



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

*Environmental Protection and Biodiversity Conservation Act 1999*

**Peet Yanchep Land Syndicate**

**Annual Compliance Report (2025)**

JBS&G Australia Pty Ltd | 68307 | Rev 0

22 September 2025





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

We pay respect to Elders past and present and in the spirit of reconciliation, we commit to working together for our shared future.

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



## 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)

Stephen Holmes

Position (please print)

Development Manager

Organisation (please print including ABN/ACN if applicable)

Peet Funds Management Limited

ACN 145 992 169

Date

07/10/2025

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## Abbreviations

Term	Definition
Peet	Peet Yanchep Land Syndicate
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
YGE	Yanchep Golf Estate
POS	Public Open Space
DCCEEW	Department of Climate Change, Energy, the Environment and Water (formerly the Department of the Environment and Energy (DEE))
CBCAMP	Carnaby's Black Cockatoo Avoidance and Mitigation Plan



## 1. Introduction

This report addresses the status and compliance of implementation of Peet Yanchep Land Syndicate (Peet) with the conditions in *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval decision notice 2014/7146 (EPBC 2014/7146) for the Yanchep Golf Estate (YGE) residential development. This report has been prepared for the purpose of meeting the requirements of condition 6 of EPBC 2014/7146, which requires the proponent to prepare and publish annual compliance reports of the previous 12 months.

### 1.1 Project Background

Peet is in the process of developing parts of Lot 609 Yanchep Beach Road, located near Yanchep, Western Australia (Yanchep Golf Estate, the Project). The Project will include approximately 2,000 lots within the 150 hectares (ha) Project site (of which 118 ha was referred as part of EPBC 2014/7146). In addition to the residential lots, the Project will include a site for a proposed school, community centre, roads and active Public Open Space (POS).

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

### 1.2 Environmental Approval to Implement the Project

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

A variation to EPBC 2014/7146 was approved on 1 July 2014. The variation request included a revised Attachment A.

Another variation to EPBC 2014/7146 was approved on 8 July 2016. The variation request included a further revision to Attachment A and an amendment to condition 8 to align with the 'revised management plan condition' template advocated by the then Department of the Environment and Energy [DEE, now Department of Climate Change, Energy, the Environment and Water (DCCEEW)]. Related and other amendments to the Carnaby's Black Cockatoo Avoidance and Mitigation Plan (CBCAMP) required under condition 3 were also approved as part of the 8 July 2016 variation and again on 20<sup>th</sup> January 2025.

## 2. Current Status

Activities undertaken during the audit period (27 June 2024 to 26 June 2025) involved the following:

- Clearing of native and planted vegetation approved to be cleared (including 1.16 ha of planted potential CBC breeding habitat and 5.36 ha CBC foraging habitat);
- Phase 3 Bulk Earthworks;
- Construction activities for Stages 9 and 15B; and
- Annual firebreak maintenance was undertaken.

## 3. Audit Methodology

### 3.1 Audit Plan

#### 3.1.1 Purpose & Scope

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

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

This Annual Compliance Report (ACR) addresses the audit period between 27 June 2024 and 26 June 2025. The ACR addresses each condition of approval. Key management actions of the CBCAMP were also assessed to determine if the plan had been satisfactorily implemented as required by condition 3.

#### 3.1.2 Audit Period

This ACR addresses the twelve-month period from 27 June 2024 to 26 June 2025. This ACR is due on 27 September 2025.

#### 3.1.3 Methodology

The audit was undertaken in September 2025 by Andrea Wills (Consultant, JBS&G) and involved a site inspection and desktop assessment of compliance against conditions where evidence was requested from the proponent to certify that the conditions were met. The personnel who were interviewed and/or provided evidence for the audit are outlined in Table 3.1.

**Table 3.1: Key Personnel Consulted for the Audit**

Personnel	Position	Organisation
Mitch Hector	Assistant Development Manager	Peet Limited
Liam Heavey	Project Engineer	RJV
Brad Cole	HSEQ Superintendent	RJV

#### 3.1.4 Terminology

The ‘Status’ field of audit table (refer to Table 4.1 and Table B.1) describes the level of compliance against the approval conditions. In 2023, the DCCEEW issued the *Annual Compliance Report Guidelines* (DCCEEW 2023). Terminology from this guidance has been applied in the audit and is listed below in Table 3.2.

**Table 3.2: Terminology used for the Audit (DCCEEW 2023)**

Term	Definition
<b>Compliant</b>	‘Compliance’ is achieved when all the requirements of a condition have been met, including the implementation of management plans or other measures required by those conditions.
<b>Potentially non-compliant</b>	A designation of ‘potentially non-compliant’ must be given 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

A designation of 'not applicable' must be given 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 that applies to an activity that has not yet commenced.

## 4. Audit Results

### 4.1 Summary of Compliance

The results of the audit of EPBC 2014/7146 are shown in Table 4.1. Condition 3 requires the preparation, submission for approval and implementation of the approved CBCAMP. The results of compliance with the management actions contained within the CBCAMP are outlined in Appendix B. A total of 10 conditions were audited from EPBC 2014/7146 and 43 commitments from the CBCAMP.

#### 4.1.1 EPBC Decision 2014/7146 Approval

A total of 31 sub-conditions of EPBC Decision 2014/7146 were audited in Table 4.1 below. The following audit results were determined:

- 19 conditions were found to be 'Compliant' including eight conditions 'Compliant (complete)'
- 12 conditions were found to be 'Not applicable';
- No conditions were found to be 'Potentially non-compliant'; and

#### 4.1.2 Carnaby's Black Cockatoo Avoidance and Mitigation Plan

A total of 43 conditions are contained within the CBCAMP (Revision 7A). The following audit results were determined:

- 22 conditions were found to be 'Compliant';
- 21 conditions were found to be 'Not applicable'; and
- No conditions were found to be 'Potentially non-compliant'.

### 4.2 Recommendation

The auditor makes the following recommendation:

An audit is undertaken to determine the progress of planting across street tree landscaping and/or POS areas to determine ongoing progress against long term foraging species for Carnaby's Black- Cockatoo requirements.

### 4.3 Correcting non-compliance

There were no findings of non-compliance requiring corrective measures.



**Table 4.1: Audit Table of Compliance with EPBC Decision 2014/7146**

Condition No.	Condition	Timing	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
EPBC 2014/7146 Condition 1		The person taking the Action must not clear more than 63.91 hectares (ha) of Carnaby's Black-Cockatoo foraging and potential breeding habitat within the 'project area' in Attachment A.					
<b>EPBC 1</b>	Clear less than 63.91 ha of CBC habitat within the development area.	During clearing.	Audit of Spatial Data – Development Area & Indicative Site Layout.	G01_Yanchep Golf Estate Cleared Areas 2025 R02_Yanchep Golf Estate ACR 2024 (Rev 0)	Nearmap Images EPBC 2014/7146 Attachment A	There was 1.16 ha of CBC potential breeding habitat cleared in the reporting period and 5.36 ha of CBC foraging habitat cleared in the reporting period. Clearing attributable to the project to date totals 24.32 ha (20.86 ha foraging and 3.46 ha breeding)  A bushfire unrelated to the project in the 2019 reporting period cleared 42.98 ha of CBC foraging and 6.11 ha of CBC breeding habitat (R02).	Compliant
EPBC 2014/7146 Condition 1A		The person taking the Action must retain as the habitat conservation area 3.64 ha of Carnaby's Black-Cockatoo foraging habitat and 1.10 ha of Carnaby's Black-Cockatoo potential breeding habitat within the project area. The person taking the Action must not clear within the habitat conservation area.					
<b>EPBC 1a</b>	Retain 3.64 ha CBC foraging habitat within the habitat conservation area.	At all times	Audit of Spatial Data – Development Area & Indicative Site Layout.	G01_Yanchep Golf Estate Cleared Areas 2025	Nearmap Images	There has been no clearing of foraging CBC habitat within the conservation area; 3.64 ha has been retained.	Compliant
<b>EPBC 1b</b>	Retain 1.10 ha CBC potential breeding habitat within the habitat conservation area.	At all times	Audit of Spatial Data – Development Area & Indicative Site Layout.	G01_Yanchep Golf Estate Cleared Areas 2025	Nearmap Images	There has been no clearing of foraging CBC habitat within the conservation area; 1.1 ha has been retained.	Compliant
<b>EPBC 1b</b>	The person taking the Action must not clear within the habitat conservation area.	At all times	Audit of Spatial Data – Development Area & Indicative Site Layout.	G01_Yanchep Golf Estate Cleared Areas 2025	Nearmap Images	There has been no clearing of foraging CBC habitat within the conservation areas.	Compliant
EPBC 2014/7146 Condition 2		To offset the loss of Carnaby's Black-Cockatoo foraging and potential breeding habitat, within three months of the date of this approval, the person taking the Action must provide the department with written evidence that funds have been provided to the Western Australian Department of Parks and Wildlife for the acquisition and management of an environmental offset property, no less than 315 hectares in size on Mimegarra Road, Mimegarra, north-east of Lancelin, Western Australia. The written evidence must include a description and map clearly defining the location and boundaries of the offset property and be accompanied with the offset attributes. The person taking the Action must also inform the department how much of this offset property remains unattributed to this Action for the purpose of supplying offsets for potential future projects.					
<b>EPBC 2A</b>	Provide funds to DPaW for the acquisition of the 315 ha Mimegarra Road Offset Property.	By 13 September 2014	Submission to the Department of written evidence of funds provided to DPaW	R02_Yanchep Golf Estate ACR 2024 (Rev 0)		As reported in the 2024 ACR (R02), this condition has been assessed as complete in a previous ACR.	Compliant (Complete)
<b>EPBC 2B</b>	Submit written evidence to the Department of the provision of funds containing a description and map clearly defining the location and boundaries of the offset property including offset attributes.	By 13 September 2014	Submission of written evidence to the Department containing required aspects	R02_Yanchep Golf Estate ACR 2024 (Rev 0)		As reported in the 2024 ACR (R02), this condition has been assessed as complete in a previous ACR.	Compliant (Complete)
<b>EPBC 2C</b>	The approval holder must notify the Department of how much of the offset property remains unattributed to this action.	By 13 September 2014	Submission to the Department reporting on offset property allocation	R02_Yanchep Golf Estate ACR 2024 (Rev 0)		As reported in the 2024 ACR (R02), this condition has been assessed as complete in a previous ACR.	Compliant (Complete)

Condition No.	Condition	Timing	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
EPBC 2014/7146 Condition 3		<p>To mitigate impacts to the Carnaby's Black-Cockatoo, prior to the commencement of the Action, the person taking the Action must prepare and submit a Carnaby's Black-Cockatoo Avoidance and Mitigation Plan (CBCAMP) provide to the department for the Minister's approval. The CBCAMP must include, but not be limited to:</p> <ul style="list-style-type: none"> <li>a) A map clearly illustrating the area of Carnaby's Black-Cockatoo foraging and potential breeding habitat to be cleared and the area of Carnaby's Black-Cockatoo foraging and potential breeding habitat to be retained within the project area;</li> <li>b) Milestones and objectives of the CBCAMP;</li> <li>c) Avoidance and mitigation measures to reduce impacts to Carnaby's Black-Cockatoo foraging and potential breeding habitat prior to, during and post construction;</li> <li>d) Timeframes for the implementation and completion of the avoidance and mitigation measures;</li> <li>e) Details of monitoring, reporting and contingency measures if performance indicators are not met; and</li> <li>f) Roles and responsibilities of personnel associated with implementing each of the avoidance and mitigation measures.</li> </ul> <p>The person taking the Action must not undertake any clearing of Carnaby's Black-Cockatoo foraging and potential breeding habitat within the project area unless the CBCAMP has been approved by the Minister. If the Minister approves the CBCAMP, then the approved CBCAMP must be implemented.</p>					
EPBC 3A	Develop to CBCAMP to include aspects a to f.	Prior to the commencement of the action.	Compliance audit of the contents of the CBCAMP	R02_Yanchep Golf Estate ACR 2024 (Rev 0)  R03_Strategen_Carnaby's Black Cockatoo Avoidance and Mitigation Plan		As reported in the 2024 ACR (R02), the CBCAMP (R03) was developed in 2014.	Compliant (Complete)
EPBC 3B	Submit the CBCAMP for approval	Prior to the commencement of the action.	Approval document from the Minister	R02_Yanchep Golf Estate ACR 2024 (Rev 0)  R03_Strategen_Carnaby's Black Cockatoo Avoidance and Mitigation Plan		As reported in the 2024 ACR (R02), the CBCAMP (R03) was submitted in May 2014 for approval.	Compliant (Complete)
EPBC 3C	Clearing must not commence until the CBCAMP is approved.	Prior to clearing	Compliance audit	R02_Yanchep Golf Estate ACR 2024 (Rev 0)	CBCAMP Approval letter	As reported in the 2024 ACR (R02), the CBCAMP was originally approved 13/06/2014 and clearing commenced 26/06/2014.	Compliant (Complete)
EPBC 3C	The approval holder must implement the approved CBCAMP.	Overall	Compliance audit	R01_YGE ACR 2025 Appendix B	Audit evidence in Appendix C	<p>The CBCAMP was approved and clearing commenced 26/06/2014. Refer to Appendix B for assessment of the implementation of the CBCAMP. The following audit results were determined:</p> <ul style="list-style-type: none"> <li>• 22 conditions were found to be 'Compliant';</li> <li>• 21 conditions were found to be 'Not applicable'; and</li> <li>• No conditions were found to be 'Potentially non-compliant'.</li> </ul>	Compliant
EPBC 2014/7146 Condition 4		Within 30 days after the commencement of the action, the person taking the action must advise the Department in writing of the actual date of commencement.					
EPBC 4	Notify the Department of the commencement date within 30 days of commencement.	By 26 July 2014	Notification correspondence to the Department	R02_Yanchep Golf Estate ACR 2024 (Rev 0)	Notification correspondence	As reported in the 2024 ACR (R02), correspondence was sent 27/06/2014 to notify DotE of commencement of the action on 26/06/2014.	Compliant (Complete)
EPBC 2014/7146 Condition 5		<p>The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the CBCAMP and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.</p>					
EPBC 5A	The approval holder must maintain accurate records.	Ongoing.	Compliance audit	R01_YGE ACR 2025 Appendix C	Audit evidence in Appendix C	Accurate records substantiating the assessment of compliance in this ACR are listed in Appendix C.	Compliant
EPBC 5B	The approval holder must make records available to the Department.	On request	Correspondence with the Department	M01_Evidence Request Response (Rev 0)		Peet has advised (M01) that the Department have not made a request for evidence in the reporting period.	Not applicable

Condition No.	Condition	Timing	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
EPBC 5C	Approval holder records may be subject to audit by the Department or independent auditor.	On request	Department correspondence notifying audit or requesting independent audit  Independent audit report	M01_Evidence Request Response (Rev 0)		Peet has advised (M01) that the Department have not made undertaken an audit or requested an independent audit in the reporting period.	Not applicable
EPBC 2014/7146 Condition 6		Within three months of every 12-month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval over the previous 12 months, including implementation of the CBCAMP as specified in the conditions. Documentary evidence providing proof of the date of publication must be provided to the Department at the same time as the compliance report is published. The compliance reports must remain on the website for 12 months from the date of publishing. Potential or actual contraventions of the conditions of the approval must be reported to the department in writing within 2 business days of the person taking the action becoming aware of the actual or potential contravention. All contraventions must also be included in the compliance reports.					
EPBC 6A	Potential or actual contraventions with the conditions of the approval must be reported to the Department within 2 business days of the approval holder becoming aware of the potential or actual contravention.	Within 2 business days	Incident reports  Correspondence with the Department reporting the potential /actual contravention	R01_YGE ACR 2025  M01_Evidence Request Response (Rev 0)		No potential or actual contraventions with the conditions of the approval were identified during the reporting period.	Not applicable
EPBC 6B	An ACR must be published on the approval holder website annually for a period of 12 months.	Annually by 26 September	Compliance audit	E01_Website Screenshot 2025-09-22		A link to the 2024 ACRs is available at (E01): <a href="https://www.peet.com.au/communities/perth-and-wa/yanchep-golf-estate/purchaser-and-builder-information/building-covenants-and-plans">https://www.peet.com.au/communities/perth-and-wa/yanchep-golf-estate/purchaser-and-builder-information/building-covenants-and-plans</a>	Compliant
EPBC 6C	The approval holder must notify the Department that the compliance report has been published.	Annually by 26 September	Notification email to the Department containing hyperlink to webpage with ACR.	C03_Notice of EPBC Act Approval 2014_7146 2024 Annual Compliance Report for Lot 609 Yanchep Beach Road		Notification of publication of the ACR including a hyperlink to the applicable Peet webpage was communicated to DCCEEW on 14/08/2024 (C03) within 3 months of the 12-month anniversary of the commencement of the action.	Compliant
EPBC 6E	The ACR must contain all contraventions.	Annually by 26 September	ACR	Refer to EPBC 6A		Refer to EPBC 6A	Not applicable
EPBC 2014/7146 Condition 7		Upon the direction of the Minister, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister. The independent auditor must be approved by the Minister prior to the commencement of the audit. Audit criteria must be agreed to by the Minister and the audit report must address the criteria to the satisfaction of the Minister.					
EPBC 7A	Conduct independent audits as requested by the Minister.	On Minister's request	Request correspondence from the Minister  Independent audit report	M01_Evidence Request Response (Rev 0)		No independent audits of compliance were requested by the Minister in the reporting period.	Not applicable
EPBC 7B	Provide the name and qualifications of the independent auditor and the draft audit criteria to the Department for approval	On Minister's request	Correspondence with the Department containing details of audit team and audit criteria	Refer to EPBC 7A		Refer to EPBC 7A	Not applicable
EPBC 7C	Only commence the independent audit once the audit criteria have been approved in writing by the Department	On approval of audit criteria	Compliance audit	Refer to EPBC 7A		Refer to EPBC 7A	Not applicable
EPBC 7D	Submit an audit report to the Department within the timeframe specified in the approved audit criteria.	As per audit criteria timeframe	Independent audit report	Refer to EPBC 7A		Refer to EPBC 7A	Not applicable
EPBC 2014/7146 Condition 8		The person taking the Action may, at any time, apply to the Minister for a variation to the CBCAMP approved by the Minister or as subsequently revised in accordance with the following conditions, by submitting an application in accordance with the requirements of section 143A of the EPBC Act. If the Minister approves a revised CBCAMP then, from the date specified, the approval holder must implement the revised CBCAMP in place of any previous version of the CBCAMP.					
EPBC 8	The approval holder may choose to revise the CBCAMP and submit for the Minister's approval.	At any time	Application in accordance with Section 143A.	Not applicable		Revision to the CBCAMP for the Minister's approval was not undertaken within the auditing period.	Not applicable

Condition No.	Condition	Timing	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
EPBC 2014/7146 Condition 8A		<p>The person taking the Action may choose to revise the CBCAMP approved by the Minister under condition 3 without submitting it for approval (including approval under section 143A of the EPBC Act), if the taking of the Action in accordance with the revised CBCAMP would not be likely to have a new or increased impact. If the person taking the Action makes this choice they must:</p> <p>i. Notify the department in writing that the approved CBCAMP has been revised and provide the department with:</p> <ul style="list-style-type: none"><li>an electronic copy of the revised CBCAMP;</li><li>an explanation of the differences between the revised CBCAMP and the approved CBCAMP; and</li><li>the reasons the person taking the action considers that taking the action in accordance with the revised CBCAMP would not be likely to have a new or increased impact.</li></ul> <p>ii. Declare in writing a date on which the revised CBCAMP will first be implemented by the person taking the Action. That date of initial implementation must be at least 28 days after sub-condition 8A is satisfied.</p>					
EPBC 8A	The approval holder may choose to revise the CBCAMP without submitting for Minister's approval.	At least 28 days between notification of revision to Department and implementation	Notification to the Department with a revised CBCAMP, explanation of revised changes, reasons implementation of new CBCAMP would not have new or increased impacts and date of implementation.	C01_Condition 8A Notification EPBC 2014_7146 Peet Yanchep Golf estate - Revised CBCAMP _SEC_OFFICIAL_ C02_FW_EPBC 2014_7146 Peet Yanchep Golf estate - revised CBCAMP	CBCAMP	JBS&G provided the Department with a copy of the revised CBCAMP on 22/01/2025 (C01) to align with the revision to the approval dated 20/01/2025. The email summarised the amendments that had been made to the CBCAMP. There had been previous communications on the amendment (C02) which prompted the requirement for the CBCAMP update. The notification does not specifically declare the implementation date of the new CBCAMP however as the changes relate to the revised approval and the Approval is effective immediately; the implication is that the CBCAMP amendments are immediate.	Compliant
EPBC 2014/7146 Condition 8B		The person taking the action may revoke their choice under condition 8A at any time by giving written notice to the Department, in which case from the following day the person taking the action must implement the approved CBCAMP.					
EPBC 8B	The approval holder may choose not to implement a revised CBCAMP under EPBC 8A and implement the previously approved CBCAMP by giving notice to the Department.	The following day after giving notice to the Department	Notification to the Department of revoking choice to implement revised CBCAMP under EPBC 8A.	Not applicable		The proponent did not choose to revoke a revised CBCAMP.	Not applicable
EPBC 2014/7146 Condition 8C		<p>If the Minister gives a notice to the person taking the action that the Minister is satisfied that the taking of the action in accordance with the revised CBCAMP would be likely to have a new or increased impact, then:</p> <p>i. Sub-condition 8A does not apply, or ceases to apply, in relation to the revised CBCAMP; and</p> <p>ii. The person taking the action must implement the approved CBCAMP.</p> <p>To avoid any doubt, this condition does not affect any operation of conditions 8A and 8B in the period before the day the notice is given.</p>					
EPBC 8C	If the Minister notifies the approval holder that implementing the revised CBCAMP under EPBC 8A would have new or increased impacts, then the approval holder is to implement the approved CBCAMP.	The day the notice is given	Notification from the Minister regarding the revised CBCAMP.	C01_Condition 8A Notification EPBC 2014_7146 Peet Yanchep Golf estate - Revised CBCAMP _SEC_OFFICIAL_	The Department notified JBS&G of receipt of the revised CBCAMP under condition 8A on the 23/01/2025 (i.e. the Minister did not notify the approval holder that there would be a new or increased impact).		Not applicable
EPBC 2014/7146 Condition 8D		<p>At the time of giving the notice the Minister may also notify that for a specified period of time sub-condition 8A. does not apply to the CBCAMP required under the approval.</p> <p>Note: Conditions 8A-8D are not intended to limit the operation of section 143A of the EPBC Act which allows the person taking the Action to submit a revised action management plan to the Minister for approval.</p>					
EPBC 8D	The Minister may notify that Condition 8A does not apply to the CBCAMP.	At any time	Notification from the Minister	C01_Condition 8A Notification EPBC 2014_7146 Peet Yanchep Golf estate - Revised CBCAMP _SEC_OFFICIAL_	The Minister acknowledged the Approval holder condition 8A notification on 23/01/2025 (C01).		Not applicable
EPBC 2014/7146 Condition 9		If, at any time after five (5) years from the date of this approval, the person taking the action has not commenced the action, then the person taking the action must not commence the action without the written agreement of the Minister.					
EPBC 9	The approval holder must commence the action within five years from the date of the approval.	Commence action prior to 13 June 2019	Notification to the Department of action commencement date	R02_Yanchep Golf Estate ACR 2024 (Rev 0)		As reported in the 2024 ACR (R02), the action commenced 26/06/2014; within five years from the date of the approval (13/06/2014)	Compliant (complete)

Condition No.	Condition	Timing	Verification Method	Evidence	Documents Sighted	Determination	Compliance Finding
EPBC 2014/7146 Condition 10		Unless otherwise agreed to in writing by the Minister, the person taking the action must publish the CBCAMP referred to in these conditions of approval on their website. The CBCAMP must be published on the website within one (1) month of being approved and must remain on the website for the period this approval has effect.					
EPBC 10A	The current revision of the CBCAMP must be published on the approval holder website.	Within 1 month of approval	Compliance audit	E01_Website Screenshot 2025-09-22 C01_Condition 8A Notification EPBC 2014_7146 Peet Yanchep Golf estate - Revised CBCAMP _SEC_OFFICIAL_		The current revision (Rev 7A) of the CBCAMP is published on the Peet website (E01) at: <a href="https://www.peet.com.au/communities/western-australia/yanchep-golf-estate/buying-and-building/">https://www.peet.com.au/communities/western-australia/yanchep-golf-estate/buying-and-building/</a> The Department was notified of the publishing of the updated CBCAMP on 24/01/2025.	Compliant
EPBC 10B	The CBCAMP must be published on the approval holder website for the life of the approval.	Until December 2029	Compliance audit	Refer to EPBC 10 A		Refer to EPBC 10 A	Compliant

## 5. New Environmental Risks

No new environmental risks have become apparent during the reporting period.

## 6. References

Department of Climate Change, Energy, the Environment and Water (2023) *Annual Compliance Report Guidelines*, Reporting under the Environment Protection and Biodiversity Conservation Act 1999, Commonwealth of Australia, Canberra.

## 7. Limitations

### Scope of Services

This report ('the report') has been prepared by JBS&G in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and JBS&G. In some circumstances, a range of factors such as time, budget, access and/or site disturbance constraints may have limited the scope of services. This report is strictly limited to the matters stated in it and is not to be read as extending, by implication, to any other matter in connection with the matters addressed in it.

### Reliance on Data

In preparing the report, JBS&G has relied upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report ('the data'). Except as otherwise expressly stated in the report, JBS&G has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ('conclusions') are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. JBS&G has also not attempted to determine whether any material matter has been omitted from the data. JBS&G will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to JBS&G. The making of any assumption does not imply that JBS&G has made any enquiry to verify the correctness of that assumption.

The report is based on conditions encountered and information received at the time of preparation of this report or the time that site investigations were carried out. JBS&G disclaims responsibility for any changes that may have occurred after this time. This report and any legal issues arising from it are governed by and construed in accordance with the law as at the date of this report.

### Environmental Conclusions

Within the limitations imposed by the scope of services, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted environmental consulting practices. No other warranty, whether express or implied, is made.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.



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## Appendix A    EPBC 2014/7146 Approval



## Variation of conditions attached to approval

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

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


#### Approved action

<b>approval holder</b>	Peet Funds Management Limited ACN 145 992 169
<b>approved action</b>	Residential development, Lot 609 Yanchep Beach Road, Yanchep WA See EPBC Act referral 2014/7146.
<b>period for which the approval has effect</b>	This approval has effect until 31 December 2029

#### Variation

<b>variation of conditions attached to approval</b>	<p>The variation is:</p> <ul style="list-style-type: none"> <li>• Delete conditions 1, 2, 3, and 8 attached to the approval and substitute with the conditions specified in the table below;</li> <li>• Add conditions 1A, 8A, 8B, 8C and 8D specified in the table below;</li> <li>• Delete definition of <b>Project area</b> and substitute with definition specified in the table below;</li> <li>• Revoke definition of <b>Carnaby's Black-Cockatoo (<i>Calyptorhynchus latirostris</i>) foraging and potential breeding habitat</b>.</li> <li>• Add definitions of <b>Carnaby's Black-Cockatoo</b>, <b>Carnaby's Black-Cockatoo foraging and potential breeding habitat</b> and <b>Habitat conservation area</b> specified in the table below; and</li> <li>• Delete Attachment A and substitute with Attachment A specified in the table below.</li> </ul>
<b>date of effect</b>	This variation has effect on the date this instrument is signed.

#### Person authorised to make decision

<b>name and position</b>	Brendan Linton-Smith Acting Branch Head Environment Assessments (Vic/Tas) and Post Approvals
<b>signature</b>	
<b>date of decision</b>	20 January 2025

date of decision	conditions attached to approval
As varied on the date this instrument was signed	1. The person taking the Action must not clear more than 63.91 hectares (ha) of <b>Carnaby's Black-Cockatoo foraging and potential breeding habitat</b> within the ' <b>project area</b> ' in Attachment A.
As varied on the date this instrument was signed	1A. The person taking the Action must retain as the <b>habitat conservation area</b> 3.64 ha of Carnaby's Black-Cockatoo foraging habitat and 1.10 ha of Carnaby's Black-Cockatoo potential breeding habitat within the <b>project area</b> . The person taking the Action must not <b>clear</b> within the <b>habitat conservation area</b> .
As varied on the date this instrument was signed	2. To offset the loss of <b>Carnaby's Black-Cockatoo foraging and potential breeding habitat</b> , within three months of the date of this approval, the person taking the Action must provide <b>the department</b> with written evidence that funds have been provided to the Western Australian Department of Parks and Wildlife for the acquisition and management of an environmental <b>offset property</b> , no less than 315 hectares in size on Mimegarra Road, Mimegarra, north-east of Lancelin, Western Australia. The written evidence must include a description and map clearly defining the location and boundaries of the <b>offset property</b> and be accompanied with the <b>offset attributes</b> . The person taking the Action must also inform <b>the department</b> how much of this <b>offset property</b> remains unattributed to this Action for the purpose of supplying offsets for potential future projects.
As varied on the date this instrument was signed	3. To mitigate impacts to the <b>Carnaby's Black-Cockatoo</b> , prior to the <b>commencement</b> of the Action, the person taking the Action must prepare and submit a Carnaby's Black-Cockatoo Avoidance and Mitigation Plan (CBCAMP) provide to <b>the department</b> for the <b>Minister's</b> approval. The CBCAMP must include, but not be limited to: <ul style="list-style-type: none"> <li>a. A map clearly illustrating the area of <b>Carnaby's Black-Cockatoo foraging and potential breeding habitat</b> to be cleared and the area of <b>Carnaby's Black-Cockatoo foraging and potential breeding habitat</b> to be retained within the project area;</li> <li>b. Milestones and objectives of the CBCAMP;</li> <li>c. Avoidance and mitigation measures to reduce impacts to <b>Carnaby's Black-Cockatoo foraging and potential breeding habitat</b> prior to, during and post construction;</li> <li>d. Timeframes for the implementation and completion of the avoidance and mitigation measures;</li> </ul>

	<p>e. Details of monitoring, reporting and contingency measures if performance indicators are not met; and</p> <p>f. Roles and responsibilities of personnel associated with implementing each of the avoidance and mitigation measures.</p> <p>The person taking the Action must not undertake any <b>clearing of Carnaby's Black-Cockatoo foraging and potential breeding habitat</b> within the <b>project area</b> unless the CBCAMP has been approved by the <b>Minister</b>. If the <b>Minister</b> approves the CBCAMP, then the approved CBCAMP must be implemented.</p>
Original dated 13/6/2014	4. Within 30 days after the <b>commencement</b> of the Action, the person taking the action must advise the <b>department</b> in writing of the actual date of <b>commencement</b> .
Original dated 13/6/2014	5. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the CBCAMP and make them available upon request to <b>the department</b> . Such records may be subject to audit by <b>the department</b> or an independent auditor in accordance with section 458 of the <b>EPBC Act</b> , or used to verify compliance with the conditions of approval. Summaries of audits will be posted on <b>the department's</b> website. The results of audits may also be publicised through the general media.
Original dated 13/6/2014	6. Within three months of every 12 month anniversary of the <b>commencement</b> of the Action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval over the previous 12 months, including implementation of the CBCAMP as specified in the conditions. Documentary evidence providing proof of the date of publication must be provided to <b>the department</b> at the same time as the compliance report is published. The compliance reports must remain on the website for 12 months from the date of publishing. Potential or actual contraventions of the conditions of the approval must be reported to the department in writing within 2 business days of the person taking the action becoming aware of the actual or potential contravention. All contraventions must also be included in the compliance reports.
Original dated 13/6/2014	7. Upon the direction of the <b>Minister</b> , the person taking the Action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the <b>Minister</b> . The independent auditor must be approved by the <b>Minister</b> prior to the commencement of the audit. Audit criteria must be agreed to by the

	<b>Minister</b> and the audit report must address the criteria to the satisfaction of the <b>Minister</b> .
As varied on the date this instrument was signed	8. The person taking the Action may, at any time, apply to the <b>Minister</b> for a variation to the CBCAMP approved by the <b>Minister</b> or as subsequently revised in accordance with the following conditions, by submitting an application in accordance with the requirements of section 143A of the <b>EPBC Act</b> . If the <b>Minister</b> approves a revised CBCAMP then, from the date specified, the approval holder must implement the revised CBCAMP in place of any previous version of the CBCAMP.
As varied on the date this instrument was signed	<p>8A. The person taking the Action may choose to revise the CBCAMP approved by the <b>Minister</b> under condition 3 without submitting it for approval (including approval under section 143A of the EPBC Act), if the taking of the Action in accordance with the revised CBCAMP would not be likely to have a <b>new or increased impact</b>. If the person taking the Action makes this choice they must:</p> <ol style="list-style-type: none"> <li>i. Notify <b>the department</b> in writing that the approved CBCAMP has been revised and provide <b>the department</b> with: <ul style="list-style-type: none"> <li>• an electronic copy of the revised CBCAMP;</li> <li>• an explanation of the differences between the revised CBCAMP and the approved CBCAMP; and</li> <li>• the reasons the person taking the action considers that taking the action in accordance with the revised CBCAMP would not be likely to have a <b>new or increased impact</b>.</li> </ul> </li> <li>ii. Declare in writing a date on which the revised CBCAMP will first be implemented by the person taking the Action. That date of initial implementation must be at least 28 days after sub-condition 8A is satisfied.</li> </ol>
As varied on the date this instrument was signed	8B. The person taking the action may revoke their choice under condition 8A at any time by giving written notice to <b>the Department</b> , in which case from the following day the person taking the action must implement the approved CBCAMP.
As varied on the date this instrument was signed	8C. If the <b>Minister</b> gives a notice to the person taking the action that the <b>Minister</b> is satisfied that the taking of the action in accordance with the revised CBCAMP would be likely to have a <b>new or increased impact</b> , then:



	<ul style="list-style-type: none"> <li>i. Sub-condition 8A does not apply, or ceases to apply, in relation to the revised CBCAMP; and</li> <li>ii. The person taking the action must implement the approved CBCAMP.</li> </ul> <p>To avoid any doubt, this condition does not affect any operation of conditions 8A and 8B in the period before the day the notice is given.</p>
As varied on the date this instrument was signed	<p>8D. At the time of giving the notice the <b>Minister</b> may also notify that for a specified period of time sub-condition 8A. does not apply to the CBCAMP required under the approval.</p> <p>Note: Conditions 8A-8D are not intended to limit the operation of section 143A of the <b>EPBC Act</b> which allows the person taking the Action to submit a revised action management plan to the Minister for approval.</p>
Original dated 13/6/2014	<p>9. If, at any time after five (5) years from the date of this approval, the person taking the Action has not <b>commenced</b> the Action, then the person taking the Action must not commence the action without the written agreement of the <b>Minister</b>.</p>
Original dated 13/6/2014	<p>10. Unless otherwise agreed to in writing by the <b>Minister</b>, the person taking the Action must publish the CBCAMP referred to in these conditions of approval on their website. The CBCAMP must be published on the website within one (1) month of being approved and must remain on the website for the period this approval has effect.</p>
date of decision	definitions attached to approval
As varied on the date this instrument was signed	<p><b>Carnaby's Black-Cockatoo</b> means the <b>EPBC Act</b> listed threatened species Carnaby's Black-Cockatoo (<i>Calyptorhynchus latirostris</i>).</p>
As varied on the date this instrument was signed	<p><b>Carnaby's Black-Cockatoo foraging and potential breeding habitat</b> , within the <b>project area</b>, is represented in <u>Attachment B</u> by the yellow shaded zones designated 'Banksia woodland', the green shaded zones designated '<i>Dryandra sessilis</i> – <i>Calothamnus quadrifidus</i> heath', the beige shaded zones designated '<i>Dryandra sessilis</i> heath', and the dark green shaded zones designated 'Planted Tuart woodland' in the Legend.</p>
Original dated 13/6/2014	<p><b>Clear or clearing</b> is defined as the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting, or burning of native vegetation.</p>

Original dated 13/6/2014	<b>Commence, commenced or commencement</b> includes any preparatory works required to be undertaken including clearing (as defined above), the erection of any fences, signage or on-site temporary structures and the use of construction or excavation equipment on-site for the purpose of breaking the ground for buildings, infrastructure, or resource extraction.
Variation dated 8/7/2016	<b>EPBC Act</b> is the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth).
As varied on the date this instrument was signed	<b>Habitat conservation area</b> means the three areas of retained native vegetation comprising at least 3.64 ha of Carnaby's Black-Cockatoo foraging habitat and 1.10 ha of Carnaby's Black-Cockatoo potential breeding habitat located within the <b>project area</b> , represented in <u>Attachment A</u> by the three zones each enclosed by an orange dashed line and the <b>project area</b> red boundary line designated '2024 revised habitat conservation area' in the Legend.
Original dated 13/6/2014	The <b>Minister</b> is the Minister administering the <i>Environment Protection and Biodiversity Conservation Act 1999</i> and includes a delegate of the Minister.
Variation dated 8/7/2016	<b>New or increased impact</b> is a new or increased environmental impact or risk relating to any matter protected by the controlling provisions for the action, when compared to the CBCAMP that has been approved by the Minister.
Original dated 13/6/2014	<b>Offset attributes</b> must be in the form of an excel file ('.xls') capturing relevant attributes of the Offset Area, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the EPBC protected matters that the offset compensates for, any additional EPBC protected matters that are benefiting from the offset, and the size of the offset in hectares.
Original dated 13/6/2014	The <b>Offset property</b> is the area approximately eight hundred and seventy hectares (870 ha) in size, located on Mimegarra Road, Mimegarra, north-east of Lancelin, Western Australia. This area has been identified as an environmental offset property to be managed for conservation purposes by the Western Australia Department of Parks and Wildlife on behalf of the person proposing to take the action. Three hundred and fifteen hectares (315 ha) of the offset property will be attributed as an offset specifically for the proposed action.

As varied on the date this instrument was signed	<b>Project area</b> means the area at Lot 609 Yanchep Beach Road, Yanchep WA, represented at <u>Attachment A</u> by the area enclosed by the solid red line designated 'Project area' in the Legend.
Original dated 13/6/2014	<b>Shapefile</b> means an ESRI Shapefile containing '.shp', '.shx' and '.dbf' files and other files capturing attributes of the Offset Area, including the shape, EPBC reference ID number and EPBC protected matters present at the relevant site. Attributes should also be captured in '.xls' format.
Original dated 13/6/2014	<b>The department</b> is the Australian Government Department administering the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .

date of decision                      Attachment A

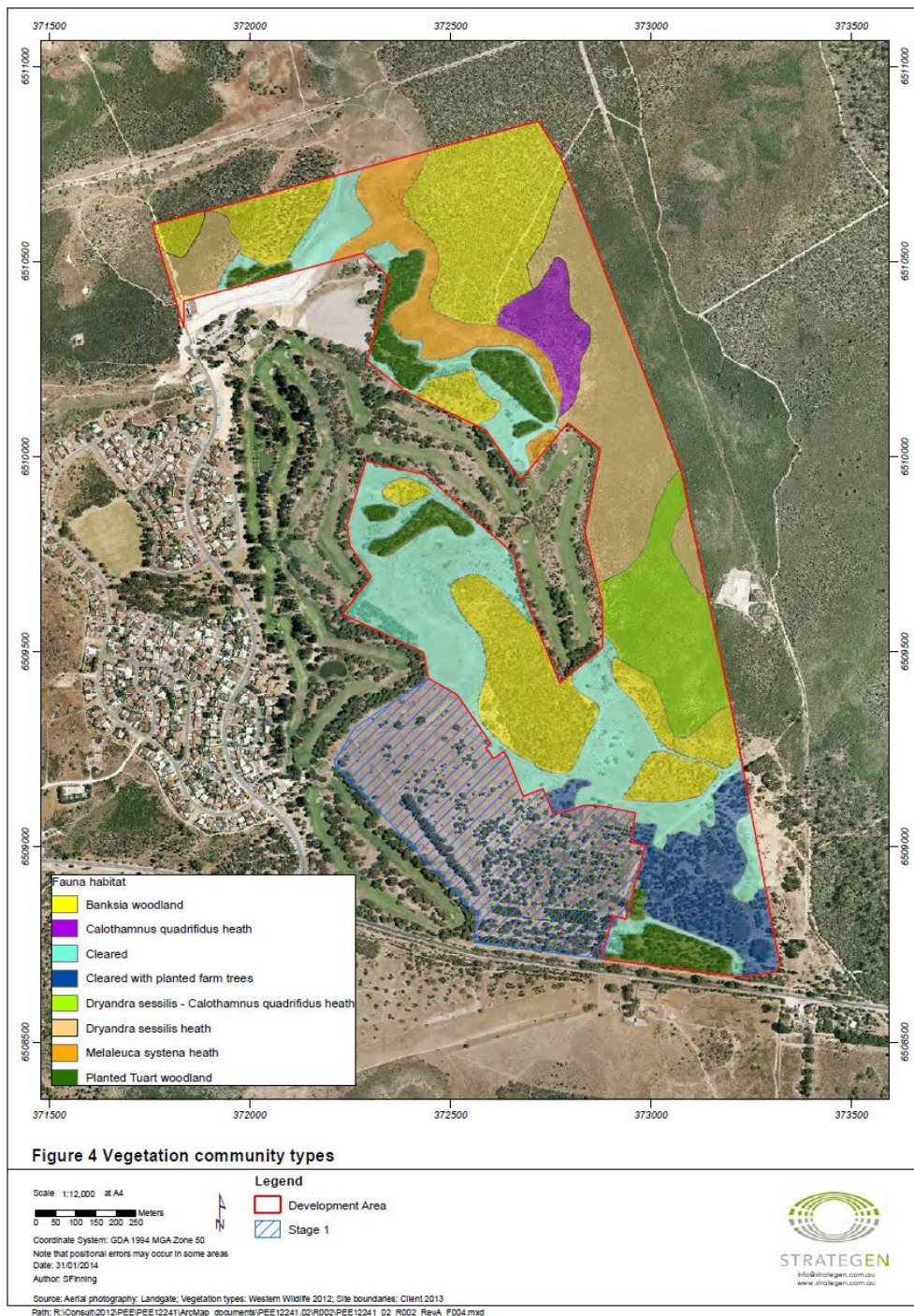
As varied on the date this instrument was signed                      Attachment A





Original  
dated  
13/6/2014

## Attachment B



## Appendix B Carnaby's Black Cockatoo Avoidance and Mitigation Plan Compliance Assessment

**Table B.1: Carnaby's Black Cockatoo Avoidance and Mitigation Plan Audit Table (Rev 7A)**

Commitment No.	Commitment	Timing	Evidence	Determination	Compliance Finding
<b>Table 4: Construction avoidance and mitigation measures associated with Carnaby's Black-Cockatoo habitat and potential breeding trees to be retained</b>					
CBCAMP 01	Site preparation activities Clearly mark Carnaby's Black-Cockatoo habitat proposed to be retained (as indicated on Figure 3) on construction drawings and delineated by star pickets and coloured tape within the Project site.	Pre & during clearing	P01_Breeding Habitat Retained IMG_9542 P02_Breeding Habitat Retained IMG_9545 P03_Foraging Habitat Retained IMG_9557 P04_Foraging Habitat Retained IMG_9558	Conservation area retained vegetation was delineated by fencing (P01, P02, P03, P04).	Compliant
CBCAMP 02	Site preparation activities Clearly mark trees proposed to be retained on construction drawings and by coloured tape within the Project site.	Pre & during clearing	P05_Retained tree IMG_9549	A tree to be retained in stage 9 was fenced with one strand of pink tape around its trunk.	Compliant
CBCAMP 03	Site preparation activities Provide GPS co-ordinates of areas approved to be cleared and those required to be retained to the contractor to ensure no unapproved clearing is undertaken.	Pre & during clearing	M01_Evidence Request Response (Rev 0)	MNG maintain the drawings of the CBC breeding / foraging – retention / clearing areas and undertake the on-ground survey to ensure no unapproved clearing is undertaken. The survey and constraints plans are provided to RJV who provide acknowledgement to Peet.	Compliant
CBCAMP 04	Site preparation activities Vehicles will be prohibited from accessing any vegetation areas clearly marked and signed for retention.	Pre & during clearing	Site inspection 24/07/2025 E02_HSEQ Site Induction - Yanchep Golf Estate - Stages 15B & Phase 3 BEW E03_CBCAMP Contractor Induction RevA E04_Induction Register IMG_9517	Peet confirmed that no vehicles had accessed any vegetation areas for retention in the reporting period.  The inductions (E02, E03) states that entry is not permitted outside of marked clearing area (shown in red as protected habitats). Personnel undertaking the induction and sign off on the induction register (E04) on completion.	Compliant
CBCAMP 05	Site preparation activities Install temporary signage in accordance with CoW standard signage policy to restrict construction workers from entering Carnaby's Black-Cockatoo habitat being retained in conservation POS.	Pre & during clearing	Not applicable	Refer to CBCAMP 01	Compliant
CBCAMP 06	Site preparation activities Ensure no domestic animals, traps or firearms permitted onsite.	Pre & during clearing	Site inspection 24/07/2025 E03_CBCAMP Contractor Induction RevA E04_Induction Register IMG_9517	RJV confirmed that there were no domestic animals, traps or firearms on site in the reporting period.  The induction (E03) states that no domestic animals, traps or firearms are permitted on site. Personnel undertaking the induction and sign off on the induction register (E04) on completion.	Compliant
CBCAMP 07	Site preparation activities If clearing during Carnaby's Black-Cockatoo breeding season, conduct habitat tree assessments to check for nesting hollows.	Pre-clearing	G01_Yanchep Golf Estate Cleared Areas 2025	Nearmap sequence shows clearing of breeding habitat was not undertaken in the breeding season (after 15/12/2024).	Not applicable
CBCAMP 08	Site preparation activities If active Carnaby's Black-Cockatoo nests are located in the site, do not clear until fledglings have left the nest.	Pre-clearing	Refer to CBCAMP 07	Refer to CBCAMP 07	Not applicable
CBCAMP 09	Erosion and dust control measures during construction Ensure cleared and any dry, dust-prone areas adjacent to conservation POS or stockpiles are stabilised to prevent dust generation. Stabilisation methods will include one or more of the following sealing methods: wetting (through use of water trucks), application of hydromulch, use of chemical polymers (if required) or other sealing material.	During construction	E05_Dust Monitor RJVDM16 (125720329) (4) E06_Dust Monitor RJVDM17 (125718341) (4) P10_Water Cart IMG_9561 P11_Hydromulch IMG_9562	Dust monitors are installed on site (E05, E06), a water cart is operating full time to suppress dust (P10). Hydromulch is applied on stockpiles where long term stabilisation is required (P11).	Compliant



Commitment No.	Commitment	Timing	Evidence	Determination	Compliance Finding
CBCAMP 10	Erosion and dust control measures during construction Restrict vehicle speeds to 40 km/hr to minimise dust generation on designated roads, access tracks and within construction areas adjacent to conservation POS.	During construction	P09_Front Gate IMG_9560 E02_HSEQ Site Induction - Yanchep Golf Estate - Stages 15B & Phase 3 BEW E03_CBCAMP Contractor Induction RevA	Vehicle speed restriction to 40 km/hr is signposted at site entry (P09) and outlined in the inductions (E02, E03).	Compliant
CBCAMP 11	Pathogen and weed management Induct all construction personnel in relation to dieback and weeds risk, potential impacts and management.	During construction	E03_CBCAMP Contractor Induction RevA E04_Induction Register IMG_9517	The induction (E03) includes dieback and weeds risk, the potential to impact on CBC and management measures to avoid introduction. Personnel undertake the induction and sign off on the induction register (E04) on completion.	Compliant
CBCAMP 12	Pathogen and weed management Make sure all vehicles; machinery and equipment are clean prior to entering site.	During construction	E07_YGE Washdown Register - 20250626	The hygiene inspection register (E04) documents the inspections undertaken on machinery prior to entry on site.	Compliant
CBCAMP 13	Pathogen and weed management Restrict access of vehicles to areas of construction to minimise the spread or introduction of weeds or pathogens. Access restrictions will be communicated through inductions, signage and fencing where appropriate.	Pre and during construction	P01_Breeding Habitat Retained IMG_9542 P02_Breeding Habitat Retained IMG_9545 P03_Foraging Habitat Retained IMG_9557 P04_Foraging Habitat Retained IMG_9558 P06_Fencing IMG_9527 P07_Fencing IMG_9535 P08_Fencing IMG_9539 E02_HSEQ Site Induction - Yanchep Golf Estate - Stages 15B & Phase 3 BEW E03_CBCAMP Contractor Induction RevA E04_Induction Register IMG_9517	Vehicle restrictions are in place in the form of fencing (P01, P02, P03, P04, P06, P07, P08). The inductions (E02, E03) state that entry is not permitted outside of marked clearing extent (protected habitats).	Compliant
CBCAMP 14	Pathogen and weed management Undertake initial weed inspection in intact remnant vegetation to a distance of 100 m from the boundary of each development stage, to determine weed density and species present.	Pre-clearing of each development stage	G02_Clearing within Remnant Vegetation Screenshot 2025-09-23 R04_Peet Yanchep Weed Survey 2025 Memo	Clearing was undertaken within 9.7m of the conservation area (remnant vegetation). Weed inspection was undertaken 26/01/2025 (R04) prior to clearing. The survey identified 7 weed species and a coverage of between 5 to 10%.	Compliant
CBCAMP 15	Pathogen and weed management Undertake inspection of weeds in areas of retained intact remnant vegetation and remnant vegetation within 100 m of each development stage boundary.	In the April or October of the year after clearing of a stage is completed, whichever comes first	Not applicable	Weed survey is to be undertaken in October 2025.	Not applicable
CBCAMP 16	Pathogen and weed management Undertake manual and chemical removal of weeds if required based on the weed inspection in conservation POS with intact remnant vegetation and remnant vegetation within 100 m of each development stage boundary.	During construction	Refer to CBCAMP 15	Refer to CBCAMP 15	Not applicable
CBCAMP 17	Pathogen and weed management Ensure any fill/soil brought onto site is disease free.	During construction	Site inspection 24/07/2025	The site is cut and fill not requiring any imported fill to be brought on site.  No mulch or soil products have been brought on site in the reporting period as no new landscaping has been undertaken in the reporting period.	Not applicable
CBCAMP 18	Feral animal control The works area to be maintained in a clean and tidy manner to ensure that feral and other species are not attracted to site.	Pre and during construction	E09_RJV Yanchep Golf Estate - Monthly Inspection - 1 July 2025 E10_RJV Yanchep Golf Estate - Monthly Inspection - 22 July 2025	Site premises are kept tidy and inspected fortnightly to confirm this (E09, E10).	Compliant

Commitment No.	Commitment	Timing	Evidence	Determination	Compliance Finding
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**Table 5: Street tree landscaping avoidance and mitigation measures within the Project site**

CBCAMP 19	Undertake street tree landscaping using known Carnaby's Black-Cockatoo foraging sources such that: • street tree landscaping within the Project site will be planted with trees from Appendix A, other species suitable for Carnaby's Black-Cockatoo.	During construction	M01_Evidence Request Response (Rev 0)	No street tree landscaping was undertaken in the reporting period.	Not applicable
CBCAMP 20	Determine the quantity of plants required for particular flora species for the site, ensuring that 50% of the trees proposed to be used in streetscaping and POS areas are Carnaby's Black-Cockatoo habitat species, and: • arrange nursery contracts for plants and/or seedling propagation if required. • ensure the quantities of plants are available for pick-up or delivered to the contractor.	During construction	M01_Evidence Request Response (Rev 0)	No trees were proposed to be used in streetscaping and POS areas in the reporting period.	Not applicable
CBCAMP 21	Assess potential for rabbits grazing on seedlings based on site location and local records. In the event of rabbit occurrence, undertake rabbit control and/or implement suitable deterrents.	During construction	M01_Evidence Request Response (Rev 0)	There was no evidence of rabbit grazing observed in the reporting period.	Not applicable

**Table 6: Performance targets and indicators**

CBCAMP 22	Target: Approximately 3.64 ha of Carnaby's Black-Cockatoo foraging habitat and 1.10 ha of potential breeding habitat within the Project site is to be retained.	Post Construction	Not applicable	This target is applicable on completion of construction.	Not applicable
CBCAMP 23	Key Performance Indicator: Areas of habitat retained on final construction drawings versus recent aerial photography of clearing boundaries to ensure no clearing outside of approved areas.	On completion of each stager	G01_Yanchep Golf Estate Cleared Areas 2025	Comparison of aerial photography versus required retained habitat boundaries (G01) shows that there is no clearing outside of approved areas.	Compliant
CBCAMP 24	Target: Street tree landscaping within the Project site will contain tree species from Appendix 1, (or other foraging plants for Carnaby's Cockatoo).	On completion of landscaping	Not applicable	This target is applicable on completion of landscaping.	Not applicable
CBCAMP 25	Key Performance Indicator: Landscaping planting lists or orders include foraging species identified in Appendix 1 and/or in Plants used by Carnaby's Black-Cockatoo (Groom 2011), Plants for Carnaby's Search Tool (DEC 2012), resources from Birdlife Australia (Birdlife Australia 2012)	Ongoing during landscaping activities	M01_Evidence Request Response (Rev 0)	No landscaping was undertaken in the reporting period.	Not applicable
CBCAMP 26	Target: By completion of the project, 50% of the total trees planted within streetscaping and POS will be CBC foraging and potential breeding species.	On completion of project	Not applicable	This target is applicable on completion of construction.	Not applicable
CBCAMP 27	Key Performance Indicator: Landscaping planting lists or orders include foraging species identified in Appendix 1 and/or in Plants used by Carnaby's Black-Cockatoo (Groom 2011), Plants for Carnaby's Search Tool (DEC 2012) or resources from Birdlife Australia (Birdlife Australia 2012).	Ongoing during landscaping activities	M01_Evidence Request Response (Rev 0)	No landscaping was undertaken in the reporting period.	Not applicable

**Table 7: Monitoring actions**

CBCAMP 28	Delineation of habitat to be retained  Monitoring Parameter: Condition of infrastructure delineating Carnaby's Black-Cockatoo habitat (fencing, gates, pathways, signage etc)  Location: Retained habitat near clearing boundaries  Purpose: To ensure infrastructure is in good condition and that there has been no unauthorised clearing beyond the barrier.	Fortnightly during construction	E08_RJV Yanchep Golf Estate - Environment Fauna and Flora Inspection  P01_Breeding Habitat Retained IMG_9542  P02_Breeding Habitat Retained IMG_9545  P03_Foraging Habitat Retained IMG_9557  P04_Foraging Habitat Retained IMG_9558	Retained habitat near conservation areas (P01, P02, P03, P04) are checked fortnightly during construction (E08).	Compliant
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Commitment No.	Commitment	Timing	Evidence	Determination	Compliance Finding
CBCAMP 29	<p>Delineation of habitat to be retained</p> <p>Monitoring Parameter: Markings of retained trees</p> <p>Location: Within Project site</p> <p>Purpose: To ensure all trees that are to be retained are clearly marked.</p>	Prior to clearing and during construction	Refer to CBCAMP 02	Refer to CBCAMP 02	Compliant
CBCAMP 30	<p>Erosion and dust control</p> <p>Monitoring Parameter: Visual observations of erosion</p> <p>Location: Drainage areas or bare slopes</p> <p>Purpose: To minimise erosion from construction on retained habitat.</p>	Opportunistically during construction	<p>E09_RJV Yanchep Golf Estate - Monthly Inspection - 1 July 2025</p> <p>E10_RJV Yanchep Golf Estate - Monthly Inspection - 22 July 2025</p> <p>Site inspection 24/07/2025</p>	Visual observations for erosion are made opportunistically including documented observations on the monthly inspection (E09, E10). There were no visual observations of erosion during site inspection.	Compliant
CBCAMP 31	<p>Erosion and dust control</p> <p>Monitoring Parameter: Visual observations of dust generation</p> <p>Location: Unsealed surfaces prone to dust generation (e.g. roads, stockpiles)</p> <p>Purpose: To minimise dust impacts from construction on retained habitat.</p>	Opportunistically during construction	<p>E05_Dust Monitor RJVDM16 (125720329) (4)</p> <p>E06_Dust Monitor RJVDM17 (125718341) (4)</p>	Dust monitors are in place on site (E05, E06) and personnel are required to visually monitor on an ongoing basis.	Compliant
CBCAMP 32	<p>Erosion and dust control</p> <p>Monitoring Parameter: Dust suppression equipment / actions</p> <p>Location: Where potential dust generation is taking place</p> <p>Purpose: To minimise dust impacts from construction on retained habitat.</p>	Opportunistically during construction	<p>P10_Water Cart IMG_9561</p> <p>P11_Hydromulch IMG_9562</p>	The water cart operates continuously to suppress dust (P10). Hydromulch is applied on stockpiles where long term stabilisation is required (P11).	Compliant
CBCAMP 33	<p>Erosion and dust control</p> <p>Monitoring Parameter: Visual observation of vegetation health</p> <p>Location: Retained Carnaby's Black-Cockatoo habitat beyond clearing boundaries</p> <p>Purpose: To minimise dust impacts from construction on retained habitat.</p>	Monthly during construction	<p>E08_RJV Yanchep Golf Estate - Environment Fauna and Flora Inspection</p> <p>P12_Retained CBC habitat IMG_9552</p> <p>P13_Retained CBC habitat IMG_9553</p>	Visual observation of vegetation health is monitored fortnightly during construction (E08). No dust impacts on retained habitat were identified during site inspection (P12, P13).	Compliant
CBCAMP 34	<p>Weed and pathogen management</p> <p>Monitoring Parameter: Inspection of distribution, abundance and density/cover of weed species</p> <p>Location: Within intact remnant vegetation retained within conservation POS and intact remnant vegetation adjacent to each development stage boundary to a distance of 100 m</p> <p>Purpose: To ensure no more than a 10% statistical increase in weed species density/cover/distribution, no new weed species and/or no Weeds of National significance (WONs) compared to the results of weed survey taken pre-clearing.</p>	April or October post clearing until handover	Refer to CBCAMP 15	Refer to CBCAMP 15	Not applicable
CBCAMP 35	<p>Street tree landscaping and POS areas within the Project area</p> <p>Monitoring Parameter: Number and species of trees planted in streetscapes and POS</p> <p>Location: Within landscaped areas.</p> <p>Purpose: To monitor the number and species of trees planted suitable for future use for Carnaby's Black-Cockatoo for food.</p>	Annually until performance targets in Table 6 are met	Not applicable	There were no trees planted in streetscapes and POS in the reporting period.	Not applicable

Commitment No.	Commitment	Timing	Evidence	Determination	Compliance Finding
Table 8: Performance indicators and corrective actions					
CBCAMP 36	<p>Access / delineation of areas that will be retained</p> <p>If there is unrestricted or unauthorised access, then the following contingency actions are to be taken:</p> <ol style="list-style-type: none"> <li>Determine how access was gained and, if possible, the likely time of access.</li> <li>Implement remedy, which could include: <ul style="list-style-type: none"> <li>repair fence/s</li> <li>erect signs to highlight prohibited access.</li> </ul> </li> <li>Monitor success of control.</li> </ol>	Where triggered	E11_Site Interview Notes	There has been no reported unrestricted or unauthorised access (E11).	Not applicable
CBCAMP 37	<p>Erosion and dust</p> <p>If excessive dust levels are observed, then the following contingency actions are to be taken:</p> <ol style="list-style-type: none"> <li>Investigate cause.</li> <li>Increase the frequency of dust suppression actions and/or implement additional dust control measures as appropriate.</li> <li>Continue monitoring (visual observations) to determine success of implemented management actions.</li> </ol>	Where triggered	<p>E05_Dust Monitor RJVDM16 (125720329) (4)</p> <p>E06_Dust Monitor RJVDM17 (125718341) (4)</p>	High dust readings were reported on 13/04/2025 to 19/04/2025 (E06). The cause was investigated and found to be a malfunction of the dust meter. No other excessive dust readings were recorded.	Not applicable
CBCAMP 38	<p>Weed and pathogens within conservation POS and within vegetation adjacent to the Project site boundary to a distance of 100 m</p> <p>If a new weed is introduced within the areas of intact remnant vegetation retained within conservation POS or intact remnant vegetation adjacent to each development stage boundary to a distance of 100 m, then the following contingency actions are to be taken:</p> <ol style="list-style-type: none"> <li>Map the distribution of the newly introduced weed species.</li> <li>Identify activities that may have potentially introduced the weed species.</li> <li>Plan and implement a weed control program (may involve seeking advice from relevant authorities).</li> <li>Apply hygiene control and education measures.</li> </ol>	Where triggered	Not applicable	Refer to CBCAMP 34	Not applicable
CBCAMP 39	<p>Weed and pathogens within conservation POS and within vegetation adjacent to the Project site boundary to a distance of 100 m</p> <p>If there is a 10% statistical increase in weed species density/ cover/distribution compared to the results of initial weed survey, presences of a new weeds species and/or presences of WONS within the areas of intact remnant vegetation retained within conservation POS or intact remnant vegetation adjacent to each development stage boundary to a distance of 100 metres (as observed in opportunistic inspections), then the following contingency actions are to be taken:</p> <ol style="list-style-type: none"> <li>Map the revised extent of the specific weed species within the Project site.</li> <li>Identify activities that may have potentially increased the abundance, distribution or density/cover of weed species.</li> <li>Plan and implement a weed control program (may involve seeking advice from relevant authorities).</li> <li>Apply hygiene control and education measures.</li> </ol>	Where triggered	Not applicable	Refer to CBCAMP 34	Not applicable

Commitment No.	Commitment	Timing	Evidence	Determination	Compliance Finding
CBCAMP 40	<p>Weed and pathogens within conservation POS and within vegetation adjacent to the Project site boundary to a distance of 100 m</p> <p>If Incorrect hygiene procedures being undertaken by work machinery at authorised access points into conservation POS, then the following contingency actions are to be taken:</p> <ol style="list-style-type: none"> <li>Determine why appropriate hygiene procedures were not followed.</li> <li>Implement remedy, which could include: <ul style="list-style-type: none"> <li>review of hygiene procedures</li> <li>educating employees on appropriate hygiene measures</li> <li>erect signs to highlight prohibited access.</li> </ul> </li> <li>Monitor success of control.</li> </ol>	Where triggered	Not applicable	Refer to CBCAMP 34	Not applicable
CBCAMP 41	<p>Street tree landscaping and POS areas</p> <p>If less than 50% of tree species used in street tree landscaping and/or POS areas are not foraging species for Carnaby's Black- Cockatoo as per Table 6, then the following contingency actions are to be taken:</p> <ol style="list-style-type: none"> <li>Identify cause.</li> <li>Remove species and/or infill plant with Carnaby's Black-Cockatoo foraging species in discussion with the CoW.</li> <li>Ensure inappropriate species are not used in future.</li> </ol>	Where triggered	M01_Evidence Request Response (Rev 0)	<p>It has not been determined that less than 50% of tree species used in street tree landscaping and/or POS areas are not foraging species for Carnaby's Black- Cockatoo.</p> <p>Recommendation</p> <p>An audit is undertaken to determine the progress of planting across street tree landscaping and/or POS areas to determine ongoing progress against long term foraging species for Carnaby's Black- Cockatoo requirements.</p>	Not applicable
Section 6: Plan implementation and reporting					
CBCAMP 42	In accordance with Condition 3 of the approval for EPBC 2014/7146 this CBCAMP will be implemented by Peet until the handover of the POS to the CoW.	Until handover	M01_Evidence Request Response (Rev 0)	Peet are implementing the CBCAMP.	Compliant
CBCAMP 43	To ensure that planting of black cockatoo species is occurring on an ongoing basis and is on track to achieve the final 50% target, Peet will report on planting progress in the ACR.	Annually	Refer CBCAMP 35	Refer CBCAMP 35	Compliant

## Appendix C Evidence Register

**Table C.2: Evidence Register**

Code	Reference	Author	Electronic	Hard copy	Topic
C01	C01_Condition 8A Notification EPBC 2014_7146 Peet Yanchep Golf estate - Revised CBCAMP_SEC_OFFICIAL_	JBS&G	X		Email 22/01/2025 to DCCEEW notifying of Condition 8A amendment to the CBCAMP with a summary of the amendments and a copy of the revised CBCAMP. Includes the acknowledgement on 23/01/2025 from DCCEEW that the RAMP has been revised and a reminder from DCCEEW that the CBCAMP must be published.
C02	C02_FW_EPBC 2014_7146 Peet Yanchep Golf estate - revised CBCAMP	JBS&G	X		Email correspondence with DCCEEW prior the EPBC amendment dated 20/01/2025.
C03	C03_Notice of EPBC Act Approval 2014_7146 2024 Annual Compliance Report for Lot 609 Yanchep Beach Road	JBS&G	X		Email 14/08/2025 to DCCEEW submitting the 2024 ACR (R02).
E01	E01_Website Screenshot 2025-09-22	JBS&G	X		Website screenshot taken from: <a href="https://www.peet.com.au/communities/western-australia/yanchep-golf-estate/buying-and-building/">https://www.peet.com.au/communities/western-australia/yanchep-golf-estate/buying-and-building/</a> Containing documents: <ul style="list-style-type: none"> <li>• 2023 ACR</li> <li>• 2024 ACR (R02)</li> <li>• CBCAMP (R03)</li> </ul>
E02	E02_HSEQ Site Induction - Yanchep Golf Estate - Stages 15B & Phase 3 BEW	RJV	X		Civil Infrastructure HSEQ Site Induction Yanchep Golf Estate Stage 15B & Phase 3 BEW [COR-HSEQ-TEM003 Rev 0].
E03	E03_CBCAMP Contractor Induction RevA	-	X		Yanchep Golf Estate CBCAMP Induction Rev A provided by RJV
E04	E04_Induction Register IMG_9517	RJV	X		RJV Induction Register for the completion of Civil Infrastructure HSEQ Site Induction and Yanchep Golf Estate CBCAMP Induction for the period 16/07/2025 to 24/07/2025.
E05	E05_Dust Monitor RJVDM16 (125720329) (4)	RJV	X		Daily Average Air Quality Dust Monitoring Results (PM10 and PM2.5) for Monitor number RJVDM16 February 2025 to August 2025.
E06	E06_Dust Monitor RJVDM17 (125718341) (4)	RJV	X		Daily Average Air Quality Dust Monitoring Results (PM10 and PM2.5) for Monitor number RJVDM17 February 2025 to August 2025.



Code	Reference	Author	Electronic	Hard copy	Topic
E07	E07_YGE Washdown Register - 20250626	RJV	X		YGE plant washdown monitoring for the period 08/07/2024 to 16/06/2025.
E08	E08_RJV Yanchep Golf Estate - Environment Fauna and Flora Inspection	RJV	X		RJV Task Inspection 15 – Environment Flora and Fauna [AUD 139532] 11/03/2025 by Mark Cole.
E09	E09_RJV Yanchep Golf Estate - Monthly Inspection - 1 July 2025	RJV	X		RJV Supervisor Monthly Workplace Inspection [AUD 156587] 01/07/2025 by Mark Freestone.
E10	E10_RJV Yanchep Golf Estate - Monthly Inspection - 22 July 2025	RJV	X		RJV Supervisor Monthly Workplace Inspection [AUD 159383] 01/07/2025 by Dan Wallace.
E11	E11_Site Interview Notes	JBS&G	X		Notes made by Andrea Wills (JBS&G) during site inspection 24/07/2025 while interviewing Liam Heavey and Brad Cole.
G01	G01_Yanchep Golf Estate Cleared Areas 2025	JBS&G	X		<p>Nearmaps image comparison 15/06/2024 to 10/05/2025 indicating clearing of 3 areas of CBC habitat. Includes QGIS measurement of areas:</p> <ul style="list-style-type: none"> <li>• 1.16ha potential breeding habitat</li> <li>• 0.31ha foraging habitat</li> <li>• 1.44ha foraging habitat</li> <li>• 3.03ha foraging habitat</li> <li>• 0.58ha foraging habitat</li> </ul>
G02	G02_Clearing within Remnant Vegetation Screenshot 2025-09-23	JBS&G	X		Nearmaps image 10/05/2025 indicating clearing undertaken in 2024/25 with 100m (9.7m) of remnant vegetation.
M01	M01_Evidence Request Response (Rev 0)	Peet	X		Evidence request responses 23/09/2025 from Mitch Hector (Peet Assistant Development Manager) regarding JBS&G EPBC ACR queries.
P01	P01_Breeding Habitat Retained IMG_9542	JBS&G	X		Photo 24/07/2025 of 1.8m high fencing around retained breeding habitat adjacent to stage 9.
P02	P02_Breeding Habitat Retained IMG_9545	JBS&G	X		Photo 24/07/2025 of 1.8m high fencing around retained breeding habitat adjacent to stage 9.
P03	P03_Foraging Habitat Retained IMG_9557	JBS&G	X		Photo 24/07/2025 of fenced and flagged retained foraging habitat adjacent to phase 3 bulk earthworks area.
P04	P04_Foraging Habitat Retained IMG_9558	JBS&G	X		Photo 24/07/2025 of fenced and flagged retained foraging habitat adjacent to phase 3 bulk earthworks area.
P05	P05_Retained tree IMG_9549	JBS&G	X		Photo 24/07/2025 of fenced and taped retained tree in Stage 9 development area.
P06	P06_Fencing IMG_9527	JBS&G	X		Photo 24/07/2025 of internal fencing of development access areas.

Code	Reference	Author	Electronic	Hard copy	Topic
P07	P07_Fencing IMG_9535	JBS&G	X		Photo 24/07/2025 of internal fencing of development access areas.
P08	P08_Fencing IMG_9539	JBS&G	X		Photo 24/07/2025 of internal fencing of development access areas.
P09	P09_Front Gate IMG_9560	JBS&G	X		Photo 24/07/2025 of site compound front gate signage.
P10	P10_Water Cart IMG_9561	JBS&G	X		Photo 24/07/2025 of on-site water cart in operation.
P11	P11_Hydromulch IMG_9562	JBS&G	X		Photo 24/07/2025 of soil stockpile stabilised with hydromulch.
P12	P12_Retained CBC habitat IMG_9552	JBS&G	X		Photo 24/07/2025 of retained CBC foraging habitat taken from phase 3 cleared area looking east.
P13	P13_Retained CBC habitat IMG_9553	JBS&G	X		Photo 24/07/2025 of retained CBC foraging habitat taken from phase 3 cleared area looking south.
R01	R01_YGE ACR 2025	JBS&G	X		This Annual Compliance Report
R02	R02_Yanchep Golf Estate ACR 2024 (Rev 0)	JBS&G	X		Lot 609 Yanchep Beach Road, Yanchep (EPBC 2014/7146) Environmental Protection and Biodiversity Conservation Act 1999 Peet Yanchep Land Syndicate Annual Compliance Report (2024) [67261 Rev 0] 6 August 2024
R03	R03_Strategen_Carnaby's Black Cockatoo Avoidance and Mitigation Plan	JBS&G	X		Lot 609 Yanchep Beach Road, Yanchep WA, Peet Yanchep Land Syndicate, Carnaby's Black Cockatoo Avoidance and Mitigation Plan [68116 Rev 7A] 7 October 2024
R04	R04_Peet Yanchep Weed Survey 2025 Memo	JBS&G	X		Peet Yanchep Housing Development Weed Survey Pre Clearing completed on the 26 January 2025 in CBC foraging habitat conservation area.


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