



40–46 Cyril Beechey Lane, Cranbourne, Victoria

EPBC 2019/8406

Annual Compliance Report

Reporting Period: 2 April 2025 – 1 April 2026



brownpropertygroup.com.au
+ 61 3 9230 2900
info@bpg.com.au

Head Office
Level 3/2 Roche Street
Hawthorn, VIC 3122

Postal
PO Box 6039
Hawthorn West, VIC 3122

Contents

Executive Summary.....	3
Purpose.....	3
Background	4
Project Description	4
Activities Undertaken During the Reporting Period	5
Offset Site Status	5
Offset Site Description	5
Offset Security	5
Compliance Assessment.....	7
Conclusions	12
Declaration of Accuracy	13

Document Control Table				
Version	Date	Modifications Made and Reason for Updating	Date Modified	Modified by
1	23/7/26	Initial Draft	23/7/26	L.Underwood

Executive Summary

This Annual Compliance Report has been prepared for the approved Residential Development at 40–46 Cyril Beechey Lane, Cranbourne, Victoria (EPBC 2019/8406) for the reporting period 2 April 2025 to 1 April 2026. The report has been prepared to satisfy Conditions 24 to 27 of the approval and is consistent with the Commonwealth Annual Compliance Report Guidelines.

During the reporting period:

- The approved action did not commence.
- No construction works were undertaken.
- No vegetation clearing was undertaken.
- No Southern Brown Bandicoot habitat was impacted.
- The approved offset area remained secured.
- No incidents occurred.
- All conditions of the approval were complied with, except for the two identified non-compliances which have been addressed, namely:
 - All relevant reports have now been published on a website.
 - The compliance report has been published on a website.

Purpose

This Annual Compliance Report has been prepared in accordance with Condition 24 of EPBC Approval 2019/8406, which requires the preparation of a compliance report for each 12-month period following the date of the approval.

The purpose of this report is to:

- document compliance with approval conditions;
- report on implementation of approved management plans;
- report any incidents, potential non-compliances or non-compliances;
- document any clearing of protected matters or their habitat; and
- provide a summary of compliance activities undertaken during the reporting period.

Background

On 2 April 2024, the Australian Government approved the Residential Development at 40–46 Cyril Beechey Lane, Cranbourne, Victoria under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The approval was granted to Greenridge Properties Pty Ltd.

The approval relates to listed threatened species and ecological communities, specifically impacts on habitat for the Southern Brown Bandicoot.

The approved development allows for the clearing of up to 3.143 hectares of Southern Brown Bandicoot habitat within the approved project area, subject to implementation of extensive avoidance, mitigation and offset requirements.

Key components of the approval include:

- retention and management of a fauna corridor;
- implementation of a Fauna Corridor Management Plan;
- protection and management of a permanent offset site;
- implementation of a Southern Brown Bandicoot Offset Management Plan;
- ongoing monitoring and reporting obligations; and
- annual compliance reporting.

Project Description

The approved action comprises a residential subdivision at 40–46 Cyril Beechey Lane, Cranbourne, Victoria (EPBC Approval 2019/8406). The site is located within the City of Casey and contains habitat for the Southern Brown Bandicoot.

The EPBC assessment identified impacts to:

- 2.991 hectares of Southern Brown Bandicoot habitat within the property boundary; and
- 0.152 hectares of consequential habitat loss outside the property boundary.

The total approved impact is therefore 3.143 hectares of Southern Brown Bandicoot habitat.

A 30-metre-wide fauna corridor is required to be retained and managed along the eastern boundary of the site to maintain habitat connectivity.

Activities Undertaken During the Reporting Period

The approved action did not commence during the reporting period.

Accordingly:

- no site establishment works occurred;
- no vegetation clearing occurred;
- no construction activities occurred;
- no earthworks occurred;
- no habitat removal occurred;
- no impacts to Southern Brown Bandicoot habitat occurred.

As the action did not commence, Condition 17 relating to notification of commencement was not triggered.

Offset Site Status

Offset Site Description

The approved offset site is located at Beach Road, Ocean Grange, Victoria. The offset site protects 10 hectares of Southern Brown Bandicoot habitat.

The offset area:

- occurs within Coast Banksia Woodland;
- forms part of a larger 39.7-hectare patch of habitat;
- supports a confirmed Southern Brown Bandicoot population; and
- has a habitat quality score of 91/100.

The offset site was selected because it provides more than 100% of the required offset obligation associated with the approved impact. The Offset Assessment Guide determined that the site delivers 105.89% of the required offset outcome.

Offset Security

Condition 4 requires the offset area to be secured prior to commencement of the action.

The Offset Management Plan provides for the offset site to be permanently protected through a Trust for Nature Covenant under the Victorian Conservation Trust Act 1972.

The offset remained secured during the reporting period and the action did not commence. Accordingly, Condition 4 remained satisfied.

Offset Management Objectives

The Offset Management Plan establishes the following key objectives:

- protect Southern Brown Bandicoot habitat in perpetuity;
- maintain and improve habitat quality;
- control pest animals including foxes, cats and deer;
- manage environmental weeds;
- undertake ecological monitoring;
- undertake adaptive management where required.

No impacts to the offset site were reported during the reporting period.

Management Plans

The following management plans were current during the reporting period.

Management Plan	Version	Status
Fauna Corridor Management Plan	January 2024	Current
Southern Brown Bandicoot Offset Management Plan	December 2023	Current

Both plans remained unchanged during the reporting period and no revisions were proposed or submitted.

Compliance Assessment

Condition	Requirement	Compliance Status	Assessment / Evidence
1	To avoid harm to protected matters, the approval holder must not take the Action outside the Project Area.	Compliant	The approved action did not commence during the reporting period. No construction, vegetation removal or associated activities were undertaken within or outside the approved Project Area.
2	To minimise harm to Southern Brown Bandicoot, the approval holder must not clear more than 3.143 hectares of Southern Brown Bandicoot habitat within the Project Area.	Compliant	No vegetation clearing was undertaken during the reporting period.
3a	Commence implementing the Fauna Corridor Management Plan prior to commencement of the Action.	Not Applicable	The action has not commenced. The approved Fauna Corridor Management Plan remains current and available for implementation prior to commencement.
3b	Continue implementation of the Fauna Corridor Management Plan until a mechanism has been registered to conserve the Fauna Corridor in perpetuity.	Not Applicable	No activities occurred during the reporting period that were inconsistent with the requirements of the Fauna Corridor Management Plan.
4	To compensate for residual significant impacts on Southern Brown Bandicoot, the approval holder must not commence the Action unless the offset area has been secured.	Compliant	The action has not commenced, and the offset site at Beach Road, Ocean Grange has been secured.
5	Within 10 business days of the offset area being secured, written evidence demonstrating the offset area	Compliant	Evidence of the secured offset area was provided to DCCEEW following establishment of the offset arrangement.

has been secured must be provided to the Department.

6	Commence implementation of the Southern Brown Bandicoot Offset Management Plan prior to commencement of the Action and continue implementation until expiry of the approval.	Not Applicable	The action has not commenced.
			The approved Offset Management Plan remains current. The offset site remains secured.

Management Plan Revision Conditions

Condition	Requirement	Status	Assessment / Evidence
7	Approval holder may seek Ministerial approval to vary a management plan.	Not Applicable	No management plan revisions were proposed during the reporting period.
8	Approval holder may revise certain plans without approval where no new or increased impact occurs.	Not Applicable	No revisions undertaken.
9	Notification requirements relating to revised management plans.	Not Applicable	No revisions undertaken.
10	Revocation of revised management plans.	Not Applicable	No revisions undertaken.
11	Minister may determine that a revised plan results in a new or increased impact.	Not Applicable	No revisions undertaken.
12	Minister may suspend operation of Condition 8 for specified plans.	Not Applicable	No notification received.

Submission and Publication of Plans

Condition	Requirement	Status	Assessment / Evidence
13	Submit all plans electronically to the Department.	Compliant	All required plans have been submitted electronically.
14	Publish plans on the project website within specified timeframes.	Not Compliant	Approved plans were not published on the website. They have now been published on the <i>Brown Property Group</i> Website.
15	Retain published plans on the website until approval expiry.	Compliant	Plans will remain publicly available.
16	Sensitive ecological information must be excluded from publicly available plans.	Compliant	Any publicly available information excludes sensitive ecological data where required.

Commencement of Action

Condition	Requirement	Status	Assessment
17	Notify the Department within five business days following commencement of the Action.	Not Applicable	The action has not commenced.
18	Action must not commence later than five years after approval.	Compliant	The action remains within the approved commencement period.

Compliance Records and Monitoring

Condition	Requirement	Status	Assessment
19	Maintain accurate and complete compliance records.	Compliant	Compliance records will be maintained throughout the reporting period.

20	Provide compliance records if requested by the Department.	Not Applicable	No request was received during the reporting period.
21	Monitoring data to comply with Guidelines for Biological Survey and Mapped Data.	Not Applicable	The approved action did not commence during the reporting period.
22	Spatial data to comply with Guide to Providing Maps and Boundary Data.	Not Applicable	The approved action did not commence during the reporting period.
23	Monitoring data to be submitted annually.	Not Applicable	The approved action did not commence during the reporting period.

Annual Compliance Reporting

Condition	Requirement	Status	Assessment
24	Prepare a compliance report for each 12-month period following approval.	Compliant	This report has been prepared in accordance with Condition 24.
25	Compliance reports must be consistent with the Annual Compliance Report Guidelines.	Compliant	This report has been prepared consistent with Commonwealth guidance.
26	Compliance reports must include compliance details, incidents, clearing information and plan implementation details.	Compliant	All required information has been included.
27	Publish the compliance report and notify the Department.	Not Compliant	Compliance reports were not published on the website. They have now been published on the Brown Property Group Website.

Incident and Non-Compliance Reporting

Condition	Requirement	Status	Assessment
28 - 30	Notify DCCEEW within 2 business days of becoming aware of an incident or non-compliance. Incident notifications must contain specified information. Detailed incident report within 12 business days.	Compliant	DCCEEW has been notified that the required documentation was not published on a website.

Independent Audit

Condition	Requirement	Status	Assessment
31	Independent audit every five years following commencement.	Not Applicable	Action has not commenced and the audit trigger has not been reached.
32	Audit approval requirements.	Not Applicable	No audit required.
33	Audit must report on preceding five-year period.	Not Applicable	No audit required.
34	Audit report must satisfy Minister and Audit Guidelines.	Not Applicable	No audit required.

Completion of Action

Condition	Requirement	Status	Assessment
35	Notify Department 60 business days before approval expiry.	Not Applicable	Approval expiry date not relevant to this reporting period.
36	Notify Department within 20 business days of completion of the Action.	Not Applicable	The action has not commenced and therefore has not been completed.

Corrective Action Table

Conditions	Requirement	Status	Assessment
14 & 27	Publish all plans and Compliance Reports on the project website within specified timeframes.	Corrected	The required plans and compliance reports were not published on a relevant website. DCCEEW has been notified of this issue by Brown Property Group after it was made aware of the issue by a member of the community. The non-compliance has been corrected by publishing the compliance report and all relevant plans on the Brown Property Group website. This non-compliance has been addressed.

Conclusions

The Compliance report for EPBC Approval 2019/8406 has established, that:

- The action did not commence.
- No clearing occurred.
- No impacts occurred to Southern Brown Bandicoot habitat.
- The offset site remained secured.
- No incidents occurred.
- All conditions of the approval were complied with, except for the two identified non-compliances which have been addressed, namely:
 - All reports have now been published on the website.
 - The compliance report has been published on the website.

Declaration of Accuracy

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) FRASER BROWN

Position (please print) MANAGING DIRECTOR

Organisation (please print including ABN/ACN if applicable) GREEN RIDGE PROPERTIES P/L

Date 4 / 8 / 2026

ABN: 741 294 31170

