

Satterley Reilly Rd Harrisdale Pty Ltd  
Lot 9006 Reilly Road, Harrisdale (EPBC 2016/7846)  
Annual Compliance Report

16 August 2021

61616-139,648 (Rev 0)

JBS&G Australia Pty Ltd T/A Strategen-JBS&G

**Declaration of accuracy**

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

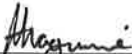
Signed

Full name (please print)

Position (please print)

Organisation (please print including ABN/ACN if applicable)

Date

  
\_\_\_\_\_  
ALEX MAGUIRE  
ASSISTANT DEVELOPMENT MANAGER  
Salterley Property Group (38 009 054 979)  
16/08/2021

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

## 1. Introduction

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).

### 1.1 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) considers 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 considers that this POS area will be indirectly impacted by the Proposed Action and, as such, will be offset as a compensatory measure.

### 1.2 Environmental approval to implement project

The Project was referred by Sytka Pty Ltd (Sytka) under the EPBC Act to the then Department of Environment and Energy (now DAWE) 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 (Appendix A).

## 2. Current status

On the 13<sup>th</sup> of May 2021, the Project was granted WAPC subdivision approval. Satterley is currently in the process of satisfying the relevant conditions with the aim of mobilising contractors to site within September 2021. Specifically, consultants have been engaged to prepare the Urban Water Management Plan and Bushland Management Plan, which are required as supporting documentation to obtain earthworks and civil approvals from the City of Armadale. Following the completion of these reports, the Landscape Management Plan and Bushfire Management Plans will be revised to reflect any design changes. Satterly anticipates the completion of subdivisional works within the first quarter of 2022.

### 3. Audit methodology

#### 3.1 Purpose and 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:*

- 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.”*

This Annual Compliance Report (ACR) addresses the audit period between 11 May 2020 and 10 May 2021. The ACR addresses each condition of approval.

#### 3.2 Methodology

The audit was undertaken in August 2021 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: Persons consulted during the audit**

Organisation	Person and position	Purpose
Strategen JBS&G	Kathy Choo	To provide an overview of activities undertaken on site during the audit period to assess implementation and performance of EPBC 2016/7846 conditions.
	Darren Walsh	
	William Oversby	
Sytka	Kyle Jeavons	
Satterley	Carl Buckley	

#### 3.3 Audit terminology

The ‘Status’ field of the audit tables (refer to Table 4.1: EPBC 2016/7846 Audit table) describes the implementation of actions and compliance with the approval. DAWE (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
<b>Conditions of approval</b>		
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).

Status	Acronym	Description
Potentially Non-compliant	PNC	The requirements of a condition or elements of a condition, including the implementation of management plans and other measures, have not been met.
Not applicable	NA	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.

Source: adapted from DotE (2014)

## **4. Audit results**

### **4.1 Compliance with conditions**

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:

- 6 were identified to be 'Compliant', with 3 of those assessed as 'Compliant (Completed)'
- 9 were found to be 'Not Applicable'
- 3 were found to be 'Potentially non-compliant'.

The auditors note that the three potential non-compliances identified relate to provision of information beyond the timeframe specified in EPBC 2016/7846. The potential non-compliances are administrative in nature and do not pose a new or increased impact to the environment. It is also important to note that two of the potential non-compliances identified (condition 2 and 3) are attributed to Sytka, the previous approval holder.

**Table 4.1: EPBC 2016/7846 Audit table**

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.	C_001_Stratagen JBS&G_EPBC 2016_7846 Notification (Rev 0) 24082020  R_001_DAWA_2016 7846 Post Approvals Transfer Approval_14092020  C_004_Strategen JBSG_ Satterley Clearing_05082021  C_006_DAWA_2016-7846Postapprovals_letter to transferee_14092020  C_007_DAWA_2016-7846Postapprovals_letter to transferor_14092020	On 24 August 2020 a summary of compliance with condition 1, 2 and 3 of EPBC 2016/7846 was provided to the Department and, notification of intent to transfer the approval holder from Sytka Pty Ltd (Sytka) to Satterley Property Group (Satterley). DAWA issued a Notice of Transfer of Approval on the 14 September 2020 of which approved Satterley as EPBC 2016/7846 approval holder (R_001; C_006; C_007).  The summary provided a review of aerial imagery which showed approximately 3.82 ha of native vegetation mapped as Banksia Woodlands TEC to have been cleared by Sytka within the project area to date. This area represents less than the 4.66 ha limit as required by Condition 1. No additional clearing has been undertaken by Satterley during the reporting period (C_004).	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.	C_002_DBCA_Tax Invoice for Offset Purchase_27042019  C_003_Sytka_Offset Purchase Correspondence_11092019	A financial contribution was made to the Department of Biodiversity, Conservation and Attractions (DBCA) to fully fund the purchase and management for conservation of 69 ha of Bankia Woodland Threatened Ecological Community (TEC) (C_002).  Correspondence from the DBCA on 11 September 2019 confirmed that the funds received on 29 March 2019 were used to defray the cost of purchase of 69 ha of Banksia Woodland TEC, north of Gingin Western Australia.	Compliant (Complete)
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	Refer to EPBC 2.1	Compliant (Complete)
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.	C_005_FJM_EPBC Notification 20167846_26052020	A tax invoice from DBCA was provided to DAWA on 21 May 2020 (C_005), after commencement of the action (11 May 2021). Due to the timing of this condition, the auditors have assessed this item as potentially non-compliant.  The auditor notes that Sytka was the approval holder at this time and ultimately responsibly to provide evidence of fund transfer to the Department prior to the commencement of the action. This potential non-compliance is therefore not attributed to Satterley as the current approval holder.	Potentially non-complaint
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:  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.	Within one year of commencement of the action.	C_008_Sytka_EPBC 2016_7846 Notification of condition completion_02082020	Evidence was not provided during the audit to demonstrate that the Department had been provided the following on or before 20 May 2021:  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.  In correspondence provided to the Department (C_008), Sytka noted that they were awaiting shapefiles to be provided by the DBCA. No further correspondence has been provided to the auditor and therefore this item has been assessed as potentially non-compliant.	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.	C_001_Stratagen JBS&G_EPBC 2016_7846 Notification (Rev 0) 24082020  C_005_FJM_EPBC Notification 20167846_26052020	Preparation for works commenced on the 7-8th of May 2020, which included fencing and preliminaries, whilst clearing commenced on 11 May 2020. Based on the definition of 'Commencement of the action' provided in Part C – Definitions of EPBC 2016/7846, the commencement date does not include preliminary works and therefore is considered as the 11 May 2020, the date clearing commenced.  Notification of commencement of the action was originally provided to the Department on the 21 May 2020, 9 days after commencement of the action. The auditor notes that in the correspondence provided to the Department on the 21 May 2020, the actual date of commencement was not included. Additional detail was provided on the 26 May 2020 upon the Departments request.	Compliant (Complete)
EPBC 4	The approval holder must maintain accurate and complete compliance records.	Ongoing.	This report.	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)	Management advice.	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.	This report.	As per EPBC 3, the action commenced on the 11 May 2020. In consideration of this date, the first annual compliance report (this report) is due to be published on the Satterley website on the 3 August 2021 (within 60 business days following the 12-month period following the date of commencement). The auditor notes that this preparation of this report surpasses the required 3 August 2021 publish date and therefore has assessed this item as a potential non-compliance.	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.	Not applicable.	This is the first compliance report for EPBC 2016/7846 and has not yet been published on the Satterley website. Compliance with this condition will be assessed as part of the next ACR.	Not applicable
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).	Refer to EPBC 6.2.	Refer to EPBC 6.2.	Not applicable
EPBC 6.4	d) exclude or redact sensitive ecological data from compliance reports published on the website; and	Ongoing.	Refer to EPBC 6.2.	Refer to EPBC 6.2.	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 6.2.	Refer to EPBC 6.2.	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 2.3, EPBC 2.4 and EPBC 6.1.	Potential non-compliances for EPBC 2.3, EPBC 2.4 and EPBC 6.1 were 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).	Management advice.	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. Limitations

### Scope of services

This report ("the report") has been prepared by Strategen-JBS&G in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and Strategen-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, Strategen-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, Strategen-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. Strategen-JBS&G has also not attempted to determine whether any material matter has been omitted from the data. Strategen-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 Strategen-JBS&G. The making of any assumption does not imply that Strategen-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. Strategen-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 of Western Australia 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.

Strategen-JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by Strategen-JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

## 6. 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**

<b><i>Name and position</i></b>	Gregory Manning Assistant Secretary of Assessments and Post Approval Branch Department of the Environment and Energy
<b><i>Signature</i></b>	
<b><i>Date of decision</i></b>	17 March 2019

**Conditions of approval**

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

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## ANNEXURE A – CONDITIONS OF APPROVAL

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### Part A – Conditions specific to the action

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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**.

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### Part B – Standard administrative conditions

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#### 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**.

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## Part C - Definitions

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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

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<b>Transferor (holder of approval)</b>	Sytka Pty Ltd ACN 061 148 810
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<b>Transferee (person proposing to accept the transfer of approval)</b>	Satterley Reilly Rd Harrisdale Pty Ltd ACN 643 243 412
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<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.
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#### Transfer Decision

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

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

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<b>Date of decision</b>	14 September 2020
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**Document Status**

Rev No.	Author	Reviewer	Approved for Issue		
		Name	Name	Signature	Date
A	R. Mason	A Winzer	A Winzer		16 August 2021

