EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2021 – 6 AUGUST 2022)

CAPECARE, URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.

REPORT PREPARED FOR

RAY VILLAGE AGED SERVICES INCORPORATED trading as CAPECARE
20 RAY AVENUE, BUSSELTON W.A. 6280

ENDPLAN ENVIRONMENTAL

PO BOX 138, NORTH FREMANTLE, W.A. 6159

M: 0447 366460 / admin@endplanenvironmental.com.au

DOCUMENT CONTROL:

REVISION CONTROL:			
Document Title:	EPBC 2006/2834 Annual Compliance Report (7 August 2021 – 6 August 2022) Capecare, Urban and Commercial New Development, Aged Care Naturaliste Terrace, Dunsborough, W.A.		
File Name/Version No:	**Issue Date:**	**Prepared By:**	**Issued to:**
RRVA293_16_draft	14/09/2022	A. van der Wiele	Draft for Capecare review
RRVA293_16_V1	26/12022	A. van der Wiele	Department of Climate Change, Energy, the Environment and Water

Prepared by:

EndPlan Environmental
PO Box 138
North Fremantle WA 6159
M: 0447 366 460
E: admin@endplanenvironmental.com.au

COPYRIGHT STATEMENT FOR:
EPBC 2006/2834 Annual Compliance Report (7 August 2021 – 6 August 2022)
Capecare, Urban and Commercial New Development, Aged Care
Naturaliste Terrace, Dunsborough, W.A.

Our Reference:
RVA293_16_V1

Copyright © 2007-2022
Wiske Pty Ltd trading as EndPlan Environmental
[ABN 23 684 573 524]
Except as permitted under the Commonwealth *Copyright Act 1968*, the whole or any part of this report may not be reproduced by any process, electronic or otherwise, without the specific written permission of the copyright owner, Wiske Pty Ltd trading as EndPlan Environmental. This includes micro-copying, photocopying or recording of any parts of the report. Neither may the information contained in this report be reproduced, transmitted or stored electronically in any form, such as in a retrieval system, without the specific written permission of Wiske Pty Ltd trading as EndPlan Environmental.

Certificate of Successful Completion

Intertek

This is to Certify that

Adriaan Hendrik Van Der Wiele

IRCA CERTIFIED TRAINING COURSE

has successfully completed the

Intertek

Environmental Management Systems

Auditor / Lead Auditor Training Course

The Course includes the assessment and evaluation of Environmental Management Systems to conform to the requirements of ISO 14001:2004 and ISO 19011:2011

This course is certified by International Register of Certificated Auditors (IRCA)
– IRCA REFERENCE A17228 –

The course meets the training requirements for individuals seeking certification under the IRCA Auditor Certification Schemes

Authorising Signature:

Course Dates: 11th – 15th May 2014

Certificate Number: 107886

For IRCA Membership Application To Be Made Within 3 Years From Last Day of Course

Declaration of accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth) (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) JOANNE PENMAN

Position (please print) CEO

Organisation: Ray Village Aged Services Incorporated trading as Capecare

ABN 77 630 179 279

Date 17 / 10 / 22

EXECUTIVE SUMMARY

Ray Village Aged Services Incorporated trading as Capecare (Capecare) has developed a 1.28 ha portion of Armstrong Reserve, Naturaliste Terrace, Dunsborough (the development footprint), for the purpose of operating an aged care facility. The development is known as *Capecare Dunsborough*.

The aged care facility consists of the following operational elements:

- An 80-bed residential care facility to cater for people with high physical needs in a dementia-enabling environment;
- 21 independent living apartments;
- Administration offices and community facilities (including meeting rooms for the Country Women's Association);
- Internal road network; and
- Road access between the proposed development area, Naturaliste Terrace and Armstrong Place.

The development footprint is located approximately 500 m north of the business centre of the town of Dunsborough and is bounded by Armstrong Place to the south, Gifford Road to the east and Naturaliste Terrace to the west.

This Annual Compliance Report (ACR) covers the auditing period 7 August 2021 – 6 August 2022 during which time *EndPlan Environmental* conducted an audit of the construction phase activities undertaken by Capecare to determine their compliance with the EPBC 2006/2834 Approval Conditions.

This document has been prepared in accordance with the *Annual Compliance Report Guidelines* (Commonwealth of Australia, 2014). The compliance audit included a desktop review of correspondence from the Department of Climate Change, Energy, the Environment and Water (Department), Department of Biodiversity, Conservation and Attractions (DBCA), the City of Busselton (City), and informal interviews with Capecare's representatives and consultants.

Table 3 comprises the EPBC 2006/2834 Conditions Audit Table that identifies the compliance status of implementation of approval conditions during the current reporting timeframe and **Table 4** comprises an audit of the compliance status of implementation of the management measures included in the approved Rehabilitation Offset Management Plan (ROMP).

In all, the audit addressed 20 conditions and sub-conditions.

Capecare was found to be fully compliant with all EPBC 2006/2834 Approval Conditions during the 2021 – 2022 reporting timeframe.

TABLE OF CONTENTS

EXECUTIVE SUMMARY III

1. DESCRIPTION OF ACTIVITIES 1

   1.1 Project Background 1
   1.2 Environmental Approval to Implement the Project 2

2. CURRENT STATUS 4

   2.1 Action Commencement 4
   2.2 Rehabilitation Offset Management Plan Implementation 4

3. AUDIT METHODOLOGY 5

   3.1 Audit Plan 5
      3.1.1 Purpose and Scope 5
      3.1.2 Methodology 5
   3.2 Audit Terminology 5

4. AUDIT RESULTS 7

   4.1 Audit Table 7
   4.2 Compliance with Approval Conditions 7

5. RECOMMENDATIONS FOR IMPROVEMENT 17

   5.1 ROMP Schedule Review 17
   5.2 Review of Condition 5b 17

6. REFERENCES 19

FIGURES
PLATES
APPENDICES

LIST OF FIGURES

Figure 1 Regional Location
Figure 2 Existing Environment with Cadastre (2022)
Figure 3 Approved Development Footprint
Figure 4 Regional Location of Offset Site
Figure 5 Existing Environment with Cadastre at Offset Site

LIST OF TABLES

Table 1 Persons Consulted During the Compliance Audit
Table 2 Action Implementation Status Terminology
Table 3 EPBC 2006/2834 Approval Conditions Audit
Table 4 EPBC 2006/2834 Rehabilitation Offset Management Plan Audit

LIST OF PLATES

Plate 1 Aerial Oblique View of Site Looking North (July 2020)
Plate 2 Aerial View of Offset Site (July 2020)
Plate 3 Ground View of Offset Site Looking West (July 2020)
Plate 4 Ground View of Offset Site looking North towards Wetland (July 2020)
Plate 5 Mid-point of Offset Site (July 2021)
Plate 6 Westward View of Offset Site (July 2021)
Plate 7 Eastern View of Offset Site (July 2021)
Plate 8 South-eastern Corner of Offset Site (July 2021)
Plate 9 Aerial View of Offset Site Looking North (February 2021)
Plate 10 Aerial View of Offset Site Looking South (February 2021)
Plate 11 Looking North along the Eastern Boundary (July 2022)
Plate 12 Looking West along Southern Boundary (July 2022)
Plate 13 Looking North into the Broadwater Wetland (July 2022)
Plate 14 Mid-point of Offset Site Looking North from Southern Boundary (July 2022)
Plate 15 Aerial View of Aged Care Facility (June 2021)
Plate 16 Aerial View of Development Envelope/Reserve Interface (June 2021)
Plate 17 Permanent Fencing Between Reserve/Development Envelope (July 2021)
Plate 18 Permanent Fencing Adjacent to Independent Living Units (July 2021)

LIST OF APPENDICES

Appendix 1 Certificate of Title Lot 600 Naturaliste Terrace, Dunsborough
Appendix 2 Western Power Asset Upgrade Correspondence
Appendix 3 Western Ringtail Possum Drey Survey Notes
Appendix 4 Targeted WRP Survey Armstrong Reserve, Dunsborough
Appendix 5 Project Team Environmental Induction Participants
Appendix 6 Clearing Contractor Environmental Induction Notes
Appendix 7 Feature and Contour Survey Lot 600 DP 403383, Naturaliste Tce Dunsborough
Appendix 8 Deposited Plan 403383 Lots 600 & 601 Dunsborough
Appendix 9 Clearing and Demolition Drawing
Appendix 10 DBCA Authorisation No. TFA 2019-0095
Appendix 11 On-site Fauna Handler Correspondence
Appendix 12 City of Busselton Correspondence
Appendix 13 City of Busselton LSP 21 – Map 11 Dunsborough Townsite (2022)

Appendix 14 Approved Rehabilitation Offset Management Plan (Version 6)
Appendix 15 DBCA Approval of Rehabilitation Offset Management Plan
Appendix 16 Department Approval of Rehabilitation Offset Management Plan
Appendix 17 Capecare Substantive Commencement Advice
Appendix 18 Department Substantive Commencement Acknowledgement
Appendix 19 Electronic Records of Capecare's Environmental Consultant
Appendix 20 List of Reports on Capecare website
Appendix 21 Capecare Correspondence re Website Publication of ROMP
Appendix 22 Regulation 4 Lawful Authority Permit
Appendix 23 ROMP Annual Report 2021-2022
Appendix 24 Dieback Hygiene Guidelines for Meelup Regional Park
Appendix 25 THS Tax Invoices for Offset Site Weed Management
Appendix 26 THS Correspondence to Capecare re Weed Management
Appendix 27 Seed Collection Correspondence

LIST OF DEFINITIONS

Armstrong Reserve	Is the area contained within the 'Site Boundary' at Attachment A, which is comprised of Lots 117, 116, 118, 257 and 258, Naturaliste Terrace, Dunsborough, Western Australia.
Clear/clearing	Is the cutting down, felling, thinning, logging, removing, killing, destroying, and poisoning ringbarking, uprooting or burning of native vegetation.
Commence, commencement	Is the first instance of construction associated with the project except preliminary survey work essential for planning and/or detailed design of construction works
Construction	Includes any preparatory works required to be undertaken including clearing vegetation, 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 or infrastructure.
Department	Is the Australian Government Department administering the *Environment Protection and Biodiversity Conservation Act 1999.*
Minister	Is the Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* and includes a delegate of the Minister.
New or increased impact	Is a new or increased environmental impact or risk relating to any matter protected by the controlling provision for the action, when compared to the impact or risk arising from implementing the plan that has been approved by the Minister.
Offset attributes	Means 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.
Proposed development footprint	Is the area identified as *'Proposed Development Footprint'* at Attachment A.
WA DBCA	Is the Western Australian Department of Biodiversity, Conservation and Attractions (or equivalent agency).

1. DESCRIPTION OF ACTIVITIES

Project Name:	Capecare, Urban and Commercial New Development, Aged Care
Approval Holder:	Ray Village Aged Care Services Incorporated t/a Capecare
ABN:	77 630 179 279
Project Location:	Lot 600 on Deposited Plan 403383, Naturaliste Terrace, Dunsborough, Western Australia
Contact:	Ms Joanne Penman, Chief Executive Officer, Capecare
Reporting Period:	7 August 2021 – 6 August 2022
Report Preparation Date:	14 September 2022

1.1 Project Background

Increasing demand for aged care services in the Dunsborough region resulted in Ray Village Aged Services Incorporated trading as Capecare (Capecare) identifying Armstrong Reserve as a potential location for the development of aged care facilities[1].

Construction of the aged care facility has been completed with the facility consisting of the following operational elements:

- An 80-bed residential care facility to cater for people with high physical needs in a dementia-enabling environment;
- Twenty-one independent living apartments;
- Administration offices and community facilities (including meeting rooms for the Country Women's Association (CWA);
- Internal road network, and
- Road access between the development area, Naturaliste Terrace and Gifford Road.

The aged care facility, known as *Capecare Dunsborough*, is situated within the municipal boundary of the City of Busselton (the City) and is located approximately 500 m north of the business centre of Dunsborough and is bounded by Armstrong Place to the south, Gifford Road to the east, Naturaliste Terrace to the west and the remaining vegetated portion of Armstrong Reserve (**Figure 1**).

The portion of land that comprises the development envelope previously comprised Lots 111, 115-117 Naturaliste Terrace and a 9994 m^2 portion of Lot 257 Naturaliste Terrace. In accordance with the Western Australian *Town Planning and Development Act 2005*, rezoning of the portion of land has resulted in the amalgamation of the Lots into a single Certificate of Title namely Lot 600 Naturaliste Terrace, Dunsborough (Deposited Plan 403383) (**Figure 2 and Appendix 1**).

Lot 600 and will be retained as one Title in perpetuity and is zoned 'Special Purpose – Aged Person Housing' under the City's Local Planning Scheme No. 21. The remaining vegetated portion of Armstrong Reserve has subsequently been gazetted into three separate Lots with the City retaining

[1] https://capecare.com.au/dunsborough/

vesting of Reserve 25229 (Lots 3000 and 601) for the purpose of 'Conservation' and the Water Corporation retaining vesting of Reserve 40445 (Lot 258) for the purpose of 'Drainage' (**Figure 3**).

The remaining portion of Armstrong Reserve (Reserve 25229) comprises native vegetation and off-site rehabilitation is being undertaken in order to offset the development environmental impacts on the critically endangered Western Ringtail Possum (*Pseudocheirus occidentalis*). Rehabilitation of Reserve 25229 is being guided by an Environmental Management Plan (EndPlan Environmental 2019) prepared in consultation with the City of Busselton and the Western Australian (WA) Department of Biodiversity Conservation and Attractions (DBCA) and approved for implementation by the WA Environmental Protection Authority (EPA).

To offset the impacts of the action on the Western Ringtail Possum, a Rehabilitation Offset Management Plan (ROMP) was prepared for portions of Lots 117- 119 Busselton Bypass Vasse located within the Broadwater Nature Reserve (**Figures 4 and 5**). The ROMP was prepared in consultation with the WA DBCA and approved for implementation by the Department.

1.2 Environmental Approval to Implement the Project

On the 30 May 2006, Capecare referred the action to the Department for a decision as to whether or not an approval was required under Chapter 4 of the EPBC Act.

On the 28 June 2006, the proposal was deemed to be a 'Controlled Action' due to potential impacts on the *Pseudocheirus occidentalis* (Western Ringtail Possum) then listed as 'Vulnerable' under the EPBC Act[2] and as 'Critically Endangered' under the Western Australian *Wildlife Conservation Act 1950*.

An Approval for the proposed action was issued to Capecare on the 25 February 2013. The Approval decision, which initially had effect until the 31 December 2021, related to the Controlling Provision being listed threatened species and communities (sections 18 and 18A) and was subject to 13 conditions[3].

Approval condition 5 requires Capecare to provide an environmental offset in lieu of clearing approximately 9,020 m^2 of Western Ringtail Possum habitat within the development footprint. Since the Approval was issued, Capecare has liaised with the Department, the WA DBCA and the City of Busselton with respect to the requirements of condition 5. The approved offset site is vested in the DBCA, and specific revegetation requirements have been requested by the DBCA to be implemented.

A variation to EPBC 2006/2834 was approved on the 18 October 2017, deleting conditions 4 – 9 attached to the Approval and substituting with conditions attached to the approval and adding new conditions 9A and 9B to the approval.

[2] On the 11 May 2018, *Pseudocheirus occidentalis* was listed as Critically Endangered under the EPBC Act.

[3] Documentation relating to EPBC2006/2834 CAPECARE/Residential Development/Dunsborough/Western Australia/Capecare, urban and commercial new development, Aged Care - Naturaliste Terrace, Dunsborough, WA approvals can be accessed via the following webpage at the Department of Climate Change, Energy, the Environment and Water: Referral summary · EPBC Act Public Portal (awe.gov.au)

On the 7 November 2017, due to the difficulties and time taken to find an offset site, Capecare submitted a variation request relating to condition 11 (Substantive Commencement Timeframe) which was due to be invoked on the 23 February 2018. A variation was approved on the 16 December 2017 that included:

- Approving the Rehabilitation Offset Management Plan (version 6) a requirement of condition 5;
- Extending the approved period to commencement (condition 11) to the 25 February 2019; and
- Extending the period of effect of approval until 25 February 2024.

Changes to the architectural design and layout of the aged care facility required the Development Application (DA) for the aged care facility to be submitted to the City and the WA Department of Planning's (DoP) Southern Joint Development Assessment Panel for assessment. Consequently, in August 2018 Capecare submitted a *Variation to Conditions Attached to Approval* and an *Extension of Period of Effect of Approval* request. On the 29 August 2018, the DoP advised Capecare that both requests had been approved.

2. CURRENT STATUS

2.1 Action Commencement

As previously noted in the Audit Compliance Report 2019–2020 (ACR 2020) (EndPlan Environmental 2020), on the 7 August 2019 Capecare advised the Department that the action was due to commence as engineering works were required for Western Power to relocate and upgrade their powerline asset (**Appendix 2**). This work was required prior to on-site vegetation clearing commencing within the development footprint as the asset relocation required trenching from the Armstrong Place road reserve into the development footprint and potentially meant that some road reserve vegetation would need to be cleared, a Western Ringtail Possum (WRP) drey survey was conducted along the road reserve and immediate adjacent development footprint (**Appendix 3**).

Prior to vegetation clearing from within the development footprint commencing, a WRP survey, following closely the recommended procedures and requirements of the *Development Planning Guidelines for a preliminary survey of WRPs* (DEC 2009) was conducted (**Appendix 4**). The aim of the survey work was to determine as accurately as possible the number and distribution of WRPs utilising Armstrong Reserve. The assessment included a daytime targeted search for evidence of WRPs (e.g., dreys, tree hollows, scats, individuals) and a two-night search to determine the distribution and abundance of WRPs within Armstrong Reserve (Onshore Environmental 2019).

Clearing of native vegetation from within the development footprint was conducted between 28 October and 2 November 2019.

Construction of the facility was completed in October 2021.

2.2 Rehabilitation Offset Management Plan Implementation

The Rehabilitation Offset Management Plan (ROMP) was prepared in consultation with the WA DBCA and approved for implementation by the Department on the 6 December 2017. Implementation was deferred until all planning approvals for the action had been completed.

On the 27 July 2020, the auditor attended a pre-rehabilitation site meeting at the offset site with Capecare representatives, Total Horticultural Services (Capecare's rehabilitation subcontractor), WA DBCA and EndPlan Environmental. **Plates 1-4** show the rehabilitation site at the time of the site meeting.

Since July 2020 until present, the focus of implementation has been on weed and soil management due to the long history of the offset site having been used for cattle grazing. **Plates 5-10** show the rehabilitation site in February 2021.

On the 14 July 2022, the auditor conducted a site inspection of the rehabilitation offset site to audit implementation of the ROMP during the ACR 2022 reporting timeframe. **Plates 11-14** show the rehabilitation site at the time of the site visit.

3. AUDIT METHODOLOGY

3.1 Audit Plan

3.1.1 Purpose and Scope

The Annual Compliance Report (ACR) has been prepared for the purpose of meeting the requirements of condition 8 of the *Environment Protection and Biodiversity Conservation Act 1999* (the Act) Approval 2006/2834. The Approval enables Capecare to clear Western Ringtail Possum habitat from Lot 600 Armstrong Place, Dunsborough, Western Australia.

The Report covers the reporting period 7 August 2021 – 6 August 2022 during which time *EndPlan Environmental* conducted an audit of the construction/rehabilitation activities undertaken by Capecare to determine their compliance with the EPBC 2006/2834 Approval conditions.

3.1.2 Methodology

An inspection of the offset site was conducted on the 14 July 2022 to check the status of weed management that had been implemented by Capecare's rehabilitation contractor. Informal interviews were held with key members of the project team and a review of associated documentation has been undertaken.

Table 1 provides an overview of the personnel consulted as part of the audit.

TABLE 1: PERSONS CONSULTED DURING THE COMPLIANCE AUDIT

Name	Position	Organisation
Kelley Robinson	Capecare Client Representative	Capecare
Graeme Sly	Director	Total Horticulture Services
Tracey Sonneman	District Conservation Coordinator	Department of Biodiversity, Conservation and Attractions

The audit also included a desktop review of correspondence between Capecare personnel, Capecare's subcontractors and consultants from key stakeholders including:

- Department of Agriculture, Water and the Environment (the Department) now known as the Department of Climate Change, Energy, the Environment and Water
- Department of Biodiversity, Conservation and Attractions (DBCA) formerly the Department of Parks and Wildlife (DPaW) and
- City of Busselton (the City).

This ACR summarises the findings of the audit and has been prepared in accordance with the document *Annual Compliance Report Guidelines* (Commonwealth of Australia, 2014).

3.2 Audit Terminology

This ACR has adopted the action implementation status terminology taken from Section 3.7 of the *Annual Compliance Report Guidelines* (Commonwealth of Australia, 2014) that provides a list of 'designations' (terminology) and their related description that are to be used when assessing compliance with the approval condition identified in **Table 2** (over the page).

The ratings identified in **Table 2** have been used during the audit to determine compliance with approval conditions and have also been used when measuring conformance for management plans, reports, or programs etc (however described) required by approval conditions (Department of Water and the Environment, 2019).

TABLE 2: ACTION IMPLEMENTATION STATUS TERMINOLOGY

STATUS	DESCRIPTION
Conditions of Approval	
Compliant	A rating of 'compliant' is given when the auditee has complied with a condition or element of a condition.
Non-compliant	A rating of 'non-compliant' is given when the auditee has not met a condition or an element of a condition.
Not applicable	A rating of 'not applicable' at the time of the audit is given when the condition or element of a condition falls outside the scope of the audit e.g., if an activity has not yet commenced or a requirement has not been triggered.
Observation	An 'observation' may be made about issues relevant to the protection of a matter of national environmental significance when the issue is not strictly related to compliance or non-compliance with a condition or element of a condition.
Rehabilitation Offset Management Plan	
Conformant	All the requirements of a key management action detailed within a subsidiary plan or program have been satisfactorily met.
Non-conformant	All the requirements of a key management action detailed within a subsidiary plan or program have not been met satisfactorily.
Not applicable	The requirements of a management action fall outside of the scope of the current reporting period. For example; a condition which applies to an activity that has not yet commenced.

To offset the residual impacts of the action on the Western Ringtail Possum, Capecare was required to prepare and submit a Rehabilitation Offset Management Plan (ROMP) to the Department for approval. The ROMP was prepared in consultation with the DBCA with implementation commencing in July 2020.

A series of management and contingency measures were included in the ROMP, and audit findings for each measure are included in **Table 4**.

4. AUDIT RESULTS

4.1 Audit Table

The results of the audit of EPBC 2006/2834 are shown in **Table 3** (over the page). The 'status' field of the audit table describes the implementation of actions and compliance with the relevant approval condition.

Table 4 (page 14) contains the results of an audit of the management measures contained within the approved ROMP.

4.2 Compliance with Approval Conditions

The audit addressed 13 conditions and associated sub-conditions.

Except in instances where a condition or sub-condition was not applicable at this stage of reporting, Capecare was found to be fully compliant with all other EPBC 2006/2834 Approval Conditions during the ACR 2022 reporting period.

TABLE 3: EPBC 2006/2834 APPROVAL CONDITIONS AUDIT

CONDITION No.	CONDITION	PROJECT COMPLIANCE	COMMENTS	EVIDENCE
1	The person taking the action must not **clear** more than 0.9020 ha of habitat for the vulnerable[4] Western Ringtail Possum (*Pseudocheirus occidentalis*) within the **proposed development footprint** (as shown at Attachment A).	**COMPLIANT**	As reported in the ACR 2020 (EndPlan Environmental 2020), vegetation clearing of the development footprint was undertaken between 28 October and 2 November 2019. 14 July 2022 – A site visit conducted by the auditor confirmed that no further clearing had occurred outside of the development footprint boundary.	**Appendix 5:** Project Team Environmental Induction Participants (EndPlan Environmental, 2019) **Appendix 6**: Clearing Contractor Environmental Induction Notes (EndPlan Environmental 2019) **Appendix 7:** Feature and Contour Survey Lot 600 DP 403383, Naturaliste Tce Dunsborough (Dwg 7730-SS-A Survcon Surveying Services, 16/01/2016) **Appendix 8:** Deposited Plan 403383 Lots 600 & 601 Dunsborough (Landgate, 28-02-16) **Appendix 9**: Clearing and Demolition Drawing (Perkins Builders 2019)
2	**Clearing** must not occur outside of the **proposed development footprint** (as shown on Attachment A).	**COMPLIANT**	14 July 2022 – A site visit conducted by the auditor confirmed that clearing had not occurred outside of the development footprint boundary and boundary fencing along the development footprint/reserve interfaces had been constructed and was intact.	**Figure 3:** Approved Development Footprint **Plates 15 – 16:** Aerial photographs of development footprint (June 2021)
3	To mitigate potential impacts to the Western Ringtail Possum, the person taking the action must have an experienced zoologist with an approved Regulation 15 **WA DEC** fauna relocation licence on site, to spot for, handle and relocate Western Ringtail Possums from the **proposed development footprint** to undisturbed vegetation within **Armstrong Reserve**, during **clearance** of vegetation.	**COMPLIANT**	As reported in the ACR 2020 (EndPlan Environmental 2020): - 18 October 2019 - DBCA Fauna Licence issued an *Authorisation to Take or Disturb Threatened Species* licence (TFA 2019-0095) to an experienced fauna handler/zoologist (Ms Sue Elscot, Green Iguana) an *Authorisation to Take or Disturb Threatened Species* licence (TFA 2019-0095) - 21 - 24 October 2019 - pre-vegetation clearing targeted WRP 4-night survey conducted by Ms Elscot, in association with Dr Dennis Brearley (Onshore Environmental). No WRP were observed within the development footprint. - 28 October - 2 November 2019 – Clearing of the development footprint was conducted with experienced zoologist/fauna handler (Ms Sue Elscot, Green Iguana) onsite throughout vegetation clearing of development footprint.	**Appendix 10:** Fauna Taken Relocation Licence No FR28000071 (DBCA, 18/10/2019) **Appendix 4:** Targeted WRP Survey Armstrong Reserve, Dunsborough (Onshore Environmental 2019) **Appendix 11**: Email correspondence re fauna handler on-site during clearing (Onshore Environmental 2019)
4	The person taking the action must not commence **construction** until written evidence is provided to the **Department** that the remaining 2.83 ha of **Armstrong Reserve**, outside of the **proposed development footprint** (as shown at Attachment A), is designated a reserve for the purpose of 'Landscape Protection' under the WA Land Administration Act, 1997.	**COMPLIANT**	As reported in ACR 2017 (EndPlan Environmental, 2017), in May 2016, the City advised that Lot 600 Naturaliste Terrace had been rezoned to "Special Purpose – Aged Persons Housing" as part of Amendment 1 to the Local Planning Scheme No 21, and that the remainder of Armstrong Reserve was consolidated into Lots 601 and 3000 (now part of Reserve 25229) with the purpose of "Landscape Protection" under the management of the City of Busselton. An audit check of the City's LSP (updated 1 August 2022) indicates that Reserve 25229 is zoned "Conservation".	**Appendix 1**: Certificate of Title Lot 600 Naturaliste Terrace **Appendix 12:** City of Busselton correspondence (5 May 2016) **Appendix 13**: City of Busselton LSP 21 Map 11 Dunsborough Townsite (1 August 2022)
5	To offset the residual impacts of the action on the Western Ringtail Possum, the person taking the action must prepare and submit a Rehabilitation Offset Management Plan (ROMP). The ROMP must be prepared in consultation with the **WA DBCA** and must:		As reported in ACR 2020, the ROMP was prepared in consultation with the WA DBCA and the Department. Version 6 of the ROMP was approved for implementation by the DBCA on the 4 December 2017 and by the Department on the 16 December 2017.	**Appendix 14:** Rehabilitation Offset Management Plan (EPBC 2006/2834) Portion Lots 217-219 Busselton Bypass, Vass (Broadwater Nature Reserve) (EndPlan Environmental, 6 December 2017) **Appendix 15:** WA DBCA approval correspondence of the ROMP **Appendix 16:** Department approval correspondence of the ROMP

[4] Since the EPBC Approval was issued (29 August 2018), the EPBC Status of the Western Ringtail Possum (*Pseudocheirus occidentalis*) has been upgraded to Critically Endangered (Online: Western ringtail possum - DAWE)

CONDITION No.	CONDITION	PROJECT COMPLIANCE	COMMENTS	EVIDENCE
(a)	Specify an offset site at least 1 ha in size within the area shown at Attachment B.	**COMPLIANT**	As reported in ACR 2020, version 6 of the ROMP was approved for implementation by the DBCA on the 4 December 2017 and by the Department on the 16 December 2017.	**Appendix 14:** Rehabilitation Offset Management Plan (EPBC 2006/2834) Portion Lots 217-219 Busselton Bypass, Vass (Broadwater Nature Reserve) (EndPlan Environmental, 6 December 2017) **Figure 4:** Regional Location of Offset Site **Figure 5:** Existing Environment with Cadastre at Offset Site
(b)	Provide for the planting of at least 2,500 Peppermint trees (*Agonis flexuosa*) per hectare within the offset site.	**COMPLIANT**	The approved ROMP includes the required details. Refer to EPBC 2(a)	Refer to EPBC 2(a).
(c)	Include a methodology for ensuring a survival rate of 80% of the 2,500 Peppermint trees is maintained per hectare 5 years after planting.	**COMPLIANT**	The approved ROMP includes the required details. Refer to EPBC 2(a)	Refer to EPBC 2(a).
(d)	Describe monitoring and contingency measures if the survival rate (item) is not met.	**COMPLIANT**	The approved ROMP includes the required details. Refer to EPBC 2(a)	Refer to EPBC 2(a).
(e)	Contain measures to minimise human access, and impacts of herbivores, unplanned fire, weeds and Dieback (*Phytophthora cinnamomi*) within 3 years following commencement of rehabilitation works.	**COMPLIANT**	The approved ROMP includes the required details. Refer to EPBC 2(a)	Refer to EPBC 2(a).
5	The ROMP must be submitted to the **Department** for approval by the **Minister**. Construction must not commence until the ROMP is approved by the Minister. If the **Minister** approves the ROMP, the approved ROMP must be implemented.	**COMPLIANT**	As reported in ACR 2020, version 6 of the ROMP was approved for implementation by the DBCA on the 4 December 2017 and by the Department on the 16 December 2017. As reported in ACR 2020, on the 27 July 2020, the auditor attended a pre-rehabilitation site meeting at the offset site with Capecare representatives, Total Horticultural Services (Capecare's rehabilitation subcontractor), DBCA and EndPlan Environmental. **Plates 1-4** show the rehabilitation site at the time of the site meeting (i.e., pre-rehabilitation commencing). On the 21 July 2021, the auditor conducted a site inspection of the rehabilitation offset site to audit implementation of the ROMP during the ACR 2021 reporting timeframe (**Plates 5-10**). On the 14 July 2022, the auditor conducted a site inspection of the rehabilitation offset site to audit implementation of the ROMP during the ACR 2022 reporting timeframe (**Plates 11-14**).	**Plates 1 – 4:** Pre-rehabilitation offset site condition (July 2020) **Plates 5 – 10**: Rehabilitation weed control at offset site (July 2021) **Plates 11 – 14:** Rehabilitation weed control at offset site (July 2022) **Appendix 15:** WA DBCA approval of the ROMP **Appendix 16:** Department approval of the ROMP
6	Within 10 business days after **commencement** of the action, the person taking the action must advise the **Department** in writing of the actual date of **commencement**.	**COMPLIANT**	As reported in ACR 2020, on the 15 August 2019, Capecare advised the Department that ground-disturbing activities within the development footprint had commenced on the 7 August 2019 in association with the relocation of Western Power's electricity asset.	**Appendix 17:** Capecare Substantive Commencement Advice **Appendix 18:** Department Substantive Commencement Acknowledgement

CONDITION No.	CONDITION	PROJECT COMPLIANCE	COMMENTS	EVIDENCE
7	The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of the approval, including measures taken to implement plans and strategies required by this 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. The results of audits may also be publicised through the general media.	**COMPLIANT**	Accurate records for all applicable conditions have been maintained and were made available at the time of the audit.	**Appendix 19:** e-records of Capecare's environmental consultant
8	Within three (3) months of every 12-month anniversary of the **commencement** of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of the ROMP as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published. Compliance reports must remain published, or until written approval by the **Minister** for removal of the report.	**COMPLIANT**	A review of the print-screen shows that as of the 22 August 2022, the ACR 2020 - 2021 report was published on the Capecare website.	**Appendix 20:** List of Reports on Capecare website Capecare website online at: Dunsborough Environmental Reports - Capecare
9	The person taking the action may choose to revise the ROMP approved by the **Minister** under condition 5 without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the revised plan would not be likely to have a **new or increased impact**. If the person taking the action makes this choice, they must notify the **Department** in writing that the approval plan has been revised and provide the **Department**, at least four weeks before implementing the revised plan, with: a. with an electronic copy of the revised plan; b. an explanation of the differences between the revised plan and the approved plan; and the reasons the person taking the action considers that the taking of the action in accordance with the revised plan would not be likely to have a **new or increased impact**.	**NOT APPLICABLE**	The approved ROMP (Version 6) was not varied during the audit period and did not require submission to the Department. Capecare aims to successfully implement the approved ROMP. Refer to EPBC 2 for details of implementation of the ROMP.	**Not applicable**
(a)	The person taking the action may revoke its choice under condition 9 at any time by giving written notice to the **Department**. If the person taking the action revokes the choice to implement the revised plan, without approval under section 143A of the **EPBC Act**, the plan approved by the **Minister** must be implemented.	**NOT APPLICABLE**	The approved ROMP (Version 6) has been sighted and there is no evidence in the form of correspondence entered into between Capecare and the Department to indicate that the approved ROMP has been revised during the compliance reporting period.	**Not applicable**

CONDITION No.	CONDITION	PROJECT COMPLIANCE	COMMENTS	EVIDENCE
(b)	If the **Minister** gives a notice to the person taking the action that the **Minister** is satisfied that the taking of the action in accordance with the revised plan would be likely to have a **new or increased impact**, then: a. condition 9 does not apply, or ceases to apply, in relation to the revised plan; and b. the person taking the action must implement the plan approved by the **Minister**. To avoid any doubt, this condition does not affect any operation of conditions 9 and 9A in the period before the day the notice is given. At the time of giving the notice, the **Minister** may also notify that for a specified period of time condition 9 does not apply for the plan required under the approval. Conditions 9, 9A and 9B are not intended to limit the operation of section 143A of the **EPBC Act** which allows the person taking the action to submit a revised plan to the **Minister** for approval.	**NOT APPLICABLE**	The approved ROMP (Version 6) was not varied during the audit period and did not require submission to the Department. Accordingly, the Minister did not request revisions to the approved ROMP (Version 6). Capecare aims to successfully implement the approved ROMP (Version 6).	**Not applicable**
11	If, at any time after 30 June 2021, the person taking the action has not commenced **construction** the action, then the person taking the action must not substantially commence the action without the written agreement of the **Minister**.	**COMPLIANT**	As reported in ACR 2020, on the 15 August 2019, Capecare advised the Department that ground-disturbing activities within the development footprint had commenced on the 7 August 2019 in association with the relocation of Western Power's electricity asset.	**Appendix 17:** Capecare Substantive Commencement Advice **Appendix 18:** Department Substantive Commencement Acknowledgement
12	Unless otherwise agreed to in writing by the **Minister**, the person taking the action must publish the ROMP referred to in these conditions of approval on their website. The ROMP must be published on the website within 1 month of being approved.	**NON-COMPLIANT**	As reported in **ACR 2020**, the ROMP was approved for implementation by the Department on the 16 December 2017. However, due to Christmas/New Year staff leave, the approved ROMP was published on the Capecare website on the 23 January 2018 (a period of 5 weeks). The Auditor considered that the non-compliance can be considered ***technical*** and ***minor*** in that it does not adversely affect the performance or intent of the measure.	**Appendix 19:** Capecare correspondence re website publication of ROMP
13	Upon the direction of the **Minister**, the person taking the action must ensure than an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor must be approved by the **Minister** prior to the commencement of the audit. Audit criteria must be agreed to by the **Minister** and the audit report must address the criteria to the satisfaction of the **Minister**.	**NOT APPLICABLE**	The Minister did not request an independent audit of compliance with the conditions of approval during the ACR 2022 reporting period.	**Not applicable**

TABLE 4: EPBC 2006/2834 CONDITION 5 – REHABILITATION OFFSET MANAGEMENT PLAN AUDIT

REFERENCE No.	MANAGEMENT MEASURE	TIMING	EVIDENCE	COMMENT	CONFORMANCE STATUS
EPBC Condition 5: **To offset the residual impacts of the action on the Western Ringtail Possum, the person taking the action must prepare and submit a Rehabilitation Offset Management Plan (ROMP). The ROMP must be prepared in consultation with the WA DBCA.**					
ROMP 1	Specify an offset site at least 1 ha in size within the area shown at Attachment B.	Prior to construction commencing.	**Appendix 14:** Approved ROMP (Version 6) **Figure 4:** Regional Location of Offset Site **Figure 5:** Existing Environment with Cadastre at Offset Site **Plates 1 – 4:** Aerial and ground views of offset site pre-rehabilitation (July 2020)	Section 1.1 of the ROMP identifies the Certificate of Title details for the offset site and its location is shown in **Figures 4 and 5**.	**CONFORMANT**
EPBC Condition 5b **Provide for the planting of at least 2,500 Peppermint trees (*Agonis flexuosa*) per hectare within the offset site.**					
ROMP 2	Revegetate the site using a minimum number of 9 plant taxa including 3 each of upper-storey, mid-storey and understorey species, matched to the landform, (i.e., upland and wetland) and ensuring a minimum number of 2,500 Peppermint seedlings are included in the upper-storey mix per hectare.	After the completion of 2-years weed control.	Not applicable at this stage of rehabilitation	Section 3 and Table 4 of the ROMP identify the principal objectives, mechanism, targets and indicators to achieve planting mix. Section 4 identifies the methodology to be implemented.	**NOT APPLICABLE**
ROMP 3	Maintain revegetation at the offset site to ensure the survival of at least 80% of the Peppermint seedlings, and for the non-Peppermint mixed species survival rate.	Five years following initial planting.	Not applicable at this stage of rehabilitation	As described in Section 4 of the ROMP, ongoing management measures will be implemented to ensure a survival rate of 80% of the 2,500 Peppermint seedlings per hectare is maintained five years after planting.	**NOT APPLICABLE**
ROMP 4	Implement management measures to ensure that no patch greater than 100 m^2 to have mid-storey and upper-storey native species absent and patches of 400m^2 will contain at least 2 different under/mid-storey species and a minimum under/mid-storey cover of approximately 30%.	Five years following initial planting.	Not applicable at this stage of rehabilitation	As described in Section 4 of the ROMP, ongoing management measures to ensure that the DBCA's diversity and density requirements are met.	**NOT APPLICABLE**
EPBC Condition 5c: **Include a methodology for ensuring a survival rate of 80% of the 2,500 Peppermint trees is maintained per hectare 5 years after planting.**					
ROMP 5	Apply for and be granted a Regulation 4 Lawful Authority permit issued under the *Conservation and Land Management Regulations 2002*.	Prior to commencing rehabilitation work on-site.	**Appendix 22:** Regulation 4 Lawful Authority Permit	As noted in ACR 2020, the DBCA issued a Regulation 4 Permit to Total Horticultural Services on the 2 August 2020.	**CONFORMANT**
ROMP 6	Undertake site preparation (e.g., ripping and mounding).	Prior to planting.	Not applicable at this stage of rehabilitation.	Site preparation techniques are described in Section 4 of the ROMP.	**NOT APPLICABLE**
ROMP 7	Conduct soil testing to determine soil acidity, level of organic carbon, cation exchange capacity, and nutritional status.	Prior to planting.	Not applicable at this stage of rehabilitation.	Site preparation techniques are described in Section 4 of the ROMP.	**NOT APPLICABLE**
ROMP 8	If necessary, increase soil organic carbon by spreading compost at 4 m^3 per hectare (farm spreader), followed by a spray application of soil microbial inoculant through boomless spray nozzle (100 litres per hectare).	Prior to planting.	Not applicable at this stage of rehabilitation.	Site preparation techniques are described in Section 4 of the ROMP.	**NOT APPLICABLE**
ROMP 9	Should there be a requirement to undertake Redlegged earth mite control, use systemic insecticides and apply following the commencement of autumn rainfall, with possible retreatment in spring.	Prior to planting.	Not applicable at this stage of rehabilitation.	Redlegged mite management is described in Section 4.6.1 of the ROMP.	**NOT APPLICABLE**

REFERENCE No.	MANAGEMENT MEASURE	TIMING	EVIDENCE	COMMENT	CONFORMANCE STATUS
ROMP 10	Should quarterly site inspections indicate that the Redlegged earth mite is present, implement further treatments.	Prior to planting.	Not applicable at this stage of rehabilitation.	Redlegged mite management is described in Section 4.6.1 of the ROMP.	**NOT APPLICABLE**
EPBC Condition 5d: **Describe monitoring and contingency measures if the survival rate (item) is not met.**					
ROMP 11	Conduct quarterly site inspections to monitor the emergence of seedlings, species richness, species diversity, and number of seedlings/plants.	Post-planting - First week of January, April, July and October post-planting.	Not applicable at this stage of rehabilitation.	Belt transects and plot methodology are described in Section 5.2.1 of the ROMP. Initial plantings are anticipated during 2021-22 that will initiate quarterly site inspections.	**NOT APPLICABLE**
ROMP 12	Conduct quarterly qualitative assessment of weeds with weed infested areas mapped and annotated with corresponding control treatments to be implemented.	Post-planting - First week of January, April, July and October annually for 5 years.	Not applicable at this stage of rehabilitation.	Monitoring will also identify weed richness and density/percentage cover and compare to performance targets contained in Table 7 of the ROMP and identify areas where control treatments are required.	**NOT APPLICABLE**
ROMP 13	Prepare and submit a letter report to Capecare and the DBCA following quarterly site inspections and the annual spring monitoring assessment.	Post-planting - Within 1 week of the monitoring assessment being conducted.	Not applicable at this stage of rehabilitation.	The report will identify any triggers that will require corrective actions that are to be implemented. Triggers and corrective actions are identified in Table 7 of the ROMP.	**NOT APPLICABLE**
ROMP 14	Implement corrective actions if quarterly monitoring/site inspections or annual monitoring indicates rehabilitation is not developing in line with expected trends.	Post-planting - Following quarterly site inspections.	Not applicable at this stage of rehabilitation.	Corrective actions are identified in Table 7 of the ROMP.	**NOT APPLICABLE**
ROMP 15	Conduct annual monitoring of revegetation using belt transects for an overall vegetation assessment, and plots for assessment of tree density and tree health).	Post-planting - Annually late September for 5 years.	Not applicable at this stage of rehabilitation.	Belt transects and plot methodology are described in Section 5.2.1 of the ROMP.	**NOT APPLICABL**
ROMP 16	Calculate the survival rate of plant species and undertake additional infill planting and weed control conducted on an 'as needs' basis.	Post-planting - Years 4 and 5.	Not applicable at this stage of rehabilitation.	Belt transects and plot methodology are described in Section 5.2.1 of the ROMP.	**NOT APPLICABL**
ROMP 17	Maintain accurate records of all rehabilitation activities undertaken within the offset site for the duration of the rehabilitation program.	At all times.	**Appendix 23:** ROMP Annual Report 2021-2022 (THS 2022) **Appendix 19**: E-records of Capecare's Environmental Consultant	All records are to be retained by Capecare's environmental consultant and rehabilitation contractor.	**CONFORMANT**
ROMP 18	Make the records available to the Department and the DBCA.	Upon request.	Not applicable	To date, no records have been requested by either the Department or the DBCA.	**CONFORMANT**
ROMP 19	Conduct an annual audit of the implementation of management measures within the offset site to ensure compliance with the approved ROMP.	Within three (3) months of every 12-month anniversary of planting commencing.	**Appendix 23:** ROMP Annual Report 2021-2022 (THS 2022)	The annual audit will examine compliance against all management measures identified in this table.	**CONFORMANT**
ROMP 20	Prepare a rehabilitation annual compliance report that will include management actions taken, outcomes of the quarterly site inspections and annual monitoring program, corrective measures implemented during that calendar year, and performance of the revegetation process against the completion criteria.	Within three (3) months of every 12-month anniversary of planting commencing.	**Appendix 23:** ROMP Annual Report 2021-2022 (THS 2022)	Methodology is detailed in Section 4 of the ROMP, completion criteria are detailed in Section 3.3 and identified in Table 4. Timeframes for the implementation and completion of management measures and reporting requirement are detailed in Section 4.8 and Tables 6 and 7 of the ROMP.	**CONFORMANT**
ROMP 21	Submit the compliance report annually to the Department and the DBCA for the duration of the five-year management timeframe.	Within three (3) months of every 12-month anniversary of planting commencing.	**Appendix 23:** ROMP Annual Report 2021-2022 (THS 2022)	The annual compliance report will be submitted to the Department and DBCA as part of the overall compliance reporting required by EPBC Condition 8.	**CONFORMANT**

REFERENCE No.	MANAGEMENT MEASURE	TIMING	EVIDENCE	COMMENT	CONFORMANCE STATUS
EPBC Condition 5e: **Contain measures to minimise human access, and impacts of herbivores, unplanned fire, weeds and Dieback (*Phytophthora cinnamomi*) within 3 years following commencement of rehabilitation works.**					
ROMP 22	Install fencing around offset site to prevent unauthorised access and fauna entry.	Prior to planting.	Not applicable at this stage of rehabilitation.	External fencing exists on the perimeter of the offset site. Fencing details are described in Section 4.2 of the ROMP. Additional entry gates will be provided to access adjacent sites for management by agreement with DBCA.	**NOT APPLICABLE**
ROMP 23	Install educational signage adjacent to dual use path.	Prior to planting.	Not applicable at this stage of rehabilitation.	The signage should include information such as the area that is being rehabilitated, the purpose of rehabilitation works and access restrictions.	**NOT APPLICABLE**
ROMP 24	Where practicable, schedule activities that involve soil disturbance preferably during low rainfall months (November to April) to prevent contamination with *Phytophthora cinnamomi* Dieback.	At all times.	**Appendix 24:** Dieback Hygiene Guidelines for Meelup Regional Park	During the implementation of rehabilitation, the rehabilitation contractor implements the Dieback Hygiene Guidelines as described in the City of Busselton's document 'Dieback Hygiene Guidelines for Meelup Regional Park'.	**CONFORMANT**
ROMP 25	Ensure all vehicles, tools, equipment, machinery and footwear are free of all mud, soil and vegetative material to prevent contamination with *Phytophthora cinnamomi* Dieback.	Prior to entering the site.	**Appendix 24:** Dieback Hygiene Guidelines for Meelup Regional Park	During the implementation of rehabilitation, the rehabilitation contractor implements the Dieback Hygiene Guidelines as described in the City of Busselton's document 'Dieback Hygiene Guidelines for Meelup Regional Park'.	**CONFORMANT**
ROMP 26	Monitor for signs of herbivorous and predatory pest species (e.g., scats, diggings) within and adjacent to the offset site.	During quarterly site inspections and annual revegetation monitoring.	Not applicable at this stage of rehabilitation.	Introduced pest management is described in Section 4.7.1 of the ROMP.	**NOT APPLICABLE**
ROMP 27	Should signs of feral pests be observed, engage a qualified and experienced pest control subcontractor to eradicate the pest using either baiting, trapping or shooting.	Following quarterly site inspections.	Not applicable at this stage of rehabilitation.	Introduced pest management is described in Section 4.7.1 of the ROMP.	**NOT APPLICABLE**
ROMP 28	Eradicate rabbits through deploying a strain of rabbit haemorrhagic disease virus (also known as rabbit calicivirus disease) carried out under conditions set down in a permit issued by the Australian Pesticides and Veterinary Medicines Authority (APVMA).	Following quarterly site inspections.	Not applicable at this stage of rehabilitation.	Introduced pest management is described in Section 4.7.1 of the ROMP.	**NOT APPLICABLE**
ROMP 29	Culling (shooting) of the Western Grey Kangaroo is only be conducted by a licenced professional shooter.	Following consultation with the DBCA.	Not applicable at this stage of rehabilitation.	Native pest management is described in Section 4.7.2 of the ROMP.	**NOT APPLICABLE**
ROMP 30	Construct and maintain a 3m wide mineral earth firebreak around the external perimeter of the offset site fenceline.	Prior to planting commencing.	Not applicable at this stage of rehabilitation.	Fire management measures are described in Section 4.8 of the ROMP.	**NOT APPLICABLE**
ROMP 31	Remove any overhanging trees and other vegetation impinging on the firebreak, consult with and get approval from the Blackwood District DBCA Office.	Prior to pruning/removal.	Not applicable at this stage of rehabilitation.	Fire management measures are described in Section 4.8 of the ROMP.	**NOT APPLICABLE**
ROMP 32	Check the status of the integrity of the firebreak and implement maintenance annually.	Prior to 15 December annually.	Not applicable at this stage of rehabilitation.	Fire management measures are described in Section 4.8 of the ROMP.	**NOT APPLICABLE**
ROMP 33	Conduct a weed survey of the rehabilitation site.	Prior to commencing weed control.	Section 2.5 of the ROMP - List of weed species observed on-site	As noted in ACR 2020, environmental weeds include those listed as Declared Plants under the Government of	**CONFORMANT**

REFERENCE No.	MANAGEMENT MEASURE	TIMING	EVIDENCE	COMMENT	CONFORMANCE STATUS
				Western Australia's *Agriculture and Related Resources Protection Act 1976.* In total, 41 introduced species were observed during a late September 2017 site visit conducted by Dr Dennis Brearley (Onshore Environmental), an experienced botanist.	
ROMP 34	Undertake chemical weed control for at least one year prior to planting.	Pre-planting	**Plates 9-10**: Aerial photographs of offset site February 2021 **Plates 11-14**: Photographs of offset site July 2022 **Appendix 23:** ROMP Annual Report 2021-2022 (THS 2022) **Appendix 25**: THS Tax Invoices for Offset Site Weed Control **Appendix 26**: Correspondence to Capecare (THS 2022)	Weed control methods are described in Section 4.3 of the ROMP. Control measure has been extended to two years to optimise planting conditions. Observations made during successive annual site inspections indicates that weed control has been mainly effective. An inspection of the tax invoices relating to weed control onsite and paid by Capecare indicates a suitably experienced contractor has been engaged and requisite work has been implemented by THS. In May 2022, THS recommended to Capecare that due to the amount of weed seed contained within the topsoil of the offset site, that one (1) more year of weed control be implemented. Capecare has agreed to fund this additional weed control.	**CONFORMANT**
ROMP 35	Undertake ongoing maintenance weed control through a combination of manual removal and spraying of herbicide.	Post-planting	Not applicable at this stage of rehabilitation.	Weed control methods are described in Section 4.3 of the ROMP.	**NOT APPLICABLE**
ROMP 36	Undertake tubestock planting for revegetation of upland, wetland and interface zones and advise DBCA of plant species numbers.	Post-intensive weed control	Not applicable at this stage of rehabilitation.	In addition to the 2,500 Peppermint tubestock required by the Department, the DBCA has also requested that additional overstorey, mid-storey and understorey planting is carried out using plant species typically found in WRP habitat and identified in Table 5 of the ROMP.	**NOT APPLICABLE**
ROMP 37	If insufficient plant stock of local provenance is available, source tubestock from nurseries that are NIASA accredited and will guarantee the quality of the plant material, including *Phytophthora* dieback free status.	Post intensive weed control	Not applicable at this stage of rehabilitation.	Sourcing plant material is described in Section 4.5.2 of the ROMP.	**NOT APPLICABLE**
ROMP 38	Undertake broadcast seeding using local provenance seed where practicable and available, with the seed mix based on the species listed in Table 5.	Autumn prior to the main winter rainfall and following the required soil preparation and weed treatment.	Not applicable at this stage of rehabilitation. **Appendix 27**: Seed Collection Correspondence	Direct seeding methodology is described in Section 4.5.3 of the ROMP. Seed collection from flora both within and surrounding the offset site has been collected and stored.	**NOT APPLICABLE**
ROMP 39	Determine seed broadcast rates by annual seed availability for individual species. Mix seeds with a suitable bulking and spreading agent (preferably vermiculite) and spread manually.	Autumn prior to the main winter rainfall and following the required soil preparation and weed treatment.	Not applicable at this stage of rehabilitation.	Direct seeding methodology is described in Section 4.5.3 of the ROMP.	**NOT APPLICABLE**
ROMP 40	Undertake planting of suitably mature tubestock, (between 6 to 12 months to enable optimal establishment and growth) within upland areas after the season's first major rainfall event.	Winter	Not applicable at this stage of rehabilitation.	The timeframe identified is required in order to reduce the potential for seedings suffering from lack of irrigation.	**NOT APPLICABLE**

REFERENCE No.	MANAGEMENT MEASURE	TIMING	EVIDENCE	COMMENT	CONFORMANCE STATUS
ROMP 41	Undertake planting of suitable mature tubestock in wetland areas when flood waters begin to recede.	Spring	Not applicable at this stage of rehabilitation.	The timeframe identified is required in order to reduce the potential for seedings suffering from prolonged waterlogging,	**NOT APPLICABLE**
ROMP 42	Provide a spreadsheet detailing the final species type and number of tubestock planted to the Department and the DBCA.	At the end of initial planting.	Not applicable at this stage of rehabilitation.	The spreadsheet information will be used as baseline data for comparison in future monitoring assessments and to determine the survival rate (or otherwise) of revegetation, whether completion criteria have been met and whether additional plantings are required.	**NOT APPLICABLE**
ROMP 43	Undertake infill planting of tubestock on an 'as needs' basis.	Annually until completion criteria are met.	Not applicable at this stage of rehabilitation.	Methodology to ensure that the survival rate is met is described in Section 4.5.4 of the ROMP.	**NOT APPLICABLE**
ROMP 44	Undertake hand watering of tubestock on an 'as needs' basis.	Summer for up to 2 years post-planting.	Not applicable at this stage of rehabilitation.	The requirement for when hand watering will be undertaken will be contingent on when reliable rainfall ceases.	**NOT APPLICABLE**

5. RECOMMENDATIONS FOR IMPROVEMENT

It is noted that a recommendation by Capecare's offset site rehabilitation contractor (THS) to Capecare for a further year of weed management be implemented prior to planting has been accepted and will be funded by Capecare. The recommendation was made due to the aggressive nature of Arum lilies (*Zantedeschia aethiopica*) and other weeds (**Appendix 26**).

On the basis of the audit undertaken during the course of the ACR 2022 reporting period, four additional recommendations have been made in **Sections 5.1 and 5.2**.

5.1 ROMP Schedule Review

Observations through working on the offset site, indicates that there are significant seasonally damp areas that are not conducive to the establishment of dryland tree species such as Peppermint (*Agonis flexuosa*). While weed control has been highly effective to present, regeneration of weed species in more saturated soils has required additional treatments. In addition, at the request of the DBCA, Capecare is funding the eradication of an extensive area of Arum lilies located outside of the rehabilitation site within the bordering wetland area of the Broadwater Reserve. The Arum Lily is a declared pest in Western Australia.[5]

1. Now that implementation of the ROMP has commenced, it is recommended that Table 6 'Schedule for Weed Control, Revegetation, Monitoring and Reporting' of the ROMP be updated to be consistent with the current implementation schedule.

5.2 Review of Condition 5b

The wet winters experienced at the rehabilitation offset site in 2021 and 2022 indicates that approximately fifty percent of the offset site is subject to seasonal flooding. While inter-seasonal variation in the extent of seasonally saturated soils is anticipated, the extent and duration of inundation within these transitional areas located on the offset site may preclude successful establishment of the required density of Peppermints (2,500 trees per Ha). The ability for the site to successfully provide for the planting of at least 2,500 Peppermint trees per hectare may need to be reviewed as Peppermint trees do not thrive in saturated soil conditions. It is recommended that:

2. The extent of more saturated soils as indicated by the extent of winter grasses suitably demarcated and georeferenced.
3. Based on the outcomes of 2., aspects of Condition 5b be reconsidered in light of the extent of more saturated soils on the site.

It is noted that consultation with the DBCA during the preparation of the ROMP, resulted in Capecare providing "additional overstorey and understorey planting across all landscape elements of the offset site planting" so that rehabilitation did not result in a monoculture of Peppermints.

To reflect typical WRP habitat, the DBCA recommended that additional overstorey species be planted including *Banksia grandis* (Bull Banksia), *Banksia attenuata* (Candlestick Banksia) and *Corymbia calophylla* (Marri).

[5] Arum lily: declared pest | Agriculture and Food

4. In light of the DBCA requesting more diverse plantings at the site and their inclusion in Table 5 of the approved ROMP, and observations made on the extent of saturated soils, aspects of Condition 5b be reconsidered reduce the number of Peppermints required to be planted thereby enabling a broader range of overstorey and understorey species that are typically found in WRP habitat in the Dunsborough-Busselton area.

6. REFERENCES

Commonwealth of Australia 2014, *Annual Compliance Report Guidelines.*

EndPlan Environmental 2017, *Rehabilitation Offset Management Plan (EPBC 2006/2834) Portion Lots 217-219 Busselton Bypass, Vasse (Broadwater Nature Reserve)*. Report prepared for Capecare, document RVA292_43_V6, 30 November 2017.

EndPlan Environmental 2019, *Environmental Management Plan Armstrong Reserve, Dunsborough - Urban and Commercial Development (Ministerial Statement 1094).* Report prepared for Capecare, document RVA292_78_V1 , 30 May 2019.

EndPlan Environmental 2020, *EPBC 2006/2834 Annual Compliance Report (7 August 2019 – 6 August 2020) Capecare, Urban and Commercial New Development, Aged Care Naturaliste Terrace, Dunsborough, W.A*. Report prepared for Capecare, document RVA293_01_V1 , 19 November 2020.

EndPlan Environmental 2021, *EPBC 2006/2834 Annual Compliance Report (7 August 2020 – 6 August 2021) Capecare, Urban and Commercial New Development, Aged Care Naturaliste Terrace, Dunsborough, W.A*. Report prepared for Capecare, document RVA293_09_V1 , 3 November 2021.

Onshore Environmental 2019, *Armstrong Reserve Targeted Western Ringtail Possum Survey*. Report prepared for Capecare, 28 November 2019.

FIGURES

EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2021 – 6 AUGUST 2022)

CAPECARE, URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.



PINPOINT CARTOGRAPHICS (08) 9562 7136 RVA293_16-f01.dgn

EndPlan Environmental

Ray Village Aged Care Services Inc t/a Capecare
EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2021 6 AUGUST 2022) CAPECARE,
URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.

Date: 19 Aug 2022
Drawn: B. Van der Wiele

REGIONAL LOCATION

Figure 1

Report No. RVA293_16



CADASTRAL SOURCE: Landgate, November 2019.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown February 2022.

PINPOINT CARTOGRAPHICS (08) 9562 7136 RVA293_16-f02.dgn

EndPlan Environmental

Ray Village Aged Care Services Inc t/a Capecare
EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2021 6 AUGUST 2022) CAPECARE,
URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.

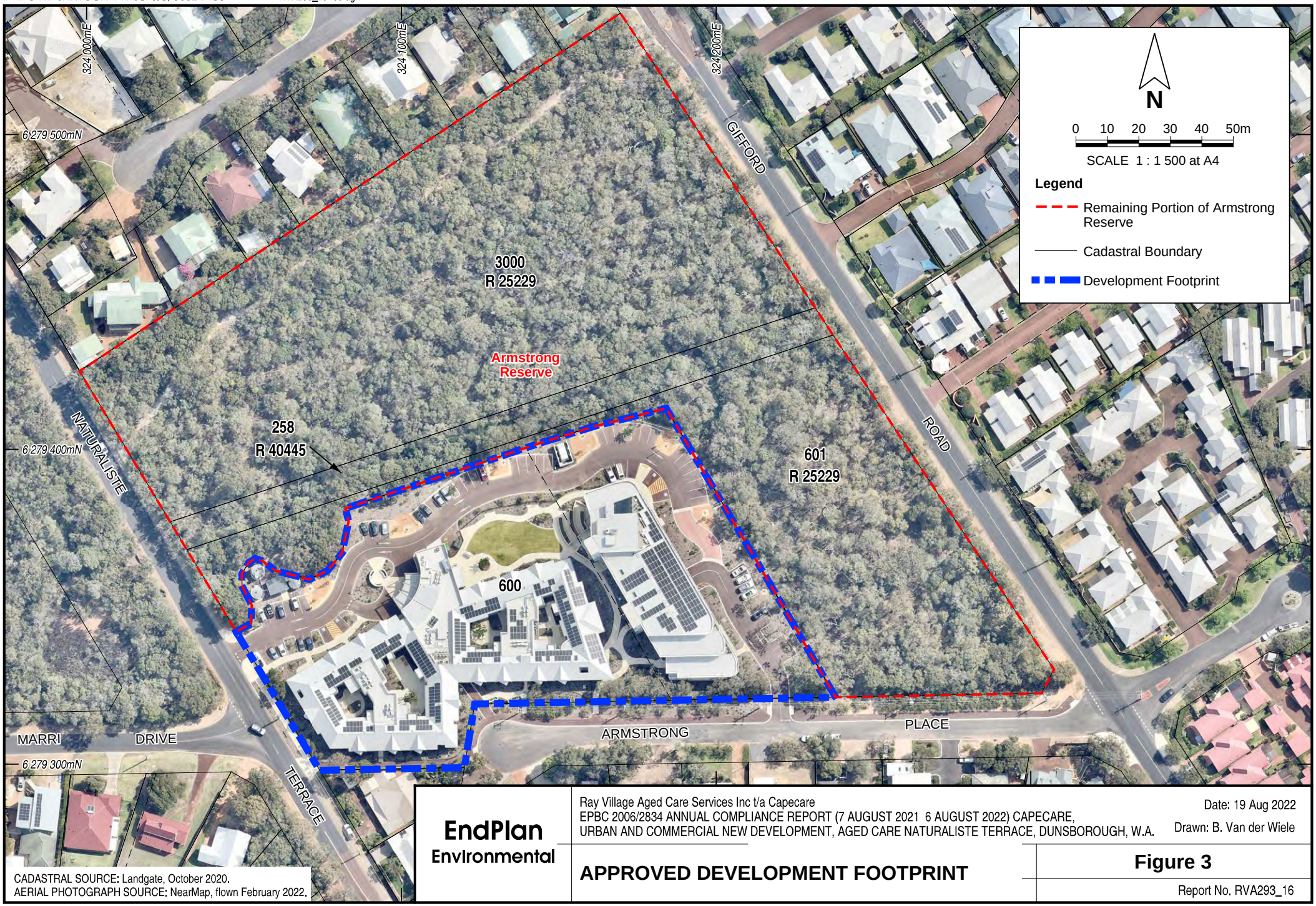
Date: 19 Aug 2022
Drawn: B. Van der Wiele

EXISTING ENVIRONMENT WITH CADASTRE (2021)

Figure 2

Report No. RVA293-16

PINPOINT CARTOGRAPHICS (08) 9562 7136 RVA293_16-f03.dgn



CADASTRAL SOURCE: Landgate, October 2020.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown February 2022.

EndPlan Environmental

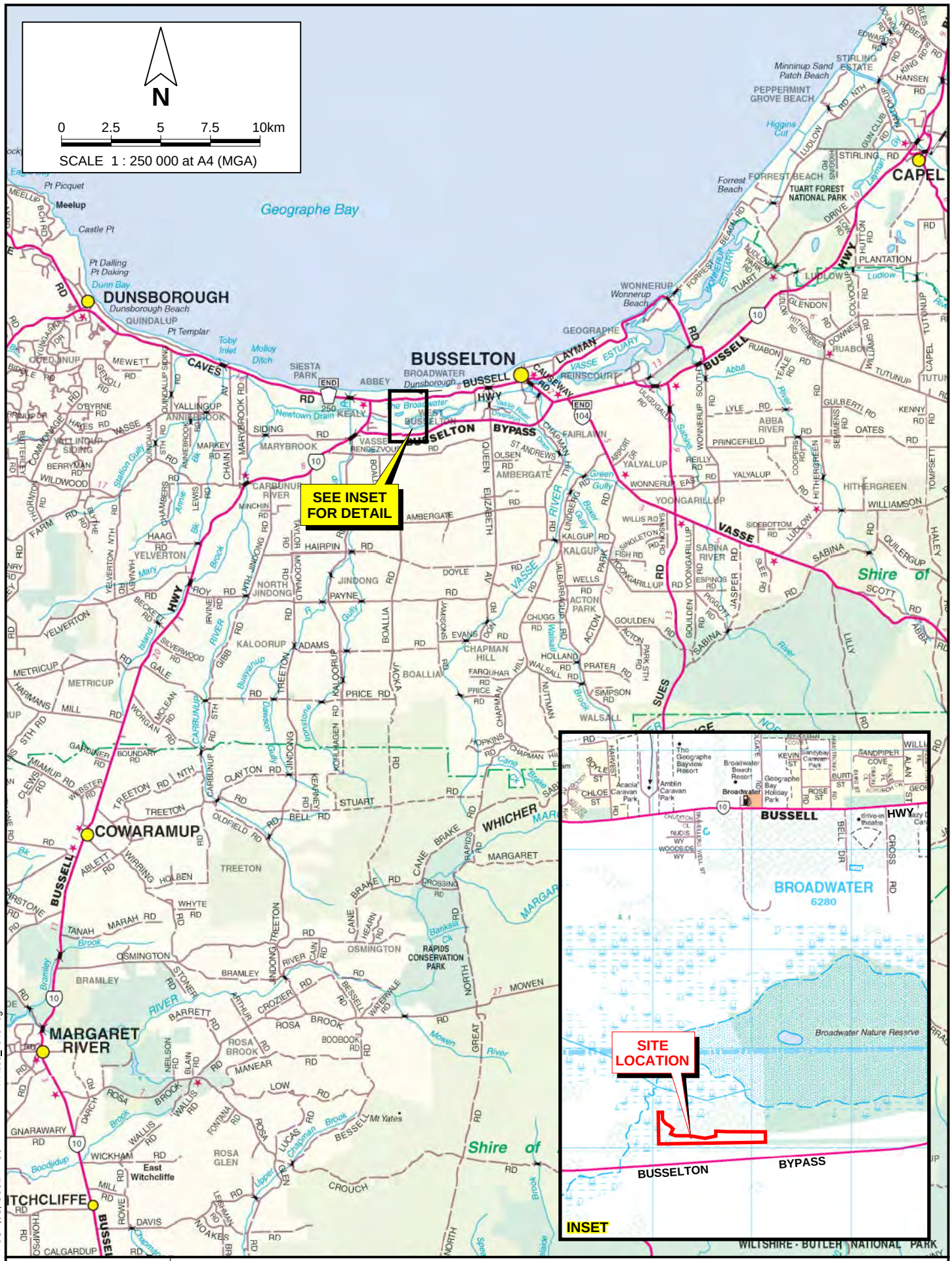
Ray Village Aged Care Services Inc t/a Capecare
EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2021 6 AUGUST 2022) CAPECARE, URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.

Date: 19 Aug 2022
Drawn: B. Van der Wiele

APPROVED DEVELOPMENT FOOTPRINT

Figure 3

Report No. RVA293_16



PINPOINT CARTOGRAPHICS (08) 9562 7136 RVA293_16-f04.dgn

EndPlan Environmental

Ray Village Aged Care Services Inc t/a Capecare
EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2021 6 AUGUST 2022) CAPECARE,
URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.

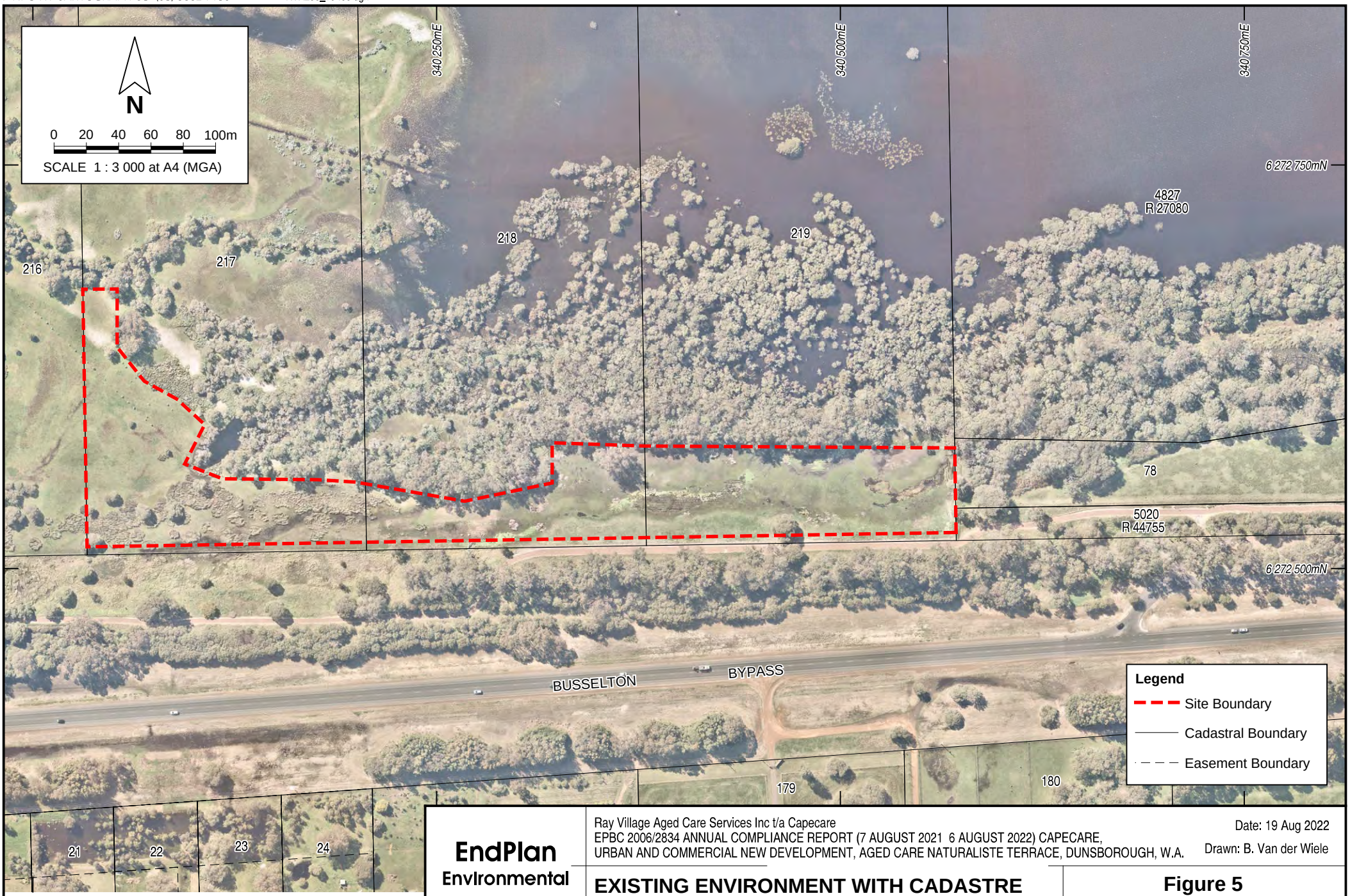
Date: 19 Aug 2022
Drawn: B. Van der Wiele

REGIONAL LOCATION OF OFFSET SITE

Figure 4

Report No. RVA293_16

PINPOINT CARTOGRAPHICS (08) 9562 7136 RVA293_16-f05.dgn



CADASTRAL SOURCE: Landgate, October 2020.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown September 2021.

EndPlan Environmental

Ray Village Aged Care Services Inc t/a Capecare
EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2021 6 AUGUST 2022) CAPECARE,
URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.

Date: 19 Aug 2022
Drawn: B. Van der Wiele

EXISTING ENVIRONMENT WITH CADASTRE AT OFFSET SITE

Figure 5

Report No. RVA293_16

PLATES

EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2021 – 6 AUGUST 2022)

CAPECARE, URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.



PLATE 1: Aerial Oblique View of Offset Site Looking North (July 2020)

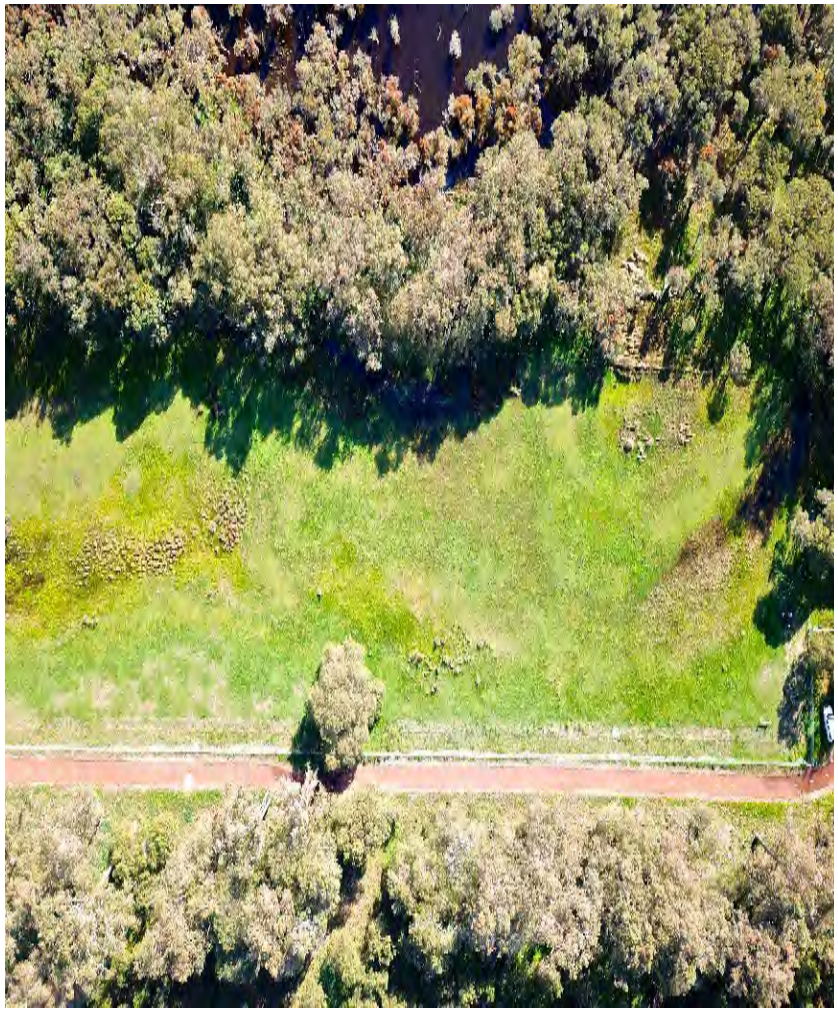


PLATE 2: Aerial View of Offset Site (July 2020)



PLATE 3: Ground View of Offset Site Looking West (July 2020)



PLATE 4: Ground View of Offset Site looking North towards Wetland (July 2020)



PLATE 5: Mid-point of Offset Site (July 2021)



PLATE 6: Westward View of Offset Site (July 2021)



PLATE 7: Eastern View of Offset Site (July 2021)



PLATE 8: South-eastern Corner of Offsete Site (July 2021)



PLATE 9: Aerial View of Offset Site Looking North (February 2021)



PLATE 10: Aerial View of Offset Site Looking South (February 2021)



PLATE 11: Looking North along the Eastern Boundary (July 2022)



PLATE 12: Looking West along Southern Boundary (July 2022)



PLATE 13: Looking North into the Broadwater Wetland (July 2022)



PLATE 14: Mid-point of Offset Site Looking North from Southern Boundary (July 2022)



PLATE 15 : Aerial View of Aged Care Facility (June 2021)



PLATE 16 Aerial View of Development Envelope/Reserve Interface (June 2021)



PLATE 17: Permanent Fencing Between Reserve/Development Envelope (July 2021)



PLATE 18: Permanent Fencing Adjacent to Independent Living Units (July 2021)

APPENDICES

EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2021 – 6 AUGUST 2022)

CAPECARE, URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.

APPENDIX 1

CERTIFICATE OF TITLE LOT 600 NATURALISTE TERRACE, DUNSBOROUGH

(Source: Landgate 2019)

999L
RAY VILLAGE AGED SERVICES INC
Exam - Post
M924358

WESTERN AUSTRALIA

REGISTER NUMBER	
600/DP403383	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
1	8/4/2015

DUPLICATE CERTIFICATE OF TITLE

VOLUME 2862 FOLIO 254

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 600 ON DEPOSITED PLAN 403383

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

RAY VILLAGE AGED SERVICES INC OF 20 RAY AVENUE, BUSSELTON
(TF M924358) REGISTERED 26 FEBRUARY 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. M924358 CONDITIONAL TENURE LAND. LAND SUBJECT TO CONDITIONS PURSUANT TO S75 LAA. MINISTER'S CONSENT REQUIRED TO TRANSFER OR ENCUMBER LAND. SEE INSTRUMENT M924358 REGISTERED 26.2.2015.

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land. Lot as described in the land description may be a lot or location.

----------END OF DUPLICATE CERTIFICATE OF TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP403383.
PREVIOUS TITLE:	LR3140-192, LR3164-892, LR3140-193, LR3140-194.
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA:	CITY OF BUSSELTON.



APPENDIX 2

WESTERN POWER ASSET UPGRADE CORRESPONDENCE
(Source: EndPlan Environmental 2019)

From: Stuart Sibbald
To: bernadette@endplanenvironmental.com.au
Cc: matthew.sproule@swcm.com.au; Stephen.Carmody@capecare.com.au
Subject: FW: Capecare Armstrong Village - WP Asset Relocation - Urgent
Date: Thursday, 25 July 2019 10:11:01 AM
Attachments: image001.png
SP046396 - DESIGN - REV A - APPROVED FOR CONSTRUCTION.pdf
Importance: High

HI Bernadette,

I need a miracle if you can

We met with Western Power WP onsite yesterday for the planned relocation of the Power Lines (which intersect the southern section of the property) planned for 31st July 2019. We were advised the these are some environmental issues raised by DBCA relating to trenching around the cul-de-sac within the verge indicated below. (All OK along the pathway as this will be tunnelled/bored). The trenching has to be 500mm just outside the boundary which you can see on drawing SP046396. Apparently there is a dray within cooee of this area which in my opinion is yet another example of DBCA interfering. The outcome is likely to be a 2 month delay which will create difficulties onsite with the builder which we plan to appoint soon

Would appreciate your support to resolve this. Matthew is coordinating from our end and is in contact with WP

FYI, I'm on leave from 16th August to 20th September 2019



Kind Regards
Stuart Sibbald
M.Sust., B.Eng, MIEAust.
0417 177 230

Capecare Client Representative
Armstrong Village Dunsborough

From: Matthew Sproule [mailto:matthew.sproule@swcm.com.au]
Sent: Wednesday, 24 July 2019 10:50 AM
To: warren.hancock@westernpower.com.au
Cc: Stuart Sibbald; Stuart Pearce; Glen Smith; Stephen.Carmody@capecare.com.au
Subject: Capecare Armstrong Village - WP Asset Relocation

Warren,

Thanks for your time today to meet on site at Armstrong Village.

To confirm our discussions on site…

1. **Lot 52 Pillar/Dome Location and Supply**
   Capecare's preference is to move dome west along the Lot 52 boundary to avoid trees, we understand this will require us to create an easement for the LV supply cable to dome within Lot 600, which we are OK with.

2. **Location of Drilled Conduit/Cable Route parallel with Lot 600 Boundary**
   Capecare's preference is to run the bore drill at a 1.5m offset to the Lot 600/Lot 52 boundary in lieu of the current cable route that follows the existing path alignment.

3. **Existing Redundant Assets**
   Could we please arrange for the supply abolishment of the services supplied off pole S774865, including removal of pole S774865 which will become redundant following the asset relocation. The services requiring supply abolishment are;
   - 15M 3000826
   - 410M 110585

   I have attached photo's of the meters for your reference.

If you could please advise date for works once this is known.

Regards

Matthew Sproule
B. Eng (Civil) Hons
Builders Reg. 101 325

APPENDIX 3

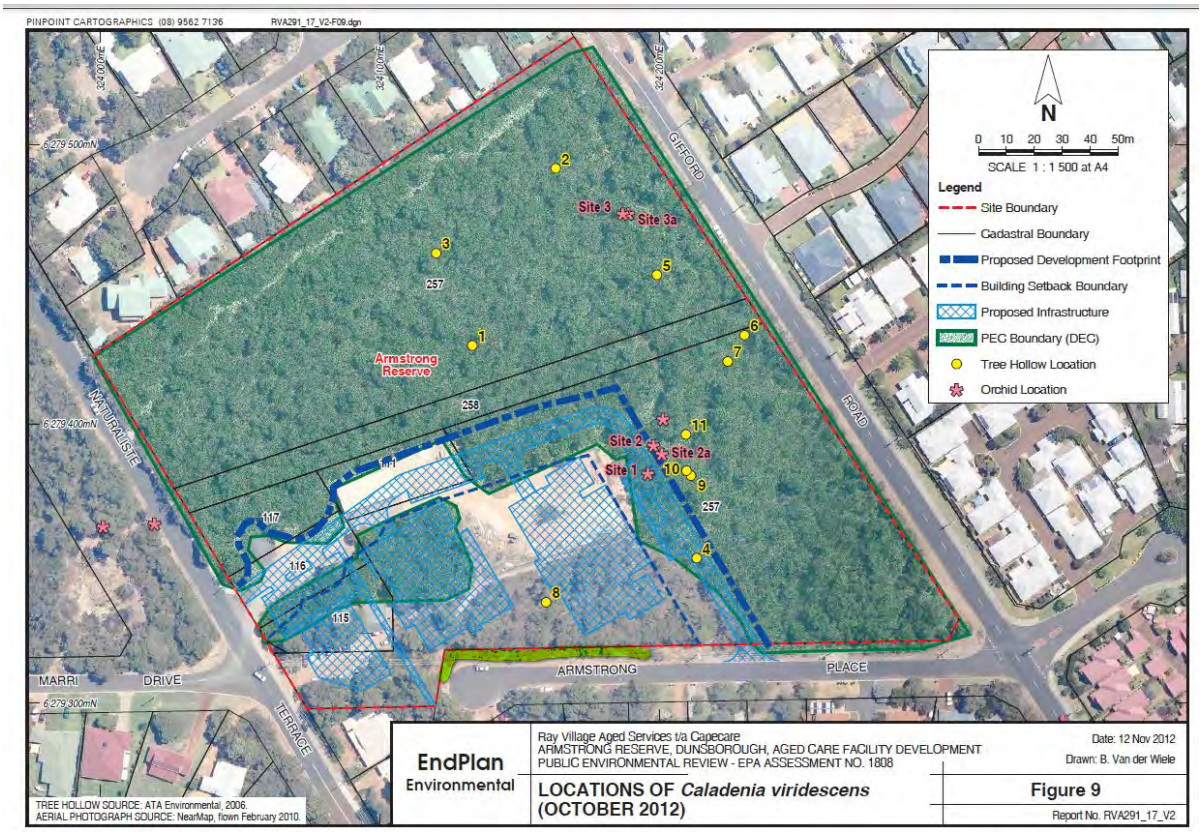
WESTERN RINGTAIL POSSUM DREY SURVEY NOTES
(Source: EndPlan Environmental 2019)

From: Elfira Jacob
To: "bernadette@endplanenvironmental.com.au"
Cc: Warren Hancock
Subject: RE: Armstrong Reserve - Western Power asset relocation
Date: Friday, 26 July 2019 4:25:26 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Hi Bernadette,

Thanks for providing the information.

Can you please verify if the below areas have been surveyed as its unclear from the information that has been provided and also what the condition of the vegetation is in this area. As the area within the road reserve is outside of the approved ministerial statement, we believed that a clearing permit is required for any clearing of native vegetation that we are required to complete in this area for the project.



Happy to discuss

Regards,

Elfira Jacob
Assessment and Approvals Specialist
Safety Environment Quality & Training

363 Wellington Street, Perth WA 6000
t (08) 9326 6447
e elfira.jacob@westernpower.com.au

westernpower.com.au

From: bernadette@endplanenvironmental.com.au <bernadette@endplanenvironmental.com.au>
Sent: Friday, 26 July 2019 3:38 PM
To: Elfira Jacob <Elfira.Jacob@westernpower.com.au>; Warren Hancock <Warren.Hancock@westernpower.com.au>
Cc: 'Stuart Sibbald' <stuart.sibbald@westnet.com.au>; matthew.sproule@swcm.com.au; Stephen.Carmody@capecare.com.au
Subject: Armstrong Reserve - Western Power asset relocation

Good afternoon Warren and Elfira

I can advise that this morning EndPlan Environmental conducted a site visit to Armstrong Reserve to search for Western Ringtail Possum dreys (nests) located in the vicinity of the proposed Western Power asset relocation and trenching location.

As shown on the attached Figure 1 (RVA292-f01), the search area (contained within the orange line) that included a portion of Lot 600 (Armstrong Village site) and the road reserve at the western end of Armstrong Place. Two WRP dreys were located within Lot 600; drey locations are shown on Figure 1 as a +; no dreys were observed to be located within the road reserve.

The associated field reports for each of the WRP dreys are also attached. The site characteristics include a description of the drey's physical location relative to landscape features within Lot 600.

I understand that the asset relocation will not require the removal of any native vegetation and therefore while noise is to be expected during the works, given the distance between the works and the dreys, it is unlikely to cause a disturbance to the WRP.

I can advise that all environmental approvals associated with an Environmental Impact Assessment that was formally assessed by the EPA and the subsequent issuing of a Ministerial Statement, included a Caladenia viridians survey conducted by Dr Paul van der Moezel in association with the DBCA (see attached report).

An Environmental Management Plan for Armstrong Reserve (required by a Ministerial Condition) has been prepared and recently approved for implementation by the Department of Environmental Regulation (see attached correspondence).

Should you require any further information please do not hesitate to contact me either by this email address or telephone.

Kind regards

Bernadette van der Wiele
Director
EndPlan Environmental

EndPlan Environmental is the trading name of Wiske Pty Ltd
[ABN 23 684 573 524]
PO Box 138 North Fremantle WA 6159
M: 0447 366 460

The contents of this e-mail transmission are intended solely for the named recipient(s), may be confidential, and may be privileged or otherwise protected from disclosure in the public interest. The use, reproduction, disclosure or distribution of the contents of this e-mail transmission by any person other than the named recipient(s) is prohibited. If you are not a named recipient please notify the sender immediately.

Electricity Networks Corporation, trading as Western Power
ABN: 18 540 492 861

TO THE ADDRESSEE - this email is for the intended addressee only and may contain information that is confidential. If you have received this email in error, please notify us immediately by return email or by telephone. Please also destroy this message and any electronic or hard copies of this message.

Any claim to confidentiality is not waived or lost by reason of mistaken transmission of this email.

Unencrypted email is not secure and may not be authentic. Western Power cannot guarantee the accuracy, reliability, completeness or confidentiality of this email and any attachments.

VIRUSES - Western Power scans all outgoing emails and attachments for viruses, however it is the recipient's responsibility to ensure this email is free of viruses.

Lot 600, Naturaliste Tce

Field Report

Location ID

LOC: COF271_A1 **Other ID:** Wypt 559

GPS Coords: **E** 324075 **N** 6279327

Auditor: hvw θ **Date:** 26/7/19 **Time:** 10:16





Site Characteristics

Adjacent to terminal pole on Naturalist Terrace W of the CWA building. Low Open Forest with mixture of Peppermint and Marri with occasional Banksia. Single small drey in 'leggy' Peppermint, approximately 24 m (line of sight) from the pole at an elevation of approximately 7m.

Surrounding Vegetation, within 50m (bold to relevant descriptor)

Projective Foliage Cover of Tallest Stratum (%)								
Tallest Stratum	Dense (70-100)		Mid Den (30-70)		Sparse(10-30)		Very Sparse(<10)	
Trees >30	Tall closed	Forest	Tall open	Forest	Tall	Woodland	Tall open	Woodland
Trees10-30	Closed		Open		Woodland		Open	
Trees5-10	Low closed		Low open		Low		Low open	
Shrubs2-8	Closed Shrub		Open Shrub		Tall shrubland		Tall open shrubland	
Shrubs<2	Closed Heath		Open Heath		Low shrubland		Low open shrubland	
Herbs/grass (<2m)	Closed herb/ grassland		Herb/ grassland		Open Herb/ grassland		Ephemeral Herb grassland	

Ground Cover (%)

	Dense (70-100)	Mid Den (30-70)	Sparse(10-30)	Very Sparse(<10)
Shrubs2-8	Closed Shrub	Open Shrub	Tall shrubland	Tall open shrubland
Shrubs<2	Closed Heath	Open Heath	Low shrubland	Low open shrubland
Herbs/grass (<2m)	Closed herb/ grassland	Herb/ grassland	Open Herb/ grassland	Ephemeral Herb grassland

COMMENT

Lot 600 Naturalist Tce
Field Report

Location ID

LOC: COF271_A2 **Other ID:** wypt 661

GPS Coords: **E** 324079 **N** 6279307

Auditor: hvw θ **Date:** 26/7/19 **Time:** 10:29





Site Characteristics

Adjacent to W-E alignment of proposed power cable along S border of Lot 600. Low Open Forest with mixture of Peppermint, Marri with ocasional Melaleuca to the E. Single large drey in mature coppiced Peppermint, approximately 11 m (line of sight) from the alignment at an elevation of approximately 8m. Canopy in contact with surrounding Peppermint trees.

Surrounding Vegetation, within 50m (bold to relevant descriptor)

Projective Foliage Cover of Tallest Stratum (%)												
Tallest Stratum	Dense (70-100)		Mid Den (30-70)		Sparse(10-30)		Very Sparse(<10)	
Trees >30	Tall closed	Forest	Tall open	Forest	Tall	Woodland	Tall open	Woodland
Trees10-30	Closed		Open		Woodland		Open	
Trees5-10	Low closed		Low open		Low		Low open	
Shrubs2-8	Closed Shrub		Open Shrub		Tall shrubland		Tall open shrubland	
Shrubs<2	Closed Heath		Open Heath		Low shrubland		Low open shrubland	
Herbs/grass (<2m)	Closed herb/ grassland		Herb/ grassland		Open Herb/ grassland		Ephemeral Herb grassland	

Ground Cover (%)

	Dense (70-100)	Mid Den (30-70)	Sparse(10-30)	Very Sparse(<10)
Shrubs2-8	Closed Shrub	Open Shrub	Tall shrubland	Tall open shrubland
Shrubs<2	Closed Heath	Open Heath	Low shrubland	Low open shrubland
Herbs/grass (<2m)	Closed herb/ grassland	Herb/ grassland	Open Herb/ grassland	Ephemeral Herb grassland

COMMENT



EndPlan Environmental

Ray Village Aged Care Services Inc t/a Capecare
ENVIRONMENTAL MANAGEMENT PLAN
ARMSTRONG RESERVE, DUNSBOROUGH - URBAN AND COMMERCIAL DEVELOPMENT

Date: 26 July 2019
Drawn: B. Van der Wiele

DREY LOCATIONS, 26 JULY 2019

Figure 1

Report No.

APPENDIX 4

TARGETED WRP SURVEY ARMSTRONG RESERVE, DUNSBOROUGH

(Source: Onshore Environmental 2019)

ONSHORE ENVIRONMENTAL

Armstrong Reserve
Targeted Western Ringtail Possum Survey

Prepared for Capecare
28 November 2019



Document Status						
Rev No.	Authors	Reviewer/s	Date	Approved for Issue		
				Name	Distributed To	Date
1	D.Brearley	S.Elscot	25/11/19	D.Brearley	M.Sproule	28/11/19

ACN 095 837 120
PO Box 227
YALLINGUP WA 6282
M 0427 339842
E-mail: info@onshoreenvironmental.com.au

COPYRIGHT: The concepts and information contained in this document are the property of Onshore Environmental Consultants Pty Ltd. Use or copying of this document in whole or in part without the written permission of Onshore Environmental Consultants Pty Ltd constitutes an infringement of copyright.

DISCLAIMER: This report has been undertaken solely for Capecare. No responsibility is accepted to any third party who may come into possession of this report in whatever manner and who may use or rely on the whole or any part of this report. If any such third party attempts to rely on any information contained in this report such party should obtain independent advice in relation to such information.

TABLE OF CONTENTS

TABLE OF CONTENTS ii

1.0 INTRODUCTION 1
1.1 Preamble 1
1.2 Scope of Works 1

2.0 METHODOLOGY 2
2.1 Field Survey 2
2.2 Survey constraints 2

3.0 RESULTS 3
3.1 WRP Habitat within Armstrong Reserve 3
3.2 WRP Observations 3
3.3 Comparison to Previous Surveys 4

4.0 CONCLUSION 4

5.0 BIBLIOGRAPHY 5

Figure 1 Location of Armstrong Reserve 7

Figure 2 Location of WRP individuals, dreys and hollows at October 2019. 8

APPENDIX 1
Location of WRP individuals, dreys and hollows within Armstrong Reserve 9

1.0 INTRODUCTION

1.1 Preamble

Armstrong Reserve is situated within the City of Busselton. It is located approximately 500 m north of the Dunsborough business centre and bounded by Armstrong Place to the south, Gifford Road to the east, and Naturaliste Terrace to the west (Figure 1). Armstrong Reserve has been gazetted into three lots with the City of Busselton retaining vesting of Reserve 25339 (Lots 3000 and 601) for the purpose of 'Landscape Protection', and Water Corporation retaining vesting of Reserve 40445 (Lot 258) for the purpose of 'Drainage'. A 1.28 ha portion of Armstrong Reserve has been excised to form Lot 600 to be managed by Capecare under the zoning 'Special Purpose - Aged Person Housing'. Development of an aged care facility at Lot 600 has recently commenced.

A number of commitments were made by Capecare as part of the project approval; these are outlined in the Environmental Management Plan for Armstrong Reserve, Dunsborough - Urban and Commercial Development (Ministerial Statement 1094, May 2019). One condition required a pre-clearance surveys to be undertaken within Armstrong Reserve, specifically targeting the Western Ringtail Possum *Pseudocheirus occidentalis* (Critically Endangered), due to potential impact on fauna from clearing of vegetation for development within Lot 600.

This report details the results of a targeted WRP survey of Armstrong Reserve over four nights in October 2019. The aim of the survey work was to record baseline data on the status and distribution of WRPs within the reserve. This will allow for comparison with future surveys to inform on potential impacts that the aged care development may have on WRPs in the area.

1.2 Scope of Works

The scope of works was to conduct a WRP survey, following closely the recommended procedures and requirements of the 'Development Planning Guidelines for a preliminary survey of WRPs' (DEC 2009). The aim of the survey work was to determine as accurately as possible the number and distribution of WRPs utilising Armstrong Reserve. The assessment included:

1. Daytime targeted search for evidence of WRPs (e.g. dreys, tree hollows, scats, individuals); and
2. Nocturnal count to determine the distribution and abundance of WRPs within Armstrong Reserve.

2.0 METHODOLOGY

2.1 Field Survey

A diurnal inspection of the site was carried out between the 21st and 22nd October 2019, with the principal aim of recording the location of dreys or other potential daytime refuge sites (e.g. tree hollows) and actual WRP individuals. The diurnal search involved a series of close spaced grid traverses (20m spacing or closer) carried out on foot using a GPS for guidance and as a data recorder.

The nocturnal count was undertaken on the 23rd and 24th October 2019. The sampling procedure involved systematic searching of the entire reserve by way of close spaced traverses (~20m spacing or closer) on foot, using a head torch to detect individual WRPs or their eye shine. The nocturnal counts were carried out using a handheld GPS for guidance and as a data recorder.

2.2 Survey constraints

The survey records and associated conclusions are based on field work undertaken over a short sampling period and must therefore be considered indicative of the environmental conditions of the site at that specific time. The effectiveness of targeted field surveys varies between sites in response to factors such as the size of area being surveyed, topography, access, vegetation structure and composition, weather, seasonality, and the experience of the ecologist. WRP surveys can be further complicated where the home range of animals crosses lot boundaries and influences continuity of records across multiple sampling nights.

The assessment reported on here has included one diurnal inspection to confirm vegetation types present and search for evidence of WRPs, and two nocturnal counts aimed at locating WRPs within Armstrong Reserve. The study area is relatively small approximating 3.51 ha, however dense understorey vegetation and seasonal inundation increased the difficulty of field survey. The number of WRPs observed at October 2019 represents the minimum number of WRPs that were using the site at the time of survey.

3.0 RESULTS

3.1 WRP Habitat within Armstrong Reserve

The description of flora and vegetation within Armstrong Reserve is informed by detailed flora and vegetation surveys undertaken in Spring 2005, 2006 and 2007 (Coffey Environment 2008) and 2009 (Ecoscape 2010). The reserve contains three distinct vegetation types as follows:

1. CcAfMxOF - *Corymbia calophylla, Agonis flexuosa* and mixed species Open Forest to Low Woodland occasionally over *Jacksonia furcellata* Tall Open Shrubland occasionally over *Acacia divergens, Acacia pulchella* and *Daviesia divaricata* Open Heath over *Xanthorrhoea preissii, Hibbertia hypericoides* and mixed species Open Low Heath to Low Shrubland over mixed Open Herbland and mixed Open to Very Open Sedgeland on dryland soils in a thin strip along the northern boundary as well as in the south-west corner of the site.
2. AfCcErBlLOF - *Agonis flexuosa* (Peppermint), *Corymbia calophylla* (Marri), *Eucalyptus rudis* (Flooded Gum) and *Banksia littoralis* (Swamp Banksia) Low Open Forest to Open Woodland over *Hakea varia, Jacksonia furcellata* and *Viminaria juncea* Tall Open Shrubland over Mixed Open Shrubland over *Hibbertia hypericoides* and *Xanthorrhoea* spp. Low Open Shrubland over *Mesomalaena tetragona* and mixed species Sedgeland over *Caesia micrantha* and *Conostylis aculeata* Very Open Herbland occurring at the transition from dryland to wetland soils in a thin strip near the northern boundary as well as in the south-east corner of the site.
3. MrErAfLOF - *Melaleuca rhaphiophylla, Eucalyptus rudis, Agonis flexuosa* Low Open Forest or Woodland over *Viminaria juncea, Hakea varia* Tall Open Shrubland over *Xanthorrhoea preissii* Low Open Shrubland to Low Open Heath over *Lepidosperma squamatum, Cyathochaeta avenacea, Tetraria capillaris* and mixed species Sedgeland on waterlogged (dampland) soils in the centre of the site extending from Naturaliste Terrace to Gifford Road.

The detection of WRP within the reserve is likely to vary between the different vegetation communities, with detection most difficult in areas supporting the densest tree canopy; *Melaleuca rhaphiophylla* low open forest (vegetation association 3) present in the lowest lying areas of the site. This was reflected in the distribution of WRP sightings, with more WRP found in the open woodland areas at the northern, north-eastern and north-western corners of the reserve.

3.2 WRP Observations

Evidence of WRP using vegetation within the reserve was confirmed by recording dreys ('nests' of small sticks and foliage used for daytime refuge) and tree hollows during daytime searches. Individual WRPs were then recorded during nocturnal surveys. Combined results are provided in Figure 2 and Appendix 1.

A total of 11 dreys and two suitable hollows were recorded within the reserve during daytime searches (Figure 2). Totals of 17 and 21 WRPs (Appendix 1) were recorded within the reserve during the two nights of nocturnal searches.

3.3 Comparison to Previous Surveys

The first targeted WRP survey undertaken at Armstrong Reserve[1] between the 5th and 8th of September and the 5th and 7th October 2005 recorded 19 and 21 WRPs respectively, along with 14 dreys (ATA Environmental 2006).

A later Level 2 fauna survey (Ecoscape 2012) estimated the population size (abundance) and density of WRPs at Armstrong Reserve using the 'Distance Sampling' methodology, as described by Buckland *et al*. (2004). A total of nine WRP were observed while spotlighting along the semi-permanent transects, with density estimated at six individuals per hectare (Ecoscape 2012).

The October 2019 survey by Onshore Environmental (17 and 21 individuals) is similar to the number of WRP recorded within Armstrong Reserve by ATA Environmental (2006) in September / October 2005 survey (19 and 21 individuals).

4.0 CONCLUSION

The October 2019 assessment confirms that remnant vegetation at Armstrong Reserve remains in very good condition and supports a stable and healthy population of WRP. The data provides an accurate baseline against which to compare results from any future surveys.

[1] It is noted that the entire reserve was surveyed, including the 1.28 ha which now forms Lot 600 and is currently being developed for aged care.

5.0 BIBLIOGRAPHY

ATA Environmental (2006). *Fauna Assessment, Armstrong Reserve, Dunsborough.* Unpublished Report No. 2005/176. Prepared for Ray Village Aged Services (Inc.), April 2006.

ATA Environmental (2008). *Flora and Vegetation Survey, Armstrong Reserve, Dunsborough.* Unpublished Report No. 2005/208 (Version 3). Prepared for Ray Village Aged Services (Inc.).

ATA Environmental (2007). *Regional Western Ringtail Possum Assessment, Armstrong Reserve, Dunsborough*. Unpublished Report No. 2007/088. Prepared for Ray Village Aged Services (Inc.), October 2007.

Buckland, S. T., Anderson, D. R., Burnham, K. P., Laake, J. L., Borchers, D. L. and Thomas, L. (2004). *Advanced Distance Sampling. Estimating abundance of biological populations.* Oxford University Press. Oxford, UK.

Burbidge A.A, and de Tores P. (1997). Western Ringtail Possum Interim Recovery Plan 1997-1999. Department of Conservation and Land Management, Perth Western Australia.

Burbidge, A. (1997-98). Endangered: Western Ringtail Possum. LANDSCOPE 13(2): 49.

de Tores, P. (2008). Western Ringtail Possum Pseudocheirus occidentalis pp 253-255 in Van Dyck, S. and Strahan R. (eds). (2008). The Mammals of Australia. Queensland Museum / Reed Books.

de Tores, P. J. and Elscot, S. (2010). Estimating the population size of a threatened arboreal marsupial: Use of Distance Sampling to dispense with *ad hoc* survey techniques. *Wildlife Research* 37 (6): 512-523.

de Tores, P., Rosier, S. and Paine, G. (1998). Conserving the Western Ringtail Possum. LANDSCOPE 13(4): 28.

de Tores, P., Hayward, M. W. and Rosier, S.M. (2004). The western ringtail possum *Pseudocheirus occidentalis* and the quokka, *Setonix brachyurus*, case studies: Western Shield review- February 2003. Conservation Science W. Aust 5 (2): 235-257.

de Tores, P., Rosier, S. Jackson, J., Clarke, J and Aravidis, L. (2008). Working to Conserve the Western Ringtail Possum. LANDSCOPE 25(4): 55-60.

Department of the Environment, Water, Heritage and the Arts (DEWHA) (2008). Background Paper to the EPBC Act Policy Statement 3.10 – Nationally Threatened Species and Ecological Communities. “Significant Impact Guidelines for the vulnerable western ringtail possum (*Pseudocheirus occidentalis*) in the southern Swan Coastal Plain, Western Australia”.

Department of the Environment, Water, Heritage and the Arts (DEWHA) (2009a). Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) Policy Statement 3.10 “Significant Impact Guidelines for the vulnerable western ringtail possum (*Pseudocheirus occidentalis*) in the southern Swan Coastal Plain, Western Australia”.

Department of the Environment, Water, Heritage and the Arts (DEWHA) (2009b). Matters of National Environmental Significance. Significant Impact Guidelines 1.1, *EPBC Act 1999*.

Department of Sustainability, Environment, Water, Population and Communities (DSEWPaC) (2011). *EPBC Act Environmental Offsets Policy Consultation Draft.*

Ecoscape (Australia) Pty Ltd (2012). *Armstrong Reserve Level 2 Fauna Survey.* Unpublished Report No. 7925-2582-11R prepared for Ray Village Aged Services (Inc.) trading as Capecare. May 2012.

EndPlan Environmental Planning (2011). Armstrong Reserve, Dunsborough, Urban and Commercial Development – Environmental Scoping Document (EPA Assessment No. 1080), Endplan Environmental Planning, Perth.

Environmental Protection Authority (EPA) (2002). Terrestrial Biological Surveys As An Element of Biodiversity Protection. Position Statement No. 3. EPA, Perth.

Environmental Protection Authority (EPA), (2003a). Level of Assessment for Proposals Affecting Natural Areas Within the System 6 Region and Swan Coastal Plain Portion of the *System 1* Region. Guidance Statement 10.

Environmental Protection Authority (EPA) (2004). Guidance for the Assessment of Environmental Factors - Terrestrial fauna surveys for environmental impact assessment in Western Australia. Guidance Statement No 56 EPA, Perth.

Environmental Protection Authority (EPA) and Department of Environment and Conservation (DEC) (2010). Technical Guide – Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessments (eds B.M. Hyder, J. Dell and M.A. Cowan), Perth Western Australia.

Jones, B. (1995). Western Ringtail Possum. In R. Strahan (Ed.) The Mammals of Australia. Australian Museum and Reed Books. Chatswood, NSW.

Jones, B., Henry, J., and Francesconi, M. (2007). An important local population of the Western Ringtail Possum Pseudocheirus occidentalis: a 2006 survey study of the population and habitat in the Busselton localities of Siesta Park and Kealy. Unpublished report for GeoCatch, Busselton, W.A.

Jones, B.A., R.A. How and D.J. Kitchener (1994a) A field study of *Pseudocheirus occidentalis* (Marsupialia: Petauridae). II. Distribution and habitat. Population studies in *Wildlife Research* 21: Page(s) 175-187.

Jones, B.A., R.A. How and D.J. Kitchener (1994b) A field study of *Pseudocheirus occidentalis* (Marsupialia: Petauridae). II. Population studies in *Wildlife Research* 21: Page(s) 189-201.

Maxwell S., Burbidge A.A and Morris K. (1996). The 1996 Action Plan for Australian Marsupials and Monotremes. Wildlife Australia, Canberra.

Menkhorst, P. and Knight, F. (2011). A Field Guide to the Mammals of Australia.Oxford University Press, Melbourne.

Van Dyck, S. and Strahan, R. Eds (2008) The Mammals of Australia. Third edition Queensland Museum.



AERIAL PHOTOGRAPH SOURCE: NearMap, flown February 2010.

PINPOINT CARTOGRAPHICS (08) 9562 7136 RVA292_78-f02.dgn

EndPlan Environmental

Ray Village Aged Care Services Inc t/a Capecare
ENVIRONMENTAL MANAGEMENT PLAN
ARMSTRONG RESERVE, DUNSBOROUGH - URBAN AND COMMERCIAL DEVELOPMENT

Date: 17 May 2019
Drawn: B. Van der Wiele

EXISTING ENVIRONMENT WITH CADASTRE (2015)

Figure 1

Report No. RVA292_78



ONSHORE ENVIRONMENTAL

CAPECARE

FIGURE 2
Armstrong Reserve
Targeted WRP
Survey

Legend

- Armstrong Reserve
- Development Envelope
- Drey Locations
- Hollow Locations
- Western Ringtail Possum Locations

N

0 10 20 30
Meters
1:1,000
Datum: GDA94
Projection: MGA Zone 50

Date:	26/11/2019
Status:	Final
Figure:	2
Sheet Size:	A3
Internal Reference:	Armstg_Res
Drawn by:	GSM
Requested by:	DB

GRIFFIN SPATIAL & MAPPING

APPENDIX 1

Location of WRP individuals, dreys and hollows within Armstrong Reserve

Western Ringtail Possum - Location of Individuals

UTM	Easting	Northing	Comment
23 October 2019 - overcast, windy NW 15-21 knots, light drizzle, 6mm rain to 9am the following morning			
50 H	324046	6279448	One WRP in a Peppermint tree, 7m up
50 H	324229	6279390	One WRP, 5m up in Marri
50 H	324101	6279484	One male WRP in a Peppermint tree, 7m up
50 H	324068	6279437	Two WRP in a Peppermint tree, one female and yearling, 5m up
50 H	324115	6279429	Two WRP in a Peppermint tree, 7m up
50 H	324121	6279451	One WRP in a Marri tree, 8m up
50 H	324203	6279463	One WRP in a Marri tree, 7m up
50 H	324171	6279422	One WRP in a Eucalyptus rudis tree, 10m up
50 H	324201	6279408	One WRP in a Melalueca tree, 3m up
50 H	324244	6279400	Three WRP, one female and two yearlings, in a Peppermint tree 8m up
24 October 2019 - clear, light SSE winds, 0mm rain to 9am the following morning			
50 H	324232	6279399	One female WRP in Peppermint tree , 4m up
50 H	324242	6279417	One WRP in Viminaria juncea, 4m up
50 H	324240	6279404	One WRP in Melaleuca rhaphiophylla 5m up
50 H	324202	6279437	Two WRP in Hakea varia, 6m up
50 H	324121	6279443	Two WRP in a Peppermint tree, 8m up
50 H	324091	6279469	Two WRP in Marri, 10m up
50 H	324082	6279431	One WRP in a Peppermint tree, 7m up
50 H	324039	6279448	One WRP in a Marri, 8m up
50 H	324039	6279447	One WRP in a Peppermint tree, 8m up
50 H	324201	6279499	One female WRP in Peppermint tree , 5m up
50 H	324250	6279406	One yearling WRP in a Marri 5m up
50 H	324285	6279330	Three WRP, one female and two yearlings, in a Peppermint tree 5m up
50 H	324083	6279384	One WRP in a Eucalyptus rudis tree, 10m up
50 H	324069	6279366	Two WRP in in a Peppermint tree, 12m up

Western Ringtail Possum - Location of Dreys

UTM	Easting	Northing	Comment
50 H	324187	6279425	Platform drey in Melaleuca rhaphiophylla, 3m up
50 H	324207	6279397	Large basket drey in a Peppermint tree, 7m up
50 H	324261	6279330	Large basket drey in Peppermint tree, 6m up, WRP visible
50 H	324212	6279405	Large basket drey in Peppermint tree, 6m up
50 H	324218	6279426	Large basket drey in Melaeuca rhaphiophylla, 4m up
50 H	324293	6279358	Large basket drey in Melaeuca rhaphiophylla, 5m up
50 H	324291	6279356	Large basket drey in Marri, 6m up
50 H	324274	6279378	Large basket drey in Melaeuca rhaphiophylla, 4m up
50 H	324260	6279402	Large basket drey in Peppermint tree, 6m up
50 H	324189	6279498	Basket drey in Melaleuca rhaphiophylla, 4m up
50 H	324114	6279494	Large basket drey in upper canopy of Peppermint tree, 10m up

Western Ringtail Possum - Location of Suitable Hollows

UTM	Easting	Northing	Comment
50 H	324243	6279337	Hollow in large Nyutsia florbunda tree, dense WRP scat at base of tree
50 H	324266	6279359	Hollow in large Marri tree

APPENDIX 5

PROJECT TEAM ENVIRONMENTAL INDUCTION
(Source: EndPlan Environmental 2019)

ARMSTRONG VILLAGE - ENVIRONMENTAL INDUCTION SESSION

Environmental Approvals:

1. **State - Environmental Protection Act 1989**
2. **Commonwealth – Environment Protection and Biodiversity Conservation Act 1999**

Environmental Factors

1. **Specially Protected Fauna**
   - Western Ringtail Possum (*Pseudocheirus occidentalis*)
   - Coastal Plains Skink (Ctenotus ora)
2. **Protected Flora and Vegetation**
   - Dunsborough Spider Orchid (*Caladenia viridescens*) (translocated from clearing envelope into the Reserve
   - Priority Ecological Community (located surrounding the clearing envelope)

ISSUES TO BE ADDRESSED DURING CONSTRUCTION

Vegetation Retention:

- No more than **0.9020** ha is to be cleared.
- Clearing area boundary to be surveyed and cordoned off.

Dieback Hygiene Management:

- Contain risk of spreading dieback into non-infested areas both on and off-site.
- Clean down area to be set up.
- Vehicles to be clean upon entry/exit.

Record Keeping

- Highly important!
- Henk van der Wiele is the project Environmental Auditor and will conduct Compliance Assessments for both the State and Commonwealth Ministerial Approvals.
- EndPlan Environmental to provide an audit schedule and record keeping template to Perkins. Recommended to be used.

Commencement Date:

- Perkins to advise Bernadette van der Wiele of exact commencement date.
- EndPlan Environmental will then prepare a letter notifying the commencement date to be sent to Department of Environmental Regulation within 30 days of commencement.

Fencing:

- Break in fence for fauna to escape to remainder of the reserve.
- Dust fencing to be arranged.

Fauna:

- A fauna specialist will be present throughout the vegetation clearing process.
- If a WRP is observed in a tree, then clearing is to stop while the fauna specialist captures and relocates the individual.

Tables 3 and 5 (over the page) are from the approved Environmental Management Plan prepared for Armstrong Reserve. Information that has been **shaded** relates to management actions that are to be implemented either by Perkins (and their subcontractors)/or in association with Perkins (and their subcontractors) during the construction of Armstrong Village.

TABLE 3: Flora and Vegetation Management Actions, Targets, Monitoring and Reporting Requirements

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
1. Implement the recommended *Phytophthora cinnamomi* Dieback management measures identified in the Dieback Management Plan (DMP) (**Appendix 7**). 2. Source materials (including clean fill, landscaping soils and mulch) and machinery brought into the development envelope and/or the Reserve from *Phytophthora* Dieback free suppliers. 3. Plants used in revegetation areas within the Reserve are to be sourced from NIASA accredited nurseries and must be certified by the supplier as being *Phytophthora* Dieback and weed-free.	To minimise the spread of existing Dieback infected areas and to reduce the risk of new infestations occurring within Armstrong Reserve.	1. Monitor the implementation and compliance of each management measure identified in the DMP. 2. Re-validate the *Phytophthora* mapping annually to ensure no evidence of further dieback infestation.	1. Revalidation mapping results to be provided to the DBCA Blackwood Office and the City of Busselton. 2. Management measures identified in the DMP to be addressed in the annual Compliance Assessment Report (CAR) to be prepared by Capecare, submitted to the DEWR and published on the Capecare website.
4. Translocate the *Caladenia viridescens* individual located within the development envelope to Armstrong Reserve. 5. Conduct a re-survey of the translocated individual each flowering period (mid-September to late-October) in the first two years following transplanting.	To conserve and protect the Threatened Flora species *Caladenia viridescens*.	1. Conduct annual re-survey of translocated individual each flowering period for 2 years post-translocation. **Note:** this work has been completed – refer to **Appendix 3**.	1. Ensure TF Licence Permit reporting requirements are fulfilled. 2. To be addressed in the annual CAR to be prepared by Capecare, submitted to the DEWR and published on the Capecare website.
6. Prior to clearing commencing:	Clear no more than 9020 m^2 of native vegetation within the development	1. Clearing contractors clearing register.	To be addressed in the annual Compliance Assessment Report to be

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
(a) Re-survey the authorised extent of clearing using the authorized extent GPS coordinates with locations identified using star pickets/high visibility flagging tape. (b) Erect temporary fencing (using star pickets, flagging and sight wire) around the authorised extents. 7. Following completion of construction of the aged care facility, construct a permanent fence along the development envelope/Reserve interface (**Appendix 8**) to prevent unauthorised access into this area of vegetation.	envelope to protect threatened and priority flora and fauna and vegetation communities. Temporary fencing to remain *in situ* (for the duration of the clearing and earthworks phases) so that the area of PEC that is to be retained is clearly visible to all civil works and construction contractors.	2. Inspect initial clearing to ensure boundary lines meet requirements and check quarterly during construction. 3. Fly with UAV (drone) following clearing to obtain aerial imagery of cleared development envelope. 4. Monitor integrity of temporary fencing quarterly during construction. 5. Photographic evidence of permanent fence.	prepared by Capecare, submitted to the DEWR and published on the Capecare website.
8. Conduct a weed survey and map degraded areas within the Reserve. 9. Prior to a Weed Management Plan being prepared and any associated ground disturbance works commencing, consult the DBCA's South West Regional office to ensure that areas containing TF and/or the PEC are adequately protected. 10. Prepare a Weed Management Plan (WMP) for the Reserve. The WMP will include conducting a weed	To maintain the diversity of the Reserve's flora, ensure that no new Environmental Weeds or Weeds of National Significance (WONS) are introduced.	1. Establish permanent quadrats in each revegetation area to monitor the success rate of weed control measures and revegetation. GPS coordinates will be taken of each of the quadrats to ensure that the same locations are monitored at every monitoring event. 2. Conduct pre-clearing baseline data gathering of each quadrat. 3. Conduct quarterly weed monitoring.	1. The results of the weed survey will be provided to the City of Busselton and appropriate completion criteria agreed on. 2. Following completion of initial planting, the plant species and the numbers of each species planted in the revegetation areas will be provided to the City of Busselton by the rehabilitation contractor. 3. Six monthly monitoring reports will be prepared by the rehabilitation

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
survey to identify and map the weed species present, to prioritise the species' threat to the native vegetation of the Reserve and to determine the appropriate management measures to be implemented. 11. Implement the Weed Management Plan targeting the eradication of weeds species identified on the Weeds of National Significance (WONS) or Declared weeds and weeds identified as high priority (i.e. rhizomatous grasses, bulbous, woody and noxious weeds). 12. Implement revegetation **only** in degraded areas of vegetation identified through the weed mapping survey. 13. Where practicable, use local provenance seed stock for revegetation activities undertaken within the Reserve to maintain the genetic integrity and diversity of the Reserve's flora. 14. Implement a Revegetation Monitoring Program using permanent sampling quadrats to monitor the progress of revegetation within the Reserve.		4. Conduct six-monthly quadrat monitoring (endemic and introduced flora species) for 3-years following vegetation clearing. 5. During each monitoring event, collect photographic evidence of the quadrat with the date and quadrat identification number clearly shown.	contractor and submitted to the City of Busselton. 4. The six-monthly monitoring reports will be included in the annual CAR to be prepared by Capecare, submitted to the DEWR and published on the Capecare website.

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
15. Conduct infill planting in revegetation areas to ensure the completion criteria are met during the 3-year management period.			
16. Implement all management actions identified in Tables 5.1 and 5.2 of the City and DFES-approved Bushfire Management Plan (**Appendix 9**). 17. No construction work to be undertaken within the development envelope when there is a Total Fire Ban in place in the City of Busselton.	To minimise the risk of bushfire within and around the Reserve.	Monitor landowner compliance with the Bushfire Management Plan recommendations and the annual City of Busselton Firebreak Order.	To be addressed in the annual CAR to be prepared by Capecare, submitted to the DEWR and published on the Capecare website.
18. Construct permanent Bushland Reserve Fencing Type B in keeping with the construction standards shown in **Appendix 8** along the boundary of the development/Reserve interface as identified on **Figure 4**. 19. Maintain the integrity of the permanent fencing. 20. Provide emergency and revegetation maintenance vehicle access at the two existing locked gates located along the existing firebreak: one at the Naturaliste Terrace entry and the other at the Gifford Road entry as identified in **Figure 4**.	To reduce unnecessary impacts to Armstrong Reserve by controlling access. To inform the community of the environmental value of conservation significant species and communities and the threats posed to them and the role that stakeholders play in protecting the ecological values of the Reserve.	1. Monitor (and photographic evidence) of permanent fencing following construction. 2. Quarterly monitoring of fencing for any necessary maintenance. 3. Quarterly monitoring (and photographic evidence) of permanent signage.	To be addressed in the annual CAR to be prepared by Capecare, submitted to the DEWR and published on the Capecare website.

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
21. Install interpretative and educational signage at strategic locations identified on **Figure 4**.			

TABLE 5: Terrestrial Fauna Management Actions, Targets, Monitoring and Reporting Requirements

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
1. Prior to vegetation clearing commencing within the development envelope, the following management measures designed to protect the existing PEC1 vegetation and associated fauna habitat that is to be retained will be undertaken: (a) The surveyor will GPS and record the coordinates of any Peppermint trees identified to be retained within the development envelope. (b) The environmental consultant will accompany the clearing contractor on a walkover of the development envelope to identify areas of vegetation marked for retention and to agree upon a process and timetable for clearing. 2. Prior to vegetation clearing commencing within the development envelope, the fauna specialist will: (a) Obtain a *Regulation 15 Licence to Take/Capture Fauna for Educational or Public Purposes* issued by the DBCA.	To protect and conserve the Critically Endangered *Pseudocheirus occidentalis* (Western Ringtail Possum).	1. On **two consecutive nights** during the week prior to vegetation clearing of the development envelope commencing: (a) Conduct a distance sampling survey of the *P. occidentalis* population within the Reserve using the transect lines identified in **Figure 5**. (b) Conduct a count of the drey and *P. occidentalis* population within the authorised development envelope as defined in **Appendix 2**) 2. Conduct distance sampling surveys of *P. occidentalis* within Armstrong Reserve **twice annually** for **three** years following commencement of vegetation clearing. The surveys will use the series of semi-permanent transects as shown as **Figure 5**. 3. Certify that the clearing contractor's induction has been conducted through induction register. 4. Photographic evidence taken of the vegetation clearing process.	1. The *P. occidentalis* monitoring reports will be included in the annual CAR to be prepared by Capecare, submitted to the DEWR and published on the Capecare website. 2. Within one month of the expiration of the *Regulation 15 Licence to Take/Capture Fauna for Educational or Public Purposes* Capecare's fauna specialist will provide the Director General of the DBCA a 'return' report. A copy of the 'return' report will also be provided to the proponent for issuing to the City of Busselton.

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
(b) On **two consecutive nights** during the week prior to vegetation clearing of the development envelope commencing, (i) Conduct a distance sampling survey of the *P. occidentalis* population within the Reserve using the transect lines identified in **Figure 5**. The survey will establish a new baseline of the *P. occidentalis* population against which subsequent post-clearing survey data will be measured. (j) Conduct a count of the drey and *P. occidentalis* population within the authorised development envelope as defined in **Appendix 2**) and if practicable, remove all dreys and *P. occidentalis* located.		5. Check surveyors mapped location of any Peppermint tree to be retained within the development envelope.	
3. Immediately prior to vegetation clearing works commencing, Capecare's fauna specialist will inspect all trees and undergrowth contained within the authorised development envelope for the			

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
presence of any *P. occidentalis* and herd to suitable habitat located within the Reserve.			
4. The fauna specialist will be present throughout the clearing process to rescue any *P. occidentalis* that may be encountered by the clearing contractor.			
5. The environmental consultant will carry out an induction for all clearing contractor personnel regarding the conservation significance of *P. occidentalis* and the importance of following the approved clearing procedures.			
6. Initial clearing of the development envelope will commence with an experienced arborist removing branches of mature Peppermint trees to breast plate height using a chainsaw. Heavy machinery will then be used to remove tree stumps and undergrowth.			
7. Clearing will be conducted such that it achieves a progression of clearing in the direction toward the areas of remnant vegetation that is to be retained (e.g. working from Armstrong Place towards the Reserve to allow the *P. occidentalis* to move into the adjoining Reserve.			

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
8. All cleared vegetative debris from the development envelope will be removed from site on the same day as clearing takes place to prevent *P. occidentalis* from using the stockpiles as refuges. 9. During construction should injured fauna be found, contact the DBCA immediately to arrange for its care (DBCA Blackwood District Office: 9752 5555).			
10. Plantings in revegetation areas to be 100%, development envelope and street trees are to be planted with 80% tree and shrub species that are known to be primary habitat plant species for *P. occidentalis*.	Establish a self-sustaining vegetation community with flora species known to be primary foraging plants for *P. occidentalis*.	Planting lists and invoices indicate the proportion of *P. occidentalis* foraging plants versus other species is: (a) 100% in Armstrong Reserve revegetation areas; and (b) 80% in the development envelope and street trees.	1. Lists of species type and number will be reported to the City of Busselton following planting. 2. To be addressed in the annual Compliance Assessment Report to be prepared by Capecare, submitted to the DEWR and published on the Capecare website.
11. If practicable, relocate selected *Banksia* logs and woody debris removed from within the development envelope to existing degraded areas on the perimeter of the Reserve. 12. Conduct a *Ctenotus ora* survey once only during Capecare's 3-year management period to determine the population of the species.	To protect and conserve the Priority species *Ctenotus ora* (Coastal Plains Skink).	1. Pre- and post-clearing photographic evidence of relocated logs and woody debris. 2. Conduct a single monitoring survey of *Ctenotus ora.*	1. *Ctenotus ora* survey report to be provided to the DBCA. 2. To be addressed in the annual Compliance Assessment Report to be prepared by Capecare, submitted to the DEWR and published on the Capecare website.

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
.			
13. If required, install tree guards around tubestock used in the revegetation areas to prevent rabbits from eating seedlings. 14. Should signs of feral animals be observed during weed/revegetation inspections, engage a qualified pest controller to manage feral species. 15. Provide surrounding residents with a brochure containing information on the impacts of domestic pets on native fauna.	To control and minimise the impact of feral and domestic pets on the native flora and fauna of Armstrong Reserve and to raise community awareness of the impacts of domestic pets on the Reserve.	1. Quarterly weed monitoring to check for evidence of herbivoring and signs (scats, markings) of feral animals. 2. Copy of brochure to be sighted.	1. Signs of herbivoring or feral animals to be reported to Environmental Consultant for actioning. 2. To be addressed in the annual Compliance Assessment Report to be prepared by Capecare, submitted to the DEWR and published on the Capecare website.

APPENDIX 6

CLEARING CONTRACTOR ENVIRONMENTAL INDUCTION NOTES

(Source: EndPlan Environmental 2019)

Date- 22 October 2019

NTF, Site Environmental Induction Meeting – Armstrong Reserve

Meeting was held as scheduled on 22 Oct 2019. Attendees are identified in the attached register. The following general points are relevant:

- Demolition currently taking place;
- Fauna relocation specialists attended the site yesterday (21 Oct 2019) and conducted the first night spotting exercise overnight;
- Anticipated commencement of clearing will be Monday, 28 October.

Carbone indicated they were experienced with clearing to minimise impacts on possums, having recently completed work for DPAW

Actions arising from induction and subsequent discussion:

1. Endplan requested to provide PCR with typical evidence (for information) to indicate compliance
2. Endplan requested to provide record keeping template. Example (waste topsoil / cleared vegetation material out, clean fill, aggregate in) discussed in terms of requirements to keep track of movements.
3. Cleaning procedures for vehicles. Location within a dieback area discussed. It was noted that all bulk early earthworks and construction materials (sand, aggregate) will need to be sourced from non-dieback infected areas, with appropriate record keeping demonstrating compliance. Need for cleaning of outgoing vehicles was discussed. The following points are relevant;
    a. Wheel washing, wash down facilities to be avoided as it introduces water to site and would result in more sand being transported offsite on tyres etc,
    b. Dry brushing or similar techniques were endorsed. Suggested DPAW guidelines may be suitable. Endplan to obtain DPAW 'field' methods for vehicle dieback decontamination and circulate,
4. Carbone (Steve) advised they may have a grate at in the yard and would provide to the site (shake mud from trucks before leaving in public roads);
5. There was concern in relation to point 6 in Table 5 (terrestrial fauna management actions), specifically need for an experienced arborist. Agreed clearing method to be decided by faunal relocation expert. Carbone will have a chain saw on site and experienced operator with identified method is proposed to be implemented.

> 6. Initial clearing of the development envelope will commence with an experienced arborist removing branches of mature Peppermint trees to breast plate height using a chainsaw. Heavy machinery will then be used to remove tree stumps and undergrowth.

6. Walk through delayed until Monday morning immediately before commencement of clearing (HvdW to attend site at 0700).

'ARMSTRONG VILLAGE' ENVIRONMENTAL INDUCTION REGISTER

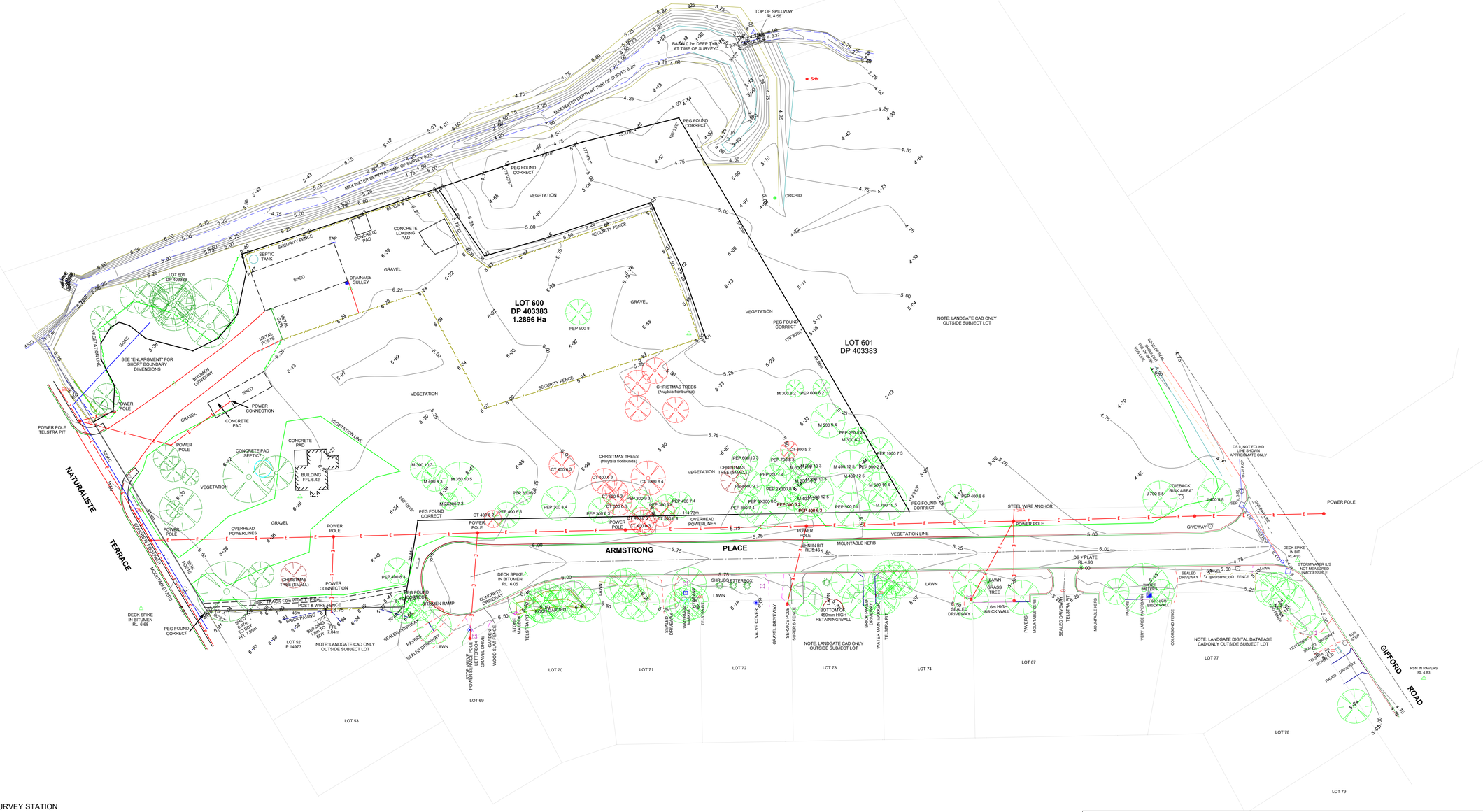
NOTE: This Register is to be used for recording the details of all Perkins contractors and subcontractors that have completed the environmental training provided by EndPlan Environmental.

Date	Name	Company	Signature
22/10/19	A.H. VAN DER WIELE	ENDPLAN ENVIRONMENTAL	
22.10.19	CLINTON WOOD	PERKINS	
22/10/19	DAMIEN O'DONOGHUE	PERKINS	
22/10/19	MATTHEW SAROULE.	SWCM	
"	STUART GIBBARD	CARPENTARIA	
22/10/19	Steven Calvert	Cal PERKINS	
22/10/19.	STEVE LARSSON		
22.10.19	Michael Pollie	Cardno	

APPENDIX 7

FEATURE AND CONTOUR SURVEY LOT 600 DP 403383, NATURALISTE TCE, DUNSBOROUGH

(Source: Survcon Surveying Services 2019)



LEGEND

- SURVEY STATION
- DRAINAGE GULLEY
- WATER METER
- WATER TAP
- TREE
- GRASS TREE
- EXISTING SURFACE HEIGHT
- TELSTRA/ ELECTRICAL PIT
- POWER METER/ BOX
- STAY WIRE ANCHOR
- POWER POLE
- POWER DOME
- PROPOSED CARPARK
- PROPOSED ILU
- PROPOSED ACF
- BOUNDARY
- ROAD CENTRELINE
- KERB FACE
- KERB TOP
- EDGE OF SEAL
- FACE OF BUILDING
- FENCE
- CONCRETE EDGE
- BANK BOTTOM
- BANK TOP
- OVERHEAD POWER LINE
- WATER MAIN
- BRICK PAVING

TREE ANNOTATION DETAIL

J = JARRAH
PEP = PEPPERMINT
M = MARRI

CT = CHRISTMAS TREE

M 300 5 3
M: RED GUM/ MARRI
300: TRUNK 0.3m DIAMETER
5: HEIGHT 5m
3: CANOPY RADIUS

NOTES:
1. Boundaries remarked/checked as noted on plan..
2. Datum is AHD established from SSM BUS 199 RL 5.031 .
3. Above ground services located by survey. Underground services plotted from plans supplied by the relevant authorities. No liability is accepted for errors in underground service locations. All services to be located on site prior to any work being done.
4. No boundary marks found unless otherwise noted.
5. Contour interval is 0.25m.
6. Soil type: SAND.
7. Abutment boundaries taken from Landgate cadastral model. Shown for information purposes only.

FEATURE AND CONTOUR SURVEY LOT 600 DP 403383, NATURALISTE TERRACE, DUNSBOROUGH.

Client: **CAPE CARE**

Survcon SURVEYING SERVICES
PO Box 365
Dunsborough
WA 6261
Australia
Tel: (08) 9756 7719
Fax: (08) 9756 8000
mail@survcon.com.au
www.survcon.com.au

PROJ MNGR: MR | DATUM: MGA50 AHD

JOB NUMBER: 7730 - SS - G (SURVEY)

Rev.	Description	Drawn	Date	Checked
G	SPOT HEIGHTS OF PAVING, NATURAL SURFACE, FFL OF LOT 52	JW	9/08/19	MR
F	SIGNIFICANT TREES ADDED	CW	30/01/19	MR
E	SURVEY EXTENDED FOR SEWER DESIGN	CW	1/10/18	MR
D	CREEK LINE AND BASIN ADDED	MR	1/8/18	MR
C	MINOR AMENDMENTS	MR	1/8/18	MR
B	ADDITIONAL SIGNIFICANT TREE LOCATIONS	RW	8/3/18	MR
A	INITIAL ISSUE	RW	16/11/17	-

Scale: 1 : 500 A1 ORIG

0 10 25

Surveyor: CW
Survey date: 30/1/2019
Precal/Cad: N/A

The contents of this plan are date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting Survcon.

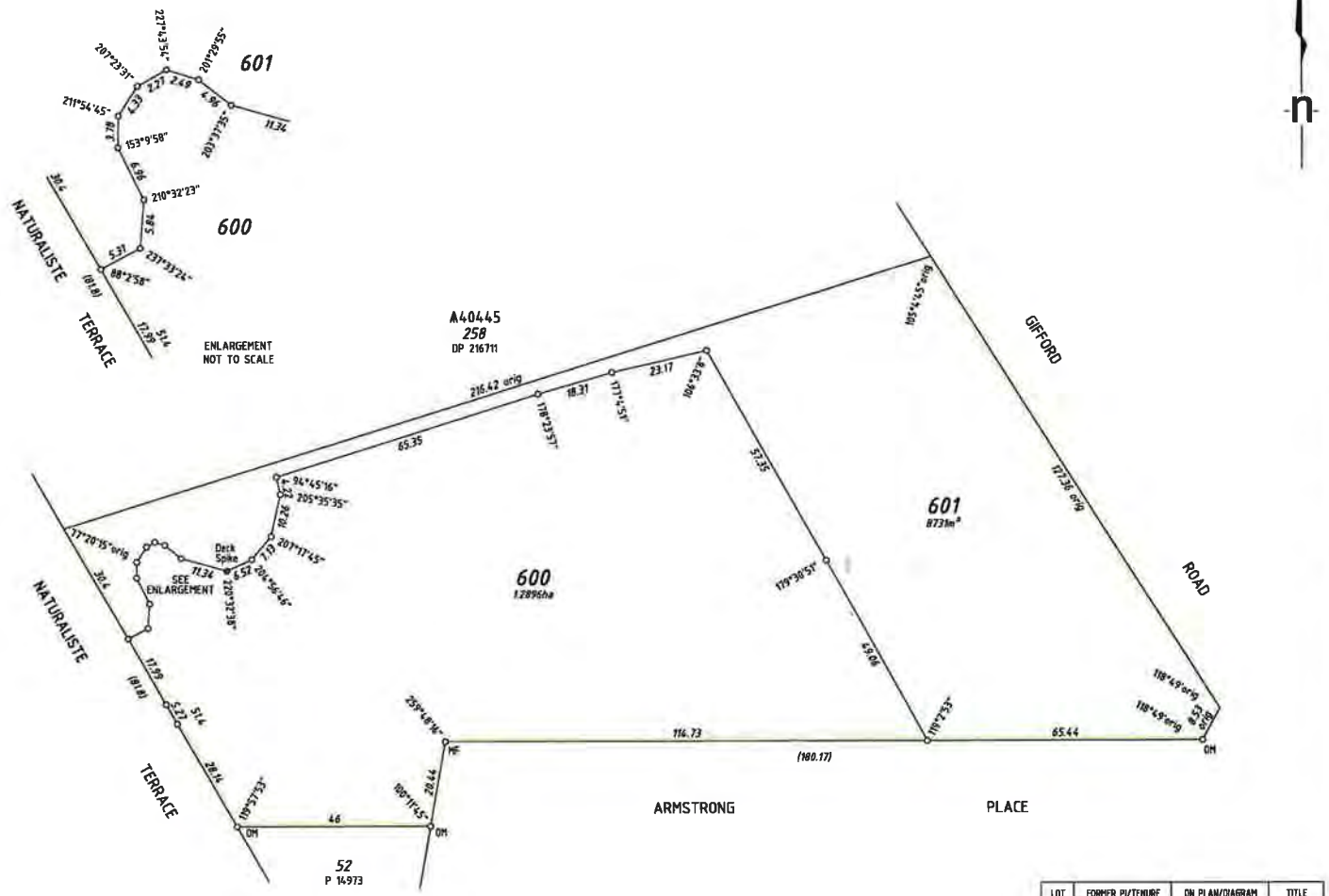
The boundaries depicted on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

APPENDIX 8

DEPOSITED PLAN 403383 LOTS 600 & 601 DUNSBOROUGH
(Source: Landgate 2018)

LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Jul 17 11:33:14 2018 JOB 57192257
Landgate
www.landgate.wa.gov.au

VER.	AMENDMENT	AUTHORISED BY	DATE



TYPE	CROWN
PURPOSE	SUBDIVISION

PLAN OF

LOTS 600 & 601

DISTRICT	SUSSEX	SSA YES/NO	
TOWNSITE	DUNSBOROUGH	FORMER TENURE	SEE TABLE
FILE	D1178-1992		
LOCAL AUTHORITY	CITY OF BUSSELTON		
LOCALITY	DUNSBOROUGH	FIELD BOOK	126872
INDEX	ON SEE SMARTPLAN		

SCALE: 1 : 750 @ A2
ALL DISTANCES ARE IN METRES 0 10 20 30 40

SURVEYOR'S CERTIFICATE - Reg 54
I, D.P. JOHNSON hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or
(b) *calculations from measurements recorded in the field records;
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor — Date

Harley Dykstra
PLANNING & SURVEY SOLUTIONS

Harley Dykstra

LODGED	TYPE OF VALIDATION	APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION
DATE 31-Jul-14	FULL AUDIT	FILE EXEMPT FROM W.A.P.C. APPROVAL
FEE PAID $0.00	LEGAL COMPONENT RL	
ASSESS No. 15568242	DOCKET TRUM	
	CERTIFIED CORRECT	
	LSC.	
	P.S.C.	Delegated under S.W.P.& D. Act 2005 Date

IN ORDER FOR DEALINGS

SUBJECT TO
Prior Approval of DP51275
Reserve Action

7-8-2014
FOR INSPECTOR OF PLANS & SURVEYS / AUTHORISED LAND OFFICER DATE

APPROVED
26-2-15
INSPECTOR OF PLANS & SURVEYS / AUTHORISED LAND OFFICER DATE

Landgate
Western Australian Land Information Authority

DEPOSITED PLAN
403383

SHEET 1 OF 1
VERSION 1

LOT	FORMER PI/TENURE	ON PLAN/DIAGRAM	TITLE
600	Pt LOT 111 Pt LOT 116 Pt LOT 117 Pt LOT 3001 LOT 3002	DP 297005 DP 297005 DP 297005 DP 51275 DP 51275	LR 3149 - 192 LR3149 - 194 LR3149 - 193
601	Pt LOT 111 Pt LOT 116 Pt LOT 117 Pt LOT 3001	DP 297005 DP 297005 DP 297005 DP 51275	LR 3149 - 192 LR3149 - 194 LR3149 - 193

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

HELD BY LANDGATE IN DIGITAL FORM ONLY.

HD Ref
20170.1-01A
BdR 17/07/14

P403383

Lot Number	Part	Register Number	Section
600		2862/254	

Lot Number	Part	Register Number	Section
601		LR 3164/895	

LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Jul 17 11:33:14 2018 JOB 57192257

Landgate
www.landgate.wa.gov.au

APPENDIX 9

CLEARING AND DEMOLITION DRAWING
(Source: Ascent Engineering 2019)



NOTES

1. GENERAL:
   - 1.1. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ASCENT ENGINEERING SPECIFICATION 18006-02 "ARMSTRONG VILLAGE - CIVIL WORKS SPECIFICATION"
   - 1.2. EXISTING PUBLIC UTILITY AND BURIED SERVICE INFORMATION SHOWN ON THE DRAWINGS IS INDICATIVE ONLY AND MAY NOT BE COMPLETE. LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS (REFER TO <HTTP://WWW.1100.COM.AU/>). REPORT ANY CONFLICTS TO THE CIVIL ENGINEER.
   - 1.3. WHERE WORKS ARE CARRIED OUT IN ROAD RESERVES, OBTAIN CITY OF BUSSELTON APPROVALS PRIOR TO COMMENCEMENT AND IMPLEMENT TRAFFIC MANAGEMENT TO THE CITY'S REQUIREMENTS.
2. SURVEY SETOUT:
   - 2.1. THE PLAN POSITION OF ALL CIVIL WORKS (CLEARING, EARTHWORKS, ROADWORKS, PATHS AND CIVIL STORMWATER DRAINAGE) SHALL BE SETOUT BY THE CONTRACTOR'S SURVEYOR USING DIGITAL INFORMATION SUPPLIED BY THE CIVIL ENGINEER WHICH SHALL THEN BE VERIFIED BY THE CONTRACTOR AGAINST ALL OTHER SETOUT DIMENSIONS SHOWN ON THE DRAWINGS INCLUDING OFFSET DIMENSIONS FROM LOT BOUNDARIES, DESIGN ROAD CENTRELINES, PROPOSED BUILDINGS AND OTHER SITE FEATURES, PRIOR TO COMMENCING CONSTRUCTION.
   - 2.2. THE WORKS SHALL BE SETOUT TO THE FINISHED LEVELS SHOWN ON THE DRAWINGS AND SHALL MAKE SMOOTH TRANSITION TO EXISTING WORK.
   - 2.3. ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE NOTED.
   - 2.4. REFER ANY SET OUT DISCREPANCIES TO THE CIVIL ENGINEER.
3. CLEARING:
   - 3.1. NOT ALL EXISTING TREES HAVE BEEN CAPTURED BY SURVEY OR ARE SHOWN ON THIS PLAN. INSPECT THE SITE TO CONFIRM CLEARING REQUIREMENTS. CLEARING OF EXISTING TREES SHALL BE LIMITED TO THE MINIMUM REQUIRED TO FACILITATE THE WORKS AS FURTHER DETAILED IN NOTE 3.2.
   - 3.2. ALL VEGETATION WITHIN THE "LIMIT OF CLEARING" BOUNDARY SHALL BE CLEARED EXCEPT:
     - 3.2.1. TREES INDICATED BY THE TREE GRAPHIC SYMBOL ON THIS DRAWING SHALL REMAIN UNCLEARED, INCLUDING THOSE TREE SYMBOLS NOT LABELED WITH TREE IDENTIFICATION NUMBER AND SPECIES.
     - 3.2.2. CLEARING WITHIN "UNFILLED AREAS" A, B, C & D SHALL BE RESTRICTED TO UNDERSTOREY CLEARING ONLY AND SHALL BE UNDERTAKEN AS DIRECTED BY THE PRINCIPAL'S LANDSCAPE CONSULTANT ON SITE, EXCEPT FOR FULL CLEARING REQUIRED ALONG SERVICE TRENCHES.
   - 3.3. SETOUT AND CONFIRM THE EXTENT OF CLEARING WITH THE CIVIL ENGINEER AND THE LOCAL AUTHORITY PRIOR TO COMMENCEMENT.
   - 3.4. ERECT TEMPORARY PERIMETER FENCING AS SPECIFIED, PRIOR TO COMMENCEMENT OF CLEARING.
   - 3.5. DO NOT BURN CLEARED MATERIAL ON SITE. DISPOSE OFFSITE ALL CLEARED VEGETATION MATERIALS TO THE REQUIREMENTS OF THE LOCAL AUTHORITY AND PAY ALL TIPPING FEES.
4. DEMOLITION:
   - 4.1. THE CONTRACTOR SHALL DEMOLISH ALL STRUCTURES AND REDUNDANT INFRASTRUCTURE WITHIN THE ENTIRE AREA OF LOT 600 AND ALL OTHER ITEMS SPECIFICALLY NOTED FOR DEMOLITION (REGARDLESS OF BEING INSIDE OR OUTSIDE OF LOT 600).
   - 4.2. THE CONTRACTOR SHALL LOCATE AND DEMOLISH ALL SEPTIC SEWER SYSTEMS INCLUDING TANKS, PIPES, ASSOCIATED DRAINAGE SYSTEMS (SOAK WELLS OR LEACH DRAINS) AND ANY STORMWATER DISPOSAL SYSTEMS, INCLUDING THOSE NOT SHOWN OR INDVIDUALLY IDENTIFIED ON THIS DRAWING. THESE ITEMS SHALL BE DECOMMISSIONED IN ACCORDANCE WITH THE HEALTH (TREATMENT OF SEWERAGE AND DISPOSAL OF EFFLUENT AND LIQUID WASTE) REGULATIONS 1974, REMOVED, FILLED WITH CLEAN SAND AND COMPACTED TO THE REQUIREMENTS SPECIFIED FOR LOT FILL/ EMBANKMENT CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE CERTIFICATION FROM A LICENSED PLUMBER THAT THE SITE HAS BEEN INSPECTED AND ALL SEPTIC TANKS, SOAK WELLS, LEACH DRAINS AND ANY ASSOCIATED PIPEWORK HAVE BEEN REMOVED.
5. REINSTATEMENT:
   - 5.1. ALL ROAD AND DRIVEWAY CROSSINGS, VERGES AND OTHER AREAS AFFECTED BY THE WORKS SHALL BE REINSTATED TO A CONDITION EQUAL OR BETTER THAN BEFORE WORKS COMMENCED.

LEGEND

ITEMS TO BE CLEARED OR DEMOLISHED:

- (1) VEGETATION WITHIN THE "LIMIT OF CLEARING BOUNDARY" - REFER TO NOTE 3.2.
- (2) ALL REDUNDANT STRUCTURES AND INFRASTRUCTURE WITHIN THE ENTIRE AREA OF LOT 600 - REFER TO NOTES 4.1 & 4.2
- (3) ALL EXISTING BOUNDARY FENCES AND INTERNAL FENCES
- (4) NATURALISTE TCE, ARMSTRONG PL & GIFFORD RD CONCRETE PATHS TO THE EXTENT SHOWN HATCHED
- (5) NATURALISTE TCE, ARMSTRONG PL & GIFFORD RD KERBS TO THE EXTENT SHOWN
- (6) BITUMISED SEAL
- (7) REDUNDANT INTERNAL WATER SERVICE
- (8) OVERHEAD POWER (CONSUMER SERVICE)
- (9) SEPTIC TANK/S AND ALL OTHER EXISTING SEWERS AND DRAINS WITHIN THE ENTIRE LOT 600 SITE AREA TO BE DECOMMISSIONED (REFER NOTE 2.4)

- BUILDINGS TO DEMOLISH
- CONCRETE PAVEMENTS/STRUCTURES TO DEMOLISH
- BITUMISED SEAL TO DEMOLISH
- KERB TO DEMOLISH

ITEMS TO BE SALVAGED FOR RELOCATION:

- (10) STREET SIGNS - REFER DRG 19003-C05

ITEMS TO BE DEMOLISHED/REMOVED BY OTHERS:

- (11) OVERHEAD POWER (WESTERN POWER MAINS & CONSUMER SERVICE) - TO BE REMOVED BY WESTERN POWER - REFER ELEC. DRAWINGS.

TREES TO REMAIN (NOTE 4.2):

- 27N TREE IDENTIFICATION NUMBER & SPECIES

TREE SPECIES:

- N NUYTSIA FLORIBUNDA (CHRISTMAS TREE)
- C CORYMBIA CALOPHYLLA (MARRI)
- A AGONIS FLEXUOSA (PEPPERMINT)
- M MELALEUCA SPECIES

EXISTING SERVICES:

- E UNDERGROUND POWER
- O/H OVERHEAD POWER
- x O/H x OVERHEAD POWER TO BE DEMOLISHED BY WESTERN POWER
- T TELECOMMUNICATIONS
- W WATER RETICULATION
- S SEWERAGE RETICULATION GRAVITY MAINS
- SPM SEWER PRESSURE MAIN
- D STORMWATER DRAIN (PIPED)

PROPOSED SERVICES BY OTHERS:

- E UNDERGOUND POWER (BY WESTERN POWER)
- S SEWERAGE RETICULATION GRAVITY MAINS (BY OTHERS)

DIAL BEFORE YOU DIG www.1100.com.au

DATE	REV.	REVISION DESCRIPTION	DES	DRN	APP'D
1.08.19	0	ISSUED FOR CONSTUCTION	SD	SD	SD

CLIENT

CAPECARE
(RAY VILLAGE AGED SERVICES INC.)

ASCENT ENGINEERING
ABN: 51 771 579 448
PO Box 694
Dunsborough WA 6281
ph: 08 9759 1466

This drawing remains the property of Ascent Engineering and shall not be used without permission. The drawing shall remain not for construction unless the current or an earlier revision is identified as "Issued for Construction".

Vert. Datum: AUSTRALIAN HEIGHT DATUM (AHD)	Designed: SD
Horiz. Datum: MGA94 (ZONE 50)	Drawn: SD
Scale: 1 : 500	Approved: SD
100mm AT ORIGINAL SIZE	Original Size: A1

Project
LOT 600 NATURALISTE TCE, DUNSBOROUGH

Drawing Title
CLEARING AND DEMOLITION PLAN

Drawing Number: **18006-C01**

Revision: **0**

APPENDIX 10

DBCA AUTHORISATION No. TFA 2019-0095
(Source: DBCA 2019)

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Biodiversity, Conservation and Attractions**

AUTHORISATION TO TAKE OR DISTURB THREATENED SPECIES

Section 40 of the Biodiversity Conservation Act 2016

AUTHORISATION DETAILS

Authorisation type: Fauna

Authorisation number: TFA 2019-0095

Authorisation duration: From date signed by Minister's delegate, below, until 31 October 2020.

AUTHORISATION HOLDER

Susan Veronica Elscot

Green Iguana

PO Box 601

Dunsborough WA 6281

AREA TO WHICH THIS AUTHORISATION APPLIES

Armstrong Reserve (comprising of (take site) Lot 600 (Capecare), and (release sites) Lots 601 & 3000 (Crown reserve R25229 City of Busselton), and Lot 258 (Crown reserve R40445 Water Corporation), Naturaliste Terrace, Dunsborough, South West Region.

AUTHORISED ACTIVITY

Purpose of taking/disturbance:

Relocation of fauna prior to and during vegetation clearing (pre-clearance surveys, capture and release) specifically targeting the Western Ringtail Possum, and monitoring of fauna ,due to potential impact on the fauna from a portion of the reserve being cleared for development. Take and disturbance activities will be in accordance with the Environmental Management Plan for Armstrong Reserve, Dunsborough - Urban and Commercial Development (Ministerial Statement 1094 (May 2019, prepared for Ray Village Aged Services Incorporated trading as Capecare, by EndPlan Environmental) and conditions on approvals under the Environmental Protection Act 1986 (Ministerial Statement No. 1094) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC 2006-2834).

Threatened species authorised to be taken/disturbed (including conservation status):

Western ringtail possum, *Pseudocheirus occidentalis* (Critically Endangered)

Quantity of threatened species authorised to be taken/disturbed:

Any number of individual animals of the above listed threatened fauna species may potentially be captured and relocated and/or disturbed by the survey, relocation and monitoring activities.

Authorised taking/disturbance methodology:

Undertake pre-clearance surveys and relocation of fauna in accordance with the Environmental Management Plan.

……MB……. (Delegates initials)

"[Table 5: Management Action] *2. Prior to vegetation clearing commencing within the development envelope, the fauna specialist will:*

(b) On two consecutive nights during the week prior to vegetation clearing of the development envelope commencing,

(i) Conduct a distance sampling survey of the P. occidentalis population within the Reserve using the transect lines identified in Figure 5 [attached]*. The survey will establish a new baseline of the P. occidentalis population against which subsequent post-clearing survey data will be measured.*

(j) Conduct a count of the drey and P. occidentalis population within the authorised development envelope as defined in Appendix 2 [Ministerial Statement No. 1094] *and if practicable, remove all dreys and P. occidentalis located.*

3. Immediately prior to vegetation clearing works commencing, Capecare's fauna specialist will inspect all trees and undergrowth contained within the authorised development envelope for the presence of any P. occidentalis and herd to suitable habitat located within the Reserve.

4. The fauna specialist will be present throughout the clearing process to rescue any P. occidentalis that may be encountered by the clearing contractor.

[Table 5: Monitoring] *2. Conduct distance sampling surveys of P. occidentalis within Armstrong Reserve… following commencement of vegetation clearing. The surveys will use the series of semipermanent transects as shown as Figure 5."*

In addition to the fauna survey, relocation and monitoring methods within the Environmental Management Plan, fauna may be captured using hand capture techniques, and surveyed and monitored via spotlighting, head torching and the use of thermal survey techniques. Captured fauna will be released into adjacent suitable habitat outside of the development envelope.

Captured western ringtail possums may have morphometric and condition details recorded (sex and reproductive condition), and will be released immediately into adjacent suitable habitat outside of the development envelope or may be temporarily held during the day and released on the day of capture at an appropriate time and place to minimise risk of predation or exposure.

ADDITIONAL AUTHORISED PERSONS

Darren Brearley

Additional personnel who are suitably qualified and experienced in the authorised activities working under the direction of the authorisation holder or named additional authorised person.

Volunteer field assistants assisting with the authorised activities working under the direct supervision of the authorisation holder or named additional authorised person.

CONDITIONS

1. Undertake survey, relocation and monitoring in accordance with the Environmental Management Plan for Armstrong Reserve, Dunsborough – Urban and Commercial Development (Ministerial Statement 1094 (May 2019, prepared for Ray Village Aged Services Incorporated trading as Capecare, by EndPlan Environmental) and conditions on approvals under the *Environmental Protection Act 1986* (Ministerial Statement No. 1094) and *Environment Protection and Biodiversity Conservation Act 1999* (EPBC 2006-2834).
2. The written authorisation of the person in possession or occupation of the land accessed and upon which threatened fauna is taken or disturbed must:
   a) state location details (including lot or location number, street/road, suburb and local government authority);
   b) state land owner or occupier name, and contact phone number;

…….MB……. (Delegates initials)

c) specify the time period that the authorisation is valid for;

d) be signed and dated; and

e) be attached to this Authorisation to take or disturb threatened species at all times.

3. This Authorisation to take or disturb threatened species, and any other written authorisation or lawful authority which authorises the take or disturbance of fauna on specified locations for the authorised activities must be carried at all times while conducting authorised activities and be produced on demand by a wildlife officer.
4. The authorisation holder, unless specified in the authorised activities, must not:
   a) release any threatened fauna in any area where it does not naturally occur;
   b) transfer threatened fauna to any other person or authority (other than the Western Australian Museum) unless the fauna is injured or abandoned fauna (condition 5); or
   c) dispose of the remains of threatened fauna in any manner likely to confuse the natural or present-day distribution of the species.
5. All threatened fauna injuries, unexpected deaths, unplanned euthanasia, and abandoned young or eggs, must be reported by the authorisation holder to the DBCA Wildlife Licensing Section (wildlifelicensing@dbca.wa.gov.au) to notify of the incident and for advice on treatment or disposal. All deceased threatened fauna must be offered to the Western Australian Museum.
6. The authorisation holder must create, compile and maintain records and information as required in a DBCA approved "Return of Fauna Taken" of all fauna taking activities as they occur.
7. A DBCA approved "Return of Fauna Taken" must be completed in full (including nil taking details) and submitted to DBCA Wildlife Licensing Section (wildlifelicensing@dbca.wa.gov.au) prior to the end of each annual period of the licence (from the valid from date) (refer to "Additional Information" section below). Where a licence to take or disturb fauna is issued in conjunction with this Authorisation to take or disturb threatened species, a combined "Return of Fauna Taken" may be completed and submitted.
8. A written report detailing the undertaken authorised activities, outcome, unintended incidents, injuries and mortalities of threatened fauna, implemented monitoring, mitigation and management, and explaining the records and information as required in a DBCA approved "Return of Fauna Taken" must be submitted, in addition to a "Return of Fauna Taken", to DBCA Wildlife Licensing Section (wildlifelicensing@dbca.wa.gov.au).

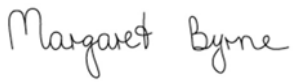
ADDITIONAL INFORMATION

1. Before undertaking the Authorised Activity, permission must be obtained from: (a) the owner or occupier of private land; or (b) the Department or Authority controlling Crown land, on which the Threatened Fauna occur. This includes obtaining the written endorsement from Department of Biodiversity, Conservation and Attractions (DBCA) if the authorised activity is proposed for land managed by DBCA.
2. This Authorisation to take or disturb threatened species does not constitute lawful authority issued under regulations 4 and 8 of the *Conservation and Land Management Regulations 2002*. Contact the applicable Department District Officer for further information.
3. The approved DBCA "Return of Fauna Taken" data file can be downloaded from the DBCA webpage (https://www.dpaw.wa.gov.au/plants-and-animals/licences-and-authorities).
4. Any interaction involving nationally listed threatened fauna that may be harmful to the fauna and/or invasive may require approval from the Commonwealth Department of the Environment and Energy (http://www.environment.gov.au/biodiversity/threatened/permits). Interaction with such species is controlled by the Commonwealth *Environment Protection and Biodiversity*

…….MB……. (Delegates initials)

Conservation Act 1999 and *Environment Protection and Biodiversity Conservation Regulations 2000*.

5. It is the responsibility of the authorisation holder to ensure that they comply with the requirements of all applicable legislation.
6. An Authorisation to take or disturb threatened species does not constitute an animal ethics approval or a licence to use animals for scientific purposes as required under the *Animal Welfare Act 2002, Animal Welfare (Scientific Purposes) Regulations 2003*. Enquiries relating to the Animal Welfare Act licences and animal ethics approvals are to be directed to the Western Australian Department of Primary Industries and Regional Development (https://www.agric.wa.gov.au/animalwelfare).



.....

Dr Margaret Byrne

Executive Director of Biodiversity and Conservation Science

AS DELEGATE OF THE MINISTER

DATE: ....17.../.....10...../2019

APPENDIX 11

ON-SITE FAUNA HANDLER CORRESPONDENCE
(Source: Perkins Builders 2019)

bernadette@endplanenvironmental.com.au

From: Darren Brearley <darren@onshoreenvironmental.com.au>
Sent: Friday, 25 October 2019 9:06 AM
To: 'Clinton Wood'; bernadette@endplanenvironmental.com.au; 'Steve Larsson'; steven@carbonebros.com.au
Cc: matthew.sproule@swcm.com.au; 'Damien O'Donoghue'
Subject: RE: Armstrong Village, Dunsborough - Site Commencement Monday 28 October 2019,

Thanks Clinton, pre-clearing survey will be completed today and Sue will be on site for Monday morning.

Regards Darren

From: Clinton Wood [mailto:Clinton.Wood@perkinsbuilders.com.au]
Sent: Friday, 25 October 2019 8:56 AM
To: 'bernadette@endplanenvironmental.com.au' <bernadette@endplanenvironmental.com.au>; 'darren@onshoreenvironmental.com.au' <darren@onshoreenvironmental.com.au>; Steve Larsson <Steve.Larsson@perkinsbuilders.com.au>; 'steven@carbonebros.com.au' <steven@carbonebros.com.au>
Cc: matthew.sproule@swcm.com.au; Damien O'Donoghue <Damien.ODonoghue@perkinsbuilders.com.au>
Subject: Armstrong Village, Dunsborough - Site Commencement Monday 28 October 2019,

Morning All,

Reconfirming to all parties that site clearing will commence Monday 28 October 2019, 7am on site Lot 600 Naturaliste Terrace.

Please ensure all representatives are on site at 7am, to complete a short prestart prior to commencement.

Bernadette, as we don't have Henk's contact details please forward details accordingly.

Darren, please ensure Sue is also advised accordingly.

For any further clarifications, please contact Steve Larsson direct on Mb 0438 984 771.

Thanks & Regards

Clinton Wood
CONTRACTS MANAGER

M: 0417 951 820 **P:** 08 9721 7300 **F:** 08 9791 1731
E: Clinton.Wood@perkinsbuilders.com.au



This e-mail (which includes any attachments) is privileged and confidential and intended solely for the named recipients. Any views expressed in this e-mail are those of the individual sender, and not of Perkins Builders. Any unauthorised use, dissemination, forwarding or reproduction of this e-mail is strictly prohibited. Perkins Builders do not warrant that this e-mail is free from viruses or other corruptions and is not liable to the recipient or any other party should any virus or other corruption be present in this e-mail.

APPENDIX 12

CITY OF BUSSELTON CORRESPONDENCE
(Source: City of Busselton 2016)

From: Will Oldfield
To: bernadette@endplanenvironmental.com.au
Subject: FW: EPBC2006/2834 Condition 4 - rezoning query
Date: Friday, 6 May 2016 11:36:34 AM

Hello Bernadette,

Please see below Helen's response to your questions about the Reserves (lot 600 and 601) Purpose and Zoning.
Regards,

Will Oldfield
Senior Natural Resource Mgmt/Environment Officer
p: (08) 9781 0464 m: 0409 885 441
Will.Oldfield@busselton.wa.gov.au

City of Busselton
38 Peel Terrace, Busselton WA 6280
Locked Bag 1, Busselton WA 6280
p: (08) 9781 0444 f: (08) 9752 4958
www.busselton.wa.gov.au

"Events Capital WA"

From: Helen Foulds
Sent: Thursday, 5 May 2016 9:49 AM
To: Will Oldfield
Cc: Matthew Riordan
Subject: RE: EPBC2006/2834 Condition 4 - rezoning query

Hi Will,

In response to Bernadette's questions below:

1. The Local Planning Scheme No. 21 (LPS21) identifies Reserves in two ways – (1) as Reserves for 'Public Purpose'; and (2) as Reserves for 'Recreation'. Lot 601 is currently identified in LPS21 as Reserve for Recreation, which is the most appropriate designation at this time. If LPS21 is amended to bring in additional Reservation types, this site will be modified at that time. I can confirm that Lot 601 is now part of Reserve 25229 with the purpose of "Landscape Protection", under the management of the City.

2. Lot 600 is in the process of being rezoned to "Special Purpose – Aged Persons Housing" as part of Amendment 1 to LPS21. This Amendment is expected to receive final adoption by the Council at next Wednesday's meeting, from where it is to be sent to the WA Planning Commission for endorsement by the Minister. That final part of the process is expected to take 6 – 12 months. I would expect that the uses of 'Community Centre' and 'Adult Day Care Centre' could be accommodated under the 'Aged Persons Housing' title as incidental to the Aged Persons Housing(APH), provided it is run in conjunction with the APH.

Kind regards,

Helen Foulds
Senior Strategic Planner
p: (08) 9781 0472
helen.foulds@busselton.wa.gov.au

City of Busselton
Locked Bag 1 - 2 Southern Drive, Busselton WA 6280
p: (08) 9781 0444 f: (08) 9752 4958
www.busselton.wa.gov.au

"Events Capital WA"

From: Bernadette Van der Wiele [mailto:bernadette@endplanenvironmental.com.au]
Sent: Sunday, 1 May 2016 2:52 PM
To: Will Oldfield
Cc: johnr@stockerpreston.com.au; 'Dominic Trombetta'
Subject: EPBC2006/2834 Condition 4 - rezoning query
Importance: High

Hello Will

Re: Rezoning of Armstrong Reserve Status

I am currently working through the compliance report for Capecare's EPBC2006/2834 approval to develop part of Armstrong Reserve and note the following with respect to Condition 4 of EPBC2006/2834 which states the following:

The person taking the action must not commence construction until written evidence is provided to the Department that the remaining 2.83 ha of Armstrong Reserve, outside of the proposed development footprint (as shown at Attachment A), is designated a reserve for the purpose of 'Landscape Protection' under the WA Land Administration Act, 1997.

1. Can you please update me on the progress of the rezoning of the remainder of Armstrong Reserve (is it going to go through as part of an Omnibus as I was previously advised) and will it be reserved for the purpose of 'Landscape Protection'?

On the 15 October 2014, Capecare received advice from the DoL that the Minister of Lands had approved the transfer of the land from the State to Capecare subject to conditions that the land was used for "Seniors Accommodation, Community and Day Care Centre" and held as a section 75 Certificate of Title by Ray Village Aged Services (Inc.). The development area has subsequently been consolidated into a single lot now known as Lot 600 (on Deposited Plan 403383) Armstrong Place, Dunsborough.

2. Can you please advise whether the City will be adopting the zoning use title for Lot 600 will be as stated by the Minister's direction?

If you are unable to provide me with advice regarding my 2 queries can you please forward this email onto one of the City planning officers who may be able to assist me?

Kind regards and many thanks for your assistance

Bernadette Van der Wiele
Director

EndPlan Environmental
PO Box 138 NORTH FREMANTLE WA 6159

M: 0447 366 460

Environmental Excellence Award Winner





Wiske Pty Ltd as Trustee for Esk Family Trust trading as "EndPlan Environmental" ABN: 23 684 573 524

Disclaimer: The contents of this email message are confidential and intended for the named recipient only. If you are not the intended recipient of this email, you are hereby notified that any use, reproduction, disclosure or distribution of the information contained within is prohibited. If you have received this email in error, please notify the sender at EndPlan Environmental.

APPENDIX 13

CITY OF BUSSELTON LSP 21 – MAP 11 DUNSBOROUGH TOWNSITE
(Department of Planning, Lands and Heritage, 2022)



LEGEND

LOCAL SCHEME RESERVES

- Ocean
- Public Purposes
- CP Public Purposes : Car Park
- C Public Purposes : Cemetery
- CH Public Purposes : Community Hall
- COM Public Purposes : Community Purposes
- CO Public Purposes : Council Offices
- D Public Purposes : Drain
- FB Public Purposes : Fire Brigade
- GO Public Purposes : Government Offices
- HS Public Purposes : Hospital Site
- M Public Purposes : Museum
- RR Public Purposes : Railway Reserves
- SS Public Purposes : School Site
- STP Public Purposes : Sewerage Treatment Plant
- W Public Purposes : Water
- WA Public Purposes : Water Authority
- WT Public Purposes : Water Tank
- Recreation

LOCAL SCHEME ZONES

- Bushland Protection
- Centre
- Conservation
- Industrial Development
- Light Industry
- LC Local Centre
- RC Regional Centre
- Residential
- Rural
- Rural Landscape
- Rural Residential
- Service Commercial
- Special Use
- Tourism
- Urban Development
- Viticulture/Tourism

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 R Codes
- A1 Additional Uses
- R1 Restricted Uses
- SU1 Special Use Area
- Airport Protection Area
- Broadwater
- Busselton
- Coastal Management Area
- DCA2 Development Contribution Area
- Development Investigation Area
- Drive Through Facility Control
- Dunsborough and Quindalup
- Environmental Conditions
- Floodway Area
- Geographe
- Landscape Value Area
- Port Geographe Development Area
- Rural Remainder
- Special Character Area
- SP1 Special Provision Area
- Waste Water Buffer Area
- Waste Water Exclusion Area
- Wetland Area
- No Zone
- Waterbodies

VERSION No 1

City of Busselton

Local Planning Scheme No. 21

(District Scheme)

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

This electronic planning map has been prepared and made available for public inspection by the Western Australian Planning Commission pursuant to section 267B of the *Planning and Development Act 2005*. Whilst all care has been taken to accurately portray the original map, spatial data can be subject to modification over time. If you wish to use a copy of this map in any proceedings, a copy certified by the Commission (or its delegates) under section 267C is evidence of the contents of the electronic map or a part of the map.

If you have questions about the publication or certification of a map, or suspect any omissions or errors in this electronic planning map, please advise the Department of Planning, Lands and Heritage at spatialdata@dplh.wa.gov.au

Produced by Data Analytics,
Department of Planning, Lands and Heritage.
Base Information Supplied by the Western Australian Land Information Authority, SLIP 1180-2020-1

City of Busselton

Local Planning Scheme No. 21

(District Scheme)

N

0 200 400 600 800

Meters

MAP OVERVIEW



Authorised: T.Servaas

Plot Date: 01 August 2022

G.Gazette: Tuesday, 12 August 2014

Local Planning Scheme Map No. 11 of 43
MAP: Dunsborough Townsite

City of Busselton

Local Planning Scheme No. 21

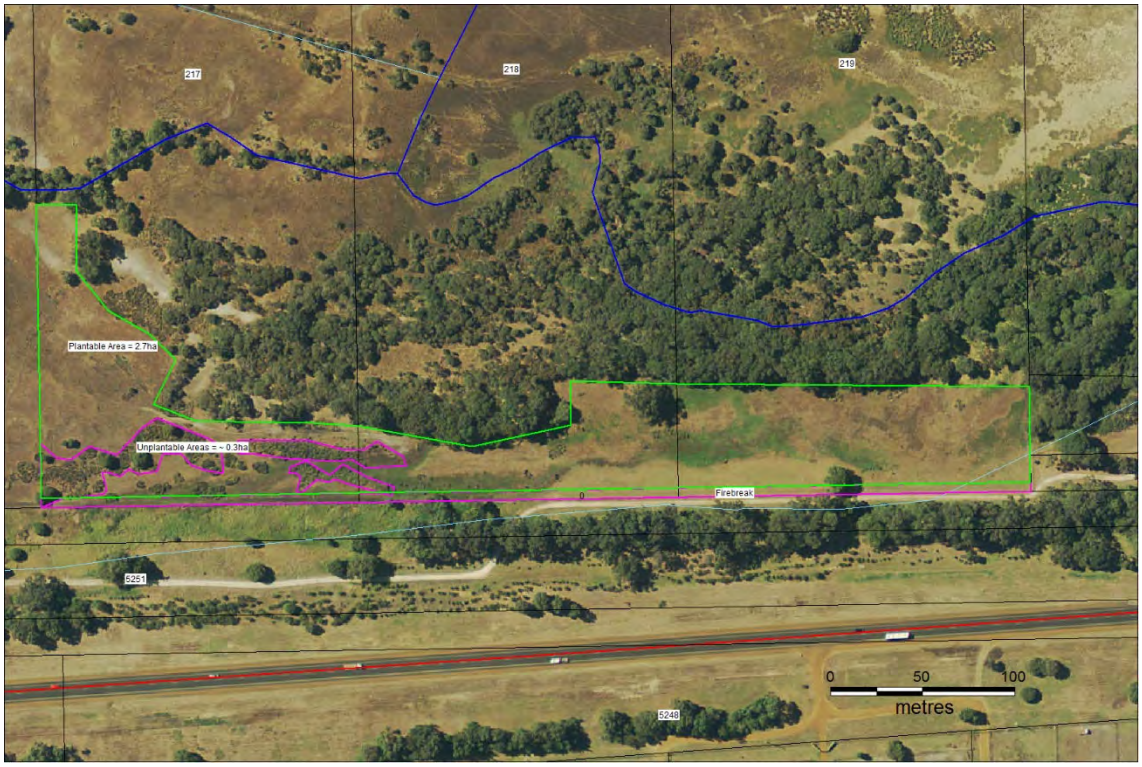
(District Scheme)

APPENDIX 14

APPROVED REHABILITATION OFFSET MANAGEMENT PLAN (VERSION 6)
(Source: EndPlan Environmental, 2017)

REHABILITATION OFFSET MANAGEMENT PLAN (EPBC 2006/2834)

PORTION LOTS 217 - 219 BUSSELTON BYPASS, VASSE (BROADWATER NATURE RESERVE)



Prepared for:
RAY VILLAGE AGED SERVICES INCORPORATED T/A CAPECARE
20 RAY AVENUE
BUSSELTON WA 6280

Report Date: 30 November 2017
Document No. RVA292_43_V6

DOCUMENT STATUS:

REVISION CONTROL			
Document Title:	**REHABILITATION OFFSET MANAGEMENT PLAN (EPBC 2006/2834) PORTION LOTS 217 - 219 BUSSELTON BYPASS, VASSE (BROADWATER NATURE RESERVE)**		
Document No.	**Version**	**Issue Date**	**Issued To**
RVA292_43	**draft**	**26 June 2017**	**Client / Total Horticultural Services**
RVA292_43	**V1**	**11 September 2017**	**Client / Onshore Environmental**
RVA292_43	**V2**	**2 October 2017**	**Client / Onshore Environmental**
RVA292_43	**V3**	**10 October 2017**	**Client / Onshore Environmental**
RVA292_43	**V4**	**20 October 2017**	**Client / Dept Biodiversity Conservation & Attractions / Department of the Environment and Energy**
RVA292_43	**V5**	**17 November 2017**	**Dept Biodiversity Conservation & Attractions / Department of the Environment and Energy**
RVA292_43	**V6**	**30 November 2017**	**Dept Biodiversity Conservation & Attractions / Department of the Environment and Energy / Client**

STATEMENT OF LIMITATIONS

Scope of Services

This report has been prepared in accordance with the scope of work set out in the contract, or as otherwise agreed, between the Client and EndPlan Environmental* (EndPlan).

Reliance on Data

In preparing the report, EndPlan has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations. Except as otherwise stated in the report, EndPlan 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 provided. EndPlan 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 EndPlan.

Environmental Conclusions

Within the limitations imposed by the scope of work, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of Client

The report has been prepared for the benefit of the Client and no other party. EndPlan assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of EndPlan or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters. Copying of this report or parts of the report is not permitted without the authorisation of the Client or EndPlan.

Other Limitations

The scope of work did not include any assessment of the title to or ownership of the properties, buildings and structures referred to in the report nor the application or interpretation of laws in the jurisdiction in which those properties, buildings and structures are located.

THIS MANAGEMENT PLAN HAS BEEN PREPARED BY ENDPLAN ENVIRONMENTAL IN ASSOCIATION WITH:

Darren Brearley
Managing Director
BSc (Bot) Hons, PhD

PO Box 227, Yallingup WA 6282
23 Elsegood Ave, Yallingup WA 6282
Mob: 0427 339 842
Ph: 08 97566206

onshoreenvironmental.com.au

ONSHORE ENVIRONMENTAL

EndPlan Environmental is an Associate Member of the

PIA Planning Institute Australia

EndPlan Environmental is the trading name of Wiske Pty Ltd
PO Box 138 North Fremantle WA 6159
M: 0447366460
E: admin@endplanenvironmental.com.au

Declaration of Accuracy

I declare that:

1. To the best of my knowledge, all the information contained in, or accompanying this Rehabilitation Offset Plan is complete, current and correct.

2. I am duly authorised to sign this declaration on behalf of the approval holder.

3. I am aware that:

   a. Section 490 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) makes it an offence for an approval holder to provide information in response to an approval condition where the person is reckless as to whether the information is false or misleading.

   b. Section 491 of the EPBC Act makes it an offence for a person to provide information or documents to specified persons who are known by the person to be performing a duty or carrying out a function under the EPBC Act or the *Environment Protection and Biodiversity Conservation Regulations 2000* (Cth) where the person knows the information or document is false or misleading.

   c. The above offences are punishable on conviction by imprisonment, a fine or both.

Signed

_____

Full name (please print)

_____

Organisation (please print)

Date

TABLE OF CONTENTS

1. INTRODUCTION 1

1.1 Purpose and Scope 1
1.2 Project Overview 2
1.2.1 Approval 2
1.2.2 Project Components 3
1.3 Definitions 4

2. ENVIRONMENTAL SETTING 5

2.1 Climate 5
2.1.1 Rainfall 5
2.1.2 Temperature 6
2.2 Geology and Soils 7
2.3 Wetlands 8
2.4 Vegetation 8
2.4.1 Biogeographic Region 8
2.4.2 Vegetation Complex 8
2.4.3 Vegetation Type and Condition 8
2.5 Weeds 9
2.6 Fauna 10
2.6.1 Fauna Habitats 10
2.6.2 Conservation Significant Fauna 10
2.7 Pests 11
2.7.1 Introduced 11
2.7.2 Native 12

3. REHABILITATION STRATEGY 13

3.1 Rehabilitation Objectives 13
3.2 Targets and Indicators 13
3.3 Completion Criteria 13

4. METHODOLOGY AND MANAGEMENT ACTIONS 15

4.1 Site Preparation 15
4.2 Fencing 15
4.3 Weed Control 16
4.4 Soil Amelioration 16
4.5 Planting Seedlings and Direct Sowing 16
4.5.1 Species Selection and Plant Allocation 17
4.5.2 Sourcing Plant Material 17
4.5.3 Direct Seeding 17
4.5.4 Seedling Planting 17
4.6 Plant Disease 19
4.6.1 *Phytophthora* dieback 19
4.6.2 Redlegged earth mite 19
4.7 Pest Control 19

4.7.1 Introduced Pests 19
4.7.2 Native Pests 20
4.8 Fire Management 20
4.9 Rehabilitation Chronology 21

5. MONITORING AND CORRECTIVE MEASURES 23

5.1 Quarterly Site Inspections 23
5.2 Revegetation and Weed Control 23
5.2.1 Belt transects 23
5.2.2 Tree plots 23
5.3 Corrective Actions 24

6. RESPONSIBILITIES, RECORD-KEEPING, AUDITING AND REPORTING 26

6.1 Proponent Responsibilities 26
6.2 Record-keeping, Auditing and Reporting 26

7. REFERENCES 27

LIST OF TABLES

TABLE 1 EPBC 2006/2834 Approval Condition 5 and Where the Requirements are Addressed in the ROMP
TABLE 2 Rainfall Data Recorded at Busselton Aero Weather Station
TABLE 3 Temperature Data Recorded at Busselton Aero Weather Station
TABLE 4 Targets and Indicators for Rehabilitation Objectives
TABLE 5 Species List for Revegetation Area
TABLE 6 Schedule for Weed Control, Revegetation, Monitoring and Reporting
TABLE 7 Triggers and Contingency Actions for Rehabilitation

LIST OF CHARTS

CHART 1 Monthly Mean Rainfall (mm) Recorded at the Busselton Aero Weather Station (Long-term and 2016)
CHART 2 Mean Maximum and Minimum Temperatures (^{o}C) Recorded at the Busselton Aero Weather Station (2016)
CHART 3 Layout of Permanent Belt Transect (20, 1m by 1m quadrats) and Tree Plots (20m by 20m) to be Established as Part of the Monitoring Program

LIST OF PLATES

PLATE 1 Map of Bush Fire Prone Areas in and around the Offset Site

LIST OF FIGURES

FIGURE 1 Regional Location of Development Area
FIGURE 2 Cadastre of Armstrong Reserve (2015)
FIGURE 3 Regional Location of Offset Site
FIGURE 4 Existing Environs with Cadastre
FIGURE 5 Soils and Landscape
FIGURE 6 Geomorphic Wetland Mapping

LIST OF APPENDICES

APPENDIX 1 City of Busselton Local Planning Strategy No. 21 – Armstrong Reserve Cadastre (August 2017)
APPENDIX 2 EPBC 2006/2834 Variation to Conditions Attached to Approval (18 October 2017)
APPENDIX 3 Department of Biodiversity, Conservation and Attractions Correspondence
APPENDIX 4 EPBC 2006/2834 Approval (25 February 2013)
APPENDIX 5 Offset Site Rehabilitation Area (Onshore Environmental 2017)
APPENDIX 6 Firebreak and Fuel Hazard Reduction Notice (City of Busselton 2017)

1. INTRODUCTION

Ray Village Aged Services (Inc.) trading as Capecare (Capecare) proposes to develop Lot 600 Naturaliste Terrace, Dunsborough (development area) as an aged care facility.

The development area is situated within the municipal boundary of the City of Busselton and is located approximately 500 m north of the business centre of the town of Dunsborough. The development area is bounded by Armstrong Place to the south, Gifford Road to the east and Naturaliste Terrace to the west (refer to **Figure 1**).

Previously comprising Lots 111, 115, 116, 117 Naturaliste Terrace and a 9994 m^2 portion of Lot 257 Naturaliste Terrace (**Figure 2**), in accordance with the Western Australian *Town Planning and Development Act 2005*, rezoning of the development area has been undertaken resulting in the amalgamation of the previous lots into a single lot (Lot 600 on Deposited Plan 403383 Armstrong Place, Dunsborough). Lot 600 is now the legal responsibility of Capecare and will be retained as one Title in perpetuity. The remainder of Armstrong Reserve has subsequently been gazetted into three separate lots: the City of Busselton will retain the vesting of Reserve 25339 (Lots 3000 and 601) for the purpose of 'Landscape Protection', while the Department of Water and Environmental Regulation (DEWR) will retain the vesting of Reserve 40445 (Lot 258) for the purpose of 'Drainage' (refer to **Appendix 1**).

1.1 Purpose and Scope

This Rehabilitation Offset Management Plan (ROMP) has been commissioned by Capecare to fulfil the requirements of **Condition 5** of the conditions of approval for EPBC 2006/2834 as varied on 18 October 2017 (refer to **Appendix 2**).

The ROMP will be implemented within the designated offset site which comprises a portion of Lots 217 - 219 (on Deposited Plan 4918 / Volume 1918 / Folio 406) Busselton Bypass, Vasse (offset site) situated within the Dunsborough region (refer to **Figure 3**). The offset site is vested in the Western Australian Conservation and Parks Commission and the Department of Biodiversity Conservation and Attractions (DBCA)[1] and forms part of the Broadwater Nature Reserve (refer to **Figure 4**).

The ROMP identifies rehabilitation strategies, management actions, monitoring activities, contingency measures, auditing and reporting requirements to be undertaken to satisfy Condition 5 of the EPBC 2006/2834, as varied (refer to **Appendix 2**).

Table 1 (over the page) details the requirements of Condition 5 and the section(s)/table(s) of the ROMP in which the requirement is addressed.

[1] Previously the Department of Parks and Wildlife (DPaW)

TABLE 1
EPBC 2006/2834 APPROVAL CONDITION 5 AND WHERE THE REQUIREMENTS ARE ADDRESSED IN THE ROMP

CONDITION No.	REQUIREMENT	SECTION OF REPORT
5	To offset the impacts of the action on the Western Ringtail Possum, the person taking the action must prepare and submit a Rehabilitation Offset Management Plan (ROMP). The ROMP must be prepared in consultation with the Western Australian Department of Biodiversity Conservation and Attractions (DBCA) and must:	Evidence of consultation with DBCA is included in accompanying documents (refer to **Appendix 3**).
a.	specify an offset site of at least 1 ha in size within the area shown at Attachment B;	Refer to **Appendix 2, Section 1.1** and **Figure 3**.
b.	provide for the planting of at least 2,500 Peppermint trees (*Agonis flexuosa*) per hectare within the offset site;	The proposed species and densities to be planted are identified in **Tables 4 and 5** and **Section 3**.
c.	include a methodology for ensuring a survival rate of 80% of the 2,500 Peppermint trees is maintained per hectare 5 years after planting;	Methodology is detailed in **Section 4**. Objectives, targets and indicators are detailed in **Tables 4 and 6**. Completion criteria are detailed in **Section 3.3**. Timeframes for the implementation and completion of the above measures / programs /reporting are detailed in **Section 4.8** and **Tables 6 and 7**.
d.	describe monitoring and contingency measures if the survival rate (item c) is not met; and	Refer to **Section 5, Chart 3** and **Table 7**.
e.	contain measures to minimise human access, and the impacts of herbivores, unplanned fire, weeds and Dieback (*Phytophthora cinnamomi*) within 3 years following commencement of rehabilitation works.	Refer to **Section 4**.

1.2 Project Overview

1.2.1 Approval

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), sets out the way in which the Commonwealth Government regulates the environmental impacts of projects or 'actions'. An 'action' is defined broadly in the EPBC Act and includes a project, a development, an undertaking, an activity or series of activities, or an alternation of any of these things (Commonwealth of Australia, 2009).

On the 30 May 2006, Capecare referred a proposal to develop an aged care facility at Armstrong Reserve, Naturaliste Terrace, Dunsborough, Western Australia to the then Commonwealth Department of the Environment and Heritage (now the Department of the Environment and Energy - DotEE) for a decision as to whether or not an approval was required under Chapter 4 of the EPBC Act.

On the 28 June 2006, Capecare was advised that the proposal was determined to be a 'Controlled Action' due to potential impacts on the *Pseudocheirus occidentalis* (Western Ringtail Possum). The

Western Ringtail Possum was, at the time of the referral decision, listed as 'Vulnerable' under the EPBC Act and as 'Critically Endangered' under the Western Australian *Wildlife Conservation Act 1950*.

An Approval for the proposed action, made under sections 130(1) and 133 of the EPBC Act, was issued to Capecare on the 25 February 2013. The Approval decision, which has effect until the 31 December 2021[2], related to the Controlling Provision being listed threatened species and communities (sections 18 and 18A) and was subject to 13 conditions (refer to **Appendix 4**). Condition 5 required Capecare to provide an environmental offset in lieu of the clearing of approximately 9,020 m^2 of Western Ringtail Possum habitat within the development area.

An environmental offset is a conservation action that compensates for the negative environmental impacts of an action, such as a development. Under the EPBC Act environmental offsets policy, offsets should directly correlate to the impact of a proposed action (Commonwealth of Australia, 2012).

Following further consultation with the DotEE regarding the environmental complexities of the offset site, and with respect to the request by the DBCA that Capecare undertake additional overstorey and understorey planting across all landscape elements of the offset site, a delegate of the Federal Minister for the Environment and Energy varied the Conditions of Approval on the 18 October 2017 (refer to **Appendix 2**).

1.2.2 Project Components

Capecare proposes to develop the 1.28 ha development area that is to be zoned "Special Purposes - Aged Persons Housing" under the City of Busselton's (City) Local Planning Scheme No. 21. The remainder of Armstrong Reserve has been gazetted as Lots 3000 and 601 Naturaliste Terrace (Reserve 25229) for the purpose of 'Landscape Protection' vested in the City of Busselton and Lot 258 (Reserve 40445) for the purpose of 'Drainage' vested in the Department of Water and Environmental Regulation (refer to **Appendix 1**).

While approximately 4,332 m^2 of the development area has historically been cleared, a further 9,020 m^2 area of Western Ringtail Possum habitat will be required to be cleared to enable construction of the aged care facility. To compensate for the removal of this area of habitat, rehabilitation of 1 ha of degraded Western Ringtail Possum habitat is required to be undertaken at the designated offset site (refer to **Figure 3**).

Since the EPBC Act Approval was issued, Capecare has liaised with the DotEE and the DBCA with respect to the requirements of Condition 5. Given that the offset site is vested in the DBCA, specific revegetation requirements have been requested by the DBCA to be implemented. The requirements are identified in **Section 4.5.4**.

[2] Capecare has applied to the Minister for a variation to the implementation period of the Approval requesting that it be extended to 2025 to enable completion of the management period of this ROMP.

1.3 Definitions

Department: Is the Australian Government Department administering the EPBC Act 1999.

DBCA: The Western Australian Department of Biodiversity Conservation and Attractions (or equivalent agency).

DWER: The Western Australian Department of Water and Environmental Regulation.

Minister: Is the Minister administering the EPBC Act 1999 and includes a delegate of the Minister.

Proposed development footprint: The area identified as '*Proposed Development Footprint*' at Attachment A of the EPBC Act Approval (refer to **Appendix 2**).

Rehabilitation: Acknowledges that vegetation has been permanently altered, but seeks to return a native plant community that has elements that are compatible with surrounding vegetation.

Revegetation: The planting or direct seeding of native species in areas that have been cleared or highly modified.

Weed: Any plant species (native or more frequently exotic to a region) which has the potential to impact on the ecology of a natural area.

2. ENVIRONMENTAL SETTING

The offset site is located on the southern portion of the Swan Coastal Plain; a narrow plain approximately 30 km wide extending from Jurien Bay in the north to almost Cape Naturaliste in the south. The land is associated with the flat, inland Yoongarillup Plain that is characterised by low ridges and swales with a thin cover of siliceous sands over limestone (Churchward and McArthur, 1980).

2.1 Climate

The Dunsborough region experiences a Mediterranean climate with warm, dry summers and mild, wet winters. High-pressure cells dominate climatic patterns during summer and the passage of cold fronts and associated low-pressure cells dominate during winter.

Data included in **Tables 2 and 3**, and shown pictorially on **Charts 1 and 2** have been obtained from the Bureau of Meteorology's (BOM) Busselton Aero Weather Station (Site No. 009603) located at the Busselton Airport, the closest weather station to the offset site (Bureau of Meteorology, 2017).

2.1.1 Rainfall

The long-term (1997-2016) mean annual rainfall is 657.5 mm, with the lowest monthly total of 4.4 mm recorded in February and the highest (133.8 mm) recorded in July. During 2016, the total rainfall recorded was 781.4 mm which is considerably above the long-term mean annual rainfall. The lowest monthly rainfall for 2016 was 4.8 mm (November) and the highest monthly total was 181.0 mm (July) (refer to **Table 2 and Chart 1**). Rainfall events, particularly in terms of intensity, are irregular and characterised by a winter maximum which results from rain-bearing low pressure cells crossing the south-west coastal area.

TABLE 2
RAINFALL DATA RECORDED AT BUSSELTON AERO WEATHER STATION

STATISTIC	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean **Rainfall** (mm) for years 1997-2016	12.9	4.4	19.2	34.0	99.8	127.9	133.8	105.7	77.8	30.2	23.6	9.1	657.5
Rainfall (mm) 2016	64.4	5.0	44.0	41.2	90.2	112.2	181.0	133.0	58.4	37.4	4.8	9.8	781.4

Source: Bureau of Meteorology (2017)

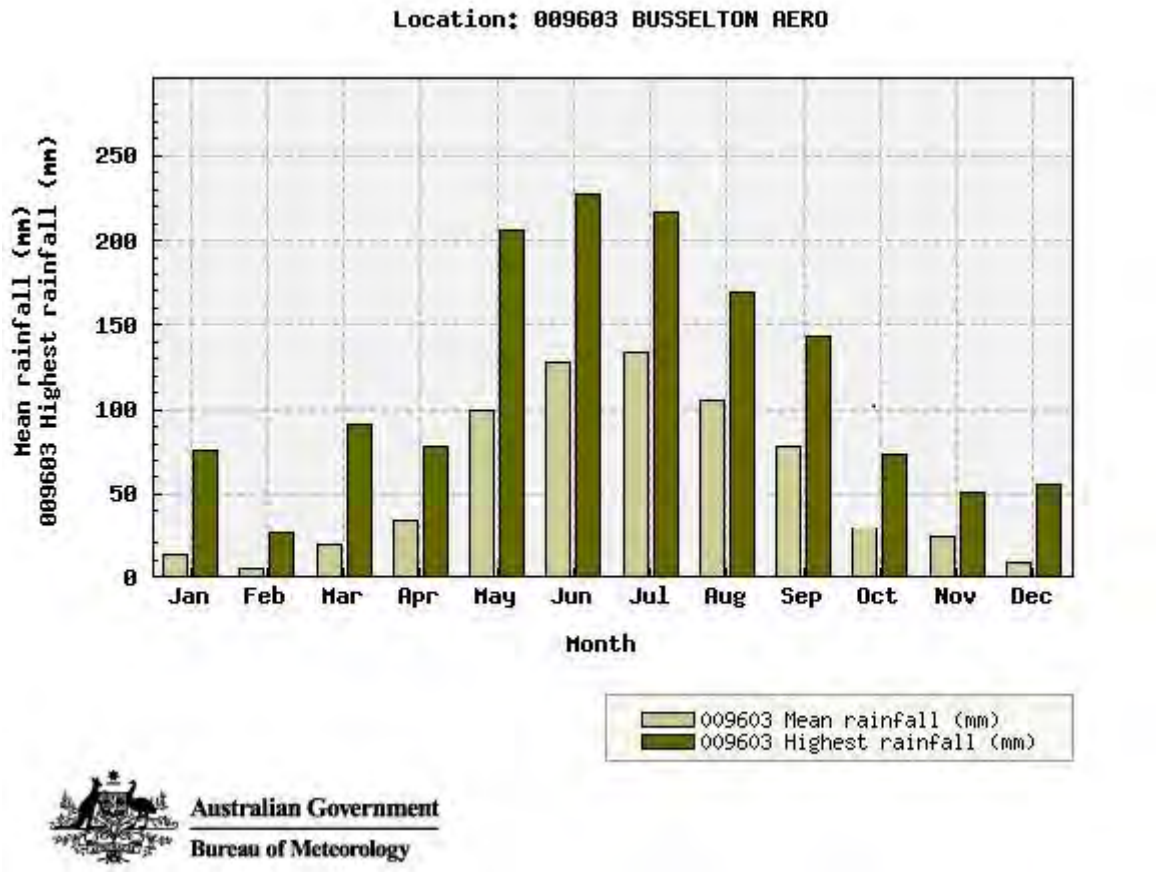


CHART 1: Monthly mean rainfall (mm) recorded at the Busselton Aero Weather Station (long-term and 2016).

2.1.2 Temperature

The long-term data (1997-2016) for mean daily temperature shows a mean maximum temperature of 30.2°C in January/February and a mean minimum temperature of 7.2°C in July (refer to **Table 3 and Chart 2**). During 2016, a mean maximum temperature of 14.6°C was recorded in February with the mean minimum temperature of 7.2°C recorded in July.

TABLE 3
TEMPERATURE DATA RECORDED AT BUSSELTON AERO WEATHER STATION

STATISTIC	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean **maximum temperature** (°C) for years 1997-2016	30.2	30.2	27.9	24.0	20.5	17.8	16.8	17.3	18.3	21.3	25.0	27.9
Mean **minimum temperature** (°C) for years 1997-2016	14.3	14.6	13.3	11.0	9.1	7.6	7.2	7.7	8.6	10.7	12.3	10.3

Source: Bureau of Meteorology (2017)

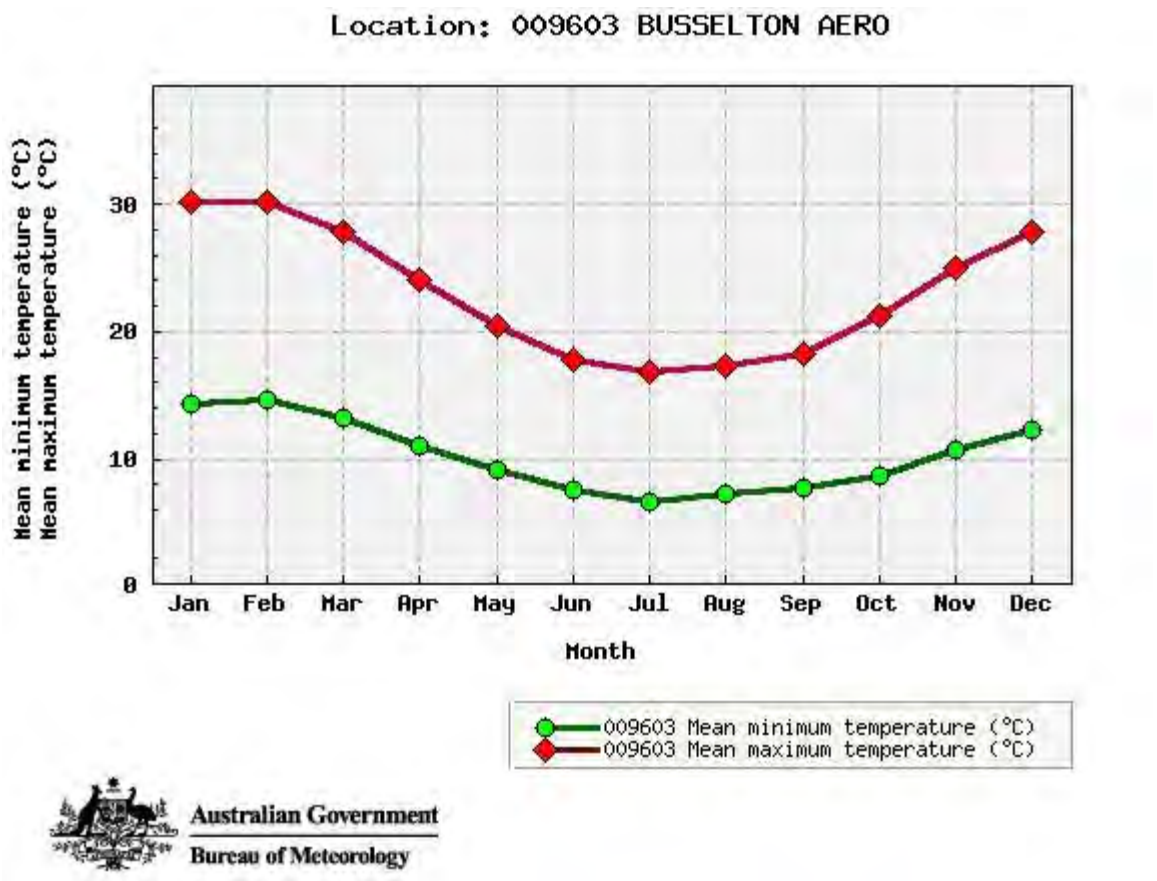


CHART 2: Mean Maximum and Minimum Temperatures (°C) Recorded at the Busselton Aero Weather Station (2016).

2.2 Geology and Soils

The offset site is located at the southern extremity of the Swan Coastal Plain which is bounded by the Whicher Scarp to the south and Geographe Bay to the north. This area is thought to have originally comprised relatively low sand drifts that have been flattened as a result of long-term pastoral use (Tille and Lantzke, 1990).

The regional geology of the Busselton-Capel area is dominated by a Cretaceous sedimentary sequence that was deposited within a major graben structure in the southern Perth Basin. The stratigraphy underlying the offset site comprises the Leederville Formation unconformably overlying Permian deposits and comprises a sequence of onshore fluviatile (river) and paludal (wetland) deposits (sediments) that are essentially flat-lying with a gentle slope to the north and have a thick weathering profile, up to about 25 m thick (Department of Water, 2008).

The soils-landscaping mapping for the general area (Department of Agriculture and Food WA, 2008) identifies the area of the offset site as belonging to the Spearwood Dunes System characterised by low relief dunes generally <10 m in elevation. The offset site forms part of the Vasse Wonnerup Subsystem and is comprised of three distinct sub-units:

- **211VaWOwy** – located in the northern half described as Vasse Wonnerup very wet saline flats; Phase Wet and Semi-wet soils and Saline wet soils;
- **211SpLD1** – located in the southern half described as Ludlow flats Phase Yellow and Brown DotEp sands; and
- **211VaWOw** – located in the north-western portion described as Vasse Wonnerup wet flats Phase Semi-wet and Wet soils with some Saline 48274827wet soils and Pale DotEp sands.

Figure 5 identifies the location of each of the soil-landscape units.

2.3 Wetlands

The *Geomorphic Wetlands Swan Coastal Plain* dataset displays the location, boundary, geomorphic classification (wetland type) and management category of wetlands on the Swan Coastal Plain (Department of Environment and Conservation, 2012) viewable online using the Government of Western Australia's *WA Atlas* (2017).

A conservation wetland (UFI 13156), part of the Broadwater wetland system is located to the north of the offset site and a multiple use wetland (UFI 13195) is located across the northern half of the offset site (refer to **Figure 6**).

2.4 Vegetation

2.4.1 Biogeographic Region

The site is located within the Swan Coastal Plain (SWA) Region under the Interim Biogeographic Regionalisation of Australia (IBRA7) codes and in the Swan Coastal Plain 02 (SWA02) subregion that is characterised by a low-lying coastal plain, mainly covered by woodlands (Government of Australia, 2012).

2.4.2 Vegetation Complex

The offset site is located within the Karrakatta Complex - Central and South (Heddle *et al.,* 1980) and the Ludlow Units (LW) and (L) (Mattiske and Havell, 1998).

2.4.3 Vegetation Type and Condition

The dominant plant community in the adjacent reserve comprises a Low Forest dominated by *Eucalyptus rudis* subsp. *rudis* and *Melaleuca rhaphiophylla* with scattered *Agonis flexuosa* over a degraded understorey comprising a dense cover (>70%) of *Zantedeschia aethiopica* (Arum Lily).

On-site, the vegetation comprises one mature *Agonis flexuosa* tree, one mature *Eucalyptus rudis* tree, and scattered *Melaleuca rhaphiophylla* trees, while the native understorey strata have been totally removed as a result of historical grazing and replaced by a dense cover (>70%) of annual pasture grasses and weeds (refer to **Section 2.5)**.

The condition of remnant vegetation across the site was assessed using the condition rating scale of Keighery published in *Bush Forever* (Government of WA, 2000) that ranges from Pristine (which means

that the vegetation exhibits no visible signs of disturbance) to Completely Degraded (where the vegetation structure is no longer intact and without native plant species). While vegetation fringing the northern boundary of the offset site (within the multiple use wetland) is in a Good to Degraded condition, the entire offset site has been cleared for annual pasture and the vegetation condition is rated as Completely Degraded[3].

Due to the degree of clearing undertaken within the offset site to provide annual pasture for cattle grazing, the vegetation was unmappable for *Phytophthora* dieback.

2.5 Weeds

Environmental weeds include those listed as Declared Plants under the Government of Western Australia's *Agriculture and Related Resources Protection Act 1976.* Declared Plants require a varying degree of control, depending upon their rating in the district in which they are encountered (Government of Western Australia, 2009; Department of Agriculture and Food Western Australia, 2017a and 2017b).

The following 41 introduced species were observed during a late September 2017 site visit:

- *Amaranthus albus* (Tumbleweed)
- *Avena barbata* (Bearded Oat)
- *Arctotheca calendula* (Cape Weed)
- *Briza minima* (Shivery Grass)
- *Bromus diandrus* (Great Brome)
- *Carduus tenuiflorus* (Slender Thistle)
- *Cenchrus clandestinus* (Kikuyu Grass)
- *Conyza bonariensis* (Flaxleaf Fleabane)
- *Cynodon dactylon* (Couch Grass)
- *Disa bracteata* (African Orchid)
- *Dittrichia graveolens* (Stinkwort)
- *Ehrharta longiflora* (Annual Veldt Grass)
- *Euphorbia peplus* (Petty Spurge)
- *Geranium molle* (Doves foot Geranium)
- *Holcus lanatus* (Yorkshire Fog)
- *Hypochaeris glabra* (Flatweed)
- *Lolium rigidum* (Wimmera Ryegrass)
- *Lotus angustissimus* (Narrowleaf Trefoil)
- *Lupinus cosentinii* (Western Australian Blue Lupin)
- *Lythrum hyssopifolia* (Lesser Loosestrife)
- *Malva parviflora* (Marshmallow)
- *Medicago polymorpha* (Burr Medic)
- *Melilotus indicus* (King Island Melilot)
- *Mentha pulegium* (Pennyroyal)
- *Oxalis pes-caprae* (Soursob)
- *Romulea rosea* (Guildford Grass)
- *Rumex acetosella* (Sorrel)

[3] The structure of the vegetation is no longer intact and the area is completely or almost completely without native species.

- *Rumex crispus* (Curled Dock)
- *Rumex hypogaeus* (Doublegee)
- *Solanum nigrum* (Deadly Nightshade)
- *Sonchus asper* (Rough Sowthistle)
- *Sonchus oleraceus* (Common Sowthistle)
- *Sparaxis bulbifera* (Sparaxis)
- *Spergularia rubra* (Sand Spurry)
- *Stellaria media* (Common Chickweed)
- *Stenotaphrum secundatum* (Buffalo Grass)
- *Symphyotrichum squamatum* (Bushy Starwort)
- *Trifolium fragiferum* (Strawberry Clover)
- *Trifolium lappaceum* (Burr Clover)
- *Vulpia myuros* (Rat's Tail Fescue)
- *Zantedeschia aethiopica* (Arum Lily)

Zantedeschia aethiopica (Arum Lily) is a listed as a Declared Pest in Western Australia. It occurs as scattered plants within the offset site; these plants can be easily removed prior to commencing rehabilitation. However, the larger risk is posed from the adjacent Broadwater Nature Reserve where there has been no management of Arum Lily for an extended period, and the Declared Pest now provides a seasonal cover of 95 percent. This loading significantly increases the risk of spread into the neighbouring offset site and threatens the sustainability of the native revegetation cover in the event that it continues to be unmanaged.

2.6 Fauna

2.6.1 Fauna Habitats

The adjacent Broadwater Nature Reserve supports a Low Forest dominated by *Eucalyptus rudis* subsp. *rudis* and *Melaleuca rhaphiophylla* with scattered *Agonis flexuosa* over a degraded understorey comprising a dense cover (>70%) of *Zantedeschia aethiopica* (Arum Lily). There is evidence of crown decline within the dominant canopy species, *Eucalyptus rudis* subsp. *rudis* (Flooded Gum). The offset site comprises annual pasture which currently provides limited value in terms of fauna habitat, other than for kangaroo grazing.

2.6.2 Conservation Significant Fauna

Habitat parameters affecting the distribution of the Western Ringtail Possum (*Pseudocheirus occidentalis*) are well known with the population on the Swan Coastal Plain predominantly located in the coastal strip between Bunbury and Albany (extending inland in riparian habitat between the Collie and Blackwood Rivers), and in the Upper Warren region. Habitat is associated with stands of myrtaceous trees (usually Peppermint Tree [*Agonis flexuosa*]) growing near the coast, swamps, watercourses or floodplains, and at topographic low points which provide cooler, often more fertile conditions (Department of the Environment, 2015c).

The area lies within the known distribution of the Ringtail Possum (*Pseudocheirus occidentalis*) in the Dunsborough to Bunbury Zone, and habitat within the Broadwater Nature Reserve is mapped as high quality for the species. Lots 217 – 219 provide a small and discrete area suitable to meeting the offset conditions required by Capecare, and would further enhance a previous Western Ringtail Possum

habitat creation offset implemented by Main Roads Department along the Busselton Bypass Road (Kim Williams, Parks and Wildlife Service, DBCA, pers. comm. 31 October 2017).

2.7 Pests

2.7.1 Introduced

The following introduced pest species are likely to inhabit or range through the offset site: *Vulpes vulpes* (European red fox), *Oryctolagus cuniculus* (feral European rabbit), and *Felis catus* (feral or semi-domestic cat).

The European red fox is an opportunistic predator and scavenger and has been recognised as a serious threat to Australian native fauna. Fox population densities may range from 0.2 to 12 adults per km^2 with fox groups having well defined home ranges with stable borders; the size of the home range averaging approximately 30 ha in urban areas (Animal Pest Management Services, 2017).

Feral rabbits are nocturnal grazers preferring green grass and herbs thereby preventing regeneration by eating seeds and seedlings and contributing to the decline in numbers of many native plants and animals (Department of Sustainability, Environment, Water, Population and Communities, 2011).

Feral cats range in size from 3.5- 6.5 kg, are nocturnal hunters capable of killing prey up to their own body size and are thought to have contributed to the extinction of a number of small to medium sized ground-dwelling mammals and ground-nesting birds in Australia. Home ranges of 1-10 km may be extended during times of food shortage (Animal Pest Management Services, 2017).

The *Threat Abatement Plan for Predation by Feral Cats* (Commonwealth of Australia, 2015) states that:

> *The responsibility for managing domestic cats ultimately rests with their owners. State, territory and local governments are supporting initiatives aimed at encouraging responsible pet ownership, including developing appropriate legislation, education and awareness programs, and management plans to address local problems with domestic and stray cats.*

In Western Australia, the *Cat Act 2011* requires the identification, registration and sterilisation of domestic cats, and gives local government authorities the power to administer and enforce the legislation (Department of Local Government, 2013). From the 1 November 2013, the full *Cat Act 2011* required that all cats that have reached six months of age be microchipped, sterilised and registered with the relevant local government authority.

While responsible cat management includes keeping a cat confined to its property, especially at night (Department of Local Government, 2013), this is particularly difficult for authorities to enforce.

Feral predators such as foxes and cats (both feral and domestic) have the potential to be concentrated in remnant bushland areas such as in or near to the offset site and have an adverse impact on the Western Ringtail Possum through predation, while the introduced pest the European rabbit can have an adverse impact on revegetation measures through herbivoring.

Management actions to reduce the impact of introduced pests on the Western Ringtail Possum are identified in **Section 4.7.1**.

2.7.2 Native

A large population of native Western Grey Kangaroos (*Macropus fuliginosus*) are known to inhabit the Broadwater Nature Reserve including the offset site moving freely throughout the Reserve. This species can have an adverse impact on the revegetation process due to their foraging activity and preference for young green growth of saplings and grasses (introduced and native).

The Western Grey Kangaroo is protected under the Western Australian *Wildlife Conservation Act 1950* and is also a declared pest of agriculture under the provisions of the *Agriculture and Related Resources Protection Act 1976*. This declaration allows for the approval and implementation of a Western Grey Kangaroo management plan and management strategies in various areas of the state.

Management actions to reduce the impact of the kangaroo on revegetation are identified in **Section 4.7.2**.

3. REHABILITATION STRATEGY

The rehabilitation process must acknowledge that native vegetation at the offset site has been permanently altered, but seeks to return a native plant community that has elements that are compatible with original and adjacent vegetation complexes. Capecare will be responsible for managing the revegetation for a period of five years during the early establishment phase.

3.1 Rehabilitation Objectives

The principal objectives of the ROMP as they apply to the offset site are to:

1. Undertake native rehabilitation across a minimum 1 hectare area of annual pasture within the offset site that has previously been cleared of native vegetation and subjected to prolonged grazing by dairy cattle;
2. Revegetate using a minimum number of nine plant taxa including three each of overstorey, mid-storey and understorey species, matched to the landform, i.e. upland and wetland, and ensuring a minimum number of 2,500 Peppermint seedlings are included in the overstorey mix; and
3. Maintain revegetation at the offset site for a period of five years following planting to ensure the survival of at least 80 percent of the Peppermint seedlings and that no patch greater than 100 m^2 has mid-storey and upper storey native species absent and patches of 400 m^2 will contain at least two different under/mid-storey species and a minimum under/mid-storey cover of approximately 30 percent.

3.2 Targets and Indicators

Targets and indicators have been established for each of the principal objectives of the ROMP to ensure that the rehabilitation performance is measurable as identified in **Table 4**.

3.3 Completion Criteria

The completion criteria as prescribed by EPBC Condition 5(c) requires there to be a survival rate of 80 percent (equivalent to 2,000 Peppermints per hectare) for the offset site five years after planting. For the non-Peppermint mixed species survival rate five years after planting, no patch greater than 100 m^2 will have mid-storey and upper storey native species absent and patches of 400 m^2 will contain at least two different under/mid-storey species and a minimum under/mid-storey cover of approximately 30 percent.

At the end of the initial planting, a spreadsheet will be provided to the DotEE and the DBCA detailing the final species type and number of tubestock planted. This information will be used as baseline data for comparison in future monitoring assessments and to determine the survival rate (or otherwise) of revegetation, whether completion criteria have been met and whether additional plantings are required.

TABLE 4
TARGETS AND INDICATORS FOR REHABILITATION OBJECTIVES

CRITERION / OBJECTIVE	MECHANISM	TARGET	INDICATOR(S)	MEASUREMENT TOOL
Undertake native rehabilitation across a minimum 1 ha area of annual pasture that has previously been cleared of native vegetation and subjected to prolonged grazing by dairy cattle.	Implement the approved ROMP.	Rehabilitate no less than 1 ha of land within the designated offset site.	The annual monitoring confirms that all required components of the ROMP have been appropriately implemented.	Quarterly site inspections of revegetation progress undertaken in January, April, July and October. Annual revegetation monitoring and reporting undertaken in September.
Revegetate using a minimum number of nine plant taxa including 3 each of upper storey, mid-storey and understorey species, matched to the landform, i.e. upland and wetland, and ensuring a minimum number of 2,500 Peppermint seedlings are included in the upper storey mix per hectare.	Implement rehabilitation methodologies listed in **Section 4** of the ROMP.	2,500 peppermint seedlings planted per hectare within the designated offset site.	Revegetation monitoring confirms that at least 2,500 Peppermint seedlings per hectare were planted. Review of plant orders and invoices confirms total number of tubestock.	Quarterly site inspections of revegetation progress undertaken in January, April, July and October. Annual revegetation monitoring and reporting undertaken in September.
Maintain revegetation at the offset site for a period of five years following planting to ensure the survival of at least 80% of the Peppermint seedlings, and for the non-Peppermint mixed species survival rate five years after planting, no patch greater than 100 m^2 will have mid-storey and upper storey native species absent and patches of 400m^2 will contain at least 2 different under/mid-storey species and a minimum under/mid-storey cover of approximately 30%. Five years following planting, the management responsibility for the site will devolve to the DBCA.	Implement rehabilitation methodologies listed in **Section 4** of the ROMP.	Ongoing management measures to ensure a survival rate of 80% of the 2,500 Peppermint seedlings is maintained per hectare five years after planting.	Revegetation monitoring confirms that at least 2,000 Peppermint seedlings per hectare occur within the designated offset site after five years, representing an 80% survival rate.	Quarterly site inspections of revegetation progress undertaken in January, April, July and October. Annual revegetation monitoring and reporting undertaken in September.
		Ongoing management measures to ensure that no patch greater than 100 m^2 will have mid- and upper storey native species absent and patches of 400 m^2 will contain at least 2 different under/mid-storey species and a minimum under/mid-storey cover of approximately 30%.	Revegetation monitoring confirms that patches greater than 100 m^2 have mid-storey and upper storey native species present and patches of 400 m^2 will contain at least 2 different under/mid-storey species with a minimum under/mid-storey cover of approximately 30%.	

4. METHODOLOGY AND MANAGEMENT ACTIONS

Parts of the Broadwater Nature Reserve and its associated landforms have been successfully rehabilitated to develop into Western Ringtail Possum habitat whilst other areas, particularly the wetland, have proven difficult to successfully rehabilitate. The use of site-specific appropriate site preparation, weed control and planting methodologies will form the basis of ensuring the objectives identified in **Table 4** can be achieved over Capecare's five-year management period. The use of specialist subcontractors to implement the methodologies and assess the outcomes throughout the management period will also be critical to rehabilitation success at the offset site.

4.1 Site Preparation

There are three landforms represented within the offset site:

1. An elevated sandy ridge comprising deep grey sandy soil and supporting one large isolated tree of *Agonis flexuosa* (Peppermint) over cleared annual pasture grasses and weeds;
2. A seasonally wet floodplain (dark clayey sand) fringing the Broadwater wetland and supporting one large isolated tree of *Eucalyptus rudis* (Flooded Gum) and scattered trees of *Melaleuca rhaphiophylla* (Swamp Paperbark) over cleared annual pasture grasses and weeds; and
3. An unincised ephemeral drainage line with seasonal pools during winter months.

As shown in **Appendix 5**, approximately 0.5 hectares of the offset site supports the elevated sandy ridge with deep grey non-wetting sands. This landform will be ideal for establishment of Peppermint woodland that will develop into Western Ringtail Possum habitat. Deep ripping on the contour by a D9 dozer with modified 'winged' tyne at less than 1 metre intervals and to a minimum depth of 500 mm will be the site preparation technique. This method directs water following rainfall into the base of riplines where seedlings will be establishing, increasing plant available water in the otherwise non-wetting soils. The riplines also provide protection to developing seedlings from prevailing winds.

The seasonally wet floodplains occur over approximately 0.70 hectares situated lower in the landscape, fringing the Broadwater wetland. These areas were holding surficial standing water during site visits conducted in late August and late September 2017. Prolonged waterlogging is potentially a major issue for developing seedlings. Rip mounding is an appropriate site preparation technique in soils that are subject to waterlogging as it allows plant roots to develop along the tops of mounds above the level of seasonal inundation, which promotes faster early plant growth and increased survival rates.

An unincised drainage line supporting seasonal pooling of surface water occurs over approximately 0.60 hectares of the offsite site. Due to the increased rate of flow along this drainage line, site preparation is not recommended owing to the potential for scouring. Any revegetation will occur directly into the existing profile using plant species that are adapted to being seasonally inundated. Revegetation of this landform will occur later in the year during periods when surface water is receding.

4.2 Fencing

The southern boundary of the offset site is currently fenced with 1.8 m high chain mesh. The other three perimeters are currently fenced with ringlock or single strand fencing to 1.2 m height. In order

to manage kangaroo herbivoring, the offset site will be fenced with a 1.5m netting fence with 1.8m posts (thereby providing potential to add a further 300 mm netting at a later stage if needed) and the installation of one way "roo gates" to enable animals to escape the fenced area will be required. Additional rabbit-proof meshing for the base will be 500 mm high attached as an apron at the base, extending a minimum of 400 mm height above ground level and dug in 100 mm (refer also to **Section 4.7**).

4.3 Weed Control

The offset site has been actively managed as annual pasture and grazed by cattle for an extended period, resulting in the site being dominated by a mixture of introduced annual and perennial grasses in combination with other common pasture weeds including Cape Weed and Guildford Grass. Timely treatment of weeds within the rehabilitation area will therefore be critical to revegetation success. Knockdown herbicide treatments will be implemented prior to revegetation using glyphosate (Roundup), with broadscale use of a grass selective herbicide (e.g. Fusilade or Verdict) following revegetation, in combination with targeted spot-spraying of woody weeds. It will be important not to use any residual herbicides which prevent native seed germination.

Following planting, quarterly qualitative assessment of weeds at the offset site will be conducted by a qualified botanist (January, April, July and October), with weed infested areas mapped and corresponding control treatments to be conducted annotated.

Weed control will be ongoing throughout Capecare's five-year management period.

4.4 Soil Amelioration

Soil testing will be undertaken to confirm soil acidity, level of organic carbon, cation exchange capacity, and nutritional status of *in situ* soil. Given that the site supports low quality annual pasture, it is likely that soil amelioration will be required prior to revegetation. Depending on soil test results, there may be a requirement to increase soil organic carbon by spreading compost at 4 m^3 per hectare (farm spreader), followed by a spray application of soil microbial inoculant through boomless spray nozzle (100 litres per hectare), prior to planting seedlings and direct sowing native seed.

4.5 Planting Seedlings and Direct Sowing

Revegetation will consist of a number of steps, including:

- Species selection and plant allocation;
- Sourcing plant material;
- Direct seeding;
- Planting seedlings;
- Plant establishment; and
- Documentation.

4.5.1 Species Selection and Plant Allocation

As identified in **Table 5**, a recommended list of plant species for revegetation of upland, wetland and interface zones within the offset site was provided by the DBCA (refer to **Appendix 3**). Not all of the recommended plant species are readily available from local nurseries hence additional species have been added to the original list.

4.5.2 Sourcing Plant Material

Where practicable, plant species used in revegetation works will be of local provenance. However, in acknowledging that sourcing sufficient plant stock of local provenance can be difficult, tubestock from species that are found in the Dunsborough region may be sourced from nurseries that are NIASA accredited which will guarantee the quality of the plant material, including *Phytophthora* dieback free status.

4.5.3 Direct Seeding

Direct seeding will be undertaken using local provenance seed where practical and available, with the seed mix based on the species listed in **Table 5**. Direct sowing is an effective method of providing rapid native cover and reducing potential issues with introduced species by increasing competition during the early establishment phase.

Seed broadcast rates will be determined by annual seed availability for individual species. All seeds will be mixed with a suitable bulking and spreading agent (preferably vermiculite), and manually spread ensuring even coverage over the whole area. Sowing of the upland seed mix (elevated sandy ridges) will occur in early winter, following the required soil preparation and subsequent weed treatment. For wetland areas, direct sowing will be delayed until at least late August when flood waters are receding.

4.5.4 Seedling Planting

Plant stock (tubestock) used should be suitably mature (9-12 months) and appear to be thriving in order to enable optimal establishment and growth.

Initial planting of seedlings within upland areas (elevated sandy ridges) will commence after the season's first major rains, and following required treatment of subsequent weed germination (typically post-June). All seedlings will be planted into the base of riplines at even spacings (planting density to be confirmed following ripping).

For wetland areas, planting of seedlings will be delayed until at least late-August when flood waters typically begin receding. The later planting reduces the potential for seedlings to suffer from prolonged waterlogging. All seedlings will be planted into the top of mounds at even spacings (planting density to be confirmed following mounding).

Infill/supplementary planting of tubestock will be undertaken in the second year following planting if determined to be required during the annual monitoring program completed by an appropriately qualified botanist. Supplementary planting in Year 3 will be informed by the outcomes of Year 2 (2019) planting, with annual review ensuring that the survival rate is met at the corresponding month in 2023.

TABLE 5
SPECIES LIST FOR REVEGETATION AREA

PLANTING ZONE	OVERSTOREY [a]		MIDSTOREY [b]		UNDERSTOREY [c]	
	SPECIES NAME	**COMMON NAME**	**SPECIES NAME**	**COMMON NAME**	**SPECIES NAME**	**COMMON NAME**
Upland Zone	*Agonis flexuosa*	Coastal Peppermint	*Acacia saligna*[4]	Coojong	*Adenanthos meisneri* [4]	Prostrate Woollybush
	Banksia grandis	Bull Banksia	*Jacksonia furcellata*	Grey stinkwood	*Gastrolobium praemorsum*[5]	Bronze Butterfly
	Banksia attenuata	Candle Banksia	*Kunzea glabrescens*	Spearwood	*Hardenbergia comptoniana*[6]	Native wisteria
	Corymbia calophylla	Marri	*Melaleuca systena*	Coastal Honeymyrtle	*Hibbertia cuneiformis*	Cutleaf Hibbertia
			Melaleuca thymoides	Sand Myrtle	*Hypocalymma angustifolium*	White Myrtle
			Spyridium globulosum	Basket Bush	*Kennedia prostrata*	Scarlet Runner
					Lepidosperma gladiatum	Coast Sword-sedge
					Rhagodia baccata	Berry Saltbush
					Stirlingia latifolia[4]	Blueboy
Wetland Zone	*Agonis flexuosa*	Coastal Peppermint	*Acacia saligna*[3]	Coojong	*Baumea juncea*	Bare twig rush
	Eucalyptus rudis	Flooded gum	*Astartea scoparia*	Common Astartea	*Ficinia nodosa*	Knotted Club Rush
	Melaleuca rhaphiophylla	Swamp Paperbark	*Banksia littoralis*	Swamp Banksia	*Gahnia trifida* [5]	Coast Saw-sedge
	Melaleuca preissiana	Moonah	*Callistachys lanceolata*	Wonnich	*Juncus krausii*	Shore rush
			Hakea prostrata	Harsh Hakea	*Juncus pallidus*	Pale rush
			Hakea varia	Variable-leaved Hakea	*Lepidosperma longitudinale*	Pithy Sword-sedge
			Kunzea recurva	Pink Pompoms	*Patersonia occidentalis*	Purple Flag
			Melaleuca viminea	Mohan		
			Melaleuca incana	Grey Honeymyrtle		
			Pericalymma ellipticum	Swamp Teatree		
			Taxandria linearifolia	Swamp Peppermint		
			Taxandria parviceps	Winter White Tea Tree		
Interface Zone					*Adriana quadripartita*	Bitter Bush

Notes: [a] 50% comprised of the following species in each zone
[b] 25% comprised of at least 3 of the following species in each zone
[c] 25% comprised of at least 3 of the following species in each zone

[4] Potential to become weedy and reduce species richness
[5] Infrequently available from nurseries in high plant numbers
[6] Climber (non-structural component of revegetation)

4.6 Plant Disease

4.6.1 *Phytophthora* dieback

Human activity can cause the most significant, rapid and widespread distribution of both of these pathogens, and bush restoration projects can also inadvertently spread the pathogen through the inadvertent use of infected plant stock and importation of infested soil. Introducing soil or plant stock into the offset site can potentially introduce *Phytophthora* dieback and inadvertently spread the disease.

Phytophthora dieback management within the revegetation area will include, but not be limited to, the following management actions:

- Scheduling activities that involve soil disturbance during low rainfall months (November to April) when the soil is dry;
- Vehicles, tools, equipment, machinery and footwear used should be free of all mud, soil and vegetative material prior to entering the offset site; and
- Soil or plant stock used for revegetation should only be obtained from a soil/plant stock supplier accredited with Nursery Industry Accreditation Scheme of Australia (NIASA) accreditation.

4.6.2 Redlegged earth mite

The Redlegged earth mite (*Halotydeus destructor*) is a major pest of pastures, crops and vegetables in regions of Australia with cool wet winters and hot dry summers such as the offset site. Earth mites are active in the cool, wet part of the year (April to November) with over-summering eggs hatching in autumn following exposure to cooler temperatures and adequate rainfall. During this time, two to three generations may hatch, releasing swarms of mites which attack crop seedlings and emerging pasture plants (Department of Primary Industries and Regional Development, 2017).

Given the weather conditions experienced at the offset site, its historical use for cattle grazing and the annual pasture species that dominate the site, there may be a requirement to undertake Redlegged earth mite control. Typical control utilises systemic insecticides that are applied following the commencement of autumn rainfall, with possible retreatment required in spring. Further treatments will only be implemented should quarterly site inspections indicate that the Redlegged earth mite is present.

4.7 Pest Control

4.7.1 Introduced Pests

A fence will be constructed around the perimeter of the offset site to provide for long-term protection of revegetation from herbivorous pest species and to protect the Western Ringtail Possum population from predators (refer to **Section 4.2** for fence details).

Monitoring for signs of herbivorous and predatory pest species (e.g. scats, diggings) within and adjacent to the offset site will be undertaken during quarterly site inspections and annual revegetation

monitoring. Should signs of feral pests be observed during site inspections, a qualified pest control subcontractor will be employed to eradicate the pest(s).

Eradication of foxes, cats and rabbits will be undertaken on an 'as needs' basis in order to protect the plantings and seedlings.

Fox eradication will utilise either baiting, trapping or shooting using qualified and experienced subcontractors.

The preferred method for rabbit eradication is through deploying a strain of rabbit haemorrhagic disease virus (RHDV; also known as rabbit calicivirus disease or viral haemorrhagic disease virus). Eradication via this method will be carried out under conditions set down in a specific permit issued by the Australian Pesticides and Veterinary Medicines Authority (APVMA) under Commonwealth legislation (*Agricultural and Veterinary Chemicals Code Act 1994*) and will be used in accordance with all relevant State and Commonwealth legislation. Should the need arise, and following consultation with local DBCA staff, additional rabbit control using approved baiting techniques (ie: 1080 Oats) will be implemented.

4.7.2 Native Pests

Managing kangaroo numbers will be required to control the total grazing pressure on the offset site.

As previously discussed in **Section 4.2**, the perimeter of the offset site will be fenced to provide for long-term protection from pest species including kangaroos.

The Western Grey Kangaroo Management Plan for Western Australia includes the legalities of destroying kangaroos on non-private land, such as the offset site, when the population is found to contain excessive numbers. In light of this, culling (shooting) may be required as a short-term control measure but will need to be authorised by the DBCA prior to implementation (Department of Environment and Conservation). The implementation of a 'cull' will only be undertaken following consultation with officers from the Parks and Wildlife Services and will conducted by a licenced professional shooter.

4.8 Fire Management

The Southwest of Western Australia generally experiences a cool to mild growing season (August-November) followed by four months of summer drought conditions during which the potential for bush fire to occur is at its peak. The worst fire weather conditions occur during this summer drought when a low pressure trough forms off the west coast creating mid-level disturbances and bringing unstable atmospheric conditions from the north or north-west that result in thunderstorms and the potential for lightning strike as a fire ignition source.

The *Map of Bush Fire Prone Areas* (Department of Fire and Emergency Services, 2017) identifies land falling within, or partially within, a bush fire prone area as designated by the Fire and Emergency Services Commissioner.

Plate 1 (over the page) shows the bush fire prone areas (highlighted in pink) both within and surrounding the offset site. The amount and type of vegetation to the north and south of the offset

site has the capacity to directly contribute to the risks associated with bush fire, its spread into or out of these areas, as environmental conditions allow and impacts on the environment and therefore the revegetation of the offset site.

Vegetation located to the north and south of the offset site needs to be considered due to the potential for fire to spread into or out of these areas. The result of fire spreading into the offset site could potentially result in excessively high mortality rates of juvenile plantings.

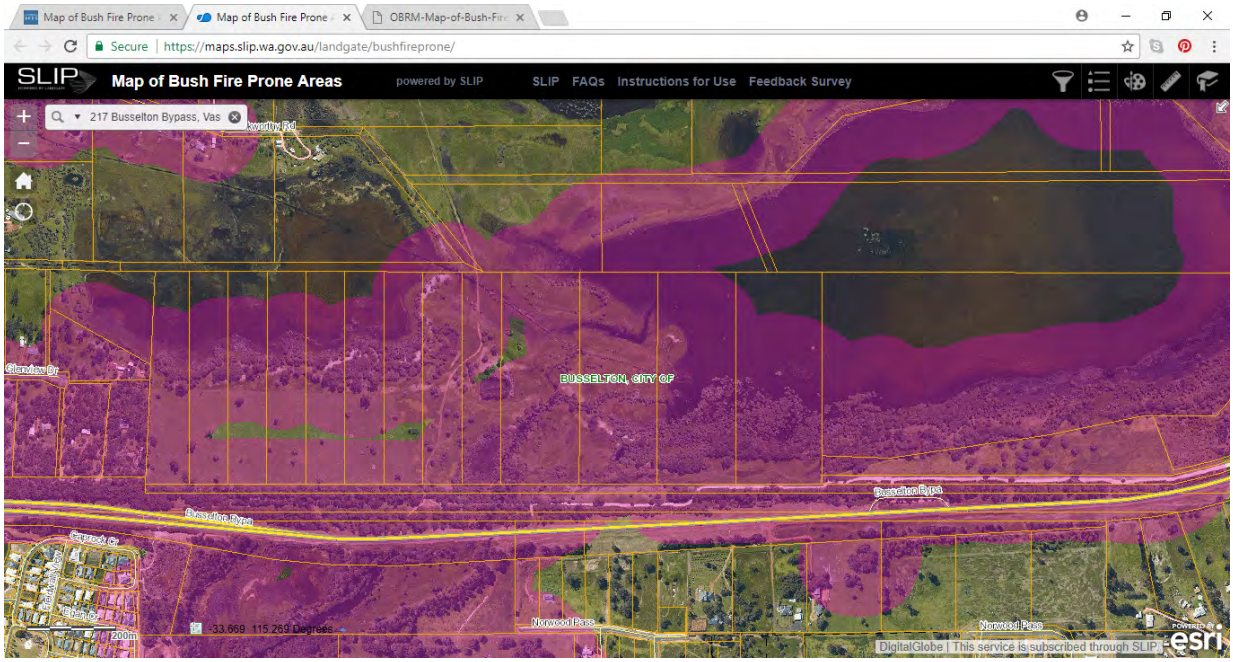


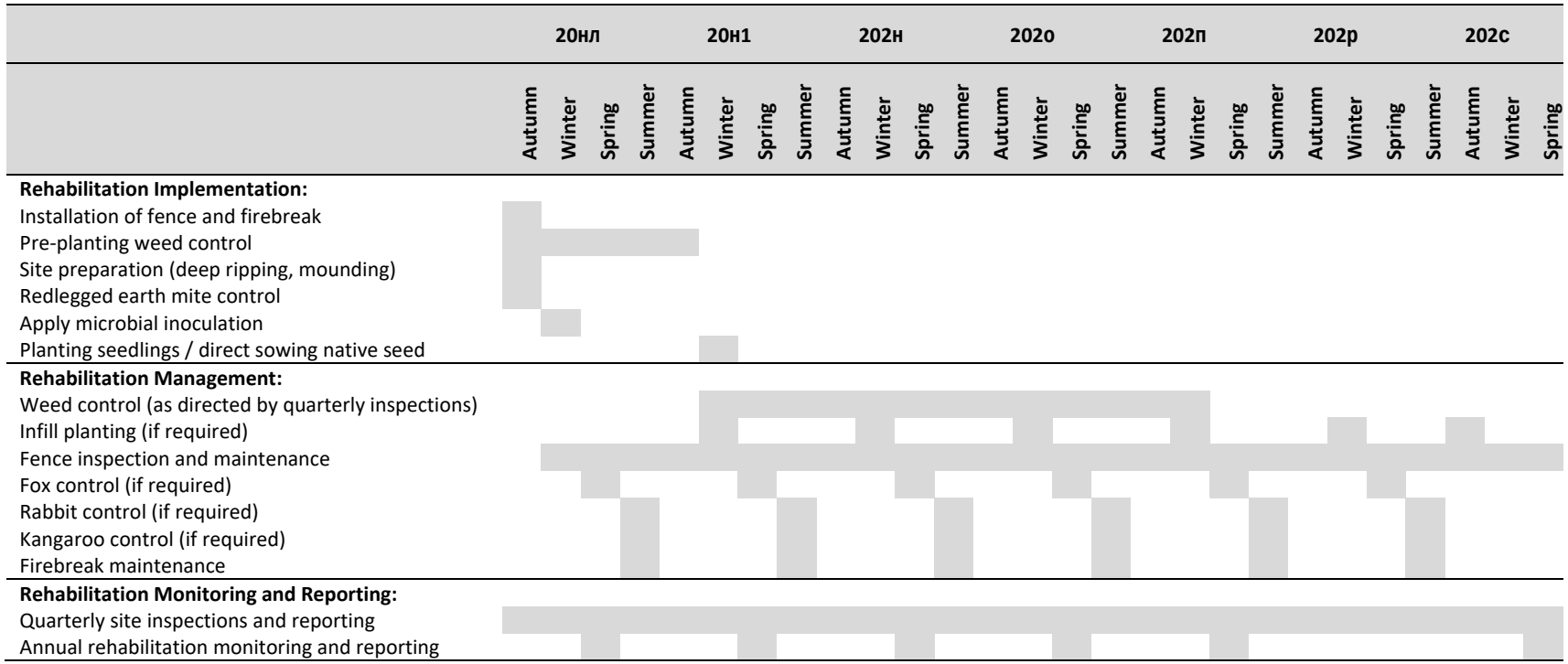
PLATE 1: Map of Bush Fire Prone Areas in and around Offset Site
(Source: Department of Fire and Emergency Services, 2017)

To prevent potential bush fire impacts on the offset site, and in keeping with the *Bush Fires Act 1954*, a 3m wide mineral earth firebreak will be cleared and maintained around the external perimeter of the offset site fenceline. Consultation and approval from local DBCA staff will be sought prior to pruning any overhanging trees and other vegetation impinging upon the firebreak. The firebreak will be installed prior to planting commencing and maintenance will be conducted prior to 15 December annually (refer to **Appendix 6**).

4.9 Rehabilitation Chronology

The chronology for proposed stages involved with rehabilitation implementation, rehabilitation management monitoring and reporting are summarised in **Table 6** (over the page).

TABLE 6
SCHEDULE FOR WEED CONTROL, REVEGETATION, MONITORING AND REPORTING



5. MONITORING AND CORRECTIVE MEASURES

5.1 Quarterly Site Inspections

Quarterly site inspections will be completed by an appropriately qualified rehabilitation professional (preferably a botanist) during the first week of January, April, July and October during the five year management period following rehabilitation commencing.

5.2 Revegetation and Weed Control

Monitoring will be completed annually during late September and continue throughout Capecare's five year management period. The monitoring procedure will involve two methods; belt transects for an overall vegetation assessment, and plots for assessment of tree density and tree health.

Two further annual monitoring events will conducted in Years 4 and 5 to calculate the survival rate of the Peppermint trees and non-Peppermint species, and additional infill planting and weed control conducted on an 'as needs' basis in Year 4.

5.2.1 Belt transects

Permanent belt transects of 20 contiguous one metre square quadrats will be established throughout the rehabilitated offset area (refer to **Chart 3** over the page). A GPS location of the start point and the orientation of each belt transect will be recorded and a photo monitoring point will be established. The 20 x $1m^2$ quadrats along each transect line will be assessed individually. For each species within a quadrat, the number present, percentage ground cover, and maximum plant height will be recorded. Summarised data will provide mean density values (no. plants/m^{-2}), mean percentage ground cover, and mean maximum plant height for each belt transect. The number of transects established will be determined by a species accumulation curve.

Data will be collated for each landform within the offset area (i.e. upland, wetland) with data for native plant taxa summarised separately to introduced plant taxa.

5.2.2 Tree plots

Permanent 20 m by 20 m plots will be established to monitor density, health and height of tree species within the rehabilitation (refer to **Chart 3** over the page). The western boundary of each plot will be aligned with the 20 m by 1 m belt transect described in **Section 5.2.1** above. Within each plot the species name, height and condition (0 dead, 5 full healthy crown) of each tree present will be recorded and later summarised to provide average data for each tree species.

The survival rate of Peppermints and non-Peppermints will be determined by individual counting and recording the location of plants (dead, alive, absent).

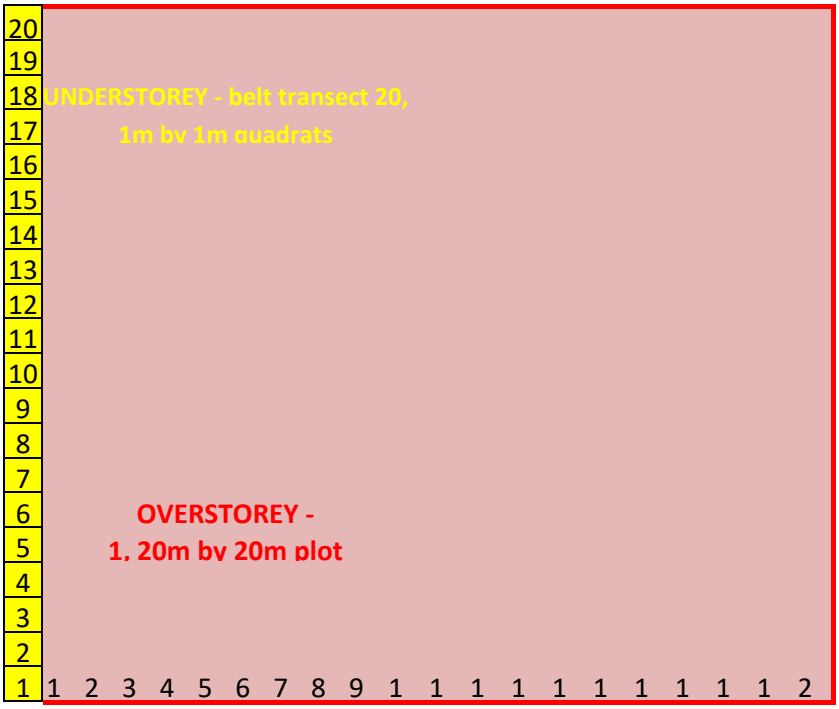


CHART 3: Layout of Permanent Belt Transect (20, 1m by 1m quadrats) and Tree Plots (20m by 20m), to be Established as part of the Monitoring Program

5.3 Corrective Actions

In the event that quarterly monitoring/site inspections or annual monitoring indicates rehabilitation is not developing in line with expected trends for the plant biodiversity parameters being monitored, the corrective actions identified in **Table 7** (over the page) will be implemented.

TABLE 7
TRIGGERS AND CORRECTIVE ACTIONS FOR REHABILITATION

ITEM	TRIGGER	CORRECTIVE ACTION
1.	Revegetation completion criteria for Peppermints and non-Peppermint species are not met at Years 2 or 3	1. Identify the cause/survival rate. 2. Implement one or more corrective actions, such as: - Undertaking additional infill planting; - Implementing supplementary watering, fertilising, wetting agents if required; 3. Monitor the success of the corrective action.
1.	Revegetation completion criteria for Peppermints and non-Peppermint species are not met at Years 4 or 5	1. Undertaking additional infill planting; 2. Monitor the success of the corrective action.
2.	Weed coverage is impacting on development of the native species cover	1. Identify the cause/weed species. 2. Implement one or more corrective actions, such as: - Using a different chemical for eradicating the species identified; - Utilising hand weeding/digging; - Conducting additional weed controls. 3. Monitor the success of the corrective action.
3.	Insect attack is reducing plant productivity within the native revegetation cover	1. Identify the insect/s. 2. Implement one or more corrective actions, such as: - Apply an appropriate insecticide aimed at eradicating the species identified; - Increasing nutritional status of soil to improve plant health and increase plant resistance. 3. Monitor the success of the corrective action.
4.	The revegetation area appears to be suffering dieback/revegetation is not thriving as expected.	1. Identify the cause, including whether dieback is caused by *Phytophthora*. 2. Engage a *Phytophthora* dieback consultant to confirm the presence of the disease. 3. Implement management measures prescribed by the dieback consultant. 4. Monitor the success of the corrective action.
5.	Unauthorised access (humans, feral or pest species) into revegetation area.	1. Identify the nature and extent of pest/unauthorised human access. 2. Undertake fence maintenance. 3. Implement eradication of feral species (baiting, trapping, shooting) on an 'as-needs-basis' in consultation with the DBCA.

6. RESPONSIBILITIES, RECORD-KEEPING, AUDITING AND REPORTING

6.1 Proponent Responsibilities

Capecare is the proponent for the proposed development of an aged care facility to be constructed on Lot 600 Naturaliste Terrace, Dunsborough and will be responsible for the preparation and implementation of this ROMP within the designated offset site identified in **Appendix 5**.

Capecare will be responsible for engaging appropriately qualified and experienced subcontractors and consultants to undertake the rehabilitation activities and for ensuring that the rehabilitation activities are implemented in accordance with the approved ROMP.

Capecare will engage an experienced, and preferably locally based, rehabilitation professional to oversee the implementation of the approved ROMP, undertake quarterly site inspections, and undertake annual rehabilitation monitoring and advise Capecare on appropriate subcontractors capable of undertaking specific tasks required to implement the ROMP. It is recommended that specialist contractors are sourced to undertake site preparation and weed control; these items will be critical to rehabilitation success at the offset site.

6.2 Record-keeping, Auditing and Reporting

Capecare will maintain accurate records of all rehabilitation activities undertaken within the offset site for the duration of the rehabilitation program. These records will be made available to the DotEE and the DBCA upon request.

Following quarterly site inspections and the annual spring monitoring assessment, a letter report will be provided to Capecare and the DBCA within one week of each quarterly site inspection being conducted. The report will identify any triggers that will require corrective actions identified in **Table 7** to be implemented in a timely and effective manner.

An annual audit of the implementation of management measures within the offset site will be undertaken by the proponent's environmental consultant to ensure compliance with the approved ROMP. The information gathered will form the basis of an annual compliance report that will include: all management actions taken, the outcomes of the quarterly site inspections and annual monitoring program, any corrective measures implemented during that calendar year, and performance of the revegetation process against the completion criteria identified in **Table 4**.

The annual compliance report will be submitted to the DotEE and DBCA for the duration of Capecare's five-year management period.

7. REFERENCES

Animal Pest Management Services (2017). Animal Control Services. Available from http://www.animalpest.com.au

Belford, S.M. (1987). *Busselton 1:50,000 Environmental Geology Map, Sheet 1930-I*. Geological Survey of Western Australia.

Bureau of Meteorology (2017). Climatic averages for Australian Sites, publicly available data prepared by the Bureau of Meteorology, Commonwealth of Australia. Available from: http://www.bom.gov.au/climate/dwo/201612/html/IDCJDW6019.201612.shtml

Churchward, H.M. and McArthur, W.M. (1980). 'Landforms and Soils of the Darling System, Western Australia'. In: *Atlas of Natural Resources, Darling System, Western Australia*. Department of Conservation and Environment, Perth.

City of Busselton (2017a). City of Busselton Local Planning Strategy No. 21 – Armstrong Reserve Cadastre. Available from: https://www.busselton.wa.gov.au/Building-Planning/Mapping-Services-GIS/IntraMaps-Public-Information

City of Busselton (2017b). Firebreak and Fuel Hazard Reduction Notice 2017/2018. Available from: https://www.busselton.wa.gov.au/Community-Services/Ranger-Services/Fire-Emergency-Service-Information

Commonwealth of Australia (2012). *Environment Protection and Biodiversity Conservation Act 1999* Environmental Offsets Policy, Department of Sustainability, Environment, Water, Population and Communities, Canberra. Available from: http://www.environment.gov.au/epbc/publications/epbc-act-environmental-offsets-policy

Commonwealth of Australia (2013). *Matters of National Environmental Significance Significant Impact Guidelines 1.1 Environment Protection and Biodiversity Conservation Act 1999*. Department of the Environment, Canberra. Available from: http://www.environment.gov.au/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance

Commonwealth of Australia (2015). *Threat Abatement Plan for Predation by Feral Cats*, Department of the Environment, Canberra. Available from: http://www.environment.gov.au/system/files/resources/78f3dea5-c278-4273-8923-fa0de27aacfb/files/tap-predation-feral-cats-2015.pdf

Department of Agriculture and Food Western Australia (2009). SLIP NRM Information. Available from: http://spatial.agric.wa.gov.au/slip/framesetup.asp

Department of Agriculture and Food Western Australia (2012a). *Arum lily: declared pest,* Perth Western Australia. Available from: https://www.agric.wa.gov.au/declared-plants/arum-lily-declared-pest

Department of Agriculture and Food Western Australia (2017b). *Bridal Creeper declared pest,* Perth Western Australia. Available from: https://www.agric.wa.gov.au/declared-plants/bridal-creeper-declared-pest

Department of Conservation and Land Management (1999). *Environmental Weed Strategy of Western Australia*, Perth, Western Australia.

Department of Environment and Conservation (2011). Invasive Plant Prioritization Process for DEC – "An integrated approach to Environmental Weed Management in WA".

Department of Environment and Conservation (xxxx). Western Grey Kangaroo Management Plan – Fauna Note 30. Available from: https://www.dpaw.wa.gov.au/images/documents/plants-animals/animals/kangaroos/30_grey_kangaroo_plan.pdf

Department of the Environment (2015c). *Pseudocheirus occidentalis* in Species Profile and Threats Database, Department of the Environment, Canberra. Available from: http://www.environment.gov.au/sprat

Department of the Environment (2017). *Pseudocheirus occidentalis* in Species Profile and Threats Database, Department of the Environment, Canberra.
Available from: http://www.environment.gov.au/sprat/public/publicspecies.pl?taxon_id=25911

Department of the Environment, Water, Heritage and the Arts (DEWHA) (2009a). Background Paper to EPBC Act Policy Statement 3.10 – Nationally Threated Species and Ecological Communities - *Significant Impact Guidelines for the vulnerable western ringtail possum (Pseudocheirus occidentalis) in the southern Swan Coastal Plain, Western Australia*. Available from: http://www.environment.gov.au/system/files/resources/12125dcb-7a21-42b7-8491-a404f4bbfc07/files/background-paper-western-ringtail-possum.pdf

Department of the Environment, Water, Heritage and the Arts (DEWHA) (2009b). *Significant Impact Guidelines for the vulnerable western ringtail possum (Pseudocheirus occidentalis) in the southern Swan Coastal Plain, Western Australia. Nationally threatened species and ecological communities EPBC Act policy statement 3.10.* Available from:
http://www.environment.gov.au/system/files/resources/12125dcb-7a21-42b7-8491-a404f4bbfc07/files/western-ringtail-possum.pdf

Department of Fire and Emergency Services (2017). Map of Bush Fire Prone Areas. Available from: https://maps.slip.wa.gov.au/landgate/bushfireprone/

Department of Local Government (2013). Cat Act 2011 – Cat Owner Fact Sheet. Available from: : http://dlg.wa.gov.au/OpenFile.ashx?Mode=446E37686749376A356D684D2B6E6D6D4D6E555273773D3D&ContentID=4

Department of Parks and Wildlife (2017a). *Wildlife Conservation (Specially Protected Fauna) Notice 2016*, Perth, Western Australia. Available from: https://www.dpaw.wa.gov.au/images/documents/plants-animals/threatened-species/Listings/fauna_notice.pdf

Department of Parks and Wildlife (2017b). *FloraBase – the Western Australian Flora*. Available from: https://florabase.dpaw.wa.gov.au/

Department of Primary Industries and Regional Development (2017). *Diagnosing redlegged earth mite*. Available from: https://www.agric.wa.gov.au/mycrop/diagnosing-redlegged-earth-mite

Department of Sustainability, Environment, Water, Population and Communities (DSEWPAC) (2012g). *Calyptorhynchus banksii naso* in Species Profile and Threats Database, Department of Sustainability, Environment, Water, Population and Communities, Canberra. Available from: http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=67034

Department of Sustainability, Environment, Water, Population and Communities (DSEWPAC) (2012h). *Calyptorhynchus baudinii* in Species Profile and Threats Database, Department of Sustainability, Environment, Water, Population and Communities, Canberra. Available from: http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=769

Department of Sustainability, Environment, Water, Population and Communities (DSEWPAC) (2012i). *Calyptorhynchus latirostris* in Species Profile and Threats Database, Department of Sustainability, Environment, Water, Population and Communities, Canberra. Available from: http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=59523

Environmental Protection Authority (2006). Guidance for the Assessment of Environmental Factors - Rehabilitation of Terrestrial Ecosystems. Guidance Statement No. 6, June 2006.

Gibson, N., Keighery, B.J., Keighery, G.J., Burbidge, A.H. and Lyons, M.N. (1994). *A Floristic Survey of the Southern Swan Coastal Plain*. Unpublished Report for the Australian Heritage Commission prepared by the Department of Conservation and Land Management and the Conservation Council of Western Australia.

Government of Western Australia (2000). *Bush Forever - Keeping the Bush in the City. Volume 1: Policies Principles and Processes*. Western Australian Planning Commission, Perth, Western Australia. Available from: https://www.planning.wa.gov.au/dop_pub_pdf/bush_forever_vol1.pdf

Government of Western Australia (2017). *WA Atlas,* Western Australian Land Information Authority. Available from: https://www2.landgate.wa.gov.au/waatlas/

Government of Australia (2012). Interim Biogeographic Regionalisation of Australia (IBRA7) Codes, Department of the Environment, Canberra. Available from: http://www.environment.gov.au/land/nrs/science/ibra/ibra7-codes

Heddle, E.M., Loneragan, O.W. and Havell, J.J. (1980). Vegetation Complexes of the Darling System, Western Australia. In: M. Mulcahy (ed.), *Atlas of Natural Resources, Darling System, Western Australia*. Department of Conservation and Environment, Perth, pp. 25-33 and accompanying maps.

Hill A.L., Semeniuk C.A., Semeniuk V. and Del Marco, A. (1996). *Wetlands of the Swan Coastal Plain Volume 2a: Wetland Mapping, Classification and Evaluation, Wetland Atlas.* Water and Rivers Commission and the Department of Environmental Protection, Perth.

Keighery, B.J. (1994). *Bushland Plant Survey – A Guide to Plant Community Survey for the Community,* Wildflower Society of WA (Inc.), Nedlands, Western Australia.

Mattiske, E.M. and Havell, J.J. (1998). *Vegetation Mapping in the South West of Western Australia and Regional Forest Agreement and vegetation complexes. Map sheets for Pemberton, Collie, Pinjarra, Busselton-Margaret River, Mount Barker and Perth*. Scale 1:250,000. Department of Conservation and Land Management, Perth.

Schafer, D.B., Johnson, S.L., and Kern, A.M. (2008). Hydrogeology of the Leederville aquifer in the western Busselton- Capel Groundwater Area. Department of Water, Hydrogeological Record Series, HG31. Available from: https://www.water.wa.gov.au/__data/assets/pdf_file/0008/5210/81351.pdf

Tille, P.J. and Lantzke, N.C. (1990). *Busselton, Margaret River, Augusta Land Capability Study.* Land Resources Series No. 5, Department of Agriculture, South Perth, Western Australia.

Webb, A., Keighery, B., Keighery, G., Longman, V., Black, A., and O'Connor, A. (2009). *The Flora and Vegetation of the Busselton Plain (Swan Coastal Plain),* A report for the Department of the Environment and Conservation as part of the Swan Bioplan Project. August 2009. Available from: https://library.dpaw.wa.gov.au/static/FullTextFiles/024988.pdf

FIGURES

REHABILITATION OFFSET MANAGEMENT PLAN (EPBC 2006/2834) PORTION LOTS 217 - 219 BUSSELTON BYPASS, VASSE (BROADWATER NATURE RESERVE)

APPENDICES

REHABILITATION OFFSET MANAGEMENT PLAN
(EPBC 2006/2834)
PORTION LOTS 217 - 219 BUSSELTON BYPASS, VASSE
(BROADWATER NATURE RESERVE)

APPENDIX 1

CITY OF BUSSELTON LOCAL PLANNING STRATEGY NO. 21 – ARMSTRONG RESERVE CADASTRE (2017)

APPENDIX 2

EPBC 2006/2834 VARIATION TO CONDITIONS ATTACHED TO APPROVAL (18 OCTOBER 2017)

APPENDIX 3

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS CORRESPONDENCE

APPENDIX 4

EPBC 2006/2834 APPROVAL (25 FEBRUARY 2013)

APPENDIX 5

OFFSET SITE - REHABILITATION AREA (ONSHORE ENVIRONMENTAL, 2017)

APPENDIX 6

FIREBREAK AND FUEL HAZARD REDUCTION NOTICE (CITY OF BUSSELTON, 2017)

APPENDIX 15

DBCA APPROVAL OF REHABILITATION OFFSET MANAGEMENT PLAN
(Source: DBCA, 2017)

From: Andrew Webb
To: Bernadette Van der Wiele
Cc: Kim Williams
Subject: RE: EPBC 2006/2834 ROMP Version 6
Date: Monday, 4 December 2017 8:58:35 AM

Hi Bernadette,
Yes I think the document is now ready

Thanks

From: Bernadette Van der Wiele [mailto:bernadette@endplanenvironmental.com.au]
Sent: Saturday, 2 December 2017 1:11 PM
To: Andrew Webb
Cc: Kim Williams
Subject: RE: EPBC 2006/2834 ROMP Version 6

Hello Andrew

Thank you for your comments and in particular with respect to fire management.

I have amended the text in section 3.3 and Table 4 as requested. Can you please advise whether the document is now ready to be released as a final version?

Kind regards

Bernadette van der Wiele
Director
EndPlan Environmental
PO Box 138 NORTH FREMANTLE WA 6159
M: 0447 366 460
UDIA 2014 WA and 2015 National Environmental Excellence Award Winner
Wiske Pty Ltd as Trustee for Esk Family Trust trading as "EndPlan Environmental" ABN: 23 684 573 524
Disclaimer: The contents of this email message are confidential and intended for the named recipient only. If you are not the intended recipient of this email, you are hereby notified that any use, reproduction, disclosure or distribution of the information contained within is prohibited. If you have received this email in error, please notify the sender.

From: Andrew Webb [mailto:andrew.webb@dbca.wa.gov.au]
Sent: Friday, 1 December 2017 2:13 PM
To: Bernadette Van der Wiele
Cc: Kim Williams
Subject: RE: EPBC 2006/2834 ROMP Version 6

Hi Bernadette,
It is complicated but I don't think that change has quite captured what I was intending (I wasn't specifically intending for the criteria I suggested to be applied over the whole rehab area, I realise now that it could be interpreted that way) .. perhaps a better way to put this criteria would be a combination of both what Kim had and I am suggesting, something like,

- The completion criteria as prescribed by EPBC Condition 5(c) requires there to be a survival rate of 80 percent (equivalent to 2,000 Peppermints per hectare) for the

offset site five years after planting. For the non-Peppermint mixed species survival rate five years after planting, no patch greater than 100 m^2 will have mid-storey and upper storey native species absent and patches of 400m2 will contain at least 2 different under/mid-storey species and a minimum under/mid-storey cover of approximately 30%

And by using 400m2 (20x20m) these criteria can be measured by recording under/mid story species in the proposed 20x20m quadrats (so possibly a slight tweak to that monitoring technique section may be required)…. Perhaps this would negate the need for belt-transects

Also I don't think you need to pers.comms us unless you really want, if you want to, I am not a Dr

With the firebreak from what I understand Parks and Wildlife owns the land this rehab is proposed on (well its Cons Commision freehold) and the land to the north is also vested with us, so as such we would view this as the one reserve and firebreak requirements if the shire was to make an issue of it would only need to be around the perimeter of this larger reserve, as such we shouldn't need one in that area you are concerned with. Either way if an issue was to arise we would definitely intercede if needed

Thanks

From: Bernadette Van der Wiele [mailto:bernadette@endplanenvironmental.com.au]
Sent: Friday, 1 December 2017 1:08 PM
To: Andrew Webb
Cc: Kim Williams
Subject: RE: EPBC 2006/2834 ROMP Version 6

Hello Andrew
I have revised Section 3.3 and Table 4 to include your requested amendment regarding 30% cover and also Table 5 *Gahnia trifida* to be footnote 5. For ease of reference, all changes are highlighted in blue.
Can you please advise that you are satisfied with the changes?
Also, Kim made a note at the bottom of his last email to me regarding the WRP habitat values of *Melaleuca* woodland to the north of the site. Kim, I am very aware of this and this is what we are hoping to connect into through this revegetation process. However, in the event that City of Busselton's snr fire officer is not happy with the firebreak, will the Department intercede on Capecare's behalf please? I have had situations with some LGA's where revegetation has taken place across old firebreaks in order to provide connectivity only to have the LGA fire officers request that the firebreak be reinstalled!!
Kind regards

Bernadette van der Wiele
Director
EndPlan Environmental
PO Box 138 NORTH FREMANTLE WA 6159
M: 0447 366 460

UDIA 2014 WA and 2015 National Environmental Excellence Award Winner

Wiske Pty Ltd as Trustee for Esk Family Trust trading as "EndPlan Environmental" ABN: 23 684 573 524

Disclaimer: The contents of this email message are confidential and intended for the named recipient only. If you are not the intended recipient of this email, you are hereby notified that any use, reproduction, disclosure or distribution of the information contained within is prohibited. If you have received this email in error, please notify the sender.

From: Andrew Webb [mailto:andrew.webb@dbca.wa.gov.au]
Sent: Friday, 1 December 2017 11:23 AM
To: Bernadette Van der Wiele
Cc: Kim Williams
Subject: RE: EPBC 2006/2834 ROMP Version 6

Hi Bernadette,
I think Kim has gone now so I will reply to this, given I am totally new to this document and previous discussions hopefully I am not complicating things with these comments.

I agree with Darren that determining 80% with direct seedling is tricky, so in regards to what you propose for understory and mid-story is an acceptable criteria, although that criteria as currently proposed could technically mean that the presence of just one under/mid-story plant or the presence of the same species will result in the completion criteria being met. Having a rehab with only one under/mid-story plant every 100m2 is not ideal, nor is it ideal if the under/mid-story species is all the one species.

I accept that the rehabilitation site may be difficult and the resulting under/mid-story may be dominated by 1-2species, but we would definitely want more than 1 scattered plant meeting the criteria. In order to avoid this I would propose that Table 4 target is adjusted to read as below

Ongoing management measures to ensure no area greater than 100 m^2 does not contain mid- and upper storey native species five years after planting. 100m2 areas should contain at least 2 different under/mid-story species and a minimum under/mid-story cover of approximately 30% .

In regards to measuring this, I note that monitoring is to involve belt-transects and 20x20m tree quadrats, the above suggestion I have added would be best measured by 10x10m quadrats, but there is no reason why the under/mid-story diversity and density measure proposed above couldn't be applied to 20x20m quadrats or somehow captured in the belt-transects in green …. I'm tempted to ask why use the belt transects couldn't all the reveg layers criteria be measured by the 20x20 quadrats.., either way if belt-transect are to be used for understory hopefully the criteria I have proposed above can be worked into that way of measuring.

I have also noted a possible error in your report, in Table 5 the foot-note numbers may be wrong .. the reason I ask is that *Gahnia trifida* is allocated a footnote of 4, this species definitely will not become weedy and if it did that would be ideal (I suspect this species is ment to be allocated a footnote of 5).

If you have any questions please ask

Thanks
Andrew Webb

From: Bernadette Van der Wiele [mailto:bernadette@endplanenvironmental.com.au]
Sent: Thursday, 30 November 2017 12:40 PM
To: Kim Williams; Andrew Webb
Cc: Williams, Justin; Darren Brearley; Stuart Sibbald; Nadine Carter; Stephen.Carmody@capecare.com.au; 'John Reid'; 'Dominic Trombetta'; Cox, Vaughn
Subject: EPBC 2006/2834 ROMP Version 6

Hello Kim and Andrew
Further to your request for some additional changes to be made to version 5, I have created version 6 (attached) wherein the requested changes have been highlighted in yellow.

With respect to your earlier advice for meaningful completion criteria for the mixed species plantings (see attached advice), on the advice of Dr Darren Brearley (Onshore Environmental) who has noted that the use of both tubestock and native seed in the revegetation area will mean that using a set figure for determining a survival rate (eg 80%) will be difficult to verify. In order to resolve both of these issues, I have amended version 6 to show that infill planting will be undertaken in patches greater than 100m2 where mid-storey and upper storey native species are absent. These changes (highlighted in green) are included in sections 3.1, 3.2 and Table 4.
Kind regards

Bernadette van der Wiele
Director
EndPlan Environmental
PO Box 138 NORTH FREMANTLE WA 6159
M: 0447 366 460
UDIA 2014 WA and 2015 National Environmental Excellence Award Winner

Wiske Pty Ltd as Trustee for Esk Family Trust trading as "EndPlan Environmental" ABN: 23 684 573 524
Disclaimer: The contents of this email message are confidential and intended for the named recipient only. If you are not the intended recipient of this email, you are hereby notified that any use, reproduction, disclosure or distribution of the information contained within is prohibited. If you have received this email in error, please notify the sender.

APPENDIX 16

DEPARTMENT APPROVAL OF REHABILITATION OFFSET MANAGEMENT PLAN
(Source: Department of Environment and Energy, 2017)

Australian Government
Department of the Environment and Energy

Mr Stephen Carmody
Chief Executive Officer, Capecare Inc.
20 Ray Avenue
BUSSELTON WA 6280

Dear Mr Carmody,

Capecare, urban and commercial new development, Aged Care – Naturaliste Terrace, Dunsborough, Western Australia (EPBC 2006/2834)

Thank you for your correspondence relating to the approval for EPBC 2006/2834. Officers of this Department have reviewed and advised me on the various requests submitted by Capecare under the *Environment Protection and Biodiversity Act 1999* (EPBC Act). As a delegate of the Minister for the Environment and Energy, I have decided to:

- vary the approval conditions, in accordance with section 143(1)(c) of the EPBC Act. The variation notice of my decision, which extends the approved period to commencement until 25 February 2019, is attached for your records;

- extend the period of effect of approval, in accordance with section 145D of the EPBC Act. The conditions of approval for this project must now be implemented until 25 February 2024. The notice of my decision is attached for you records; and

- approve the *Rehabilitation Offset Management Plan, version 6 (dated 6 December 2017)* as meeting the requirements of condition 5 of the EPBC Act approval. The *Rehabilitation Offset Management Plan* (ROMP) must now be implemented.

In accordance with condition 12 of EPBC Act approval 2006/2834, the approved ROMP must be published on your website within one month of approval, and must remain on the website for the period in which the EPBC Act approval has effect.

I note that Condition 9 allows you, under certain circumstances, to implement a revised approved ROMP without seeking the Minister's approval. I have attached a fact sheet that provides guidance on 'new or increased impacts' and changes to approved management plans under EPBC Act environmental approvals.

As you are aware, the Department has an active monitoring program which includes monitoring inspections, desk top document reviews and audits. Please ensure that you maintain accurate records of all activities associated with, or relevant to, the conditions of approval so that they can be made available to the Department on request.

Should you require any further information please contact Justin Williams on (02) 6275 9492 or by email to postapproval@environment.gov.au.

Yours sincerely



Greg Manning
Assistant Secretary
Assessments (WA, SA, NT) & Post Approvals Branch
Environment Standards Division

16 December 2017

cc. Bernadette Van Der Wiele, EndPlan Environmental

Attachments: EPBC 2006/2834 Variation to conditions attached to approval.
EPBC 2006/2834 Notification of Extension of Period of Effect of Approval.
Guidance on 'new or increased impact'.

Guidance on 'New or Increased Impact' relating to changes to approved management plans under EPBC Act environmental approvals

Introduction

This guidance is for those environmental approvals under Part 9 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) containing an approval condition which uses the reference 'new or increased impact' in relation to revisions to approved management plans. This condition, referred to in this document as the Revised Management Plan (RMP) condition, allows revised plans to be implemented without approval by the Minister, provided that the proposed changes do not have a new or increased impact on matters protected under the approval.

The aim of this guidance is to assist approval holders and officers of the Department in determining whether or not a change is likely to have a 'new or increased impact' on a protected matter.

Background

Many EPBC Act Part 9 approvals include conditions for management plans, strategies or programs to be implemented, and usually these documents must be submitted for approval by the Minister prior to implementation. For the purposes of this guidance, such documents are referred to collectively as 'plans'.

Section 143A of the EPBC Act allows an approval holder to submit revisions to approved plans for re-approval by the Minister in certain circumstances. In some cases, revisions to approved plans under section 143A will incur a fee under cost recovery provisions of the EPBC Act and regulations.

From late 2015, the RMP condition was included in new approvals where appropriate, and in some cases the RMP condition has been retrospectively added to projects with an existing EPBC Act approval through formal variations to conditions.

> In approvals that have the revised management plan condition, a 'new or increased impact' is typically defined as: *a new or increased impact on any matter protected by the controlling provisions for the action, when compared to the plan, program or strategy that has been approved by the Minister.*

In broad terms, section 527E of the EPBC Act defines the term 'impact' as an 'event or circumstance' that is a direct or indirect result of the action taken by the approval holder or someone acting on behalf of the approval holder. A 'new or increased impact' in the context of the RMP condition is therefore very broad, and includes any direct or indirect increase in the impacts of an action, an increase to the risk of an impact occurring, or a change that reduces the acceptability of an impact such as a change to an environmental offset.

Scope of changes to a plan

Approvals are given for the purposes of one or more controlling provisions described in Part 3 of the EPBC Act, and plans may be required to avoid, mitigate or offset impacts to matters protected under those provisions (protected matters).

In some cases a plan may be required under both Commonwealth and state or territory approvals. It is possible that such a plan may require a revision in relation to state or territory matters only, and the changes may not relate to EPBC Act protected matters.

When considering whether a revised plan would have a new or increased impact, approval holders should have regard to all changes to the approved plan (ie. the latest version of that

plan that was formally approved by the Minister or delegate), not an unapproved revised plan (previously deemed by the approval holder to not have a new or increased impact under the RMP condition) or a plan only approved by the state or territory. In other words, if a revised unapproved plan is being implemented, and further revisions are being considered, all deviations (including incremental or cumulative changes) from the approved plan must be considered when making a decision on whether there is a new or increased impact.

The above emphasises the need to approval holders to use proper version control for plans. Further information about document version control can be found in the Department's Environmental Management Plan Guidelines available on the department's website: http://www.environment.gov.au/epbc/publications/environmental-management-plan-guidelines

The following paragraphs are intended to provide general guidance about the types of changes to plans that are likely to result in a new or increased impact. They are not intended to be exhaustive or definitive. The particular facts and circumstances of a proposed revision to a plan will need to be taken into account in determining whether there is likely to be a new or increased impact.

What is a new impact?

A 'new impact' may be caused by a change to an activity or a change to circumstances surrounding the activity, and can include:

- new activities that may impact on protected matters;
- any change to an activity that creates a new potential impact to a protected matter; or
- an impact to a protected matter that was not previously foreseen.

It should also be noted that in some cases, a new activity may also require a formal variation to approval conditions (under section 143 of the EPBC Act); or may be beyond the scope of an approved action and could require separate EPBC Act approval.

What is an increased impact?

A change to a plan may increase a known impact. An 'increased impact' can include:

- a new activity;
- an increase in the scale, intensity or duration of impacts;
- an increase in the likelihood or consequences of an impact occurring;
- a change to a measure designed to avoid, mitigate or offset an impact;
- a reduced capacity to identify or measure an impact; or
- any other change that increases the risks or uncertainty associated with an impact.

Some changes above may not be considered an 'increase' if the change is a clear improvement.

Examples of a new or increased impact

Although determined on a case-by-case basis, the following changes to a plan are **likely** to result in a new or increased impact:

- The transition from construction phase to operations phase, where the approved plan only covers the construction period.
- Increasing the amount of habitat for a listed threatened species that will be cleared.
- A change in a measure designed to mitigate the impacts of an action on a RAMSAR wetland.
- A delay to the commencement of an environmental offset.
- A change to the timing of a temporary impact, to a time when a listed migratory species is more prevalent.
- A reduction in the frequency of monitoring.

What is unlikely to be a new or increased impact?

Changes unlikely to be a new or increased impact include:

- changes to the structure or layout of a plan or other administrative changes that are unrelated to environmental impacts or risks;
- a change to a plan which does not affect EPBC Act protected matters; or
- a clear improvement to a measure that avoids, mitigates or offsets the impacts of a proposal.

Examples unlikely to be a new or increased impact

Although determined on a case-by-case basis, the following changes to a plan are **unlikely** to result in a new or increased impact:

- Changes to a person's contact details.
- Changes to the name of a plan, or title page of a plan including version number or date.
- Changes to pagination or chapter format where content is not altered.
- Rectification of a clear typographical, grammatical error or mapping error, where the change does not relate to an impact or an avoidance, mitigation or offsetting measure.
- Changes to a plan that covers both state and EPBC Act requirements, and the change only relates to matters protected under state laws.
- The introduction of an additional mitigation measure.
- An increase in the frequency of monitoring.
- A change to the timing of a temporary impact, to a time when a listed migratory species is less prevalent.

Who decides whether a revised plan is likely to have a 'new or increased impact'?

The onus is on the approval holder to decide if a revision to a plan is likely to result in a new or increased impact.

If, after considering this guidance, approval holders are still unsure whether a proposed revision to a plan is likely to result in a new or increased impact, they may request advice or further information from the Department.

When submitting a revised plan under the RMP condition, the approval holder should include a document clearly explaining the revisions (such as a 'tracked changes' version of the plan) and reasoning why they believe that the revisions will not have a new or increased impact.

Approvals that include the RMP condition also include a condition which gives the Minister the power to require implementation of the previously approved plan if the Minister believes that a revision is likely to result in a new or increased impact. In order to reduce the likelihood of the Minister making this decision, the approval holder should contact the Department for advice if they have any doubt about whether a change is likely to result in a new or increased impact.

Option to submit revised plan to Minister for approval

Nothing in the RMP condition prevents an approval holder from choosing to submit a revised management plan to the Minister for formal approval under section 143A of the EPBC Act at any time.

Advice and further Information

Approval holders may request advice relating to the matters described in this document by emailing: post.approvals@environment.gov.au

APPENDIX 17

CAPECARE SUBSTANTIVE COMMENCEMENT ADVICE (Source: Capecare, 2019)

capecare
Your One Link for South West Aged Care

15 August 2019

Department of the Environment and Energy
Compliance Monitoring Team
Office of Compliance
GPO Box 787,
CANBERRA ACT 2601

Dear Sir/Madam,

RE: EPBC 2006/2834 – Capecare, urban and commercial development, Aged Care – Naturaliste Terrace, Dunsborough, WA

On behalf of Ray Village Aged Services Inc. t/a Capecare, the proponent for the abovementioned action, I wish to advise that in keeping with EPBC Approval Condition 6:

> *Within 10 business days after commencement of the action, the person taking the action must advise the Department in writing of the actual date of commencement*

construction activities commenced at Lot 600 on the 7 August 2019.

Yours sincerely,

STEPHEN CARMODY
Chief Executive Officer

Capecare
20 Ray Avenue
Busselton WA 6280
ABN: 77630 1179 279

Ph: 08 9750 2000
Fax: 08 9755 46 96
info@capecare.com.au

www.capecare.com.au

APPENDIX 18

DEPARTMENT SUBSTANTIVE COMMENCEMENT ACKNOWLEDGEMENT
(Source: Department of Environment and Energy, 2019)

Australian Government
Department of the Environment and Energy

EPBC reference: 2006/2834

Contact Officer: Kahli Beissner
Telephone: (02) 6274 1472
Email: epbcmonitoring@environment.gov.au

Mr Stephen Carmody
Chief Executive Officer
CapeCare
Stephen.Carmody@capecare.com.au
Cc: Matthew Sproule, matthew.sproule@swcm.com.au

Dear Mr Carmody

Commencement of the Action – Capecare, urban and commercial new development, Aged Care - Naturaliste Terrace, Dunsborough, WA (EPBC 2006/2834)

Thank you for your letter dated 15 August 2019 notifying the Department that the action commenced on 7 August 2019, in accordance with Condition 6 of *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approval decision EPBC 2006/2834. Further to this date, please note that the following condition is now operational in accordance with the mentioned due date.

Condition 8 – Annual Compliance Report

Annual Compliance Reports must be published on your website by 7 November each year, and evidence of publication must be provided to the Department at the same time as the compliance report is published. Annual Compliance Reports must continue to be published until the expiry of the approval (30 June 2030).

When preparing the Annual Compliance Report please refer to the Department's Annual Compliance Report Guidelines at http://www.environment.gov.au/epbc/publications/annual-compliance-report-guidelines.

Please email the Annual Compliance Report and the details of its publication, including a link to where it is publically available, to epbcmonitoring@environment.gov.au.

Please maintain accurate records of all activities associated with, or relevant to, the approval conditions so that they can be made available to the Department on request. These documents may be subject to audit and be used to verify compliance. Summaries of audits may be published by the Department.

Section 142 of the EPBC Act requires an approval holder to comply with conditions attached to an approval. The Department may decide to issue Infringement Notices of up

to $12,600 for each contravention of approval conditions. Other enforcement powers available to the Department following a contravention of approval conditions include a directed variation to conditions or a directed audit, under sections 143(1)(a) and 458 of the EPBC Act, respectively.

For information about the Monitoring and Audit program, see the Department's website at http://www.environment.gov.au/epbc/compliance-and-enforcement/auditing.

If you would like to discuss this matter further, please contact Kahli Beissner at epbcmonitoring@environment.gov.au.

Yours sincerely

Valerie Hush
Assistant Director
Environment Audit Section
Office of Compliance

2 September 2019

APPENDIX 19

ELECTRONIC RECORDS OF CAPECARE'S ENVIRONMENTAL CONSULTANT
(Source: EndPlan Environmental, 2022)

Doc. No.	Date	Comments	Email	Ltr	Rpt	Memo	Other
RVA293_01_V1	18/08/20	EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2019 – 6 AUGUST 2020) CAPECARE, URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.			X		
RVA293_02	18/08/20	Ministerial CAR Audit Table					X
RVA293_03	14/10/20	EPBC drafting request					X
RVA293_04	12/11/20	WRP survey proposed scope of works		X			
RVA293_05_V1	24/05/21	MINISTERIAL STATEMENTS 926 AND 1094 - ARMSTRONG RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL DEVELOPMENT COMPLIANCE ASSESSMENT REPORT (8 MARCH 2020 – 7 MARCH 2021)			X		
RVA293_06	22/05/21	CAR drafting request					X
RVA293_07	27/05/21	CAR cover letter		X			
RVA293_08	31/05/21	Urban Developer Award notes					X
RVA293_09_V1	03/11/21	EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2020 – 6 AUGUST 2021) CAPECARE, URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.			X		
RVA293_10	12/10/21	EPBC drafting request					X
RVA293_11_V1	07/06/22	MINISTERIAL STATEMENTS 926 AND 1094 - ARMSTRONG RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL DEVELOPMENT COMPLIANCE ASSESSMENT REPORT (8 MARCH 2021 – 7 MARCH 2022)			X		
RVA293_12	13/05/22	Draft potential non-compliance letter to DWER		X			
RVA293_13	25/05/22	CAR drafting request					X
RVA293_14	29/05/22	Additional CAR audit requirements		X			
RVA293_15	07/06/22	CAR cover letter		X			
RVA293_16_draft		EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2021 – 6 AUGUST 2022) CAPECARE, URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.			X		
RVA293_17	10/08/22	EPBC drafting request					X

APPENDIX 20

LIST OF REPORTS ON CAPECARE WEBSITE (Source: EndPlan Environmental, 2021)

Click **HERE** to download the 2014 Environmental Report- Statement of Compliance

Click **HERE** to download the 2016 Environmental Report- Statement of Compliance

Click **HERE** to download the 2017 Environmental Report Statement of Compliance

Sales Information

Independent Living Units marketing and pre-sales will commence with submission of the Development Application (March 2018) at which time a pricing structure and plans will be available for public viewing.

The project investment threshold has a prerequisite for 50 % presales of Independent Living Units prior to proceeding to the Construction Phase.

It is planned to have 2 and 3 bedroom apartments available for independent living on one level of the multi-level development serviced by lifts and separate stairs

The upper units are likely to have views of the Bay, or Dunsborough and beyond and we are planning a relaxed parkland style bush setting for the lower levels, so those apartments will have either a view of the surrounding Armstrong Reserve or the Village Centre.

Capecare is intending to offer a "lease for life" arrangement for those wishing to live in the apartments.

When you enter into a life lease agreement at Capecare you purchase the exclusive right to occupy a unit at Armstrong Village for 49 years, or until you are no longer capable of living independently in the unit..

A life lease with Capecare offers you a security of tenure for your unit, which means that you can stay in your home until the life lease agreement ends.

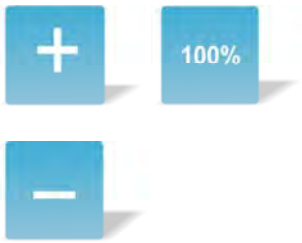
This type of lease agreement lies between renting and owning a residential premise..

Your life lease grants you access to our common facilities and services and the guarantee that you will be sharing those facilities with people of your same age group.

There will be a deferred maintenance fee (charged annually to an upper limit yet to be determined) that will be payable at the time the occupier leaves the unit (leaves Dunsborough, transfers to the Residential Care Facility, etc.).

Further enquiries should be directed to Capecare CEO Stephen Carmody

Tel: 08 97 50 2000 or Contact Us online.



Copyright © 2018 Capecare. Powered by WordPress. Theme: Accelerate by ThemeGrill.

APPENDIX 21

CAPECARE CORRESPONDENCE RE WEBSITE PUBLICATION OF ROMP
(Source: Capecare, 2018)

From: Stuart Sibbald
To: "Bernadette Van der Wiele"
Cc: Stephen.Carmody@capecare.com.au; "Dominic Trombetta"
Subject: RE: Capecare website requirement
Date: Tuesday, 23 January 2018 1:33:13 PM

HI Bernadette,

Thankyou for the timely reminder regarding the ROMP being placed on our web page

Capecare recently had a departure of a staff member (Karen Ardler) who kept the Website up to date and I can confirm that we have the Rehabilitation Offset Management Plan (Romp) now posted to the website. Please accept our apologies for this over sight

Kind Regards
Stuart Sibbald
M.Sust., B.Eng, MIEAust.
0417177230

Capecare Client Representative
Armstrong Village Dunsborough

From: Bernadette Van der Wiele [mailto:bernadette@endplanenvironmental.com.au]
Sent: Monday, 22 January 2018 10:13 AM
To: Stephen.Carmody@capecare.com.au; 'Dominic Trombetta'
Cc: Stuart Sibbald; Nadine Carter; 'John Reid'
Subject: Capecare website requirement

Hello Steve and Dom
I have had a query from Will Oldfield regarding Capecare's use of the DBCA offset site (from third party request for information to him from the local Environment Centre). Before I respond to Will, can I please draw your attention to the attached correspondence and in particular referral to condition 12 of Capecare's approval.
As the correspondence is dated the 17 December 2017 the ROMP should have been placed on your webpage. Can you please advise whether it has been?
Many thanks

Kind regards
Bernadette van der Wiele
Director
EndPlan Environmental
PO Box 138 NORTH FREMANTLE WA 6159
M: 0447 366 460
UDIA 2014 WA and 2015 National Environmental Excellence Award Winner

Wiske Pty Ltd as Trustee for Esk Family Trust trading as "EndPlan Environmental" ABN: 23 684 573 524

Disclaimer: The contents of this email message are confidential and intended for the named recipient only. If you are not the intended recipient of this email, you are hereby notified that any use, reproduction, disclosure or distribution of the information contained within is prohibited. If you have received this email in error, please notify the sender.

APPENDIX 22

REGULATION 4 LAWFUL AUTHORITY PERMIT (Source: DBCA, 2020)

Department of **Biodiversity, Conservation and Attractions**

GOVERNMENT OF WESTERN AUSTRALIA

PARKS AND WILDLIFE SERVICE

REGULATION 4 LAWFUL AUTHORITY

CONSERVATION AND LAND MANAGEMENT REGULATIONS 2002

Pursuant to regulation 4(1) of the Conservation and Land Management Regulations 2002 (the Regulations) this notice gives "lawful authority" to the person named thereon (the Authority Holder) to undertake or perform the activity described under "Authorised Activities" (below), on specified CALM Act lands during the specified period.

AUTHORITY HOLDER DETAILS

Name:	**Sly** (Surname)	**Graeme Leslie** (Other Names)
Address:	**14 Cloisters Cove, West Busselton**	
Phone:	**0419964072**	
Affiliation:	**Total Horticultural Services**	
Email:	**ths@westnet.com.au**	

AUTHORISED ACTIVITIES:
The Authority Holder is authorised to undertake the following activities, associated with undertaking rehabilitation for EPBC2006/2834 Capecare - Approved ROMP, on areas of CALM Act Land and subject to the Conditions below. Specifically, lawful authority is issued under the following Regulations:

13 – Cultivation of native plants

34 – Unauthorised buildings

35A – Quarrying, removing or disturbing soil

38 – Unauthorised signs

47 – Entering CALM land via gates

51 – Use of vehicles on CALM land

52 – Off-road vehicles

CALM ACT LANDS TO WHICH THE AUTHORISATION APPLIES:
Lots 217 – 219 Busselton Bypass, Vasse (adjacent to Broadwater Nature Reserve (R 27080)

SPECIFIED PERIOD OF LAWFUL AUTHORITY:

2/8/2020	And	1/12/2021	Or sooner if revoked
Commencement		Cessation	

Details of "Nominated Vehicle/s":

Make and Model	Type	Registration
Mazda BT-50	4WD Table Top / Enclosed Canopy	1HAY065
Mazda	4WD Table Top	BSN16524
Toyota Dyna	Twincab Tip Truck	1BFA706
Hino	Tip Truck	BSN784L
Mitsubishi Triton	Dual Cab	BSN415G
Mitsubishi Canter	Tip Truck	BY76954
Honda	2 x 4 Motor bike	n/a
Nissan	Dual Cab	GRENVILLE

CONDITIONS:

The Authority Holder must comply with the following conditions:

1. Where applicable, licenses issued under Regulation 89 of the Conservation and Land Management Regulations 2002 or under Regulations 14-22 and 54-59 of the Biodiversity Conservation Regulations 2018 for the taking of flora and/or fauna are required in addition to this authority.

2. This Authority does not comprise lawful authority to enter CALM Land the subject of Division 1 of Part 3 of the Regulations unless the land and/or waters is described below. ("CALM Land" is defined in Regulation 2 to mean land, or land and waters to which the Regulations apply, including caves and parts of caves on, or under that land. The Regulations apply to the land and waters described in Regulation 3 of the Regulations)

3. No bioprospecting involving the removal of sample aquatic and terrestrial organisms (both flora and fauna) for chemical extraction and bioactivity screening is permitted to be conducted without specific written approval by the Director General of Parks and Wildlife.

4. Further standard conditions below form part of this Authority.

W.M. Abbott	31 July 2020

District Manager **DATE OF ISSUE**
Department of Biodiversity, Conservation and Attractions

DELEGATE CEO

Additional Information

1. This Law Authority is not transferable to any other person.
2. Without lawful authority it is an offence to undertake these activities, and other activities prescribed in the Conservation and Land Management Regulations, on CALM Act land. Penalty $2 000.
3. Failure to comply with any of the Conditions of this Lawful Authority may result in its cancellation.

Blackwood District Regulation 4 additional conditions:

1. All activities must adhere to the Rehabilitation Offset Management Plan for EPBC 2006/2834. Any deviations must be discussed with DBCA prior to implementation.
2. No feral animal control is to be undertaken without prior discussion with the District Conservation Coordinator. This includes any application of insecticides.
3. A list of chemicals planned for use in weed control operations is to be provided to DBCA prior to commencement.
4. Any signage or padlocks are to be removed by the cessation date of this lawful authority.
5. Hygiene – Dieback (*Phytophthora cinnamomi*) and invasive species

a. The licensee is to ensure that all activities are carried out under hygienic conditions with respect to all vehicles, any collection of material and personal hygiene to minimise disease risks and negate the spread of invasive species.
b. All vehicles, footwear and equipment shall be clean prior to entry into DBCA-managed lands.

6. Any unlawful activities observed on DBCA-managed lands are to be reported to the Blackwood District Office (08 9752 5555)
7. Any sightings of threatened or priority listed species or communities are to be reported to the District Conservation Coordinator (08 9752 5555).
8. Additional to the required report of collection activities, copies of the project findings and collection activities within the specified forest blocks, must be forwarded to the Blackwood district office at the conclusion of work in that area. This report must include any outcomes of the research/survey/collection. Failure to adhere to this condition may lead to the district not supporting future Regulation 4 applications from the permit holder.

APPENDIX 23

ROMP ANNUAL REPORT 2021-2022
(Source: Total Horticultural Services, 2022)

TOTAL HORTICULTURAL SERVICES
ABN: 17 816 919 672
14 CLOISTERS COVE
BUSSELTON WA 6280
PHONE: (08) 9754 6475
FAX: (08) 9751 2126
MOBILE: 0419 964 072
EMAIL: ths@westnet.com.au

ROMP – IMPLEMENTATION PLAN
CAPECARE – BUSSELTON BYPASS

Quarterly site inspection: 7/8/2020 – 6/8/2021

Project: EPBC2006-2834

Location: Portion Lots 218 & 219 Busselton Bypass, Vasse (Broadwater Nature Reserve)

Site inspection / Report Preparation: Graeme Sly

Site condition:
Area: 1.5ha
Site is a small highly modified agricultural farmland.
Vegetation cover is primarily infested with exotic weed coverage.
Site has only two clump / single trees (*Agonis flexuosa*)

Site borders: North: Broadwater wetland. (Agonis flexuosa / Arum Lily dominant vegetation type
East: Private property / Broadwater wetland
South: Bussell Bypass / shoulder remnant vegetation, exotic weed dominant sub-story
West: Existing grazing land

Weed Species observed:

Carex divisa
Ehrcarta calycina
Laguraus ovatus
Avena fatua (Common Wild Oat)
Arctotheca calendula (Cape Weed)
Briza maxima (Blow-fly grass)
Ehrharta calycina (Perennial Veldtgrass)
Geranium molle (Doves foot Geranium)
Gladiolus caryophyllaceus (Pink Gladiolus)
Lagurus ovatus (Hares Tall Grass)

Oxalis per-caprae (Soursob)
Pelargonium capitatum (Rose-scented Pelargonium)
Poa annua (Annual Meadow Grass)
Sonchus oleraceus (Common Sowthistle

SITE ACTIVITIES

DATE/S	ACTIVITY	DESCRIPTION
26/8/2020	Site meeting / works program	Undertake inspection of entire site Formulate scope of works / Weed Management Program Define boundaries Arrange access / key and locks. Determine contact list Determine weed control program / chemical / mechanical / fire
10/8/2020	Weed control program	Finalise chemical use list for the various weeds
13/8/2020	Initial Weed control	Undertake weed control. Use of knockdown to control all weed species. Not all areas of site could be accessed with bike / boom, due to soil moisture levels Undertake inspection to determine planting areas of 'wet' v dryland
8/9/2020	Weed Control	Follow-up knockdown of areas not sprayed during initial application
14/9/2020	Initial Arum Lily	Selective weed control of Arum Lily on north, East and West sides.
23/10/2020	Weed Control	Undertake weed control. Use of knockdown to control all weed species.
Sept – Oct 2020	Plant orders	Develop species list appropriate for seed collection. Develop species list appropriate for tube / cell production. Undertake initial determination of range of species that could be available for collection.
12/1/2021	Weed Control	Undertake weed control. Use of knockdown to control all weed species
1/4/2021	Weed Control	Undertake weed control. Use of knockdown to control all weed species
Dec 2020-March 2021	Seed Collection	Collection of seed for tube stock propagation and seeding. For the winter planting 2022
4/6/2021	Weed Control	Undertake weed control. Use of knockdown to control all weed species
5/8/2021	Arum lily	Selective weed control of Arum Lily on north, East and West sides.
8/8/2021	Site inspection	Undertake inspection to determine planting areas of 'wet' v dryland

Note:
Result from the applications of knockdown control has been highly successful.

Result from the applications of Arum Lily control has been highly successful from the initial application to the follow-up 12 months later

Weed seed bank is showing to be very high. Both winter and summer weed germination has been high.

Nil / minimal visual evidence of non-target species being killed through chemical application.

Constant follow-up weed control will be required to obtain an acceptable seed bed / planting environment

Due to good flowering and seed production during 2020, seed was collected, treated and is being stored for the planting in autumn / winter 2022.

The extended rain period of 2021 has highlighted the extent of 'Dry' / 'Wet' land. This may alter the extent of *Agonis flexuosa* and the numbers for planting, due to the extended period of the soil being inundated with water.

SITE IMAGES



12/1/2021. Summer weed growth after rain in December 2020



12/1/2021 Weed growth in ‘Wet’ areas



12/1/2021 Control of *Carex divisa.,* minimal / nil visual damage to trees.



6/7/2021 Weed control from knockdown application (4/6/2021)

APPENDIX 24

DIEBACK HYGIENE GUIDELINES FOR MEELUP REGIONAL PARK (Source: City of Busselton, 2021)

Dieback hygiene guidelines for Meelup Regional Park

The south-west of Western Australia is one of 25 biodiversity hotspots in the world. The introduction of the devastating plant disease, *Phytophthora cinnamomi* (dieback), is one of the greatest threats to the biodiversity of this globally important region. The disease is also a significant cost for many industries including mining, forestry, horticulture, nurseries, extractive industries, construction and eco-tourism.

Within infested areas dieback acts like a biological bulldozer by killing dominant tree and understorey plant species. A number of rare native plants and animals are being driven to the brink of extinction due to the impact of dieback within native plant communities. Currently the disease affects hundreds of thousands of hectares of native bushland and forests within the south-west of the state.

1. Dieback hygiene guidelines for contractors

Before you undertake any work in the park, you should have:

- A copy of the most up-to-date dieback surveys for Meelup Regional Park.
- A copy of the most up-to date access maps.

Before undertaking any work in the park, please ensure you are familiar with and observe the following hygiene practices to help prevent the spread of dieback:

- Most importantly, plan works for dry soil conditions.
- If required, negotiate a movement plan with the Meelup Environment Officer to minimize the risk of dieback spread.
- Footwear, machinery, tools and equipment to be free of all soil when entering and leaving Meelup Regional Park, and when entering an uninfested site.

1.1 Cleaning footwear

- If you are entering very high value bushland or have come from a dieback infested area, please sterilise footwear.
- First remove all excess mud and soil from your footwear, try to remove when it is dry.
- Remove as much mud and soil as possible with a brush or stick, and minimize the amount of water used.
- Collect all mud and soil removed in a bag or bucket. Dispose of this material at a site that is already infested with *Phytophthora* dieback, or a site that contains no remnant vegetation (do not allow this material to enter bushland).
- A small portable footbath is ideal, made from a plastic tub fitted with a rubber or plastic doormat, a scrubbing brush and a container of clean water. Either bleach, methyl spirits or the fungicide Phytoclean should be added to footbaths to sterilise the footwear or equipment being cleaned.
- Methylated spirits is suitable for sterilising small hand tools and footwear in the field. Place the methylated spirits in a spray bottle, spray to cover all surfaces, and allow time for it to soak into all soil material (a couple of minutes is sufficient).

Dieback hygiene guidelines for Meelup Regional Park

1.2 Cleaning vehicles and machinery

- Cleaning will be easier and more effective if it is completed at a depot or a permanent/designated cleaning area.
- Use a high pressure water unit or fire pump to clean off soil/mud sticking to tyres, mud flaps and the under carriage of the vehicle
- If cleaning is to occur in the field,
  - Select a site with a hard, well-drained surface (eg. a road) that is well away from remnant vegetation. If possible, wash down in an area that is close to the area you have been operating in.
  - Minimise the amount of water used. Try to remove soil and mud when it is dry (a stiff brush may assist this process), and use a brush or stick to remove compacted soil.
  - Wash down on ramps if possible.
  - Do not allow mud and wash-down effluent to drain into bushland.
- Do not drive through wash-down effluent.
- Pay particular attention to mudflaps and tyres.
- Remove only those cover plates that can be quickly and easily removed and replaced.
- No clods of soil should be present after washdown. Some soil stains or mud splash on the vehicle is acceptable

Table 1. Hygiene protocols to prevent the spread of *Phytophthora* dieback.

Scenario	**Hygiene protocol**
Site is fully infested	Clean on exit
Site is dieback-free	Clean on entry
Site is only partially infested	Clean on entry to dieback-free areas. Clean on exit from infested areas. Consider a split-phase operation
Uninterpretable	Precautionary principle: clean on entry, clean on exit

APPENDIX 25

THS TAX INVOICES FOR OFFSET SITE WEED MANAGEMENT (Source: Total Horticultural Services, 2021)

TOTAL HORTICULTURAL SERVICES
ABN: 17 816 919 672
14 CLOISTERS COVE
BUSSELTON WA 6280
PHONE: (08) 9754 6475
MOBILE: 0419 964 072
EMAIL: ths@westnet.com.au
WEB: www.ths-southwest.com.au

Invoice to:-

Cape Care
20 Ray Avenue
Busselton
WA 6280

Invoice #: 00013995

Date 31/01/2022

Purchase Order

TAX INVOICE

Item or Service	Quantity	Rate	Amount	Tax
RE: EPBC 2006-2834				
RE: MONITORING / REPORTING				
2020 Q3 - No charge				
2020 Q4			$180.00	GST
2021 Q1			$135.00	GST
2021 Q2			$135.00	GST
2021 Q3			$180.00	GST
2021 Q4			$180.00	GST
August 2021 - Annual Compliance Report / Site visit			$724.00	GST

Please Note: Owership of materials used for this service only transfer from Total Horticultural Services upon full settlement of this invoice.

DIRECT CREDIT DETAILS
GL&SH SLY
Tas : TOTAL HORTICULTURAL SERVICES
BSB : 086 565 Account 459 861 816

Total excluding GST	$1,394.55
GST @ 10%	$139.45
Total including GST	$1,534.00
Prepaid	$0.00
Balance	$1,534.00

TOTAL HORTICULTURAL SERVICES

ABN: 17 816 919 672
14 CLOISTERS COVE
BUSSELTON WA 6280
PHONE: (08) 9754 6475
MOBILE: 0419 964 072
EMAIL: ths@westnet.com.au
WEB: www.ths-southwest.com.au

Invoice to:-

Cape Care
20 Ray Avenue
Busselton
WA 6280

Invoice #: 00013994

Date 31/01/2022

TAX INVOICE

Purchase Order

Item or Service	Quantity	Rate	Amount	Tax
RE: EPBC 2006-2834				
CAPE CARE ROMP				
9/10/21 - Routine knockdown application NOTE: Due to wet soil conditions only 75% coverage			$600.00	GST
17/11/21 - Routine knockdown application NOTE: Undertaken by hand, due to soil conditions				
LABOUR			$522.50	GST
MATERIALS				
Glyphosate / dye	4 l	$12.00	$48.00	GST
16/12/21 - Routine knockdown application			$772.00	GST

Please Note: Owership of materials used for this service only transfer from Total Horticultural Services upon full settlement of this invoice.

DIRECT CREDIT DETAILS
GL&SH SLY
Tas : TOTAL HORTICULTURAL SERVICES
BSB : 086 565 Account 459 861 816

Total excluding GST	$1,765.91
GST @ 10%	$176.59
Total including GST	$1,942.50
Prepaid	$0.00
Balance	$1,942.50

E-MAILED
11.7.22
Accounts

TOTAL HORTICULTURAL SERVICES

ABN: 17 816 919 672
14 CLOISTERS COVE
BUSSELTON WA 6280
PHONE: (08) 9754 6475
MOBILE: 0419 964 072
EMAIL: ths@westnet.com.au
WEB: www.ths-southwest.com.au

Invoice to:-

Cape Care
20 Ray Avenue
Busselton
WA 6280

Invoice #: 00014242

Date 30/06/2022

TAX INVOICE

Purchase Order

Item or Service	Quantity	Rate	Amount	Tax
RE: EPBC 2006-2834				
CAPE CARE ROMP				
25/3/22 - Hand removal of summer weeds (Fleabane)				
LABOUR	2.5 hr	$55.00	$137.50	GST
30/6/22 - Routine knockdown application			$814.00	GST

Please Note: Owership of materials used for this service only transfer from Total Horticultural Services upon full settlement of this invoice.

DIRECT CREDIT DETAILS
GL&SH SLY
Tas : TOTAL HORTICULTURAL SERVICES
BSB : 086 565 Account 459 861 816

Total excluding GST	$865.00
GST @ 10%	$86.50
Total including GST	$951.50
Prepaid	$0.00
Balance	$951.50

E-MAILED
11·7·22
Accounts

TOTAL HORTICULTURAL SERVICES

ABN: 17 816 919 672
14 CLOISTERS COVE
BUSSELTON WA 6280
PHONE: (08) 9754 6475
MOBILE: 0419 964 072
EMAIL: ths@westnet.com.au
WEB: www.ths-southwest.com.au

Invoice to:-

Cape Care
20 Ray Avenue
Busselton
WA 6280

Invoice #: 00014243

Date 30/06/2022

TAX INVOICE

Purchase Order

Item or Service	Quantity	Rate	Amount	Tax
RE: EPBC 2006-2834				
MONITORING / REPORTING				
2022 Q1			$180.00	GST
2022 Q2			$180.00	GST

Please Note: Owership of materials used for this service only transfer from Total Horticultural Services upon full settlement of this invoice.

DIRECT CREDIT DETAILS
GL&SH SLY
Tas : TOTAL HORTICULTURAL SERVICES
BSB : 086 565 Account 459 861 816

Total excluding GST	$327.27
GST @ 10%	$32.73
Total including GST	$360.00
Prepaid	$0.00
Balance	$360.00

APPENDIX 26

THS CORRESPONDENCE RE OFFSET SITE WEED MANAGEMENT (Source: THS, 2022)

bernadette@endplanenvironmental.com.au

From: Total Horticultural Services <ths@westnet.com.au>
Sent: Monday, 16 May 2022 3:46 AM
To: bernadette@endplanenvironmental.com.au
Cc: 'Kelley Robinson'
Subject: Re: EPBC 2006-2834 Update

Hi Bernadette / Kelley,

Update on Site:

1. We are still undertaking spraying, weed control even removed some Flea-bane by hand (more cost effective than chemical.)

2. We still have a very heavy germination of weeds, DOES the planting have to occur this year??

Can we go have another year of weed control / preparation and plant 2023?? I feel there will be large advantages in waiting, This will continue to reduce / minimise post planting weed control and competition to the seed and tube stock we are planting.

If this is the case then we can hold off on fencing.

Talk soon

Graeme

TOTAL HORTICULTURAL SERVICES
ABN: 17 816 919 672
14 CLOISTERS COVE
BUSSELTON WA 6280
PHONE: (08) 9754 6475
FAX: (08) 9751 2126
MOBILE: 0419 964 072
EMAIL: ths@westnet.com.au

On 3/02/2022 4:15 pm, bernadette@endplanenvironmental.com.au wrote:

> Hello Graeme
>
> Thank you for the update. Can you please remove Stuart and Elizabeth from your emails as they are no longer working for Capecare. Kelley is the Capecare representative for this work therefore all emails regarding progress reports, invoices should have Kelley cc'ed into them.

With respect to the fencing, the fencing does not need to be installed until just before planting. Are you anticipating planting this winter? If so, we will need to obtain some quotes.

Kind regards

Bernadette van der Wiele
Director
EndPlan Environmental

EndPlan Environmental is the trading name of Wiske Pty Ltd
[ABN 23 684 573 524]
PO Box 138 North Fremantle WA 6159
M: 0447 366 460

PLEASE NOTE: Parts or all of this e-mail may contain confidential or otherwise privileged information. If you are not the intended recipient, please delete this e-mail from your files, and notify the sender. Thank you for your assistance.

From: Total Horticultural Services <ths@westnet.com.au>
Sent: Thursday, 3 February 2022 2:46 PM
Cc: Bernadette Van der Wiele <bernadette@endplanenvironmental.com.au>; Kelley Robinson <kelley.robinson@capecare.com.au>; Stuart Sibbald <stuart.sibbald@westnet.com.au>; 'Elizabeth Hogarth' <elizabeth.hogarth@capecare.com.au>; Tracy Sonneman <tracy.sonneman@dbca.wa.gov.au>
Subject: EPBC 2006-2834 Update

Hi All,

Update - Notes:

1. With the wet and extended winter, we saw that there is 2 x distinctive zones. 1 x relatively dry area. 1 x very wet (still wet now).

2. Due to extended wet, we could not get onto the area as often as we would have liked. Extensive weed growth in Spring was evident.

3. Good annual control with the Arum Lilies... again

4. tube / cell stock has been ordered. A variety is available (some species have had a poor germination at nursery) will be looking at the 5000 + as planned.

5. There is a tree that has collapsed on North side, will be dealt with when the fence is installed.

6. Who is arranging the fencing of the site??

regards

Graeme

APPENDIX 27

SEED COLLECTION CORRESPONDENCE
(Source: Total Horticultural Services, 2021)

bernadette@endplanenvironmental.com.au

From: Total Horticultural Services <ths@westnet.com.au>
Sent: Wednesday, 27 October 2021 5:59 AM
To: Bernadette Van der Wiele
Subject: Busselton Bypass Seed collection
Attachments: Broadwater Collection Record 210401.xlsx; Letter Certificate of Ownership .pdf

Hi Bernadette,

The following attachment relate to the seed that was collected during 2020 / 2021, for the use at the Busselton Bypass site

Summary. 32 Species were collected, 5150gms of seed currently stored awaiting pre-treatment and batching prior to direct seeding next winter.

Please find attached:

1. Letter Certification of ownership

2. Seed Collection Record.

regards

Graeme

--

TOTAL HORTICULTURAL SERVICES
ABN: 17 816 919 672
14 CLOISTERS COVE
BUSSELTON WA 6280
PHONE: (08) 9754 6475
FAX: (08) 9751 2126
MOBILE: 0419 964 072
EMAIL: ths@westnet.com.au

Virus-free. www.avg.com

From: Total Horticultural Services
To: Bernadette Van der Wiele; Stuart Sibbald; "Elizabeth Hogarth"; Kelley Robinson; Tracy Sonneman
Subject: Seed collection
Date: Wednesday, 9 September 2020 4:53:54 PM
Attachments: THS Logo.png

FYI

Capelife have been contacted and contracted to collect our seed for the project.

They were pleased that we have 2 x seasons to obtain the seed.

The mix, along with the tube stock, will provide the mix best suited for the site and overall success.

regards

Graeme

--

TOTAL HORTICULTURAL SERVICES
ABN: 17 816 919 672
14 CLOISTERS COVE
BUSSELTON WA 6280
PHONE: (08) 9754 6475
FAX: (08) 9751 2126
MOBILE: 0419 964 072
EMAIL: ths@westnet.com.au

Virus-free. www.avg.com

From:	Total Horticultural Services
To:	invoices@capecare.com.au
Cc:	"Elizabeth Hogarth"; Kelley Robinson; Stuart Sibbald; Bernadette Van der Wiele
Subject:	Invoice - Seed Collection
Date:	Thursday, 29 April 2021 3:45:38 PM
Attachments:	THS Logo.png Broadwater Collection Record 210416.pdf Cape Care INV1354329042021.pdf

Hi All,

please find attached the:

1. Invoice for Seed collection, cleaning, preparation and storage.

Due to favourable growing conditions this last year and the production of seed, we have collected a large amount of local seed for the seedling / growing next year.

2. Collection Record for the seed

kind regards

Graeme Sly

--

TOTAL HORTICULTURAL SERVICES
ABN: 17 816 919 672
14 CLOISTERS COVE
BUSSELTON WA 6280
PHONE: (08) 9754 6475
FAX: (08) 9751 2126
MOBILE: 0419 964 072
EMAIL: ths@westnet.com.au

Virus-free. www.avg.com

ABN: 63626660615
PO Box 175, Margaret River, WA 6285
Ph. 0422438884
info@capelife.com.au
www.capelife.com.au

Cape Life

Environmental Planning and Management

Monday 28th June, 2021

Re: Certificate of Ownership – Native seeds

To whom it may concern,

I hereby certify that Cape Life Environmental is currently in possession of 5.35kg of provenance native seed collected on behalf of and owned by Total Horticultural Services. There are 32 native species represented with all seed packaged and stored in a temperature controlled cool room at Cape Life's facility in Margaret River and in accordance with the Revegetation Industry Association of Western Australia (RIAWA) guidelines.

These native seeds will be stored on our premises until required by Total Horticultural Services to undertake the revegetation of the Capecare Broadwater Ringtail Possum Habitat offset during Winter 2022.

Please contact me for any further information.

Yours sincerely,

Ben Howell
Senior Project Manager
Cape Life Environmental

Total Horticulture Broadwater 2020/21 Collection Record

Species	Batch I.D	Date	Provenance/Location	Quantity
Acacia littorea	BR171220-B	17/12/20	Busselton Reserve	109
Acacia saligna	BR171220-A	17/12/20	Main Roads Res. Ludlow	197
Agonis flexuosa	BR100321-A	10/3/21	Forrest Beach	418
Banksia grandis	BR240221-B	24/2/21	Jasper Farm	150
Callistachys lanceolata	BR220121-B	22/1/21	McGregor FB	56
Calothamnus quadrifidus	BR020221	2/2/21	Stirling FB	250
Corymbia calophylla	BR120121-D	12/1/21	Treeton FB	312
Eucalyptus gomphocephala	BR020221-A	2/2/21	Stirling FB	274
Eucalyptus rudis	BR190321-A	19/3/21	Shire of Capel reserve	302
Ficinia nodosa	BR090221-C	9/2/21	Quindalup reserve	20
Hakea lissocarpha	BR220121-D	22/1/21	Jindong - MR reserve	7
Hakea varia	BR090221-A	9/2/21	Busselton reserve	7
Hardenbergia comptoniana	BR101220-A	10/12/20	Peppermint Grove	150
Juncus kraussii	BR220321-B	22/3/21	Busselton rd reserve	34
Juncus pallidus	BR221220-A	22/12/20	Capel Shire Reserve	243
Kennedia coccinea	BR241220-A	24/12/20	MR Reserve Busselton	78
Kennedia prostrata	BR101220-B	10/12/20	Main Roads Reserve	73
Kunzea glabrescens	BR240221-A	24/2/21	Jasper Farm	163
Melaleuca acutifolia	BR030321-A	3/3/21	Stirling block	128
Melaleuca cuticularis	BR220221-B	22/2/21	Busselton shire reserve	109
Melaleuca incana	BR120121-C	12/1/21	Treeton FB	224
Melaleuca osullivanii	BR150221-A	15/2/21	Jasper Farm	133
Melaleuca rhaphiophylla	BR150221-B	15/2/21	Jasper Farm	88
Melaleuca systena	BR220221-C	22/2/21	Stirling block	278
Melaleuca teretifolia	BR220221-A	22/2/21	Main rd reserve	189
Melaleuca thymoides	BR220121-C	22/1/21	Molloy FB	36
Melaleuca viminea	BR220321-A	22/3/21	Main Rd reserve- Busselton	339
Patersonia occidentalis	BR120121-B	12/1/21	Treeton FB	114
Regelia ciliata - 'B' grade clean	BR220221-D	22/2/21	Stirling FB	45
Rhagodia baccata	BR190321-A	19/3/21	Busselton shire reserve	200
Spyridium globulosum	BR271120-A	27/11/20	Capel Shire Reserve	323
Viminaria juncea	BR221220-B	22/12/20	Main Rd reserve- Busselton	301
Total				**5350**

TOTAL HORTICULTURAL SERVICES
ABN: 17 816 919 672
14 CLOISTERS COVE
BUSSELTON WA 6280
PHONE: (08) 9754 6475
MOBILE: 0419 964 072
EMAIL: ths@westnet.com.au
WEB: www.ths-southwest.com.au

Invoice to:-

Cape Care
20 Ray Avenue
Busselton
WA 6280

Invoice #: 00013543

Date 28/04/2021

TAX INVOICE

Purchase Order 4403

Item or Service	Quantity	Rate	Amount	Tax
CAPE CARE RE: EPBC 2006-2834 CAPE CARE ROMP Undertake seed collection, cleaning preparation & storage Cape Life Contracting			$8,966.10	GST

Please Note: Owership of materials used for this service only transfer from Total Horticultural Services upon full settlement of this invoice.

DIRECT CREDIT DETAILS
GL&SH SLY
Tas : TOTAL HORTICULTURAL SERVICES
BSB : 086 565 Account 459 861 816

Total excluding GST	$8,151.00
GST @ 10%	$815.10
Total including GST	$8,966.10
Prepaid	$0.00
Balance	$8,966.10

STATEMENT OF LIMITATIONS:

Scope of Services
This report has been prepared in accordance with the scope of work set out in the contract, or as otherwise agreed, between the Client and EndPlan Environmental* (EndPlan).

Reliance on Data
In preparing the report, EndPlan has relied upon data, surveys, analyses, designs, plans 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 stated in the report, EndPlan 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. EndPlan 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 EndPlan.

Environmental Conclusions
Within the limitations imposed by the scope of work, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied, is made.

Report for Benefit of Client
The report has been prepared for the benefit of the Client and no other party. EndPlan assumes no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of EndPlan or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters.

EndPlan Environmental is an Associate Member of the

PIA Planning Institute Australia

EndPlan Environmental is the trading name of **Wiske Pty Ltd**
PO BOX 138, NORTH FREMANTLE W.A. 6159
M: 0447366460 / 0419466464
E: admin@endplanenvironmental.com.au