



Annual Compliance Report

**Lot 131 Jandakot Road, Treeby WA EPBC Approval No.
2018/8025**

Prepared by:

SLR Consulting Australia Pty Ltd

SLR Project No.: 675.073237.00001

1 May 2026

Revision: 04

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: Lyle Kenny

Position: General Manager – Land Development

Organisation: Perron Developments Pty Ltd

ABN: 73 000 230 446

Date:

4 May 2026

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01 Internal review	13 April 2026	SB	RD	SB
02 Internal review	21 April 2026	SB	RD	SB
03 Client for review	30 April 2026	SB	LK	SB
04 Final	1 May 2026	SB	RD	SB



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1.0 Introduction

SLR was commissioned by Perron Developments Pty Ltd to assess and report on the status of, and compliance with, the conditions of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) approval EPBC 2018/8025, to develop part of Lot 131, Jandakot Road, Treeby, WA for residential purposes, and to realign a portion of Jandakot Road (the site). The EPBC 2018/8025 approval was provided on 7 April 2025 and has effect until 13 March 2052.

This report has been prepared for the purpose of meeting the requirements of Condition 34 of EPBC 2018/8025, which requires that the approval holder must prepare a compliance report for each Annual Compliance Report (ACR) period. The ACR period is defined as each subsequent 12-month period following the date of the approval decision until the expiry of the approval. As approval was provided on 7 April 2025, this annual compliance report is the first required by the conditions of the approval, and it covers the activities performed during the 12 months to 7 April 2026 (the reporting period).

1.1 Definitions and Acronyms

ACR	Annual Compliance Report
DBCA	Department of Biodiversity, Conservation and Attractions
DCCEEW	Department of Climate Change, Energy, the Environment and Water
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
Ha	Hectare
Km	Kilometre
LWMS	Local Water Management Strategy
MNES	Matters of National Environmental Significance
POS	Public Open Space
TEC	Threatened Ecological Community
WA	Western Australia

2.0 Proponent

The Proponent ABN is 73 000 230 446

Contact details for the Proponent are:

Name Perron Developments Ptd Ltd
 Address 4 Plain St East Perth WA 6004
 Telephone 08 6263 1530
 Email landea@perrongroup.com.au



3.0 Project Background

Perron Developments Pty Ltd (Perron Developments) is developing part of former Lot 131 Jandakot Road, Treeby for residential purposes. Lot 131 consists of about 65 Ha of land and is 20 Km south of Perth's Central Business District in the City of Cockburn local government area.

Ultimately the development of Lot 131 will accommodate over 1000 people, and it is very well located for residential development because of its proximity to the Perth Central Business District and to the nearby Cockburn Central railway station. There are employment opportunities and services provided in the nearby regional shopping centre, service centres, and light industrial precincts. It is easily accessed from the existing road network, particularly by Jandakot Road which is a regional road. Lot 131 is easily connected to power, water, and sewer infrastructure which pass the site. The realignment of an adjacent section of Jandakot Road to improve road safety will occur concurrently with the residential development.

The proposed action is to clear vegetation to partially develop for residential purposes Lot 131 in accordance with state planning approvals. The proposed residential development will consist of the following:

- Areas of Public Open Space (POS)
- Drainage basins set in POS
- Residential land areas
- Internal road network
- Paths.

The proposal to clear native vegetation to facilitate development of Lot 131 Jandakot Road, was identified as a controlled action under the EPBC Act for its potential impact on Matters of National Environmental Significance (MNES) including:

- Banksia Woodlands of the Swan Coastal ecological community
- Black Cockatoo habitat
- Indirect impacts on the King Spider-orchid (*Caladenia huegelii*).

4.0 Project Status

EPBC 2018/8025 approval was provided on 7 April 2025, and the approval holder notified the department electronically of the date of commencement of the Action, which was July 3 2025, on 4 July 2025.

Work on the development has progressed substantially with most of the Action area having been cleared of native vegetation and bulk earth worked. Some areas containing poor quality, planted vegetation which is not Banksia Woodlands of the Swan Coastal ecological community, remained uncleared at the time of writing. Work within the first stages of the development has included the installation of services and the construction of roads.

From an environmental management perspective, the focus of physical work over the reporting period was undertaking the Action in accordance with the approval and its conditions. This began with the construction of a fence around the offset sites to protect them before clearing and construction within the Action area commenced. Perron Developments undertook maintenance activities in relation to the offset sites which remain under the control of the approval holder. It is expected that offset site improvement and



revegetation which is the subject of the Offset Management Plans will commence later in 2026.

Perron Developments has made good progress with the securing of the offset sites over the reporting period. Four cadastral lots were created through two subdivision processes to achieve the requirements of condition 13 and to facilitate the transfer of the offset sites to the State. The process of subdividing the land involves gaining approvals from the Western Australian Planning Commission. These processes commenced soon after federal environmental approval was achieved and were completed by January 2026. The creation of the cadastral lots allowed progression of the conservation covenant agreements with the WA Commissioner of Soil and Land Conservation under section 30 of the WA Soil and Land Conservation Act 1945. The final conservation covenant documents were issued on 31 March 2026 and have been signed by the landowners and returned to the Commissioner. Conservation covenants and memorials have been lodged by the Commissioner to Landgate to be registered on the land titles. Lodgement occurred in April 2026, and the offset sites are expected to be 'secured' when Landgate places memorials on title by October 2026.

5.0 Compliance

It is considered that the approval holder is compliant with all the conditions attached to EPBC approval 2018/8025, with the exception of condition 13. Detailed information regarding compliance to the approval conditions is provided in the compliance table (Table 1).

Condition 13 is as follows.

- To compensate for the **residual adverse impacts** of the **Action to protected matters**, the approval holder must **secure** the offset sites within 12 months of the date of this approval.

EPBC 2018/8025 approval was provided on 7 April 2025 and thus the condition requires that the offset sites needed to be secured by 7 April 2026. The approval holder identified the non-compliance to condition 13 and provided notification to the DCCEEW, as required by condition 41. Condition 41 requires the approval holder to notify the DCCEEW electronically, within 2 business days of becoming aware of any incident. Notification was provided on 7 April 2026 at 11.09 am WST to Environment.compliance@dcceew.gov.au. An automated message was received in response confirming receipt of the notification email. The approval holder notified DCCEEW of the nature of the non-compliance as being in relation to the requirement of securing the offset sites within 12 months of the date of the approval, which is 7 April 2025. The approval holder's consultants are responsible for correcting the non-compliance and the correction is underway as described in Table 1.

The approval holder has made good progress with securing the offset sites over the past 12 months but not sufficient to conform to the 12-month requirement. The reasons for this are fully explained in Table 1, as are the actions being taken to correct the non-compliance.

6.0 New Environmental Risks

No new environmental risks became apparent during the reporting period.

7.0 Public Availability

This report is publicly available via the website at

<https://laketreeby.com.au/discover/sustainability>



Table 1: EPBC Approval Conditions Compliance

Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
1	<p>Clearing Limits</p> <p>To avoid and mitigate harm to protected matters, the approval holder must not:</p> <ol style="list-style-type: none"> Clear outside of the Action area Construct outside of the Action area Clear any occurrence of King Spider-orchid. 	Compliant	<p>No clearing or construction outside the Action area has occurred. Prior to the commencement of the Action, and as required by condition 4, the approval holder constructed a conservation style fence that defined the Action area. The fence was built on the alignment determined by a licenced surveyor. The fence separates the Action area from areas for which no approval to clear or construct has been obtained.</p> <p>All occurrences of King Spider-orchid are outside the Action area. The conservation fence was installed to prevent inadvertent clearing outside the Action area and there has been no breach of this fence by the contractors working in the Action area since they commenced. No clearing, or construction has occurred outside the Action area.</p>
2	<p>The approval holder must not clear more than:</p> <ol style="list-style-type: none"> 6.21 hectares (ha) of Banksia TEC 6.21 ha of foraging habitat for Carnaby's Black Cockatoo 3 potential breeding trees for Carnaby's Black Cockatoo 	Compliant	<p>The Action area contained 6.21 ha of Banksia TEC, 6.21 ha of foraging habitat for Carnaby's Black Cockatoo, and 3 potential breeding trees for Carnaby's Black Cockatoo and these were cleared during the reporting period. Prior to the commencement of the Action the approval holder constructed a conservation style fence that defined the Action area, separating it from other areas for which no approval to clear has been obtained. There has been no breach of this fence by the contractors working in the Action area the reporting period. Consequently, no clearing, or construction has occurred outside the Action area and no Banksia TEC, foraging habitat for Carnaby's Black Cockatoo, and potential breeding trees for Carnaby's Black Cockatoo were cleared in addition to that which has been approved.</p>
3	Prior to clearing any area, the approval holder must:	Compliant	<p>Previous formal fauna survey results provided within the Preliminary Documentation for the project identified that there were no trees that contained suitable hollows for black cockatoo nesting within the Action area. Nevertheless, to conform to condition 3, within 7 days prior to</p>



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	<p>a. Have at least one pre-clearance survey of that area undertaken by a suitably qualified field ecologist within 7 days prior to that clearing,</p> <p>b. If any black cockatoo is found to be using a suitable nest hollow during the pre-clearance survey, provide the department with written evidence of the number and location of black cockatoo found to be using a suitable nest hollow, and</p> <p>c. Not clear any trees identified to have a black cockatoo using a suitable nest hollow unless the department has provided written confirmation that the clearing is permitted.</p>		<p>clearing, a pre-clearance survey was undertaken by a suitably qualified field ecologist, that focused on determining whether any black cockatoo nesting activity was occurring. No black cockatoo nesting activity was observed nor were any previously unidentified trees that contained suitable hollows identified. Furthermore, the clearing of native vegetation was supervised in its entirety by a suitably qualified field ecologist, which is beyond the requirements of condition 3. No black cockatoo nesting activity was observed during this supervision.</p>
4	<p>Prior to commencing any clearing or construction in the Action Area, the approval holder must first:</p> <p>a. Erect a fence along the perimeter of each discrete portion of the offset site. This fence must:</p> <ol style="list-style-type: none"> meet the design specification shown in Attachment 1a to prevent unauthorised access completely enclose each discrete portion of the offset site with the exception of offset site boundaries that are shared with existing conservation reserves, in which case a fully enclosed area must be created that contains the offset site and the adjoining conservation reserve, as denoted by the green, orange, purple lines shown on the 	Compliant	<p>A fence conforming to the design specification shown in Attachment 1a of the Notification of approval decision was constructed along the perimeter of each discrete portion of the offset site. The fence contains locked gates at points where access to the portions of the offset site is required for maintenance and management purposes and outward facing signage as required by condition 4 (Appendix A). Fence construction was completed on 27 June 2025. Clearing in the Action area commenced on 3 July 2025, after completion of the fence.</p> <p>The fencing contractor was required to implement weed and dieback hygiene measures to ensure weeds and/or dieback were not introduced to the offset site during construction of the fence. This included washing down vehicles that entered and left dieback infected areas within the Action area. The fencing contractor constructed the fence from the Action area side of the fence or stayed within firebreaks immediately adjacent to fence alignment.</p>



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	<p>map of Lot 131 at Attachment 3d and by the green line shown on the map of Lot 705 at Attachment 3e</p> <p>iii. include locked security gates at points where access to the portions of the offset site is required for maintenance and management purposes</p> <p>iv. include outward facing signs at 50 metre intervals that clearly state the conservation purpose of the enclosed offset site the restrictions on access to the offset sites and current contact details for the offset site manager, and</p> <p>v. be maintained, including updating any change to the contact details for the offset site manager, at least until the expiry date of this approval.</p> <p>b. Implement weed and dieback hygiene measures to ensure weeds and/or dieback are not introduced to the offset site during construction of the fence.</p> <p>c. Ensure that any keys for locks on all security gates are:</p> <p>i. allocated only to parties that require access for maintenance and management as required to ensure delivery of the offset outcomes, and</p>		<p>The approval holder is maintaining a key register that denotes the key holders name and contact details and the purpose of the key allocation.</p>



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	ii. logged on a key register that denotes the key holders name and contact details and the purpose of the key allocation.		
5	<p>Avoidance and Mitigation Outcomes</p> <p>During clearing and construction the approval holder must:</p> <ul style="list-style-type: none"> a. Ensure that no vehicle travels faster than 40km/hr in the Action area until the roads created as part of the Action become public roads. b. Ensure that no vehicle travels faster than 40km/hr in any offset site. c. Prevent any dieback and/or weeds being transported into the Action area. d. Prevent any dieback and/or weeds spreading from the Action area into any offset site, and e. Prevent dust, sediment, solid or liquid waste, including hazardous materials and contaminants, or polluted surface runoff entering the offset sites. f. Undertake management, monitoring and auditing of works to ensure that any breach of these requirements is unlikely, promptly detected and immediately rectified. 	Compliant	<p>The contractor for the works enforces a 40km speed limit within all areas under its control which effectively is the Action area. This requirement is identified in the minutes of contractor meetings (Appendix B) and signs are in place requiring conformance (Appendix A). No vehicles have entered the offset site during the reporting period.</p> <p>A vehicle washdown facility has been installed at the one entry point to the Action area and it is used to washdown vehicles before they enter and exit the Action area to prevent any dieback and/or weeds being transported into the Action area. All vehicles entering and leaving this entry point were washed down during the reporting period. Further details are provided in the comments for condition 6 and the wash down is shown in Appendix A.</p> <p>A conservation style fence that defines and separates the Action area, from the offset site was installed before earthmoving and construction commenced (Appendix A). There have been no breaches of the fence during the reporting period by the contractor and thus no potential for dieback and/or weeds spreading from the Action area into any offset site by the works being undertaken in the Action area.</p> <p>Dust is managed on site by soil stabilisation and by watercarts that water down construction roads and construction areas as normal practice (Appendix A). This effort is focused on preventing nuisance dust from migrating to adjacent sensitive residential areas and roads and prevents dust from being generated and entering the offset sites.</p> <p>The requirements of this approval have been clearly communicated to the contractor forms part of the contract for the works and the scope of</p>



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
			works which the contractor is required to fulfill. This is reflected in meeting notes as shown in Appendix B where environmental management requirements are clearly prescribed. Earthmoving and construction works are regularly visited (at least every two weeks) by the Approval holder's project managers, environmental consultants, or engineering consultants to ensure that the works are performed in conformance to the requirements of the approval. Conformances to these requirements are reported and addressed at two weekly project meetings onsite as described in Appendix B.
6	<p>Weed and Dieback Hygiene</p> <p>The approval holder must:</p> <ol style="list-style-type: none"> Establish and signpost at least one clean on entry point to the Action Area for the full clearing and construction period Once the clean on entry point is established and until all clearing, and construction activities involving the movement of earth moving machinery, soil and organic materials have been completed, ensure that any carrier entering and/or exiting the Action area is clean on entry and clean on exit, If a carrier is unable to meet the hygiene standard in the field, ensure the carrier proceeds directly to a designated clean down point and meets the hygiene standard prior to entering or exiting the Action area, Ensure any clean down of a carrier is supervised by persons who have completed Green Card training, 	Compliant	<p>A vehicles washdown facility has been installed on the Action area and is used to washdown all vehicles before they enter and exit the Action area Appendix A. The clean down of carriers is supervised by persons who have completed Green Card training. These supervisors are located within the Action area during working hours.</p> <p>There have been no soil and organic materials imported during the last 12 months, other than limestone for temporary sheeting of surfaces leading up to and including the washdown facility. As a conservative measure this limestone material will be treated as dieback infected and removed from site.</p> <p>All stockpiles are located greater than 50m from any offset site.</p> <p>All weed or dieback contaminated soil or organic material generated on site is stockpiled in a separate signposted location within the Action area (Appendix A).</p> <p>The requirements of this approval have been clearly communicated to the contractor and form part of the scope of works which the contractor is required to fulfill and forms part of the contract for the works. Earthmoving and construction works are visited by the Approval holders project managers, environmental consultants, and engineering consultants to ensure the works are performed in conformance to the</p>



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	<p>e. Ensure that all imported soil and organic materials are certified as dieback-free and weed-free prior to transport to the Action area or any offset site,</p> <p>f. Ensure that any stockpile of soil or organic material is located down gradient of, and at least 50m from, any offset site,</p> <p>g. Ensure that any weed or dieback contaminated soil or organic material generated on site is stockpiled in a separate signposted location within the Action area until it can be removed to an approved disposal site away from the Action area and any offset site, and</p> <p>h. Undertake sufficient management, monitoring and independent auditing of works to ensure that any breach of these requirements is unlikely, promptly detected and immediately rectified.</p>		requirements of the approval. This is reflected in meeting notes as shown in Appendix B where environmental management requirements are clearly prescribed.
7	<p>Black Cockatoos</p> <p>The approval holder must ensure measures are implemented to mitigate risk of injury or death to black cockatoos as a result of taking the Action.</p>	Compliant	The contractors undertaking work within the Action area has been advised of the need to mitigate risk of injury or death of black cockatoos. Speed limits are in place within the Action area as described in the comments for condition 5. Native vegetation in the Action area was inspected prior to clearing for black cockatoo activity and none was detected. All clearing of native vegetation was supervised by an ecologist with the objective of minimising risk of injury or death to all fauna, including black cockatoos.
8	The approval holder must immediately arrange for assistance from an experienced wildlife expert if any Carnaby' Black Cockatoo individual is found	Compliant	No injured black cockatoos have been found during the reporting period.



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	injured within or adjacent to the Action area during clearing or construction .		
9	<p>Orchids</p> <p>The approval holder must ensure a buffer with a minimum width of 50 m is maintained between any orchids and any clearing or construction activity other than the construction of the offset site perimeter fence as defined in Attachment 1a and mapped in Attachments 3d and 3e being undertaken in the Action area prior to the construction of the offset site perimeter fence itself.</p>	Compliant	No clearing occurred in the Action area prior to the construction of the perimeter fence as defined in Attachment 1a of the notification of the Notification of approval decision. Accordingly, no clearing occurred within 50m of any orchids as defined by condition 9. The orchids in question occur only within the offset sites and are now protected from inadvertent clearing by the newly constructed perimeter fence.
10	<p>Urban Water</p> <p>The approval holder must implement the measures specified in the Local Water Management Strategy (LWMS) to control surface and subsurface runoff from the Action area.</p>	Compliant	The construction work undertaken within the reporting period has included earth moving and construction work to implement the water management measures described in the LWMS to control surface and subsurface runoff from the Action area. Further work will be performed throughout the construction period to achieve the objectives described in the LWMS.
11	<p>The approval holder must:</p> <ol style="list-style-type: none"> Maintain acceptable water table heights in the action area Maintain acceptable water quality standards in the action area, and Undertake management and monitoring to ensure any failure to deliver the acceptable water table heights, and/or acceptable water quality standards as specified in condition 10 and relating to the sub-standard functioning of 	Compliant	The management and monitoring of water has been undertaken as required by the LWMS to maintain acceptable water table heights, and/or acceptable water quality standards as specified in condition 10. Monitoring will be performed when the construction phase is complete.



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	water management infrastructure in the action area are promptly detected and rectified.		
12	<p>Avoidance and Mitigation Monitoring</p> <p>The approval holder must, within 40 business days of the end of each 12-month period following the date of this approval of the Action until the completion of all clearing and construction, make available to the department upon request an audit report detailing performance relative to the requirements of conditions 5 to 11.</p> <p>This requirement is in addition to the general auditing requirements of conditions 45 to 53.</p>	Not applicable	This is the first anniversary since approval, and no request has been made by the department. Should one be made within the next 12-month period the approval holder is ready to conform to the requirements of condition 12.
13	<p>Offsets</p> <p>Offset site securement</p> <p>To compensate for the residual adverse impacts of the Action to protected matters, the approval holder must secure the offset sites within 12 months of the date of this approval.</p>	Non-compliant	<p>The approval holder identified non-compliance to condition and provided notification of the non-compliance in relation to condition 13 of the approved Action, as required by condition 41. Condition 41 requires the approval holder to notify the Department electronically, within 2 business days of becoming aware of any incident. Notification was provided on April 2026 at 11.09 am WST to Environment.compliance@dcceew.gov.au. An automated message was received in response confirming receipt of the notification email. The approval holder notified the department of the nature of the non-compliance as being in relation to the timeframe requirement of securing the offset sites within 12 months of the date of the approval, which is 7 April 2025. The approval holder's consultants are responsible for correcting the non-compliance and the correction is underway as described below.</p> <p>The approval holder has made good progress with securing the offset sites over the reporting period but not sufficient to conform to the 12-month requirement. The approval holder has expedited as far as it has</p>



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
			<p>been able to meet the requirements of condition 13 within the required timeframe, however the time taken to complete the necessary steps has been largely outside the control of the approval holder. Four cadastral lots needed to be created through two subdivision processes to achieve the requirements of condition 13 and to facilitate the transfer of the offset sites to the State. The process of subdividing the land involves gaining approvals from the Western Australian Planning Commission. These processes commenced soon after federal environmental approval was achieved and was completed by January 2026. These processes were slower than anticipated because of government departmental staffing issues that relate to the volume of other such subdivision applications.</p> <p>The steps in creating the new land parcels for the offset land involved the following:</p> <ul style="list-style-type: none"> • Jan 2025: Preparation of a Survey Plan in compliance with the Western Australian Planning Commission (WAPC) Subdivision Approval. This process commenced as soon as draft conditions were issued by DCCEEW in relation to EPBC 2018/8205. • May 2025: Clearances from various government authorities issued in compliance with WAPC Subdivision Approval conditions. • Nov 2025: Foreign Investment Review Board Approval issued for the proposed subdivision. • Nov 2025: Clearances lodged with the WAPC for endorsement. • Nov 2025: Application for new land titles lodged with WA's land authority, Landgate. • Jan 2026: New land titles issued. <p>These steps needed to be completed before the conservation covenants could be progressed because the conservation covenants require the inclusion of certificate of title details before they can be registered.</p>



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
			<p>The creation of the cadastral lots allowed the progression of conservation covenant agreements with the WA Commissioner of Soil and Land Conservation (the Commissioner) under section 30 of the WA Soil and Land Conservation Act 1945. It is the role of the Commissioner to decide whether entering into an agreement is appropriate and if so to then draft up the covenant agreement for signing by the landowner. These processes commenced in December 2025 and involved the submission of supporting information and numerous iterations on drafts for each of the four lots being exchanged during January 2026 through to the end of March 2026. The final conservation covenant documents were issued by the Commissioner on 31 March 2026 and have been signed by the landowners and returned to the Commissioner. The documents are listed as follows:</p> <ul style="list-style-type: none"> • Conservation Covenant (Soil and Land Conservation Act Section 30B) File 26-21975 in respect of lot 8007 on Deposited Plan 430276 • Conservation Covenant (Soil and Land Conservation Act Section 30B) File 26-21977 in respect of lot 8009 on Deposited Plan 430276 • Conservation Covenant (Soil and Land Conservation Act Section 30B) File 26-21977 in respect of lot 8028 on Deposited Plan 430007 • Conservation Covenant (Soil and Land Conservation Act Section 30B) File 26-21977 in respect of lot 8029 on Deposited Plan 430007 <p>There is a requirement to create a memorial on the title of each of the four lots. The conservation covenants and memorials have been lodged by the Commissioner to Landgate in April 2026 to be registered on the land titles. Landgate processing times are currently advertised as 129 business days, therefore the offset sites are expected to be 'secured' by October 2026.</p> <p>It can be seen from the above that the majority of the 12-month period since the federal environmental approval was issued has been</p>



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
			consumed by the various government approval processes, and thus the securing of the offsets has not been able to practically be achieved within the 12 months specified in condition 13.
14	The approval holder must notify and provide evidence to the department in writing within 5 business days of each of the offset sites being secured .	Not applicable	As per the comments to condition 13 the offset sites have not been secured and thus notification is yet to be provided.
15	<p>Offset Outcomes</p> <p>The approval holder must ensure that there is no decline in the habitat quality of Banksia TEC, Black Cockatoo foraging habitat or habitat suitable for King Spider-orchid within the offset sites relative to their habitat quality in the offset sites on the date of this approval decision.</p>	Compliant	Uncontrolled access has been the primary cause of decline in the quality of Banksia TEC, Black Cockatoo foraging habitat, or habitat suitable for King Spider-orchid within the offset sites. Uncontrolled access has led to the destruction of vegetation and the introduction of dieback and weeds. A fence conforming to the design specification shown in Attachment 1a of the Notification of approval decision was constructed along the perimeter of each discrete portion of the offset site to prevent uncontrolled access and thus habitat quality decline. No other degrading activities have been identified during the reporting period.
16	<p>The approval holder must achieve the following offset outcome at the offset sites within 25 years from the commencement of the Action: improve the Habitat Quality Score (HQS) of all Banksia TEC to 9/10. Once the offset outcomes have been achieved, the approval holder must maintain or exceed it at least until the expiry date of this approval.</p> <p>a. Across the entire 24.05 ha area represented in Attachments 3b and 3c by the blue shaded zones designated '1 - Rubbish removal, weed</p>	Compliant	Historically the major cause of decline in the quality of Banksia TEC, Black Cockatoo foraging habitat, or habitat suitable for King Spider-orchid within the offset sites has been uncontrolled access. This has led to the destruction of vegetation and the introduction of dieback and weeds. A fence conforming to the design specification shown in Attachment 1a of the Notification of approval decision was constructed along the perimeter of each discrete portion of the offset site to prevent uncontrolled access and thus habitat quality decline. A dieback assessment has been performed of the offset sites (Appendix C). The approval holder is committed to improving the Habitat Quality Score of all Banksia TEC through the works as described in condition 16.



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	<p>control, Dieback assessment', improve the HQS of Banksia TEC to 9/10</p> <p>b. Across the entire 2.08 ha area represented in Attachments 3b and 3c by the green shaded zones designated '2 - Rubbish removal, weed control, Dieback assessment, planting regime', improve the HQS of Banksia TEC to 9/10</p> <p>c. Across the entire 1.42 ha area represented in Attachments 3b and 3c by the yellow shaded zones designated '2 - Rubbish removal, weed control, Dieback assessment, planting regime', improve the HQS of Banksia TEC to 9/10</p> <p>d. Across the entire 0.08 ha area represented in Attachments 3b and 3c by the orange shaded zones designated '3 - Rubbish removal, weed control, Dieback assessment, planting regime, topsoil spreading', improve the HQS of Banksia TEC to 9/10</p> <p>e. Across the entire 2.45 ha area represented in Attachments 3b and 3c by the red shaded zones designated '3 - Rubbish removal, weed control, Dieback assessment, planting regime, topsoil spreading', improve the HQS of Banksia TEC to 9/10</p>		
17	<p>The approval holder must ensure that:</p> <p>a. From the commencement of the Action, no vehicle enters the offset sites except where required to ensure delivery of the offset outcomes, and</p>	Compliant	No vehicle has entered the offset sites during the reporting period except where required to ensure delivery of the offset outcomes. No construction has occurred within the offset sites during the reporting period.



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	b. No construction excepting the offset site perimeter fence occurs within 50m of any King Spider-orchid within the offset sites .		
18	<p>Offset Baseline Surveys and Progress Surveys</p> <p>Prior to the commencement of the Action, the approval holder must have a suitably qualified field ecologist conduct a baseline survey of the offset sites to accurately describe the HQS characteristics of the preexisting Banksia TEC and Black Cockatoo foraging habitat. Required survey actions comprise:</p> <p>a. representative transects to provide a rapid appraisal of vegetation density, projected canopy cover and key species present, and</p> <p>b. representative quadrats for the measurement of the HQS criteria for Banksia TEC and Black Cockatoo foraging habitat.</p>	Compliant	<p>A baseline survey of the offset sites was conducted in the manner required to accurately describe the HQS characteristics of the preexisting Banksia TEC and Black Cockatoo foraging habitat. This was conducted prior to the commencement of the Action on 3 July 2025.</p> <p>A subsequent baseline survey was conducted in spring of 2025 which was not required by condition 18 but was technically required to properly establish baseline conditions. This was necessary as the baseline surveys needed to consider flora biodiversity and community structure, both of which required flora species to be identified, which can only be done when the flora is flowering.</p>
19	<p>The resulting baseline survey report must include:</p> <p>a. a written methodology,</p> <p>b. a written justification for the number of transects and quadrats used and for their path or location within the vegetation unit being reported, and</p> <p>c. records in the form of GPS coordinates, maps and physical markers that denote the location of each transect and quadrat utilised for the collection of baseline data.</p>	Not applicable	As this is the first anniversary since approval a base survey report is yet to be prepared and will be prepared with the first progress survey required by condition 20.



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
20	Progress surveys used to inform the changes to Banksia TEC and Black Cockatoo Habitat during the implementation of the offset program, and to denote milestones for progress towards offset outcomes and trigger values for corrective actions must include the measurement of the same HQS attributes for Banksia TEC and Black Cockatoo Habitat following the same methodology, at the same locations as those used to determine the baseline condition of the offset sites .	Not applicable	As this is the first anniversary since approval a progress survey has yet to be prepared and will be prepared to inform the changes to Banksia TEC and Black Cockatoo Habitat during the implementation of the offset program.
21	Offset Management Plan(s) The approval holder must, prior to the commencement of the Action , prepare an Offset Management Plan for each of the offset sites specified in the Offset Strategy .	Compliant	An Offset Management Plan for each of the offset sites specified in the Offset Strategy was finalised on 1 July 2025 which is prior to the commencement of the Action on 3 July 2025. The Offset Management Plans are provided in Appendix D.
22	Each OMP must: a. Meet the requirements of the Environmental Offsets Policy and the Environmental Management Plan Guidelines b. Be provided to the department upon request at any time during the life of the approval.	Complied	An Offset Management Plan for each of the offset sites specified in the Offset Strategy was prepared to meet the requirements of the Environmental Offsets Policy and the Environmental Management Plan Guidelines. The Approval holder did not receive a request from the department to provide the Offset Management Plans during the reporting period.
23	All commitments, including environmental outcomes, management measures, corrective actions, trigger values and performance indicators in the OMP must be SMART and based on referenced or included evidence of effectiveness. The OMP must be	Complied	An Offset Management Plan for each of the offset sites specified in the Offset Strategy was prepared to meet the requirements of the Environmental Offsets Policy and the Environmental Management Plan Guidelines and condition 23 (Appendix D).



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	<p>prepared by a suitably qualified ecologist and must include:</p> <ul style="list-style-type: none"> a. A summary of the residual adverse impacts to protected matters that will be compensated for by the offset. This summary must include the area(s) of habitat for protected matters and its condition and quality at all impacted sites which the particular offset is to address, b. The relevant protected matters and a reference to the EPBC Act approval conditions to which the OMP refers, c. Management actions, and the timing of those actions, which will be implemented to achieve the offset outcomes for relevant protected matters, d. A table of commitments to achieve the offset outcomes for relevant protected matters, e. Reporting and review mechanisms, and documentation standards that will be implemented to inform others annually regarding compliance with management and environmental commitments, and attainment and maintenance of the offset outcomes as specified in the OMP, f. An assessment of risks to achieving the offset outcomes and what risk management strategies will be applied to address these, g. A monitoring program, which must include: 		



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	<ul style="list-style-type: none"> i. evidence that effectively determines progress towards, attainment of and maintenance of the offset outcomes for the protected matters, ii. measurable performance indicators to monitor attainment of the offset outcomes for the protected matters, iii. trigger values for corrective actions, iv. the timing and frequency of monitoring to detect trigger values and changes in the performance indicators, and v. milestones for progress towards the offset outcomes, h. Proposed corrective actions to ensure offset outcomes for the protected matters are attained or maintained, if trigger values are reached or performance indicators not attained, and i. Links to referenced plans and applicable conditions of approval (including State approval conditions) if any. 		
24	<p>Offset Implementation The approval holder must implement each approved OMP until the expiry date of this approval.</p>	Not applicable	The requirement of condition 24 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 24. The approval holder will implement each approved OMP until the expiry date of this approval.
25	The approval holder must, within 5 business days of commencing implementation of each Offset Management Plan, notify the department in writing	Not applicable	The requirement of condition 25 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	of the date on which implementation of that OMP commenced.		requirements of condition 25. It is expected that implementation of the Offset Management Plan will commence later in 2026.
26	<p>The approval holder must, within 40 business days of 2nd, 5th, 10th, 15th and 20th anniversary of the commencement of the Action:</p> <p>a. Have the Offset sites assessed by an independent suitably qualified field ecologist to determine if the offset outcomes have been achieved, and</p> <p>b. Submit to the department, within 80 business days of the 20th anniversary of the commencement of the Action, a report prepared by the independent suitably qualified ecologist detailing:</p> <p>i. the presence of protected matters,</p> <p>ii. habitat quality, and</p> <p>iii. evidence that each offset outcome specified in condition 15, 16 and 17 has been achieved.</p>	Not applicable	The reporting period does not include any of the 2nd, 5th, 10th, 15th or 20th anniversary of the commencement of the Action.
Part B – Administrative conditions			
27	<p>Commencement of the Action</p> <p>The approval holder must notify the department electronically of the date of commencement of the Action, within 5 business days following commencement of the Action.</p>	Complied	The approval holder notified the department electronically of the date of commencement of the Action, which was July 3 2025, within 5 business days following commencement of the Action. The notification occurred on 4 July 2025.



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
28	The approval holder must not commence the Action later than 5 years after the date of this approval decision.	Complied	The approval holder commenced the Action, on July 3 2025 which is within 5 years of the approval decision.
29	Compliance Records The approval holder must maintain accurate and complete compliance records and document the procedure for recording and storing compliance records .	Complied	The approval holder is maintaining accurate and complete compliance records and will document the procedure for recording and storing compliance records.
30	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.	Not applicable	The approval holder has not received a request in writing from the department to provide electronic copies of compliance records within the reporting period and will conform to the requirements of condition 30.
31	The approval holder must ensure that any monitoring data , surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guidelines for biological survey and mapped data</i> , Commonwealth of Australia 2018, or as otherwise specified by the Minister in writing.	Complied	The approval holder is ensuring that any monitoring data, surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guidelines for biological survey and mapped data</i> , Commonwealth of Australia 2018, or as otherwise specified by the Minister in writing.
32	The approval holder must ensure that any monitoring data , surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guide to providing maps and boundary data for EPBC Act projects</i> , Commonwealth of Australia 2021, or as otherwise specified by the Minister in writing.	Complied	The approval holder is ensuring that any monitoring data, surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the <i>Guide to providing maps and boundary data for EPBC Act projects</i> , Commonwealth of Australia 2021, or as otherwise specified by the Minister in writing.



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
33	The approval holder must submit all monitoring data , surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department within 20 business days of the next anniversary of the date of this approval decision except where otherwise specified in a plan .	Not applicable	The requirement of condition 33 is outside the reporting period covered by this annual compliance report.
34	Annual Compliance Reporting The approval holder must prepare a compliance report for each Annual Compliance Report period (ACR period) .	Not applicable	The requirement of condition 34 is outside the reporting period covered by this annual compliance report and will be addressed in the subsequent annual compliance report.
35	The approval holder must ensure each compliance report includes: a. Accurate and complete details of compliance and any non-compliance with: i. each condition attached to this approval decision. ii. all commitments made in each plan . b. A schedule of all plans in effect in relation to these conditions during the ACR period . c. Accurate and complete details of how each plan was implemented during the ACR period . d. If any incident occurred, accurate and complete details of each incident .	Not applicable	The requirement of condition 35 is outside the reporting period covered by this annual compliance report and will be addressed in the subsequent annual compliance report which will be designed to meet the requirements of condition 35. By way of information there were no plans in effect in relation to these conditions during the ACR period. It is expected that implementation of the Offset Management Plans required will commence in 2026. One incident occurred during the reporting period in relation to condition 13 and the required details are provided in the comments in relation to conditions 13, 41 and 42.
36	The approval holder must ensure each compliance report is completed to the satisfaction of the Minister and is consistent with the <i>Annual</i>	Not applicable	The requirement of condition 36 is outside the reporting period covered by this annual compliance report and will be addressed in the



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	<i>Compliance Report Guidelines</i> , Commonwealth of Australia 2023 to the extent that the Guidelines are consistent with these conditions.		subsequent annual compliance report which will be designed to meet the requirements of condition 36.
37	The approval holder must, within 20 business days following the end of each ACR period , in a format that is easily accessible and downloadable, publish on the website : Each compliance report , and A shapefile showing all clearing of protected matters , and their habitat, undertaken within the ACR period .	Not applicable	The requirement of condition 37 is outside the reporting period covered by this annual compliance report and will be addressed in the subsequent annual compliance report which will be designed to meet the requirements of condition 37.
38	The approval holder must: a. Exclude or redact sensitive biodiversity data from each compliance report and shapefile published on the website or otherwise provided to a member of the public. b. If sensitive biodiversity data is excluded or redacted from a version of a compliance report published or otherwise provided to a member of the public, submit the full compliance report to the department within 5 business days of its publication on the website and notify the department in writing what exclusions and redactions have been made in the version published on the website or otherwise provided to a member of the public. c. If sensitive biodiversity data is excluded or redacted from a version of a shapefile published	Not applicable	The requirement of condition 38 is outside the reporting period covered by this annual compliance report and will be addressed in the subsequent annual compliance report which will be designed to meet the requirements of condition 38.



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	or otherwise provided to a member of the public, submit the full shapefile to the department within 5 business days of its publication on the website and notify the department in writing what exclusions and redactions have been made in the version published on the website or otherwise provided to a member of the public.		
39	The approval holder must notify the department electronically, within 5 business days of each date of publication that the compliance report has been published on the website . In this notification, the approval holder must provide the department with the web address for where the compliance report and related shapefile are published on the website .	Not applicable	The requirement of condition 39 is outside the reporting period covered by this annual compliance report and will be addressed in the subsequent annual compliance report which will be designed to meet the requirements of condition 39. The approval holder will notify the department electronically, within 5 business days of when this compliance report has been published on the website.
40	The approval holder must keep each compliance report and related shapefile published on the website from the first date which that compliance report must be published and until the expiry date of this approval.	Not applicable	The requirement of condition 40 is outside the reporting period covered by this annual compliance report and will be addressed in the subsequent annual compliance report which will be designed to meet the requirements of condition 40. The approval holder will keep this compliance report and related shapefile published on the website from the first date which the compliance report was published until the expiry date of this approval.
41	Reporting Non-Compliance The approval holder must notify the department electronically, within 2 business days of becoming aware of any incident . The approval holder must specify in each notification:	Complied	There was one incident that the approval holder became aware of during the reporting period. Accordingly, the approval holder provided a notification of a non-compliance in relation to condition 13 of the approval under the sub-heading offset site securement. The non-compliance relates to the timeframe requirement of securing the offset sites within 12 months of the date of the approval. The approval holder has made good progress with securing the offset sites over the past 12 months but not sufficient to conform to the 12-month requirement. The



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	a. Any condition or commitment made in a plan which has not been, or may have not been, complied with, b. A short description of the incident , and c. The location (if applicable, including co-ordinates), date and time of the incident .		approval holder became aware of the non-compliance on 7 April 2026 and notification was provided to the department on 7 April 2026.
42	The approval holder must provide to the department in writing, within 12 business days of becoming aware of an incident , the details of that incident . The approval holder must specify: a. All corrective measures and investigations which the approval holder has already taken in respect of the incident , b. The potential impacts of the incident , c. The method and timing of any corrective measures that the approval holder proposes to undertake to address the incident , and d. Any variation of these conditions or revision of a plan that will be required to prevent recurrence of the incident and/or to address its consequences.	Complied	At the same time as meeting the requirements of condition 41 above, the approval holder provided the information requirements of condition 42. The non-compliance relates to the timeframe requirement of securing the offset sites within 12 months of the date of the approval, which is 7 April 2025. The approval holder provided the required information to the department electronically, on 7 April 2026 within the required 12 business days of becoming aware of the incident.
43	Independent Audit The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every audit period .	Not applicable	The requirement of condition 43 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 43. No previous independent audit has been performed given that the audit period is three years following the



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
			commencement of the action (and it has been 12 months since the approval.
44	The approval holder must submit details of the proposed independent auditor and their qualifications to the department within 10 business days following the end of each audit period .	Not applicable	The requirement of condition 44 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 44.
45	The approval holder must ensure the scope of each independent audit is sufficient to determine the compliance status for each condition of approval, and each commitment made in each plan .	Not applicable	The requirement of condition 45 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 45.
46	The approval holder must ensure the criteria for each independent audit and the undertaking of each independent audit are consistent with the Independent Audit and Audit Report Guidelines	Not applicable	The requirement of condition 46 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 46.
47	The approval holder must submit an audit report to the department for written agreement from the department within 3 months following the end of each audit period , or as otherwise directed by the Minister in writing.	Not applicable	The requirement of condition 47 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 47.
48	The approval holder must ensure each audit report is completed to the satisfaction of the Minister and is consistent with the Independent Audit and Audit Report Guidelines to the extent that the Guidelines are consistent with these conditions.	Not applicable	The requirement of condition 48 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 48.
49	The approval holder must publish each audit report on the website , in a format that is easily accessible and downloadable, within 10 business days of the	Not applicable	The requirement of condition 49 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent



Condition Number / reference	Condition	Is the project compliant with this condition?	Evidence/Comments
	date the department agrees to that audit report in writing.		annual compliance report which will be designed to meet the requirements of condition 49.
50	The approval holder must notify the department within 5 business days of the date the audit report is published on the website . In this notification, the approval holder must provide the department with the web address for where the audit report is published on the website .	Not applicable	The requirement of condition 50 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 50.
51	The approval holder must keep each audit report published on the website from the first date which that audit report must be published and until the expiry date of this approval.	Not applicable	The requirement of condition 51 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 51.
52	Completion of the Action Within 20 business days after the completion of the Action, and, in any event, at least 20 business days before this approval expires, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data. The approval holder must submit any spatial data that comprises completion data as a shapefile.	Not applicable	The requirement of condition 52 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 52.
53	The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.	Not applicable	The requirement of condition 53 is outside the reporting period covered by this annual compliance report and will be addressed in a subsequent annual compliance report which will be designed to meet the requirements of condition 53.





Appendix A Photographic evidence

Annual Compliance Report

Lot 131 Jandakot Road, Treeby WA EPBC Approval No. 2018/8025

SLR Project No.: 675.073237.00001

1 May 2026

Condition 4 – Locked Gate



Condition 4 – Conservation Fence with Signage



Condition 4 - Speed Limit Signage



Condition 5 - Wash Down Area



Condition 5 - Dust Control Stabilisation

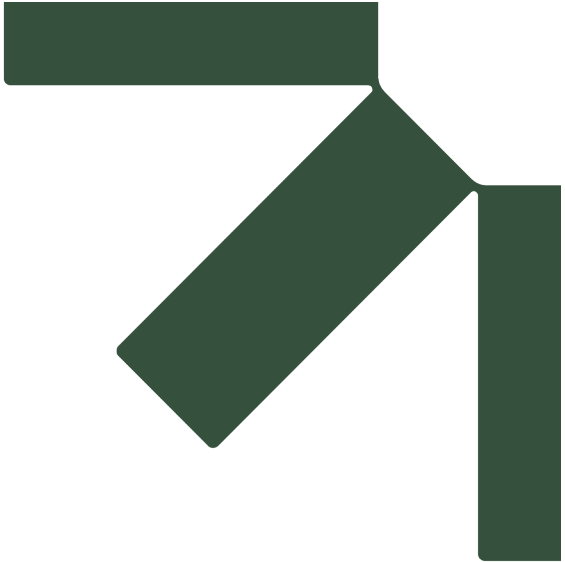


Condition 5 - Dust Control Wet Down



Condition 6 -Stockpiles Signed





Appendix B Example of project minutes

Annual Compliance Report

Lot 131 Jandakot Road, Treeby WA EPBC Approval No. 2018/8025

SLR Project No.: 675.073237.00001

1 May 2026



Appendix C Dieback assessment report

Annual Compliance Report

Lot 131 Jandakot Road, Treeby WA EPBC Approval No. 2018/8025

SLR Project No.: 675.073237.00001

1 May 2026



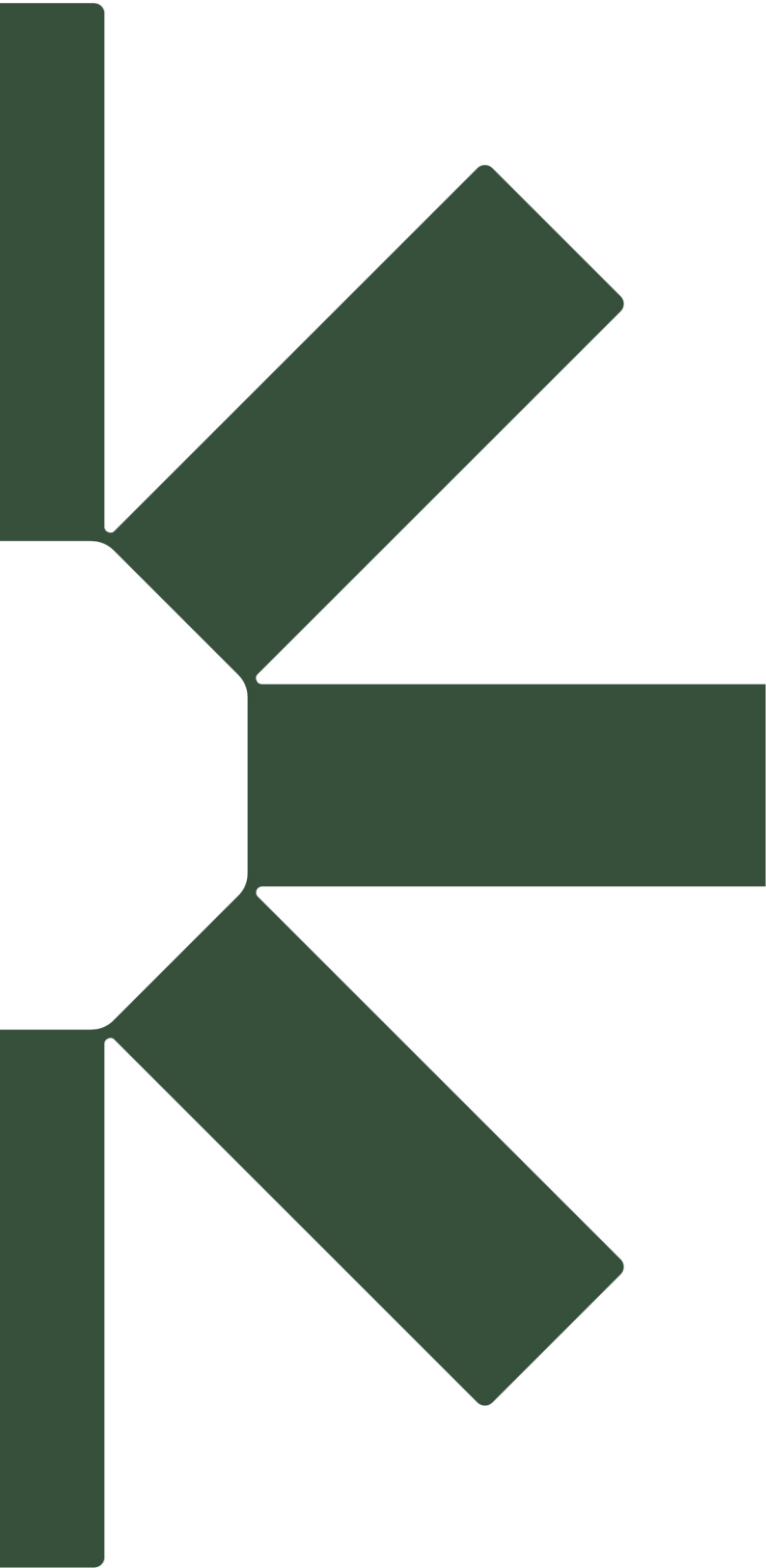
Appendix D Offset management plans

Annual Compliance Report

Lot 131 Jandakot Road, Treeby WA EPBC Approval No. 2018/8025

SLR Project No.: 675.073237.00001

1 May 2026



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