



# East Mandogalup Residential Development

Satterley

Annual Compliance Report EPBC 2014/7308

70585 | 170,033 (Rev 0)

20 August 2025





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

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

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

## 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)

John Ronald Hirdman

Position (please print)

Senior Development Manager

Organisation (please print including ABN- if applicable)

38 009 054 979

Satterley Property Group Pty Ltd

Date

20/08/2025

## Table of Contents

<b>1.</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Purpose of this Report .....	1
1.2	Project Background.....	1
1.3	Environmental Approval to Implement the Project .....	1
<b>2.</b>	<b>Current Status .....</b>	<b>2</b>
<b>3.</b>	<b>Audit Methodology .....</b>	<b>4</b>
3.1	Audit Plan.....	4
3.1.1	Purpose and Scope .....	4
3.1.2	Methodology .....	4
3.1.3	Audit Terminology .....	4
<b>4.</b>	<b>Audit Results .....</b>	<b>6</b>
4.1	Compliance with Conditions of EPBC 2014/7308 .....	6
4.2	Non-compliance.....	6
4.2.1	Condition 6 – Non-compliance .....	6
4.3	Corrective Actions.....	6
4.4	New Environmental Risks.....	6
<b>5.</b>	<b>References .....</b>	<b>9</b>

### List of Tables

Table 3-1:	Persons Consulted during the Audit.....	4
Table 3-2:	Action Implementation Status.....	5
Table 4-1:	Compliance with Conditions of EPBC 2014/7308.....	7

### List of Figures

Figure 2-1:	Clearing and CBC Foraging and Potential Breeding Habitat Retention.....	3
-------------	---	---

### Appendices

<b>Appendix A</b>	<b>EPBC Approval 2014/7308</b>
<b>Appendix B</b>	<b>Evidence Register</b>
<b>Appendix C</b>	<b>Limitations</b>

# 1. Introduction

## 1.1 Purpose of this Report

This Annual Compliance Report (ACR) addresses the status and compliance of Satterley Property Group (Satterley) with the conditions of *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval 2014/7308 (EPBC 2014/7308; **Appendix A**) to clear native vegetation on Lot 9019, Part Lot 9006 and Part Lot 9002 Mandogalup, Western Australia (Mandogalup East, the site). This report has been prepared for the purpose of meeting the requirements of Condition 6 of EPBC 2014/7308, which requires the Satterley to verify compliance with the conditions of the approval.

## 1.2 Project Background

Satterley is developing Mandogalup East for residential purposes. The site is located approximately 30 km south of the Perth Central Business District (CBD) within the City of Kwinana (CoK) and is approximately 42.67 hectares (ha) in size. At completion, the Mandogalup East development will comprise:

- 573 residential lots;
- One grouped housing site;
- Internal public road network;
- Eight Public Open Space (POS) areas; and
- Primary school and playing fields.

Development of Mandogalup East involves clearing of no more than 19.7 ha Carnaby's Black-Cockatoo (CBC) (*Calyptorhynchus latirostris*) foraging and potential breeding habitat.

## 1.3 Environmental Approval to Implement the Project

The action was referred to the former Department of the Environment (DotE) now known as the Department of Climate Change, Energy, Environment and Water (DCCEEW) (the Department) in May 2014, for potential impacts to foraging and breeding habitat for CBC. The action was deemed a 'controlled action' under the EPBC Act on 9 September 2014 to be assessed by preliminary documentation and was approved on 27 July 2015 subject to 8 conditions prescribed in decision notice EPBC 2014/7308 (**Appendix A**).

Condition 2 of the approval required the purchase of a property to offset the loss of CBC foraging and potential breeding habitat. Satterley provided the former Western Australian Department of Parks and Wildlife (DPaW) now known as the Department of Biodiversity, Conservation and Attractions (DBCA) funds on 23 September 2015 for the acquisition of 95 ha within Lot 102 on Plan 74382 Wannamal Road Cullala, within the Shire of Gingin.

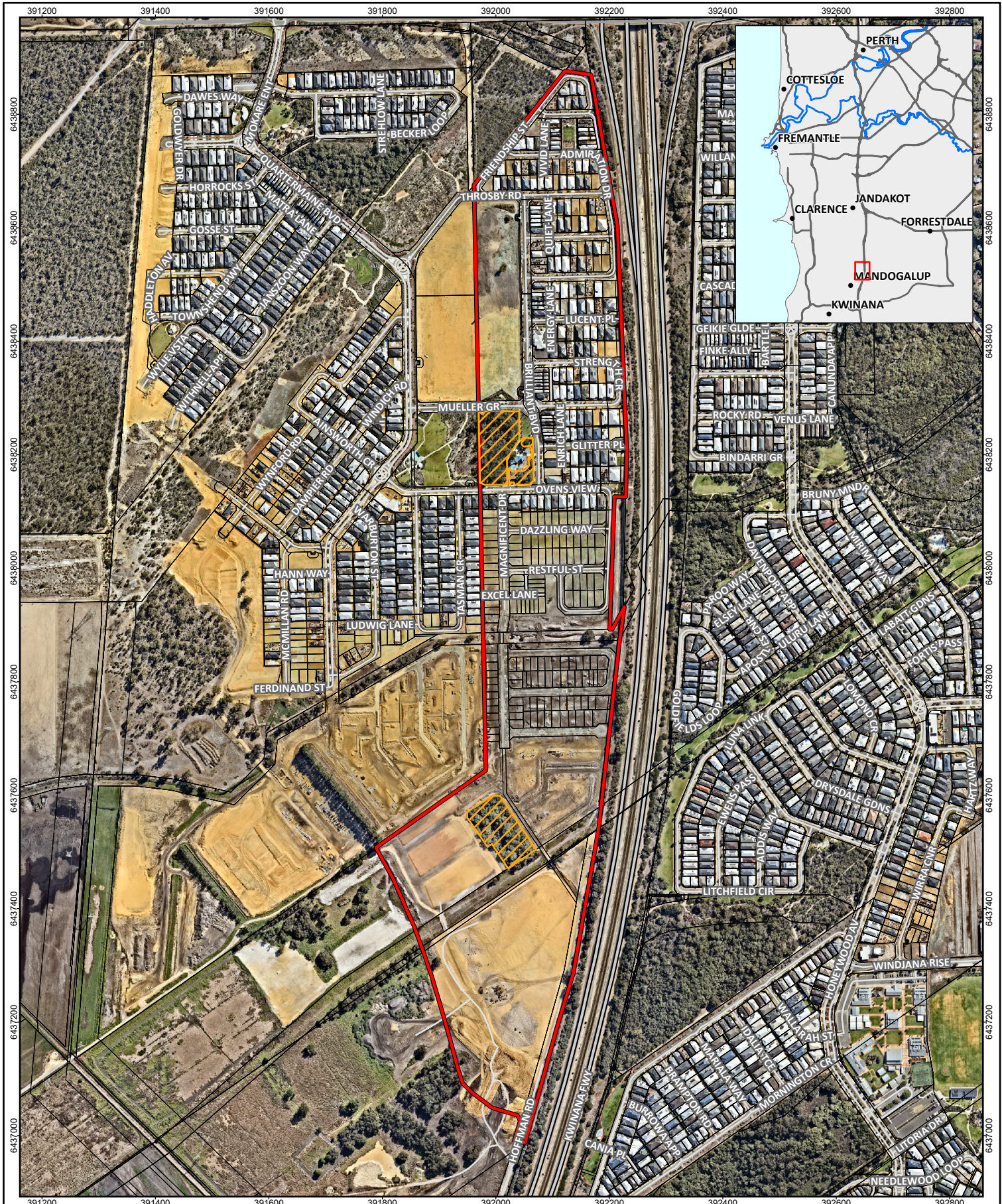
Development of Mandogalup East commenced on 20 May 2020.

## 2. Current Status

The activities undertaken in the 2024 - 2025 reporting period (20 May 2024 - 19 May 2025) included:

- Clearing in areas adjacent the northern and eastern boundaries, and the southern and western areas of the site (refer to **Figure 2-1**);
- Stage 5 & Stage 6a – Earthworks and civils;
- Stage 6b & Stage 7 – Topsoil removal, earthworks and civils;
- Stage 8 - Earthworks and civils; and
- Retention of approximately of 1.72 ha of CBC foraging and potential breeding habitat in landscape feature retention areas (refer to **Figure 2-1**).

Activities intended for the 2025 - 2026 reporting period include clearing in the south-east of the site (refer to **Figure 2-1**), earthworks, civils and landscaping.



- Legend**
- Action area
  - Carnaby's Black Cockatoo Foraging and Potential Breeding Habitat Retention
  - Cadastral boundary (LGATE-002)

- Roads (LGATE-195)**
- Highway
  - Major road
  - Minor road

Scale: 1:8,840 at A4

Coord. Sys. GDA2020 MGA Zone 50

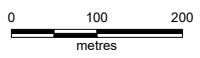
Job Number: 70584

Client: Satterley Property Group

Version: A

Drawn By: jcrute

Checked By: TParker



**Mandogalup, WA**

**CARNABY'S BLACK COCKATOO FORAGING AND POTENTIAL BREEDING HABITAT RETENTION**

**FIGURE 2-1**



## 3. Audit Methodology

### 3.1 Audit Plan

#### 3.1.1 Purpose and Scope

This document has been prepared to assess compliance of the Mandogalup East residential development with the conditions of EPBC 2014/7308 and in doing so address condition 6 which states:

*“Within 3 months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval over the previous 12 months. 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.”*

Any potential non-compliance detected during the reporting period will be provided to the Department at the same time the ACR is published on the Satterley (Florence development) website as required by condition 6.

This ACR addresses the audit period between 20 May 2024 to 19 May 2025. The ACR addresses each condition of EPBC 2014/7308.

#### 3.1.2 Methodology

This ACR was prepared by Tracey Parker (Associate of JBS&G), who is a qualified and registered Exemplar Global Environmental Management Systems Auditor (Certificate No: 134946). Tracey undertook a site inspection on 12 August 2025 to verify the compliance status of the site. The compliance assessment was then completed by evidence requests and review of information/documentation provided by Satterley. Key persons consulted during the compliance audit, both during the site inspection and post, are listed in **Table 3.1** below. Evidence used for the compliance assessment is listed in **Appendix B**.

**Table 3-1: Persons Consulted during the Audit**

Person and Position	Organisation	Purpose
John Hirdman	Satterley	Verification of compliance status of the development
Christo George	Peritas	Verification of compliance status of the development
Mick Bedwell	Wormall	Verification of compliance status of the development
Diwash Dahal	Wormall	Verification of compliance status of the development

#### 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 (2023) 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	Description
Compliant	'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.
Non-compliant	A designation of '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.

Source: DCCEEW (2023)

## 4. Audit Results

The results of the audit of EPBC 2014/7308 are shown in **Table 4.1**. A total of 8 conditions were audited from EPBC 2014/7308 during this audit. A statement of compliance is included below.

### 4.1 Compliance with Conditions of EPBC 2014/7308

Of the 8 conditions in EPBC 2014/7308 (**Table 4.1**):

- Seven were assessed as ‘Compliant’, with three assessed as “Compliant (complete)”; and
- One was assessed as “Non-compliant”.

### 4.2 Non-compliance

There was one non-compliance identified for EPBC 2014/7308, for the reporting period.

#### 4.2.1 Condition 6 – Non-compliance

Condition 6 requires:

*Within 3 months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval over the previous 12 months. 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.*

The 2023/2024 ACR was not prepared, hence not published on the Satterley (Florence development) website. This non-compliance was identified by Satterley and JBS&G during the preparation of this ACR (in August 2025). This ACR serves as the mechanism for reporting this non-compliance to the Department.

### 4.3 Corrective Actions

The non-compliance with Condition 6 has been corrected with the preparation of this 2024/2025 ACR. This ACR will be published on the Satterley (Florence Development) website by 20 August 2025, and evidence providing proof of the date of publication will be provided to the Department on the same date.

Satterley will ensure all future ACR’s are prepared on time by scheduling in future reporting events.

### 4.4 New Environmental Risks

As reported by Satterley during the time of the site inspection, there were no new environmental risks that became apparent during the reporting period.

**Table 4-1: Compliance with Conditions of EPBC 2014/7308**

Condition Number / Reference	Condition	Is the Project Compliant with this Condition?	Evidence	Comments
1	The approval holder must not clear more than 19.7 hectares of Carnaby's Black-Cockatoo foraging and potential breeding habitat within the project area identified as the 'Proposal Area' <u>Attachment A</u> .	Compliant	C01_Mandogalup 2025 ACR_Evidence Request Response  C02_Evidence Request Response  E01_Figure 4 Potential Black Cockatoo habitat	Clearing was undertaken in areas adjacent the northern and eastern boundaries, and the southern and western areas of the site during the reporting period (refer to <b>Figure 2-1</b> ).  A comparison between EPBC 2014/7308 referral document Figure 4 showing potential CBC habitat and <b>Figure 2-1</b> showing the clearing undertaken to date confirms no more than 19.7 hectares of CBC foraging and potential breeding habitat has been cleared within the site.
2	To offset the loss of Carnaby's Black-Cockatoo foraging habitat and potential breeding habitat, within three months from the date of this approval, the approval holder must provide the Department with written evidence that funds have been provided to the DPAW for the acquisition and management of the offset property that must be: <ul style="list-style-type: none"> <li>i. no less than 95 hectares in size, at Lot, 102 on Plan 74382 Wannamal Road, Cullalla, within the shire of Gingin, Western Australia (identified as the 'Offset Area' at Attachment B);</li> </ul> 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 and a shapefile.	Compliant (Complete)	R01_65515 Satterley Mandogalup Annual Compliance Report 2023 Rev 0	This condition was met in the previous reporting period
3	To avoid and mitigate impacts to the Carnaby's Black-Cockatoo, if clearing is to be undertaken during the breeding season (July – November), within 7 days prior to clearing, the approval holder must investigate potential breeding trees within the project area to detect the presence of Carnaby's Black-Cockatoos using hollows. The investigation must be undertaken by a suitably qualified and experienced person. If a Carnaby's Black-Cockatoo is detected using a hollow in a tree or trees, the approval holder must: <ul style="list-style-type: none"> <li>ii. clearly identify the tree or trees with fencing and signage;</li> <li>iii. not clear the tree or trees; and</li> <li>iv. undertake measures to avoid the tree or trees from being cut down, felled, removed, killed, destroyed, poisoned, ring-barked, uprooted or burned</li> </ul> until the hollow/s are no longer being used by the Carnaby's Black-Cockatoo as determined by a suitably qualified and experienced person.	Compliant	C01_Mandogalup 2025 ACR_Evidence Request Response	Clearing was undertaken in areas adjacent the northern and eastern boundaries, and the southern and western areas of the site during the reporting period (refer to <b>Figure 2-1</b> ). Clearing adjacent to the northern and eastern boundaries was undertaken around July 2024. The south and western areas were cleared around November 2024.  As reported by Satterley, clearing in these areas did not include any CBC potential breeding trees. Any potential breeding trees within clearing areas are investigated by suitably qualified and experienced person(s).
4	Within 30 days after the commencement of the action, the approval holder must advise the Department in writing of the actual date of commencement.	Compliant (Complete)	R01_65515 Satterley Mandogalup Annual Compliance Report 2023 Rev 0	This condition was met in the previous reporting period
5	The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval and make them available upon request to the Department. Such records may be subject to an 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.	Compliant	This ACR.	Accurate records were maintained throughout the reporting period.

Condition Number / Reference	Condition	Is the Project Compliant with this Condition?	Evidence	Comments
6	<p>Within 3 months of every 12 month anniversary of the commencement of the action, the approval holder must publish a report on their website addressing compliance with each of the conditions of this approval over the previous 12 months. 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.</p>	Non-Compliant	<p>C01_Mandogalup 2025 ACR_Evidence Request Response</p> <p>E02_Screen Shot of Satterley Florence Development Website</p>	<p>The 2023/2024 ACR was not prepared. It was therefore not posted on the Satterley (Florence development) website by 20 August 2024. This non-compliance was identified in August 2025, during the preparation of this ACR.</p> <p>The previous years ACR (for the 2022/2023 reporting period) was prepared and was posted on the Satterley (Florence development ) website (website checked on 15 August 2025): <a href="#">Conservation and Compliance Reports   Florence Estate</a></p>
7	<p>Potential or actual contraventions of the conditions of the approval must be reported to the Department in writing within 2 business days of the approval holder becoming aware of the actual or potential contravention. All contraventions must also be included in the compliance reports. Unless otherwise agreed to in writing by the Minister, the person taking the action must provide a copy of each compliance report to members of the public upon request. Copies must be provided free of charge as soon as reasonably practicable but within no longer than 7 days of the request.</p>	Compliant	C01_Mandogalup 2025 ACR_Evidence Request Response	<p>The non-compliance with Condition 6 was identified during the preparation of this ACR (in August 2025) and has been reported to the Department in this report.</p> <p>ACRs will be provided to members of the public upon request.</p>
8	<p>If, at any time after five (5) years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without the written agreement from the Minister.</p>	Compliant (Complete)	R01_65515 Satterley Mandogalup Annual Compliance Report 2023 Rev 0	<p>The action commenced on the 20 May 2020. The date of the approval was 27 July 2015. The action was commenced within 5 years of the date of approval.</p>

## 5. References

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

## Appendix A EPBC Approval 2014/7308



**Approval**

**Mandogalup Urban Development, Mandogalup, Western Australia  
(EPBC 2014/7308)**

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

**Proposed action**

---

**person to whom the approval is granted** Satterley Property Group Pty Ltd

---

**proponent's ACN** ABN: 38 009 054 979

---

**proposed action** To clear vegetation for the construction of an urban development at Lot 9019, and Part Lot 9006 and Part Lot 9002 Mandogalup, Western Australia. [See EPBC Act referral 2014/7308].

---

**Approval decision**

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approved

**conditions of approval**

This approval is subject to the conditions specified below.

---

**expiry date of approval**

This approval has effect until 31 July 2025.

---

**Decision-maker**

---

**name and position** Dr Simon Banks  
Assistant Secretary  
Assessments (NSW, ACT) and Fuel Branch

---

**signature**

---

**date of decision**

27 July 2015

---

## Conditions attached to the approval

1. The **approval holder** must not **clear** more than 19.7 hectares of **Carnaby's Black-Cockatoo foraging and potential breeding habitat** within the **project area** identified as the 'Proposal Area' at Attachment A.
2. To offset the loss of **Carnaby's Black-Cockatoo foraging habitat and potential breeding habitat**, within three months from the date of this approval, the approval holder must provide the **Department** with written evidence that funds have been provided to the **DPAW** for the acquisition and management of the **offset property** that must be:
  - i. no less than 95 hectares in size, at Lot 102 on Plan 74382 Wannamal Road, Cullalla, within the Shire of Gingin, Western Australia (identified as the 'Offset Area' at Attachment B);

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** and a **shapefile**.

3. To avoid and mitigate impacts to the **Carnaby's Black-Cockatoo**, if **clearing** is to be undertaken during the breeding season (July – November), within 7 days prior to **clearing**, the **approval holder** must investigate **potential breeding trees** within the **project area** to detect the presence of **Carnaby's Black-Cockatoos** using hollows. The investigation must be undertaken by a **suitably qualified and experienced person**.

If a **Carnaby's Black-Cockatoo** is detected using a hollow in a tree or trees, the **approval holder** must:

- i. clearly identify the tree or trees with fencing and signage;
- ii. **not clear** the tree or trees; and
- iii. undertake measures to avoid the tree or trees from being cut down, felled, removed, killed, destroyed, poisoned, ring-barked, uprooted or burned

until the hollow/s are no longer being used by the **Carnaby's Black-Cockatoo** as determined by a **suitably qualified and experienced person**.

4. Within 30 days after the **commencement** of the action, the **approval holder** must advise the **Department** in writing of the actual date of **commencement**.
5. The **approval holder** must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, 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.
6. Within three months of every 12 month anniversary of the **commencement** of the action, the **approval holder** must publish a report on their website addressing compliance with each of the conditions of this approval over the previous 12 months. 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.
7. Potential or actual contraventions of the conditions of the approval must be reported to the **Department** in writing within 2 business days of the **approval holder** becoming aware of the actual or potential contravention. All contraventions must also be included in the

compliance reports. Unless otherwise agreed to in writing by the Minister, the person taking the action must provide a copy of each compliance report to members of the public upon request. Copies must be provided free of charge as soon as reasonably practicable but within no longer than 7 days of the request.

8. If, at any time after five (5) years from the date of this approval, the **approval holder** has not **commenced** the action, then the **approval holder** must not **commence** the action without the written agreement of the **Minister**.

## Definitions

**approval holder** – the person to whom the approval is granted, or to whom the approval is transferred under section 145B of the *Environment Protection and Biodiversity Conservation Act 1999*.

**Carnaby's Black-Cockatoo** is the black cockatoo species *Calyptorhynchus latirostris*

**clear or clearing** - the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ring-barking, uprooting or burning of native vegetation.

**commence, commenced or commencement** - 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.

**Department** is the Australian Government Department administering the *Environment Protection and Biodiversity Conservation Act 1999*.

**DPAW** - the Western Australian Department of Parks and Wildlife or the Western Australian Government department responsible for administering the *Conservation and Land Management Act 1984*.

**foraging and potential breeding habitat** includes *Banksia attenuata*, *Banksia menziesii*, *Banksia illicifolia*, *Banksia littoralis*, *Xanthorrhoea preissii*, *Eucalyptus marginata* (Jarrah), *E. gomphocephala* (Tuart) and *Allocasuarina fraseriana* trees.

**Minister** - the Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* and includes a delegate of the Minister.

**Offset attributes** - 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.

**offset property** - includes an area no less than 95 hectares Lot 102 on Plan 74382 Wannamal Road, Cullalla, within the Shire of Gingin, Western Australia (identified as the 'offset property' at Attachment B). This area has been identified as environmental offset property to be managed for conservation purposes by the **DPAW** on behalf of the **approval holder**.

**potential breeding trees** includes mature *Eucalyptus gomphocephala* (Tuart) and *Eucalyptus marginata* (Jarrah) trees with a hollow at least 20 cm in diameter and therefore large enough for a **Carnaby's Black-Cockatoo** to nest in.

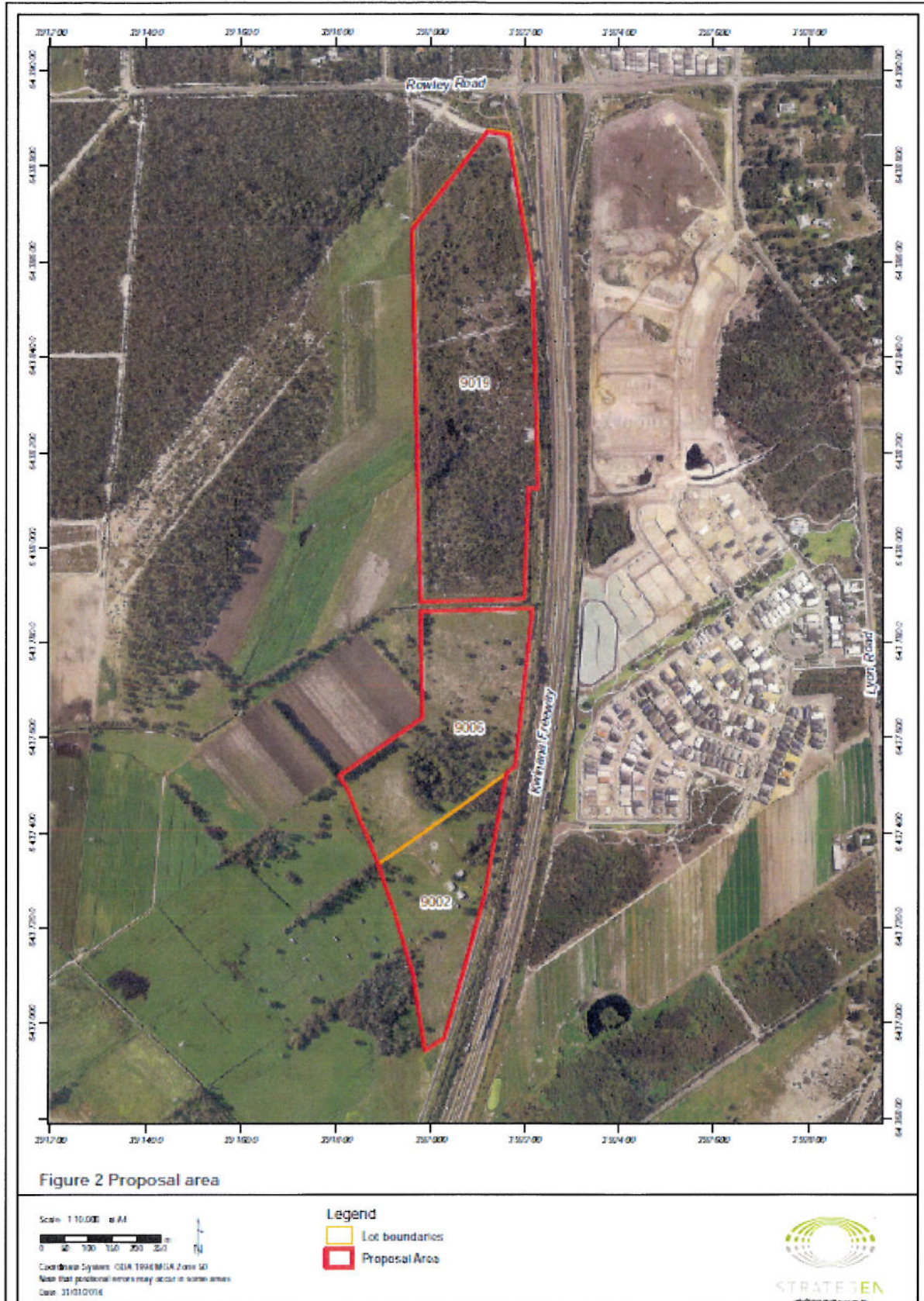
**project area** - Lot 9019, Part Lot 9006 and Part Lot 9002 Mandogalup, Western Australia, identified as the 'Proposal Area' at Attachment A.

**shapefile** - an ESRI shapefile containing '.shp', '.shx' and '.dbf' files and other files capturing attributes of the offset area, including the shape, *Environment Protection and Biodiversity Conservation Act 1999* reference ID number and *Environment Protection and Biodiversity*

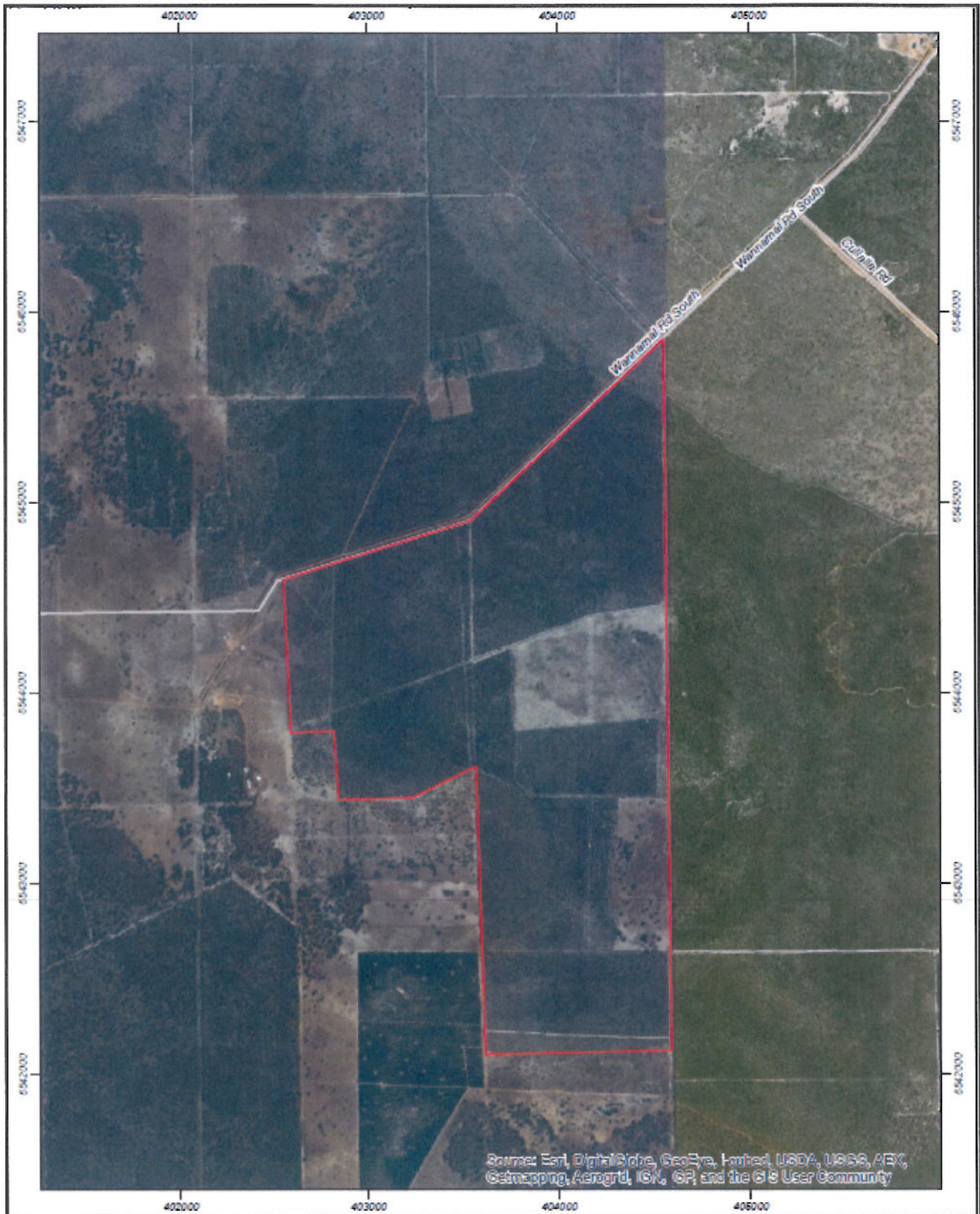
Conservation Act 1999 protected matters present at the relevant site. Attributes should also be captured in '.xls' format.

**suitably qualified and experienced person** - a person with relevant tertiary qualifications and with experience surveying for black cockatoos.



### Attachment A: Proposal Area



## Attachment B: Offset Property



### Legend

-  Lot 102 Wannamal Rd, Cullialla
-  Roads

## Appendix B Evidence Register

**Table C-1: Evidence Register**

Code	Reference	Author	Electronic	Hard copy	Topic
C01	C01_Mandogalup 2025 ACR_Evidence Request Response	Satterley	X		Response to JBS&G request for evidence.
C02	C02__Evidence Request Response	Peritas	X		Response to JBS&G request for evidence (clearing area shapefiles).
E01	E01_Figure 4 Potential Black Cockatoo habitat	Strategen	X		EPBC 2014/7308 referral document Figure 4 showing potential CBC habitat in the Proposal area (before development).
E02	E02_Screen Shot of Satterley Florence Development Website	Satterley	X		Screen Shot of Satterley Website showing the 2022/2023 ACR.
R01	R01_65515 Satterley Mandogalup Annual Compliance Report 2023 Rev 0	JBS&G	X		2023 Annual Compliance Report.

## Appendix C 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 the site inspection was 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, including to any third parties, and no liability will be accepted for use or interpretation of this report by any third party.

All results conclusions and recommendations made should be reviewed by a competent person, before being used for any other purpose.

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 JBS&G or reproduced other than in full, including all attachments as originally provided to the client by JBS&G.

© 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
Rev 0	1 x Electronic	John Hirdman	20/08/2025

#### Document Status

Rev No.	Author	Reviewer	Approved for Issue		Date
		Name	Name	Signature	
Rev 0	Tracey Parker	Andrew Winzer	Andrew Winzer		20/08/2025



### Adelaide

Karna Country | 100 Hutt Street,  
Adelaide, SA 5000  
T: 08 8431 7113

### Brisbane

Turrbal/Yuggera Country | Level 37,  
123 Eagle Street, Brisbane, QLD 4000  
T: 07 3211 5350

### Bunbury

Wardandi Country | 177 Spencer Street,  
Bunbury, WA 6230  
T: 08 9792 4797

### Byron Bay

Bundjalung Country | 1/64 Kingsley Street,  
Byron Bay NSW 2481  
T: 07 3211 5350

### Gold Coast

Yugambah Country | Level 2/14  
Edgewater Court, Robina, QLD 4226  
T: 07 3211 5350

### Hobart

Muwinina Country | Level 2,  
137 Liverpool Street, Hobart, TAS 7000  
T: 03 6208 3700

### Melbourne

Wurundjeri Country | Level 19,  
31 Queen Street, Melbourne, VIC 3000  
T: 03 9642 0599

### Perth

Whadjuk Country | Allendale Square,  
Level 9, 77 St Georges Terrace, WA 6000  
T: 08 9380 3100

### Sydney

Gadigal Country | Level 8,  
179 Elizabeth Street, Sydney, NSW 2000  
T: 02 8245 0300

### Wollongong

Dharawal Country | Level 1,  
1 Burelli Street, Wollongong, NSW 2500  
T: 02 4225 2647