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Lot 609 Yanchep Beach Road, Yanchep (EPBC 2014/7146)

Annual Compliance Report 2017

Prepared for
Peet Yanchep Land Syndicate
by Strategen

June 2017

**Lot 609 Yanchep Beach
Road, Yanchep (EPBC
2014/7146)**

Annual Compliance Report 2017

Strategen is a trading name of
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June 2017

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Client: Peet Yanchep Land Syndicate

Report Version	Revision No.	Purpose	Strategen author/reviewer	Submitted to Client	
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Declaration of accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed 

Full name (please print) CRAIG GRAHAM

Position (please print) SENIOR PROJECT MANAGER

Organisation (please print including ABN/ACN if applicable) PEET LTD

Date 27 / 6 / 2017

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1. Introduction

This report addresses the status and compliance of implementation of Peet Yanchep Land Syndicate (Peet) with the conditions in *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval decision notice 2014/7146 (EPBC 2014/7146) for the Yanchep Golf Estate residential development. This report has been prepared for the purpose of meeting the requirements of condition 6 of EPBC 2014/7146, which requires the proponent to publish annual compliance reports.

1.1 Project background

Peet is in the process of developing parts of Lot 609 Yanchep Beach Road, located near Yanchep, Western Australia (Yanchep Golf Estate, the Project). The Project will include approximately 1500 lots within the 150 ha Project site (of which 118 ha was referred as part of EPBC 2014/7146) (Figure 1). In addition to the residential lots, the Project will include a site for a proposed school, community centre, roads and active Public Open Space (POS).

The Project involves the clearing of approximately 56.6 ha of foraging habitat and 7.4 ha of potential breeding habitat for Carnaby's Black Cockatoo. The Project includes the retention of 3.6 ha of potential Carnaby's Black Cockatoo foraging habitat and 1 ha of potential breeding habitat in conservation POS.

1.2 Environmental approval to implement the project

The Project was determined to be a controlled action under the EPBC Act on 31 March 2014 due to the potential for significant impacts on listed threatened species and communities (sections 18 and 18A). The Project was assessed on referral information with approval issued on 13 June 2014. The Project commenced on 26 June 2014.

A variation to EPBC 2014/7146 was approved on 01 July 2014. The variation request included a revised Attachment A.

Another variation to EPBC 2014/7146 was approved on 8 July 2016. The variation request included a further revision to Attachment A and an amendment to condition 8 to align with the generic 'revised management plan condition' template advocated by the Department of the Environment and Energy (DEE). Related and other amendments to the Black Cockatoo Avoidance and Mitigation Plan (CBCAMP) required under condition 3 were also approved as part on 8 July 2016.

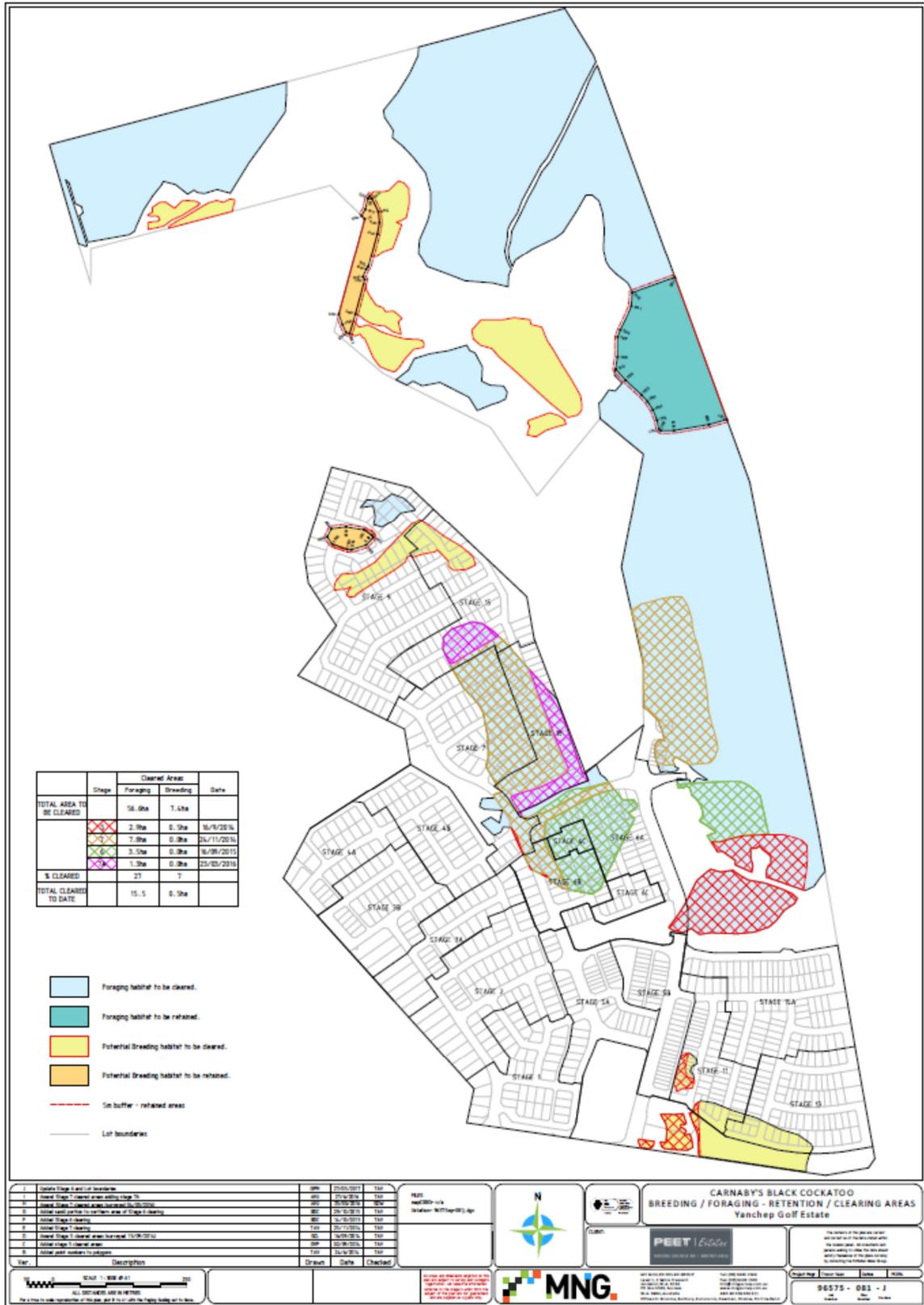


Figure 1: Yanchep Golf Estate Project – Carnaby's Black Cockatoo habitat and project staging

2. Current status

Activities undertaken during the audit period (27 June 2016 to 27 June 2017) did not involve any clearing of new development stages, or POS works, additional to that which had been completed in the 2015-16 audit period. Construction works were contained to Stages 6A, 6B and 6C, all sub-stages of the previously cleared Stage 6. Street tree planting, including of Carnaby's Black Cockatoo habitat species, was undertaken in the audit period.

3. Audit methodology

3.1 Audit plan

3.1.1 Purpose and scope

This document has been prepared for Peet (the proponent) to fulfil the requirements of condition 6 of EPBC 2014/7146 issued to enable implementation of the YGE development. Condition 6 states:

'Within three months of every 12 months anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval over the previous 12 months, including implementation of the CBCAMP as specified in the conditions. Documentary evidence providing proof of the date of publication must be provided to the Department at the same time as the compliance report is published. The compliance reports must be remain on the website for 12 months from the date of publishing. Potential or actual contraventions of the conditions of the approval must be reported to the department in writing within 2 business days of the person taking the action becoming aware of the actual or potential contravention. All contraventions must also be included in the compliance reports.'

This Annual Compliance Report (ACR) addresses the audit period between 27 June 2016 and 26 June 2017. The ACR addresses each condition of approval. Key management actions of the Project Carnaby's Black Cockatoo Avoidance and Mitigation Plan (CAMP) were also assessed to determine if the plan had been satisfactorily implemented as required by condition 3.

3.1.2 Methodology

The audit was undertaken in May 2017 and involved a site inspection (12 May 2017), interviews with key members of the project team and a review of documentation to support the audit.

Table 1 provides an overview of the personnel consulted as part of the audit.

Table 1: Persons consulted during audit

Person and position	Organisation	Purpose
Luke Oliver Development Manager	Peet	To provide an overview of activities undertaken on site during the audit period to assess implementation and performance of EPBC 2014/7146 conditions and CBCAMP.
Kris Tilaka Assistant Development Manager	Peet	To provide an overview of activities undertaken on site during the audit period to assess implementation and performance of EPBC 2014/7146 conditions and CBCAMP.

3.2 Audit terminology

The 'Status' field of the audit tables (refer to Section 4) describes the implementation of actions and compliance with the approval. Terminology from the then Department of the Environment (DotE [2014]) Annual Compliance Report Guidelines was adapted and applied in this audit.

Table 2: Action implementation status

Status	Acronym	Description
Conditions of approval		
Compliant	C	All the requirements of a condition have been met, including the implementation of management plans or other measures required by condition.
Potentially non-compliant	PNC	The requirements of a condition or elements of a condition, including the implementation of management plans and other measures, have not been met.
Not applicable	N/A	The requirements of a condition or elements of a condition fall outside of the scope of the current reporting period. For example a condition which applies to an activity that has not yet commenced.
Management Plans		
Conformant	C	All the requirements of a key management action detailed within a subsidiary plan or program have been satisfactorily met.
Potentially non-conformant	PNC	All the requirements of a key management actions detailed within a subsidiary plan or program have not been met satisfactorily.
Not applicable	N/A	The requirements of a management action fall outside of the scope of the current reporting period. For example a condition which applies to an activity that has not yet commenced.

Source: Adapted from DotE (2014)

4. Audit results

The results of the audit of EPBC 2014/7146 are shown in Table 3. Condition 3 requires the preparation, submission for approval and implementation of the approved CBCAMP. The results of conformance with the management actions contained within the CBCAMP are outlined in Appendix 1. A total of 50 items were audited from EPBC 2014/7146 and the CBCAMP.

4.1 Compliance with conditions

No potential non-compliances with conditions of EPBC 2014/7146 were identified during the audit (Table 3).

Table 3: EPBC 2014/7146 audit table

Condition Number	Condition	Timing	Compliance status	Evidence	Comments
EPBC 1.1	The person taking the action must not clear more than 64 hectares of Carnaby's Black-Cockatoo foraging and potential breeding habitat within the project area identified as the 'Development Area' at Attachment A.	During clearing	C	G_011_MNG_CBC Breeding/Foraging-Retention/Clearing Areas Yanchep Golf Estate_27052017 C_013_Peet_RE Yanchep Environmental Audit_09052017 Site inspection 12 May 2017 Management advice 9 & 12 May 2017	A surveyor's drawing was provided that shows the Carnaby's Black Cockatoo (CBC) habitat cleared to date within the project area is as described in Attachment A, and that no further clearing has occurred since the 2015/16 audit period (G_011). The drawing includes a table that shows each stage and foraging and breeding habitat cleared and the date in which clearing has taken place, with a total 15.5 ha of foraging habitat and 0.5 ha of breeding habitat respectively cleared to date since project commencement, a grand total of 20.0 ha.
EPBC 2.1	To offset the loss of Carnaby's Black-Cockatoo foraging and potential breeding habitat, within three months of the date of this approval, the person taking the action must provide the Department with written evidence that funds have been provided to the Western Australian Department of Parks and Wildlife for the acquisition of an environmental offset property, no less than 315 hectares in size on Mimegarra Road, Mimegarra, north-east of Lancelin, Western Australia.	Within 3 months of the date of approval (13 June 2014). By 13 September 2014.	C (Completed)	R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep (EPBC 2014/7146) Annual Compliance Report_16092016	N/A - completed
EPBC 2.2	The written evidence must include a description and map clearly defining the location and boundaries of the offset property and be accompanied with the offset attributes.	Within 3 months of the date of approval (13 June 2014). By 13 September 2014.	C (Completed)	Refer to EPBC 2.1	N/A - completed
EPBC 2.3	The person taking the action must also inform the Department how much of this offset property remains unattributed to this action for the purpose of supplying offsets for potential future projects.	Within 3 months of the date of approval. (13 June 2014). By 13 September 2014.	C (Completed)	Refer to EPBC 2.1	N/A - completed
EPBC 3.1	To mitigate impacts to the Carnaby's Black-Cockatoo, prior to the commencement of the action, the person taking the action must prepare and submit a Carnaby's Black-Cockatoo Avoidance and Mitigation Plan (CBCAMP) for the Minister's approval. The CBCAMP must include but not be limited to: a) A map clearly illustrating the area of Carnaby's Black-Cockatoo foraging and potential breeding habitat to be cleared and the area of Carnaby's Black-Cockatoo foraging and potential breeding habitat to be retained within the development footprint;	Prior to the commencement of the action.	C (Completed)	R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep (EPBC 2014/7146) Annual Compliance Report_16092016	N/A - completed Also refer to EPBC 8.1 regarding revisions to, and approval of, the CBCAMP.
EPBC 3.2	b) Milestones and objectives of the CBCAMP;	Prior to the commencement of the action.	C (Completed)	Refer to EPBC 3.1	N/A - completed
EPBC 3.3	c) Avoidance and mitigation measures to reduce impacts to Carnaby's Black-Cockatoo habitat prior to, during and post construction;	Prior to the commencement of the action.	C (Completed)	Refer to EPBC 3.1	N/A - completed
EPBC 3.4	d) Timeframes for the implementation and completion of the avoidance and mitigation measures;	Prior to the commencement of the action.	C (Completed)	Refer to EPBC 3.1	N/A - completed
EPBC 3.5	e) Details of monitoring, reporting and contingency measures if performance indicators are not met; and	Prior to the commencement of the action.	C (Completed)	Refer to EPBC 3.1	N/A - completed
EPBC 3.6	f) Roles and responsibilities of personnel associated with implementing each of the avoidance and mitigation measures;	Prior to the commencement of the action.	C (Completed)	Refer to EPBC 3.1	N/A - completed
EPBC 3.7	The person taking the action must not undertake any clearing of Carnaby's Black-Cockatoo foraging and potential breeding habitat within the project area unless the CBCAMP has been approved by the Minister. If the Minister approves the CBCAMP, then the approved CBCAMP must be implemented.	No clearing - prior to the commencement of the action.	C	Refer to EPBC 3.1 Refer to Appendix 1.	Refer to EPBC 3.1 – CBCAMP approved. Refer to Appendix 1. Of the 21 actions of the CBCAMP Peet was found to be conformant with 19 actions. The other 2 actions were found to be not applicable during this audit period.
EPBC 4.1	Within 30 days after the commencement of the action, the person taking the action must advise the Department in writing of the actual date of commencement.	Within 30 days after commencement. By 26 July 2014.	C (Completed)	R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep (EPBC 2014/7146) Annual Compliance Report_16092016	N/A - completed
EPBC 5.1	The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the CBCAMP and make them available upon request to the Department.	Ongoing	C	N/A	Accurate records for all applicable conditions have been maintained and were available at the time of audit and following the audit (refer to the other items in this table, and Appendix 1).
EPBC 5.2	Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval.	As required (DotE decision)	N/A	N/A	This condition is taken to be a note.
EPBC 5.3	Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.	As required (DotE decision)	N/A	N/A	This condition is taken to be a note.
EPBC 6.1	Within three months of every 12 month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval over the previous 12 months, including implementation of the CBCAMP as specified in the	Within three months of every 12 month anniversary commencement. Based on construction commencing on	C	C_004_Strategen_EPBC 2014/7146 - Lot 609 Yanchep Beach Road - 2016 Annual Compliance Report_21092016 R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep	The previous, 2015/16 compliance report was due to be published by 26 September 2016. The ACR was confirmed by email (C_004) on 21 September 2016, as having been published on the same day.

Condition Number	Condition	Timing	Compliance status	Evidence	Comments
	conditions.	26 June 2014, report is required to be published on or before 26 September 2015 (3 months following 26 June each year)		(EPBC 2014/7146) Annual Compliance Report_16092016	
EPBC 6.2	Documentary evidence providing proof of the date of publication must be provided to the Department at the same time as the compliance report is published.	Same day the compliance report is published.	C	Refer to EPBC 6.1.	Refer to EPBC 6.1.
EPBC 6.3	The compliance reports must remain on the website for 12 months from the date of publishing.	For 12 months from the date of publishing.	C	W_010_http://yanchepegolfestate.com.au/about/sustainability_11052107	The 2014/2015 and 2015/2016 reports were both available on the Peet website when checked on 11 May 2017. And, at the time of report preparation, remain available on the website via the following link: http://yanchepegolfestate.com.au/sustainability .
EPBC 6.4	Potential or actual contraventions of the conditions of the approval must be reported to the department in writing within 2 business days of the person taking the action becoming aware of the actual or potential contravention.	Within 2 business days of being aware of NC/PNC.	N/A	R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep (EPBC 2014/7146) Annual Compliance Report_16092016	Refer to the findings for other items in this table – no potential or actual contraventions have been identified to date. No potential or actual contraventions were identified in the 2015/2016 assessment (R_014).
EPBC 6.5	All contraventions must also be included in the compliance reports.	Same day the compliance report is published.	N/A	R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep (EPBC 2014/7146) Annual Compliance Report_16092016	No potential or actual contraventions were identified in the 2015/2016 assessment (R_014).
EPBC 7.1	Upon the direction of the Minister, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister.	As required (Minister's direction).	N/A	Management advice 9 May 2017	The Minister has not issued a directed audit notice to date.
EPBC 7.2	The independent auditor must be approved by the Minister prior to the commencement of the audit.	As required (Minister's direction).	N/A	N/A	Refer to EPBC 7.1.
EPBC 7.3	Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.	As required (Minister's direction).	N/A	N/A	Refer to EPBC 7.1.
EPBC 8.1	The person taking the action may choose to revise the CBCAMP approved by the Minister under condition 3 without submitting it for approval (including approval under section 143A of the EPBC Act), if the taking of the taking of the action in accordance with the revised CBCAMP would not be likely to have a new or increased impact. If the person taking the action makes this choice they must: i) notify the Department in writing that the approved CBCAMP has been revised and provide the Department with: - an electronic copy of the revised CBCAMP - an explanation of the difference between the revised CBCAMP and the approved CBCAMP; and - the reasons the person taking the action considers that taking the action in accordance with the revised CBCAMP would not be likely to have a new or increased impact. ii) Declared in writing a date on which the revised CBCAMP will first be implemented by the person taking the action. That date of initial implementation must be at least 28 days after sub-condition 8a)i is satisfied.	Prior to undertaking any activity otherwise than in accordance with the CBCAMP. Implementation - at least 28 days after sub-condition 8a)i is satisfied	C	C_001_DotE_PostApprovalsMonitoringSheet_09062016C_002 C_002_DotE_PostApprovalsMonitoringSheet_17062016 C_003_DotE_Lot 609 Yanchep Beach Road, Yanchep, WA (EPBC 2014/7046)_08072016	A variation to EPBC 2014/7146 was approved on 8 July 2016 (C_003). The variation request included a further revision to Attachment A and an amendment to this condition 8 to align with the generic 'revised management plan condition' template advocated by the Department of the Environment (DotE). Related and other amendments to the Black Cockatoo Avoidance and Mitigation Plan (CBCAMP) required under condition 3 were also approved as part on 8 July 2016.
EPBC 8.2	The person taking the action may revoke their choice under condition 8a) at any time by giving written notice to the Department, in which case from the following day the person taking the action must implement the approved CBCAMP.	At any time	N/A	Management advice 12 May 2017	This condition was not invoked in the audit period.
EPBC 8.3	If the Minister gives a notice to the person taking the action that the Minister is satisfied that the taking of the action in accordance with the revised CBCAMP would be likely to have a new or increased impact, then: i. Sub-condition 8a) does not apply, or ceases to apply, in relation to the revised CBCAMP; and ii. The person taking the action must implement the CBCAMP approved by the Minister. To avoid any doubt, this condition does not affect any operation of sub-conditions 8a) and 8b) in the period before the day the notice is given. At the time of giving the notice the Minister may also notify that for a specified period of time sub-condition 8a) does not apply to the CBCAMP required under the approval. Note: this condition is not intended to limit the operation of section 143A of the EPBC Act which allows the person taking the action to submit a revised action management plan to the Minister for approval.	N/A	N/A	Management advice 12 May 2017	The Minister did not give such notice in the audit period.
EPBC 9.1	If, at any time after five (5) years from the date of this approval, the person taking	After five years from approval	C	R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep	N/A – completed

Condition Number	Condition	Timing	Compliance status	Evidence	Comments
	the action has not commenced the action, then the person taking the action must not commence the action without the written agreement of the Minister.	date.	(Completed)	(EPBC 2014/7146) Annual Compliance Report_16092016	
EPBC 10.1	Unless otherwise agreed to in writing by the Minister, the person taking the action must publish the CBCAMP referred to in these conditions of approval on their website.	Within one month of CBCAMP approval (1 July 2014).	C	W_010_ http://yanchepegolfestate.com.au/about/sustainability_11052107	The CBCAMP was available on the Yanchep Golf Estate website on the 11 May 2017 and, at the time of report preparation, remains available on the website via the following link: http://yanchepegolfestate.com.au/sustainability .
EPBC 10.2	The CBCAMP must be published on the website within one (1) month of being approved and must remain on the website for the period this approval has effect.	Within one month of CBCAMP approval (1 July 2014).	C	C_015_Peet_RE: Yanchep Golf Estate - variation request and CBCAMP updates_12072016 C_003_DotE_Lot 609 Yanchep Beach Road, Yanchep, WA (EPBC 2014/7046)_08072016	The revised CBCAMP was approved on 8 July 2016 (C_003). Peet confirmed publication of the revised CBCAMP on its website four days later on 12 July 2016 (C_015), at this address: http://yanchepegolfestate.com.au/yanchep/media/PDF-s/PEE12241_02-R003-Rev-6.pdf (Refer to EPBC 10.1 – the website address has since changed)..

5. Conclusions and recommendations for improvement

From the site inspection, interviews and review of documentation provided by Peet, the auditors concluded that all audited conditions of EPBC 2014/7146 and the key actions of the CBCAMP required by condition 3 of EPBC 2014/7146 were satisfactorily implemented during the audit period.

Where appropriate, the auditors have provided recommendations as outlined in Sections 5.1 and 5.2.

5.1 EPBC 2014/7146

No recommendations for improvement were identified in the audit period.

5.2 Carnaby's Black Cockatoo Avoidance and Mitigation Plan

No recommendations for improvement were identified in the audit period.

Appendix 1
Implementation of Carnaby's Black
Cockatoo Avoidance and Mitigation
Plan

Carnaby's Black Cockatoo Avoidance and Mitigation Plan audit table

Reference	Key action	Timing	Conformance status	Evidence/ Comments
CBCAMP 1	Table 4 Clearly mark Carnaby's Black-Cockatoo habitat proposed to be retained (as indicated on Figure 3) on construction drawings and delineated by star pickets and coloured tape within the Project site. <i>Note performance target is: "Approximately 4 ha of Carnaby's Black-Cockatoo habitat within the Project site is to be retained"</i>	Pre & during clearing	C	G_011_MNG_CBC Breeding/Foraging-Retention/Clearing Areas Yanchep Golf Estate_27052017 R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep (EPBC 2014/7146) Annual Compliance Report_16092016 Management advice 9 & 12 May 2017 Site inspection 12 May 2017 DSC_0126, DSC_0127, DSC_0129, DSC_0131 No clearing was undertaken in the audit period. High construction fencing has been erected around developed areas of estate, restricting access to proposed retained CBC habitat by vehicles and pedestrians (i.e. only authorised personnel can access these areas), addressing the requirement until such time construction stages about the retention locations. Star pickets and signage delineating black cockatoo habitat at the boundary of the actual retention area was also sighted during the site visit. Flagging tape remained damaged and lying on the ground, although as the pickets remained in place and the flagging remained in line with the pickets, a visual boundary was maintained.
CBCAMP 2	Table 4 Clearly mark trees proposed to be retained on construction drawings and by coloured tape within the Project site.	Pre & during clearing	C	Refer to CBCAMP 1.
CBCAMP 3	Table 4 Provide GPS co-ordinates of areas approved to be cleared and those required to be retained to the contractor to ensure no unapproved clearing is undertaken.	Pre & during clearing	C	Refer to CBCAMP 1. No clearing was undertaken in the audit period.
CBCAMP 4	Table 4 Vehicles will be prohibited from accessing any vegetation areas clearly marked and signed for retention.	Pre & during clearing	C	Refer to CBCAMP 1.
CBCAMP 5	Table 4 Install temporary signage in accordance CoW standard signage policy to restrict construction workers from entering Carnaby's Black-Cockatoo habitat being retained in conservation POS.	Pre & during clearing	C	R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep (EPBC 2014/7146) Annual Compliance Report_16092016 Site inspection 12 May 2017 The auditors sighted signage at retained vegetation during the site visit. The 2015/16 ACR (R_014) confirmed acceptance of the proposed signage in accordance with CoW requirements.
CBCAMP 6	Table 4 Ensure no domestic animals, traps or firearms permitted onsite	Pre & during clearing	C	Refer to CBCAMP 1. No clearing was undertaken in the audit period. Site inspection 12 May 2017 M_007_Cossill&Webley_Meeting Report No: 74_28042017 R_009_RJV_Civil Infrastructure HSE Induction Employees, Labour Hire, Subcontractors, Yanchep Golf Estate Stage 6C Specific Induction_06122016 No evidence of domestic animals, traps or firearms were observed during the site visit.
CBCAMP 7	Table 4 If clearing during Carnaby's Black-Cockatoo breeding season, conduct habitat tree assessments to check for nesting hollows.	Pre-clearing	C	Refer to CBCAMP 1. No clearing was undertaken in the audit period.
CBCAMP 8	Table 4 If active Carnaby's Black-Cockatoo nests are located in the site, do not clear until fledglings have left the nest.	Pre-clearing	NA	Refer to CBCAMP 1. No clearing was undertaken in the audit period.
CBCAMP 9	Table 4 Ensure cleared and any dry, dust-prone areas adjacent to conservation POS or stockpiles are stabilised to prevent dust generation. Stabilisation methods will include one or more of the following sealing methods: wetting (through use of water trucks), application of hydromulch, use of chemical polymers (if required) or other sealing material.	During construction	C	Refer to CBCAMP 1. No clearing was undertaken in the audit period M_007_Cossill&Webley_Meeting Report No: 74_28042017 Site inspection 12 May 2017 Site meeting notes provided included detailed dust item (M_007). No evidence of any dust issues was observed during the site inspection. The risk of significant dust emissions being generated under the current staging works appeared low.
CBCAMP 10	Table 4 Restrict vehicle speeds to 40 km/hr to minimise dust generation on designated roads, access tracks and within construction areas adjacent to conservation POS.	During construction	C	Site inspection 12 May 2017 DSC_0134 Signage at site indicates a maximum speed of 40 km within construction areas.
CBCAMP 11	Table 4 Induct all construction personnel in relation to dieback and weeds risk, potential impacts and management.	During construction	C	Refer to CBCAMP 1. No clearing was undertaken in the audit period. R_009_RJV_Civil Infrastructure HSE Induction Employees, Labour Hire, Subcontractors, Yanchep Golf Estate Stage 6C Specific Induction_06122016

Reference	Key action	Timing	Conformance status	Evidence/ Comments
				Dieback and weeds are covered in the contractor's induction.
CBCAMP 12	Table 4 Make sure all vehicles; machinery and equipment are clean prior to entering site.	During construction	C	R_008_RJV_Mobile Plant Wash down Cleanliness Certificate_03032017 Site inspection 12 May 2017 A washdown register was provided (R_008). Vehicles on site appeared clean during the site visit.
CBCAMP 13	Table 4 Restrict access of vehicles to areas of construction to minimise the spread or introduction of weeds or pathogens. Access restrictions will be communicated through inductions, signage and fencing where appropriate.	Pre and during construction	C	Site inspection 12 May 2017 Fencing has been erected around undeveloped portions of estate.
CBCAMP 14	Table 4 Undertake initial weed inspection in intact remnant vegetation to a distance of 100 m from the boundary of each development stage, to determine weed density and species present.	Pre-clearing of each development stage	C	Refer to CBCAMP 1. No clearing was undertaken in the audit period G_011_MNG_CBC Breeding/Foraging-Retention/Clearing Areas Yanchep Golf Estate_27052017 C_006_Strategen_Variation to conditions Lot 609 Yanchep Beach Road, Yanchep, WA (EPBC 2014/7046)_02062016 Note this action was amended in the revision to the CBCAMP (C_006). Weed inspection is not required at this stage, pending pre-clearing of the next stages.
CBCAMP 15	Table 4 Undertake inspection of weeds in areas of retained intact remnant vegetation and remnant vegetation within 100 m of each development stage boundary	In the April or October of the year after clearing of a stage is completed, whichever comes first	C	Refer to CBCAMP 1. No clearing was undertaken in the audit period G_011_MNG_CBC Breeding/Foraging-Retention/Clearing Areas Yanchep Golf Estate_27052017 C_006_Strategen_Variation to conditions Lot 609 Yanchep Beach Road, Yanchep, WA (EPBC 2014/7046)_02062016 Note this action was amended in the revision to the CBCAMP (C_006). Weed inspection is not required at this stage, pending pre-clearing of the next stages
CBCAMP 16	Table 4 Undertake manual and chemical removal of weeds if required based on the weed inspection in conservation POS with intact remnant vegetation and remnant vegetation within 100 m of each development stage boundary	During construction	NA	Refer to CBCAMP 14. No weed inspections or weed control has been undertaken to date so this requirement has yet to be determined. C_006_Strategen_Variation to conditions Lot 609 Yanchep Beach Road, Yanchep, WA (EPBC 2014/7046)_02062016 Note this action was amended in the revision to the CBCAMP (C_006).
CBCAMP 17	Table 4 Ensure any fill/soil brought onto site is disease free.	During construction	C	C_005_NorthsandsResources_untitled_15122015 Management advice 9 May 2017 Peet advised the project has a cut-to-fill strategy in place; however, a small portion of fill was brought in to protect electrical services in the current stage due to limestone material found in area. Peet provided a letter from supplier confirming disease-free status (C_005).
CBCAMP 18	Table 4 The works area to be maintained in a clean and tidy manner to ensure that feral and other species are not attracted to site.	During construction	C	Site inspection 12 May 2017 The inspections noted that the site was maintained to a clean and tidy standard.
CBCAMP 19	Table 5 Undertake street tree landscaping using known Carnaby's Black-Cockatoo foraging sources such that: <ul style="list-style-type: none"> street tree landscaping within the Project site will be planted with trees from Appendix 1, other species suitable for Carnaby's Black-Cockatoo <i>Note performance targets are:</i> <i>"Street tree landscaping within the Project site will contain tree species from Appendix 1 (or other foraging plants for Carnaby's Cockatoo)."</i> <i>"By completion of the project, 50% of the total tree within streetscaping and POS will be CBC foraging and potential breeding species".</i>	During construction	C	C_006_Strategen_Variation to conditions Lot 609 Yanchep Beach Road, Yanchep, WA (EPBC 2014/7046)_02062016 R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep (EPBC 2014/7146) Annual Compliance Report_16092016 C_012_Peet_YGE Post Audit Items_18052017. Site inspection 12 May 2017 Management advice 12 May & 2 June 2017 DSC_0136 DSC_0137 DSC_0138 Note this action was amended in the revision to the CBCAMP (C_006). The previous ACR confirmed tracking data for tree planting at the site indicates that CBC habitat species were planted across the site in both streetscapes and POS, with 58% of trees being CBC habitat species. No further streetscape or POS planting (specifically to address this requirement) occurred in the audit period. Some trees were planted with claimed front landscaping bonuses, with the species mix including CBC species (as part of purchasing a block at Yanchep, purchasers are entitled to a street tree being planted as part of their rebate – this program is undertaken independently of, but complementary to, the CBCAMP).
CBCAMP 20	Table 5 Determine the quantity of plants required for particular flora species for the site, ensuring that 50% of the trees proposed to be used in streetscaping and POS areas are Carnaby's Black-Cockatoo habitat species, and: <ul style="list-style-type: none"> arrange nursery contracts for plants and/or seedling propagation if required ensure the quantities of plants are available for pick-up or delivered to the contractor. 	During construction	C	Management advice 9 May 2017 No POS was constructed in the current audit period.
CBCAMP 21	Table 5 Assess potential for rabbits grazing on seedlings based on site location and local records. In the event of rabbit occurrence, undertake rabbit control and/or implement suitable deterrents.	During construction	C	Management advice 9 May 2017 Site inspection 12 May 2017 No POS was constructed in the current audit period. There is no evidence of any or significant rabbit infestation.

Appendix 2
EPBC 2014/7146 approval and
variations



Approval

Residential development, Lot 609 Yanchep Beach Road, Yanchep WA (EPBC 2014/7146)

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Proposed action

person to whom the approval is granted Peet Funds Management Limited

proponent's ACN 145 992 169

proposed action To clear native vegetation to undertake a residential development on Lot 609, Yanchep Beach Road, Yanchep, Western Australia [See EPBC Act referral 2014/7146].

Approval decision

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approved

conditions of approval

This approval is subject to the conditions specified below.

expiry date of approval

This approval has effect until 31 December 2029.

Decision-maker

name and position Dr Simon Banks
Assistant Secretary
West Assessment Branch

signature

date of decision 13 June 2014

Conditions attached to the approval

1. The person taking the action must not **clear** more than 64 hectares of **Carnaby's Black-Cockatoo foraging and potential breeding habitat** within the **project area** identified as the 'Development Area' at Attachment A.
2. To offset the loss of **Carnaby's Black-Cockatoo foraging and potential breeding habitat**, within three months of the date of this approval, the person taking the action must provide **the Department** with written evidence that funds have been provided to the Western Australian Department of Parks and Wildlife for the acquisition and management of an environmental **offset property**, no less than 315 hectares in size on Mimegarra Road, Mimegarra, north-east of Lancelin, Western Australia. The written evidence must include a description and map clearly defining the location and boundaries of the **offset property** and be accompanied with the **offset attributes**. The person taking the action must also inform **the Department** how much of this **offset property** remains unattributed to this action for the purpose of supplying offsets for potential future projects.
3. To mitigate impacts to the Carnaby's Black-Cockatoo, prior to the **commencement** of the action, the person taking the action must prepare and submit a Carnaby's Black-Cockatoo Avoidance and Mitigation Plan (CBCAMP) for the **Minister's** approval. The CBCAMP must include, but not be limited to:
 - a. A map clearly illustrating the area of **Carnaby's Black-Cockatoo foraging and potential breeding habitat** to be cleared and the area of **Carnaby's Black-Cockatoo foraging and potential breeding habitat** to be retained within the development footprint;
 - b. Milestones and objectives of the CBCAMP;
 - c. Avoidance and mitigation measures to reduce impacts to Carnaby's Black-Cockatoo habitat prior to, during and post construction;
 - d. Timeframes for the implementation and completion of the avoidance and mitigation measures;
 - e. Details of monitoring, reporting and contingency measures if performance indicators are not met; and
 - f. Roles and responsibilities of personnel associated with implementing each of the avoidance and mitigation measures.

The person taking the action must not undertake any **clearing** of **Carnaby's Black-Cockatoo foraging and potential breeding habitat** within the **project area** unless the CBCAMP has been approved by the **Minister**. If the **Minister** approves the CBCAMP, then the approved CBCAMP must be implemented.

4. Within 30 days after the **commencement** of the action, the person taking the action must advise the **Department** in writing of the actual date of **commencement**.
5. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the CBCAMP and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the

conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.

6. Within three months of every 12 month anniversary of the **commencement** of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval over the previous 12 months, including implementation of the CBCAMP as specified in the conditions. Documentary evidence providing proof of the date of publication must be provided to the **Department** at the same time as the compliance report is published. The compliance reports must remain on the website for 12 months from the date of publishing. Potential or actual contraventions of the conditions of the approval must be reported to the department in writing within 2 business days of the person taking the action becoming aware of the actual or potential contravention. All contraventions must also be included in the compliance reports.
7. Upon the direction of the **Minister**, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor must be approved by the **Minister** prior to the **commencement** of the audit. Audit criteria must be agreed to by the **Minister** and the audit report must address the criteria to the satisfaction of the **Minister**.
8. If the person taking the action wishes to carry out any activity otherwise than in accordance with the CBCAMP as specified in the conditions, the person taking the action must submit to the **Department** for the **Minister's** approval a revised version of that CBCAMP. The varied activity shall CONDITION 8 REPLACED **Minister** has approved the varied CBCAMP in writing. The **Minister** will not approve a varied CBCAMP unless the revised CBCAMP would result in an equivalent or improved environmental outcome over time. If the **Minister** approves the revised CBCAMP that CBCAMP, must be implemented in place of the CBCAMP originally approved.
9. If, at any time after five (5) years from the date of this approval, the person taking the action has not **commenced** the action, then the person taking the action must not **commence** the action without the written agreement of the **Minister**.
10. Unless otherwise agreed to in writing by the **Minister**, the person taking the action must publish the CBCAMP referred to in these conditions of approval on their website. The CBCAMP must be published on the website within one (1) month of being approved and must remain on the website for the period this approval has effect.

Definitions

Carnaby's Black-Cockatoo (*Calyptorhynchus latirostris*) foraging and potential breeding habitat includes areas of Banksia woodland, *Dryandra sessilis* – *Calothamnus quadrifidus* heath, *Dryandra sessilis* heath and planted Tuart woodland as identified at Attachment B.

Clear or clearing is defined as the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation.

Commence, commenced or commencement includes any preparatory works required to be undertaken including clearing (as defined above), the erection of any fences, signage or on-site temporary structures and the use of construction or excavation equipment on-site for the purpose of breaking the ground for buildings, infrastructure or resource extraction.

The **Minister** is the Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* and includes a delegate of the Minister.

Offset attributes must be in the form of an excel file (.xls) capturing relevant attributes of the offset area, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the EPBC protected matters that the offset compensates for, any additional EPBC protected matters that are benefiting from the offset, and the size of the offset in hectares.

The **Offset property** is the area approximately eight hundred and seventy hectares (870 ha) in size, located on Mimegarra Road, Mimegarra, north-east of Lancelin, Western Australia. This area has been identified as an environmental offset property to be managed for conservation purposes by the Western Australia Department of Parks and Wildlife on behalf of the person proposing to take the action. Three hundred and fifteen hectares (315 ha) of the offset property will be attributed as an offset specifically for the proposed action.

Project area is defined by the area at Lot 609 Yanchep Beach Road, Yanchep WA, identified as 'Development Area' at Attachment A.

Shapefile means an ESRI Shapefile containing '.shp', '.shx' and '.dbf' files and other files capturing attributes of the offset area, including the shape, EPBC reference ID number and EPBC protected matters present at the relevant site. Attributes should also be captured in '.xls' format.

The Department is the Australian Government Department administering the *Environment Protection and Biodiversity Conservation Act 1999*.

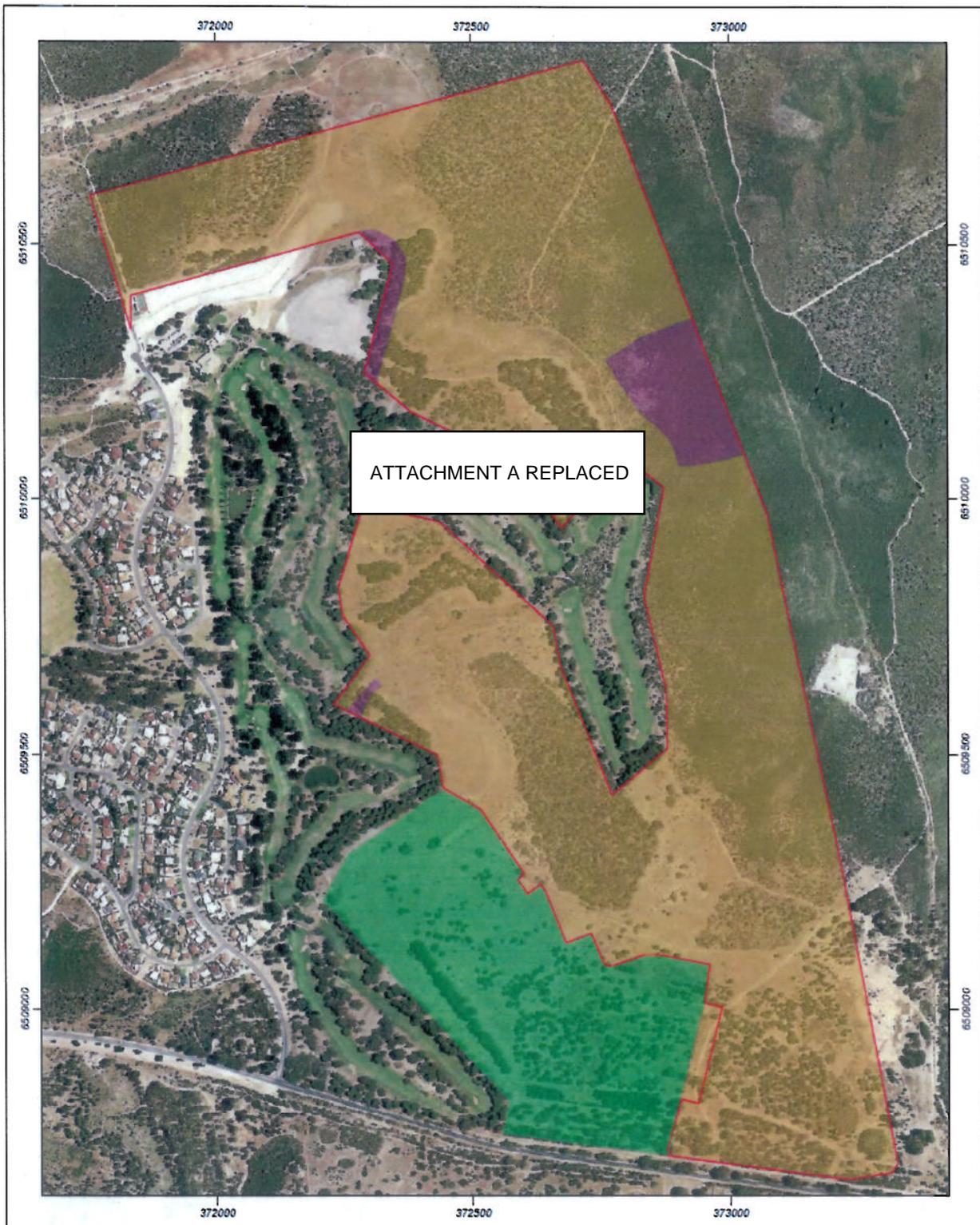


Figure 2 Proposed Action

Scale 1:10,000 at A4
 0 50 100 150 200 250 Meters
 Coordinate System: GDA 1984 MGA Zone 50
 Note that positional errors may occur in some areas
 Date: 10/02/2014
 Author: SPinning

- Legend**
- Development Area
 - Proposed action
 - Constructed
 - Retained native vegetation



Source: Topography: Geoscience Australia 2011; Roads and railways: Landgate 2013; Site boundaries: Client 2013
 Path: Q:\GIS\Consult\2012\PEE\PEE1224\AeroMap_documents\PEE12241_02\R002\PEE1224_1_02_R002_RevA_FD02.mxd

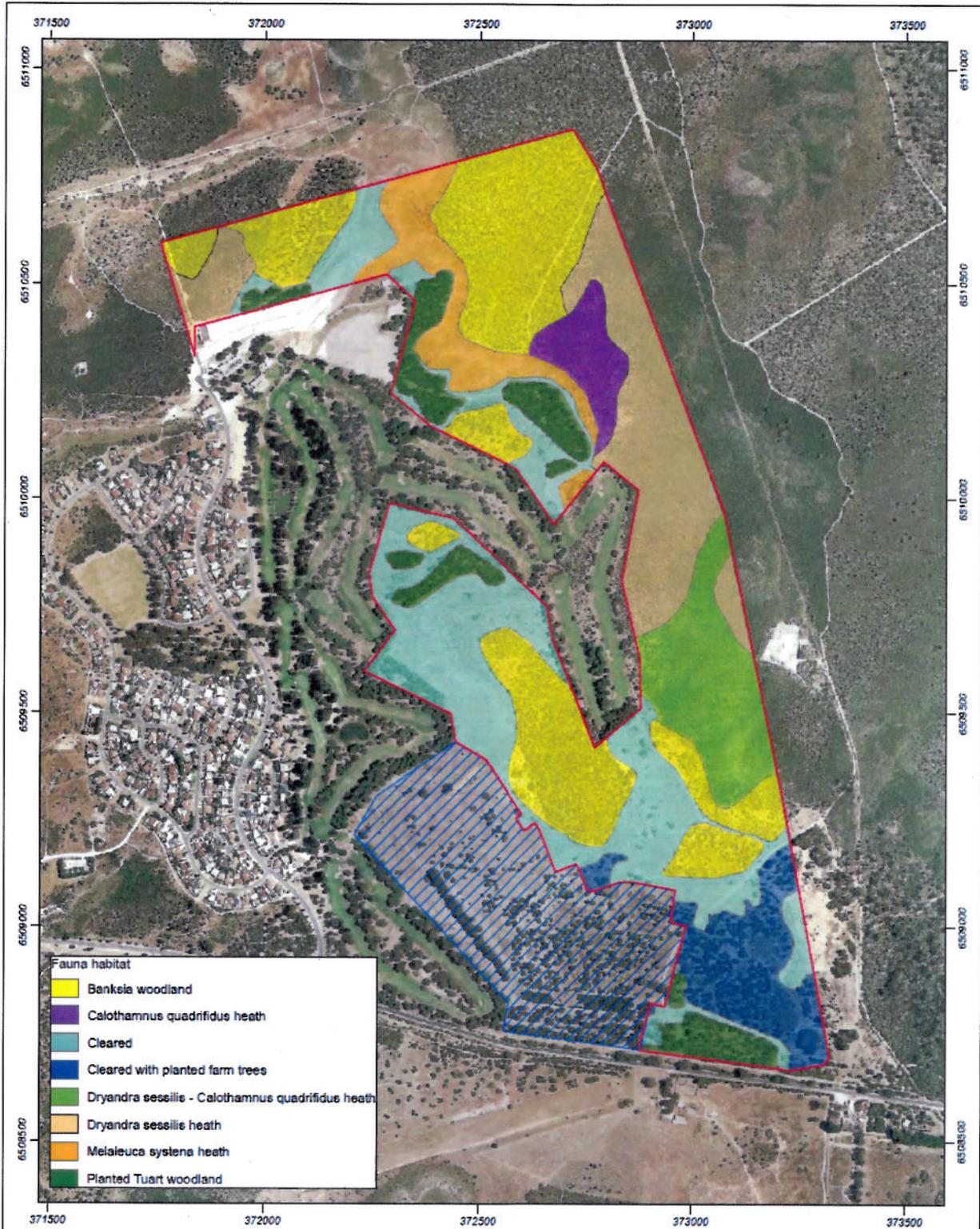


Figure 4 Vegetation community types

Scale 1:12,000 at A4

0 50 100 150 200 250 Meters

Coordinate System: GDA 1994 MGA Zone 50
 Note that positional errors may occur in some areas
 Date: 31/01/2014
 Author: GFinning

Source: Aerial photography: Landgate; Vegetation types: Western Wildlife 2012; Site boundaries: Client 2013
 Path: R:\Consult\2012\PEE\PEE12241\ArdMap_documents\PEE12241_02\RD02\PEE12241_02_RD02_RevA_F04.mxd

Legend

- Red outline: Development Area
- Blue hatched: Stage 1

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VARIATION TO CONDITIONS ATTACHED TO APPROVAL

Residential development, Lot 609 Yanchep Beach Road, Yanchep WA (EPBC 2014/7146)

This decision to vary conditions of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Approved action

Person to whom the approval is granted	PEET Funds Management Limited ACN 145 992 169
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Approved action	To clear native vegetation to undertake a residential development on Lot 609, Yanchep Beach Road, Yanchep, Western Australia [See EPBC Act referral 2014/7146].
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Variation

Variation to conditions of approval	The variation is: Replace Attachment A (Figure 2) attached to condition 1 of the approval notice dated 13 June 2014 with the attached (Figure 5).
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Date of effect	This variation has effect on the date the instrument is signed.
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Person authorised to make decision

Name and position	Dr Simon Banks Assistant Secretary West Assessment Branch
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Signature

Date of decision	01 July 2014
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Conditions attached to the approval

1. The person taking the action must not clear more than 64 hectares of **Carnaby's Black-Cockatoo foraging and potential breeding habitat** within the project area identified as the 'Development Area' at Attachment A.

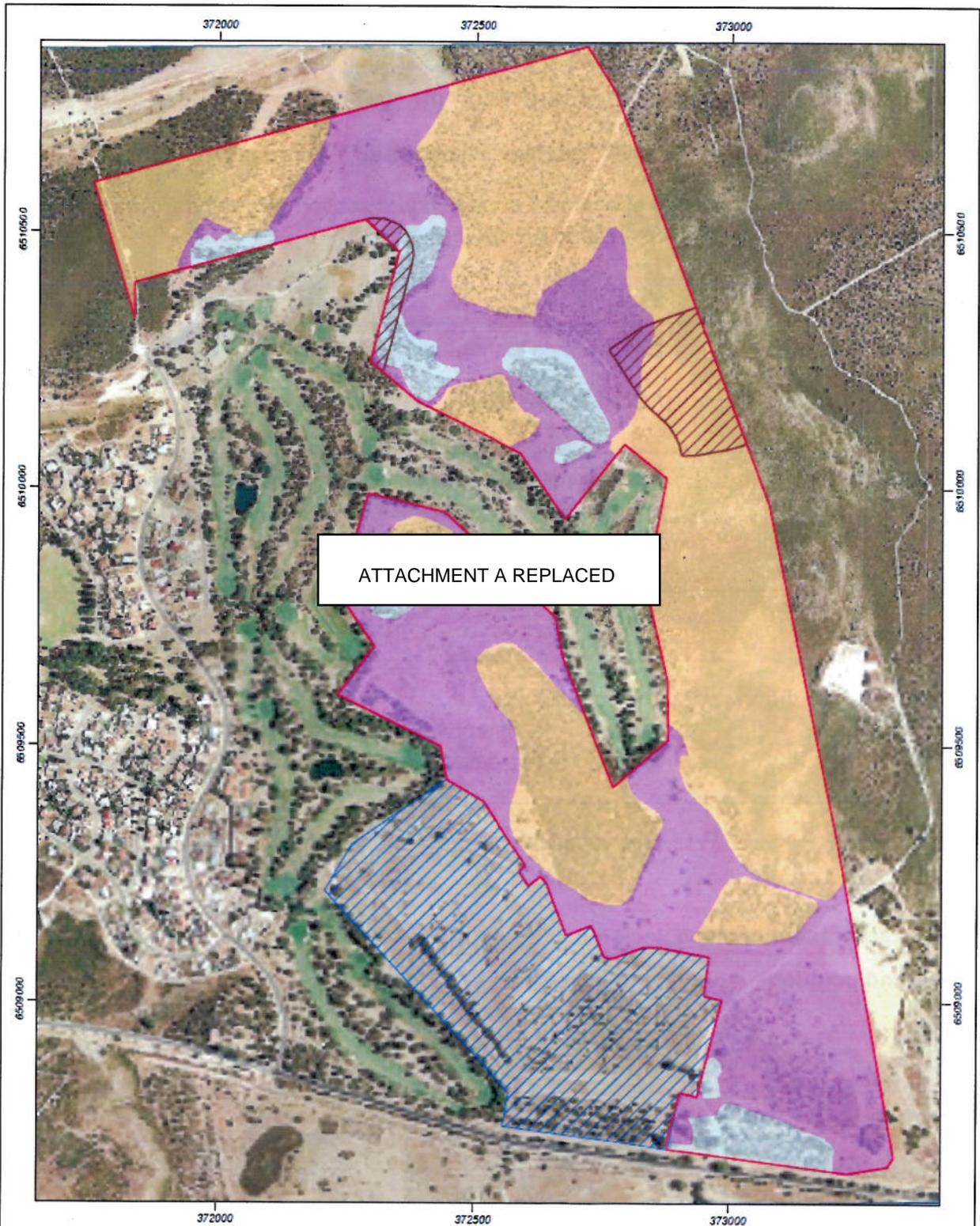


Figure 5 Habitat value for Black Cockatoos

Scale: 1:10,000 at A4



Coordinate System: GDA 1984 MGA Zone 50
 Note that positional errors may occur in some areas
 Date: 21/01/2014
 Author: G.Finnig

Legend

- Development Area
- Stage 1
- Retained native vegetation
- No habitat value
- Foraging habitat value
- Potential breeding habitat value



Source: Topography: Geoscience Australia 2011; Roads and railways: Landgate 2013; Site boundaries: Client 2013
 Path: R:\Consult\2012\PEE\PEE 12241\Archi\as_documents\PEE12241_02\RO02\PEE12241_02_R002_RevA_F005.mxd



VARIATION TO CONDITIONS ATTACHED TO APPROVAL

Residential development, Lot 609 Yanchep Beach Road, Yanchep WA (EPBC 2014/7146)

This decision to vary a condition of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Approved action

Person to whom the approval is granted	Peet Funds Management Limited ABN: 145 992 169
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Approved action	To clear native vegetation to undertake a residential development on Lot 609, Yanchep Beach Road, Yanchep, Western Australia [See EPBC Act referral 2014/7146].
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Variation

Variation of conditions of approval	The variation is: Delete condition 8 and Attachment A attached to the approval and substitute with condition 8 and Attachment A specified below. Add the definitions of 'EPBC Act' and 'new or increased impact' specified below.
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Date of effect	This variation has effect on the date the instrument is signed.
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Person authorised to make decision

Name and position	Shane Gaddes Assistant Secretary Compliance & Enforcement Branch
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Signature

S. Gaddes

Date of decision

8 July 2016

Conditions attached to the approval

8. a) The person taking the action may choose to revise the CBCAMP approved by the **Minister** under condition 3 without submitting it for approval (including approval under section 143A of the **EPBC Act**), if the taking of the action in accordance with the revised CBCAMP would not be likely to have a **new or increased impact**. If the person taking the action makes this choice they must:
- i. Notify **the Department** in writing that the approved CBCAMP has been revised and provide **the Department** with:
 - an electronic copy of the revised CBCAMP;
 - an explanation of the differences between the revised CBCAMP and the approved CBCAMP; and
 - the reasons the person taking the action considers that taking the action in accordance with the revised CBCAMP would not be likely to have a **new or increased impact**.
 - ii. Declare in writing a date on which the revised CBCAMP will first be implemented by the person taking the action. That date of initial implementation must be at least 28 days after sub-condition 8 a) i. is satisfied.
- b) The person taking the action may revoke their choice under sub-condition 8 a) at any time by giving written notice to **the Department**, in which case from the following day the person taking the action must implement the approved CBCAMP.
- c) If the **Minister** gives a notice to the person taking the action that the **Minister** is satisfied that the taking of the action in accordance with the revised CBCAMP would be likely to have a **new or increased impact**, then:
- i. Sub-condition 8 a) does not apply, or ceases to apply, in relation to the revised CBCAMP; and
 - ii. The person taking the action must implement the approved CBCAMP.

To avoid any doubt, this condition does not affect any operation of sub-conditions 8 a) and 8 b) in the period before the day the notice is given.

At the time of giving the notice the **Minister** may also notify that for a specified period of time sub-condition 8 a) does not apply to the CBCAMP required under the approval.

Note: This condition is not intended to limit the operation of section 143A of the **EPBC Act** which allows the person taking the action to submit a revised action management plan to the **Minister** for approval.

Definitions

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

New or increased impact is a new or increased environmental impact or risk relating to any matter protected by the controlling provisions for the action, when compared to the CBCAMP that has been approved by the **Minister**.

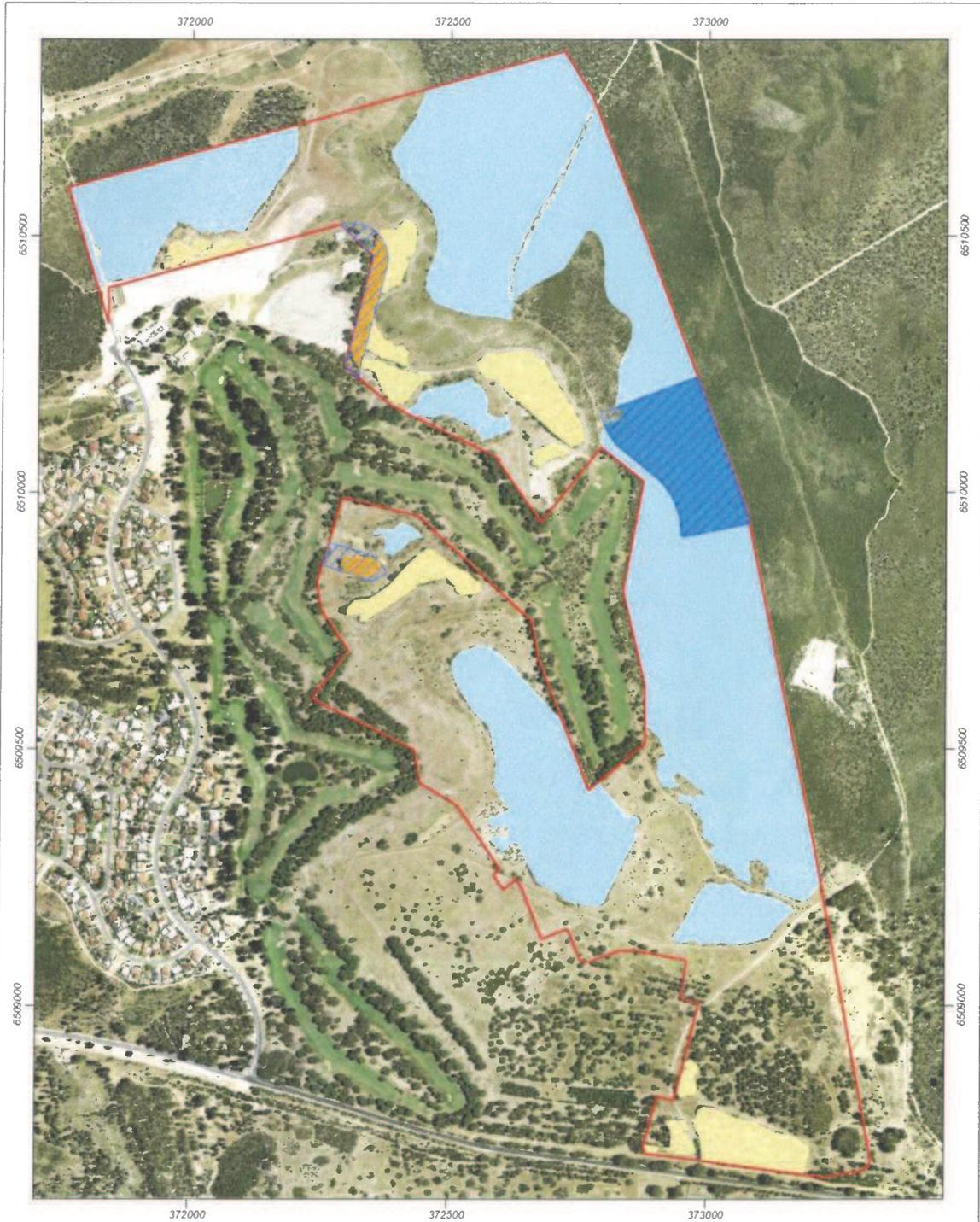


Figure 3 Habitat retention for revised conservation POS areas

<p>Scale 1:10,000 at A4</p> <p>Coordinate System: GDA 1984 MGA Zone 50 Note that positional errors may occur in some areas Date: 10/08/2016 Author: S.Finlay</p> <p>Source: Site boundaries Client 2013 Path: Q:\Consult\2016\PEE\PEE10132\ArcMap_documents\LC01\PEE10132_01_L001_Rev_A_F003.mxd</p>	<p>Legend</p> <ul style="list-style-type: none"> Development Area POS area (6.18 ha) Foraging habitat to be cleared (56.60 ha) Foraging habitat to be retained as POS (3.60 ha) Potential breeding habitat to be cleared (7.40 ha) Potential breeding habitat to be retained as POS (1.04 ha) 	<p>info@strategen.com.au www.strategen.com.au</p>
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Appendix 3
Evidence register

Code	Reference	Author/ Organisation	Version	Topic /notes	File name
C_001	C_001_DotE_PostApprovalsMonitoringSheet_09062016	DotE		CBCAMP revision	2014-7146-Post Approvals-Yanchep-CBCAMP Revision 3-Comments-20160609_Peet&Strategen response
C_002	C_002_DotE_PostApprovalsMonitoringSheet_17062016	DotE		CBCAMP revision	2014-7146-Post Approvals-Yanchep-CBCAMP Revision 3-Comments-20160617_Peet&Strategen response
C_003	C_003_DotE_Lot 609 Yanchep Beach Road, Yanchep, WA (EPBC 2014/7046) 08072016	DotE (S Gaddes)		CBCAMP revision / variation to conditions	CBCAMP approval 8July2016
C_004	C_004_Strategen_EPBC 2014/7146 - Lot 609 Yanchep Beach Road - 2016 Annual Compliance Report 21092016	Strategen (J Mitchell)		Publication of ACR	EPBC 2014/7146 - Lot 609 Yanchep Beach Road - 2016 Annual Compliance Report
C_005	C_005_NorthsandsResources_untitled_15122015	Northsands Resources (R Topliss)		Certification of offsite fill material	Fill receipt
C_006	C_006_Strategen_Variation to conditions Lot 609 Yanchep Beach Road, Yanchep, WA (EPBC 2014/7046) 02062016	Strategen (J Mitchell)		CBCAMP revision / variation to conditions	PEE16132.01 L001 Rev 0
M_007	M_007_Cossill&Webley_Meeting Report No: 74 28042017	Cossill&Webley		Site meeting	Site Meeting 74
R_008	R_008_RJV_Mobile Plant Wash down Cleanliness Certificate 03032017	RJV		Plant wash down register	Yanchep GE Wash Down - Complete 170501
R_009	R_009_RJV_Civil Infrastructure HSE Induction Employees, Labour Hire, Subcontractors, Yanchep Golf Estate Stage 6C Specific Induction_06122016	RJV		Induction	Yanchep Golf Estate Site Stage 6C induction(Rev 0)
W_010	W_010_http://yanchepgolffestate.com.au/about/sustainability_11052107	Peet		Previous ACRs and CBCAMP on website (screenshot)	N/A
G_011	G_011_MNG_CBC Breeding/Foraging-Retention/Clearing Areas Yanchep Golf Estate 27052017	MNG	J	Clearing survey/tracking	Clearing Survey
C_012	C_012_Peet_YGE Post Audit Items 18052017	Peet (K Tilaka)		Clearing survey/tracking & street tree planting	YGE Post Audit Items
C_013	C_013_Peet_RE Yanchep Environmental Audit_09052017	Peet (K Tilaka)		Audit evidence and advice	RE Yanchep Environmental Audit
R_014	R_014_Strategen_Lot 609 Yanchep Beach Road Yanchep (EPBC 2014/7146) Annual Compliance Report_16092016	Strategen	0	2016 ACR	PEE16056_02 R002 Rev 0
C_015	C_015_Peet_RE: Yanchep Golf Estate - variation request and CBCAMP updates_12072016	Peet (L Oliver)		Publicatin of CBCAMP	RE: Yanchep Golf Estate - variation request and CBCAMP updates
C_016	C_016_Peet_RE: YGE Post Audit Items_02062017	Peet (K Tilaka)		Street tree planting	RE: YGE Post Audit Items

