



Movida Residential Development, WA (EPBC 2017/8066)

Peet Stratton Pty Ltd

2025 Independent Audit

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14 November 2025





We acknowledge the Traditional Custodians of Country throughout Australia and their connection to land, sea and community.

We pay our respect to Elders past, present and emerging and in the spirit of reconciliation we commit to working together for our shared future where every person is respected, valued and has strong sense of belonging.

Caring for Country The Journey of JBS&G
Artist: Patrick Caruso, Eastern Arrernte

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Abbreviations

Term	Definition
ACR	Annual Compliance Report
CAR	Compliance Assessment Report
CEO	Chief Executive Officer
CoS	City of Swan
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DEE	Department of Environment and Energy
DWER	Department of Water and Environmental Regulation
EPA	Environmental Protection Authority
EPBC	Environmental Protection Biodiversity Conservation
FCT 20c TEC	Shrublands and Woodlands of the Eastern Swan Coastal Plain (SWESCP) TEC
LPS	Local Planning Scheme
MS	Ministerial Statement
POS	Public open space
RAMP	Revised Action Management Plan
RVMP	Rehabilitation and Vegetation Management Plan
SWESCP	Shrublands and Woodlands of the Eastern Swan Coastal Plain
TEC	Threatened Ecological Community
WA	Western Australia

Executive Summary

JBS&G have conducted an independent audit of EPBC Approval EPBC 2017/8066. The audit involved the assessment of 55 criteria across the Commonwealth Approval. There were twenty eight criteria that were not applicable in the audit period. The compliance assessment against EPBC Approval EPBC 2017/8066 found twenty three criteria to be compliant. Four criteria were found to be non-compliant.

The non-compliances related to:

- EPBC 2A - The proposal has not been implemented to meet the environmental objectives within the Conservation Area.
- EPBC 2E – The latest version of the Rehabilitation and Vegetation Management Plan (RVMP) has not been implemented.
- EPBC 3 - The non-compliance relates directly to the non-compliance against EPBC 2E.
- EPBC 4 – Conservation fencing has not been constructed around the entire boundary of the Conservation Area.

Peet have put in place corrective actions to deal with these non-compliances.

1. Introduction

The Movida Residential Development (the Project) is located approximately 18 km north-east of Perth Central Business District, Western Australia. This Independent Audit assessed the compliance of with the conditions in the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) decision notice EPBC 2017/8066 (**Appendix A**).

1.1 Project Background

Peet Stratton Pty Ltd (Peet) is developing the Movida Development situated at Lot 102 Farrall Road, Midvale, Western Australia, which involves the clearing of vegetation for residential development. Once completed the Project will comprise residential lots and public open space (POS) reserves land uses within the 5.08 ha of development area (the project area).

A POS reserve has been provided within the Local Planning Scheme (LPS) to allow for the retention of Bush Forever Site 309, a 50 m buffer to the eastern portion of Bush Forever Site 309 which supports a wetland, and the protection of a Threatened Ecological Community (TEC) (FCT 20c) within Lot 102.

1.2 Objectives and Scope

The objective of this document is to report the findings of an independent audit of compliance in accordance with Conditions 21 and 22 of EPBC 2017/8066.

The scope of this document covers the three year audit period; from 20 June 2022 to 19 June 2025.

1.3 Proponent Details

The Peet Stratton Pty Ltd (Peet) (ABN 31 169 385 139) is the Approval Holder.

1.4 Environmental Approval to Implement Project

The Project was referred to the Department of Environment and Energy (DEE), now the Department of Climate Change, Energy, the Environment and Water (DCCEEW) (the Department) in October 2017 for assessment under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) (EPBC 2017/8066). On 1 July 2018, the delegate for the Minister of the Environment determined the project was a controlled action requiring an assessment through accredited assessment under the *Environmental Protection Act 1986* (WA). The controlling provisions under Part 3 of the EPBC Act are listed threatened species and communities (Sections 18 and 18A) namely Shrublands and Woodlands of the Eastern Swan Coastal Plain (SWESCP) TEC (FCT 20c TEC).

The Project was approved with conditions on 27 July 2021 (EPBC 2017/8066; **Appendix A**).

2. Current Status

The action commenced on 20 June 2022.

The activities undertaken during this audit period (20 June 2022 to 19 June 2025) included:

- Clearing within the development footprint (which occurred over 20, 21 and 22 June 2022);
- Bulk earthworks and civil works to establish public roads, private lots for sale, and two areas of public open space that are not associated with the conservation area; and
- Installation of fencing around the conservation area (the Bush Forever Site 309).

Peet undertook three external assessments of compliance for Annual Compliance Reports (ACRs) in 2023, 2024 and 2025, for the period covered by this audit, as required of Condition 16 of EPBC 2017/8066.

3. Audit Methodology

3.1 Purpose and Scope

This report has been prepared for Peet to provide to the Department to fulfil the requirements of Condition 21 and 22 of the EPBC 2017/8066 (**Appendix A**) which states that:

21. The approval holder must ensure that an independent audit of compliance with the conditions is conducted for the three-year period from the commencement of the action and subsequently as requested in writing by the Minister.

22. For each independent audit, the approval holder must:

a. provide the name and qualifications of the proposed independent auditor and the draft audit criteria to the Department;

b. only commence the independent audit once the audit criteria and independent auditor have been approved in writing by the Department; and

c. submit an audit report to the Department within the timeframe specified in the approved audit criteria.

3.2 Audit Period

This Independent Audit addresses the audit period between 20 June 2022 to 19 June 2025 for the conditions of EPBC 2017/8066, covering a 3 year period since the date of commencement of the action on 20 June 2022.

Audit criteria were submitted to DCCEEW on 5 August 2025 and were approved by the Department on 15 August 2025. Upon approval of the criteria, DCCEEW requested this report be submitted to the Department by 14 November 2025.

3.3 Methodology

The audit was undertaken from September 2025 to November 2025 after audit criteria had been approved by the Department. The audit included a desktop compliance assessment whereby requested documented evidence, provided by Peet and their environmental consultant (Emerge), was reviewed. A site inspection was also undertaken on 18 September 2025 during which photographic evidence and notes were taken. Personnel from both Peet and Emerge Associates were also consulted as part of the audit (refer to **Table 3-1**).

Table 3-1: Persons Consulted

Person and Position	Organisation	Purpose
Georga Baldock, Development Manager	Peet	To obtain verifiable evidence to assist in determining compliance with EPBC 2017/8066.
Emma Bentley	Emerge Associates	To obtain verifiable evidence to assist in determining compliance with EPBC 2017/8066.

The compliance assessment against the EPBC 2017/8066 approval conditions is included in audit table (**Table 4-1**). The 'Status' field of the audit table states the status of compliance against the EPBC 2017/8066 approval conditions using the audit terminology included in Table 3-2. Evidence used for the compliance assessment is provided in **Table 4-1** and listed in **Appendix B**.

The audit was completed by Tracey Parker from JBS&G and the audit results were checked by Andrew Winzer. Both Tracey and Andrew are qualified and registered Environmental Auditors, who have certified the results of the audit (refer to **Appendix C** and **Appendix D**).

3.4 Audit Terminology

In 2019, the Department of the Environment and Energy (DEE), now DCCEEW, issued the Independent Audit and Audit Report Guidelines. Terminology from this guidance has been applied in the audit and is listed below in **Table 3-2**.

Table 3-2: Action Implementation Status (DCCEEW 2019)

Status	Acronym	Description
Compliance	C	A rating of 'compliance' is given when the auditee has complied with a condition, element of a condition, or measure required by a management plan, report or program etc.
Non-compliance	NC	A rating of 'non-compliance' is given when the auditee has not met a condition, element of a condition, or measure required by a management plan, report or program etc.
Not Applicable	NA	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 e.g. if an activity has not yet commenced.

4. Audit Results

4.1 Compliance Assessment

4.1.1 Compliance with Conditions of EPBC Approval

The results of the audit of EPBC 2017/8066 are shown in **Table 4-1**. Of the 55 criteria assessed:

- Twenty three were found to be compliant;
- Twenty eight were found to be not applicable; and
- Four were found to be non-compliant.

Peet have put in place corrective actions to deal with the four non-compliances.

Table 4-1: EPBC 2017/8066 Audit Table

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
EPBC Decision 2017/8066 Condition 1:		The approval holder must not clear more than 0.23 hectares of Shrublands and Woodlands of the Eastern Swan Coastal Plain Threatened Ecological Community (SWESCP) within the Development Footprint. The approval holder must not clear outside of the Development Footprint.				
EPBC 1A	Clear no more than 0.23 ha of SWESCP within the Development Footprint.	Overall	Review of aerial imagery 2023 and 2024 EPBC 2017/8066 Annual Compliance Reports (ACRs)	R01_2024 Movida ACR R02_2025 Movida ACR E01_Nearmap screenshot	As stated in the 2024 ACR: “A total of 0.23 ha of the SWESCP had been cleared within the Development Footprint as of 20 June 2024. Clearing of the development footprint occurred over 20, 21 and 22 June 2022.” As stated in the 2025 ACR: “During the 2024-2025 reporting period, no clearing of SWESCP was undertaken within the development footprint. A total of 0.23 ha of the SWESCP has been cleared within the Development Footprint to date and is shown in Figure 3. No clearing has occurred outside of the Development Footprint.” A review of Nearmap aerial imagery dated 9/6/2025 against Figure 4 (Environmentally Significant Features) from the Rehabilitation and Vegetation Management Plan (RVMP) indicates the SWESCP remains within the Development Footprint.	C
EPBC 1B	The approval holder must not clear outside of the Development Footprint.	Overall	Review of aerial imagery Incident Register Site photographs 2023 and 2024 EPBC 2017/8066 Annual	E01_Nearmap screenshot	A review of Nearmap aerial imagery dated 9/6/2025 indicates clearing has not been undertaken outside of the Development Footprint	C

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
Compliance Reports (ACRs)						
EPBC Decision 2017/8066 Condition 2:		To minimise impacts to the SWESCP, the approval holder must fully comply with and implement all parts of Conditions 6-1, 6-2, 6-3, 6-4, 6-5 and 6-6 of the WA Conditions.				
EPBC 2A	Ministerial Statement (MS) 1163 Condition 6-1 The proponent must manage the implementation of the proposal to meet the following environmental objectives within the Conservation Area identified in Figure 1: (1) protect flora and vegetation so that the biological diversity and ecological integrity are maintained; (2) maintain or restore, the condition of 0.98 ha of self-sustaining vegetation (with similar species composition and structure) to the	Overall	MS 1163 Compliance Assessment reports (CARs)	R02_2025 Movida ACR R03_2025 Movida CAR Appendix E_Photos	<u>(1) Protect flora and vegetation:</u> During the site inspection (conducted on 18 September 2025) it was noted conservation fencing was around the entire boundary of the SWESCP Conservation Area (Photograph 1) but not around the entire Conservation area (Photograph 2). <u>(2) & (3) Maintain or restore, the condition of the vegetation</u> As stated in the 2025 CAR: “Revegetation works were implemented during the reporting period by Tranen, which included a number of weed control, seed collection and infill planting events within approximately 3.3ha of vegetation communities which included the SWESCP TEC.” Therefore weed control and infill planting was undertaken. During the site inspection it was noted restoration works had been undertaken in the SWESCP, with seedlings planted in the area (Photograph 3). As stated in the 2025 ACR: “Revegetation works were implemented during the reporting period by Tranen on behalf of the Proponent, which included	NC

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	Shrublands and Woodlands of the eastern Swan Coastal Plain Threatened Ecological Community to 'good' or better condition; and (3) maintain 'excellent' condition vegetation and restore degraded vegetation to 'good' or better condition within Bush Forever Site 309 incorporating wetland UFI 15136.				multiple weed control events throughout the revegetation zones, wetland and remaining bushland" Therefore ongoing weed control is being undertaken. The 2025 CAR states: "Infill planting was completed by Tranen on 20 August 2024 in MA 3, 5, 6, Carnaby's area at a density of ~2.2 plants / m2 – total of 3232 seedlings. One 10 g fertiliser tablet suitable for use with natives installed adjacent to each plant (Appendix B, R001)." Therefore restoration works are being undertaken. The proponent is in part implementing the proposal to track towards the environmental objectives for the Conservation Area. As the audit criteria have not been entirely complied with this sub-condition is non-compliant. Peet have put in place corrective actions to deal with this non-compliance.	
EPBC 2B	MS 1163 Condition 6-2 Within twelve (12) months of publication of this Statement, or within such timeframe as otherwise agreed in writing by the CEO, the proponent shall consult with the Department of	Within twelve (12) months of publication of MS 1163 or within such timeframe as otherwise agreed in writing by the Environmental Protection Authority (EPA) CEO	Correspondence with DBCA MS 1163 CARs	R03_2025 Movida CAR R04_2021_RVMP E03_Evidence Request_Peet_Emerge Response_October2025 E06_RE_MS1163 Rehabilitation and Vegetation Management Plan (RVMP) E07_RE_Consultation on proposed rehabilitation at Lot 102 Farrall Road_Midvale E08_EPBC 2017_8066 - Condition 2_3 Submission of Rehabilitation	As stated in the 2025 CAR: "Emerge Associates compiled the revised Rehabilitation and Vegetation Management Plan (EP16-009(09)—097D TAA) Version E in July 2021." The revised RVMP is dated May 2021. The RVMP was submitted to DBCA and the City of Swan and feedback from both agencies were provided. Feedback was incorporated in the updated plan submitted to DWER. DBCA confirmation: E06_RE_MS1163 Rehabilitation and Vegetation Management Plan (RVMP)	C

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	Biodiversity, Conservation and Attractions and the City of Swan and submit a further version of the Rehabilitation and Vegetation Management Plan (EP16-009(09)—097B TAA) to meet the objectives specified in condition 6-1.			and Vegetation Management Plan E09_L002_Rehabilitation and Vegetation Management Plan Approval	City comments: E07_RE_ Consultation on proposed rehabilitation at Lot 102 Farrall Road_Midvale Submission of RVMP confirming City and DBCA comments were updated and they are satisfied: E08_EPBC 2017_8066 - Condition 2_3 Submission of Rehabilitation and Vegetation Management Plan Confirmation from DWER: E09_L002_Rehabilitation and Vegetation Management Plan Approval	
EPBC 2C	MS 1163 Condition 6-3 The Rehabilitation and Vegetation Management Plan required by condition 6-2 must: (1) identify and map: (a) the 0.54 ha of Shrublands and Woodlands of the eastern Swan Coastal Plain Threatened Ecological Community to be restored;	Within twelve (12) months of publication of MS 1163 or within such timeframe as otherwise agreed in writing by the Environmental Protection Authority (EPA) CEO	a	R04_2021 RVMP	The RVMP: (1) Identify and map: (a) The 0.54 ha of Shrublands and Woodlands of the Eastern Swan Coastal Plain TEC – Mentioned throughout the RVMP and mapped on Figure 4. (b) Cleared or degraded vegetation to be restored – Mapped on Figure 3. (c) Bush Forever Site 309 incorporating wetland UFI 15136 - Mapped on Figure 3. (d) Wetland buffer and landscape areas - Figure 3 and Appendix B. (2) Risk-based management actions – Table 4. (3) Measurable management target(s) – Table 3. (4) Monitoring parameters – Table 10. (5) Location(s), frequency and timing of monitoring- Section 6.	C

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	(b) the adjacent 0.44 ha of cleared or degraded vegetation to be restored; (c) Bush Forever Site 309 incorporating wetland UFI 15136; and (d) wetland buffer and landscape areas. (2) specify risk-based management actions that will be implemented to meet the environmental objectives specified in condition 6-1; (3) specify measurable management target(s) to determine the effectiveness of the risk-based management actions required by condition 6-3(2);				(6) Process for the revision of management actions and changes to proposal activities - Section 4.8. The audit criteria have therefore been complied with.	

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	(4) specify monitoring parameters to measure the effectiveness of management actions against management targets; (5) specify the location(s), frequency and timing of monitoring; and (6) specify a process for the revision of management actions and changes to proposal activities, in the event that management targets are not achieved. The process must include an investigation to determine the cause of the management target(s) not being achieved.					

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
EPBC 2D	MS 1163 Condition 6-4 The proponent must not commence any ground disturbing activities until the proponent has received notice in writing from the CEO that the Rehabilitation and Vegetation Management Plan meets the objectives specified in condition 6-1 and satisfies the requirements of 6-3.	Prior to ground disturbing activities	Correspondence from EPA CEO MS 1163 CARs	R03_2025 Movida CAR C06_DWER approval letter	As stated in the 2025 CAR: “The Rehabilitation and Vegetation Management Plan satisfies condition 6-2 of MS 1163 and was approved by DWER on 14 September 2021.” A letter from the Department of Water and Environmental Regulation (DWER) to Emerge confirms approval of the RVMP on 14 September 2021 prior to ground disturbing, which commenced on 20 June 2022.	C
EPBC 2E	MS 1163 Condition 6-5 The proponent must implement the latest version of the Rehabilitation and Vegetation Management Plan, which the CEO has confirmed by notice in writing meets the objectives	Overall	MS 1163 CARs	R02_2025 Movida ACR R03_2025 Movida CAR Appendix E_Photos	Refer to EPBC 2A for an assessment against the objectives specified in condition 6-1.	NC

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	specified in condition 6-1 and satisfies the requirements of condition 6-3.					
EPBC 2F	MS 1163 Condition 6-6 In the event that monitoring or investigations indicate that management target(s) specified in the Rehabilitation and Vegetation Management Plan have not been achieved, the proponent must: (1) provide a notice to the CEO in writing within twenty-one (21) days of the identification of the management target(s) not being achieved; (2) investigate to determine the cause of the management target(s) not	Overall	Written notice to the EPA CEO. Investigation reports. MS 1163 CARs.	R03_2025 Movida CAR E10_Year 4 Evaluation Tech Memo	As stated in the 2025 CAR: “The Rehabilitation and Vegetation Management Plan is being implemented in line with the development of Lot 102. Emerge Associates undertook baseline monitoring in August/September 2021 and the first round of monitoring (monitoring event #1) in March 2022. This was reported previously in the 2022 CAR. Emerge Associates undertook monitoring event #2, #3 and #4 in the 2023 CAR reporting period and monitoring event #5, #6 and #7 in the 2024 CAR reporting period. During the current reporting period (2025), Emerge Associates undertook monitoring event #8, #9 and #10. Monitoring and evaluation by Emerge indicate the objectives and management targets included in the RVMP have either been achieved or are in progress.	C

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	being achieved; and (3) provide a report to the CEO within sixty (60) days of the notice provided in condition 6-6(1) of the management target(s) not being achieved. The report shall include: (a) the cause of management targets not being achieved; (b) the findings of the investigation required by condition 6-6(2); (c) details of revised and/or additional management actions to be implemented to achieve management target(s); and (d) relevant changes to proposal activities.					

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
We EPBC Decision 2017/8066 Condition 3:		The approval holder must implement the Rehabilitation and Vegetation Management Plan (RVMP).				
EPBC 3	Implement the RVMP	Overall	EPBC 2017/8066 ACRs	R02_2025 Movida ACR R03_2025 Movida CAR Appendix E_Photographs	Refer to above response to EPBC 2E.	NC
EPBC Decision 2017/8066 Condition 4:		To minimise the impacts to the quality and condition of SWESCP within the Conservation Area arising from the action (whether indirectly or directly), the approval holder must construct conservation fencing around the entire boundary of the Conservation Area prior to undertaking any clearing.				
EPBC 4	Construct conservation fencing around the entire boundary of the Conservation Area	Prior to any clearing	Site photographs EPBC 2017/8066 ACRs	Appendix E_Photographs	During the site inspection (conducted on 18 September 2025) it was noted there was conservation fencing around the entire boundary of the SWESCP Conservation Area (Photograph 1) but not around the entire Conservation area (Photograph 2). The audit criteria have not been complied with. Peet have put in place corrective actions to deal with this non-compliance.	NC
EPBC Decision 2017/8066 Condition 5:		The approval holder must provide the Department, within sixty-three months from the date of commencement of the action, or another timeframe agreed to in writing by the Minister, a written report certified by an independent suitably qualified ecologist providing evidence as to whether the completion criteria have been achieved and, if they have not been achieved, recommending any changes that should be made to the RVMP and advising within what timeframe the completion criteria are likely to be achieved if the RVMP, so revised, is implemented.				
EPBC 5	A written report certified by an independent suitably qualified ecologist	Within sixty-three months from the date of commencement of construction or another timeframe agreed to in writing by the Minister	Written report certified by an independent suitably qualified ecologist	NA	The written report certified by an independent suitably qualified ecologist is not yet due to the DCCEEW.	NA

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
EPBC Decision 2017/8066 Condition 6:		If the written report certified by an independent suitably qualified Ecologist recommends that changes should be made to the RVMP: a. within forty business days of having received the written report certified by an independent suitably qualified ecologist the approval holder must submit to the Department for the Minister's approval a version of the RVMP revised in accordance with the recommendations of the independent suitably qualified ecologist; b. the Minister may further revise the Rehabilitation and Vegetation Management Plan to ensure it is in accordance with the recommendations of the independent suitably qualified ecologist and current scientific advice; c. the approval holder must implement the revised Rehabilitation and Vegetation Management Plan as and commencing when it is approved by the Minister.				
EPBC 6A	Revised RVMP, in accordance with the recommendations of the independent suitably qualified ecologist, to be submitted to the Department for the Minister's approval	Within forty business days of having received the written report	Correspondence to the Department	NA	Changes to the RVMP are not required as the completion criteria have not yet been assessed by a qualified ecologist.	NA
EPBC 6B	Further revised RVMP at the request of the Minister	If the Minister requests further revised RVMP	Correspondence from Minister Revised RVMP	NA	The RVMP is not required to be revised.	NA
EPBC 6C	Implement the revised RVMP upon approval by the Minister	Overall	Correspondence from Minister EPBC 2017/8066 ACRs	NA	The RVMP is not required to be revised.	NA
EPBC Decision 2017/8066 Condition 7:		The approval holder must not relinquish or transfer ownership of the Conservation Area to another entity unless the Minister has agreed in writing to the proposed transfer and the entity to assume responsibility for the Conservation Area. The Minister will not provide such agreement unless the approval holder has provided the Department with: a. a written report certified by an independent suitably qualified ecologist providing evidence that the completion criteria have been achieved;				

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
				b. detailed evidence that the entity to assume responsibility for the Conservation Area has committed to accept responsibility for the Conservation Area and continue to implement the RVMP in perpetuity in full knowledge of what funds it will receive for this purpose from the approval holder; c. evidence that the entity to assume responsibility for the Conservation Area has committed to commission a survey after ten years from the date of transfer to the entity (and at least one year before the end date of this approval) by an Independent suitably qualified ecologist to determine whether the completion criteria are met and provide the report of the survey to the Department within 20 business days; and d. detailed evidence that the entity to assume responsibility for the Conservation Area is capable of implementing the RVMP in perpetuity.		
EPBC 7A	A written report, certified by an independent suitably qualified ecologist providing evidence that the completion criteria have been achieved, is provided to the Department and agreement is provided by the Minister to relinquishment or transfer of ownership	Prior to relinquishment or transfer of ownership	Written report certified by an independent suitably qualified ecologist. Correspondence with the Department EPBC 2017/8066 ACRs	R01_2024 Movidia ACR R02_2025 Movidia ACR R05_2023 Movidia ACR C08_EPBC20178066_Lot 102 Farrall Road Midvale WA_NC_Notification	The 2023 and 2024 ACRs state: “The Conservation Area is still under ownership of the proponent. As per the subdivision plan, a lot will be created to include the conservation area, after which the proponent will hold until it is transferred to the local government.” Observation – A non-compliance against this condition was identified during preparation of the 2025 ACR: “The individual land parcel for Lot 8010 has been created for the conservation area, and it has recently been confirmed that during the subdivision of the conservation area and surrounding lots, ownership of the conservation area was transferred to the State of Western Australia, which is in accordance with the planning framework established through the structure plan and reflects the long term conservation tenure for the conservation area. The approval holder has recently confirmed the non-compliance with this condition that has been caused by the inadvertent transfer of the ownership of the land. Although the noncompliance was discovered after the current reporting period, and during the	NA

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
					2025-2026 reporting period, the non-compliance was found to be relevant to the current reporting period. The approval holder is currently investigating this further, and the matter is to be resolved, including notification to the Department of the details of the non-compliance and implementation of appropriate contingency actions. The approval holder retains the ability to access the conservation reserve and also the obligation to continue to implement the RVMP until the relevant completion criteria are met (under both the EPBC Act conditions and the Ministerial Statement conditions). The tenure change does not affect the approval holder's ability and intent to continue to implement the RVMP, but the current ownership of the conservation area is not in accordance with Condition 7 and this will need to be resolved in the next reporting period." This non-compliance was reported to the Department on 15 September 2025. This ACR was prepared outside of the audit period therefore this non-compliance doesn't apply to this audit.	
EPBC 7B	Detailed evidence that the entity will assume responsibility for the Conservation Area and will continue to implement the RVMP is provided	Prior to relinquishment or transfer of ownership	Correspondence with the Department EPBC 2017/8066 ACRs	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	Refer to EPBC 7A.	NA

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	to the Department and agreement is provided by the Minister to relinquishment or transfer of ownership					
EPBC 7C	Evidence the entity will commit to commission a survey after ten years from the date of transfer by an Independent suitably qualified ecologist to determine whether the completion criteria are met and provide the report of the survey to the Department within 20 business days	Prior to relinquishment or transfer of ownership	Correspondence with the Department EPBC 2017/8066 ACRs	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	Refer to EPBC 7A.	NA
EPBC 7D	Detailed evidence that the entity to assume responsibility for the Conservation Area is capable of implementing the	Prior to relinquishment or transfer of ownership	Correspondence with the Department EPBC 2017/8066 ACRs	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	Refer to EPBC 7A.	NA

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	RVMP in perpetuity is provided to the Department and agreement is provided by the Minister to relinquishment or transfer of ownership					
EPBC Decision 2017/8066 Condition 8:		The approval holder must notify the Department in writing within 2 business days of formally proposing any change to the WA conditions for which condition 2 applies. The approval holder must notify the Department in writing of any change to the WA conditions for which condition 2 applies within 5 business days of becoming aware of the State Government making such a change.				
EPBC 8A	Notification to the Department in writing of any proposed changes to the MS 1163 conditions	Within 2 business days of proposing any changes	Correspondence with the Department EPBC 2017/8066 ACRs MS 1163 CARs	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR E02_ EPA website screenshot	As stated in the 2023, 2024 and 2025 ACRs: "No changes have been proposed or made to the WA conditions, and as such this requirement was not applicable during the reporting period." No changes to MS 1163; EPA website https://www.epa.wa.gov.au/ checked on 20/10/2025.	NA
EPBC 8B	Notification to the Department in writing of any changes to the MS 1163 conditions	Within 5 business days of changes being made	<i>Correspondence with the Department</i> <i>EPBC 2017/8066 ACRs</i> <i>MS 1163 CARs</i>	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR E02_ EPA website screenshot	As stated in the 2023, 2024 and 2025 ACRs: "No changes have been proposed or made to the WA conditions, and as such this requirement was not applicable during the reporting period." No changes to MS 1163; EPA website https://www.epa.wa.gov.au/ checked on 20/10/2025 (E02).	NA
EPBC Decision 2017/8066 Condition 9:		The approval holder must provide the Department with any documents required under WA Condition 6-6 within 2 business days of those documents being provided to the Western Australian Government.				
EPBC 9	Provide documents required under MS 1163	Within 2 business days	Correspondence with the Department	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	As stated in the 2023, 2024 and 2025 ACRs: "No notification/ request relating to Condition 6-6 of MS 1163 has been provided and as	NA

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	Condition 6-6 to the Department		EPBC 2017/8066 ACRs MS 1163 CARs		such this requirement was not applicable during the reporting period."	
EPBC Decision 2017/8066 Condition 10:		The approval holder must notify the Department in writing of the date of commencement of the action within 10 business days after the date of commencement of the action.				
EPBC 10	Notify the Department of the date of commencement of the action.	Within 10 days after action commencement	Email notification to the Department.	R01_2024 Movida ACR C01_Notification Letter	As stated in the 2024 ACR: "The approval holder notified the Department in writing of the date of commencement of action on the 4 July 2022, within 10 business days after the commencement of action (L002, E001, refer to the evidence table in Appendix A)." Notification letter to the Department advising them of the date of commencement of the action within 10 business days after the commencement of action confirms compliance with this condition.	C
EPBC Decision 2017/8066 Condition 11:		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.				
EPBC 11	Written agreement from the Minister is required to commence the action if the action does not occur within 5 years from the date of the EPBC Decision 2017/8066 approval	Prior to action commencement	Email notification to the Department. EPBC 2017/8066 ACRs	Site inspection (18 September 2025)	The EPBC Decision 2017/8066 approval is dated 27 July 2021. The site inspection (conducted on 18 September 2025) confirmed the action had commenced within 5 years from the date of the EPBC Decision 2017/8066 approval.	C
EPBC Decision 2017/8066 Condition 12:		The approval holder must maintain accurate and complete compliance records.				

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
EPBC 12	Maintain accurate and complete compliance records.	Overall	Independent audit assessment	R01_2024 Movida ACR R02_2025 Movida ACR R03_2025 Movida CAR R05_2023 Movida ACR R06_2021 Movida CAR R07_2022 Movida CAR R08_2023 Movida CAR R09_2024 Movida CAR	ACRs, CARs and this Independent Audit Report indicate accurate and complete compliance records are maintained.	C
EPBC Decision 2017/8066 Condition 13:		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.				
EPBC 13	Electronic copies of compliance records provided to the Department	Upon request	Correspondence with the Department EPBC 2017/8066 ACRs	E03_Evidence Request_Peet_Emerge Response_October2025	Emerge Associates advised Peet has “not specifically” been asked by the Department to provide electronic copies of compliance records.	NA
EPBC Decision 2017/8066 Condition 14:		The approval holder must: - submit plans electronically to the Department; - unless otherwise agreed to in writing by the Minister, publish each plan on the website within 20 business days of the date: of this approval, if the version of the plan to be implemented is specified in these conditions; or - that the plan is submitted to the Minister or the Department if the plan does not require the approval of the Minister but was not finalised before the date of this approval; or - that the plan was approved by the Minister in writing, if the plan requires the approval of the Minister; - that the plan was approved by the CEO in writing, if the plan requires the approval of the CEO; or - a revised action management plan is submitted to the Minister or the Department. exclude or redact sensitive ecological data from plans to be published on the website or to be provided to a member of the public; and keep plans published on the website until the end date of this approval.				
EPBC 14A	Plans submitted electronically to the Department	Overall	Correspondence with the Department	R01_2024 Movida ACR E08_EPBC 2017_8066 - Condition 2_3 Submission of Rehabilitation and Vegetation Management Plan	As stated in the 2024 ACR: “The RVMP was submitted electronically to the Department. The RVMP was published and is publicly available at the following website:	C

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
			EPBC 2017/8066 ACRs		https://www.peet.com.au/communities/pert-h-and-wa/movida-estate/purchaser-andbuilder-information/building-covenants-and-approvals Lodgement of the revised RVMP to the Department on 26/05/2021.	
EPBC 14B	Publish the plan, to be implemented as specified by the conditions of the EPBC 2017/8066 approval, on the website	Within 20 business days of the date of the EPBC 2017/8066 approval	Peet website screenshot EPBC 2017/8066 ACRs	E04_Peet Website Screenshot	The RVMP was on the Peet Movida website when the website was checked on 27/10/2025.	C
EPBC 14C	Publish the plan, if the plan does not require the approval of the Minister, on the website	Within 20 business days of the date the plan is submitted to the Minister or the Department	Peet website screenshot EPBC 2017/8066 ACRs	E04_Peet Website Screenshot	The RVMP was on the Peet Movida website when the website was checked on 27/10/2025.	C
EPBC 14D	Publish the plan, if the plan requires the approval of the Minister, on the website	Within 20 business days of the date the plan was approved by the Minister in writing	Peet website screenshot EPBC 2017/8066 ACRs	E04_Peet Website Screenshot	The RVMP was on the Peet Movida website when the website was checked on 27/10/2025.	C
EPBC 14E	Publish the plan, if the plan requires the approval of the CEO, on the website	Within 20 business days of the date the plan was approved by	Peet website screenshot EPBC 2017/8066 ACRs	E04_Peet Website Screenshot	The RVMP was on the Peet Movida website when the website was checked on 27/10/2025.	C

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
		the CEO in writing				
EPBC 14F	Publish a revised action management plan on the website	Within 20 business days of the date a revised action management plan is submitted to the Minister or the Department	Peet website screenshot EPBC 2017/8066 ACRs	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	As stated in the 2023, 2024 and 2025 ACRs: "No request has been made to apply to the Minister for a variation to an action management plan and as such this requirement was not applicable during the reporting period."	NA
EPBC 14G	Exclude or redact sensitive ecological data from plans to be made public	Prior to publication	Review plans on Peet website	Reviewed RVMP on Peet website	The RVMP on Peet website does not include any redacted data.	NA
EPBC 14H	Keep plans published on the website until the end date of this approval.	From publication till the end of 28 February 2056.	Peet website screenshot	E04_Peet Website Screenshot	The RVMP was on the Peet Movida website when the website was checked on 27/10/2025.	C
EPBC Decision 2017/8066 Condition 15:		The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata produced under a plan, is prepared in accordance with the Department's Guidelines for biological survey and mapped data (2018) and submitted electronically to the Department in accordance with the requirements of the plan.				
EPBC 15A	Monitoring data produced under a plan, is prepared in accordance with the Department's Guidelines for biological survey and mapped data (2018)	Overall	Correspondence submitting monitoring data to the Department	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	As stated in the 2023, 2024 and 2025 ACRs: "Monitoring reports comply with the guidelines (R002, refer to the evidence table in Appendix A). The monitoring report that was provided to address MS 1163 CAR is now provided to the Department to support this ACR."	C

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
EPBC 15B	Monitoring data produced under a plan is submitted electronically to the Department in accordance with the requirements of the plan.	Overall	Correspondence submitting monitoring data to the Department	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	As stated in the 2023, 2024 and 2025 ACRs: "Monitoring reports comply with the guidelines (R002, refer to the evidence table in Appendix A). The monitoring report that was provided to address MS 1163 CAR is now provided to the Department to support this ACR."	C
EPBC Decision 2017/8066 Condition 16:		The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or otherwise in accordance with an annual date that has been agreed to in writing by the Minister. The approval holder must: publish each compliance report on the website within 60 business days following the relevant 12 month period; notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report and documentary evidence providing proof of the date of publication of the report within 5 business days of the date of publication; keep all compliance reports publicly available on the website until this approval expires; exclude or redact sensitive ecological data from compliance reports to be published on the website; and where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication.				
EPBC 16A	Prepare a compliance report for each 12 month period	Following the date of commencement of the action	EPBC 2017/8066 ACRs	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	The 2023, 2024 and 2025 ACRs have been prepared.	C
EPBC 16B	Publish each compliance report on the website	Within 60 business days following the relevant 12 month period	Peet website screenshot	C02_Email to DCCEEW_RE 2023 ACR C03_Email to DCCEEW_RE 2024 ACR C04_Email to DCCEEW_RE 2025 ACR	Email correspondence indicates the 2023, 2024 and 2025 ACRs were published on the Peet website within 60 business days following the relevant 12 month period.	C
EPBC 16C	Notify the Department by email that a compliance report has been published on the website and	Within 5 business days of the date of publication	Correspondence to the Department	E03_Evidence Request_Peet_Emerge Response_October2025C02_Email to DCCEEW_RE 2023 ACR C03_Email to DCCEEW_RE 2024 ACR	Peet provide email notifications to DCCEEW of compliance reports being published.	C

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	provide the weblink for the compliance report and documentary evidence providing proof of the date of publication of the report			C04_Email to DCCEEW_RE 2025 ACR		
EPBC 16D	Keep all compliance reports publicly available on the website	From publication till the end of 28 February 2056.	Peet website screenshot	E04_Peet Website Screenshot	Peet website screenshot indicates the 2023, 2024 and 2025 ACRs have been published on the Peet website.	C
EPBC 16E	Exclude or redact sensitive ecological data from compliance reports to be published on the website	Overall	Review EPBC 2017/8066 ACRs on Peet website	Review EPBC 2017/8066 ACRs on Peet website	A review of EPBC 2017/8066 ACRs on the Peet website indicated none of the 2023, 2024 or 2025 ACRs had redacted details.	NA
EPBC 16F	Where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department	Within 5 business days of publication	Review EPBC 2017/8066 ACRs on Peet website. Correspondence with the Department	Review EPBC 2017/8066 ACRs on Peet website	A review of EPBC 2017/8066 ACRs on the Peet website indicated that none of the 2023, 2024 or 2025 ACRs had redacted details.	NA
EPBC Decision 2017/8066 Condition 17:		The approval holder must establish a compliance risk management system, prior to the commencement of the action to prevent incidents of non-compliance with these approval conditions, prior to the commencement of the action.				

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
EPBC 17	Establish a compliance risk management system	Prior to the commencement of the action	EPBC 2017/8066 ACRs	R02_2025 Movida ACR	As stated in the 2025 ACR: “A compliance risk management system was established by the approval holder prior to the commencement of action (D001, refer to the evidence table in Appendix A).” “Table A1: Evidence Register- Supporting/ Verifying Information” of the 2025 ACR included the “Risk Register Movida Compliance Framework.”	C
EPBC Decision 2017/8066 Condition 18:		The approval holder must provide evidence of the compliance risk management system to the Department prior to the commencement of the action.				
EPBC 18	Provide evidence of the compliance risk management system to the Department	Prior to the commencement of the action	EPBC 2017/8066 ACRs	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	As stated in the 2023, 2024 and 2025 ACR: “The compliance risk management system was provided to the Department prior to the commencement of action.”	C
EPBC Decision 2017/8066 Condition 19:		The approval holder must notify the Department in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than 2 business days after becoming aware of the incident or non-compliance. The notification must specify: any condition which is or may be in breach; a short description of the incident and/or non-compliance; and the location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.				
EPBC 19A	The approval holder must notify the Department in writing of any incident, non-compliance with the conditions or non-compliance with the	No later than 2 business days after becoming aware of the incident or non-compliance	Incident register Site photos EPBC 2017/8066 ACRs Correspondence with the Department	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR E05_Incident Register	As stated in the 2023 and 2024 ACRs: “No incidents have been noted or reported and as such this requirement was not applicable during the reporting period.” As stated in the 2025 ACR: No environmental incidents were listed in the Movida Incident Register. “The approval holder became aware of a non-compliance associated with Condition 7 after the current 2024-2025 reporting period. As	NA

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	commitments made in plans				such, the Department was not required to be notified of the non-compliance during this reporting period. Compliance with this condition is anticipated to be relevant for the next reporting period (2025-2026)." Observation: The non-compliance with Condition 7 was identified during the preparation of the 2025 ACR, dated 12/09/2025. The Department was advised of the non-compliance on 15/09/2025. This was within 2 business days of the non-compliance being identified. During this audit non-compliances relating to conditions and commitments made in plans (specifically the RVMP) have been detected. Non-compliances relate to: EPBC 2A – Not meeting the environmental objectives for the conservation area, included in the RVMP. EPBC 2B - Implementation of the RVMP. EPBC 3 - The non-compliance relates directly to the non-compliance against EPBC 2E. EPBC 4 – Conservation fencing has not been constructed around the entire boundary of the Conservation Area. EPBC 7 - Ownership of the conservation area being transferred to the State of Western Australia. Details of all these non-compliances except the non-compliance against EPBC 7 have not been provided to the Department. Notification of these non-compliances must	

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
					be made within 2 business days from the date of this Audit Report.	
EPBC 19B	The notification must specify: a. any condition which is or may be in breach; b. a short description of the incident and/or non-compliance; and c. the location (including co-ordinates), date, and time of the incident and/or noncompliance. In the event the exact information cannot be provided, provide the best information available.	No later than 2 business days after becoming aware of the incident or non-compliance	Correspondence with the Department	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR E05_Incident Register	Notification of the non-compliance against EPBC 7 was undertaken outside of the audit period.	NA
EPBC Decision 2017/8066 Condition 20:	The approval holder must provide to the Department the details of any incident or noncompliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying: - any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future; - the potential impacts of the incident or non-compliance; and - the method and timing of any remedial action that will be undertaken by the approval holder.					

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
EPBC 20	Provide the Department details of incidents or non-compliances with conditions or commitments made in plans	Within 10 business days	Email notification correspondence with the Department	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR E05_Incident Register	As stated in the 2023 and 2024 ACRs: “No incidents have been noted or reported and as such this requirement was not applicable during the reporting period.” No environmental incidents against any plans were listed in the Movida Incident Register. During this audit non-compliances relating to commitments made in plans (specifically the RVMP) have been detected. Non-compliances relate to: - Not meeting the environmental objectives for the conservation area, included in the RVMP. - Implementation of the RVMP. - Conservation fencing not being constructed around the entire boundary of the Conservation Area. Details of all these non-compliances have not been provided to the Department. Notification of these non-compliances must be made within 10 business days from the date of this Audit Report.	NA
EPBC Decision 2017/8066 Condition 21:		The approval holder must ensure that an independent audit of compliance with the conditions is conducted for the three-year period from the commencement of the action and subsequently as requested in writing by the Minister.				
EPBC 21	Independent audit of compliance with the conditions	Three years after commencement of the action Or, as requested by the Minister	Email notification correspondence with the Department	This Independent Audit Report	This Independent Audit Report confirms an independent audit of compliance with the conditions has been undertaken. This audit is outside the audit period.	NA

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
EPBC Decision 2017/8066 Condition 22:	For each independent audit, the approval holder must: provide the name and qualifications of the proposed independent auditor and the draft audit criteria to the Department; only commence the independent audit once the audit criteria and independent auditor have been approved in writing by the Department; and submit an audit report to the Department within the timeframe specified in the approved audit criteria.					
EPBC 22A	Provide the name and qualifications of the proposed independent auditor and the draft criteria to the Department.	Prior to the independent audit	Correspondence to the Department	C06_Letter to DCCEEW	The name and qualifications of the independent auditor and the draft criteria were provided to the Department on the 5/8/2025. This date is outside of the audit period.	NA
EPBC 22B	Commence independent audit	Once the audit criteria and the independent auditor have been approved by the Department.	Correspondence from the Department	This audit report	Once the audit criteria and the independent auditor were approved by the Department this independent audit commenced in September 2025. This timeframe is outside of the audit period.	NA
EPBC 22C	Submit an independent audit report	Within the timeframe specified in the approved audit criteria	Correspondence to the Department Audit report	C07_Letter from DCCEEW	This independent audit report will be lodged prior to or on the 14/11/2025, per the letter from the Department, dated 15/8/2025. This date is outside of the audit period.	NA
EPBC Decision 2017/8066 Condition 23:	The approval holder must publish the audit report on the website within 10 business days of receiving the Department's approval of the audit report and keep the audit report published on the website until the end date of this approval.					
EPBC 23A	Publish the audit report on the Peet website	Within 10 business days of receiving the Department's approval of the audit report	Peet website screenshot	NA	This audit report should be published on the Peet's website within 10 business days of receiving the Department's approval. This requirement falls outside of the audit period therefore this condition is not applicable to this audit.	NA
EPBC 23B	Keep the audit report published	From the publication	Peet website screenshot	NA	This audit report should be kept on Peet's website until 28 February 2056. This date is	NA

Condition	Criteria	Timing	Verification Method	Evidence	Determination Assessment	Compliance Status
	on the Peet website	date until the 28 February 2056			outside of the audit period therefore this condition is not applicable to this audit.	
EPBC Decision 2017/8066 Condition 24:		The approval holder may, at any time, apply to the Minister for a variation to an action management plan approved by the Minister, by submitting an application in accordance with the requirements of section 143A of the EPBC Act. If the Minister approves a revised action management plan (RAMP) then, from the date specified, the approval holder must implement the RAMP in place of the previous action management plan.				
EPBC 24A	Variation to an action management plan approved by the Minister	Prior to amending an action management plan	Correspondence from the Department	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	As stated in the 2023, 2024 and 2025 ACRs: "No request has been made to apply to the Minister for a variation to an action management plan and as such this requirement was not applicable during the reporting period."	NA
EPBC 24B	Peet implement the RAMP in place of the previous action management plan	Upon approval of the RAMP by the Department	Correspondence from the Department EPBC 2017/8066 ACRs	R01_2024 Movida ACR R02_2025 Movida ACR R05_2023 Movida ACR	No action management plan has been varied.	NA
EPBC Decision 2017/8066 Condition 25:		Within 20 business days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.				
EPBC 25	Notify the Department in writing of the completion of the action, and provide completion data	Within 20 business days after the completion of the action	Correspondence to the Department	E03_Evidence Request_Peet_Emerge Response_October2025	Peet advised the action has not been completed.	NA

5. References

DEE (2019). Independent Audit and Audit Report Guidelines for controlled actions which have been approved under Chapter 4 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Appendix A EPBC Approval EPBC 2017/8066



APPROVAL

Residential development and conservation, Lot 102 Farrall Road, Stratton, WA (EPBC 2017/8066)

This decision is made under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Note that section 134(1A) of the **EPBC Act** applies to this approval, which 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 condition.

Details

Person to whom the approval is granted (approval holder)	Peet Stratton Pty Ltd
ACN or ABN of approval holder	ACN: 169 385 139
Action	To clear native vegetation to develop Lot 102 Farrall Road, Midvale, WA, approximately 18 km northeast of Perth Central Business District, for residential land use.

Approval 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.

Listed Threatened Species and Communities	
Section 18	Approve
Section 18A	Approve

Period for which the approval has effect

This approval has effect until 28 February 2056.

Decision-maker

Name and position	Kylie Calhoun Assistant Secretary Environment Assessments West (WA, SA, NT) Branch Department of Agriculture, Water and the Environment
Signature	
Date of decision	27 July 2021

Conditions of approval

This approval is subject to the conditions under the EPBC Act as set out in ANNEXURE A.

ANNEXURE A – CONDITIONS OF APPROVAL

Part A – Conditions specific to the action

1. The approval holder must not **clear** more than 0.23 hectares of **Shrublands and Woodlands of the Eastern Swan Coastal Plain Threatened Ecological Community (SWESCP)** within the **Development Footprint**. The approval holder must not **clear** outside of the **Development Footprint**.
2. To minimise impacts to the **SWESCP**, the approval holder must fully comply with and implement all parts of Conditions 6-1, 6-2, 6-3, 6-4, 6-5 and 6-6 of the **WA Conditions**.
3. The approval holder must implement the **Rehabilitation and Vegetation Management Plan (RVMP)**.
4. To minimise the impacts to the quality and condition of **SWESCP** within the **Conservation Area** arising from the action (whether indirectly or directly), the approval holder must construct **conservation fencing** around the entire boundary of the **Conservation Area** prior to undertaking any **clearing**.
5. The approval holder must provide the **Department**, within sixty-three months from the date of **commencement of the action**, or another timeframe agreed to in writing by the **Minister**, a written report certified by an **independent suitably qualified ecologist** providing evidence as to whether the **completion criteria** have been achieved and, if they have not been achieved, recommending any changes that should be made to the **RVMP** and advising within what timeframe the **completion criteria** are likely to be achieved if the **RVMP**, so revised, is implemented.
6. If the written report certified by an **independent suitably qualified ecologist** recommends that changes should be made to the **RVMP**:
 - a. within forty **business days** of having received the written report certified by an **independent suitably qualified ecologist** the approval holder must submit to the **Department** for the **Minister's** approval a version of the **RVMP** revised in accordance with the recommendations of the **independent suitably qualified ecologist**;
 - b. the **Minister** may further revise the Rehabilitation and Vegetation Management Plan to ensure it is in accordance with the recommendations of the **independent suitably qualified ecologist** and current scientific advice;
 - c. the approval holder must implement the revised Rehabilitation and Vegetation Management Plan as and commencing when it is approved by the **Minister**.
7. The approval holder must not relinquish or transfer ownership of the **Conservation Area** to another entity unless the **Minister** has agreed in writing to the proposed transfer and the entity to assume responsibility for the **Conservation Area**. The **Minister** will not provide such agreement unless the approval holder has provided the **Department** with:
 - a. a written report certified by an **independent suitably qualified ecologist** providing evidence that the **completion criteria** have been achieved;
 - b. detailed evidence that the entity to assume responsibility for the **Conservation Area** has committed to accept responsibility for the **Conservation Area** and continue to implement the **RVMP** in perpetuity in full knowledge of what funds it will receive for this purpose from the approval holder;
 - c. evidence that the entity to assume responsibility for the **Conservation Area** has committed to commission a survey after ten years from the date of transfer to the entity (and at least one year before the end date of this approval) by an **Independent suitably qualified ecologist** to

determine whether the **completion criteria** are met and provide the report of the survey to the **Department** within 20 business days; and

- d. detailed evidence that the entity to assume responsibility for the **Conservation Area** is **capable** of implementing the **RVMP** in perpetuity.
- 8. The approval holder must notify the **Department** in writing within 2 **business days** of formally proposing any change to the **WA conditions** for which condition 2 applies. The approval holder must notify the **Department** in writing of any change to the **WA conditions** for which condition 2 applies within 5 **business days** of becoming aware of the State Government making such a change.

Additional Reporting Requirements

- 9. The approval holder must provide the **Department** with any documents required under **WA Condition 6-6** within 2 **business days** of those documents being provided to the Western Australian Government.

Part B – Standard administrative conditions

Notification of date of commencement of the action

- 10. The approval holder must notify the **Department** in writing of the date of **commencement of the action** within 10 **business days** after the date of **commencement of the action**.
- 11. 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

- 12. The approval holder must maintain accurate and complete **compliance records**.
- 13. 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 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.

Submission and publication of plans

- 14. The approval holder must:
 - a. submit **plans** electronically to the **Department**;
 - b. unless otherwise agreed to in writing by the **Minister**, publish each **plan** on the **website** within 20 **business days** of the date:
 - i. of this approval, if the version of the **plan** to be implemented is specified in these conditions; or
 - ii. that the **plan** is submitted to the **Minister** or the **Department** if the **plan** does not require the approval of the **Minister** but was not finalised before the date of this approval; or
 - iii. that the **plan** was approved by the **Minister** in writing, if the **plan** requires the approval of the **Minister**;
 - iv. that the **plan** was approved by the **CEO** in writing, if the **plan** requires the approval of the **CEO**; or
 - v. a revised action management plan is submitted to the **Minister** or the **Department**.

- c. exclude or redact **sensitive ecological data** from **plans** to be published on the **website** or to be provided to a member of the public; and
 - d. keep **plans** published on the **website** until the end date of this approval.
15. The approval holder must ensure that any **monitoring data** (including **sensitive ecological data**), surveys, maps, and other spatial and metadata produced under a **plan**, is prepared in accordance with the **Department's Guidelines for biological survey and mapped data** (2018) and submitted electronically to the **Department** in accordance with the requirements of the **plan**.

Annual compliance reporting

16. The approval holder must prepare a **compliance report** for each 12 month period following the date of **commencement of the action**, or otherwise in accordance with an annual date that has been agreed to in writing by the **Minister**. The approval holder must:
- a. publish each **compliance report** on the **website** within 60 **business days** following the relevant 12 month period;
 - b. notify the **Department** by email that a **compliance report** has been published on the **website** and provide the weblink for the **compliance report** and documentary evidence providing proof of the date of publication of the report within 5 **business days** of the date of publication;
 - c. keep all **compliance reports** publicly available on the **website** until this approval expires;
 - d. exclude or redact **sensitive ecological data** from **compliance reports** to be published on the **website**; and
 - e. where any **sensitive ecological data** has been excluded from the version published, submit the full **compliance report** to the **Department** within 5 **business days** of publication.

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

Reporting non-compliance

17. The approval holder must establish a **compliance risk management system**, prior to the **commencement of the action** to prevent incidents of non-compliance with these approval conditions, prior to the **commencement of the action**.
18. The approval holder must provide evidence of the **compliance risk management system** to the **Department** prior to the **commencement of the action**.
19. The approval holder must notify the **Department** in writing of any: **incident**; non-compliance with the conditions; or non-compliance with the commitments made in **plans**. The notification must be given as soon as practicable, and no later than 2 **business days** after becoming aware of the **incident** or non-compliance. The notification must specify:
- a. any condition which is or may be in breach;
 - b. a short description of the **incident** and/or non-compliance; and
 - c. the location (including co-ordinates), date, and time of the **incident** and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.
20. The approval holder must provide to the **Department** the details of any **incident** or noncompliance with the conditions or commitments made in **plans** as soon as practicable and no later than 10 **business days** after becoming aware of the incident or non-compliance, specifying:
- a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;
 - b. the potential impacts of the **incident** or non-compliance; and
 - c. the method and timing of any remedial action that will be undertaken by the approval holder.

Independent audit

21. The approval holder must ensure that an **independent audit** of compliance with the conditions is conducted for the three-year period from the **commencement of the action** and subsequently as requested in writing by the **Minister**.
22. For each **independent audit**, the approval holder must:
 - a. provide the name and qualifications of the proposed independent auditor and the draft audit criteria to the **Department**;
 - b. only commence the **independent audit** once the audit criteria and independent auditor have been approved in writing by the **Department**; and
 - c. submit an audit report to the **Department** within the timeframe specified in the approved audit criteria.
23. The approval holder must publish the audit report on the **website** within 10 **business days** of receiving the **Department's** approval of the audit report and keep the audit report published on the **website** until the end date of this approval.

Revision of action management plans

24. The approval holder may, at any time, apply to the **Minister** for a variation to an action management plan approved by the **Minister**, by submitting an application in accordance with the requirements of section 143A of the **EPBC Act**. If the **Minister** approves a revised action management plan (RAMP) then, from the date specified, the approval holder must implement the RAMP in place of the previous action management plan.

Completion of the action

25. Within 20 **business days** after the **completion of the action**, the approval holder must notify the **Department** in writing and provide **completion data**.

Part C - Definitions

In these conditions, except where contrary intention is expressed, the following definitions are used:

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

Capable means that:

- i. there is reasonable evidence that the entity will continue to exist and, if it were to be wound up, another similar entity would assume responsibility for its commitments, including the implementation of the **RVMP**,
- ii. there is reasonable evidence that the entity has or can readily access the skill set needed to implement the **RVMP**.
- iii. a survey after ten years from the date of transfer to the entity (but at least one year before the end of this approval) by an **Independent** suitably qualified ecologist that confirms **RVMP** is still met.

CEO means The Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the Environmental Protection Act 1986, or his delegate.

Clear/Clearing means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* for further guidance), available from <http://www.agriculture.gov.au/pests-diseases-weeds/pest-animals-and-weeds/review-aus-pest-animal-weed-strategy/aus-weeds-strategy>

Commence the action/Commencement of the action means the first instance of any specified activity associated with the action including **clearing** and **construction** and does not include minor physical disturbance necessary to:

- i. undertake pre-clearance surveys or monitoring programs;
- ii. install signage and /or temporary fencing to prevent unapproved use of the project area;
- iii. protect environmental and property assets from fire, weeds and pests, including erection of temporary of fencing, and use of existing surface access tracks; or
- iv. install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on the **protected matters**.

Completion criteria means the environmental outcomes that must be achieved as specified in Appendix C in the **Rehabilitation and Vegetation Management Plan**.

Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. This information must include the actual total area **cleared** and total area of **SWESCP** cleared within the **Development Envelope**. The **Department's** preferred spatial data format is shapefile.

Completion of the action means all specified activities associated with the action have permanently ceased.

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(s) means written reports:

- i. providing accurate and complete details of compliance, **incidents**, and non-compliance with the conditions and the **plans**;
- ii. consistent with the **Department's Annual Compliance Report Guidelines (2014)**: found at <https://www.environment.gov.au/epbc/publications/annual-compliance-reportguidelines>;
- iii. include a shapefile of any clearance of any **protected matters**, or their habitat, undertaken within the relevant 12 month period; and
- iv. annexing a schedule of all **plans** prepared and in existence in relation to the conditions during the relevant 12 month period.

Compliance risk management system means policies, frameworks and processes established within an organisation to monitor compliance with these approval conditions.

Conservation Area means the area the area of natural vegetation to be protected, maintained, and restored, including the 'Bush Forever site 309', shown marked with light green hatching and labelled 'Conservation area' on the map at Attachment B.

Conservation fencing means fencing designed to exclude humans, foxes, cats, rabbits and other pest species from entering the **Conservation Area**, while minimising risks to wildlife native to SWESCP, and only enabling authorised people to enter in order to implement the **RVMP**. **Conservation fencing** must be constructed as agreed in writing by the entity to assume responsibility for the management of the **Conservation Area** (e.g., regarding type of fencing and specifications).

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; preliminary site preparation work which involves breaking of the ground (including pile driving); 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**.

Development envelope means the location of the action shown marked with a yellow outline and labelled 'Development envelope' on the map at Attachment B, which includes the **Development footprint** and the **Conservation Area**.

Development footprint means the project area that is subject to **clearing**, shown marked shaded beige and labelled 'Development footprint' on the map at Attachment B.

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

Incident means any event which has the potential to, or does, impact on one or more **protected matter(s)**, other than as authorised by this approval.

Independent means a person who does not have any individual, or by employment or family affiliation, conflicting or competing interests with the approval holder; the approval holder's staff, representatives or associated persons; or the project, including any personal, financial, business or employment relationship, other than receiving payment for undertaking the role for which the condition requires an independent person.

Independent audit(s) means an audit conducted by an **independent** and **suitably qualified auditor** as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines (2019)*, available from <http://www.environment.gov.au/epbc/publications/independent-audit-report-guidelines>

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.

Plan(s) means any of the documents required to be prepared, approved by the **Minister**, and/or implemented by the approval holder and published on the **website** in accordance with these conditions (includes action management plans and/or strategies).

Protected matter/s refers to the 'matters of national environmental significance' that are protected under the **EPBC Act**. For this approval the relevant protected matter is the **Shrublands and Woodlands of the Eastern Swan Coastal Plain Threatened Ecological Community**.

Rehabilitation and Vegetation Management Plan (RVMP) means the *Rehabilitation and Vegetation Management Plan, Lot 102, Farrall Road, Midvale* EP16-009(09)—097E TAA (May 2021) approved by the **Minister** in writing.

Sensitive ecological data means data as defined in the Australian Government Department of the Environment (2016) Sensitive Ecological Data – Access and Management Policy V1.0 available from <http://www.environment.gov.au/about-us/environmental-information-data/informationpolicy/sensitive-ecological-data-access-and-management-policy>.

Shapefile means location and attribute information of 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.

Shrublands and Woodlands of the Eastern Swan Coastal Plain Threatened Ecological Community (SWESCP) is the EPBC Act listed Shrublands and Woodlands of the Eastern Swan Coastal Plain Threatened Ecological Community (FCT 20c TEC), as defined within the *Approved Conservation Advice for Shrublands and Woodlands of the eastern Swan Coastal Plain* (2017).

Suitably qualified auditor means a person whose core activities include environmental audit services. An accreditation and/or certification with organisations such as RABQSA (now Exemplar Global) or the Environment Institute of Australia and New Zealand Inc. (EIANZ) meets this standard.

Suitably qualified ecologist means a person who has relevant professional qualifications and at least three (3) years of work experience in managing and assessing the condition of **SWESCP** and can give an authoritative assessment and advice on the condition of **SWESCP** using relevant protocols, standards, methods and/or literature.

WA Conditions refers to the approved environmental conditions for the proposed action as outlined in WA Ministerial Statement 1163 at Attachment A.

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

A: Western Australian Government - Ministerial statement 1163 (1 February 2021)

B: Map of development envelope

Appendix B Evidence Register

Table B.1: Evidence Register

Code	Reference	Author	Electronic	Hard copy	Topic
C01	C01_Notification Letter	Emerge	X		Notification of commencement of action letter.
C02	C02_Email to DCCEEW_RE 2023 ACR	Emerge	X		Email notification to DCCEEW re: the 2023 ACR and that it has been published on the Peet website and provides the weblink for the compliance report.
C03	C03_Email to DCCEEW_RE 2024 ACR	Emerge	X		Email notification to DCCEEW re: the 2024 ACR and that it has been published on the Peet website and provides the weblink for the compliance report.
C04	C04_Email to DCCEEW_RE 2025 ACR	Emerge	X		Email notification to DCCEEW re: the 2025 ACR and that it has been published on the Peet website and provides the weblink for the compliance report.
C05	C05_DWER approval letter	DWER	X		Letter from DWER to Emerge confirming approval of the RVMP prior to ground disturbing activities.
C06	C06_Letter to DCCEEW	JBS&G	X		Letter from JBS&G to DCCEEW, dated 5/8/2025, requesting approval of the audit criteria and proposed independent auditor.
C07	C07_Letter from DCCEEW	DCCEEW	X		Letter from DCCEEW to Peet, dated 15/8/2025, approving the audit criteria and proposed independent auditor. The letter also provides the deadline of the independent audit report to the Department (14/11/2025).
C08	C08_EPBC20178066_Lot 102 Farrall Road Midvale WA_NC_Notification	Peet	X		Notification to DCCEEW in regard to a non-compliance against Condition 7 of EPBC Approval 2017/8066, dated 15/09/2025.
E01	E01_Nearmap screenshot	Nearmap	X		Screenshot of Nearmap MapBrowser dated 9/6/2025, accessed on 23/10/2025, showing aerial overview of the project area.
E02	E02_EPA website screenshot	EPA	X		Screenshot of EPA website, accessed on 24/10/2025, showing current MS 1163, dated 1 February 2021.
E03	E03_Evidence Request_Peet_Emerge Response_October2025	Peet / Emerge	X		Peet and Emerge Associates response to JBS&G request for evidence for this independent audit.
E04	E04_Peet Website Screenshot	Peet	X		Screenshot of the Peet website showing the RVMP and ACRs uploaded to the website.
E05	E05_Incident Register	Peet	X		Movida Incident Register.

Code	Reference	Author	Electronic	Hard copy	Topic
E06	E06_RE_MS1163 Rehabilitation and Vegetation Management Plan (RVMP)	DBCA	X		DBCA comments on the RVMP.
E07	E07_RE_ Consultation on proposed rehabilitation at Lot 102 Farrall Road_ Midvale	City of Swan	X		Consultation on proposed rehabilitation at Lot 102 Farrall Road, Midvale
E08	E08_EPBC 2017_8066 - Condition 2_3 Submission of Rehabilitation and Vegetation Management Plan	Emerge	X		Submission of the RVMP to the DCCEEW.
E09	E09_L002_Rehabilitation and Vegetation Management Plan Approval	DWER	X		Approval of the RVMP.
E10	E10_Year 4 Evaluation Tech Memo	Emerge	X		Technical Memorandum. Rehabilitation and Vegetation Management Plan - Monitoring and Evaluation Report 2024-2025 (Year 4). Lot 102 Farrall Road, Midvale, dated 24/04/2025.
R01	R01_2024 Movida ACR	Emerge	X		2024 Compliance Report for EPBC Approval 2017/8066, Lot 102 Farrall Road, Midvale Project No: EP16-009(33). Prepared for Peet Stratton Pty Ltd by Emerge Associates. Dated September 2024.
R02	R02_2025 Movida ACR	Emerge	X		2025 Compliance Report for EPBC Approval 2017/8066, Lot 102 Farrall Road, Midvale Project No: EP16-009(35). Prepared for Peet Stratton Pty Ltd by Emerge Associates. Dated September 2025.
R03	R03_2025 Movida CAR	Emerge	X		Compliance Assessment Report, Lot 102 Farrall Road, Midvale, Project No: EP16-009(35). Prepared for Peet Stratton Pty Ltd by Emerge Associates. Dated April 2025.
R04	R04_2021 RVMP	Emerge	X		May 2021 Rehabilitation and Vegetation Management Plan, Lot 102 Farrall Road, Midvale. Project No: EP16-009(09).
R05	R05_2023 Movida ACR	Emerge	X		2023 Compliance Report for EPBC Approval 2017/8066, Lot 102 Farrall Road, Midvale Project No: EP16-009(32). Prepared for Peet Stratton Pty Ltd by Emerge Associates. Dated August 2023.

Code	Reference	Author	Electronic	Hard copy	Topic
R06	R06_2021 Movida CAR	Emerge	X		Compliance Assessment Report, Lot 102 Farrall Road, Midvale, Project No: EP16-009(27). Prepared for Peet Stratton Pty Ltd by Emerge Associates. Dated May 2021.
R07	R07_2022 Movida CAR	Emerge	X		Compliance Assessment Report, Lot 102 Farrall Road, Midvale, Project No: EP16-009(30). Prepared for Peet Stratton Pty Ltd by Emerge Associates. Dated April 2022.
R08	R08_2023 Movida CAR	Emerge	X		Compliance Assessment Report, Lot 102 Farrall Road, Midvale, Project No: EP16-009(32). Prepared for Peet Stratton Pty Ltd by Emerge Associates. Dated May 2023.
R09	R09_2024 Movida CAR	Emerge	X		Compliance Assessment Report, Lot 102 Farrall Road, Midvale, Project No: EP16-009(33). Prepared for Peet Stratton Pty Ltd by Emerge Associates. Dated April 2024.

Appendix C Auditor's Certification

Tracey Parker, Auditor, JBS&G, 177 Spencer St, Bunbury, WA
SAI Global Lead Auditor in Environmental Management Systems

I, Tracey Parker, certify that, to the best of my knowledge, all information provided in the audit report attached to this audit certification statement is true, correct and complete.

I am aware that section 491 of the 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.

I am aware that section 461(4) of the EPBC Act makes it an offence in certain circumstances for an environmental auditor to include a statement in an audit report that is false or misleading in a material particular. The offence is punishable on conviction by imprisonment for not more than 6 months.

Signature: 

Date: 13/11/2025

Appendix D Auditor's Certification

Andrew Winzer, Principal, JBS&G Level 9 Allendale Square, 77 St Georges Terrace, Perth WA

Exemplar Global Certified Environmental Management System Lead Auditor

SAI Global BSBAUD501 Initiate a Quality Audit

SAI Global BSBAUD503 Lead a Quality Audit

SAI Global BSBAUD504 Report on a Quality Audit

I, Andrew Winzer, certify that, to the best of my knowledge, all information provided in the audit report attached to this audit certification statement is true, correct and complete.

I am aware that section 491 of the 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.

I am aware that section 461(4) of the EPBC Act makes it an offence in certain circumstances for an environmental auditor to include a statement in an audit report that is false or misleading in a material particular. The offence is punishable on conviction by imprisonment for not more than 6 months.

Signature: 

Date: 13/11/2025

Appendix E Site Inspection Photographs



Photograph 1: Fencing around the SWESCP and MS 1163 Conservation Area.



Photograph 2: Fencing was not around the Entire Conservation Area.



Photograph 3: Rubbish, weeds and seedlings in the SWESCP

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