were observed at both Waterbody 2 and Waterbody 3, primarily seen amongst rocky areas

within and surrounding the waterbodies. Seven specimens were detected at Waterbody 4. No specimens were observed at any of the other waterbodies.

Southern Brown Tree Frog *Litoria ewingii* and Spotted Marsh Frog were also heard calling during the survey. Incidental reptile observations included a Marbled Gecko *Christinus marmoratus* seen travelling along a fence and a deceased juvenile Eastern Long-necked Turtle. A summary of the Growling Grass Frog Surveys results is provided below in Table 2.



Plate 2. Growling Grass Frog located at Waterbody 2 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 3. Growling Grass Frog located at Waterbody 3 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 4. Growling Grass Frog located at Waterbody 3 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 5. Eastern Long-necked Turtle located at Waterbody 1 (Ecology and Heritage Partners Pty Ltd 22/12/2025).

3.2 Summary of Results

A summary of Growling Grass Frog monitoring results from all Year 4 surveys is provided below in Table 2.

Table 2. Summary of Growling Grass Frog (GGF) results for Year 4 monitoring surveys.

Site	Date	No. GGF observed	Calling Males	Tadpoles	Metamorphs	Juveniles	Adults	Other Frogs
Waterbody 1	11/12/2025	0	0	0	0	0	0	-
	22/12/2025	1	0	0	0	0	1	-
	15/01/2026	0	0	0	0	0	0	-
Waterbody 2	11/12/2025	0	0	0	0	0	0	Spotted Marsh Frog
	22/12/2025	23	0	0	0	0	23	-
	15/01/2026	24	0	0	0	0	24	-
Waterbody 3	11/12/2025	0	0	0	0	0	0	Spotted Marsh Frog
	22/12/2025	27	0	0	0	0	27	Spotted Marsh Frog
	15/01/2026	24	1	0	0	0	24	Spotted Marsh Frog
Waterbody 4	11/12/2025	0	0	0	0	0	0	Spotted Marsh Frog, Eastern Common Froglet
	22/12/2025	2	0	0	0	0	2	Spotted Marsh Frog
	15/01/2026	7	0	0	0	0	7	Southern Brown Tree Frog, Spotted Marsh Frog

Site	Date	No. GGF observed	Calling Males	Tadpoles	Metamorphs	Juveniles	Adults	Other Frogs
Waterbody 5 (Decommissioned)	Not assessed							
Waterbody 6 (Dry)	11/12/2025	0	0	0	0	0	0	-
	22/12/2025	0	0	0	0	0	0	-
	15/01/2026	0	0	0	0	0	0	-
Waterbody 7	11/12/2025	0	0	0	0	0	0	Spotted Marsh Frog, Eastern Common Froglet
	22/12/2025	0	0	0	0	0	0	Spotted Marsh Frog, Eastern Common Froglet
	15/01/2026	0	0	0	0	0	0	-
Waterbody 8 (Dry during survey 2 and 3)	11/12/2025	0	0	0	0	0	0	-
	22/12/2025	0	0	0	0	0	0	-
	15/01/2026	0	0	0	0	0	0	-
Waterbody 9 (Dry during survey 2 and 3)	11/12/2025	0	0	0	0	0	0	Unidentified tadpole
	22/12/2025	0	0	0	0	0	0	-
	15/01/2026	0	0	0	0	0	0	-
Waterbody 10 (Dry)	11/12/2025	0	0	0	0	0	0	-
	22/12/2025	0	0	0	0	0	0	-
	15/01/2026	0	0	0	0	0	0	-

Site	Date	No. GGF observed	Calling Males	Tadpoles	Metamorphs	Juveniles	Adults	Other Frogs
Waterbody 11 (Decommissioned)	Not assessed							
Waterbody 12	11/12/2025	0	0	0	0	0	0	-
	22/12/2025	0	0	0	0	0	0	-
	15/01/2026	0	0	0	0	0	0	-

3.3 Habitat Assessment

The study area supports high-quality Growling Grass Frog breeding habitat, with habitat condition and suitability varying across the site. Habitat assessments were undertaken at all existing waterbodies.

At the time of the assessment, water levels in all waterbodies were generally similar although slightly more inundated than the previous year (Ecology and Heritage Partners Pty Ltd 2025), with suitable breeding habitat for Growling Grass Frog present in Waterbodies 1-4 (Plate 6 - Plate 10).

Areas supporting the highest quality breeding habitat include Waterbody 2 (Plate 7), Waterbody 3 (Plate 8) and Waterbody 4 (Plate 10), although Waterbody 4 contained moderate algae cover. The quality of habitat has deteriorated since the previous year's habitat assessment (Ecology and Heritage Partners Pty Ltd 2025), with a reduction of emergent and floating vegetation, particularly at Waterbody 2 where no emergent or floating vegetation was observed. The remaining waterbodies were mostly dry or contained very little water at the time of the assessment (Plate 11 - Plate 18).

Rocky ledges and banks dominated by Serrated Tussock *Nassella trichotoma*, Phalaris *Phalaris aquatic*, and Cocksfoot *Dactylis glomerata* provides suitable microhabitats for Growling Grass Frog (likely to be used for thermoregulation and overwintering).

Following realignment earthworks, Edgars Creek is now devoid of all vegetation, awaiting commencement of rehabilitation works (Plate 19). Rock beaching along the creek's banks will provide some habitat for any frogs that remain. Salvage and works supervision were undertaken throughout all earthworks within and surrounding the creek line.

A summary of the habitat assessment is provided below in Table 3.



Plate 6. Growling Grass Frog habitat at Waterbody 1 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 7. Growling Grass Frog habitat at Waterbody 2 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 8. Growling Grass Frog habitat at Waterbody 3 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 9. Fringing vegetation and algal bloom at Waterbody 4 (Ecology and Heritage Partners Pty Ltd 22/12/2025)



Plate 10. Growling Grass Frog habitat at Waterbody 4 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 11. The now decommissioned site of Waterbody 5 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 12. Growling Grass Frog habitat (dry at the time of survey) at Waterbody 6 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 13. Growling Grass Frog habitat at Waterbody 7 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 14. Growling Grass Frog habitat at Waterbody 8 (dry at the time of survey) (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 15. Growling Grass Frog habitat at Waterbody 9 (dry at the time of survey) (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 16. Mostly dry Growling Grass Frog habitat at Waterbody 10 (Ecology and Heritage Partners Pty Ltd 11/12/2025).



Plate 17. The now decommissioned site of Waterbody 11 (Ecology and Heritage Partners Pty Ltd 22/12/2025).

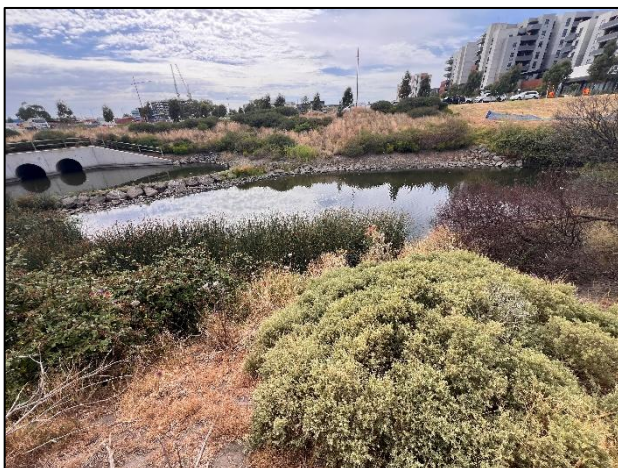


Plate 18. Growling Grass Frog habitat at Waterbody 12 (Ecology and Heritage Partners Pty Ltd 22/12/2025).



Plate 19. Edgars Creek following earthworks (Ecology and Heritage Partners Pty Ltd 22/12/2025).

Table 3. Habitat assessment results.

Site	Waterbody type	Water quality	Bare ground (%)	Fringing Veg (%)	Open Water (%)	Emergent Veg (%)	Floating Veg (%)
Waterbody 1	Permanent	Moderate	30	20	100	0	0
Waterbody 2	Permanent	Moderate	30	20	100	0	0
Waterbody 3	Permanent	Moderate	10	80	70	50	10
Waterbody 4	Permanent	Moderate	10	20	90	10	0
Waterbody 5	Decommissioned						
Waterbody 6 (Dry)	Permanent	-	100	0	-	-	-
Waterbody 7	Permanent	Moderate	50	50	95	5	0
Waterbody 8 (Dry)	Ephemeral	-	5	70	-	-	-

Site	Waterbody type	Water quality	Bare ground (%)	Fringing Veg (%)	Open Water (%)	Emergent Veg (%)	Floating Veg (%)
Waterbody 9 (Dry during survey 2 and 3)	Permanent	Poor	35	10	5	20	0
Waterbody 10 (dry)	Permanent	-	35	10	5	20	0
Waterbody 11	Decommissioned						
Waterbody 12	Permanent	Poor	20	75	85	5	10

3.3.1 Water Quality

Water quality assessments were undertaken at six of the ten waterbodies, where water was sufficiently deep for quality to be tested. The remaining four sites were dry and could not be tested.

Salinity (electrical conductivity) data showed that most waterbodies were moderately to highly saline with readings between 0.53 (Waterbody 12) and 33.70 mS/cm (Waterbody 4). Salinity remains relatively consistent with the previous year, except for a reduction in Waterbody 3, and a notable increase in Waterbody 4 which is likely to have resulted in the algal bloom (Plate 9). Total dissolved solids (TDS) were generally similar at all waterbodies in comparison to the previous year, with the exception of Waterbody 4 which showed a significant increase (Table 4). Higher salinity levels have the potential to adversely impact frogs and tadpoles and limit vegetation growth (DELWP 2017). Salinity levels at Waterbody 1 which will be used as the primary water source for newly constructed wetlands remain similar to the Year 3 assessment and are within the acceptable range for Growling Grass Frog.

All sites with readings taken were moderately alkaline (9.93 – 10.62) and are generally outside of the target values for Growling Grass Frog in accordance with the Habitat Design Standards (DELWP 2017). Readings for pH were generally similar to the previous year.

Water quality measures were collected in the field using a water quality meter (Horiba U-10). If necessary, more detailed and accurate lab analysis of water quality may be undertaken to confirm the below results.

A summary of the water quality results is provided below in Table 4.

Table 4. Water quality assessment results.

Site	Date	Electrical conductivity (mS/cm)	pH	Total Dissolved Solids (g/L)	Dissolved oxygen (mg/L)	Water Temperature (°C)
Waterbody 1	11/12/2025	6.37	10.18	4.01	8.42	20.59
	22/12/2025	6.53	11.11	4.11	2.23	19.08
Waterbody 2	11/12/2025	9.18	10	5.79	6.62	18.93
	22/12/2025	9.07	10.52	5.71	8.63	19.64
Waterbody 3	11/12/2025	8.15	10.09	5.13	3.38	21.37
	22/12/2025	7.58	10.47	4.77	2.6	19.85
Waterbody 4	11/12/2025	32.1	10.52	19.6	8.77	21.65
	22/12/2025	33.7	10.62	20.6	17.35	21.06

Site	Date	Electrical conductivity (mS/cm)	pH	Total Dissolved Solids (g/L)	Dissolved oxygen (mg/L)	Water Temperature (°C)
Waterbody 5	Decommissioned					
Waterbody 6 (Dry)	11/12/2025	-	-	-	-	-
	22/12/2025	-	-	-	-	-
Waterbody 7	11/12/2025	3.57	10.39	2.29	9.66	20.97
	22/12/2025	-	-	-	-	-
Waterbody 8 (Dry)	11/12/2025	-	-	-	-	-
	22/12/2025	-	-	-	-	-
Waterbody 9 (Water too shallow for testing)	11/12/2025	-	-	-	-	-
	22/12/2025	-	-	-	-	-
Waterbody 10 (Dry)	11/12/2025	-	-	-	-	-
	22/12/2025	-	-	-	-	-
Waterbody 11	Decommissioned					
Waterbody 12	11/12/2025	0.98	9.93	0.63	3.27	18.88
	22/12/2025	0.53	9.99	0.34	3.89	18.54

4 DISCUSSION AND RECOMMENDATIONS

Targeted surveys were conducted at all ten waterbodies within the study area. The remainder of the study area was traversed on foot to assess any areas of inundation.

Surveys were undertaken on 11 and 22 December 2025 and 16 January 2026 in accordance with the EMP and OMP prepared for the site (Ecology Australia Pty Ltd 2018; 2019). No Growling Grass Frog were detected during surveys on 11 December 2025, however, 53 individuals were detected during the second December 2025 survey and 55 individuals during the January 2026 survey. The lack of calling males and cooler temperature may account for the lack of detections during the first survey.

The study area was in similar condition to the previous year, although with slightly higher water levels and lower cover of emergent and floating vegetation. Growling Grass Frog observations were significantly higher than the previous year, and the species was detected across additional waterbodies (Waterbody 1 and Waterbody 4). Fewer male Growling Grass Frog were heard calling than the previous survey. The number of Growling Grass Frog detected still remains lower than the Year 2 monitoring results, and the species is present in fewer waterbodies across the site (Ecology and Heritage Partners Pty Ltd 2024).

Ongoing annual population and habitat monitoring must be conducted in accordance with the EMP and OMP requirements to assess any impacts associated with proposed development and to ensure habitat conditions within the study area remain suitable for the species. Monitoring will document site occupancy, distribution, population size and any successful breeding sites for Growling Grass Frog. This monitoring program will pertain to permanent and ephemeral waterbodies, Edgars Creek and through the dispersal corridor and will be conducted during the species' active period between September and March once annually (in the active season) for the life of the EMP and OMP.

If monitoring suggests an unexplained decline in the population of Growling Grass Frog at the site (i.e. not as a result of prevailing conditions), adaptive management actions will be reviewed and implemented to improve Growling Grass Frog habitat. The EMP (Ecology Australia Pty Ltd 2018) outlines the following criteria to determine if there has been a significant decline in the local population:

- A decline of $\geq 10\%$ in the number of individuals recorded during summer surveys over three successive years (during the 10-year management period);
- An overall decline of $>25\%$ in annual average number of individuals recorded during summer surveys over a three-year period; and,
- A decline of $>50\%$ in a single year.

It is important to note that these criteria and adaptive management actions come into effect following construction of the new Growling grass Frog wetlands. These monitoring surveys do not form part of the 10-year management period, which will commence following the construction of the habitat corridor and completion of the frog migration phase.

It is recommended that survey intensity should be maximised depending upon habitat conditions at a waterbody, and the total number of frogs observed. For example, if a waterbody is dry then it should either be rapidly surveyed or abandoned. Conversely, if a large aggregation of calling males are present at a waterbody, then that site should be surveyed more intensely to maximise the total number observations.

Nocturnal surveys should continue to be conducted, where possible, when air temperature is predicted to exceed 16°C.

Based on the results of the December 2025 and January 2026 surveys, no change to the current monitoring schedule is required at this time. The results of the Year 4 monitoring suggests that the Growling Grass Frog population remains stable in waterbodies containing suitable habitat.

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FIGURES



Figure 1
Existing waterbodies
Growing Grass Frog
Population Monitoring,
215 Cooper Street,
Epping

Legend

- Study Area
- Waterbody
- Decommissioned waterbody



VicMap Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



Figure 2
Growling Grass Frog
survey results
Growling Grass Frog
Population Monitoring,
215 Cooper Street,
Epping

Legend

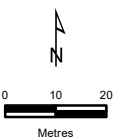
Study Area

Waterbody

Survey locations

Growling Grass Frog records (22/12/2025)

Growling Grass Frog records (15/01/2026)



Map Scale: 1:1,500 @ A4
 Coordinate System:
 GDA 1994 MGA Zone 55

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