

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale

Project No: EP16-009(36)

**Prepared for Peet Stratton Pty Ltd
September 2026**



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2026 Compliance Report for EPBC Approval 2017/8066 Lot 102 Farrall Road, Midvale



Executive Summary

This Annual Compliance Report (ACR) has been prepared on behalf of Peet Stratton Pty Ltd (the Proponent) to satisfy the requirements of condition 16 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval 2017/8066. The approved action is the residential development of Lot 102 Farrall Road, Midvale, WA, which was approved on 27 July 2021 and substantially commenced on 20 June 2022.

The objective of this ACR is to detail the actions undertaken as part of implementing the approved action (i.e. the residential development) from 20 June 2025 to 20 June 2026 (herein referred to as the 'reporting period') and assess compliance with conditions of the approval within the reporting period.

During this reporting period, works completed throughout Lot 102 have included the finalisation of civil works and residential development within previously cleared areas and created lots. Key works involved the ongoing construction and the advancement of residential development within individual lots. No vegetation clearing was undertaken during this reporting period. Remaining works are primarily associated with residential development within the established subdivision and ongoing implementation of the RVMP.

During this reporting period, compliance was achieved for 16 of the 25 approval conditions, with compliance primarily associated with the following activities:

- Protection of the Conservation Area, including site visits to ensure it is adequately maintained
- Implementation of revegetation and rehabilitation works in accordance with the approved Rehabilitation and Vegetation Management Plan (RVMP).

Seven conditions (Conditions 6, 8, 9, 13, 23, 24 and 25) were determined to be 'not applicable' during this reporting period, as the prerequisite requirements for these conditions had not been triggered. Condition 23 was identified as a potential compliance matter after the end of the reporting period and will be considered in the next ACR.

Two conditions (Conditions 4 and 7) were determined to be non-compliant during the reporting period. Condition 4 related to a temporary gap in conservation fencing, which was subsequently rectified, and Condition 7 related to the transfer of ownership of the Conservation Area without prior written agreement from the Minister.

During the next reporting period (20 June 2026 to 20 June 2027), the key actions and items that are likely to occur include:

- Ongoing implementation of the *Rehabilitation and Vegetation Management Plan - Lot 102 Farrall Road, Midvale* (Emerge Associates 2021) (RVMP) rehabilitation and revegetation works, including monitoring, infill planting and maintenance.
- Ongoing weed control including spot sprays using glyphosate and metsulfuron in revegetation areas.
- Continued discussions with the National Environmental Protection Agency (National EPA) and relevant stakeholders regarding the resolution of the Condition 7 non-compliance, including

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



consideration of appropriate tenure and management arrangements for the Conservation Area. This is not preventing or limiting the implementation of the RVMP (as per Condition 3) and the proponent retains full access and control of the Conservation Area.

- Preparation for the independent suitably qualified ecologist assessment required under Condition 5, which is due within 63 months of commencement of the action (by 20 September 2027), including ongoing monitoring of progress against the RVMP completion criteria.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table of Contents

1	Introduction	2
1.1	Purpose	2
1.2	Scope.....	2
2	Project status	3
3	Compliance Assessment	4
3.1	Terminology used	4
3.2	Compliance table	4
3.3	Evidence Register	4
4	Conclusions	15
5	References	17

List of Tables

Table 1: Compliance terminology.....	4
Table 2: List of approval conditions and current compliance status for EPBC 2017/8066.....	5

Figures

Figure 1: Site location

Figure 2: Project Status

Figure 3: TEC Extent

Figure 4: RVMP Management Areas

Figure 5: Conservation Fencing

Appendices

Appendix A: Evidence Register

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



List of Abbreviations

Table A01: Abbreviations – General terms

General terms	
ACR	Annual Compliance Report
CAR	Compliance Assessment Report
RVMP	Rehabilitation and Vegetation Management Plan
SWESCP	Shrublands and Woodlands of the Eastern Swan Coastal Plain

Table A02: Abbreviations – Units of measurement

Units of measurement	
km	Kilometre
ha	Hectare
m	Metre

Table A03: Abbreviations – Organisations

Organisations	
DBCA	Department of Biodiversity, Conservation and Attractions

Table A05: Abbreviations – Legislation

Legislation	
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



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):

Position (please print):

Organisation (please print including ABN/ACN if applicable):

Peet Stratton Pty Ltd (ACN 31 169 385 139)

Date:

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



1 Introduction

1.1 Purpose

This Annual Compliance Report (ACR) has been prepared on behalf of Peet Stratton Pty Ltd (the Proponent), to satisfy the requirements of Condition 16 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval 2017/8066 (EPBC 2017/8066). Condition 16 requires the proponent to publish an ACR addressing compliance with each condition of EPBC 2017/8066, and states:

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 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.*

1.2 Scope

The action substantially commenced on 20 June 2022. The reporting period reflects the annual anniversary of the commencement of the action. This ACR is to be published on the Proponent's website within 60 business days after the anniversary of the commencement date of the action. On this basis, the reporting period covers the period of 20 June to 20 June each year, and each ACR should be available on the proponent's website by 12 September annually (60 business days after 20 June).

The objectives of this ACR are to detail the actions undertaken within the development from 20 June 2025 to 20 June 2026 (herein referred to as the 'reporting period') and assess compliance with conditions of the approval during the reporting period.

2026 Compliance Report for EPBC Approval 2017/8066 Lot 102 Farrall Road, Midvale



2 Project status

The action being implemented involves the residential development of Lot 102 Farrall Road, Midvale, Western Australia (**Figure 1**). The approved *Farrall Road Local Structure Plan (CLE 2016)* guides implementation of development, and provides for:

- Residential development of the eastern portion of the LSP (Lot 102), including:
 - Residential lots
 - Public open space reserves
 - District distributor B, road network
 - Noise wall
- A public open space reserve has been provided within the LSP to allow for the retention of Bush Forever Site 309, a 50 m buffer to the eastern portion of Bush Forever Site 309 which contains the wetland, and the protection of the largest and best condition patch of intact native vegetation within Lot 102, which is also identified as being a threatened ecological community (TEC).

The approved action associated with EPBC 2017/8066 is to clear native vegetation to develop part of Lot 102 for residential land uses. The spatial extent of the action is shown in **Figure 1**.

During this reporting period, works completed throughout Lot 102 have included the finalization of civil works and residential development within previously cleared areas and created lots. Key works involved the ongoing construction and the advancement of residential development within individual lots. No vegetation clearing was undertaken during this reporting period. Remaining works are primarily associated with residential development within the established subdivision and ongoing implementation of the RVMP.

Figure 2 shows the development status and works completed over the reporting period.

Conditions 7 and 4 were determined to be non-compliant for this reporting period, associated with the transfer of ownership of the conservation area and conservation fencing. During this reporting period, compliance has been achieved against the remaining conditions, primarily associated with the following activities:

- Protection of the Conservation Area, including site visits to ensure it is adequately maintained
- Implementation of revegetation and rehabilitation works in accordance with the approved Rehabilitation and Vegetation Management Plan (RVMP).

Photo evidence is provided in **Appendix A**.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



3 Compliance Assessment

3.1 Terminology used

The terminology applied in the compliance assessment is consistent with the designations outlined in the *Annual Compliance Report Guidelines* (DCCEEW 2014), as outlined in **Table 1**.

Table 1: Compliance terminology

Compliance status term	Abbreviation	Description
Compliant	C	Where all the requirements of a condition have been met, including the implementation of management plans or other measures required by those conditions.
Completed	CLD	A requirement with a finite period of application has been satisfactorily completed.
Non-compliant	NC	Where 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	NA	Where 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.

3.2 Compliance table

Table 2 Provides an assessment of compliance against each condition under EPBC 2017/8066 for the reporting period.

3.3 Evidence Register

A range of supporting/verifying information was utilised to prepare this ACR, including:

- Correspondence received from key regulatory agencies including the Department of Water and Environmental Regulation (DWER) and the National Environmental Protection Agency (National EPA) (previously the Department of Climate Change, Energy, the Environment and Water (DCCEEW))
- Environmental assessment reports provided by Emerge Associates and Tranen
- Independent audit report provided by JBS&G.

A register of supporting evidence for the assessment of implementation of EPBC 2017/8066 conditions is referenced in **Appendix A** and provided separately in electronic format. It should be noted that further supporting evidence, should it be required, can be provided upon request.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table 2: List of approval conditions and current compliance status for EPBC 2017/8066

No.	Condition wording	Compliance	Evidence/comments
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.	C	During the 2025-2026 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.
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.	C	The works undertaken to date are compliant with conditions 6-1, 6-2, 6-3, 6-4, 6-5 and 6-6 of the WA Conditions. Details and further evidence of these conditions have been provided in the Ministerial Statement Compliance Assessment Report (CAR), which can be viewed in R006 of the evidence table in Appendix A. In terms of a summary of the compliance with these conditions: 6-1 The proponent has substantially commenced implementation of the proposal. Disturbance works have been undertaken within the disturbance footprint, as shown in Figure 1. The protection of retained native vegetation within the conservation area and the implementation of the RVMP have been undertaken in accordance with this condition. 6-2 Consultation with the DBCA and City of Swan was undertaken and Emerge compiled the revised Rehabilitation and Vegetation Management Plan (EP16-009(09)—097D TAA) Version E in July 2021 (R001, refer to the evidence table in Appendix A) and submitted the report for approval. 6-3 The implementation of the Rehabilitation and Vegetation Management Plan (RVMP) has met the criteria as outlined in condition 6-3. The RVMP satisfies condition 6-2 of MS 1163 and was approved by DWER on 14 September 2021 (L001, refer to the evidence table in Appendix A). 6-4 Written notice was provided and approved by DWER on 14 September 2021 (L001, refer to the evidence table in Appendix A). 6-5 The RVMP satisfies condition 6-1 and 6-3 of MS 1163 and was approved by DWER on 14 September 2021. The latest version of the RVMP is currently being implemented (L001; refer to the evidence table in Appendix A). 6-6 To date, there has been no evidence or indication that the management target(s) specified in the RVMP have not been achieved, noting that the RVMP implementation remains in progress.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table 2: List of approval conditions and current compliance status for EPBC 2017/8066 (continued)

No.	Condition wording	Compliance	Evidence/comments
3	The approval holder must implement the Rehabilitation and Vegetation Management Plan (RVMP).	C	Emerge Associates (2021), on behalf of the Proponent, prepared an RVMP to guide the implementation of revegetation works required under Condition 3. The RVMP objectives align with the revegetation completion criteria specified in the approval, to ensure the revegetation approach and effort are sufficient to meet these criteria. The Proponent continues to implement revegetation works to meet the completion criteria after a minimum of 5 years. Monitoring and reporting are being undertaken on an annual basis until handover of the POS area to the City of Swan. Implementation of the RVMP commenced in July 2021 with a range of preparation and management works being undertaken within the POS area between commencement and April 2026. A monitoring and evaluation report for the RVMP was completed in April 2026 (Emerge Associates 2026) for the 2025- 2026 reporting period (R002, refer to the evidence table in Appendix A). The monitoring and evaluation report for the RVMP included a site walkover and weed survey, photographic records and vegetation monitoring. Revegetation works were implemented during the reporting period by Tranen on behalf of the Proponent, which included multiple weed control events throughout the revegetation zones, wetland and remaining bushland, feral pest control and the installation of enviro-mulch in the south west corner of the wetland area (R003 and R004 refer to the evidence table in Appendix A). RVMP management areas defined within the 'rehabilitation area' are shown in Figure 4 and guide the implementation of management works. The northern portion is not identified for native vegetation management and will comprise a landscaped area within public open space. In this area, landscaping will be conducted to create amenity and opportunities for recreation. A portion of this public open space area will be planted with species suitable for foraging by Carnaby's black cockatoo. Monitoring and revegetation work from representatives of the proponent (Tranen Revegetation Systems and Emerge Associates) is expected to continue for the next reporting period 2026-2027, as several objectives and targets outlined in the RVMP remain in progress and are yet to be achieved (R002, refer to the evidence tables in Appendix A). The remaining works are mostly in relation to infill planting and general maintenance of the area.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table 2: List of approval conditions and current compliance status for EPBC 2017/8066 (continued)

No.	Condition wording	Compliance	Evidence/comments
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.	NC	A non-compliance with Condition 4 was identified on 14 November 2025 through the 2025 Independent Audit and the Department was notified on 17 November 2025. The non-compliance related to an approximately 15 m gap in conservation fencing along a section of the perimeter of the Conservation Area (refer to Plate 9 and Plate 10). The gap resulted from the premature removal of temporary fencing while permanent fencing was being progressively installed. The issue was therefore associated with the timing and progression of fencing works, rather than a failure to establish or maintain fencing around the protected matter. The non-compliance was notified to the Department in accordance with Condition 20 (E002, refer to the evidence table in Appendix A). Temporary conservation fencing was immediately reinstated upon identification of the gap, with permanent conservation fencing subsequently installed on 18/12/2025 (Plate 11). The non-compliance has therefore been rectified, and the approval holder has remained compliant with Condition 4 since notification of the non-compliance. No impacts to protected matters occurred as a result of the non-compliance, with the SWESCP vegetation community remaining fully enclosed by conservation fencing and no known instances of unauthorised access to the Conservation Area. The permanent conservation fencing around the Conservation Area as per Condition 4 is shown in Figure 5 with photographic evidence provided in Appendix A.
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.	C	At the end of the reporting period (20 June 2026), 48 months had elapsed since commencement of the action on 20 June 2022. Accordingly, the 63 month timeframe specified under Condition 5 has not yet elapsed, and the written report by an independent suitably qualified ecologist is not yet due. Separate to the 63 month assessment required under Condition 5, annual monitoring and evaluation of the RVMP is undertaken to assess progress against the management objectives and completion criteria. The annual monitoring and evaluation report for the RVMP was completed by (Emerge Associates 2026) for the 2025-2026 reporting period (R002; refer to the evidence table in Appendix A). The monitoring and evaluation report assessed the effectiveness and progress of the RVMP against management objectives and completion criteria. During this reporting period, it was evaluated that several objectives and targets outlined in the RVMP are still in progress and/or have not yet been achieved. Correspondingly, reporting is expected to continue for the next reporting period from 20 June 2026 to 20 June 2027.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table 2: List of approval conditions and current compliance status for EPBC 2017/8066 (continued)

No.	Condition wording	Compliance	Evidence/comments
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.	NA	No changes have been recommended or made to the RVMP and as such this requirement was not applicable during the reporting period.
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.	NC	A non-compliance in accordance with this condition was reported to the Department on 15 September 2025. The individual land parcel for Lot 8010 has been created for the Conservation Area (Plate 3 and Plate 4) and it was 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 became aware on 11 September 2025 that ownership of the Conservation Area (Lot 8010 Farrall Road) had been transferred to the State of Western Australia during the subdivision process, without prior written agreement from the Minister as required by Condition 7 of EPBC 2017/8066. The non-compliance was notified to the Department on 15 September 2025 in accordance with Condition 20. (E003, refer to the evidence table in Appendix A). The approval holder undertook an internal investigation and determined that the transfer occurred through the standard planning and subdivision process associated with WAPC subdivision approval 160426 and the subsequent creation of Lot 8010 under Deposited Plan 424901. The link between the EPBC Act approval requirements and the statutory land tenure and subdivision process was inadvertently overlooked.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table 2: List of approval conditions and current compliance status for EPBC 2017/8066 (continued)

No.	Condition wording	Compliance	Evidence/comments
7 (cont.)			No environmental impacts have resulted from the incident of non-compliance. The approval holder retains the ability to access the conservation reserve and 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 or intent to continue to implement the RVMP, with access, management and environmental controls remaining under the approval holder's direction. No management responsibilities have been assumed by another party. Corrective actions have included investigating the subdivision and land transfer pathway, engaging with relevant stakeholders regarding tenure and management responsibilities, assessing options to reverse the transfer, and considering alternative tenure arrangements or an amendment to Condition 7. Discussions with the Department regarding an appropriate resolution pathway are ongoing.
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.	NA	No changes have been proposed or made to the WA conditions, and as such this requirement was not applicable during the reporting period.
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.	NA	To date, there is no evidence or indication that the management target(s) specified in the RVMP have not been achieved, noting that the RVMP implementation remains in progress. No notification/ request relating to Condition 6-6 of MS 1163 has been provided. As such, this requirement was not applicable during the reporting period.
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.	C	The approval holder notified the Department in writing of the date of commencement of the action on 4 July 2022, within 10 business days after the commencement of action (E001, L002, L003, refer to the evidence table in Appendix A).
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.	C	The action commenced on 20 June 2022, within 5 years of the date of the EPBC Approval (2 July 2018).
12	The approval holder must maintain accurate and complete compliance records.	C	The approval holder maintains accurate and complete compliance records as required by this condition. This is demonstrated through the preparation of this ACR.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table 2: List of approval conditions and current compliance status for EPBC 2017/8066 (continued)

No.	Condition wording	Compliance	Evidence/comments
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.	NA	The Department has not made any such requests under this condition to date. As such, this condition is currently not applicable.
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 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.	C	The RVMP was submitted electronically to the Department and published on the proponent's (Peet Stratton Pty Ltd) website, where it remains publicly available. The following link can be used to view the RVMP on their website: https://www.peet.com.au/communities/perth-and-wa/movida-estate/purchaser-and-builder-information/building-covenants-and-approvals

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table 2: List of approval conditions and current compliance status for EPBC 2017/8066 (continued)

No.	Condition wording	Compliance	Evidence/comments
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.	C	Monitoring reports comply with the guidelines (R002; refer to the evidence table in Appendix A). The RVMP Monitoring and Evaluation report for the 2025-2026 period (Year 5) that was conducted to address MS 1163 CAR has been provided to the Department to support this ACR (R002 and R006; refer to the evidence table Appendix A).
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.	C	The first ACR report prepared for EPBC 2017/8066 was provided to the Department prior to 12 September 2023. The 2023 EPBC ACR, along with all subsequent EPBC ACRs, including this year's report, are available on the following website: https://www.peet.com.au/communities/perth-and-wa/movida-estate/purchaser-and-builder-information/building-covenants-and-approvals

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table 2: List of approval conditions and current compliance status for EPBC 2017/8066 (continued)

No.	Condition wording	Compliance	Evidence/comments
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.	C	A compliance risk management system was established by the approval holder prior to the commencement of action in section 3.3 of the RVMP (D001, refer to the evidence table in Appendix A).
18	The approval holder must provide evidence of the compliance risk management system to the Department prior to the commencement of the action.	C	The compliance risk management system was provided to the Department prior to the commencement of the action. On 15 July 2022, the Department acknowledged the commencement of the action (L003, refer to the evidence table in Appendix A).
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.	C	Two non-compliances have been identified, and the approval holder notified the Department within 2 business days of becoming aware of the non-compliances on each occasion. The notification contained information relevant to 19. a, 19.b, 19.c. Condition 7 non-compliance 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. Condition 4 non-compliance was identified on 14/11/2025, and the Department was notified on 17/11/2025. Both non-compliances were reported within 2 business days of each non-compliance being identified. Refer to E002 and E003, refer to evidence table in Appendix A.
20	The approval holder must provide to the Department the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying: a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future; 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.	C	The approval holder provided the Department with details of each non-compliance associated with Condition 4 and Condition 7 no later than 10 business days after becoming aware of the non-compliance. Both notifications specified relevant corrective actions and further investigations that were to be done to correct the non-compliance, its potential direct and indirect impact, and the indicative method and timing of the specified remedial action. Refer to E002 for the non-compliance notification for Condition 4 and E003 for Condition 7, in the evidence table of Appendix A.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table 2: List of approval conditions and current compliance status for EPBC 2017/8066 (continued)

No.	Condition wording	Compliance	Evidence/comments
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.	C	JBS&G conducted an independent audit of EPBC Approval EPBC 2017/8066 on 14 November 2025 for the three-year period from the commencement of the action. The independent audit is provided in R005 and the approval of independent audit report from DCCEEW is provided in L006 in Appendix A. No subsequent independent audit has been requested in writing by the Minister for the current reporting period.
22	For each independent audit, the approval holder must: - provide the name and qualifications of the independent auditor and the draft audit criteria to the Department; - only commence the independent audit once the audit criteria 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.	C	The proposed independent auditor and draft audit criteria were submitted to DCCEEW on 5 August 2025, prior to commencement of the 2025 Independent Audit, in accordance with Condition 22(a) (L004, L005, Appendix A). The Department approved the independent auditor and audit criteria on 15 August 2025, in accordance with Condition 22(b) (L005, Appendix A). The 2025 Independent Audit was subsequently undertaken in accordance with the approved audit criteria, and the audit report was submitted to the Department within the required timeframe on 14 November 2025, in accordance with Condition 22(c) (R005, L006, Appendix A). Accordingly, the requirements of Condition 22(a), (b) and (c) have been met.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



Table 2: List of approval conditions and current compliance status for EPBC 2017/8066 (continued)

No.	Condition wording	Compliance	Evidence/comments
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.	NA	The Independent Audit Report was approved by the Department on 8 January 2026. In September 2026, following correspondence with the Department, the approval holder identified that it could not verify whether the report had been published on the website within the 10 business days required by Condition 23. The Department subsequently confirmed that the report is currently published on the website and advised that the potential non-compliance would be recorded internally and did not require the approval holder to self-report as an incident. As the potential non-compliance was identified after the end of the current reporting period (20 June 2026), the matter falls outside the scope of this ACR and has therefore been assigned a status of NA. The matter should be considered in the next ACR, including whether the available evidence supports reporting the matter as a non-compliance. The independent audit report can be viewed using the following link: https://www.peet.com.au/communities/perth-and-wa/movida-estate/purchaser-and-builder-information/building-covenants-and-approvals
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.	NA	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.
25	Within 20 business days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	NA	At the end of the reporting period, the action was still ongoing and was yet to be completed. It is anticipated that the action will be completed within the next reporting period (2026-2027)

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



4 Conclusion

Works completed associated with the implementation of the action during the reporting period have included the finalization of civil works and residential development within previously created individual lots throughout Lot 102. Key works involved the ongoing construction and the advancement of residential development within individual lots. No vegetation clearing was undertaken during this reporting period and no further clearing or disturbance works are proposed. Remaining works are primarily associated with residential development within the established subdivision and ongoing implementation of the RVMP.

During this reporting period, compliance was achieved with the relevant conditions, primarily associated with the following activities:

- Protection of the Conservation Area, including site visits to ensure it is adequately maintained
- Implementation of revegetation and rehabilitation works in accordance with the approved Rehabilitation and Vegetation Management Plan (RVMP).

Two conditions (Conditions 4 and 7) were determined to be non-compliant during the reporting period. The Condition 4 non-compliance related to a temporary gap in conservation fencing and was rectified through the reinstatement and subsequent completion of permanent conservation fencing. The Condition 7 non-compliance related to the transfer of ownership of the Conservation Area without prior written agreement from the Minister. Corrective actions and discussions with the Department regarding an appropriate resolution pathway are ongoing.

Seven conditions (Conditions 6, 8, 9, 13, 23, 24 and 25) were determined to be not applicable during the reporting period, as the relevant prerequisite requirements had not been triggered or, in the case of Condition 23, the potential compliance matter was identified after the end of the reporting period.

The 2025–2026 reporting period represents the fourth annual reporting period since commencement of the action. The RVMP continues to be implemented, with monitoring and revegetation works undertaken during the reporting period. Several RVMP objectives and targets remain in progress and are yet to be achieved. Accordingly, implementation of the RVMP and associated monitoring will continue during the next reporting period, with further infill planting, weed control and maintenance works expected.

During the next 2026-2027 reporting period, the key actions and items that are likely to occur include:

- Preparation for the independent suitably qualified ecologist assessment required under Condition 5, which is due within 63 months of commencement of the action (by 20 September 2027), including ongoing monitoring of progress against the RVMP completion criteria
- Ongoing residential development works within the Development Footprint, in accordance with the approved clearing limits
- Ongoing maintenance of the fencing
- Ongoing weed control including spot sprays using glyphosate and metsulfuron in revegetation areas

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



- Ongoing implementation of the *Rehabilitation and Vegetation Management Plan - Lot 102 Farrall Road, Midvale* (Emerge Associates 2021) (RVMP) rehabilitation and revegetation works
- Continued investigation of the non-compliance associated with Condition 7 and notification to the Department of the proposed corrective actions to be implemented. In the meantime, this has not prevented or limited the implementation of the RVMP (as per Condition 3) and the proponent retains full access and control of the Conservation Area.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



5 References

CLE Town Planning & Design (CLE) 2016, Farrall Road Local Structure Plan.

Emerge Associates 2021, Rehabilitation and Vegetation Management Plan - Lot 102 Farrall Road, Midvale, EP16-009(09)--097E TAA, Version E.

Emerge Associates 2025, Technical Memorandum Rehabilitation and Vegetation Management Plan - Monitoring and Evaluation Report 2024-2025 (Year 4) Lot 102 Farrall Road, Midvale EP16-009(29)-226 SAC, Version 1.

2026 Compliance Report for EPBC Approval 2017/8066

Lot 102 Farrall Road, Midvale



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Figures



Figure 1: Site location

Figure 2: Project Status

Figure 3: TEC Extent

Figure 4: RVMP Management Areas

Figure 5: Conservation Fencing

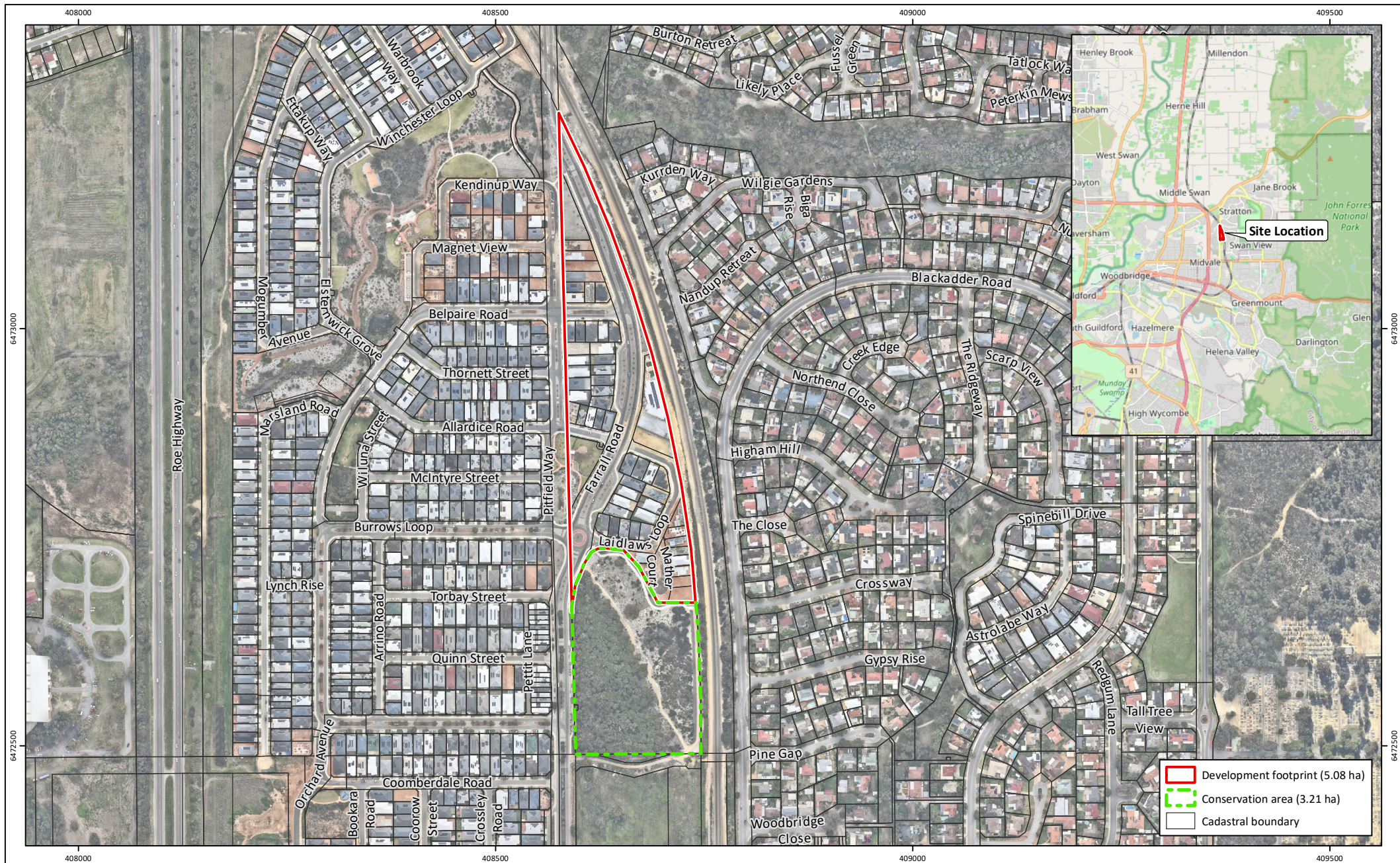


Figure 1: Site Location

Project: 2026 EPBC Annual Compliance Report
Client: Lot 102 Farrall Road, Midvale
 Peet Stratton Pty Ltd

Plan Number:
 EP16-009(36)-F278
Drawn: GAR
Date: 04/09/2026
Checked: AGP
Approved: EKB
Date: 09/09/2026



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 Metres
 Scale: 1:6,000@A4
 GDA 1994 MGA Zone 50

emerge
 ASSOCIATES

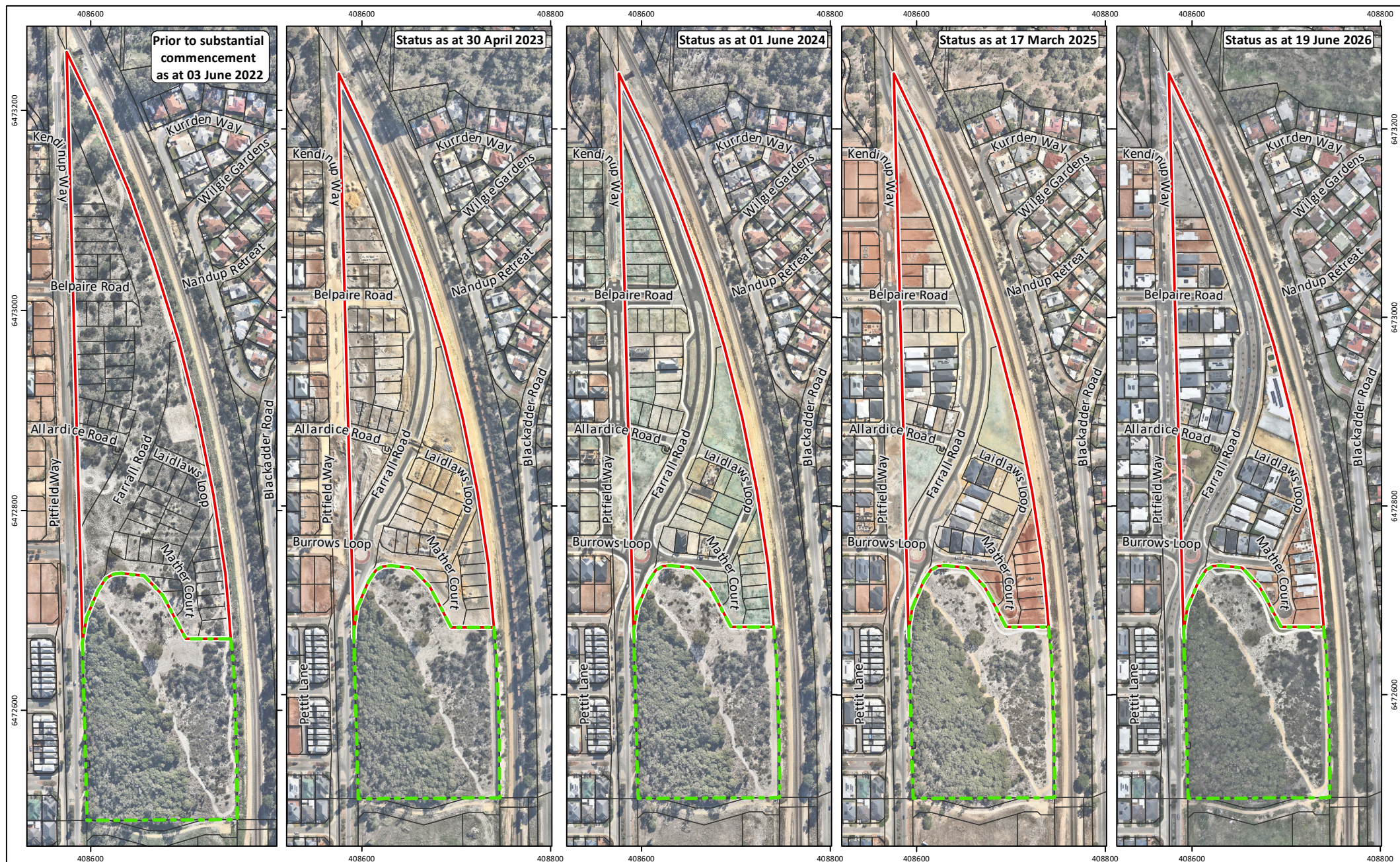


Figure 2: Project Status

Project: 2026 EPBC Annual Compliance Report
Client: Lot 102 Farrall Road, Midvale
 Peet Stratton Pty Ltd

- Development footprint
- Conservation area
- Cadastral boundary

Plan Number:
 EP16-009(36)--F279
Drawn: GAR
Date: 04/09/2026
Checked: AGP
Approved: EKB
Date: 09/09/2026



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 Metres
 Scale: 1:5,300@A4
 GDA 1994 MGA Zone 50

emerge
 ASSOCIATES

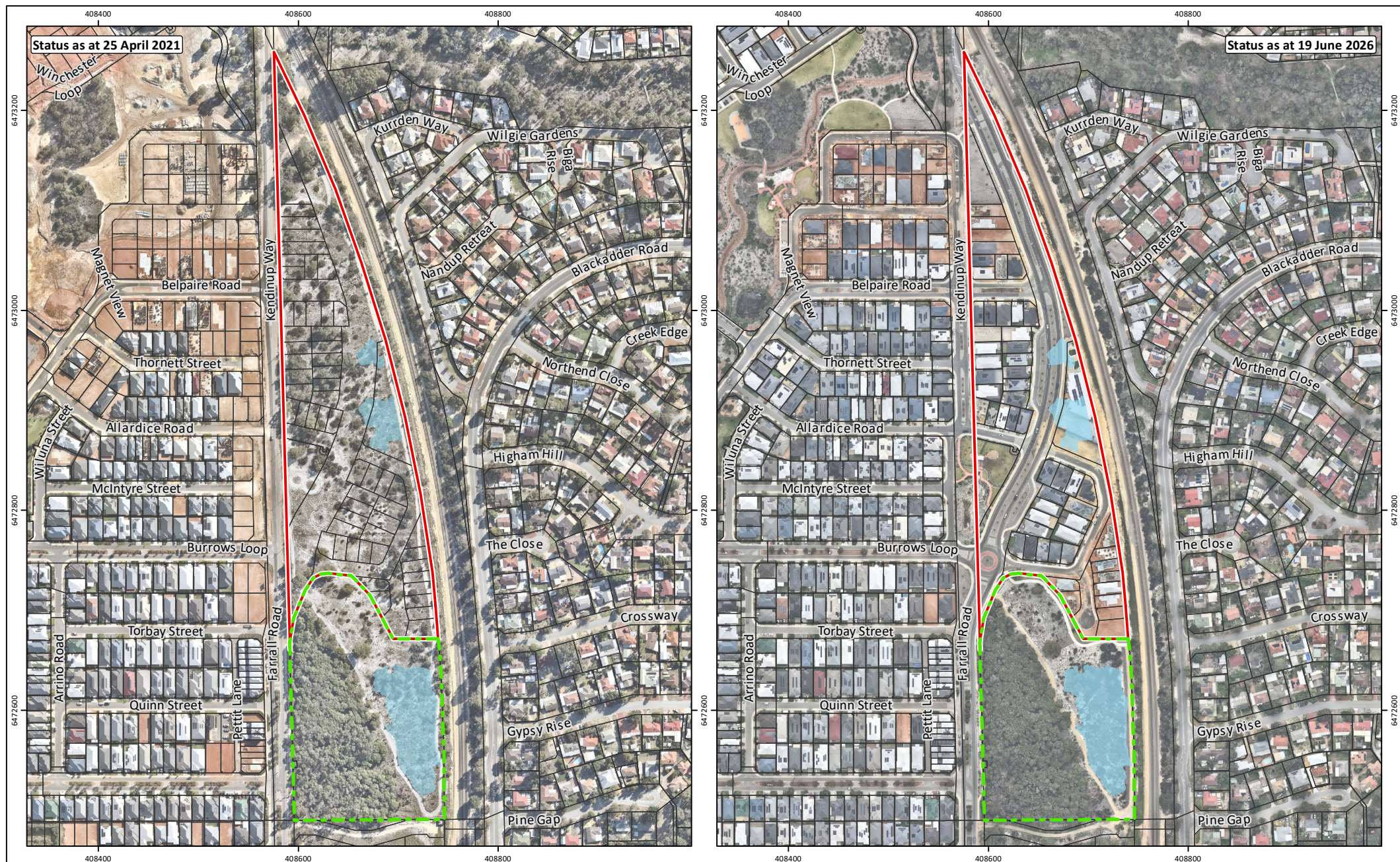


Figure 3: TEC Extent

Project: 2026 EPBC Annual Compliance Report
Lot 102 Farrall Road, Midvale
Client: Peet Stratton Pty Ltd

- ▬ Development footprint
- - - Conservation area
- Cadastral boundary
- Threatened Ecological Communities
- Shrublands and woodlands of the eastern Swan Coastal Plain

Plan Number:
EP16-009(36)-F280
Drawn: GAR
Date: 04/09/2026
Checked: AGP
Approved: EKB
Date: 09/09/2026



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Metres
Scale: 1:5,000@A4
GDA 1994 MGA Zone 50

emerge
ASSOCIATES

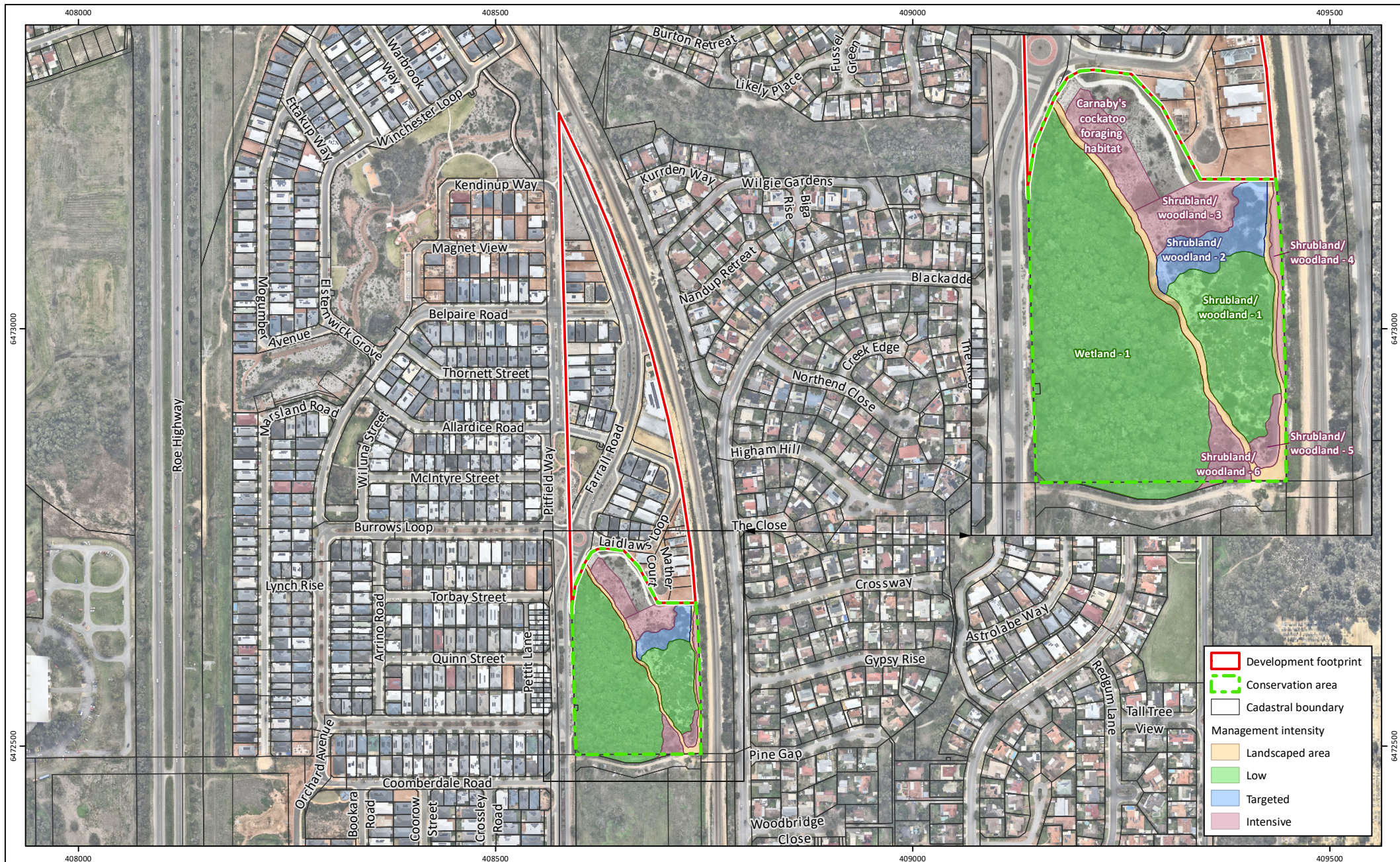


Figure 4: RVMP Management Areas

Project: 2026 EPBC Annual Compliance Report
 Lot 102 Farrall Road, Midvale
Client: Peet Stratton Pty Ltd

Plan Number:
 EP16-009(36)--F281
Drawn: GAR
Date: 04/09/2026
Checked: AGP
Approved: EKB
Date: 09/09/2026



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 Metres
 Scale: 1:6,000@A4
 GDA 1994 MGA Zone 50

emerge
 ASSOCIATES

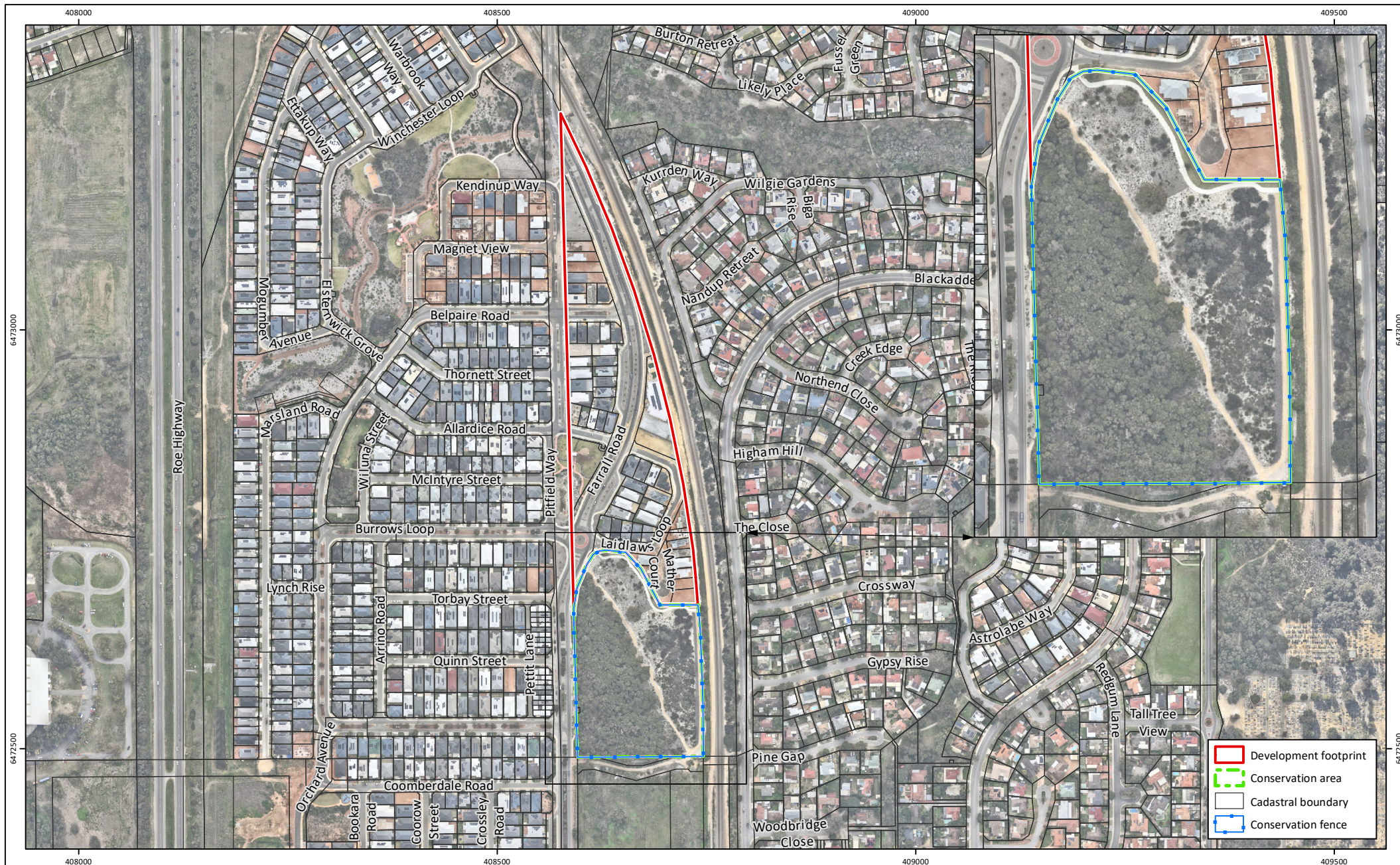


Figure 5: Conservation Fencing

Project: 2026 EPBC Annual Compliance Report
Client: Lot 102 Farrall Road, Midvale
 Peet Stratton Pty Ltd

Plan Number:
 EP16-009(36)--F282
Drawn: GAR
Date: 04/09/2026
Checked: AGP
Approved: EKB
Date: 09/09/2026



0 100 200
 Metres
 Scale: 1:6,000@A4
 GDA 1994 MGA Zone 50

emerge
 ASSOCIATES

Appendix A

Evidence Register



Appendix A: Evidence

Table A1: Evidence Register- Supporting/ Verifying Information

Type of information	Unique code	Document title/ information description
Report	R001	Rehabilitation and Vegetation Management Plan Version E, Emerge Associates 2021
Report	R002	Rehabilitation and Vegetation Management Plan – Monitoring and Evaluation Report 2025–2026, Emerge Associates
Report	R003	Movida Revegetation – Emerge Associates Post Activity Report 23–25 June 2025 (Tranen)
Report	R004	Movida Revegetation – Emerge Associates Post Activity Report 16 September 2025 – 30 January 2026 (Tranen)
Report	R005	Movida Independent Audit for Annual Compliance Report – JBS&G – 14 November 2025
Report	R006	Compliance Assessment Report – Lot 102 Farrall Road, Stratton, Emerge Associates 2026
Letter	L001	Rehabilitation and Vegetation Management Plan Approval, DWER 2021
Letter	L002	Lot 102 Farrall Road, Stratton, WA (EPBC 2017-8066): Notification of Commencement of Action, Emerge Associates
Letter	L003	DCCEEW: Commencement of the Action – EPBC 2017/8066
Letter	L004	JBS&G Movida Residential Development (EPBC 2017/8066) - Draft Audit Criteria
Letter	L005	DCCEEW Approval of Independent Auditor and Audit Criteria – Residential development and conservation, Lot 102 Farrall Road, Stratton, WA (EPBC 2017/8066), 15 August 2025
Letter	L006	DCCEEW Approval of Independent Audit Report – Residential development and conservation, Lot 102 Farrall Road, Stratton, WA (EPBC 2017/8066), 8 January 2026
Email	E001	Lot 102 Farrall Road, Stratton, WA (EPBC 2017/8066): Notification of Commencement of Action
Email	E002	Non-compliance notification and follow-up – Condition 4
Email	E003	Non-compliance notification and follow-up – Condition 7
Document	D001	Risk Register – Movida Compliance Framework

Appendix A: Photographic Evidence

Table A2: Photo evidence descriptions as per Appendix A

Photo/ Plate No.	Date Taken	Description
1	16/04/2026	Acoustic wall constructed on the eastern boundary of Lot 102, alongside rail line. This noise wall was constructed as per SPP 5.4 Road and Rail Noise Requirements. This noise wall is part of the conservation fencing enclosing the Conservation Area.
2, 3,4	16/04/2026	Revegetation works undertaken by Tranen. Revegetation works were implemented during the reporting period by Tranen, which included multiple weed control events throughout the revegetation zones, wetland and remaining bushland, feral pest control and the installation of enviro-mulch along the eastern boundary.
5	16/04/2026	Current condition of the SWESCP. Rehabilitation works have been undertaken by Tranen as per RVMP.
6	16/04/2026	Permanent conservation fencing installed around part of the conservation area, prior to the commencement of action as per Condition 4
7	16/04/2026	Permanent conservation fencing installed around part of the conservation area alongside designated walking paths/access tracks to keep pedestrians from disturbing the revegetation.
8	16/04/2026	Evidence of disturbance within the conservation zone; the rubbish and dumped debris have since been removed; however, removal and surveillance are still ongoing to minimise disturbance to the SWESCP in line with Condition 2
10,11	17/11/25	Photograph of gap in the fencing that was identified along the conservation fencing, resulting from the premature removal of temporary fencing while the permanent fencing was being progressively installed
12	16/04/2026	Photograph of the filled-in fencing gap identified along the conservation fencing perimeter, identified in plates 11 and 12

South Elevation

☼ 340°N (T) ● 31°52'44"S, 116°2'6"E ±13ft ▲ 80ft



Plate 1: 16/04/2026 Constructed noise wall on the eastern boundary of Lot 102, permanent conservation fencing installed around conservation area and enviro-mulch installed along eastern boundary during this reporting period

South Elevation

☼ 10°N (T) ● 31°52'39"S, 116°2'1"E ±9ft ▲ 72ft



Plate 2: 16/04/2026 Revegetation works undertaken by the Proponent

South Elevation

☼ 6°N (T) ● 31°52'41"S, 116°2'2"E ±6ft ▲ 78ft



Plate 3: 16/04/2026 Revegetation works undertaken by the Proponent

East Elevation

☼ 284°W (T) ● 31°52'40"S, 116°2'3"E ±19ft ▲ 70ft



Plate 4: 16/04/2026 Revegetation area undertaken by the proponent with the installation of enviro-mulch

North West Elevation

☀ 117°SE (T) ● 31°52'43"S, 116°2'10"E ±393ft ▲ 59ft



Plate 5: 16/04/2026 TEC SWESCP Vegetation current condition

South West Elevation

☀ 40°NE (T) ● 31°52'47"S, 116°2'4"E ±26ft ▲ 76ft



Plate 6: 16/04/2026 Permanent conservation fencing installed around conservation area and installation of enviro-mulch applied along the southwest boundary

East Elevation

☼ 248°W (T) ● 31°52'41"S, 116°2'5"E ±13ft ▲ 82ft



Plate 7: 16/04/2026 Designated paved walk path running along the conservation zone on the northeastern perimeter of the site, with conservation style fencing separating this zone from the park area

South East Elevation

☼ 308°NW (T) ● 31°52'47"S, 116°2'2"E ±29ft ▲ 75ft



Plate 8: 16/04/2026 Permanent conservation fencing installed around conservation area and evidence of rubbish



Plate 9: Photo of the fencing gaps identified in November 2025 that were subsequently fixed during this reporting period, as illustrated in Plate 11



Plate 10: Photo of the fencing gaps identified in November 2025 that were subsequently fixed during this reporting period, as illustrated in Plate 11

South East Elevation

☼ 305°NW (T) ● 31°52'47"S, 116°2'3"E ±32ft ▲ 76ft



Plate 11: Photos from April 2026 of the fixed, enclosed conservation fence that was installed in December 2025 to rectify non-compliance associated with Condition 4

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