



# Lot 9006 Reilly Road, Harrisdale (EPBC 2016/7846)

Satterley Reilly Rd Harrisdale Pty Ltd

Annual Compliance Report

65500

21 July 2023



**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.



### 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 *A Maguire*

Full name (please print) Alexander Andrew Maguire

Position (please print) Development Manager

Organisation (please print including ABN/ACN if applicable) \_\_\_\_\_  
Satterley Property Group Pty Ltd (ABN: 38 009 054 979)

Date 26 / 07 / 2023

## Table of Contents

<b>Introduction .....</b>	<b>3</b>
1.1 Purpose of this Report .....	3
1.2 Project Background.....	3
1.3 Environmental Approval to Implement the Project .....	3
<b>2. Current Status .....</b>	<b>4</b>
<b>3. Audit Methodology .....</b>	<b>4</b>
3.1 Audit Plan.....	4
3.1.1 Purpose & Scope.....	4
3.1.2 Methodology .....	4
3.1.3 Audit Terminology .....	5
<b>4. Audit Results .....</b>	<b>5</b>
<b>5. References .....</b>	<b>8</b>

### List of Tables

Table 3.1: Personnel Consulted During the Audit.....	4
Table 3.2: Action implementation status.....	5
Table 4.1: Compliance with conditions of EPBC 2013/7048.....	6

### List of Figures

No table of figures entries found.

### Appendices

**Appendix A EPBC Approval 2016/7846 and Variation to Approval Conditions**

# Introduction

## 1.1 Purpose of this Report

This Annual Compliance Report (ACR) addresses the status and compliance with conditions in the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval EPBC 2016/7846 (Appendix A).

## 1.2 Project Background

Satterley Reilly Rd Harrisdale Pty Ltd (Satterley) is developing Lot 9006 Reilly Road, Harrisdale (Harrisdale; the Project) for residential land use. The Project is located approximately 19 kilometres (km) southeast of Perth, WA and upon completion will comprise largely of single residential lots at a range of densities, public open space (POS), bushfire protection zone and an area of retained vegetation. The proposed action will involve the clearing of approximately 6.3 hectares (ha) of native vegetation.

The Concept Plan is approximately 10 ha in size of which 4 ha is a proposed future primary school (to be developed by the Department of Education) and 6 ha subdivision area (now Lot 9007, following subdivision).

The proposed action results in the removal of 4.66 ha of Banksia Woodland TEC and the retention of approximately 0.33 ha of the TEC within the Conservation Area (northwest POS area). There is also 0.19 ha area of Banksia Woodlands TEC in the southern corner of the Project Area which will be retained in accordance with bushfire management requirements as POS; however, the Department of Agriculture, Water and Environment (DAWE), now Department of Climate Change, Energy, the Environment and Water (DCCEEW), considered that as this area will be isolated from other areas of the Banksia Woodlands TEC once clearing within the Project Area has taken place and therefore will no longer be of a sufficient size to be representative of the TEC. DAWE considered that this POS area will be indirectly impacted by the Proposed Action and, as such, will be offset as a compensatory measure.

## 1.3 Environmental Approval to Implement the Project

The Project was referred by Sytka Pty Ltd (Sytka) under the EPBC Act to the then Department of Environment and Energy (now DCCEEW) and was determined to be a controlled action due to the potential for significant impacts on listed threatened species and communities (sections 18 and 18A). The Project was assessed on preliminary information with approval issued on 17 March 2019 (EPBC 2016/7846; Appendix A). The Project commenced on 11 May 2020.

On 24 August 2020 a notification of intent to transfer the approval holder from Sytka to Satterley was submitted to the DAWE. On 14 September 2020 the DAWE issued a notice approving the transfer of the EPBC 2016/7846 approval to Satterley.

## 2. Current Status

The following activities were completed in the ACR period (11 May 2022 and 10 May 2023):

- Completion of Civil Construction
- Completion of Landscape Construction
- Completion of one year revegetation in the Bushland Conservation POS

All lots have been sold by Satterley. The activities anticipated for the upcoming ACR period (11 May 2023 and 10 May 2024) include:

- Maintenance of civil stages and handover to the City of Armadale.
- Maintenance of both POS including ongoing revegetation of the Bushland Conservation POS.
- Residential home construction, to be completed by end buyers.

## 3. Audit Methodology

### 3.1 Audit Plan

#### 3.1.1 Purpose & Scope

This document has been prepared for Satterley (the proponent) to fulfil the requirements of condition 6 of EPBC 2016/7846. Condition 6 states:

*“The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or as otherwise 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 within five 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 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.”*

This Annual Compliance Report (ACR) addresses the audit period between 11 May 2022 and 10 May 2023. The ACR addresses each condition of approval (condition 1 to 11).

#### 3.1.2 Methodology

The audit was undertaken in July 2023 and involved interviews with key members of the project team and a review of documentation to support the audit.

Table 3.1 provides an overview of the personnel consulted as part of the audit.

**Table 3.1: Personnel Consulted During the Audit**

Organisation	Person and position	Purpose
JBS&G	Andrea Wills	To provide an overview of activities undertaken on site during the audit period to assess implementation and performance of EPBC 2016/7846 conditions.
	Andrew Winzer	
Satterley	Alex Maguire	

### 3.1.3 Audit Terminology

The 'Status' field of the audit tables (refer to Table 4.1) describes the implementation of actions and compliance with the approval. DCCEEW (DotE 2014) has published Annual Compliance Report Guidelines and terminology from this guidance was applied in this audit (Table 3.2).

**Table 3.2: Action implementation status**

Status	Acronym	Description
Compliant	C	Sufficient evidence is required to confirm that all the requirements of a condition have been met, including the implementation of management plans or other measures required by those conditions.  (Note Strategen-JBS&G also utilises the status 'Compliant (completed)' where a requirement has a finite period of application and has been determined to be satisfactorily completed).
Potentially Non-compliant	NC	The requirements of a condition or elements of a condition, including the implementation of management plans and other measures, have not been met.
Not Applicable	N/A	The requirements of a condition or elements of a condition fall outside of the scope of the current reporting period. For example, a condition which applies to an activity that has not yet commenced or was completed in a previous reporting period.

Source: DotE (2014)

## 4. Audit Results

The results of the audit of EPBC 2016/7846 are summarised below and shown in Table 4.1.

A total of 18 audit criteria from EPBC 2016/7846 were audited, of which:

- Seven (7) were identified to be 'Compliant'
- Eleven (11) were found to be 'Not Applicable'
- Two (2) were found to be 'Potentially non-compliant'.

The potential non-compliances relate to:

- Late publication of the 2022 ACR by 2 days.
- A continuation of the 2022 PNC where shape files missing from the offset data submission have not been forwarded to the Department. Satterley has again requested the shape files from DBCA 20/07/2023.

Table 4.1: Compliance with conditions of EPBC 2016/7846

Reference	Criteria	Timing	Evidence	Comments	Compliance Status
EPBC 1.1	The approval holder must not clear more than 4.66 hectares of Banksia Woodlands TEC within the project area shown at Attachment 1.	During clearing.	E02_Lot 8000 Clearing E03_Lot 8001 Clearing	The 2022 ACR reported that approximately 3.82 ha of native vegetation mapped as Banksia Woodlands TEC had been cleared for the project to 10/05/2022.  Clearing in the ACR period included: <ul style="list-style-type: none"> <li>One small tree on western boundary of Lot 8000 was cleared to accommodate foot path.</li> <li>Minor firebreak clearing (0.01 ha) on the eastern boundary of Lot 8001.</li> </ul> Both actions were undertaken with advice from an arborist and approved by City of Armadale.  This is below the permitted area as per Condition 1.	Compliant
EPBC 2.1	To compensate for the loss of Banksia Woodland TEC, the approval holder must:  a) make a financial contribution to DBCA to fully fund the purchase and management for conservation of 13 hectares of Banksia Woodland TEC at Lot 102 Wannamal Road South.	Prior to commencement of the action.	R02_ACR 2021_22 Harrisdale	Compliant in previous audit period.	Not applicable.
EPBC 2.2	b) make a financial contribution to DBCA to fully fund the purchase and management for conservation of an additional offset site(s) that contains a minimum of 56 hectares of Banksia Woodlands TEC in very good to excellent condition.	Prior to commencement of the action.	Refer to EPBC 2.1	Compliant in previous audit period.	Not applicable.
EPBC 2.3	c) prior to the commencement of the action provide written evidence to the Department that the financial contributions specified in Condition 2a. and 2b. have been made to DBCA	Prior to commencement of the action.	R02_ACR 2021_22 Harrisdale	Evidence provided in previous audit period	Not applicable.
EPBC 2.4	d) within one year of commencement of the action, or as otherwise agreed to by the Minister in writing, provide the Department with: <ol style="list-style-type: none"> <li>the offset attributes, shapefiles, textual descriptions, and maps to clearly define the location and boundaries of the offset site(s)</li> <li>a summary of the ecological values of the offset site(s) acquired by DBCA.</li> </ol>	Within one year of commencement of the action.	R02_ACR 2021_22 Harrisdale C03_DBCA shape file request	It was found in 2022 that the Department had not been provided the following on or before 20 May 2021: <ol style="list-style-type: none"> <li>the offset attributes, shapefiles, textual descriptions, and maps to clearly define the location and boundaries of the offset site(s)</li> <li>a summary of the ecological values of the offset site(s) acquired by DBCA.</li> </ol> The 2022 ACR reported that Sytka were awaiting shapefiles and the Department requested Satterley provide the files to be submitted to the Department as soon as they are available to the approval holder. As of 20/07/2023 Satterley have not received the data files. A request was submitted to DBCA for the shape files 20/07/2021 however no files have been received.	Potentially non-complaint
EPBC 3	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.	Within 10 business days.	R02_ACR 2021_22 Harrisdale	Compliant in previous audit period.	Not applicable.
EPBC 4	The approval holder must maintain accurate and complete compliance records.	Ongoing.	R01_ACR 2022_23 Harrisdale	Assessed as part of this compliance report.	Compliant
EPBC 5	If the Department makes a request in writing, the approval holder must provide electronic copies.	As required (DAWE decision)	C01_Management Response to M01 Information Request	There was no such request by the Department.	Not applicable.

Reference	Criteria	Timing	Evidence	Comments	Compliance Status
EPBC 6.1	The approval holder must prepare a compliance report for each 12-month period following the date of commencement of the action, or as otherwise 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;	Within 60 days of every 12-month anniversary commencement.	C02_Submission of Annual Compliance Report 2022  R02_ACR 2021_22 Harrisdale	The 2021 and 2022 ACRs are available at: <a href="https://satterley.com.au/heron-park-north/buying-building/">https://satterley.com.au/heron-park-north/buying-building/</a>  The report was published on 05/08/2022 however it was due for upload 03/08/2022.	Potentially non-complaint
EPBC 6.2	b) notify the Department by email that a compliance report has been published on the website within five business days of the date of publication;	Within five business days of the date of publication.	C02_Submission of Annual Compliance Report 2022	DAWE were notified by email of the publishing of the ACR (05/08/2022) on the 05/08/2022 within 5 days of the date of publication.	Compliant
EPBC 6.3	c) keep all compliance reports publicly available on the website until this approval expires;	Until EPBC 2016/7846 expires (31 December 2029).	E01_Screenshot of Website	Links to the 2021 and 2022 ACRs are available at: <a href="https://satterley.com.au/heron-park-north/buying-building/">https://satterley.com.au/heron-park-north/buying-building/</a>	Complaint
EPBC 6.4	d) exclude or redact sensitive ecological data from compliance reports published on the website; and	Ongoing.	NA	NA	Not applicable
EPBC 6.5	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.	Within 5 business days of publication.	Refer to EPBC 6.4	Refer to EPBC 6.4	Not applicable
EPBC 7	The approval holder must notify the Department in writing of any: incident; non-compliance with the conditions. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify:  a) the condition which is or may be in breach; and b) a short description of the incident and/or non-compliance.	As soon as practicable and no later than two business days.	Refer to EPBC 2.4	Potential non-compliance for EPBC 2.4 was identified as part of this annual compliance reporting process and therefore the submission of this ACR acts as notification to the Department.	Compliant
EPBC 8	The approval holder must ensure that independent audits of compliance with the conditions are conducted as otherwise requested in writing by the Minister.	As requested, (Minister decision).	C01_Management Response to M01 Information Request	There was no such request by the Minister during the reporting period.	Not applicable.
EPBC 9	For each independent audit, the approval holder must:  a) provide the name and qualifications of the independent auditor and the draft audit criteria to the Department;  b) only commence the independent audit once the audit criteria have been approved in writing by the Department; and  c) submit an audit report to the Department within the timeframe specified in the approved audit criteria.	As requested, (Minister decision).	Refer to EPBC 8.	Refer to EPBC 8.	Not applicable.
EPBC 10	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.	Within 10 business days.	Refer to EPBC 8.	Refer to EPBC 8.	Not applicable.
EPBC 11	Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	Within 30 days after the completion of the action.	Not applicable.	The action has not been completed and therefore this condition does not yet apply.	Not applicable.

## 5. References

Department of the Environment (DotE) 2014, Annual Compliance Report Guidelines, Commonwealth of Australia, Canberra.

## **Appendix A EPBC Approval 2016/7846 and Variation to Approval Conditions**



**APPROVAL**

**Residential development and bushfire protection within part of Lot 9006 Reilly Road, Harrisdale, WA (EPBC 2016/7846)**

This decision is made under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*. Note that section 134(1A) of the **EPBC Act** applies to this approval, which provides in general terms that if the approval holder authorises another person to undertake any part of the action, the approval holder must take all reasonable steps to ensure that the other person is informed of any conditions attached to this approval, and that the other person complies with any such condition.

**Details**

<b>Person to whom the approval is granted (approval holder)</b>	Sytka Pty Ltd
<b>ACN or ABN of approval holder</b>	ACN: 061 148 810
<b>Action</b>	To develop part of Lot 9006 Reilly Road, Harrisdale, approximately 19 km southeast of Perth, WA, to include residential lots, public open space and associated infrastructure including a bushfire management zone.

**Approval decision**

My decision on whether or not to approve the taking of the action for the purposes of the controlling provision for the action is as follows.

**Controlling Provisions**

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

***Period for which the approval has effect***

This approval has effect until 31 December 2029

**Decision-maker**

***Name and position***

Gregory Manning  
Assistant Secretary of Assessments and Post Approval Branch  
Department of the Environment and Energy

***Signature***

***Date of decision***

17 March 2019

**Conditions of approval**

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

---

## ANNEXURE A – CONDITIONS OF APPROVAL

---

### Part A – Conditions specific to the action

---

1. The approval holder must not **clear** more than 4.66 hectares of **Banksia Woodlands TEC** within the project area shown at Attachment 1.
2. To compensate for the loss of **Banksia Woodland TEC**, the approval holder must:
  - a. make a financial contribution to **DBCA** to fully fund the purchase and management for conservation of 13 hectares of **Banksia Woodland TEC** at **Lot 102 Wannamal Road South**
  - b. make a financial contribution to **DBCA** to fully fund the purchase and management for conservation of an additional offset site(s) that contains a minimum of 56 hectares of **Banksia Woodlands TEC** in **very good to excellent condition**
  - c. prior to the **commencement of the action** provide written evidence to the **Department** that the financial contributions specified in Condition 2a. and 2b. have been made to **DBCA**
  - d. within one year of **commencement of the action**, or as otherwise agreed to by the Minister in writing, provide the **Department** with:
    - i. the **offset attributes, shapefiles**, textual descriptions and maps to clearly define the location and boundaries of the offset site(s)
    - ii. a summary of the **ecological values** of the offset site(s) acquired by **DBCA**.

---

### Part B – Standard administrative conditions

---

#### Notification of date of commencement of the action

3. 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**.

#### Compliance records

4. The approval holder must maintain accurate and complete **compliance records**.
5. If the **Department** makes a request in writing, the approval holder must provide electronic copies of **compliance records** to the **Department** within the timeframe specified in the request.

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

#### Annual compliance reporting

6. The approval holder must prepare a **compliance report** for each 12 month period following the date of **commencement of the action**, or as otherwise 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** within five **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.

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

#### **Reporting non-compliance**

- 7. The approval holder must notify the **Department** in writing of any: **incident**; non-compliance with the conditions. The notification must be given as soon as practicable, and no later than two **business days** after becoming aware of the **incident** or non-compliance. The notification must specify:
  - a. the condition which is or may be in breach; and
  - b. a short description of the **incident** and/or non-compliance.

#### **Independent audit**

- 8. The approval holder must ensure that **independent audits** of compliance with the conditions are conducted as otherwise requested in writing by the **Minister**.
- 9. For each **independent audit**, the approval holder must:
  - a. provide the name and qualifications of the independent auditor and the draft audit criteria to the **Department**;
  - b. only commence the **independent audit** once the audit criteria have been approved in writing by the **Department**; and
  - c. submit an audit report to the **Department** within the timeframe specified in the approved audit criteria.
- 10. 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.

#### **Completion of the action**

- 11. Within 30 days after the **completion of the action**, the approval holder must notify the **Department** in writing and provide **completion data**.

---

## Part C - Definitions

---

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

- a. **Banksia Woodland TEC** is the **EPBC Act** listed Banksia Woodlands of the Swan Coastal Plain ecological community
- b. **Business days** means a day that is not a Saturday, a Sunday or a public holiday in the state or territory of the action.
- c. **Clear, cleared or clearing** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* for further guidance).
- d. **Commencement of the action** means the first instance of any specified activity associated with the action including clearance of vegetation and construction of any infrastructure. Commencement does not include minor physical disturbance necessary to:
  - i. undertake pre-clearance surveys or monitoring programs;
  - ii. install signage and /or temporary fencing to prevent unapproved use of the project area;
  - iii. protect environmental and property assets from fire, weeds and pests, including erection or construction of fencing and signage, and maintenance or use of existing surface access tracks, if agreed in writing by the **Department**.
- e. **Completion data** means an environmental report and spatial data information clearly detailing how the conditions of this approval have been met. The **Department's** preferred spatial data format is shapefile.
- f. **Completion of the action** means all specified activities associated with the action have permanently ceased.
- g. **Compliance records** means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession or that are within the approval holder's power to obtain lawfully;
- h. **Compliance reports** means written reports:
  - i. providing accurate and complete details of compliance, **incidents**, and non-compliance with the conditions and the **plans**;
  - ii. consistent with the **Department's Annual Compliance Report Guidelines (2014)**;
  - iii. include a shapefile of any clearance of any **protected matters**, or their habitat, undertaken within the relevant 12 month period; and

- iv. annexing a schedule of all **plans** prepared and in existence in relation to the conditions during the relevant 12 month period.
- i. **DBCA** means the Western Australian Department of Biodiversity, Conservation and Attractions or any future agency that inherits the roles and responsibilities of this Department.
- j. **Department** means the Australian Government agency responsible for administering the **EPBC Act**.
- k. **Ecological values** are the floristic descriptors that summarise the environmental values of the acquired offset areas including but not limited to the vegetative type, structure and condition and the Floristic Community Type of the Banksia Woodlands TEC as identified in the *Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community*.
- l. **EPBC Act** means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).
- m. **Incident** means any event which has the potential to, or does, impact on **protected matter(s)**.
- n. **Independent audit**: means an audit conducted by an independent and suitably qualified person as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines* (2015).
- o. **Lot 102 Wannamal Road South** [also known as title lot 7778] is the offset property located in South Cullalla, Western Australia that was purchased by the Western Australian Government in 2012 for the purposes of advanced offsetting and which contains 13 hectares of **Banksia Woodlands TEC** that has yet to be allocated to projects requiring offsets.
- p. **Minister** means the Australian Government Minister administering the **EPBC Act** including any delegate thereof.
- q. **Offset attributes** is an excel file ('.xls') capturing relevant attributes of the offset site required by Condition 2, including the corresponding **EPBC Act** reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the **EPBC Act** protected matters that the offset site compensates, any additional **EPBC Act** protected matters which benefit from the offset site, the size of the offset site in hectares and the legal mechanism used to protect and conserve the offset site.
- r. **Protected matter** means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect.
- s. **Shapefile** is an ESRI shapefile containing '.shp', '.shx' and '.dbf' files and other files capturing attributes of the **offset area**, including the shape, **EPBC Act** reference ID number and **EPBC Act** protected matters present at the relevant site. Attributes should also be captured in '.xls' format.

- t. **very good to excellent condition** means the vegetative condition scales established in Gibson N, Keighery B, Keighery G, Burbidge A and Lyons M 1994. *A Floristic survey of the southern Swan Coastal Plain*. Report prepared for the Australian Heritage Commission.
- u. **website** means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.





## NOTICE OF TRANSFER OF APPROVAL

### Residential development and bushfire protection within part of Lot 9006 Reilly Road, Harrisdale, WA (EPBC 2016/7846)

This decision is made under (Section 145B) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

#### Proposed transfer of approval

---

<b>Transferor (holder of approval)</b>	Sytka Pty Ltd ACN 061 148 810
--	----------------------------------

---

<b>Transferee (person proposing to accept the transfer of approval)</b>	Satterley Reilly Rd Harrisdale Pty Ltd ACN 643 243 412
---	---

---

<b>proposed action</b>	To develop part of Lot 9006 Reilly Road, Harrisdale, approximately 19 km southeast of Perth, WA, to include residential lots, public open space and associated infrastructure including a bushfire management zone.
------------------------	---

#### Transfer Decision

---

<b>Person to whom the approval is transferred</b>	Satterley Reilly Rd Harrisdale Pty Ltd ACN 643 243 412
---	---

#### Person authorised to make decision

---

<b>Name and position</b>	Dwaine McMaugh Director (A/g) Post Approvals Section
--------------------------	--

---

**Signature**

---

<b>Date of decision</b>	14 September 2020
-------------------------	-------------------

---



© JBS&G

This document is and shall remain the property of JBS&G. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

**Document Distribution**

Rev No.	Copies	Recipient	Date
0	electronic	Alex Maguire	27/07/2023

**Document Status**

Rev No.	Author	Reviewer Name	Approved for Issue Name	Signature	Date
0	A Wills	Andrew Winzer	Andrew Winzer		30/07/23