

Independent EPBC Audit 2025 – Inland Rail, Beveridge to Albury (B2A)

Assessment of compliance in accordance with EPBC 2020-8721

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Audited Organisation:	Inland Rail (acting as agent for Australian Rail Track Corporation)
Auditor:	Grant Brown, APP (Lead Auditor)
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The APP Group

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This report has been prepared and reviewed in accordance with our quality control system.

This report has been prepared by:

Grant Brown
Lead Auditor
Date: 15 December 2025

Finalised and issued by:

Grant Brown
Lead Auditor
Date: 18 December 2025

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1. Executive Summary

The APP Group (APP) were engaged by Inland Rail to complete the Independent Audit of compliance with the conditions of the Environment Protection and Biodiversity Conservation (EPBC) 2020/8721 approval of the Beveridge to Albury project. The approval permits upgrades along the existing North East Line Inland Rail between Beveridge and Albury. Australian Rail Track Corporation Limited (ARTC) are the approval holder.

This Independent Audit covers the period from 28 November 2022 to 27 November 2025.

The audit identified no Non-Compliances.

The location and alignment of the Project is shown in **Figure 1** below.



Figure 1. Site location and alignment

2. Introduction

This Audit Report presents the outcomes of the independent audit of Inland Rails Beveridge to Albury (B2A) Project Approval EPBC 2020/8721 conditions, in accordance with the *Independent Audit and Audit Report Guidelines (DCCEEW 2019)* for the period 28 November 2022 to 27 November 2025.

The desktop audit was conducted by The APP Group (APP) on 1st December 2025 with a site inspection undertaken on 2nd December 2025.

The audit assessed the construction of the project against the conditions contained within the approval. The main activities of the project at the time of inspection includes minor clearing and track work.

The outcome of the audit demonstrates that Inland Rail maintain good controls to effectively manage vegetation clearing and address environmental impacts. The independent environmental audit assessed a total of 50 conditions, comprising of a review of documents and records, and interviews of key personnel.

3. Findings

A summary of the findings identified for each of the corresponding approval conditions is provided below in Table 1. Refer to Appendix B for detailed audit findings.

Table 1. Summary of compliance

Condition Number	Condition Detail	Compliance Status
1	To minimise impacts on protected matters, the approval holder must not clear more than 6.316 ha of Grey Box woodland within the Grey Box woodland impact areas.	Y
2	The approval holder must not clear Grey Box woodland outside the Grey Box woodland impact areas.	Y
3	To compensate for the loss of 6.316 ha of Grey Box woodland, prior to any clearing of Grey Box woodland, the approval holder must implement the Offset Management Plan and submit written evidence to the department that is has commenced implementing the Offset Management Plan.	Y
4	The approval holder must continue to implement the Offset Management Plan for the remainder of the duration of this approval.	Y
5a	By 30 June 2025 , the approval holder must: a. secure the offset area; and	Y
5b	b. submit written evidence demonstrating that the offset area has been secured to the department; and	Y
5c	c. submit shapefiles and offset attributes for the offset area to the department.	Y
6	If the approval holder wishes to carry out any activity within the offset area other than in accordance with the Offset Management Plan, the approval holder must submit a revised version of the Offset Management Plan to the department for the Minister's written approval. The approval holder must not commence the varied activity until the Minister has approved the revised Offset Management Plan in writing.	NA
7	For the protections of protected matters, the approval holder must comply with the Environment Management Framework required under the Inland Rail-Beveridge to Albury, December 2021 Incorporated Document in the Whittlesea, Mitchell, Strathbogie, Benalla, Wangaratta and Wodonga planning schemes to the extent it relates to the relevant protected matters, as in force or existing from time to time.	Y
8	The approval holder must, when submitting all plans required by these conditions, provide them electronically to the department.	Y

Condition Number	Condition Detail	Compliance Status
9a	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	Y
9b	b. a plan revised under these conditions is approved by the Minister; or	NA
9c	c. the plan is approved by a Victorian Government official as required under state government legislation which must be complied with in accordance with these EPBC Act conditions.	Y
10	The approval holder must keep all plans required by these conditions published on the website until the expiry date of this approval.	Y
11	The approval holder is required to exclude or redact sensitive ecological data from plans published on the website or otherwise provided to a member of the public.	Y
12	If sensitive ecological data is excluded or redacted from a plan in accordance with condition 11 , the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website.	Y
13	The approval holder must notify the department electronically of the date of commencement of the Action, within 5 business days of commencement of the Action.	Y
14	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.	NA
15	The approval holder must maintain accurate and complete compliance records.	Y
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.	NA
17	The approval holder must ensure that any monitoring data (including sensitive ecological 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.	Y
18	The approval holder must submit all monitoring data (including sensitive ecological data), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department in accordance with the requirements of the offset management plan.	Y
19	The approval holder must prepare a compliance report for each 12-month period following the date of this approval, or as otherwise agreed to in writing by the Minister.	Y
20	Each compliance report must be consistent with the Annual Compliance Report Guidelines.	Y

Condition Number	Condition Detail	Compliance Status
21.a	Each compliance report must include: a. Accurate and complete details of compliance and any non-compliance with the conditions and the plans, and any incidents.	Y
21.b	b. One or more shapefile(s) showing all clearing of any protected matters, and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared.	Y
21.c	c. A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.	Y
22.a	The approval holder must: a. Publish each compliance report on the website within 60 business days following the end of the 12-month period for which that compliance report is required.	Y
22.b	b. Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website.	Y
22.c	c. Provide the weblink for the compliance report in the notification to the department.	Y
22.d	d. Keep all published compliance reports required by these conditions on the website until the expiry date of this approval.	Y
22.e	e. Exclude or redact sensitive ecological data from compliance reports published on the website or otherwise provided to a member of the public.	NA
22.f	f. If sensitive ecological data is excluded or redacted from the published version, 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.	NA
23	The approval holder must notify the department electronically, within 2 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan.	NA
24.a	The approval holder must specify in the notification: a. Any condition or commitment made in a plan which has been or may have been breached.	NA
24.b	b. A short description of the incident and/or potential non-compliance and/or actual non-compliance.	NA
24.c	c. The location (including co-ordinates), date, and time of the incident and/or potential non-compliance and/or actual non-compliance.	NA
25.a	The approval holder must provide to the department in writing, within 12 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance, the details of that incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan. The approval holder must specify: a. Any corrective action or investigation which the approval holder has already taken	NA
25.b	b. The potential impacts of the incident and/or non-compliance	NA

Condition Number	Condition Detail	Compliance Status
25. c	c. The method and timing of any corrective action that will be undertaken by the approval holder.	NA
26	The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every three-year period following the commencement of the Action until this approval expires, unless otherwise specified in writing by the Minister.	Y
27.a	For each independent audit, the approval holder must: a. Provide the name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the audit report to the department prior to commencing the independent audit.	Y
27.b	b. Only commence the independent audit once the nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department.	Y
27.c	c. Submit the audit report to the department for approval within the timeframe specified and approved in writing by the department.	NA
27.d	d. Publish each audit report on the website within 15 business days of the date of the department's approval of the audit report.	NA
27.e	e. Keep every audit report published on the website until this approval expires.	NA
28	Each audit report must report for the three-year period preceding that audit report.	Y
29	Each audit report must be completed to the satisfaction of the Minister and be consistent with the Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines, Commonwealth of Australia 2019, or any subsequent official version.	NA
30	The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.	NA
31	Within 20 business days after the completion of the Action, and, in any event, before this approval expires, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data.	NA

4. Audit Details

4.1 Background

Australian Rail Track Corporation Limited was granted project approval EPBC 2020/8721 for Inland Rail – Beveridge to Albury excluding Glenrowan, Victoria 26th September 2022. The approval was varied on 23 December 2024 to include updates to Condition 5, Condition 12, Appendix 1 and Appendix 2. The variation includes an extension the timeframe specified in Condition 5 as well as amending minor administrative issues identified in the original approval. Variations to details within the compliance table and checklist have been highlighted in red text for convenience.

The project action includes upgrades along the existing North East Line Inland Rail between Beveridge and Albury. A total of 262km of rail and infrastructure will be modified to provide sufficient height and width

clearances to allow double-stacked trains to use the line. Work will be completed at 12 sites along the North East rail line, which runs mostly along the Hume Freeway, from the Murray River at Wodonga to Beveridge. The works have been split into two sections, called ‘tranches’. Tranche 1 has been completed, whilst construction of Tranche 2 is ongoing. Construction works on site commenced on 28 November 2022.

Under Part B Condition 26 of EPBC 2020/8721, Inland Rail is required to complete an independent audit for every 3 year period after the date of commencement of the action:

The approval holder must ensure that independent audits of compliance with the conditions is conducted for every three-year period following the commencement of the action until this approval expires, unless otherwise specified in writing by the Minister.

The date of ‘commencement of the action’ is 28th November 2022. Approval EPBC 2020/8721 has effect until 30th June 2040.

This is the first independent EBPC audit for the project.

4.2 Project Details

Project Name	Inland Rail, Beveridge to Albury (B2A)
Project Application No.:	EBPC 2020/8721
Project Address:	Level 11, Tower 2, 727 Collins Street, Melbourne, VIC 3008
Project Phase:	Construction
Project Activity Summary:	Upgrades along the existing North East Line Inland Rail between Beveridge and Albury

4.3 Audit Team

Details of The APP Group independent environmental auditing team as approved by the Department of Climate Change, Energy, Environment and Water (DCCEEW) are below.

Name	Company	Position	Certification
Grant Brown	APP	Lead Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C461697

The auditor approval letter from DCCEEW for this audit is attached as [Appendix D](#). Independent Audit declaration forms are included as [Appendix E](#).

5. Audit Objectives and Scope

5.1 Audit Objectives

The objective of this audit was to undertake the scheduled annual Independent Audit of compliance with consent EPBC 2020/8721 in accordance with the requirements for an independent audit methodology and independent audit report in the *Independent Audit and Audit Report Guidelines (DCCEEW 2019)*.

5.2 Audit Scope

The scope of this audit comprised a review of the compliance with EPBC 2020/8721, including the following:

- ▶ Review of implementation of the following management plans, including:
 - Inland Rail - Beveridge to Albury EPBC Act Offset Management Plan EPBC 2020/8721
 - Environmental Management Framework
- ▶ Review of the environmental performance on the project
- ▶ Review of environmental records
- ▶ Interviews with site personnel
- ▶ Site inspection

5.3 Audit Period

This Independent Audit covers the period between 28 November 2022 and 27 November 2025.

6. Audit Methodology

6.1 Approval of Auditors and Audit Criteria

APP developed the audit criteria and a checklist based on the EPBC 2020/8721 approval. A letter from the Director Environmental Audit Section Department of Climate Change, Energy, the Environment and Water acknowledging the audit team and approving the audit criteria is included in [Appendix D](#).

6.2 Audit Process

6.2.1 Conduct of Audit

Audit activities included the following:

- ▶ A review of records provided as evidence of compliance, including project management plans and other applicable documentation
- ▶ A review of the 2023 and 2024 Annual Compliance Reports
- ▶ Conduct of the audit based on the checklist with the approval conditions
- ▶ Interviews with personnel
- ▶ Site inspection on 2nd December 2025

6.3 Interviewed Persons

Name and position of persons interviewed:

Table 1 - Personnel Interviewed

Name	Organisation	Position
Alan O'Brien	Inland Rail	Environment Manager
Matt Kiraz	Inland Rail	Senior Environment Advisor

6.4 Site Inspection

The site inspection included visits to a number of completed sites within Tranche 1 as well as a current construction site within Tranche 2, which are representative of vegetation clearing across the project. Sites inspected include the following:

1. **1036.** Work at this site was completed as part of Tranche 1. The original scope required raising of the power lines across the corridor within the power line easement. However, these works were not required as it passed survey height checks. No clearing has been undertaken at this site.
2. **Hume Highway Seymour Precinct (Seymour).** Work here is currently underway as part of Tranche 2 and includes rail lowering (to provide height clearance under the Hume Highway bridge) and rail slew within the corridor. Clearing of Grey Box Grassy Woodland habitat north-east of the Hume Highway overpass was being undertaken at the time of inspection. The contractor's ecologist contractor was onsite to oversee clearing works and to undertake pre-clearing inspections (of habitat south-east of the Hume Highway overpass). There is evidence of tree clearing having been undertaken recently directly south-east of the bridge, likely to have been undertaken during Tranche 1 works. Clearing in this area is expected to continue along the thin corridor between the road and rail corridor until completed. Clearing on the western side of the rail corridor (within private property) is planned for later in the project pending landowner access agreements.
3. **Seymour Avenel Road (Seymour).** Works here were completed as part of Tranche 1. Scope of works here included a new road over rail bridge, road improvements, track slew, and expanded batters to accommodate the higher bridge structure. There is evidence of substantial revegetation along the road batters, relocation/re-planting of grass species, as well as habitat box installation for sugar gliders. This site was subject to the majority of clearing within the project in order to facilitate the road/rail design. Clearing was minimised as much as possible at this site, resulting in a significant reduction of cleared Grey Box Grassy Woodland vegetation.
4. **1020.** Work at this site was completed as part of Tranche 1. The original scope required raising of the power lines across the corridor within the power line easement. However, these works were not required as it passed survey height checks. No clearing has been undertaken at this site. One power pole was replaced, however this was within the ballast area on the western side of the track and did not require any vegetation disturbance.

Sites not inspected during the audit include the following:

1. Hume Highway Tallarook Precinct (Tallarook)
2. 1041
3. 1061
4. 1072
5. 1076
6. 1078

Furthermore, the Offsite Area was not inspected as it is within private land requiring landowner agreement to access and is a significant distance from the project.

Refer to site inspection photos in Appendix C.

6.5 Audit Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings.

Table 2 - Audit Criteria

Rating	Description
Y: Compliant	A rating of 'compliance' is given when the auditee has complied with a condition or element of a condition.
N: Non-Compliant	A rating of 'non-compliance' is given when the auditee has not met a condition or an element of a condition.
NA: Not Applicable	A rating of 'not applicable' at the time of the audit is given when the condition or element of a condition falls outside the scope of the audit.

In addition to the above descriptors, an 'observation' may be made about issues relevant to the protection of a matter of national environmental significance when the issue is not strictly related to compliance or non-compliance with a condition or element of a condition.

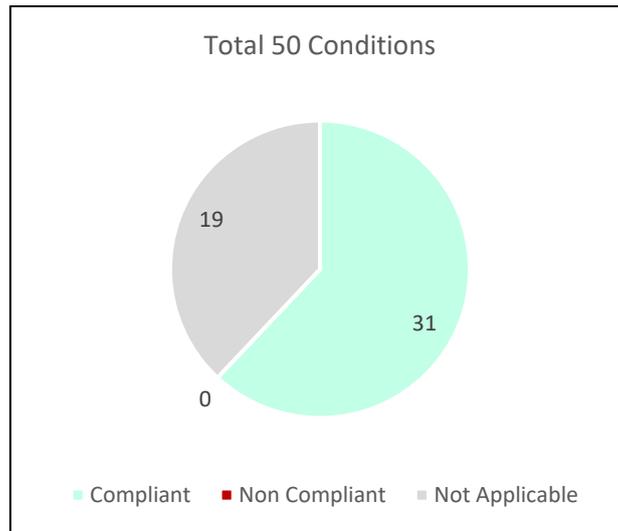
7. Document Review

- ▶ Inland Rail - Beveridge to Albury EPBC Act Offset Management Plan EPBC 2020/8721
- ▶ Environmental Management Framework
- ▶ 2023 Annual Compliance Report – EPBC 2020/8721
- ▶ 2024 Annual Compliance Report – EPBC 2020/8721
- ▶ Seymour Avenel Road EPBC Impact Area spatial data
- ▶ Inland Rail Beveridge to Albury project website

8. Audit Findings

8.1 Assessment of Compliance

This audit was completed to assess the implementation of EPBC 2020/8721 on the Beveridge to Albury project being constructed by Inland Rail. Overall, Inland Rail achieved a high level of compliance with the requirements of the independent audit. Of the 50 conditions assessed, 31 were found to be compliant (62%), and a further 19 were deemed to be not applicable (38%). No non-compliances have been identified.



The following table summarises the audit findings by rating category:

Table 4 - Summary of Findings

Findings Rating	Findings
Compliant	31
Non-Compliant	0
Not Applicable	19
Total	50

Appendix A – EPBC 2020/8721 Approval & variation



Notification of approval

Inland Rail – Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721)

This decision is made under section 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act). Note that section 134(1A) of the EPBC Act applies to this approval. That provision provides, in general terms, that if the approval holder authorises another person to undertake any part of the Action, the approval holder must take all reasonable steps to ensure that the other person is informed of any conditions attached to this approval, and that the other person complies with any such conditions.

Proposed Action

Person to whom the approval is granted (approval holder)	Australian Rail Track Corporation Limited
ABN of approval holder	75 081 455 754
Action	To conduct upgrades along the existing North East Line Inland Rail between Beveridge and Albury in Victoria [See EPBC Act referral 2020/8721]

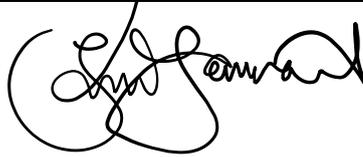
Approval Decision

Decision	My decision on whether or not to approve the taking of the Action for the purposes of the controlling provision for the Action is as follows.	
	Controlling Provision	Decision
	Listed threatened species and communities (section 18 and section 18A)	Approve
Period for which the approval has effect	This approval has effect until 30 June 2040	
Conditions of approval	The approval is subject to conditions under the EPBC Act as set out in Annexure A.	

Person authorised to make decision

Name and Position Kim Farrant
Assistant Secretary
Environment Assessments (Vic, Tas) and Post Approvals Branch

Signature

A handwritten signature in black ink, appearing to read 'Kim Farrant', written in a cursive style.

Date of decision 26 September 2022

ANNEXURE A

Note: Words appearing in **bold** have the meaning assigned to them at PART C – DEFINITIONS.

PART A – CONDITIONS SPECIFIC TO THE ACTION

1. To minimise impacts on **protected matters**, the approval holder must not **clear** more than 6.316 ha of **Grey Box woodland** within the **Grey Box woodland impact areas**.
2. The approval holder must not **clear Grey Box woodland** outside the **Grey Box woodland impact areas**.
3. To compensate for the loss of 6.316 ha of **Grey Box woodland**, prior to any **clearing of Grey Box woodland**, the approval holder must implement the **Offset Management Plan**, and submit written evidence to the department that it has commenced implementing the **Offset Management Plan**.
4. The approval holder must continue to implement the **Offset Management Plan** for the remainder of the duration of this approval.
5. Within 9 months of the date of this approval, the approval holder must:
 - a. **secure the offset area**; and
 - b. submit written evidence demonstrating that the **offset area** has been **secured** to the **department**; and
 - c. submit **shapefiles** and **offset attributes** for the **offset area** to the **department**.
6. If the approval holder wishes to carry out any activity within the **offset area** other than in accordance with the **Offset Management Plan**, the approval holder must submit a revised version of the **Offset Management Plan** to the **department** for the **Minister's** written approval. The approval holder must not commence the varied activity until the **Minister** has approved the revised **Offset Management Plan** in writing.
7. For the protections of **protected matters**, the approval holder must comply with the **Environment Management Framework** required under the Inland Rail-Beveridge to Albury, December 2021 **Incorporated Document** in the Whittlesea, Mitchell, Strathbogie, Benalla, Wangaratta and Wodonga planning schemes to the extent it relates to the relevant **protected matters**, as in force or existing from time to time.

SUBMISSION AND PUBLICATION OF PLANS

8. The approval holder must, when submitting all **plans** required by these conditions, provide them electronically to the **department**.
9. 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. a **plan** revised under these conditions is approved by the **Minister**; or
 - c. the **plan** is approved by a Victorian Government official as required under state government legislation which must be complied with in accordance with these EPBC Act conditions.

10. The approval holder must keep all **plans** required by these conditions published on the **website** until the expiry date of this approval.
11. The approval holder is required to exclude or redact **sensitive ecological data** from **plans** published on the **website** or otherwise provided to a member of the public.
12. If **sensitive ecological data** is excluded or redacted from a **plan** in accordance with condition 10, the approval holder must notify the **department** in writing what exclusions and redactions have been made in the version published on the **website**.

PART B – ADMINISTRATIVE CONDITIONS

NOTIFICATION OF DATE OF COMMENCEMENT OF THE ACTION

13. The approval holder must notify the **department** electronically of the date of **commencement of the Action**, within **5 business days of commencement of the Action**.
14. 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**.

COMPLIANCE RECORDS

15. The approval holder must maintain accurate and complete **compliance records**.
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.

Note: Compliance records may be subject to audit by the **department**, or by an independent auditor in accordance with section 458 of the **EPBC Act**, and/or be used to verify compliance with the conditions. Summaries of the results of an audit may be published on the **department's** website or through the general media.

17. The approval holder must ensure that any **monitoring data** (including **sensitive ecological 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**.
18. The approval holder must submit all **monitoring data** (including **sensitive ecological data**), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the **department** in accordance with the requirements of the **offset management plan**.

ANNUAL COMPLIANCE REPORTING

19. The approval holder must prepare a **compliance report** for each 12-month period following the date of this approval, or as otherwise agreed to in writing by the **Minister**.
20. Each **compliance report** must be consistent with the **Annual Compliance Report Guidelines**.
21. Each **compliance report** must include:
 - a. Accurate and complete details of compliance and any non-compliance with the conditions and the **plans**, and any **incidents**.
 - b. One or more **shapefile(s)** showing all **clearing** of any **protected matters**, and/or their habitat, undertaken within the 12-month period at the end of which that **compliance report** is prepared.
 - c. A schedule of all **plans** in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.
22. The approval holder must:
 - a. Publish each **compliance report** on the **website** within **60 business days** following the end of the 12-month period for which that **compliance report** is required.
 - b. Notify the **department** electronically, within **5 business days** of the date of publication that a **compliance report** has been published on the **website**.
 - c. Provide the weblink for the **compliance report** in the notification to the department.

- d. Keep all published **compliance reports** required by these conditions on the **website** until the expiry date of this approval.
- e. Exclude or redact **sensitive ecological data** from **compliance reports** published on the **website** or otherwise provided to a member of the public.
- f. If **sensitive ecological data** is excluded or redacted from the published version, 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.

Note: **Compliance reports** may be published on the **department's** website.

REPORTING NON-COMPLIANCE

23. The approval holder must notify the **department** electronically, within 2 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **plan**.
24. The approval holder must specify in the notification:
 - a. Any condition or commitment made in a **plan** which has been or may have been breached.
 - b. A short description of the **incident** and/or potential non-compliance and/or actual non-compliance.
 - c. The location (including co-ordinates), date, and time of the **incident** and/or potential non-compliance and/or actual non-compliance.

Note: If the exact information cannot be provided, the approval holder must provide the best information available.

25. The approval holder must provide to the **department** in writing, within 12 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance, the details of that **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **plan**. The approval holder must specify:
 - a. Any corrective action or investigation which the approval holder has already taken
 - b. The potential impacts of the **incident** and/or non-compliance
 - c. The method and timing of any corrective action that will be undertaken by the approval holder.

INDEPENDENT AUDIT

26. The approval holder must ensure that an **independent audit** of compliance with the conditions is conducted for every three-year period following the **commencement of the Action** until this approval expires, unless otherwise specified in writing by the **Minister**.
27. For each **independent audit**, the approval holder must:
 - a. Provide the name and qualifications of the nominated **independent** auditor, the draft audit criteria, and proposed timeframe for submitting the **audit report** to the **department** prior to commencing the **independent audit**.
 - b. Only commence the **independent audit** once the nominated **independent** auditor, audit criteria and timeframe for submitting the **audit report** have been approved in writing by the **department**.
 - c. Submit the **audit report** to the **department** for approval within the timeframe specified and approved in writing by the **department**.

- d. Publish each **audit report** on the **website** within 15 **business days** of the date of the **department's** approval of the **audit report**.
 - e. Keep every **audit report** published on the **website** until this approval expires.
28. Each **audit report** must report for the three-year period preceding that audit report.
29. Each **audit report** must be completed to the satisfaction of the **Minister** and be consistent with the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines*, Commonwealth of Australia 2019, or any subsequent official version.

COMPLETION OF THE ACTION

30. The approval holder must notify the **department** electronically 60 **business days** prior to the expiry date of this approval, that the approval is due to expire.
31. Within 20 **business days** after the **completion of the Action**, and, in any event, before this approval expires, the approval holder must notify the **department** electronically of the date of **completion of the Action** and provide **completion data**.

PART C - DEFINITIONS

In these conditions any bolded use of a word or term refers to the below definition of that word or term:

Annual Compliance Report Guidelines means the *Annual Compliance Report Guidelines*, Commonwealth of Australia 2014, or the current official subsequent version.

Audit report means a written report of compliance and fulfilment of the conditions attached to this approval, objectively evaluated against the audit criteria approved by the **department**.

Business day means a day that is not a Saturday, a Sunday or a public holiday in the state or territory of the Action.

Clear, cleared or clearing means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of vegetation.

Commence the Action or Commencement of the Action means the date on which the first instance of any activity associated with the Action (including **clearing** and **construction**) is undertaken. **Commencement of the Action** does not include minor physical disturbance necessary to:

- a. Undertake pre-clearance surveys or monitoring programs.
- b. Install signage and /or temporary fencing to prevent unapproved use of the **project area**.
- c. Protect environmental and property assets from fire, weeds, and feral animals, including use of existing surface access tracks.
- d. Install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on any **protected matter**.

Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. The **department's** chosen format for spatial data is a **shapefile**.

Completion of the Action means the date on which all activities associated with this approval have permanently ceased and/or been completed.

Compliance records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession, or that are within the approval holder's power to obtain lawfully.

Compliance report means a written report of compliance with, and fulfilment of, the conditions attached to the approval.

Construction means the erection of a building or structure that is, or is to be, fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, repair or demolition of any building or structure; any work which involves breaking of the ground (including pile driving) or bulk earthworks; the laying of pipes and other prefabricated materials in the ground, and any associated excavation work; but excluding the installation of temporary fences and signage.

Department means the Australian Government agency responsible for administering the **EPBC Act**.

Environment Management Framework means the *Inland Rail – Environment Management Framework - Australian Rail Track Corporation Ltd* prepared to the satisfaction of the Victorian Minister for Planning.

EPBC Act means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

Grey box woodlands means the **EPBC Act** listed threatened ecological community *Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia*.

Grey Box woodland impact areas means the areas represented by the brown shaded polygons labelled 'Impacted Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community' in Attachment A maps 1-10.

Guide to providing maps and boundary data for EPBC Act projects means the *Guide to providing maps and boundary data for EPBC Act projects*, Commonwealth of Australia 2021, or any subsequent official version.

Incident means any event which has the potential to, or does, impact on any **protected matter**.

Incorporated Document means the document titled *Inland Rail-Beveridge to Albury December 2021*, incorporated into relevant planning schemes by Amendment GC157 under the *Planning and Environment Act 1987* (Vic).

Independent means a person or firm who does not have any individual, financial*, employment* or family affiliation or any conflicting interests with the project, the approval holder or the approval holder's staff, representatives or associated persons.

*Other than for the purpose of undertaking the role for which an independent person is required

Independent audit means an audit conducted by an **independent and suitably qualified person** as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines*, Commonwealth of Australia 2019, or any subsequent official version.

Minister means the Australian Government Minister administering the **EPBC Act**, including any delegate thereof.

Monitoring data means the data required to be recorded under the conditions of this approval.

Offset attributes means an '.xls' file capturing relevant attributes of the offset site, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the **protected matter** that the offset compensates for, and any additional **protected matters** that are benefiting from the offset, and the size of the offset in hectares.

Offset area means the location of the action, represented in Attachment B by the polygons enclosed by the solid blue lines labelled 'Site Boundary'.

Offset Management Plan means the *Inland Rail – Beveridge to Albury EPBC Offset Management Plan 1 July 2022 Australian Rail Track Corporation Ltd* or a subsequent version currently approved by the **Minister** in writing.

Plan means any action management plan or strategy that the approval holder is required by these conditions to implement, including but not limited to the **Offset Management Plan** and the **Environment Management Framework**.

Project area means the location of the action, represented in Attachment A maps 1-10 by the polygons enclosed by the solid orange lines labelled 'Overhead Powerline Project Areas' and the polygons enclosed by the dashed black lines labelled 'Enhancement Site Reference Design Impact Area'.

Protected matter means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect.

Sensitive ecological data means data as defined in the Australian Government Department of the Environment *Sensitive Ecological Data – Access and Management Policy V1.0*, Commonwealth of Australia 2016, or any subsequent official version.

Secure (also **secured**) means to establish and register a covenant for the long-term protection of the offset area under a section 69 agreement under the *Conservation, Forests and Lands Act 1987* (Vic), or another enduring protection mechanism agreed to in writing by the **Minister**.

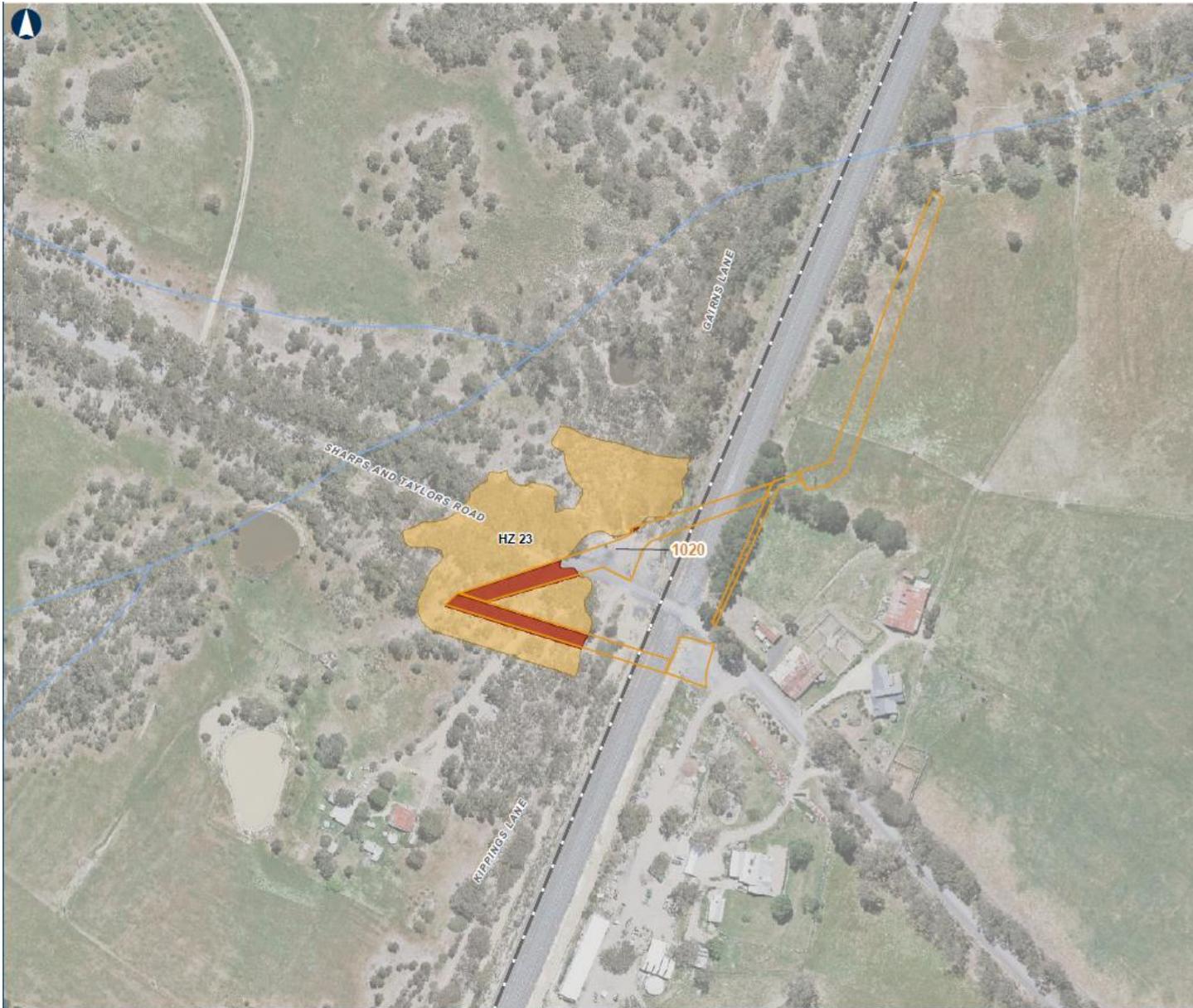
Shapefile(s) means location and attribute information about the Action provided in an Esri shapefile format. Shapefiles must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. Shapefiles must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes.

Suitably qualified person means a person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.

Website means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.

ATTACHMENTS

1. **Attachment A** - Grey Box woodland impact areas, maps 1 - 10



INLAND RAIL **ARTC**

The Australian Government is delivering Inland Rail through the Australian Rail Track Corporation (ARTC) in partnership with the private sector.

Impacts to Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 1 OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Railway
- Watercourses

Coordinate System: GDA 1994 MGA Zone 55

ARTC makes no representation or warranty and assumes no duty of care or other responsibility to any party as to the completeness, accuracy or reliability of the information contained in this GIS map. The GIS map has been prepared from material provided to ARTC by an external source and ARTC has not taken any steps to verify the completeness, accuracy or reliability of that material. ARTC will not be responsible for any loss or damage suffered as a result of any person misinterpreting, relying upon or otherwise using the information contained within this GIS map.

Date: 3/08/2022 Paper: A3
 Author: JB Scale: 1:2,000
 Data Sources: DELWP (2020) Figure 1



Impacts to Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 2 OF 10

- Enhancement Site Reference Design
- Enhancement Site Reference Design Impact Area
- Impacted Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- KM Posts
- Railway
- Watercourses



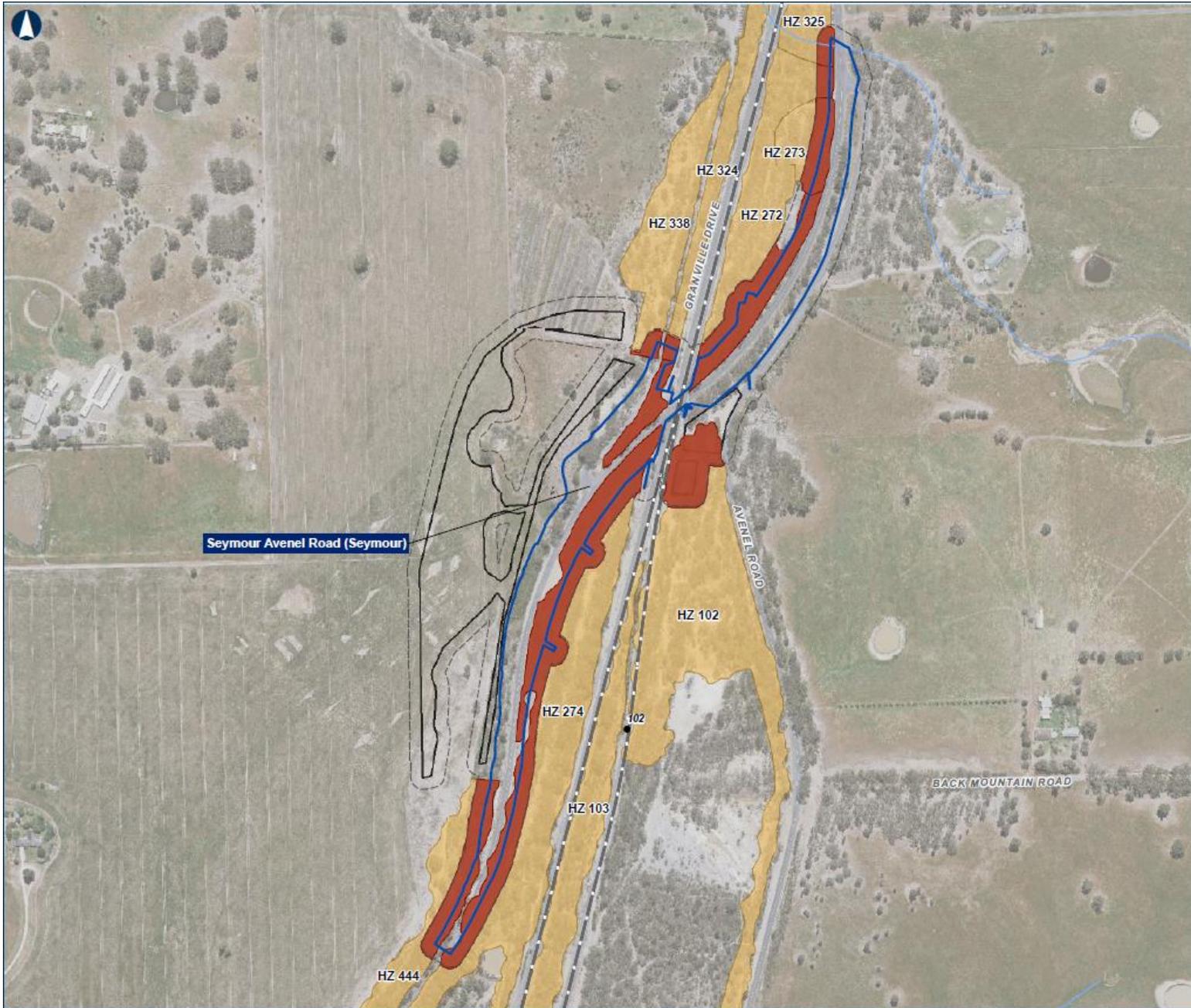
0 40 80 Meters

Coordinate System: GDA 1994 MGA Zone 55

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Date: 3/08/2022
 Author: JB
 Data Sources: DELWP (2020)

Paper: A3
 Scale: 1:2,000
 Figure 1



The Australian Government is delivering Inland Rail through the Australian Rail Track Corporation (ARTC), in partnership with the private sector.

Impacts to Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 3 OF 10

- Enhancement Site Reference Design
- Enhancement Site Reference Design Impact Area
- Temporary Laydown Area
- Impacted Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- KM Posts
- Railway
- Watercourses



0 90 180 Meters

Coordinate System: GDA 1994 MGA Zone 55

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Date: 3/08/2022
 Author: JB
 Data Sources: DELWP (2020)

Paper: A3
 Scale: 1:4,250
 Figure 1



The Australian Government is delivering Inland Rail
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 in partnership with the private sector.

Impacts to Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia
 MAP 4 OF 10

- Enhancement Site Reference Design
- Enhancement Site Reference Design Impact Area
- Impacted Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- KM Posts
- Railway



Coordinate System: GDA 1994 MGA Zone 55

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Impacts to Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAPS OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Railway



0 40 80 Meters

Coordinate System: GDA 1994 MGA Zone 55

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Date: 3/08/2022
 Author: JB
 Data Sources: DELWP (2020)

Paper: A3
 Scale: 1:2,000
 Figure 1

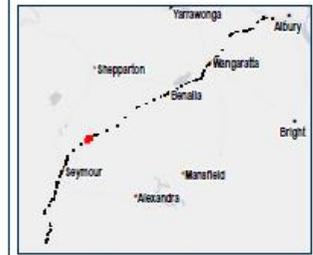


The Australian Government is delivering Inland Rail through the Australian Rail Track Corporation (ARTC), in partnership with the private sector.

Impacts to Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 6 OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- KM Posts
- Railway
- Watercourses



0 30 60 Meters

Coordinate System: GDA 1994 MGA Zone 55

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Impacts to Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 7 OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Railway
- Watercourses



Coordinate System: GDA 1994 MGA Zone 55

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ARTC will not be responsible for any loss or damage suffered as a result of any person whatsoever relying in whole or in part on the information contained within this GIS map.

Date: 3/08/2022
 Author: JB
 Data Sources: DELWP (2020)

Paper: A3
 Scale: 1:2,000
 Figure 1

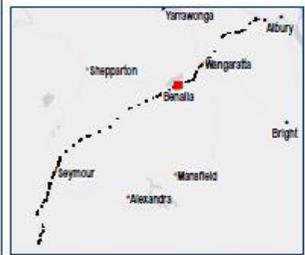


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Impacts to Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 8 OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- KM Posts
- Railway

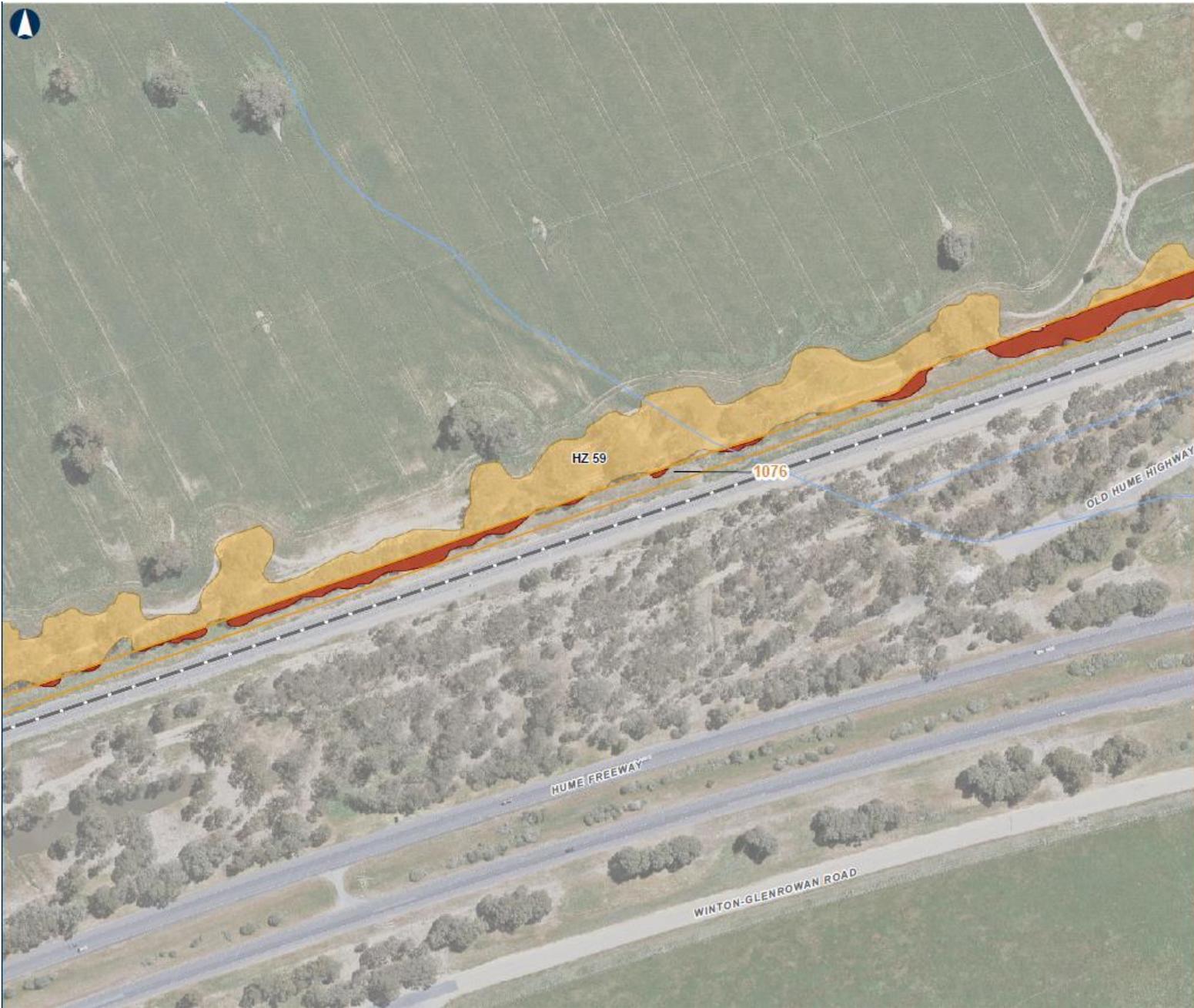


0 50 100 Meters

Coordinate System: GDA 1994 MGA Zone 55

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Date: 3/08/2022 Paper: A3
 Author: JB Scale: 1:2,500
 Data Sources: DELWP (2020) Figure 1



The Australian Government is delivering Inland Rail through the Australian Rail Track Corporation (ARTC) in partnership with the private sector.

Impacts to Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 9 OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (Eucalyptus macrocarpa) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Railway
- Watercourses



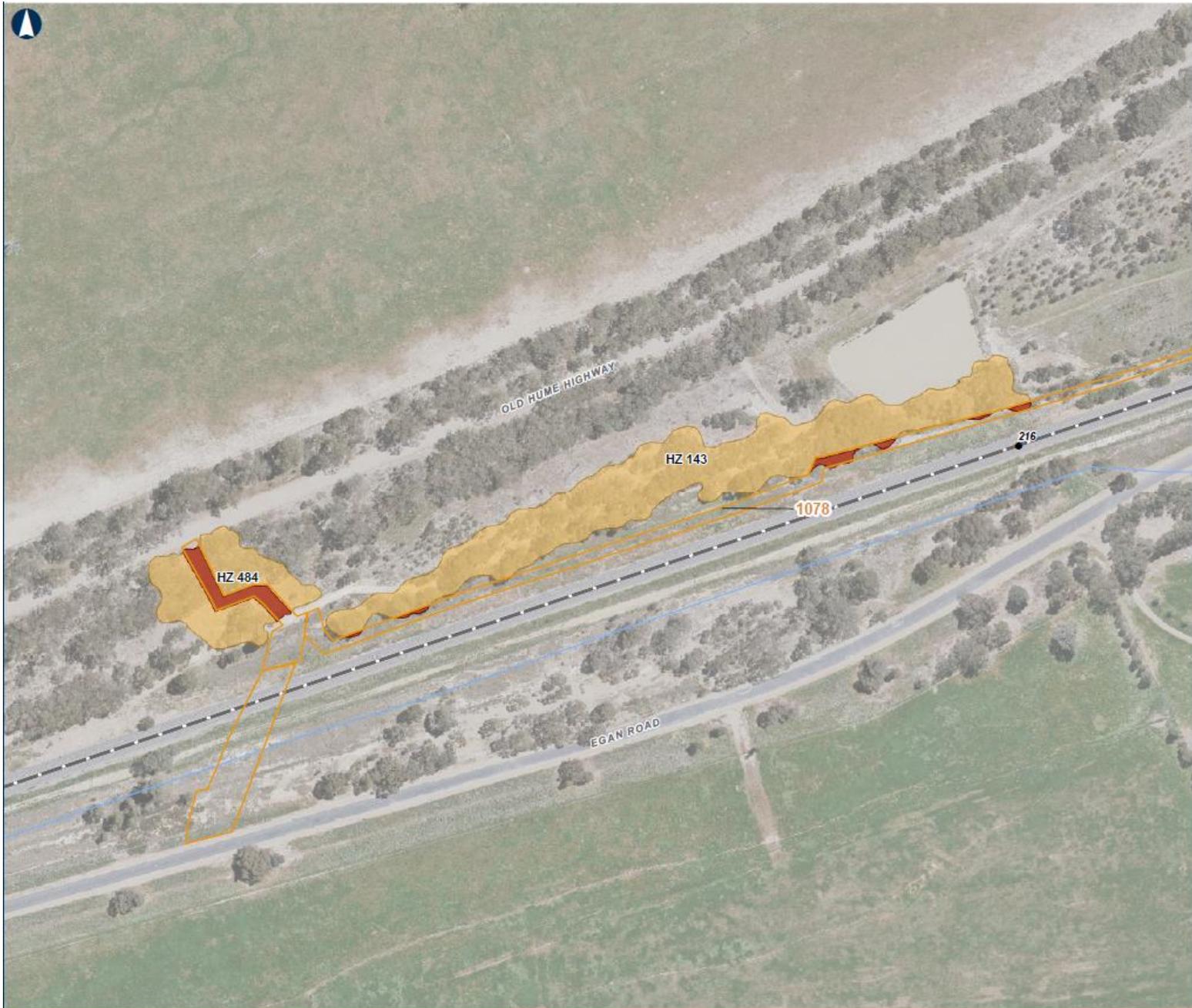
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Coordinate System: GDA 1994 MGA Zone 55

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Date: 3/08/2022
 Author: JB
 Data Sources: DELWP (2020)

Paper: A3
 Scale: 1:2,000
 Figure 1



Impacts to Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 10 OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus macrocarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- KM Posts
- Railway
- Watercourses



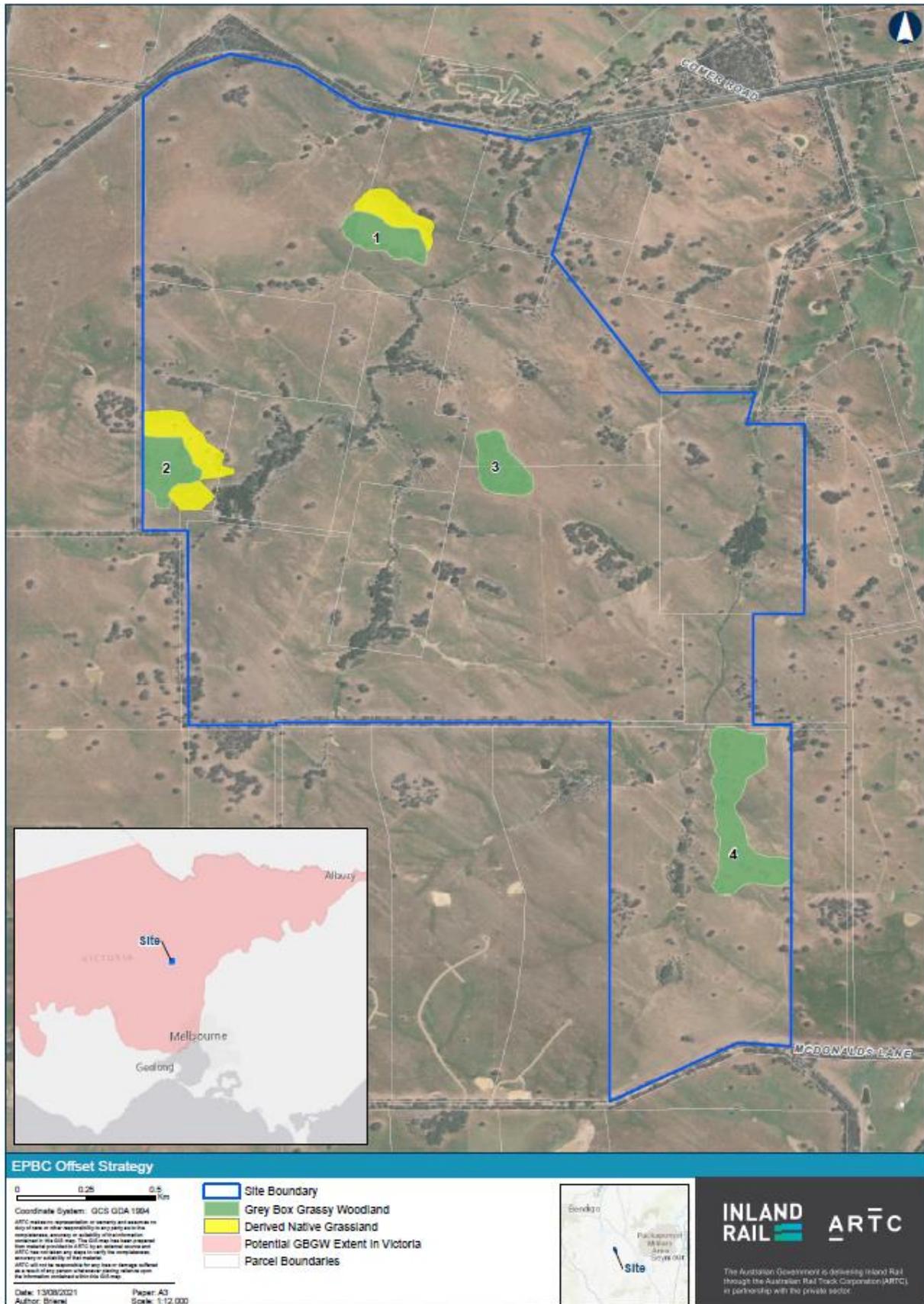
0 40 80 Meters

Coordinate System: GDA 1994 MGA Zone 55

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Attachment B – Offset Area





Variation of conditions attached to approval

Inland Rail – Beveridge to Albury excluding Glenrowan, Victoria (EPBC ref 2020/8721)

This decision to vary conditions of approval is made under section 143 of the *Environment Protection* (EPBC Act).

Approved action

approval holder	Australian Rail Track Corporation Limited ABN: 75 081 455 754
approved action	To conduct upgrades along the existing North East Line Inland Rail between Beveridge and Albury in Victoria. See EPBC Act referral 2020/8721.
period for which the approval has effect	This approval has effect until 30 June 2040.

Variation

variation of conditions attached to approval	The variation is: Delete conditions 5 and 12 attached to the approval and substitute with the conditions specified in the table below. Delete definitions of Grey box woodland impact areas and offset area attached to the approval and substitute with the definitions specified in the table below. Delete <u>Attachment A</u> and <u>Attachment B</u> to the approval and substitute with <u>Attachment A</u> and <u>Attachment B</u> specified in the table below.
date of effect	This variation has effect on the date this instrument is signed.

Person authorised to make decision

name and position	Rachel Short Branch Head Environment Assessments VIC and TAS and Post-Approvals
signature	
date of decision	23 December 2024

date of decision	conditions attached to approval
<i>Original dated 26/09/2022</i>	1) To minimise impacts on protected matters , the approval holder must not clear more than 6.316 ha of Grey Box woodland within the Grey Box woodland impact areas .
<i>Original dated 26/09/2022</i>	2) The approval holder must not clear Grey Box woodland outside the Grey Box woodland impact areas .
<i>Original dated 26/09/2022</i>	3) To compensate for the loss of 6.316ha of Grey Box woodland , prior to any clearing of Grey Box woodland , the approval holder must implement the Offset Management Plan , and submit written evidence to the department that it has commenced implementing the Offset Management Plan .
<i>Original dated 26/09/2022</i>	4) The approval holder must continue to implement the Offset Management Plan for the remainder of the duration of this approval.
<i>As varied on the date this instrument was signed</i>	5) By 30 June 2025, the approval holder must: <ul style="list-style-type: none"> a. secure the offset area; and b. submit written evidence demonstrating that the offset area has been secured to the department; and c. submit shapefiles and offset attributes for the offset area to the department.
<i>Original dated 26/09/2022</i>	6) If the approval holder wishes to carry out any activity within the offset area other than in accordance with the Offset Management Plan , the approval holder must submit a revised version of the Offset Management Plan to the department for the Minister's written approval. The approval holder must not commence the varied activity until the Minister has approved the revised Offset Management Plan in writing.
<i>Original dated 26/09/2022</i>	7) For the protections of protected matters , the approval holder must comply with the Environment Management Framework required under the Inland Rail-Beveridge to Albury, December 2021 Incorporated Document in the Whittlesea, Mitchell, Strathbogie, Benalla, Wangaratta and Wodonga planning schemes to the extent it relates to the relevant protected matters , as in force or existing from time to time.
<i>Original dated 26/09/2022</i>	8) The approval holder must, when submitting all plans required by these conditions, provide them electronically to the department .

<i>Original dated 26/09/2022</i>	<p>9) 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:</p> <p>a. of this approval, if the version of the plan to be implemented is specified in these conditions; or</p> <p>b. a plan revised under these conditions is approved by the Minister; or</p> <p>c. the plan is approved by a Victorian Government official as required under state government legislation which must be complied with in accordance with these EPBC Act conditions.</p>
<i>Original dated 26/09/2022</i>	<p>10) The approval holder must keep all plans required by these conditions published on the website until the expiry date of this approval.</p>
<i>Original dated 26/09/2022</i>	<p>11) The approval holder is required to exclude or redact sensitive ecological data from plans published on the website or otherwise provided to a member of the public.</p>
<i>As varied on the date this instrument was signed</i>	<p>12) If sensitive ecological data is excluded or redacted from a plan in accordance with condition 11, the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website.</p>
<i>Original dated 26/09/2022</i>	<p>13) The approval holder must notify the department electronically of the date of commencement of the Action, within 5 business days of commencement of the Action.</p>
<i>Original dated 26/09/2022</i>	<p>14) 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.</p>
<i>Original dated 26/09/2022</i>	<p>15) The approval holder must maintain accurate and complete compliance records.</p>
<i>Original dated 26/09/2022</i>	<p>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.</p>
	<p>Note: Compliance records may be subject to audit by the department, or by an independent auditor in accordance with section 458 of the EPBC Act, and/or be used to verify compliance with the conditions. Summaries of the results of an audit may be published on the department's website or through the general media.</p>
<i>Original dated 26/09/2022</i>	<p>17) The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other</p>

	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 .
<i>Original dated 26/09/2022</i>	18) The approval holder must submit all monitoring data (including sensitive ecological data), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department in accordance with the requirements of the offset management plan .
<i>Original dated 26/09/2022</i>	19) The approval holder must prepare a compliance report for each 12-month period following the date of this approval, or as otherwise agreed to in writing by the Minister .
<i>Original dated 26/09/2022</i>	20) Each compliance report must be consistent with the Annual Compliance Report Guidelines .
<i>Original dated 26/09/2022</i>	21) Each compliance report must include: <ul style="list-style-type: none"> a. Accurate and complete details of compliance and any non-compliance with the conditions and the plans, and any incidents. b. One or more shapefile(s) showing all clearing of any protected matters, and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared. c. A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.
<i>Original dated 26/09/2022</i>	22) The approval holder must: <ul style="list-style-type: none"> a. Publish each compliance report on the website within 60 business days following the end of the 12-month period for which that compliance report is required. b. Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website. c. Provide the weblink for the compliance report in the notification to the department. d. Keep all published compliance reports required by these conditions on the website until the expiry date of this approval. e. Exclude or redact sensitive ecological data from compliance reports published on the website or otherwise provided to a member of the public. f. If sensitive ecological data is excluded or redacted from the published version, 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.

Note: Compliance reports may be published on the **department's** website.

*Original dated
26/09/2022*

23) The approval holder must notify the **department** electronically, within 2 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **plan**.

*Original dated
26/09/2022*

24) The approval holder must specify in the notification:

- a. Any condition or commitment made in a **plan** which has been or may have been breached.
- b. A short description of the **incident** and/or potential non-compliance and/or actual non-compliance.
- c. The location (including co-ordinates), date, and time of the **incident** and/or potential non-compliance and/or actual non-compliance.

Note: If the exact information cannot be provided, the approval holder must provide the best information available.

*Original dated
26/09/2022*

25) The approval holder must provide to the **department** in writing, within 12 **business days** of becoming aware of any **incident** and/or potential non-compliance and/or actual non-compliance, the details of that **incident** and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a **plan**. The approval holder must specify:

- a. Any corrective action or investigation which the approval holder has already taken
- b. The potential impacts of the **incident** and/or non-compliance
- c. The method and timing of any corrective action that will be undertaken by the approval holder.

*Original dated
26/09/2022*

26) The approval holder must ensure that an **independent audit** of compliance with the conditions is conducted for every three-year period following the **commencement of the Action** until this approval expires, unless otherwise specified in writing by the **Minister**.

*Original dated
26/09/2022*

27) For each **independent audit**, the approval holder must:

- a. Provide the name and qualifications of the nominated **independent** auditor, the draft audit criteria, and proposed

	<p>timeframe for submitting the audit report to the department prior to commencing the independent audit.</p> <p>b. Only commence the independent audit once the nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department.</p> <p>c. Submit the audit report to the department for approval within the timeframe specified and approved in writing by the department.</p> <p>d. Publish each audit report on the website within 15 business days of the date of the department's approval of the audit report.</p> <p>e. Keep every audit report published on the website until this approval expires.</p>
<i>Original dated 26/09/2022</i>	28) Each audit report must report for the three-year period preceding that audit report.
<i>Original dated 26/09/2022</i>	29) Each audit report must be completed to the satisfaction of the Minister and be consistent with the <i>Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines</i> , Commonwealth of Australia 2019, or any subsequent official version.
<i>Original dated 26/09/2022</i>	30) The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.
<i>Original dated 26/09/2022</i>	31) Within 20 business days after the completion of the Action , and, in any event, before this approval expires, the approval holder must notify the department electronically of the date of the completion of the Action and provide completion data .
date of decision	definitions attached to approval
<i>Original dated 26/09/2022</i>	Annual Compliance Report Guidelines means the <i>Annual Compliance Report Guidelines</i> , Commonwealth of Australia 2014, or the current official subsequent version.
<i>Original dated 26/09/2022</i>	Audit report means a written report of compliance and fulfilment of the conditions attached to this approval, objectively evaluated against the audit criteria approved by the department .

<i>Original dated 26/09/2022</i>	Business day means a day that is not a Saturday, a Sunday or a public holiday in the state or territory of the Action.
<i>Original dated 26/09/2022</i>	Clear, cleared or clearing means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of vegetation.
<i>Original dated 26/09/2022</i>	<p>Commence the Action or Commencement of the Action means the date on which the first instance of any activity associated with the Action (including clearing and construction) is undertaken. Commencement of the Action does not include minor physical disturbance necessary to:</p> <ol style="list-style-type: none"> a. Undertake pre-clearance surveys or monitoring programs. b. Install signage and/or temporary fencing to prevent unapproved use of the project area. c. Protect environmental and property assets from fire, weeds, and feral animals, including use of existing surface access tracks. d. Install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on any protected matter.
<i>Original dated 26/09/2022</i>	Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. The department's chosen format for spatial data is a shapefile .
<i>Original dated 26/09/2022</i>	Completion of the Action means the date on which all activities associated with this approval have permanently ceased and/or been completed.
<i>Original dated 26/09/2022</i>	Compliance records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession, or that are within the approval holder's power to obtain lawfully.
<i>Original dated 26/09/2022</i>	Compliance report means a written report of compliance with, and fulfilment of, the conditions attached to the approval.
<i>Original dated 26/09/2022</i>	Construction means the erection of a building or structure that is, or is to be, fixed to the ground and wholly or partially fabricated on-site; the alteration, maintenance, repair or demolition of any building or structure; any work which involves breaking of the ground (including pile driving) or bulk earthworks; the laying of pipes and other prefabricated

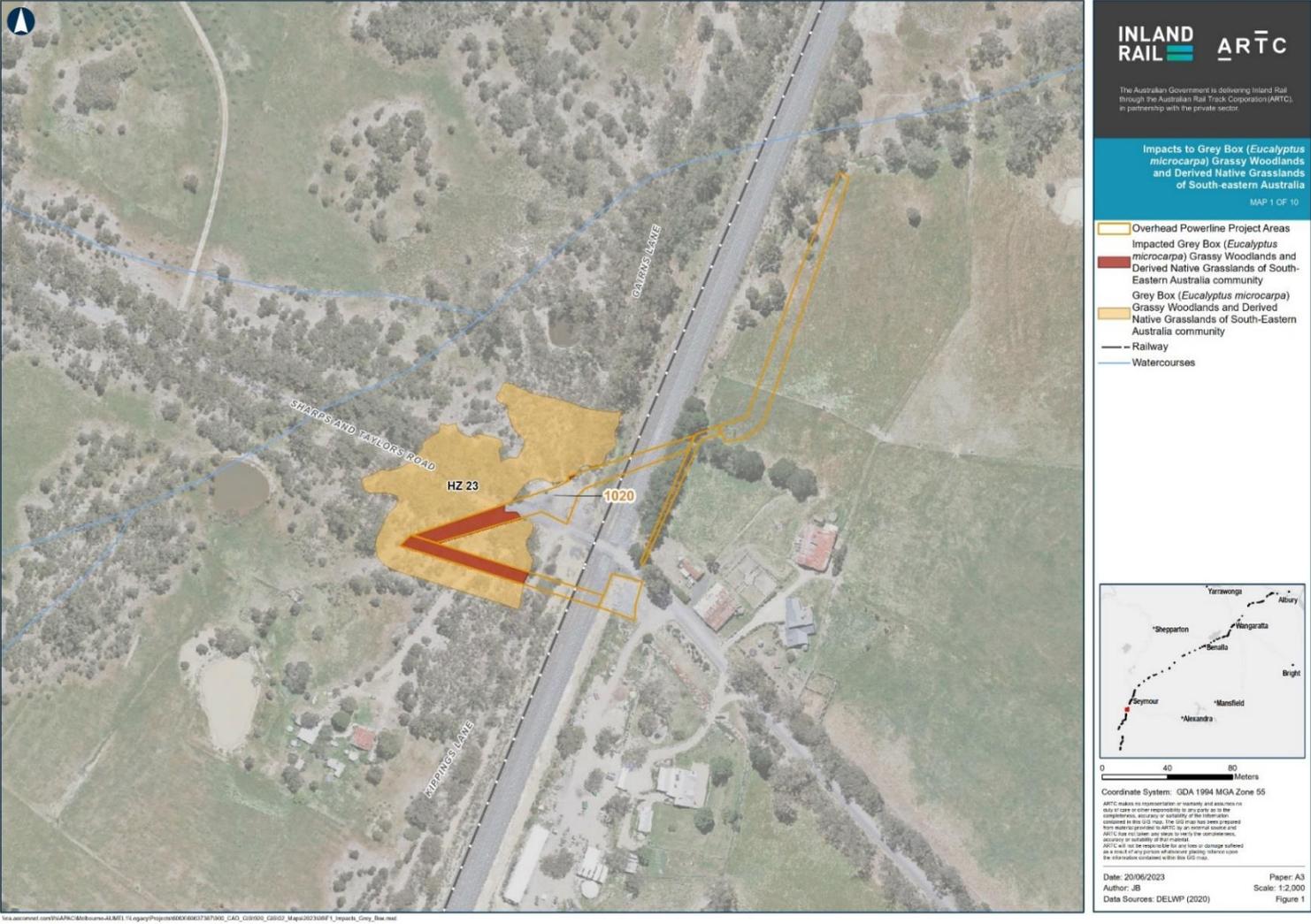
	materials in the ground, and any associated excavation work; but excluding the installation of temporary fences and signage.
<i>Original dated 26/09/2022</i>	Department means the Australian Government agency responsible for administering the EPBC Act .
<i>Original dated 26/09/2022</i>	Environment Management Framework means the <i>Inland Rail – Environment Management Framework - Australian Rail Track Corporation Ltd</i> prepared to the satisfaction of the Victorian Minister for Planning.
<i>Original dated 26/09/2022</i>	EPBC Act means the Environment Protection and Biodiversity Conservation Act 1999 (Cth).
<i>Original dated 26/09/2022</i>	Grey box woodland means the EPBC Act listed threatened ecological community <i>Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia</i> .
<i>As varied on the date this instrument was signed</i>	Grey Box woodland impact areas means the areas represented by the brown shaded polygons labelled 'Impacted Grey Box (<i>Eucalyptus microcarpa</i>) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community' in <u>Attachment A</u> maps 1-10.
<i>Original dated 26/09/2022</i>	Guide to providing maps and boundary data for EPBC Act projects means the <i>Guide to providing maps and boundary data for EPBC Act projects</i> , Commonwealth of Australia 2021, or any subsequent official version.
<i>Original dated 26/09/2022</i>	Incident means any event which has the potential to, or does, impact on any protected matter .
<i>Original dated 26/09/2022</i>	Incorporated Document means the document titled <i>Inland Rail- Beveridge to Albury December 2021</i> , incorporated into relevant planning schemes by Amendment GC157 under the <i>Planning and Environment Act 1987</i> (Vic).
<i>Original dated 26/09/2022</i>	Independent means a person or firm who does not have any individual, financial*, employment* or family affiliation or any conflicting interests with the project, the approval holder or the approval holder's staff, representatives or associated persons. *Other than for the purpose of undertaking the role for which an independent person is required
<i>Original dated 26/09/2022</i>	Independent audit means an audit conducted by an independent and suitably qualified person as detailed in the <i>Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report</i>

	<i>Guidelines, Commonwealth of Australia 2019, or any subsequent official version.</i>
<i>Original dated 26/09/2022</i>	Minister means the Australian Government Minister administering the EPBC Act , including any delegate thereof.
<i>Original dated 26/09/2022</i>	Monitoring data means the data required to be recorded under the conditions of this approval.
<i>Original dated 26/09/2022</i>	Offset attributes means an '.xls' file capturing relevant attributes of the offset site, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the protected matter that the offset compensates for, and any additional protected matters that are benefiting from the offset, and the size of the offset in hectares.
<i>As varied on the date this instrument was signed</i>	Offset area means the location of the offset, represented in <u>Attachment B</u> by the green polygons labelled 'Grey box grassy woodland' and the yellow polygons labelled 'Derived native grassland'.
<i>Original dated 26/09/2022</i>	Offset Management Plan means the <i>Inland Rail – Beveridge to Albury EPBC Offset Management Plan 1 July 2022 Australian Rail Track Corporation Ltd</i> or a subsequent version currently approved by the Minister in writing.
<i>Original dated 26/09/2022</i>	Plan means any action management plan or strategy that the approval holder is required by these conditions to implement, including but not limited to the Offset Management Plan and the Environment Management Framework .
<i>Original dated 26/09/2022</i>	Project area means the location of the action, represented in <u>Attachment A</u> maps 1-10 by the polygons enclosed by the solid orange lines labelled 'Overhead Powerline Project Areas' and the polygons enclosed by the dashed black lines labelled 'Enhancement Site Reference Design Impact Area'.
<i>Original dated 26/09/2022</i>	Protected matter means a matter protected under a controlling provision in Part 3 of the EPBC Act for which this approval has effect.
<i>Original dated 26/09/2022</i>	Sensitive ecological data means data as defined in the Australian Government Department of the Environment <i>Sensitive Ecological Data – Access and Management Policy V1.0</i> , Commonwealth of Australia 2016, or any subsequent official version.

<i>Original dated 26/09/2022</i>	Secure (also secured) means to establish and register a covenant for the long-term protection of the offset area under a section 69 agreement under the <i>Conservation, Forests and Lands Act 1987</i> (Vic), or another enduring protection mechanism agreed to in writing by the Minister .
<i>Original dated 26/09/2022</i>	Shapefile(s) means location and attribute information about the Action provided in an Esri shapefile format. Shapefiles must contain '.shp', '.shx', '.dbf' files and a '.prj' file that specifies the projection/geographic coordinate system used. Shapefiles must also include an '.xml' metadata file that describes the shapefile for discovery and identification purposes.
<i>Original dated 26/09/2022</i>	Suitably qualified person means a person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.
<i>Original dated 26/09/2022</i>	Website means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.
date of decision	Attachments
<i>As varied on the date this instrument was signed</i>	<u>Attachment A</u> – Grey Box woodland impact areas, maps 1-10
<i>As varied on the date this instrument was signed</i>	<u>Attachment B</u> – Offset Area

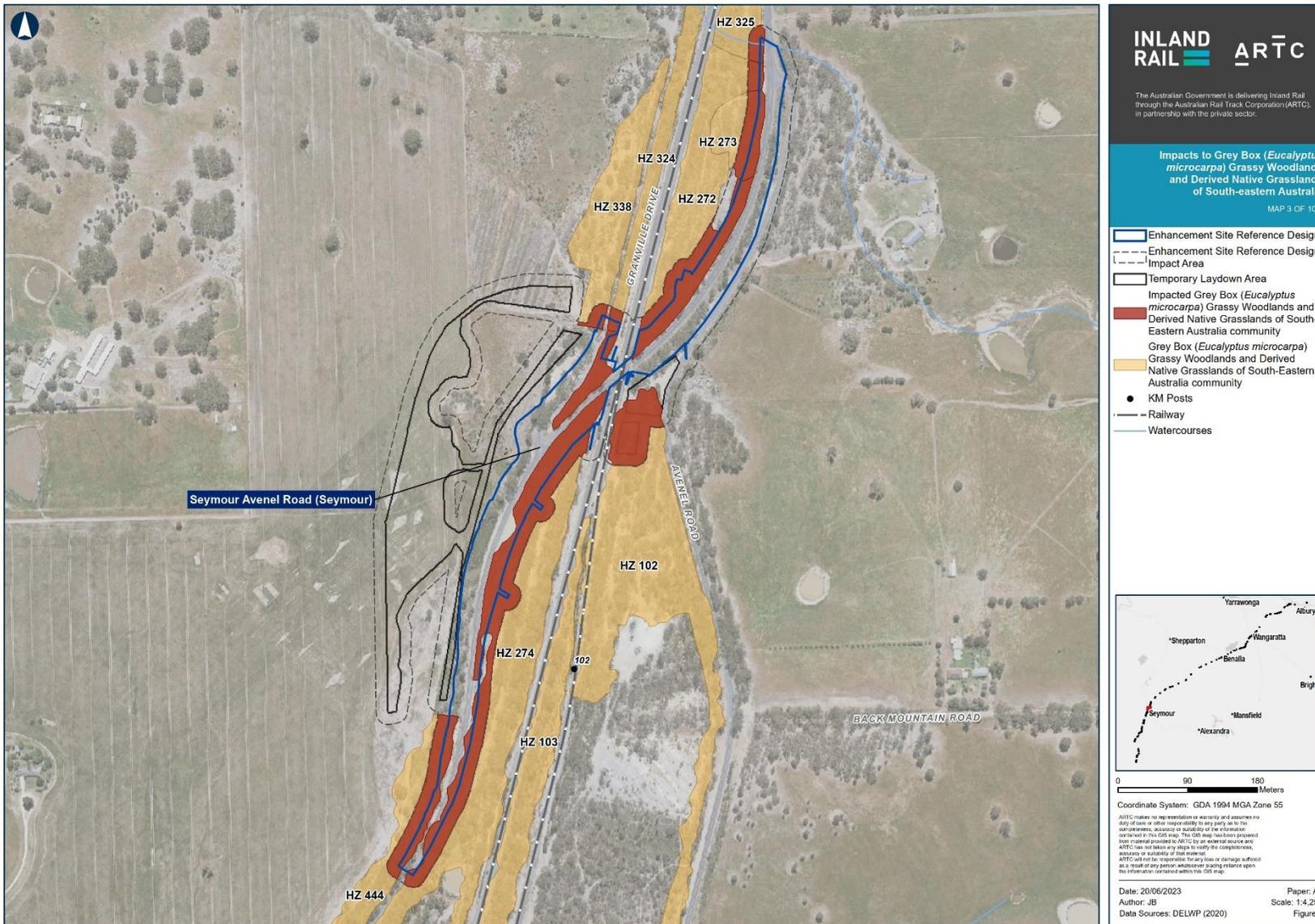
OFFICIAL

Attachment A - Grey Box woodland impact areas, maps 1-10

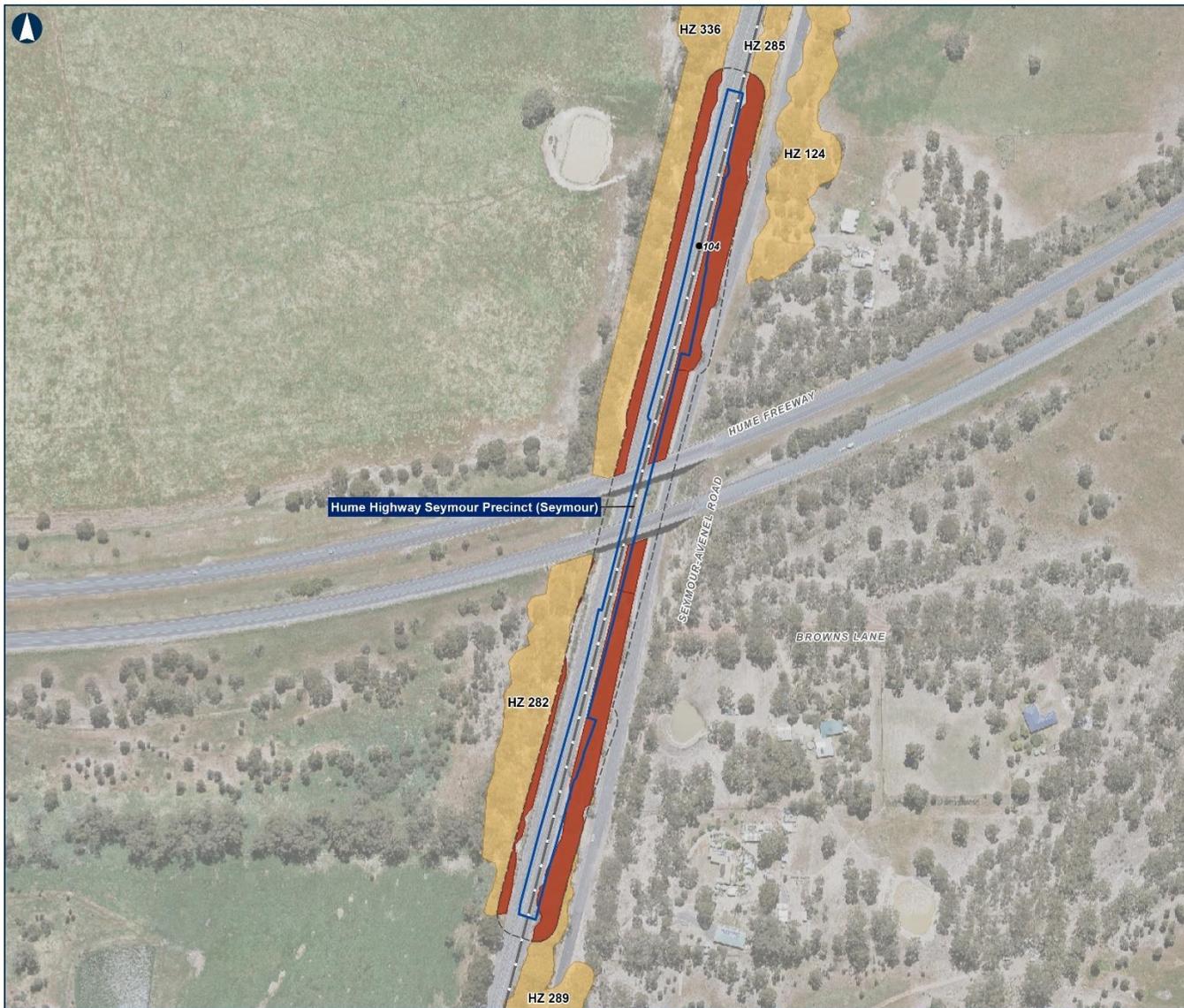




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The Australian Government is delivering Inland Rail through the Australian Rail Track Corporation (ARTC), in partnership with the private sector.

Impacts to Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 4 OF 10

- Enhancement Site Reference Design
- Enhancement Site Reference Design Impact Area
- Impacted Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- KM Posts
- Railway



Coordinate System: GDA 1994 MGA Zone 56

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Date: 20/06/2023
Author: JB
Data Sources: DELWP (2020)

Paper: A3
Scale: 1:2,500
Figure 1



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Impacts to Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 5 OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Railway



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Coordinate System: GDA 1994 MGA Zone 55

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Author: JB
Data Sources: DELWP (2020)

Paper: A3
Scale: 1:2,000
Figure 1



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Impacts to Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 6 OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- KM Posts
- Railway
- Watercourses



0 30 60 Meters

Coordinate System: GDA 1994 MGA Zone 55

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Date: 20/06/2023

Paper: A3

Author: JB

Scale: 1:1,750

Data Sources: DELWP (2020)

Figure 1



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Impacts to Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 7 OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Railway
- Watercourses



0 40 80 Meters

Coordinate System: GDA 1994 MGA Zone 55

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Date: 20/06/2023
Author: JB
Data Sources: DELWP (2020)

Paper: A3
Scale: 1:2,000
Figure 1



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Impacts to Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 8 OF 10

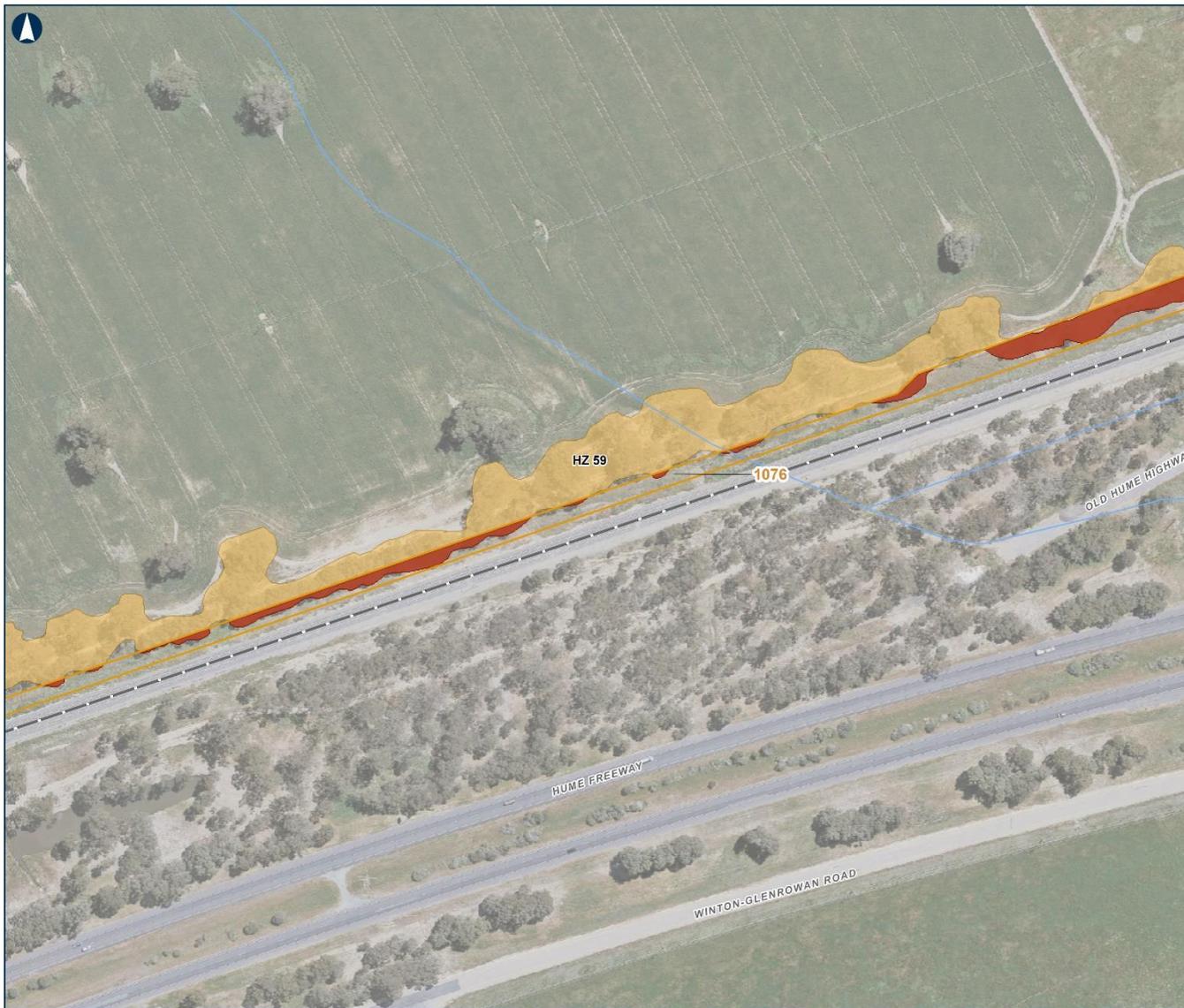
- Overhead Powerline Project Areas
- Impacted Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- KM Posts
- Railway



Coordinate System: GDA 1994 MGA Zone 55

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Date: 20/06/2023	Paper: A3
Author: JB	Scale: 1:2,500
Data Sources: DELWP (2020)	Figure 1



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Impacts to Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia

MAP 9 OF 10

- Overhead Powerline Project Areas
- Impacted Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-Eastern Australia community
- Railway
- Watercourses



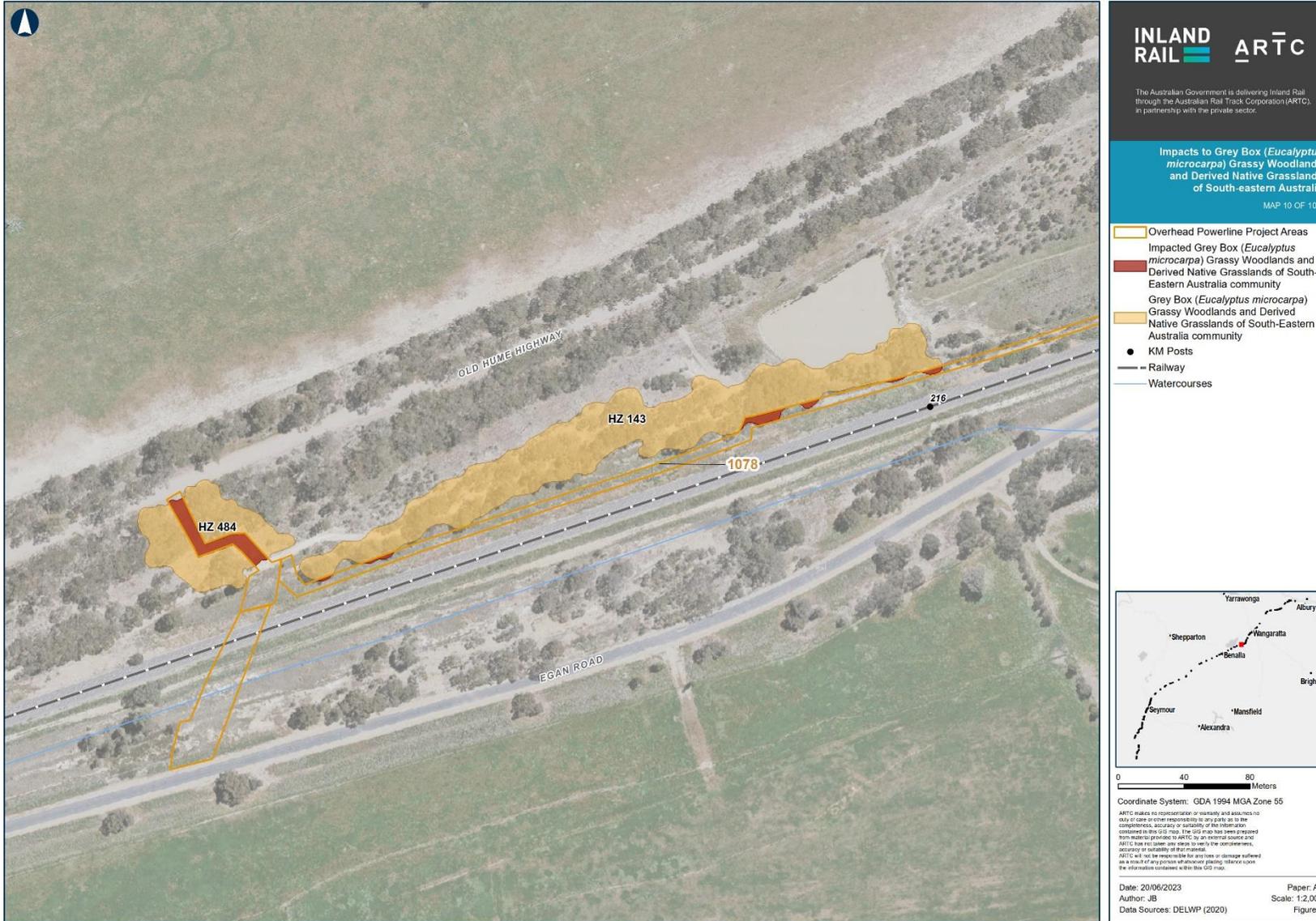
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Coordinate System: GDA 1994 MGA Zone 55

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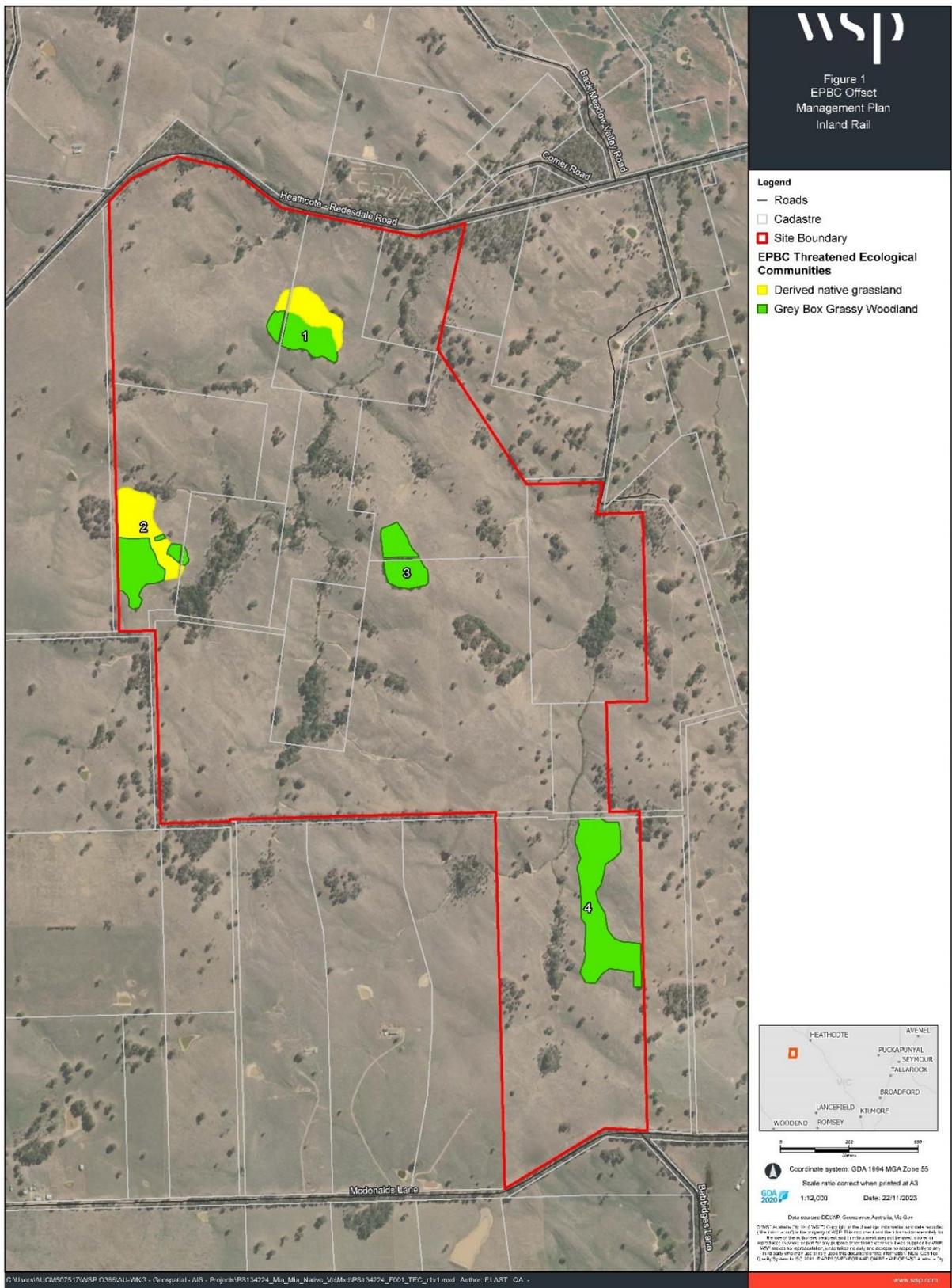
Date: 20/06/2023
Author: JB
Data Sources: DELWP (2020)

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Attachment B – Offset Area



Appendix B – Audit Checklist

ID No	Req. No.	EPBC 2020/8721 Requirement	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
PART A – CONDITIONS SPECIFIC TO THE ACTION							
EPBC_Dec25_01	1.	To minimise impacts on protected matters, the approval holder must not clear more than 6.316 ha of Grey Box woodland within the Grey Box woodland impact areas.	<ul style="list-style-type: none"> Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 Review of EPBC Annual Compliance Report – 2025 Clearing records and associated shapefiles to confirm areas cleared Site Inspection – Previous sites in Tranche 1 and active clearing sites in Tranche 2 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports Shapefiles provided for Seymour Avel Road confirm a reduced clearing footprint Site inspection of sites 1036 and 1020 confirm no clearing has occurred at these locations 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beverage to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2024, Inland Rail - Beverage to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beverage to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) Seymour Avel Road shapefile (GIS) 	2.5535 ha of the approved 6.316 ha of Grey Box woodland within the Grey Box Woodland impact area was removed during the audit period.	C
EPBC_Dec25_02	2	The approval holder must not clear Grey Box woodland outside the Grey Box woodland impact areas.	<ul style="list-style-type: none"> Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 Review of EPBC Annual Compliance Report – 2025 Clearing records and associated shapefiles to confirm areas cleared Site Inspection – Previous sites in Tranche 1 and active clearing sites in Tranche 2 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports Shapefiles provided for Seymour Avel Road confirm a reduced clearing footprint Site inspection of sites 1036 and 1020 confirm no clearing has occurred at these locations 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beverage to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2024, Inland Rail - Beverage to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beverage to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) Seymour Avel Road shapefile (GIS) 	No clearing outside the Grey Box woodland impact areas occurred during the audit period.	C
EPBC_Dec25_03	3	To compensate for the loss of 6.316 ha of Grey Box woodland, prior to any clearing of Grey Box woodland, the approval holder must implement the Offset Management Plan and submit written evidence to the department that is has commenced implementing the Offset Management Plan.	<ul style="list-style-type: none"> Review of Offset Management Plan (Implemented Revision) Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 Review of EPBC Annual Compliance Report – 2025 Email notification and acknowledgment 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports A review of the Offset Management Plan A review of correspondence with DCCEEW 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beverage to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2024, Inland Rail - Beverage to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beverage to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) Inland Rail - Beveridge to Albury EPBC Act Offset Management Plan EPBC 2020/8721 (ARTC REF: 2-0055-110-EAP-00-RP-0001) Rev. D (23/12/23) Email IR to DCCEEW 03/03/23 'B2A Inland Rail Compliance with Condition 3 - EPBC 2020/8721' Email DCCEEW to IR 06/03/23 'RE: B2A Inland Rail Compliance with Condition 3 - EPBC 2020/8721' 	Written evidence was emailed to DCCEEW post approvals on 3 March 2023. DCCEEW accepted this written evidence on 6 March 2024.	C
EPBC_Dec25_04	4	The approval holder must continue to implement the Offset Management Plan for the remainder of the duration of this approval.	<ul style="list-style-type: none"> Review of Offset Management Plan (Implemented Revision) Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports A review of the Offset Management Plan 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beverage to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2024, Inland Rail - Beverage to Albury 	The Offset Management Plan is being implemented for the off-set site.	C

ID No	Req. No.	EPBC 2020/8721 Requirement	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
			<ul style="list-style-type: none"> Review of EPBC Annual Compliance Report – 2025 		<ul style="list-style-type: none"> excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) Inland Rail - Beveridge to Albury EPBC Act Offset Management Plan EPBC 2020/8721 (ARTC REF: 2-0055-110-EAP-00-RP-0001) Rev. D (23/12/23) 		
EPBC_Dec25_05	5.a	<p>By 30 June 2025, the approval holder must:</p> <p>a. secure the offset area; and</p>	<ul style="list-style-type: none"> Review of Offset Management Plan (Implemented Revision) Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 Review of EPBC Annual Compliance Report – 2025 Variation of conditions attached to approval, 23 December 2024 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports A review of the Offset Management Plan A review of correspondence with DCCEEW 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2024, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) Inland Rail - Beveridge to Albury EPBC Act Offset Management Plan EPBC 2020/8721 (ARTC REF: 2-0055-110-EAP-00-RP-0001) Rev. D (23/12/23) Email 22/06/23: DCCEEW to IR notifying that a draft variation will be issued Email 12/06/25 IR to DCCEEW requesting further extension of date in Condition 5 to 30/06/26 due to delays completing NVOR quality assessments for the 4 offset areas. Email 19/06/25 DCCEEW to IR denying IR request to extend date in Condition 5, instead suggesting IR progress toward securing offsets by 30 June 2025 (acknowledging efforts to date and minor delays) 	<p>Condition 5 was varied by the Department on 23 December 2024.</p> <p>The initial EPBC approval is dated 26 September 2022 and the original requirement of Condition 5 stipulated 'within 9 months of the date of this approval' therefore requiring the original offset obligation condition to be met by 26 June 2023.</p> <p>Prior to this date, ARTC applied for an extension of time to secure the offsets to January 2024. DCCEEW Post provided a variation to the approval on 23 December 2024 with an updated date of 30 June 2025 to secure the offsets.</p> <p>The offset area has since been secured and written evidence has been provided to DCCEEW in accordance with agreed timeframes for submission of this evidence.</p>	C
EPBC_Dec25_06	5.b	b. submit written evidence demonstrating that the offset area has been secured to the department; and	<ul style="list-style-type: none"> Email notification 	<ul style="list-style-type: none"> Email notification 	<ul style="list-style-type: none"> Email 19/06/25 Inland Rail to DCCEEW EPBC 2020/8721 Condition 5 including shapefile for the first Offset Site Email 28/8/25 Inland Rail to DCCEEW EPBC 2020/8721 Condition 5 including shapefiles for the remaining Offset Sites 	Written evidence was sent to DCCEEW on 28 August 2025 that the final three offset sites at the offset property for this approval have been secured.	C
EPBC_Dec25_07	5.c	c. submit shapefiles and offset attributes for the offset area to the department.	<ul style="list-style-type: none"> Email notification 	<ul style="list-style-type: none"> Email notification 	<ul style="list-style-type: none"> Email 27/06/25 Inland Rail to DCCEEW 'EPBC 2020/8721 Condition 5 shapefiles and offset attributes submission' 	On 27 June 2025 DCCEEW were provided evidence of the secured offset site and shapefiles and offset attributes for the offset area were attached.	C
EPBC_Dec25_08	6	If the approval holder wishes to carry out any activity within the offset area other than in accordance with the Offset Management Plan, the approval holder must submit a revised version of the Offset Management Plan to the department for the Minister's written approval. The approval holder must not commence the varied activity until the Minister has approved the revised Offset Management Plan in writing.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	NA

ID No	Req. No.	EPBC 2020/8721 Requirement	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
EPBC_Dec25_09	7	For the protections of protected matters, the approval holder must comply with the Environment Management Framework required under the Inland Rail-Beveridge to Albury, December 2021 Incorporated Document in the Whittlesea, Mitchell, Strathbogie, Benalla, Wangaratta and Wodonga planning schemes to the extent it relates to the relevant protected matters, as in force or existing from time to time.	<ul style="list-style-type: none"> Compliance of EPRs listed in the EMF where applicable Site inspection IEA report 	<ul style="list-style-type: none"> A review of the Environmental Management Framework and applicable EPR's A review of the 2025 Annual Compliance report A review of the IEA report 	<ul style="list-style-type: none"> Environmental Management Framework Rev. L (0-0000-110-PES-00-PJ-0001_L) 15/05/2024 Inland Rail - Beveridge to Albury, Phase 1, Tranche 2 Project (B2A) IEA Six-Monthly Environmental Audit Report – May 2025 26th June 2025 Document No: 5-0105-112-EEC-00-RP-0001 Revision: 0 	<p>ARTC implements the Environmental Performance Requirements (EPR's) in the Environmental Management Framework through ongoing construction of Tranche 2. Tranche 1 works have been completed.</p> <p>An Independent Environmental Audit was undertaken in May 2025 for Tranche 2 in accordance with the requirements of the EMF. The audit identified one non-conformance regarding not having a "Fauna interactions Register (EPR FF1)" and two opportunities for improvement including: No design representation at the workshop and only one design risk was captured (EPR EMF3); and accessing, analysing and utilising groundwater monitoring data collected by IRPL is not evident or clear (EPR GW2).</p> <p>The Independent Audit also raised four observations including:</p> <ul style="list-style-type: none"> The NGZ in Tree Clearing Permit (PER/B2A/00066) was not installed prior to the removal of trees. The rationale for this was not documented in the Tree Clearing Permit (EPR EMF4). There was no copy of the CHMP at Hamilton Street / Short Street, noting that the site facilities at this location were not operational (EPR AC1) NV04 requires noise monitoring in relation to valid complaints, however the term "valid" is not defined. A definition for what comprises a valid complaint, either in the CNVMP or the Communications Plan with cross referencing (EPR NV4) Maintenance of haul roads and access roads is required. Currently maintenance requirements are not addressed in the TMP or other project documentation (EPR NV10). <p>This EPBC audit site inspection confirmed that areas for clearing are clearly surveyed and marked, and flagging installed for clearing. A qualified ecologist/fauna spotter catcher was on site for active vegetation clearing at Seymour during the site inspection.</p> <p>Works in areas 1020 and 1036 have been avoided entirely to ensure no vegetation clearing occurs at these locations.</p>	C
Submission and Publication of Plans							
EPBC_Dec25_10	8	The approval holder must, when submitting all plans required by these conditions, provide them electronically to the department.	<ul style="list-style-type: none"> Email notification and acknowledgment 	<ul style="list-style-type: none"> Review of email correspondence to DCCEEW 	<ul style="list-style-type: none"> Email 05/09/2022 notifying DCCEEW of Environmental Management Framework Email 11/10/2022 notifying DCCEEW of the Offset Management Plan 	<p>The Environmental Management Framework was emailed to the Department on 5 September 2022.</p> <p>The Offset Management Plan was emailed to the Department on 5 July 2022 and again on 11/10/2022.</p>	C
EPBC_Dec25_11	9.a	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	<ul style="list-style-type: none"> Review of approval holder website 	<ul style="list-style-type: none"> Project website 	<ul style="list-style-type: none"> Project website 	Each approved plan is available on the Inland Rail project website at Beveridge to Albury Approvals - Inland Rail	C
EPBC_Dec25_12	9.b	b. a plan revised under these conditions is approved by the Minister; or	Not Applicable	Not Applicable	Not Applicable	Not Applicable	NA
EPBC_Dec25_13	9.c	c. the plan is approved by a Victorian Government official as required under state government legislation which must be complied with in accordance with these EPBC Act conditions.	<ul style="list-style-type: none"> Email notification and acknowledgment confirming role of the Government official 	<ul style="list-style-type: none"> Review of email correspondence from the Minister for Planning and the Department of Transport and Planning. 	<ul style="list-style-type: none"> Correspondence from The Minister for Planning (MBR048386 25/09/2022) endorsing Rev. K of the EMF 	<p>The Minister for Planning endorsed the EMF on 25/09/2022.</p> <p>The OMP was not formerly endorsed, however was reviewed by DEECA and accepted for implementation.</p>	C

ID No	Req. No.	EPBC 2020/8721 Requirement	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
					<ul style="list-style-type: none"> Correspondence from The Minister for Planning (SPF-2425 25/06/2025) endorsing Rev. L of the EMF 		
EPBC_Dec25_14	10	The approval holder must keep all plans required by these conditions published on the website until the expiry date of this approval.	<ul style="list-style-type: none"> Review of approval holder website containing all approved plans revisions 	<ul style="list-style-type: none"> Project website 	<ul style="list-style-type: none"> Project website 	Each approved plan is available on the Inland Rail project website at Beveridge to Albury Approvals - Inland Rail	C
EPBC_Dec25_15	11	The approval holder is required to exclude or redact sensitive ecological data from plans published on the website or otherwise provided to a member of the public.	<ul style="list-style-type: none"> Review of approval holder website excluding sensitive ecological data 	<ul style="list-style-type: none"> Project website 	<ul style="list-style-type: none"> Project website 	Each approved plan on the Beveridge to Albury Approvals - Inland Rail website has sensitive ecological data redacted.	C
EPBC_Dec25_16	12	If sensitive ecological data is excluded or redacted from a plan in accordance with condition 11 , the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website.	<ul style="list-style-type: none"> Email notification and acknowledgment 	<ul style="list-style-type: none"> Email notification and acknowledgment 	<ul style="list-style-type: none"> Notification email 07/05/2025 sent to DCCEEW Acknowledgement correspondence from DCCEEW on 07/05/2025 	Department notified and acknowledgment received	C
PART B – STANDARD ADMINISTRATIVE CONDITIONS							
Notification of date of commencement of the action							
EPBC_Dec25_17	13	The approval holder must notify the department electronically of the date of commencement of the Action, within 5 business days of commencement of the Action.	<ul style="list-style-type: none"> Email notification and acknowledgment 	<ul style="list-style-type: none"> Email notification and acknowledgment 	<ul style="list-style-type: none"> Email 29/11/22 from IR to DCCEEW FW: <i>Proposed decision - Inland Rail – Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721)</i> 	Notification provided via email on 29/11/22 that works commenced on 28/11/22, within 5 business days of commencement of the Action.	C
EPBC_Dec25_18	14	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.	Not applicable	Not applicable	Not applicable	Not applicable	NA
Compliance records							
EPBC_Dec25_19	15	The approval holder must maintain accurate and complete compliance records.	<ul style="list-style-type: none"> Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 Review of EPBC Annual Compliance Report – 2025 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2024, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) 	Compliance records are kept on file by Inland Rail and were made accessible for this audit	C
EPBC_Dec25_20	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. <i>Note: Compliance records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the Department's website or through the general media.</i>	Not applicable	Not applicable	Not applicable	Not applicable	NA
EPBC_Dec25_21	17	The approval holder must ensure that any monitoring data (including sensitive ecological 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.	<ul style="list-style-type: none"> Monitoring data records including spatial and metadata information 	<ul style="list-style-type: none"> Review of monitoring data 	<ul style="list-style-type: none"> Spatial data provided for <i>Seymour Avel Road shapefile (GIS)</i> 	Mapping has been prepared in accordance with the Guide to providing maps and boundary data for EPBC Act projects for vegetation removed last reporting period.	C

ID No	Req. No.	EPBC 2020/8721 Requirement	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
EPBC_Dec25_22	18	The approval holder must submit all monitoring data (including sensitive ecological data), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department in accordance with the requirements of the offset management plan.	<ul style="list-style-type: none"> Email notification and acknowledgment 	<ul style="list-style-type: none"> Review of email correspondence 	<ul style="list-style-type: none"> Email to DCCEEW 4/12/2024 with mapping attached. 	Mapping prepared for last reporting period was submitted with the 2023 -2024 report electronically to the department in accordance with the requirements of the offset management plan.	C
Annual compliance reporting							
EPBC_Dec25_23	19	The approval holder must prepare a compliance report for each 12-month period following the date of this approval, or as otherwise agreed to in writing by the Minister.	<ul style="list-style-type: none"> Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 Review of EPBC Annual Compliance Report – 2025 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2024, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) 	Annual Compliance Reports have been prepared for 2023, 2024 and 2025 for each 12 month period following the date of approval.	C
EPBC_Dec25_24	20	Each compliance report must be consistent with the Annual Compliance Report Guidelines.	<ul style="list-style-type: none"> Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 Review of EPBC Annual Compliance Report – 2025 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2024, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) 	The content of the Annual Compliance Reports follow the Annual Compliance Report Guidelines: <ul style="list-style-type: none"> The Reporting Period is detailed in Section 1.2 of each report The Declaration of Accuracy is completed and signed on Page 1 of each report The compliance table (Table 4) is included in Section 2 of each report Supporting evidence, including shapefiles, are included with reports (but redacted on publicly available documents) 	C
EPBC_Dec25_25	21.a	Each compliance report must include: a. Accurate and complete details of compliance and any non-compliance with the conditions and the plans, and any incidents.	<ul style="list-style-type: none"> Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 Review of EPBC Annual Compliance Report – 2025 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2024, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) 	Each compliance report include accurate and complete details of compliance and any non-compliance with the conditions and the plans, and any incidents where applicable.	C
EPBC_Dec25_26	21.b	Each compliance report must include: b. One or more shapefile(s) showing all clearing of any protected matters, and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared.	<ul style="list-style-type: none"> Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 Review of EPBC Annual Compliance Report – 2025 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2024, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) 	Each compliance report includes shapefiles where applicable.	C
EPBC_Dec25_27	21.c	Each compliance report must include: c. A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.	<ul style="list-style-type: none"> Review of EPBC Annual Compliance Report – 2023 Review of EPBC Annual Compliance Report – 2024 	<ul style="list-style-type: none"> A review of the 2023, 2024 and 2025 Annual Compliance reports 	<ul style="list-style-type: none"> EPBC Annual Compliance Report 2023, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) 	Each compliance report includes an update on compliance with the EMR and OMP within the compliance table.	C

ID No	Req. No.	EPBC 2020/8721 Requirement	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
			<ul style="list-style-type: none"> Review of EPBC Annual Compliance Report – 2025 		<ul style="list-style-type: none"> EPBC Annual Compliance Report 2024, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) EPBC Annual Compliance Report 2025, Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) 		
EPBC_Dec25_28	22.a	The approval holder must: a. Publish each compliance report on the website within 60 business days following the end of the 12-month period for which that compliance report is required.	<ul style="list-style-type: none"> Review of approval holder website containing all compliance reports 	<ul style="list-style-type: none"> Project website 	<ul style="list-style-type: none"> Project website 	Each compliance report has been made available in the required timeframe and are available on the Inland Rail project website at Beveridge to Albury Approvals - Inland Rail	C
EPBC_Dec25_29	22.b	b. Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website.	<ul style="list-style-type: none"> Email notification 	<ul style="list-style-type: none"> Review Email notification 	<ul style="list-style-type: none"> Email ARTC to DCCEEW 23/11/23 EPBC Annual Compliance Report 2023. Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) for 2023 report Email ARTC to DCCEEW 03/12/24 EPBC Annual Compliance Report 2024. Inland Rail - Beveridge to Albury excluding Glenrowan, Victoria (EPBC 2020/8721) for 2024 report 	2023 and 2024 Annual Compliance Reports notified within 5 business days of the date of publication of the report. The 2025 Annual Compliance Report had not been published at the time of the audit.	C
EPBC_Dec25_30	22.c	c. Provide the weblink for the compliance report in the notification to the department.	<ul style="list-style-type: none"> Review of approval holder website containing all compliance reports 	<ul style="list-style-type: none"> Project website 	<ul style="list-style-type: none"> Project website 	Each compliance report has been made available in the required timeframe and are available on the Inland Rail project website at Beveridge to Albury Approvals - Inland Rail	C
EPBC_Dec25_31	22.d	d. Keep all published compliance reports required by these conditions on the website until the expiry date of this approval.	<ul style="list-style-type: none"> Review of approval holder website containing all compliance reports 	<ul style="list-style-type: none"> Project website 	<ul style="list-style-type: none"> Project website 	Each compliance report has been made available on the Inland Rail project website at Beveridge to Albury Approvals - Inland Rail	C
EPBC_Dec25_32	22.e	e. Exclude or redact sensitive ecological data from compliance reports published on the website or otherwise provided to a member of the public.	Not applicable	Not applicable	Not applicable	Not applicable	NA
EPBC_Dec25_33	22.f	f. If sensitive ecological data is excluded or redacted from the published version, 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. <i>Note: Compliance reports may be published on the department's website.</i>	Not applicable	Not applicable	Not applicable	Not applicable	NA
Reporting non-compliance							
EPBC_Dec25_34	23	The approval holder must notify the department electronically, within 2 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan.	Not applicable	Not applicable	Not applicable	Not applicable	NA
EPBC_Dec25_35	24.a	The approval holder must specify in the notification: a. Any condition or commitment made in a plan which has been or may have been breached.	Not applicable	Not applicable	Not applicable	Not applicable	NA
EPBC_Dec25_36	24.b	b. A short description of the incident and/or potential non-compliance and/or actual non-compliance.	Not applicable	Not applicable	Not applicable	Not applicable	NA

ID No	Req. No.	EPBC 2020/8721 Requirement	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
EPBC_Dec25_37	24.c	c. The location (including co-ordinates), date, and time of the incident and/or potential non-compliance and/or actual non-compliance. Note: If the exact information cannot be provided, the approval holder must provide the best information available.	Not applicable	Not applicable	Not applicable	Not applicable	NA
EPBC_Dec25_38	25.a	The approval holder must provide to the department in writing, within 12 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance, the details of that incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan. The approval holder must specify: a. Any corrective action or investigation which the approval holder has already taken	Not applicable	Not applicable	Not applicable	Not applicable	NA
EPBC_Dec25_39	25.b	b. The potential impacts of the incident and/or non-compliance	Not applicable	Not applicable	Not applicable	Not applicable	NA
EPBC_Dec25_40	25. c	c. The method and timing of any corrective action that will be undertaken by the approval holder.	Not applicable	Not applicable	Not applicable	Not applicable	NA
Independent audit							
EPBC_Dec25_41	26	The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every three-year period following the commencement of the Action until this approval expires, unless otherwise specified in writing by the Minister.	<ul style="list-style-type: none"> Independent EPBC Audit 2025 – Inland Rail, Beveridge to Albury (B2A) 	<ul style="list-style-type: none"> Independent EPBC Audit 2025 – Inland Rail, Beveridge to Albury (B2A) 	<ul style="list-style-type: none"> Independent EPBC Audit 2025 – Inland Rail, Beveridge to Albury (B2A) 	This Independent Audit covers the audit period of 28 th November 2022 to 27 th November 2025.	C
EPBC_Dec25_42	27.a	For each independent audit, the approval holder must: a. Provide the name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the audit report to the department prior to commencing the independent audit.	<ul style="list-style-type: none"> Email notification and acknowledgment 	<ul style="list-style-type: none"> Review of email notification and acknowledgment 	<ul style="list-style-type: none"> Email dated 16/09/25 to DCCEEW notifying of nominated auditors. Email dated 23/09/25 from DCCEEW approving nominated auditors Email dated 14/10/25 notifying DCCEEW of audit criteria and audit timeframes 	The name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the audit report to the department prior to commencing the independent audit were provided to DCCEEW.	C
EPBC_Dec25_43	27.b	b. Only commence the independent audit once the nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department.	<ul style="list-style-type: none"> Email notification and acknowledgment 	<ul style="list-style-type: none"> Review of email notification and acknowledgment 	<ul style="list-style-type: none"> Email dated 16/09/25 to DCCEEW notifying of nominated auditors. Email dated 23/09/25 from DCCEEW approving nominated auditors Email dated 14/10/25 notifying DCCEEW of audit criteria and audit timeframes 	The nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department prior to the audit being undertaken.	C
EPBC_Dec25_44	27.c	c. Submit the audit report to the department for approval within the timeframe specified and approved in writing by the department.	Not applicable	Not applicable	Not applicable	Not applicable at the time of the audit. This report will be submitted to the department for approval within the timeframe specified and approved in writing by the department.	NA
EPBC_Dec25_45	27.d	d. Publish each audit report on the website within 15 business days of the date of the department's approval of the audit report.	Not applicable	Not applicable	Not applicable	Not applicable at the time of the audit. This report will be published on the website within 15 business days of the date of the department's approval of the audit report.	NA
EPBC_Dec25_46	27.e	e. Keep every audit report published on the website until this approval expires.	Not applicable	Not applicable	Not applicable	Not applicable at the time of the audit. This report will be kept on the website until this approval expires.	NA

ID No	Req. No.	EPBC 2020/8721 Requirement	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
EPBC_Dec25_47	28	Each audit report must report for the three-year period preceding that audit report.	<ul style="list-style-type: none"> Independent EPBC Audit 2025 – Inland Rail, Beveridge to Albury (B2A) 	<ul style="list-style-type: none"> Independent EPBC Audit 2025 – Inland Rail, Beveridge to Albury (B2A) 	<ul style="list-style-type: none"> Independent EPBC Audit 2025 – Inland Rail, Beveridge to Albury (B2A) 	This Independent Audit covers the audit period of 28 th November 2022 to 27 th November 2025.	C
EPBC_Dec25_48	29	Each audit report must be completed to the satisfaction of the Minister and be consistent with the Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines, Commonwealth of Australia 2019, or any subsequent official version.	Not applicable	Not applicable	Not applicable	Not applicable	NA
Completion of the action							
EPBC_Dec25_49	30	The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.	Not applicable	Not applicable	Not applicable	Not applicable	NA
EPBC_Dec25_50	31	Within 20 business days after the completion of the Action, and, in any event, before this approval expires, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data.	Not applicable	Not applicable	Not applicable	Not applicable	NA

Appendix C – Site Inspection Photos

Beveridge to Albury (B2A) EPBC Audit Site Inspection Photos – 02 December 2025



Site 1036 - no vegetation disturbance



Seymour site – clearing underway NE area (north of Hume Hwy bridge)



Seymour site – undisturbed clearing preparations SE of site (south of Hume Hwy bridge)



Seymour site – undisturbed clearing preparations SE of site (south of Hume Hwy bridge)



Seymour site – undisturbed clearing preparations SE of site (south of Hume Hwy bridge)



Seymour site – undisturbed clearing preparations SE of site (south of Hume Hwy bridge)



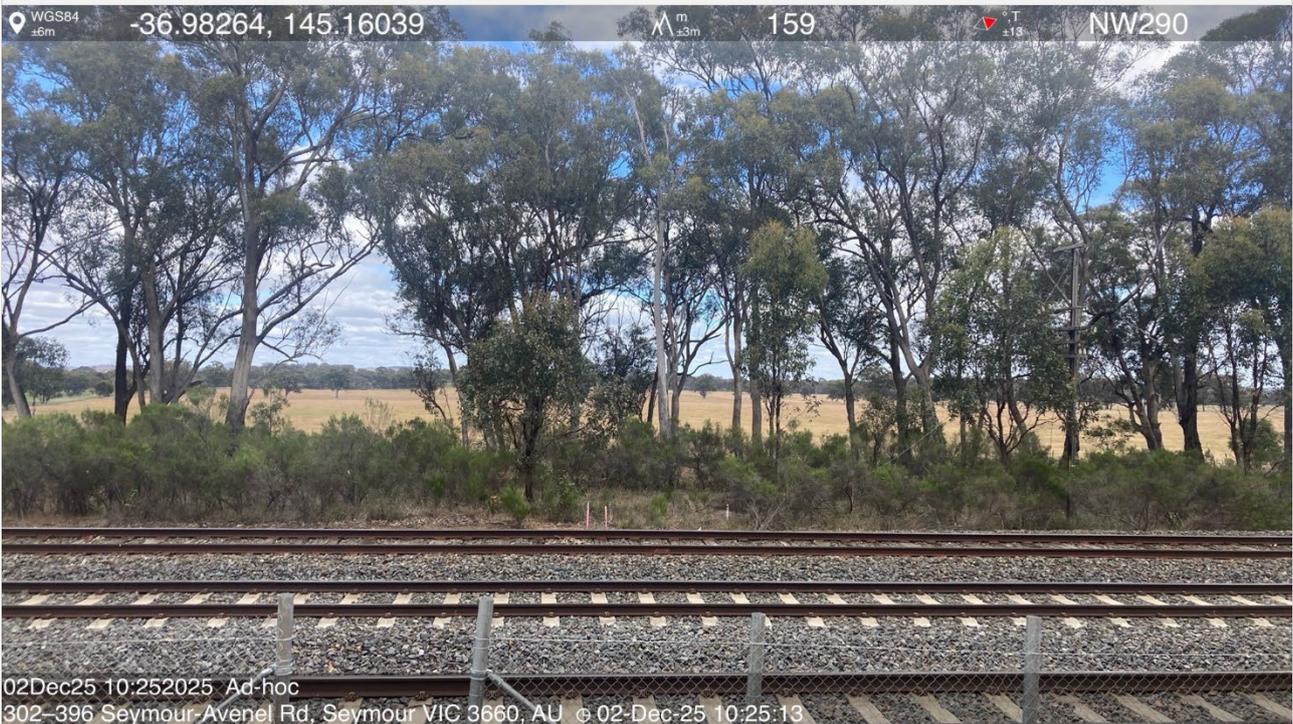
Seymour site – undisturbed SW of site (south of Hume Hwy bridge)



Seymour site – undisturbed SW of site (south of Hume Hwy bridge)



Seymour site – undisturbed NW of site (north of Hume Hwy bridge)



Seymour site – undisturbed NW of site (north of Hume Hwy bridge)



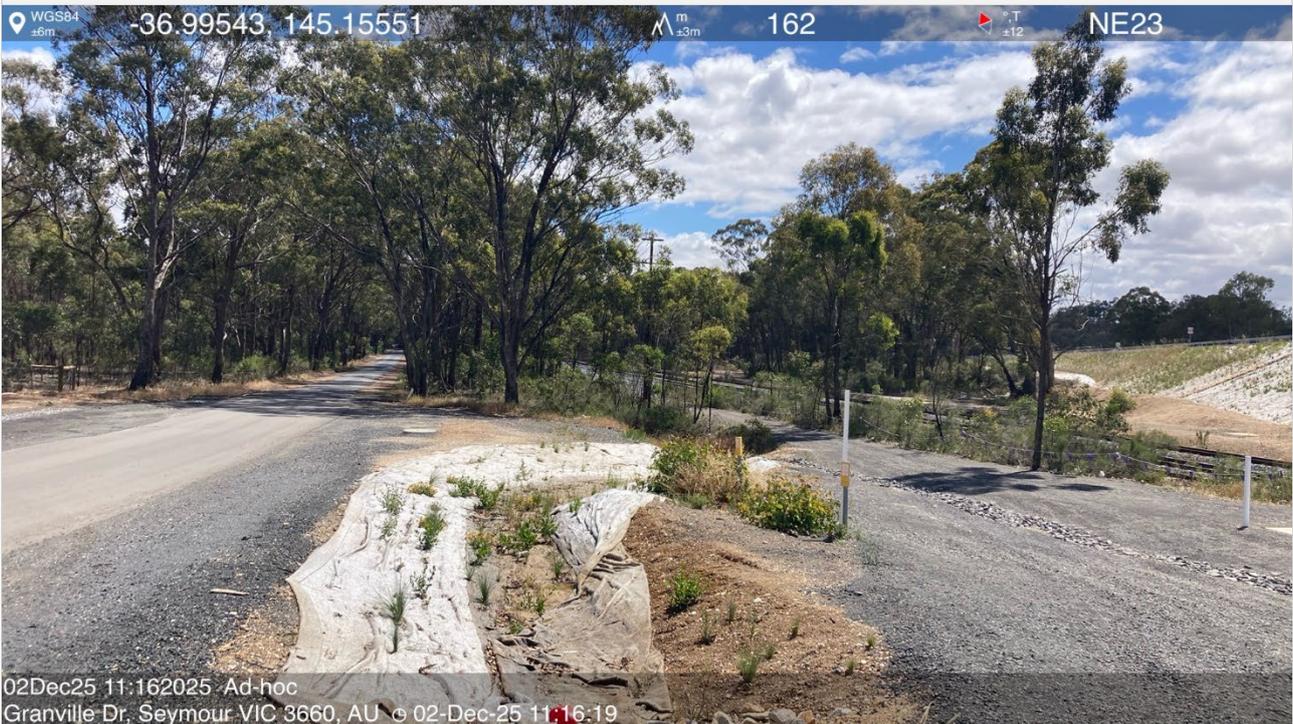
Seymour Avenel Road site NW. Works completed (Tranche 1)



Seymour Avenel Road site NE. Works completed (Tranche 1)



Seymour Avenel Road site SW. Works completed (Tranche 1)



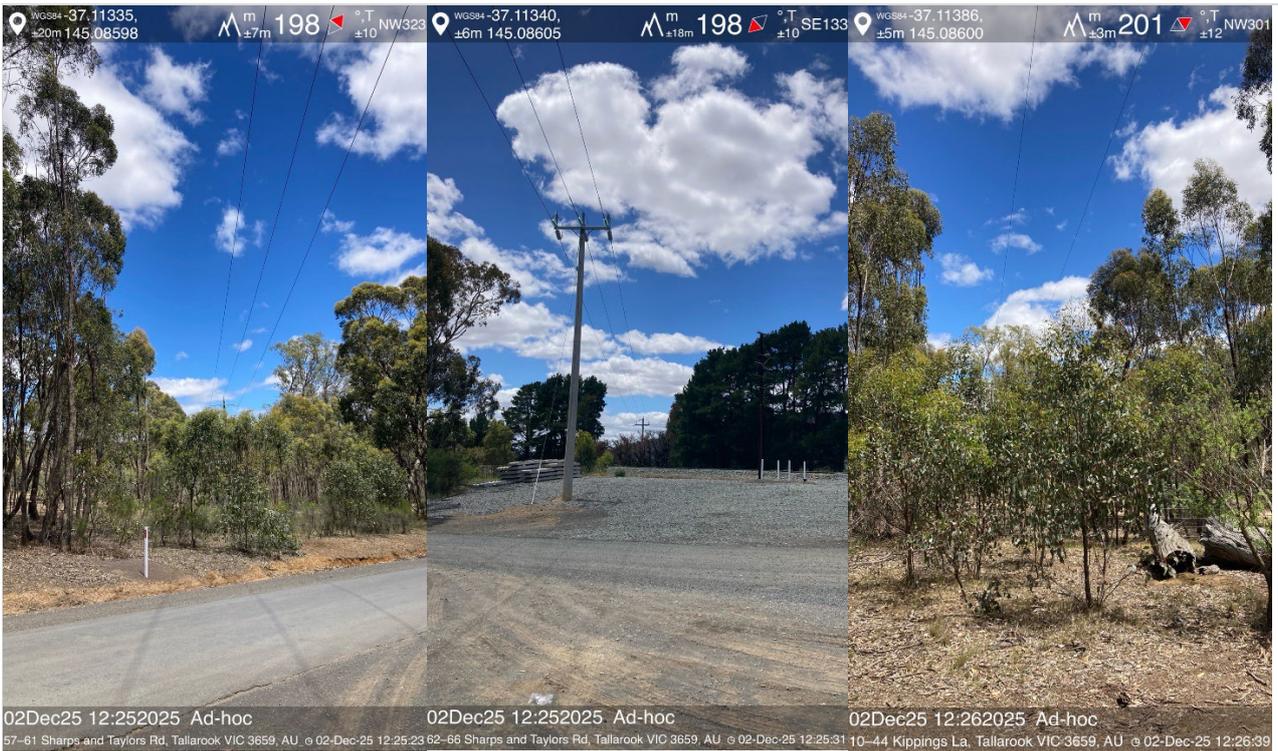
Seymour Avenel Road site SW. Works completed (Tranche 1)



Seymour Avenel Road site SE. Works completed (Tranche 1)



Seymour Avenel Road site SE. Works completed (Tranche 1)



Site 1020 - no vegetation disturbance



Site 1020 - no vegetation disturbance

Appendix D – Audit Criteria and Auditor Approval



Australian Government
**Department of Climate Change, Energy,
the Environment and Water**

Our ref: EPBC 2020/8721

Alan O'Brien
Environment Manager B2A
Australian Rail Track Corporation Ltd
Collins Square, Level 11, Tower 2,
727 Collins Street
MELBOURNE VIC 3008

Dear Alan

**Approval of Independent Audit team – Inland Rail – Beveridge to Albury excluding Glenrowan, Victoria
EPBC 2020/8721**

I refer to your correspondence dated 16 September 2025, nominating an independent audit team from The APP Group for the audit of the Inland Rail – Beveridge to Albury excluding Glenrowan (EPBC 2020/8721).

I note the Inland Rail – Beveridge to Albury excluding Glenrowan project was approved under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) on 26 September 2022 and has 31 conditions of approval.

I approve the nominated audit team from The APP Group to conduct the independent audit required under condition 26 of the EPBC 2020/8721 approval. I request that you submit the proposed audit criteria and methodology to the Department of Climate Change, Energy, the Environment and Water no later than 20 business days from the date of this letter.

If you have any questions regarding this matter, please contact Chris Kerin at audit@dcceew.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Th'.

Thomas Long
Director Environmental Audit
Compliance and Enforcement Branch
23 September 2025

RE: EPBC 2020/8721 independent auditor approval [SEC=OFFICIAL]

From Tina Whatley <twhatley@inlandrail.com.au>

Date Fri 10/24/2025 3:53 PM

To Chris KERIN <Chris.Kerin@dceew.gov.au>

Cc Alan OBrien <alan.obrien@inlandrail.com.au>; Milo Logreira <Milo.Logreira@app.com.au>; Grant Brown <Grant.Brown@app.com.au>; Audit <Audit@dceew.gov.au>

EXTERNAL

Hi Chris

Thank you for your email approving the Audit Criteria for the Inland Rail – Beveridge to Albury excluding Glenrowan, Victoria (2020/8721).

I will be sure to let you know if I have further questions.

Regards

Tina Whatley

Environment Lead B2A

**INLAND
RAIL** 

+61 473 050 791 | twhatley@inlandrail.com.au

Collins Square, Level 11, Tower 2, 727 Collins Street

inlandrail.com.au |     

From: Chris KERIN <Chris.Kerin@dceew.gov.au>

Sent: Friday, 24 October 2025 3:01 PM

To: Tina Whatley <TWhatley@ARTC.com.au>

Cc: Alan OBrien <Alan.OBrien@artc.com.au>; Milo Logreira <milo.logreira@app.com.au>; Grant Brown <grant.brown@app.com.au>; Audit <Audit@dceew.gov.au>

Subject: [EXT] RE: EPBC 2020/8721 independent auditor approval [SEC=OFFICIAL]

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OFFICIAL

Good afternoon Tina,

Please find attached a letter approving the audit criteria for the Inland Rail – Beveridge to Albury excluding Glenrowan, Victoria (2020/8721).

If you have any questions, please don't hesitate to contact me.

Kind regards
Chris

Chris Kerin

Environmental Audit Section
Compliance and Enforcement Branch | Environmental Permitting and Compliance Division
Department of Climate Change, Energy, the Environment and Water
Ngunnawal Country, John Gorton Building, King Edward Terrace, Parkes ACT 2600 Australia,
GPO Box 3090

DCCEEWgov.au ABN 63 573 932 849



Acknowledgement of Country

Our department recognises the First Peoples of this nation and their ongoing connection to culture and country. We acknowledge Aboriginal and Torres Strait Islander Peoples as the Traditional Owners, Custodians and Lore Keepers of the world's oldest living culture and pay respects to their Elders past, present and emerging.



Please consider the environment before printing this e-mail.

OFFICIAL

From: Tina Whatley <twhatley@inlandrail.com.au>
Sent: Friday, 10 October 2025 4:24 PM
To: Audit <Audit@dcceew.gov.au>
Cc: Alan O'Brien <alan.obrien@inlandrail.com.au>; Milo Logreira <milo.logreira@app.com.au>; Grant Brown <grant.brown@app.com.au>
Subject: FW: EPBC 2020/8721 independent auditor approval [SEC=OFFICIAL]

OFFICIAL

Good afternoon,

In accordance with Condition 27(a) of EPBC approval 2020/8721, please see attached the draft audit criteria for this project for DCCEEW review and approval.

Regards

Tina Whatley

Environment Lead B2A



+61 473 050 791 | twhatley@inlandrail.com.au
Collins Square, Level 11, Tower 2, 727 Collins Street
inlandrail.com.au | [f](#) [@](#) [in](#) [X](#) [v](#)

OFFICIAL

From: Chris KERIN <Chris.Kerin@dceew.gov.au>
Sent: Tuesday, 23 September 2025 11:09 AM
To: Alan OBrien <Alan.OBrien@artc.com.au>
Cc: Grant Brown <grant.brown@app.com.au>; Anita Rylah <anita.rylah@app.com.au>;
milo.logreira@app.com.au; Tina Whatley <TWhatley@ARTC.com.au>; Audit <Audit@dceew.gov.au>
Subject: [EXT] RE: EPBC 2020/8721 independent auditor approval [SEC=OFFICIAL]

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OFFICIAL

Good morning Alan,

Please find attached a letter regarding the approval of your proposed Independent Audit team for the Inland rail – Beveridge to Albury excluding Glenrowan, Victoria (2020/8721).

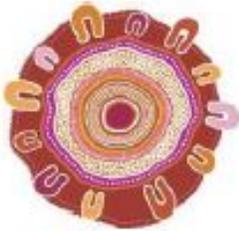
If you have any questions, please reach out to me.

Kind regards
Chris

Chris Kerin

Environmental Audit Section
Compliance and Enforcement Branch | Environmental Permitting and Compliance Division
Department of Climate Change, Energy, the Environment and Water
Ngunnawal Country, John Gorton Building, King Edward Terrace, Parkes ACT 2600 Australia,
GPO Box 3090

DCCEEWgov.au ABN 63 573 932 849



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OFFICIAL

From: Alan O'Brien <alan.obrien@inlandrail.com.au>
Sent: Tuesday, 16 September 2025 2:14 PM
To: Audit <Audit@dcceew.gov.au>
Cc: Grant Brown <grant.brown@app.com.au>; Anita Rylah <anita.rylah@app.com.au>;
milo.logreira@app.com.au; Tina Whatley <twhatley@inlandrail.com.au>
Subject: EPBC 2020/8721 independent auditor approval

Good afternoon,
In accordance with Condition 27(a) of EPBC approval 2020/8721, please see attached the nominated independent auditor for this project for DCCEEW review and approval.

Regards,

Alan O'Brien
Environment Manager B2A



+61 497 354 708 | alan.obrien@inlandrail.com.au
Collins Square, Level 11, Tower 2, 727 Collins Street, Melbourne VIC 3008
inlandrail.com.au |

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Appendix E – Independent Audit Declarations

Appendix A—Auditor’s Declaration of Independence

I, Grant Brown of The APP Group, 29B, 10 Eagle Street, Brisbane, Qld 4000 declare that to the best of my knowledge and belief I and my organisation do not have any conflicting or competing interests with:

The Auditee, Inland Rail, the Auditee’s staff or representatives or other persons associated with the Auditee, including any personal, financial, business or employment relationship, except to the extent detailed below.

The project to be audited Beveridge to Albury (EPBC 2020/8721).

I shall notify the Department of the Environment within seven days of any change in these circumstances or any other change that may affect my independent status.

I shall at all times observe any professional code of conduct and/or ethics applicable to undertaking audits (i.e. – as prescribed by the agency with which I hold accreditation/membership). I take full responsibility for any factual inaccuracy or mistake made in giving this declaration, particularly to the extent that others rely upon the truth of this declaration. I acknowledge that the Department of the Environment may request further information to verify my independence at any time.

Details of any personal, financial, business or employment relationship with the Auditee, the Auditee’s staff, representatives or associated persons. (This is in the context of both the person making the declaration and the organisation that they are employed by – specify ‘nil’ if none):

Details of any personal, financial, business or employment relationship with the project to be audited. (This is in the context of both the person making the declaration and the organisation that they are employed by - specify ‘nil’ if none):

Details of audit qualifications and professional accreditations/ memberships. (Include copies of current audit qualifications and current professional accreditations/ memberships):

In making this declaration, I am aware that section 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) makes it an offence in certain circumstances to knowingly provide false or misleading information or documents to specified persons who are known to be performing a duty or carrying out a function under the EPBC Act or the regulations. The offence is punishable on conviction by imprisonment for not more than 1 year, a fine not more than 60 penalty units, or both. An extract of section 491 of the EPBC Act is attached

Signed



Full name (please print) Grant Brown

Organisation (please print) The APP Group

Date 10/12/2025

Footnote:

1. Where an organisation or a team of auditors is nominated to undertake the audit, each individual that is nominated is to complete a separate declaration.
2. The curriculum vitae of all audit team members are to be submitted with the declaration outlining their relevant experience and qualifications.

Appendix F – Auditor CV's



Grant Brown

Lead Environmental Auditor

Lead Auditor/Senior Environment & Sustainability Consultant.

Qualifications

- ▶ Bachelor of Applied Science 2005 – 2007
- ▶ Master of Environmental Engineering, 2015 – 2018

Professional

- ▶ Member of Environmental Institute of Australia and New Zealand (MEIANZ)
- ▶ Accredited IS Professional (ISAP) – ISC
- ▶ Exemplar Global accredited ISO9001 Auditor and ISO 14001 Lead Auditor
- ▶ Certificate IV in Project Management
- ▶ Certificate IV in Occupational Health & Safety
- ▶ Certificate IV in Safety Leadership (OHS) Construction

Expertise

- ▶ HSEQ Risk Management
- ▶ Environmental Management and Regulation
- ▶ HSEQ Compliance Auditing

Grant is a qualified Environment & Sustainability professional with over 20 years' experience in the construction industry across a wide range of major infrastructure projects. He has significant experience in implementing environmental management systems on projects and ensuring that conditions of consent are delivered.

Additionally, Grant also has experience as lead environment auditor on a number of projects, assessing compliance with approval conditions across a broad range of industries including roads, rail, light rail, mining, quarries and renewables. Grant has experience as Lead Auditor and completing Annual Compliance Reports for Commonwealth EPBC projects.

He has gained WHS, Sustainability and Project Management qualifications over the years to gain greater appreciation of these fields and provide a multi-disciplined approach to his role. These qualifications along with his vast experience, ensure that he can adopt a fully holistic approach to auditing & project support.

Grant has provided support on a number of large infrastructure projects including Inland Rail, Gold Coast Light Rail Stages 1 & 3, Carmichael Rail, Cross River Rail, and Coomera Connector Stage 1 – Central.

Professional History

- ▶ **Senior Environment & Sustainability Manager**, The APP Group (2023–Present)
- ▶ **Environment and Sustainability Manager**, DT Infrastructure (2023–2023)
- ▶ **Senior Environmental Advisor**, Australian Rail Track Corporation (2021 - 2023)
- ▶ **Environmental Coordinator**, BMD Constructions (2020–2021)
- ▶ **Environmental Manager**, BMD Urban (2017–2020)
- ▶ **Principal Environment and Sustainability Consultant**, GCB Environmental Risk Management (2016–2017)
- ▶ **Environment and Sustainability Consultant**, Systemix Pty Ltd (2015–2015)
- ▶ **Environment and Sustainability Lead**, McConnell Dowell (2014–2014)
- ▶ **Senior Environmental Representative**, John Holland Group (2010–2011)
- ▶ **Stack Testing Officer (Air Quality)**, Airlabs Environmental, Brisbane (2008–2009)

Key Projects

Lead Auditor – Newcastle Sand EPBC, NSW

Grant was appointed the Independent Environmental Auditor to audit the Newcastle Sands Cabbage Tree Road quarry EPBC approval 2016/7852 pertaining to the EPBC Act.

Lead Auditor – Goulburn River Solar Farm, NSW

Grant was appointed the Independent Environmental Auditor to audit the solar farms compliance with DPHI Conditions of Consent SSD-33964533 and EPBC approval 2021/9102 pertaining to the EPBC Act.

Lead Auditor – Newcastle Sand Quarry, NSW

Grant used his experience auditing this quarry on behalf of NSW DPHI to secure approval from the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) as the Independent Environmental Auditor to also audit this operation against the conditions of approval under the EPBC Act. The audit assesses compliance with the conditions within approval 2016/7852 pertaining to the EPBC Act.

Independent Auditor – Torrens to Darlington (T2D), SA

Grant undertakes regular environment and sustainability audits on the project on behalf of the Independent Construction Verifier, and observes HSEQ internal audits undertaken by the contractor.

Independent Environmental Auditor – Inland Rail, Albury to Illabo, NSW

Grant was recently approved by NSW DPHI as the Independent Environmental Auditor for the Inland Rail program, including the Albury to Illabo and Illabo to Stockinbingal sections. The audits cover these two major infrastructure projects for the next 4 years, assessing project compliance against SSI-10055 and SSI-9406.

Lead Auditor – Nihon University, Newcastle Campus, NSW

Grant undertook an Operational Independent Environmental Audit on behalf of NSW DPHI for the Nihon University Newcastle Campus.

Independent Environmental Auditor – Ventia

Grant was approved as the Independent Environmental Auditor for Ventia to undertake annual HSEQ audits on the Queensland Transurban network. Ventia are contracted to manage the operation and maintenance of the network on behalf of Transurban.

Independent Environmental Auditor – Bowen Rail

Grant was approved as the Independent Environmental Auditor for the Bowen Rail HSEQ audit on the sites Material Change of Use (MCU) approval. Grant undertakes regular 6-monthly audits of the sites compliance against the conditions of approval throughout the construction phase.

Additionally, Grant produces Annual Compliance Reports as per the projects EPBC 2013/6885 approval.

Independent Environmental Auditor – Bravus Mining and Resources

Grant was approved as the Independent Environmental Auditor for the Carmichael Coal Mine Environmental Authority audit. Grant undertook an audit of the mine sites compliance against the conditions of the Environmental Authority approval.

Additionally, Grant produces Annual Compliance Reports as per the projects EPBC 2010/5735 approval.

Senior Environment & Sustainability Advisor – Coomera Connector Stage 1 - Central

As part of the Contract Administration and Verification Services team for the project, Grant is in a lead role in environment management verification, which includes environmental management plan reviews, environment inspections, participation in environment audits, and day-to-day liaison with the Contractor and Client environmental management teams

Lead Auditor – Newcastle Sand Quarry, NSW

Grant was recently approved by NSW Department of Housing and Infrastructure as the Independent Environmental Auditor for the Newcastle Sand Quarry audit. Grant undertook an audit of the facility against the State Significant Development Conditions of Consent.

Lead Auditor – Salt Ash Sand Quarry, NSW

Grant was recently approved by NSW Department of Housing and Infrastructure as the Independent Environmental Auditor for the Salt Ash Quarry audit. Grant undertook an audit of the facility against the State Significant Development Conditions of Consent.

Lead Auditor – Gold Coast Light Rail Stage 3

Grant regularly conducts audits on the Independent Verifiers Verification Management Plan, as well as regular external auditing of management plans and processes of the projects Design & Construct contractor.

Environmental Manager of Gold Coast Station – Pimpama

As the Environmental Manager of Gold Coast Station – Pimpama, Grant spearheads crucial environmental initiatives, overseeing audits for Gold Coast Light Rail Stage 3 and Tonkin Gap Alliance projects. In this role, he plays a pivotal part in APP's support for the Coomera Connector, a major Brisbane-Gold Coast transport link. Grant ensures the highest environmental standards on-site, focusing on strict adherence to EPBC conditions, managing vegetation clearing approvals, and addressing noise and vibration risks. His comprehensive approach extends to monitoring project delivery and ensuring contractor compliance, showcasing Grant's integral role in advancing sustainability and environmental objectives at APP.

Environment and Sustainability Manager - Ormeau Manufacturing Facility (QTMP)

Grant oversaw the establishment of the Ormeau Manufacturing Facility project and commencement of early works, as well as embedding sustainability within the design to support the projects ISC rating.

Senior Environmental Advisor, Narrabri to North Star Phase 1, Inland Rail Project

Provided support on the 184km long section of the Inland Rail program. The role oversaw compliance with State and Commonwealth project approvals and assessing the consistency of new works against these approvals.

Environmental Coordinator - Carmichael Rail Project

Provided support on a 110km rail project comprising of 15 bridges and traversing 31 waterway crossings. The role led a team which oversaw the permit and planning processes for all environmental activities including cultural heritage monitoring, vegetation clearing, flora & fauna management, erosion and sediment control, environmental monitoring, and progressive rehabilitation.

Environmental Manager – North Queensland Region

Environmental Manager for BMD Urban's North Queensland business unit. Notable projects include the Riverway Drive Duplication in Townsville (a CCF Queensland Earth Award 2019 finalist), Barkly Highway Upgrades in Mount Isa, Carmila to Kalarka Bruce Highway Upgrades and Mailman Road to Mackenzie Creek Bruce Highway Upgrades south of Townsville, all for Queensland Transport & Main Roads; Elliot Springs development for Lend Lease, and 'The Enclave' development in Cairns for Urbex.

Principal Environment and Sustainability Consultant - GCB Environmental Risk Management

Principal Consultant providing environmental services to a range of clients within construction, building, government and the private sector. Responsibilities included assistance applying for approvals and amendments, environmental monitoring, environmental engineering, and sustainability solutions. Most notable projects included the \$345M Star Casino expansion on the Gold Coast and the \$3.4B Queens Wharf project, both for Probuild.

Environment and Sustainability Consultant - CPB Contractors Gold Coast Light Rail Stage 2 tender

Environment & Sustainability consultant on behalf of CPB's Gold Coast Light Rail Stage 2 tender. Provided advice to support the preparation of environment and sustainability tender schedules, including preparation and 3rd party review of the EMP, assisting with project planning, reviewing and responding to internal queries regarding the project EIS, and contributing to the Sustainability Management Plan for tender.

Environment and Sustainability Consultant - ACTivate Canberra Light Rail tender

Provided environmental services on behalf of ACTivate Consortium on the Canberra Light Rail EOI. This entailed the preparation of tender documentation to support the development of an initial Delivery Phase Sustainability Plan, including IS Ratings for Design and Construction; as well as ensuring that all environmental requirements were assessed for the projects DA submission. This included a comprehensive review of the draft Environmental Impact Statement and Phase 2 Environmental Assessment for Contamination.

Environment and Sustainability Lead - Flood Recovery & Milton Ferry Terminals, Brisbane (Brisbane City Council)

Grant was responsible for establishing the environmental framework for the project; writing and implementing the Construction Environmental Management Plan and associated Environmental Protection Instructions; and developing the monitoring plan for the project.

Environment and Sustainability Lead - Talinga Metering Station Facility, Miles (Origin Energy)

Grant was brought on to oversee the rehabilitation and closeout of the project. This involved integrated planning with the client, construction team, and sub-contractors to ensure that the staged sequencing of re-vegetation & hydro-mulching progressed as the site de-mobilised.

Senior Environment and Sustainability Advisor - Gold Coast Light Rail Stage 1 (GoldLinq),

Delivered the environment & sustainability objectives for the \$1.3B Gold Coast Light Rail Stage 1 - a 13km, 16 station urban transport corridor on the Gold Coast, a city-changing infrastructure project that has integrated new and existing transport systems and stimulated urban regeneration. The project won the CCF Queensland Award for projects >\$150M in value in 2015 and went on to win the National CCF Award for the same category.

Grant managed noise, vibration, contaminated land, water quality and sustainability aspects for the project as a senior member of the team. The team achieved two significant milestones on the project. The most notable achievement for the project was the awarding of an 'Excellent' IS Rating for Design and Construction - the first excellent ISCA rating ever awarded at the time of completion. The other was the implementation of a Noise Compliance Management Plan (NCMP) with the Department of Transport and Main Roads which allowed the project to undertake certain activities out with normal hours, which set a precedent for other infrastructure projects to implement similar management plans.

Senior Environmental Representative - Middlemount Early Rail Alliance (Middlemount Coal)

Environmental Lead for the delivery a 16km long, 100m wide heavy rail spur for Middlemount Coal, which was the first private rail construction project in Queensland.

Environmental Representative - C-17, 21st Construction Squadron & 2AFDS Rifle Flight, Amberley RAAF Base

Environmental Representative responsible for the upgrading of existing buildings and the construction of new infrastructure for the Department of Defence. The main challenge of this project was managing land contamination, including remediation & validation of hydrocarbon and PFOS/PFOA contaminated areas.

Appendix G – Auditor Qualifications



EXEMPLAR
GLOBAL



Confirms that
Grant Brown

has satisfied all the requirements against PCDO4 Environmental Management Systems
(EMS) Certification Requirements, Edition 3 November 2023 for the grade of

Lead Auditor

in the Qualification Based

Environmental Management Systems Auditor

with the following Scope of Certification

- 01. Environmental Management Audit
- 02. ISO14001:2015 Audit

C-461697
Certificate Number

19 Dec 2023
Initial Certificate Date

19 Dec 2026
Expiry Date

Validity Date



Andrew Baines
President & CEO



The APP Group

app.com.au