

Executive Director  
Department of Water and Environmental Regulation  
**Attention: Manager, Compliance (Ministerial Statements)**  
Locked Bag 10  
JOONDALUP WA 6919

8 June 2020

Dear Sir/Madam

**RE:     ARMSTRONG RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL DEVELOPMENT  
         (MINISTERIAL STATEMENT 926/1094) ANNUAL COMPLIANCE ASSESSMENT REPORT  
         (8 MARCH 2019 – 20 MARCH 2020)**

Please find attached the Statement of Compliance and an e-copy of the Compliance Assessment Report (CAR) for Armstrong Reserve, Dunsborough, Urban and Commercial Development. The CAR has been prepared by *EndPlan Environmental* on behalf of the proponent Ray Village Aged Services (Inc.) trading as Capecare.

The Statement of Compliance and associated CAR addresses the status and compliance of the proposal to develop a portion of Armstrong Reserve with the relevant Ministerial conditions for pre-construction and construction activities carried out during the reporting timeframe (8 March 2019 - 7 March 2020).

I have also attached Authority to Act documentation provided to the former Office of the EPA (OEPA) by our client and the OEPA correspondence relating to the Authority to Act.

Yours sincerely



**BERNADETTE VAN DER WIELE**  
**Director**

CC:     Ms Elizabeth Hogarth (A/Chief Executive Officer, Capecare)

Office of the Environmental Protection Authority  
Mr Anthony Sutton  
Director Assessment and Compliance  
Locked Bag 10  
EAST PERTH WA 6892

28 August 2015

Dear Mr Sutton

RE: Armstrong Reserve, Dunsborough, Urban and Commercial Development (Statement No. 926) – Authority to Act

Ray Village Aged Services (Inc.) trading as Capecare is the nominated proponent responsible for the implementation of Armstrong Reserve, Dunsborough, Urban and Commercial Development pursuant to Statement No. 926 and dated 21 January 2013.


As a Chairman of Ray Village Aged Services (Inc.) trading as Capecare, I confirm that EndPlan Environmental through its employees, holding or acting in the positions list below, has authority to act on behalf of Ray Village Aged Services (Inc.) trading as Capecare in relation to the implementation of the proposal, including the authority to:

1. Prepare and submit information and reports to the Office of the Environmental Protection Authority (OEPA) in accordance with the implementation conditions of Statement No. 926 and /or any pursuant to any requirement under the *Environmental Protection Act* (EP Act);
2. Respond to any correspondence from the OEPA or the Minister for Environment in relation to its monitoring of Statement No. 926;
3. Make applications to the Minister for Environment for any changes (minor or significant) to the proposal or the implementation conditions;
4. Act on our behalf in relation to any assessment of any changed to the proposal or the implementation conditions.

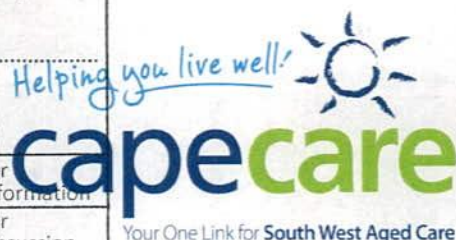
This authority applies to the holders of the following positions with EndPlan Environmental:

1. *Manager Environmental Approvals (or their delegated officer)*
2. *Director Assessment and Compliance (or their delegated officer)*

Yours sincerely

  
John Reid  
Chairman

Office of the Environmental Protection Authority	
File: _____	
03 SEP 2015	
At:	<input type="checkbox"/> For Information
fa:	<input type="checkbox"/> For Discussion
Officer:	<input type="checkbox"/> For Action
<input type="checkbox"/> Dir.AC	Response please:
<input type="checkbox"/> Dir. Bus Ops	<input type="checkbox"/> GM Signature
<input type="checkbox"/> Dir. SPPD	<input type="checkbox"/> Dir for GM (copy to GM)
<input type="checkbox"/> Dir. Strat Sup	<input type="checkbox"/> Dir Signature (copy to GM)
<input type="checkbox"/>	<input type="checkbox"/> Mgr Direct (copy to GM)



Capecare  
20 Ray Avenue  
Busselton WA 6280  
ABN 77 630 179 279

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

[www.capecare.com.au](http://www.capecare.com.au)

Ray Village Aged Care Services Inc trading as Capecare



Government of **Western Australia**  
Office of the **Environmental Protection Authority**

Mr John Reid  
Chairperson  
Capecare  
20 Ray Avenue  
**BUSSELTON WA 6280**

*Your Ref:* Statement 926  
*Our Ref:* 2015-0001244698  
*Enquiries:* Kevin Da Silva, 6145 0857  
*Email:* [kevin.dasilva@epa.wa.gov.au](mailto:kevin.dasilva@epa.wa.gov.au)

Dear Mr Reid

**STATEMENT 926 – ARMSTRONG RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL DEVELOPMENT – AUTHORITY TO ACT NOTICE**

I refer to your correspondence dated 28 August 2015 regarding the above.

The Office of the Environmental Protection Authority (OEPA) notes that Ray Village Aged Services (Inc.) trading as Capecare has authorised Endplan Environmental to act on behalf of Capecare in relation to the implementation of the Armstrong Reserve, Dunsborough Urban and Commercial Development proposal as indicated in your correspondence.

The OEPA requests that Capecare notify Endplan Environmental that a copy of your correspondence dated 28 August 2015 should be provided to the OEPA on each instance where they will be acting on behalf of Capecare in relation to the implementation of Statement 926.

The OEPA has also provided Endplan Environmental with this correspondence.

The OEPA will act on this advice until you advise otherwise.

Yours sincerely

**Ms Sally Bowman**  
A/DIRECTOR ASSESSMENT AND COMPLIANCE

04 September 2015

Cc: Via Email - Bernadette Van Der Wiele, Director, Endplan Environmental  
[Bernadette@endplanenvironmental.com.au](mailto:Bernadette@endplanenvironmental.com.au)

## Statement of Compliance

### 1. Proposal and Proponent Details

Proposal Title	<i>Armstrong Reserve, Dunsborough, Urban and Commercial Development</i>
Statement Number	1094
Proponent Name	<i>Ray Village Aged Services (Inc.) trading as Capecare</i>
Proponent's Australian Company Number (where relevant)	ABN: 77 630 179 279

### 2. Statement of Compliance Details


Reporting Period	8/03/19 to 7/03/20
------------------	--------------------

Implementation phase(s) during reporting period (please tick ✓ relevant phase(s))							
Pre-construction	✓	Construction	✓	Operation		Decommissioning	

Audit Table for Statement addressed in this Statement of Compliance is provided at Attachment:	2
<p>An audit table for the Statement addressed in this Statement of Compliance must be provided as Attachment 2 to this Statement of Compliance. The audit table must be prepared and maintained in accordance with the Department of Water and Environmental Regulation (DWER) <i>Post Assessment Guideline for Preparing an Audit Table</i>, as amended from time to time. The 'Status Column' of the audit table must accurately describe the compliance status of each implementation condition and/or procedure for the reporting period of this Statement of Compliance. The terms that may be used by the proponent in the 'Status Column' of the audit table are limited to the Compliance Status Terms listed and defined in Table 1 of Attachment 1.</p>	

Were all implementation conditions and/or procedures of the Statement complied with within the reporting period? (please tick ✓ the appropriate box)			
No (please proceed to Section 3)	✓	Yes (please proceed to Section 4)	

Each page (including Attachment 2) must be initialed by the person who signs Section 4 of this Statement of Compliance.

INITIALS: 



**3. Details of Non-compliance(s) and/or Potential Non-compliance(s)**

The information required Section 3 must be provided for each non-compliance or potential non-compliance identified during the reporting period covered by this Statement of Compliance.

**Non-compliance/potential non-compliance 3-1**

Which implementation condition or procedure was non-compliant or potentially non-compliant?
Condition 1094:M4-1
Was the implementation condition or procedure non-compliant or potentially non-compliant?
Potentially non-compliant
On what date(s) did the non-compliance or potential non-compliance occur (if applicable)?
31 October 2019

Was this non-compliance or potential non-compliance reported to the Chief Executive Officer, DWER?		
<input checked="" type="checkbox"/> Yes	Reported to DWER verbally      Date 3/12/2019 Reported to DWER in writing      Date 4/12/2019	<input type="checkbox"/> No

What are the details of the non-compliance or potential non-compliance and where relevant, the extent of and impacts associated with the non-compliance or potential non-compliance?
<p><b>Condition 1094:M4-1 states:</b>  <b>The proponent shall prepare, submit and maintain a Compliance Assessment Plan to the CEO at least six (6) months prior to the first Compliance Assessment Plan required by condition 4-6, or prior to implementation of the proposal, whichever is sooner (i.e. 30 October 2019).</b></p> <p>On the 3 December 2019, <i>EndPlan Environmental</i> verbally advised Mr. Mark Rust (Environmental Compliance) that due to an administrative oversight, the Compliance Assessment Plan (CAP) required to satisfy Condition 1094:M4-1 had not been submitted by the due date (i.e. 30 October 2019).</p> <p>On the 4 December 2019, Mr. Rust was advised in <u>writing</u> that a potential non-compliance had occurred (<b>Appendix 18</b>).</p>
What is the precise location where the non-compliance or potential non-compliance occurred (if applicable)? (please provide this information as a map or GIS co-ordinates)
Not applicable
What was the cause(s) of the non-compliance or potential non-compliance?
Technical non-compliance - administrative oversight.
What remedial and/or corrective action(s), if any, were taken or are proposed to be taken in response to the non-compliance or potential non-compliance?
The CAP was submitted to the DWER Statement Compliance on the 5 December 2019.

What measures, if any, were in place to prevent the non-compliance or potential non-compliance before it occurred? What, if any, amendments have been made to those measures to prevent re-occurrence?

All reporting requirements have been entered into an electronic registry.


Please provide information/documentation collected and recorded in relation to this implementation condition or procedure:

- in the reporting period addressed in this Statement of Compliance; and
- as outlined in the approved Compliance Assessment Plan for the Statement addressed in this Statement of Compliance.

(the above information may be provided as an attachment to this Statement of Compliance)

**For additional non-compliance or potential non-compliance, please duplicate this page as required.**

Each page (including Attachment 2) must be initialed by the person who signs Section 4 of this Statement of Compliance.

INITIALS: 

#### 4. Proponent Declaration

I, ELIZABETH HOGARTH ACTING CEO, (full name and position title)

declare that I am authorised on behalf of **RAY VILLAGE AGED SERVICES INC trading as CAPECARE**  
(being the person responsible for the proposal) to submit this form and that the information  
contained in this form is true and not misleading.

Signature: 

Date: 5<sup>th</sup> June 2020

Please note that:

- it is an offence under section 112 of the *Environmental Protection Act 1986* for a person to give or cause to be given information that to his knowledge is false or misleading in a material particular; and
- the Chief Executive Officer of the DWER has powers under section 47(2) of the *Environmental Protection Act 1986* to require reports and information about implementation of the proposal to which the statement relates and compliance with the implementation conditions.

#### 5. Submission of Statement of Compliance

One hard copy and one electronic copy (preferably PDF on CD or thumb drive) of the Statement of Compliance are required to be submitted to the Chief Executive Officer, DWER, marked to the attention of Manager, Compliance (Ministerial Statements).

Please note, the DWER has adopted a procedure of providing written acknowledgment of receipt of all Statements of Compliance submitted by the proponent, however, the DWER does not approve Statements of Compliance.

#### 6. Contact Information

Queries regarding Statements of Compliance, or other issues of compliance relevant to a Statement may be directed to Compliance (Ministerial Statements), DWER:

**Manager, Compliance (Ministerial Statements)**

**Department of Water and Environmental Regulation**

Postal Address: Locked Bag 10  
Joondalup DC  
WA 6919

Phone: (08) 6364 7000

Email: [compliance@dwer.wa.gov.au](mailto:compliance@dwer.wa.gov.au)

#### 7. Post Assessment Guidelines and Forms

Post assessment documents can be found at [www.epa.wa.gov.au](http://www.epa.wa.gov.au)


Each page (including Attachment 2) must be initialed by the person who signs Section 4 of this Statement of Compliance.

INITIALS: EH

## ATTACHMENT 1

Table 1 Compliance Status Terms

Compliance Status Terms	Abbrev	Definition	Notes
Compliant	C	Implementation of the proposal has been carried out in accordance with the requirements of the audit element.	This term applies to audit elements with: <ul style="list-style-type: none"> <li>ongoing requirements that have been met during the reporting period; and</li> <li>requirements with a finite period of application that have been met during the reporting period, but whose status has not yet been classified as 'completed'.</li> </ul>
Completed	CLD	A requirement with a finite period of application has been satisfactorily completed.	This term may only be used where: <ul style="list-style-type: none"> <li>audit elements have a finite period of application (e.g. construction activities, development of a document);</li> <li>the action has been satisfactorily completed; and</li> <li>the DWER has provided written acceptance of 'completed' status for the audit element.</li> </ul>
Not required at this stage	NR	The requirements of the audit element were not triggered during the reporting period.	This should be consistent with the 'Phase' column of the audit table.
Potentially Non-compliant	PNC	Possible or likely failure to meet the requirements of the audit element.	This term may apply where during the reporting period the proponent has identified a potential non-compliance and has not yet finalized its investigations to determine whether non-compliance has occurred.
Non-compliant	NC	Implementation of the proposal has not been carried out in accordance with the requirements of the audit element.	This term applies where the requirements of the audit element are not "complete" have not been met during the reporting period.
In Process	IP	Where an audit element requires a management or monitoring plan be submitted to the DWER or another government agency for approval, that submission has been made and no further information or changes have been requested by the DWER or the other government agency and assessment by the DWER or other government agency for approval is still pending.	<p><b>The term 'In Process' may not be used for any purpose other than that stated in the Definition Column.</b></p> <p>The term 'In Process' may not be used to describe the compliance status of an implementation condition and/or procedure that requires implementation throughout the life of the project (e.g. implementation of a management plan).</p>

Each page (including Attachment 2) must be initialed by the person who signs Section 4 of this Statement of Compliance.  
INITIALS: 



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**MINISTERIAL STATEMENTS 926 AND 1094**

**ARMSTRONG RESERVE, DUNSBOROUGH,**

**URBAN AND COMMERCIAL DEVELOPMENT**

**ANNUAL COMPLIANCE ASSESSMENT REPORT**

**(8 MARCH 2019 – 7 MARCH 2020)**

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PREPARED AND SUBMITTED ON BEHALF OF

RAY VILLAGE AGED SERVICES (INCORPORATED) trading as CAPECARE  
20 RAY AVENUE BUSSELTON WA 6280

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**ENDPLAN ENVIRONMENTAL**

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

M: 0447 366460 / [admin@endplanenvironmental.com.au](mailto:admin@endplanenvironmental.com.au)

**COPYRIGHT STATEMENT FOR:**

Ministerial Statements 926 and 1094 – Armstrong Reserve, Dunsborough, Urban and Commercial Development  
Annual Compliance Assessment Report (8 March 2019 – 7 March 2020)

**Our Reference:**

RVA292\_92\_V1

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**Wiske Pty Ltd trading as EndPlan Environmental**

**[ABN 23 684 573 524]**

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**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.

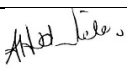
**Environmental Conclusions**

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.

**DOCUMENT STATUS:**

<b>Document Title:</b> MINISTERIAL STATEMENTS 926 AND 1094 - ARMSTRONG RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL DEVELOPMENT ANNUAL COMPLIANCE ASSESSMENT REPORT (8 MARCH 2019 – 7 MARCH 2020)						
Rev. No.	Date	Author	Reviewer	Approved for Use		
				Name	Signature	Date
Draft	05/06/20	A. van der Wiele	S. Sibbald			
V1	08/06/20	A. van der Wiele	E. Hogarth	A. van der Wiele		08/06/20

# *Certificate of Successful Completion*

**Intertek**

*This is to Certify that*

*Adriaan Hendrik Van Der Wiele*

*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: *Ivanharov*

Course Dates: 11<sup>th</sup> – 15<sup>th</sup> May 2014

Certificate Number: 107886

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



## EXECUTIVE SUMMARY

Ray Village Aged Services Incorporated trading as Capecare (Capecare) is preparing to develop a 1.28 ha portion of Armstrong Reserve, Naturaliste Terrace, Dunsborough (the development envelope), for the purpose of constructing and operating an aged care facility. When construction is completed, the development will consist of the following operational elements:

- An 80-bed residential care facility to cater for people with high physical needs in a dementia-enabling environment,
- Approximately 21 independent living units,
- Administration offices and community facilities (including meeting rooms for the CWA)
- Internal road network, and
- Road access between the proposed development area and Naturaliste Terrace and Gifford Road.

The development envelope 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 (**Figure 1**).

This Compliance Assessment Report (CAR) and associated Statement of Compliance (SoC) (**Attachment 1**) has been prepared for the purpose of meeting the compliance reporting requirements of Conditions 1 and 2 of Ministerial Statement 926 (issued on the 21 January 2013) (**Appendix 1**) and Conditions 3 – 6 of Ministerial Statement 1094 (issued on the 8 March 2019) (**Appendix 2**).

**Attachment 2** (refer to **Table 4** commencing on **page 9**) comprises the Audit Table prepared in accordance with the *Post Assessment Guideline for Preparing an Audit Table* (PAG1) (Office of the Environmental Protection Authority, 2012b). The audit table has been updated to clearly identify the compliance status of implementation of approval conditions and procedures of Statements 926 and 1094 during the reporting timeframe.

During the reporting timeframe, *EndPlan Environmental* conducted an audit (desktop, informal interviews and site inspections) of the approval conditions of Statements 926 and 1094.

On the 3 December 2019, *EndPlan Environmental* verbally advised Mr Mark Rust (Compliance-Ministerial Statements) that due to an administrative oversight, the Compliance Assessment Plan (CAP) required to satisfy Condition 1094:M4-1 had not been submitted by the due date (i.e. 30 October 2019). On the 4 December 2019, Mr Rust was advised in writing that a potential non-compliance had occurred. The CAP was subsequently submitted to the DWER Statement Compliance on the 5 December 2019 and future reporting requirements entered into an electronic register.

*EndPlan Environmental* considers that all other activities undertaken by Capecare during the current reporting timeframe have complied with the approval conditions as set out in Statements 926 and 1094.



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#### **LIST OF ABBREVIATIONS**

<b>CAP</b>	Compliance Assessment Plan
<b>CAR</b>	Compliance Assessment Report
<b>CoB</b>	City of Busselton
<b>DBCA</b>	Department of Biodiversity, Conservation and Attractions
<b>DEC</b>	Department of Environment and Conservation (former)
<b>DFES</b>	Department of Fire and Emergency Services
<b>DoEE</b>	Department of the Environment and Energy
<b>DoP</b>	Department of Planning
<b>DoW</b>	Department of Water (former)
<b>DPaW</b>	Department of Parks and Wildlife (former)
<b>DWER</b>	Department of Water and Environmental Regulation
<b>EPA</b>	Environmental Protection Authority
<b>EPBC Act</b>	Environment Protection Biodiversity and Conservation Act 1999
<b>Ha</b>	Hectare
<b>LGA</b>	Local Government Authority
<b>km</b>	Kilometre
<b>m</b>	Metre
<b>MNES</b>	Matters of National Environmental Significance
<b>OEPA</b>	Office of the Environmental Protection Authority
<b>PER</b>	Public Environmental Review
<b>PMST</b>	Protected Matters Search Tool
<b>SEWPaC</b>	Department of Sustainability, Environment, Water, Population and Communities (former)
<b>SoC</b>	Statement of Compliance
<b>TPS</b>	Town Planning Scheme
<b>WONS</b>	Weeds of National Significance

## 1. INTRODUCTION

This Compliance Assessment Report (CAR) and associated Statement of Compliance (SoC) (**Attachment 1**) has been prepared for the purpose of meeting the compliance reporting requirements of Ministerial Statements 926 (issued on the 21 January 2013) (**Appendix 1**) and 1094 (issued on the 8 March 2019 (**Appendix 2**)).

A Compliance Assessment Plan (CAP)<sup>1</sup> has been prepared to meet the requirements of Conditions 1094:M4-1 and 1094:M4-2 (EndPlan Environmental, 2019). Condition 1094:M4-3 requires that the proponent assess compliance with conditions in accordance with the approved CAP while Condition M4-6 requires the proponent to submit an annual CAR for the previous 12-month period.

### 1.1 Scope of the Report

This CAR addresses the compliance of 'pre-construction' and 'construction' activities implemented by the proponent Ray Village Aged Care Incorporated trading as Capecare (Capecare) for their Armstrong Reserve, Dunsborough, Urban and Commercial Development project with the conditions contained in Ministerial Statements 926 (Conditions 1 and 2) and 1094 (Conditions 3 to 6).

This CAR addresses the following:

- 1) The status of implementation of the proposal as defined in Schedule 1 of Statement 926
- 2) Evidence of compliance with the approval conditions and proponent commitments, and
- 3) The status of any environmental management plans and/or programs prepared in relation to the proposal.

This CAR has been prepared in accordance with the following documents:

- *Post Assessment Guideline for Preparing an Audit Table*, Post Assessment Guideline No. 1 (PAG1), (Office of the Environmental Protection Authority, 2012b), and
- *Post Assessment Guideline for Preparing a Compliance Assessment Report*, Post Assessment Guideline No. 3 (PAG3), (Office of the Environmental Protection Authority, 2012c),

### 1.2 Proponent

The proponent for the proposal is Ray Village Aged Services Incorporated trading as Capecare (Capecare).

### 1.3 Development Description

Capecare is developing an aged care facility on Lot 600 Naturaliste Terrace Dunsborough (the development envelope) (**Appendix 3**). Formerly a 1.28 ha portion of Armstrong Reserve to be known as *Armstrong Village*. The aged care facility will consist of the following operational elements:

- An 80-bed residential care facility to cater for people with high physical needs in a dementia-enabling environment

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<sup>1</sup> The CAP (EndPlan Environmental, 2019) was prepared in accordance with the Office of the Environmental Protection Authority's (OEPA's) *Post Assessment Guideline for Preparing a Compliance Assessment Plan*, Post Assessment Guideline No. 2 (PAG2), as amended from time to time (Office of the Environmental Protection Authority, 2012a).



- Approximately 21 independent living apartments
- Administration offices and community facilities (including meeting rooms for the CWA)
- Internal road network, and
- Road access between the proposed development area and Naturaliste Terrace and Gifford Road.

Situated within the municipal boundary of the City of Busselton, the development envelope 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 (refer to **Figures 1 and 2**).

The development envelope previously comprised Lots 111, 115, 116, 117 Naturaliste Terrace and a 9994 m<sup>2</sup> portion of Lot 257 Naturaliste Terrace (**Figure 3**). In accordance with the Western Australian *Town Planning and Development Act 2005*, rezoning of the development envelope has been undertaken resulting in the amalgamation of the previous Lots into a single Certificate of Title: Lot 600 on Deposited Plan 403383 Armstrong Place, Dunsborough issued to Capecare on the 25 February 2015.

Lot 600 is now the legal responsibility of Capecare and will be retained as one Title in perpetuity and is zoned 'Special Purpose – Aged Person Housing' under the City of Busselton's Local Planning Scheme No. 21. The remainder of Armstrong Reserve has subsequently been gazetted into three separate lots: 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'.

#### **1.4 Environmental Approval to Implement the Project**

In 2006, the Environmental Protection Authority (EPA) received a third-party referral regarding the proposal by Capecare to develop Armstrong Reserve for the purposes of constructing and operating an aged care facility. On the 17 December 2008 the EPA notified Capecare of its intention to set the level of assessment as a 'Proposal Unlikely to be Environmentally Acceptable (PUEA)' due to the presence of *Pseudocheirus occidentalis* (Western Ringtail Possum) and the regional significance of the vegetation and issued their statement of reasons for level of assessment.

Capecare successfully appealed the decision (Appeal No. 001/09) and on the 27 August 2009 the Minister for the Environment remitted the proposal to the EPA under Section 43 of the *Environmental Protection Act 1986* (EP Act) to assess it more fully and more publicly.

As a result of the Minister's determination, on the 21 September 2009 the EPA set the level of assessment for the proposal as a Public Environmental Review (PER) with a six-week public review period (EPA Assessment No. 1808). The PER document (EndPlan Environmental, 2012) was released for a six-week public review from the 17 September 2012 to the 29 October 2012.

The EPA's report providing advice and recommendations to the Minister for the Environment on the key environmental factors and principles for the proposal by Capecare (Report No. 1459) was released on the 24 December 2012 (Environmental Protection Authority, 2012). Ministerial Statement 926 was published on the 21 January 2013.

In October 2017, Capecare submitted a request to the Department of Water and Environmental Regulation to change the implementation conditions applying to a proposal (Section 46 of the

*Environmental Protection Act 1986*). The request related principally to Condition 3 of Statement 926 regarding the time limit for implementation of the proposal.

In March 2019 Ministerial Statement 1094 was issued deleting and replacing the following conditions: 3 (Time Limit for Proposal Implementation), 4 (Compliance Reporting), 5 (Public Availability Data); and adding condition 6 (Residual Impacts and Risk Management Measures).

## 2. CURRENT STATUS OF IMPLEMENTATION

During the reporting timeframe, the following activities have been undertaken by Capecare:

1. On the 30 May 2019, Capecare submitted a revised Environmental Management Plan (EMP) to the Department of Water and Environmental Regulation (DWER) to fulfil the requirements of Conditions 1094:M6-1 to M6-3 of Statement 1094 (**Appendix 4**). The revised EMP was prepared in consultation with the DWER and formatted to meet the requirements of the document *Instructions on how to prepare Environmental Protection Act 1986 Part IV Environmental Management Plans* (Environmental Protection Authority, March 2020<sup>2</sup>). The EMP was approved for implementation on the 28 June 2019 (**Appendix 5**).
2. Condition 1094:M5-1 of Statement 1094 relating to public availability of data, includes the requirement for management plans to be made publicly available for the remainder of the life of the proposal. A copy of the approved EMP was uploaded onto Capecare's website: <http://capecare.com.au/independent-living/new-dunsborough-aged-care-village/> (**Appendix 6**).
3. Prior to clearing of vegetation from the development footprint, site meetings were held to:
  - 14 October 2019: site meeting and walkover with Capecare's project manager to ensure that the temporary fencing was in place (**Appendix 7**)
  - 22 October 2019: site environmental induction meeting with Capecare's representatives and Perkins Building project management team (**Appendix 8**)
  - 28 October 2019: pre-vegetation clearing environmental induction and site walkover with the clearing contractor personnel (**Appendix 9**)
  - 28 October – 2 November 2019 vegetation clearing conducted within the development envelope
4. To comply with Condition 1094:M6-3, a four-night survey of the Western Ringtail Possum (*Pseudocheirus occidentalis*) was conducted in October 2019 (**Appendix 10**).
5. To comply with Condition 1094:M6-3, a weed survey of Armstrong Reserve (R25229) was conducted in October 2019 (**Appendix 11**).
6. 7 November 2019, Capecare advised the DWER that substantive commencement had taken place (**Appendix 12**).
7. 5 December 2019, Capecare submitted a Compliance Assessment Plan (CAP)<sup>3</sup> to the DWER to fulfil the requirements of Condition 1094:M4-1 (**Appendix 13**) and was approved for implementation on the 8 January 2020 (**Appendix 14**). The CAP was uploaded onto Capecare's website<sup>4</sup> on the 20 January 2020 (**Appendix 15**).
8. To comply with Condition 1094:M6-3, a Weed Management Plan (WMP) for Armstrong Reserve (R25229) was prepared and in February 2020, version 3 of the WMP was issued to the City of Busselton for their review and comments received back (**Appendix 16**). The WMP was revised to incorporate the City's comments and version 4 was issued to the City in April 2020 (**Appendix 17**).

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<sup>2</sup> [http://www.epa.wa.gov.au/sites/default/files/Forms\\_and\\_Templates/Instructions%20and%20template%20-%20Part%20IV%20EMP.pdf](http://www.epa.wa.gov.au/sites/default/files/Forms_and_Templates/Instructions%20and%20template%20-%20Part%20IV%20EMP.pdf)

<sup>3</sup> Office of the Environmental Protection Authority's (OEPA's) *Post Assessment Guideline for Preparing a Compliance Assessment Plan*, Post Assessment Guideline No. 2 (PAG2), as amended from time to time (Office of the Environmental Protection Authority, 2012a)

<sup>4</sup> Online at [https://capecare.com.au/wp-content/uploads/2020/01/RVA292\\_88\\_V1.pdf](https://capecare.com.au/wp-content/uploads/2020/01/RVA292_88_V1.pdf)

### 3. REPORTING METHODOLOGY

#### 3.1 Audit Methodology

During the reporting timeframe, *EndPlan Environmental* conducted an audit of the pre-construction and construction activities undertaken by Capecare. The audit included a desktop assessment of correspondence regarding the project including a review of project documentation held by Capecare and informal interviews with Capecare representatives (**Table 1**)

**TABLE 1: PERSONS CONSULTED DURING THE COMPLIANCE AUDIT**

Name	Position	Organisation
Stephen Carmody	Chief Executive Officer	Capecare
Stuart Sibbald	Capecare Client Representative	SJSibbald Consulting
Matthew Sproule	Director	South West Construction Management
Steve Larsson	Site Manager	Perkins Builders
Dr Darren Brearley	Director	Onshore Environmental

Compliance was assessed against the approval conditions contained within Statements 926 and 1094.

#### 3.2 Status Terminology

This CAR has adopted the action implementation status terminology taken from the OEPA document *Post Assessment Guideline for Preparing an Audit Table* (PAG1) (Office of the Environmental Protection Authority, 2012a) as shown on **Table 2** (below) and **Table 3** (over the page).

**TABLE 2: PROJECT PHASES AND DESCRIPTIONS**

Project Phase	Description
<b>Pre-construction</b>	No ground disturbance has commenced. Plans may be in development or approvals are being sought prior to ground disturbance.
<b>Construction</b>	Ground disturbance may have commenced, no waste emission from operations has commenced, limited waste emissions may have occurred during 'commissioning' under a works approval issued under the <i>Environmental Protection Act 1986</i> , proposal has substantially commenced.
<b>Operation</b>	The following may have occurred or may be occurring: ground disturbance; operations are producing waste emissions; 'commissioning' under a licence issued under the EP Act; development of a site; remediation activity prior to development of site; mining activity; subdivision of site.
<b>Decommissioning</b>	The following may occur during this phase: ground disturbance for rehabilitation purposes; post-remediation; post-reclamation; development following remediation where the main objective of the proposal was remediation; decommissioning.
<b>Overall</b>	This phase is used where an audit element applies during multiple phases of the project.

Source: Office of the Environmental Protection Authority (2012a)



**TABLE 3: COMPLIANCE STATUS DESCRIPTIONS**

COMPLIANCE STATUS TERMS	ACRONYM	DEFINITION	NOTES
<b>Compliant</b>	<b>C</b>	Implementation of the proposal has been carried out in accordance with the requirements of the audit element.	This term applies to audit elements with: <ul style="list-style-type: none"> <li>- Ongoing requirements that have been met during the reporting timeframe; and</li> <li>- Requirements with a finite period application that have been met during the reporting timeframe, but whose status has not yet been classified as 'Completed'.</li> </ul>
<b>Completed</b>	<b>CLD</b>	A requirement with a finite period application has been satisfactorily completed.	This term may only be used where: <ul style="list-style-type: none"> <li>- Audit elements have a finite period application (e.g. construction activities, development of document);</li> <li>- The requirement has been satisfactorily completed; and</li> <li>- The OEPA has provided written acceptance of 'Completed' status for the audit element.</li> </ul>
<b>Not Required at this Stage</b>	<b>NR</b>	The requirements of the audit element were not triggered during the reporting timeframe.	This should be consistent with the 'Phase' column of the audit table.
<b>Potentially Non-compliant</b>	<b>PNC</b>	Possible or likely failure to meet the requirements of the audit element.	This term may only be used where during the reporting timeframe Capecare has identified a potential non-compliance and has not yet finalized its investigations to determine whether non-compliance has occurred. Where this term is used, Capecare should advise when investigations will be finalized and provide follow-up advice of the outcome.
<b>Non-Compliant</b>	<b>NC</b>	Implementation of the proposal has not been carried out in accordance with the requirements of the audit element.	This term applies where the requirements of the audit element have not been met during the reporting timeframe and status is not 'Completed'.
<b>In Process</b>	<b>IP</b>	Where an audit element requires management or monitoring plan submitted to the OEPA or another government agency for approval, the submission has been made and no further information or changes have been requested by the OEPA or the other government agency and assessment of the OEPA or other government agency approval is still pending.	The term 'In process' must only be used in the purpose stated in the definition column. 'In process' may not be used to describe the compliance status of implementation condition and procedure that requires ongoing implementation throughout the life of the project (e.g. implementation of management plan).

Source: Office of the Environmental Protection Authority (2012a)

### 3.3 Reporting Non-compliances and Corrective and Preventative Actions

In accordance with Condition 1094:M4-5, non-compliances with respect to all of the pre-construction and construction phase audit elements and any relevant overall phase audit elements identified within the Audit Table (**Table 4/Attachment 2**) are to be reported to the CEO within seven days of such awareness.

The document *Post Assessment Guideline for Preparing a Compliance Assessment Report* (PAG3) (Office of the Environmental Protection Authority, 2012b) notes that any non-compliance identified during the reporting timeframe is to be reported in the annual CAR and any corrective and preventative actions are to be described.

### **3.4 Public Availability of the Report**

In accordance with Condition 1094:M5-1 of Statement 1094, there is a requirement to make this annual CAR publicly available via Capecare's website. Capecare's website can be accessed through the following link: <http://www.capecare.com.au/>.

### **3.5 Changes to the Compliance Assessment Plan**

The PAG2 guidelines (Office of the Environmental Protection Authority, 2012a) identify that a CAP must be revised to reflect any changes made to the relevant proposal, Statement or EMPs required by the implementation conditions of the Statement, however that CAPs do not need to be revised and updated where the change does not impact on any actions or requirements of the CAP.

In the event that a revision to the CAP is proposed or is required to be made in line with amendments to PAG2, the amended CAP will be submitted to the CEO for approval prior to the revised CAP being implemented. Changes made to the CAP will also be outlined within the CAR for that reporting timeframe.

There have been no changes to the CAP during the reporting timeframe.

#### 4. COMPLIANCE FINDINGS

This CAR has been prepared to address the annual environmental compliance reporting requirements contained within Condition 1094:M4-1 of Statement 1094. During the reporting timeframe, it applies to pre-construction and construction activities undertaken by/or on behalf of Capecare with respect to progressing the planning and environmental approvals that will enable construction of the development to commence.

On the 3 December 2019, *EndPlan Environmental* verbally advised Mr Mark Rust (Ministerial Compliance) that due to an administrative oversight, the Compliance Assessment Plan (CAP) required to satisfy Condition 1094:M4-1 had not been submitted by the due date (i.e. 30 October 2019). On the 4 December 2019, Mr Rust was advised in writing that a potential non-compliance had occurred (**Appendix 18**). The CAP was subsequently submitted to the DWER Statement Compliance on the 5 December 2019.

*EndPlan Environmental* considers that all other activities undertaken by Capecare during the current reporting timeframe have complied with the approval conditions as set out in Statements 926 and 1094.

The completed Audit Table for the reporting timeframe is included as **Table 4/Attachment 2** (over the page).

## ATTACHMENT 2

### TABLE 4: AUDIT TABLE

PROJECT: ARMSTRONG RESERVE, DUNSBOROUGH - URBAN AND COMMERCIAL DEVELOPMENT  
Statements 926 and 1094

Notes:

- Phases that apply in this table = Pre-Construction, Construction, Operation, Decommissioning, Overall (several phases).
- This audit table is a summary and timetable of conditions and commitments applying to this project. Refer to the Minister's Statement for full detail/precise wording of individual elements.
- Code prefixes: M = Minister's condition, P = Proponent's commitment.
- Acronyms list: CEO = Chief Executive Officer of OEPA; DEC = Department of Environment and Conservation; DWER = Department of Water and Environmental Regulation; DPaW = (former) Department of Parks and Wildlife; DBCA = Department of Biodiversity, Conservation and Attractions; EPA = Environmental Protection Authority; DoW = Department of Water; Minister for Env = Minister for the Environment; OEPA = Office of the Environmental Protection Authority; CoB = City of Busselton; CAR = Compliance Assessment Report; SoC = Statement of Compliance.
- Compliance Status: C = Compliant, CLD = Completed, NA = Not Audited, NC = Non – compliant, NR = Not Required at this stage.

Audit Code	Subject	Requirement	How	Evidence	Phase	Timeframe	Status	Further Information
926:M1-1	Proposal Implementation	When implementing the proposal, the proponent shall not exceed the authorised extent of the proposal as defined in Column 3 of Table 2 in Schedule 1, unless amendments to the proposal and the authorised extent of the proposal has been approved under the Act.	As per Schedule 1, Statement 926	Annual Compliance Assessment Report (CAR) Survey results?	Overall	Ongoing	C	
926:M2-1	Contact Details	The proponent shall notify the CEO of any change of its name, physical address or postal address for the serving of notices or other correspondence within 28 days of such change. Where CapeCare is a corporation or an association of persons, whether incorporated or not, the postal address is that of the principal place of business or of the principal office in the State.	Notify in writing as per Condition 2, Statement 926	No change of contact name, physical address or postal address addressed to the Compliance Branch (Ministerial Statements) during the reporting timeframe.	Overall	Ongoing	C	
1094:M3-1	Time Limit for Proposal Implementation	The proponent shall not commence implementation of the proposal after the 21 January 2023, and any commencement, prior to this date, must be substantial.	Notify in writing	Correspondence with the CEO re commencement of implementation dated 7 November 2019 (Appendix 11).		On or before 21 January 2023.	C	
1094:M3-2	Time Limit for Proposal Implementation	Any commencement of implementation of the proposal, on or before the 21 January 2023, must be demonstrated as substantial by providing the CEO with written evidence, on or before the 21 January 2023.	Notify in writing	Correspondence with the CEO re commencement of implementation dated 7 November 2019 (Appendix 11).	Overall	On or before 21 January 2023.	C	
1094:M4-1	Compliance Reporting	The proponent shall prepare, submit and maintain a Compliance Assessment Plan to the CEO at least six (6) months prior to the first Compliance Assessment Plan required by condition 4-6, or prior to implementation of the proposal, whichever is sooner.	Prepare and submit a Compliance Assessment Plan	Email correspondence with the Compliance Branch (Ministerial Statements) re potential non-compliance for late submission (Appendix 18).	Pre-construction	Submission of CAP before the 30 October 2019.	NC	

## ATTACHMENT 2

Audit Code	Subject	Requirement	How	Evidence	Phase	Timeframe	Status	Further Information
				CAP coversheet showing submission to the CEO on the 5 December 2019 (Appendix 13).				
1094:M4-2	Compliance Reporting	The Compliance Assessment Plan shall indicate: (1) the frequency of compliance reporting; (2) the approach and timing of compliance assessments; (3) the retention of compliance assessments; (4) the method of reporting of potential non-compliances and corrective actions taken; (5) the table of contents of Compliance Assessment Reports; and (6) public availability of Compliance Assessment Reports.	Revise and submit CAP	Correspondence from Statement Compliance approving the CAP dated 8 January 2020 (Appendix 14).	Overall	Submission of revised CAP on an 'as needs basis'.	C	
1094:M4-3	Compliance Reporting	After receiving notification from the CEO that the Compliance Assessment Plan satisfies condition 4-2, the proponent shall assess compliance with conditions in accordance with the Compliance Assessment Plan required by condition 4-1.	As specified in the CAP	Annual Compliance Assessment Report and Statement of Compliance – this CAR.	Overall	CAR submission annually before 8 June for each 12-month period.	C	
1094:M4-4	Compliance Reporting	The proponent shall retain all compliance reports of all assessments described in the Compliance Assessment Plan required by condition 4-1 and shall make these reports available when requested by the CEO.	Information and documentation available upon request	Overview provided in CAR and Annual SoC retained on the proponent's website	Overall	The first Compliance Assessment Report and Statement of Compliance is due to be submitted by the 8 June 2020 then annually by the 8 June.	C	
1094:M4-5	Compliance Reporting	The proponent shall advise the CEO of any non-compliance or potential non-compliance within seven (7) days of that non-compliance being known.	Notify in writing	On the 3 December 2019, EndPlan Environmental advised the Statement Compliance verbally that due to an administrative oversight the CAP had not been prepared by the due date (30 October 2019). Email correspondence to Statement Compliance (Appendix 18).	Overall	Within 7 days of non-compliance or potential non-compliance being known.	NC	
1094:M4-6	Compliance Reporting	The proponent shall submit to the CEO the first Compliance Assessment Report fifteen (15) months from the date of issue of this Statement addressing the twelve (12) month period from the date of issue of this Statement and then annually from the date of submission of the first Compliance Assessment Report, or as agreed in writing with the CEO.  The Compliance Assessment Report shall: (1) be endorsed by the proponent's CEO or a person delegated to sign on the CEO's behalf; (2) include a statement as to whether the proponent has complied with the conditions;	Notify in writing	Correspondence to the CEO attached to this CAR  Signed Post Assessment Form 2 attached to this CAR	Overall	The first SoC is due to be submitted by the 8 June 2020, then annually by the 8 June.	C	

## ATTACHMENT 2

Audit Code	Subject	Requirement	How	Evidence	Phase	Timeframe	Status	Further Information
		(3) identify all potential non-compliances and describe corrective and preventative actions taken; (4) be made publicly available in accordance with the approved Compliance Assessment Plan; and (5) indicate any proposed changes to the Compliance Assessment Plan required by condition 4-1.						
1094:M5-1	Public Availability Data	Subject to condition 5-2, within a reasonable time period approved by the CEO of the issue of this Statement and for the remainder of the life of the proposal the proponent shall make publicly available, in a manner approved by the CEO, all validated experimental data (including sampling design, sampling methodologies, empirical data, and derived information products (e.g. maps)), management plans and reports relevant to the assessment of this proposal and implementation of this Statement.	In accordance with the <i>OEPA Post Assessment Guideline for Making Information Publicly Available</i>	Statement of Compliance and Compliance Assessment Report uploaded onto Capecare's website annually.  The Environmental Management Plan (EMP) was uploaded onto Capecare's website <a href="https://capecare.com.au/wp-content/uploads/2019/07/EMP.pdf">https://capecare.com.au/wp-content/uploads/2019/07/EMP.pdf</a> on the 17 July 2019 (Appendix 6).  The Compliance Assessment Plan (CAP) was uploaded onto Capecare's website <a href="https://capecare.com.au/wp-content/uploads/2020/01/RVA29_2_88_V1.pdf">https://capecare.com.au/wp-content/uploads/2020/01/RVA29_2_88_V1.pdf</a> on the 19 January 2020 (Appendix 15).	Overall		C	
1094:M5-2	Compliance Reporting	If any parts of the plans and reports referred to in condition 5-1 contains particulars of: (1) a secret formula or process; (2) confidential commercially sensitive information;  the proponent may submit a request to the CEO to not make those parts of the plans and reports publicly available. In make such a request the proponent shall provide the CEO with an explanation and reasons why the data should not be made publicly available.	In accordance with the approved Compliance Assessment Plan	To date, Capecare has not requested that the Compliance Branch (Ministerial Statements) endorse any parts of plans/reports to not be made publicly available.	Overall		NA	
1094:M6-1	Residual Impacts and Risk Management Measures	To mitigate for significant residual impacts of the proposal on a priority ecological community Dunsborough Swamp Forest, threatened and significant fauna species <i>Pseudocheirus occidentalis</i> and <i>Ctenopus ora</i> , and declared rare flora <i>Caladenia viridescens</i> , the proponent shall, prior to the commencement of construction submit an Environmental Management Plan for the remaining portion of Armstrong Reserve outside the Development Envelope shown in Figure 1, to the satisfaction of the CEO, on the advice of the Department of Environment, Biodiversity, Conservation and Attractions (DBCA).	Preparation of an EMP including management measures 1-5 identified in M5.2.	Correspondence advising that the revised EMP had been prepared to the satisfaction of the CEO was issued by the Compliance Branch (Ministerial Statements) on the 28 June 2019 (Appendix 5).	Pre-construction	Prior to construction commencing.	C	

## ATTACHMENT 2

Audit Code	Subject	Requirement	How	Evidence	Phase	Timeframe	Status	Further Information
1094:M6-2	Residual Impacts and Risk Management Measures	The Environmental Management Plan required by condition 6-1 shall be prepared in consultation with the City of Busselton (CoB) and include: (1) dieback management measures prepared in consultation with the DBCA; (2) Measures to ensure Banksia logs and other woody debris from the clearing in the development envelope are relocated to within the area shown as remaining portion of Armstrong Reserve in Figure 1 to enhance fauna habitat values; (3) Weed control measures; (4) Measures to control vehicle and pedestrian access; and (5) Management measures to ensure impacts from the proposal are contained within the development envelope shown in Figure 1.	Preparation of an EMP including management measures 1-5 in consultation with the City of Busselton.	Correspondence advising that the revised EMP had been prepared to the satisfaction of the CEO was issued by the Compliance Branch (Ministerial Statements) on the 28 June 2019 (Appendix 5).	Pre-construction	Prior to construction commencing.	C	
1094:M6-3	Residual Impacts and Risk Management Measures	After receiving notice from the CEO that the Environmental Management Plan satisfies the requirements of condition 6-1, prior to commencement of construction, unless otherwise agreed with the CEO, the proponent shall implement the revised Environmental Management Plan in consultation with the City of Busselton for a period of three (3) years from the commencement of construction.	Implementation and internal audit of the EMP and results included in the annual CAR provided to the CEO, City of Busselton and made publicly available on the proponent's website.	An internal audit of EMP management measures 1 -5 identified in M5.2 are included in this CAR: refer to Audit Codes 1094:M6-3-V01 to 1094:M6-3-V022 and 1094:M6-3-F01 to 1094:M6-3-F15.	Overall	Implement the approved EMP for 3 years from the EMP approval date.	C	
The following management measures (V01-V22) are taken from the Environmental Management Plan (2019) Table 3: Flora and Vegetation Management Actions, Targets, Monitoring and Reporting Requirements								
1094:M6-3-V01	<i>Phytophthora cinnamomi</i> Dieback management measures	Implement the recommended <i>Phytophthora cinnamomi</i> Dieback management measures identified in the Dieback Management Plan (DMP):	Monitor the implementation and compliance of each management measure identified in the DMP.					
1094:M6-3-V01a		<u>Dieback Management Measures for the Project Development Site:</u> 1. Where practical, schedule activities in dry-soil conditions to minimise clean-down effort.	Re-validate the <i>Phytophthora</i> mapping annually to ensure no evidence of further dieback infestation.	Site mobilisation commenced 21 October 2019 (Appendix 19)	Construction		C	
1094:M6-3-V01b		2. Include relevant dieback management requirements in the project's contractual documentation and site induction materials.		Correspondence re Dieback management included in contractual documentation (Appendix 20)	Pre-construction	Prior to construction commencing	C	
1094:M6-3-V01c		3. Induct site personnel and any service providers on their dieback management requirements prior to their commencement of site activities.		Project management team environmental induction register (Appendices 8 and 21)	Construction		C	
1094:M6-3-V01d		4. Establish Clean-On-Entry/Exit (COE) points with signage.		Environmental induction notes (Appendix 9)	Construction	Overall	NA	
1094:M6-3-V01e		5. All machinery, vehicles, work-boots and equipment should arrive to, enter and then exit the project site cleaned free from mud, soil and plant material.			Construction	Overall	NA	
1094:M6-3-V01f		6. Clearly establish and demarcate the limits of clearing to contain all activities within them so surrounding vegetation is not disturbed. Installation of a permanent fence on the perimeter of the project development boundary is suggested.		Photographs of temporary boundary fencing (Appendix 7)	Pre-construction	Prior to construction commencing	C	
1094:M6-3-V01g		7. Restrict the movement of machines and other vehicles to within the limits of clearing.						



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Audit Code	Subject	Requirement	How	Evidence	Phase	Timeframe	Status	Further Information
1094:M6-3-V01h	Threatened Flora ( <i>Caladenia viridescens</i> ) management measures	8. Prohibit parking or stockpiling any materials on other areas of the reserve.		Photographs of temporary boundary fencing (Appendix 7)	Construction	Overall	C	
1094:M6-3-V01i		9. It is preferable to utilise any cleared vegetation in-situ either for fauna habitat, mulching or re-planting within infested areas only.		All cleared vegetation was removed offsite (Appendix 35)	Pre-construction	During vegetation clearing	NA	
1094:M6-3-V01j		10. Any cleared vegetation removed from the site should be transported in a manner to avoid spillage and disposed of at a local government approved facility. It is important to inform the local government that it was sourced from an area with dieback to prevent it being included in any mulch recycling for public or wider use.		No information has been made available for this requirement.			NA	
1094:M6-3-V01k		11. Monitor the implementation and compliance of these management measures.		Information included in this CAR	Construction	Pre-construction / Construction	C	
1094:M6-3-V01l		12. Contact DBCA or a registered dieback specialist for further advice on managing this aspect if required.		Not required at this stage.	Construction		NR	
1094:M6-3-V02a		Dieback Management Measures for Armstrong Reserve: 1. Where practical, schedule activities in dry-soil conditions to minimise clean-down effort.		Rehabilitation of Armstrong Reserve has not yet commenced.	Construction	Overall	NR	
1094:M6-3-V02a		2. Ensure field staff are aware of this areas dieback occurrence and need to apply relevant hygiene and clean-down protocols during their activities and when exiting the reserve.						
1094:M6-3-V02a		3. Include relevant dieback management requirements in contractor and service provider documentation when planning works in this area.						
1094:M6-3-V02a		4. Fence and gate the perimeter of the reserve to limit access and prevent further illegal rubbish dumping within it.						
1094:M6-3-V02a		5. It is recommended that Phosphite be applied within the reserve through stem injection and foliar spray. This has been proven to reduce the impact of Phytophthora within an infested plant community.						
1094:M6-3-V02a		6. If recommendation 5 is implemented, consider inviting the local residents or bushland-friends-group to participate in stem injecting to encourage stewardship of the reserve and awareness of Phytophthora dieback.						
1094:M6-3-V02a		7. Upload the dieback status of this reserve on the City's GIS system for future reference.		Correspondence re reserve Dieback status mapping (Appendix 22)	Construction	Prior to end of 3-year management timeframe	NR	
1094:M6-3-V03		Source materials (including clean fill, landscaping soils and mulch) and machinery brought into the development envelope and/or the Reserve from <i>Phytophthora</i> Dieback free suppliers.		Correspondence re Dieback status of fill (Appendix 23) Certificate of Analysis -- Dieback status of fill (Appendix 24)	Construction	Overall	C	
1094:M6-3-V04		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 <i>Phytophthora</i> Dieback and weed-free.		Revegetation has not yet commenced.	Construction	Overall	NR	
1094:M6-3-V05	Threatened Flora ( <i>Caladenia viridescens</i> ) management measures	Translocate the <i>Caladenia viridescens</i> individual located within the development envelope to Armstrong Reserve.	Conduct annual re-survey of translocated individual each	Translocation and resurvey report (Appendix 25)	Pre-construction	Prior to vegetation clearing commencing	C	

## ATTACHMENT 2

Audit Code	Subject	Requirement	How	Evidence	Phase	Timeframe	Status	Further Information
1094:M6-3-V06		Conduct a re-survey of the translocated individual each flowering period (mid-September to late-October) in the first two years following transplanting.	flowering period for 2 years post-translocation.					
1094:M6-3-V07	Retained vegetation management measures	Prior to clearing commencing: (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.	1. Clearing contractors clearing register. 2. Inspect initial clearing to ensure boundary lines meet requirements and check quarterly during construction.	Temporary fencing photographs (Appendix 7) Drone photographs (Appendix 26)	Pre-construction	Prior to vegetation clearing commencing	C	
1094:M6-3-V08		Following completion of construction of the aged care facility, construct a permanent fence along the development envelope/Reserve interface (EMP Appendix 8) to prevent unauthorised access into this area of vegetation.	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.	Not yet required	Post-construction		NR	
1094:M6-3-V09	Weed management measures	Conduct a weed survey and map degraded areas within the Reserve.	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.	Weed survey mapping (Appendix 27)	Construction		C	
1094:M6-3-V10		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.		GPS records kept in <i>Caladenia viridescens</i> survey (Appendix 25) Rehabilitation has not yet commenced.	Construction		NA	
1094:M6-3-V11		Prepare a Weed Management Plan (WMP) for the Reserve. The WMP will include conducting a weed 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.	2. Conduct pre-clearing baseline data gathering of each quadrat.	Correspondence to and from City of Busselton re WMP (Appendices 16 and 17)	Construction		C	
1094:M6-3-V12		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).	3. Conduct quarterly weed monitoring. 4. Conduct six-monthly quadrat monitoring (endemic and introduced flora species) for 3-years following vegetation clearing.	Implementation has not yet commenced as CapeCare is awaiting approval of WMP by the City of Busselton	Construction	3 years from WMP approval	NR	
1094:M6-3-V13	Revegetation management measures	Implement revegetation only in degraded areas of vegetation identified through the weed mapping survey.	5. During each monitoring event, collect photographic evidence of the quadrat with the date and quadrat identification number clearly shown.	Revegetation management has not yet commenced	Construction	During the 3-year management timeframe	NR	
1094:M6-3-V14		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.						
1094:M6-3-V15		Implement a Revegetation Monitoring Program using permanent sampling quadrats to monitor the progress of revegetation within the Reserve.						

## ATTACHMENT 2

Audit Code	Subject	Requirement	How	Evidence	Phase	Timeframe	Status	Further information
1094:M6-3-V16		Conduct infill planting in revegetation areas to ensure the completion criteria are met during the 3-year management period.						
1094:M6-3-V17a	Bushfire management measures	Implement all management actions identified in Tables 5.1 and 5.2 of the City and DFES-approved Bushfire Management Plan.  <u>Table 5.1: BMP Implementation responsibilities prior to occupancy or building for the Landowner (Developer)</u> 1. The local government may condition a development application approval with a requirement for the landowner/proponent to register a notification onto the certificate of title (it may also need to be included on the deposited plan). This will be done pursuant to Section 70A Transfer of Land Act 1893 as amended ('Factors affecting use and enjoyment of land, notification on title'). This is to give notice of the bushfire hazard and any restrictions and/or protective measures required to be maintained at the owner's cost.	Monitor landowner compliance with the Bushfire Management Plan recommendations and the annual City of Busselton Firebreak Order.	Certificates of Title will not be required until construction of the facility is closer to completion.	Post-construction		NR	
1094:M6-3-V17b		2. Prior to sale and post planning approval, the entity responsible for having the BMP prepared should ensure that anyone listed as having responsibility under the Plan has endorsed it and is provided with a copy for their information and informed that it contains their responsibilities. This includes the landowners/proponents (including future landowners) local government and any other authorities or referral agencies ('Guidelines' s4.6.3).		The BMP has been endorsed by the Department of Fire and Emergency Services (Appendix 28)	Construction	Prior to completion of sales documentation	NR	
1094:M6-3-V17c		3. Prior to development of the subject lot it is to be compliant with the relevant local government's annual firebreak order issued under s33 of the Bushfires Act 1954.		Clearing of the site and placement of fill has effectively resulted in a firebreak (Appendix 26)	Pre-construction		C	
1094:M6-3-V17d		4. Establish the Asset Protection Zone (APZ) on the lot to the dimensions and standard stated in the BMP.		The Bushfire Management Plan states that the APZ is identified as the BAL 29 (Appendix 29)	Pre-construction		C	
1094:M6-3-V17e		5. Prior to occupancy, install vehicular access within the lot to the required surface condition and clearances as stated in the Guidelines/BMP.		Road network will be shown on the Deposited Plan in due course.	Construction	Prior to occupancy	NR	
1094:M6-3-V17f		6. Prior to occupancy, a copy of the Bushfire Response/Evacuation Plan must be provided to the landowner/occupier and they are to be informed that it contains responsibilities that must be actioned due to the Proposed land use being defined as 'Vulnerable'. Certain information contained within the Bushfire Response/Evacuation Plan that has accompanied this Bushfire Management Plan, must be displayed in the building – as directed in the Bushfire Response/Evacuation Plan provided as a separate document.		A copy of the Bushfire Response/Evacuation Plan has been requested but has as yet not been received.	Construction		NA	
1094:M6-3-V17g		7. Prior to any building work, inform the builder of the existence of this Bushfire Management Plan and the responsibilities it contains, regarding the required construction standards. This will be the standard corresponding to the determined BAL		A copy of the Bushfire Management Plan (included in the EMP) was included in the contractual documentation (Appendix 30).	Pre-construction	Prior to building work commencing	C	

## ATTACHMENT 2

Audit Code	Subject	Requirement	How	Evidence	Phase	Timeframe	Status	Further Information
		rating, as per the bushfire provisions of the Building Code of Australia (BCA).						
1094:M6-3-V18a		Table 5.2: Ongoing management responsibilities for the Landowner/Occupier		Table 5.2 relates to post-construction occupancy and CapeCare's ongoing management of the site.	Post-construction		NR	
1094:M6-3-V18b		1. Maintain the Asset Protection Zone (APZ) to the dimensions and standard stated in the BMP.						
1094:M6-3-V18c		2. Comply with the City of Busselton annual Firebreak and Fuel Hazard Reduction Notice issued under s33 of the Bush Fires Act 1954.						
1094:M6-3-V18d		3. Maintain vehicular access routes within the lot to the required surface condition and clearances as stated in the BMP.						
1094:M6-3-V18e		4. Ensure that any builders (of future structures on the lot) are aware of the existence of this Bushfire Management Plan and the responsibilities it contains regarding the application of construction standards corresponding to a determined BAL rating.						
1094:M6-3-V18f		5. Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with: a) the requirements of the WA Building Act 2011 and the bushfire provisions of the Building Code Act of Australia (BCA); and b) with any identified additional requirements established by this BMP or the relevant local government						
1094:M6-3-V18g		6. Maintain the Bushfire Response/Evacuation Plan and as it directs, the pages containing actionable information must continue to be displayed and available to all occupants. The key persons and all contact information must be checked annually and updated as necessary.						
		No construction work to be undertaken within the development envelope when there is a Total Fire Ban in place in the City of Busselton.		Total Fire Ban information has been requested from DFES however it has not yet been provided.	Construction	Overall	NA	
1094:M6-3-V19	Access/signage management measures	Construct permanent Bushland Reserve Fencing Type B in keeping with the construction standards shown in (EMP) Appendix 8 along the boundary of the development/Reserve interface as identified on (EMP) Figure 4.	1. Monitor (and photographic evidence) of permanent fencing following construction.	Due to current construction activities, temporary fencing is being maintained. Permanent fencing will be installed as part of the landscaping contract which is due to commence in early 2021 (Appendix 31).	Construction	During landscaping installation	NR	
1094:M6-3-V20		Maintain the integrity of the permanent fencing.	2. Quarterly monitoring of fencing for any necessary maintenance.		Post-construction		NR	
1094:M6-3-V21		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 (EMP) Figure 4.	3. Quarterly monitoring (and photographic evidence) of permanent signage.	Access keys to be requested from the City of Busselton prior to rehabilitation of Armstrong Reserve commencing.	Construction		NR	
1094:M6-3-V22		Install interpretative and educational signage at strategic locations identified on (EMP) Figure 4.		Signage will be installed as part of the landscaping contract which is due to commence in early 2021 (Appendix 31).	Construction		NR	

## ATTACHMENT 2

Audit Code	Subject	Requirement	How	Evidence	Phase	Timeframe	Status	Further Information
The following management measures (F01-F15) are taken from the Environmental Management Plan (2019) Table 4: Terrestrial Fauna Management Actions, Targets, Monitoring and Reporting Requirements								
1094:M6-3-F01	Fauna habitat protection management measures	<p>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:</p> <p>(a) The surveyor will GPS and record the coordinates of any Peppermint trees identified to be retained within the development envelope.</p> <p>(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.</p>	<p>1. On two consecutive nights during the week prior to vegetation clearing of the development envelope commencing:</p> <p>(a) Conduct a distance sampling survey of the <i>P. occidentalis</i> population within the Reserve using the transect lines identified in (EMP) Figure 5.</p> <p>(b) Conduct a count of the drey and <i>P. occidentalis</i> population within the authorised development envelope as defined in (EMP) Appendix 2.</p> <p>2. Conduct distance sampling surveys of <i>P. occidentalis</i> 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 (EMP) Figure 5.</p> <p>3. Certify that the clearing contractor's induction has been conducted through induction register.</p> <p>4. Photographic evidence taken of the vegetation clearing process.</p> <p>5. Check surveyors mapped location of any Peppermint tree to be retained within the development envelope.</p>	<p>Site walkover conducted prior to vegetation clearing commencing (Appendix 9)</p> <p>(a) Authorisation/Licence issued by the DBCA (Appendix 32)</p> <p>(b) <i>P. occidentalis</i> survey returns report (Appendix 33)</p> <p>Correspondence indicating that the fauna specialist was on-site throughout clearing works (3 days) (Appendix 34)</p> <p>Clearing contractor environmental Induction notes (Appendix 9)</p>	<p>Pre-construction</p> <p>Pre-construction</p> <p>Construction</p> <p>Construction</p> <p>Construction</p>	<p>Prior to vegetation clearing commencing</p> <p>Prior to vegetation clearing commencing</p> <p>Prior to vegetation clearing commencing</p> <p>During vegetation clearing</p> <p>Prior to vegetation clearing commencing</p>	<p>C</p> <p>C</p> <p>C</p> <p>C</p> <p>C</p>	
1094:M6-3-F02	Threatened Fauna ( <i>Pseudocheirus occidentalis</i> ) management measures	<p>Prior to vegetation clearing commencing within the development envelope, the fauna specialist will:</p> <p>(a) Obtain a Regulation 15 Licence to Take/Capture Fauna for Educational or Public Purposes issued by the DBCA.</p> <p>(b) On two consecutive nights during the week prior to vegetation clearing of the development envelope commencing,</p> <p>(i) Conduct a distance sampling survey of the <i>P. occidentalis</i> population within the Reserve using the transect lines identified in (EMP) Figure 5. The survey will establish a new baseline of the <i>P. occidentalis</i> population against which subsequent post-clearing survey data will be measured.</p> <p>(ii) Conduct a count of the drey and <i>P. occidentalis</i> population within the authorised development envelope as defined in (EMP) Appendix 2 and if practicable, remove all dreys and <i>P. occidentalis</i> located.</p>						
1094:M6-3-F03		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 <i>P. occidentalis</i> and herd to suitable habitat located within the Reserve.						
1094:M6-3-F04		The fauna specialist will be present throughout the clearing process to rescue any <i>P. occidentalis</i> that may be encountered by the clearing contractor.						
1094:M6-3-F05		The environmental consultant will carry out an induction for all clearing contractor personnel regarding the conservation significance of <i>P. occidentalis</i> and the importance of following the approved clearing procedures.						

## ATTACHMENT 2

Audit Code	Subject	Requirement	How	Evidence	Phase	Timeframe	Status	Further Information
1094:M6-3-F06		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.		Note to file regarding clearing methodology (Appendix 9)	Pre-construction	Vegetation clearing	C	
1094:M6-3-F07		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 <i>P. occidentalis</i> to move into the adjoining Reserve.		Note to file regarding clearing methodology (Appendix 9)	Pre-construction	Vegetation clearing	C	
1094:M6-3-F08		All cleared vegetative debris from the development envelope will be removed from site on the same day as clearing takes place to prevent <i>P. occidentalis</i> from using the stockpiles as refuges.		Correspondence confirming vegetative debris removed from site daily (Appendix 34)	Pre-construction	Vegetation clearing	NA	
1094:M6-3-F09		During construction should injured fauna be found, contact the DBCA immediately to arrange for its care (DBCA Blackwood District Office: 9752 5555).		Not required in this phase to date.	Construction	Overall	NR	
1094:M6-3-F10		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 <i>P. occidentalis</i> .	Planting lists and invoices indicate the proportion of <i>P. occidentalis</i> foraging plants versus other species is: (a) 100% in Armstrong Reserve revegetation areas; and (b) 80% in the development envelope and street trees.	Revegetation has not yet commenced.				
1094:M6-3-F11	Threatened Fauna ( <i>Ctenopus ora</i> ) management measures	If practicable, relocate selected <i>Banksia</i> logs and woody debris removed from within the development envelope to existing degraded areas on the perimeter of the Reserve.	1. Pre- and post-clearing photographic evidence of relocated logs and woody debris.	Discussion with the clearing contractor indicated that this was not practicable (pers. comm.)	Construction	During clearing	NA	
1094:M6-3-F12		Conduct a <i>Ctenopus ora</i> survey <u>once only</u> during CapeCare's 3-year management period to determine the population of the species.	2. Conduct a single monitoring survey of <i>Ctenopus ora</i> .	<i>Ctenopus ora</i> survey has not yet been conducted.	Construction	During rehabilitation management timeframe	NR	
1094:M6-3-F13	Feral animal/domestic pets management measures	If required, install tree guards around tube stock used in the revegetation areas to prevent rabbits from eating seedlings.		Rehabilitation has not yet commenced.				
1094:M6-3-F14		Should signs of feral animals be observed during weed/revegetation inspections, engage a qualified pest controller to manage feral species.	1. Quarterly weed monitoring to check for evidence of herbivoring and signs (scats, markings) of feral animals.				NR	
1094:M6-3-F15		Provide surrounding residents with a brochure containing information on the impacts of domestic pets on native fauna.	2. Copy of brochure to be sighted.				NR	

## 5. REFERENCES

**Bark Environmental (2015)**, *Phytophthora Dieback Assessment Report*, Armstrong Reserve, Dunsborough, prepared for Capecare, 15 January 2015.

**Bushfire Prone Planning (2018)**, *Bushfire Management Plan Cape Care Dunsborough – Armstrong Village Lot 600 Armstrong Place, Dunsborough*. Job No. 170779, version 1.2, 31 August 2018.

**Environmental Protection Authority (2012)**, *Report and recommendations of the Environmental Protection Authority, Armstrong Reserve Dunsborough, urban and commercial development*, Ray Village Aged Services (Inc.) trading as Capecare. Report 1459, December 2012.

**Environmental Protection Authority (2018)**, *Armstrong Reserve Dunsborough Urban and Commercial Development Proposal – Enquiry under Section 46 of the Environmental Protection Act 1986 to Amend Ministerial Statement 926. Ray Village Aged Services*. EPA Report and Recommendations No. 1628, 21 December 2018.

**EndPlan Environmental (2012)**, *Public Environmental Review – Armstrong Reserve, Dunsborough – Aged Care Facility Development*. EndPlan Environmental, North Fremantle.

**EndPlan Environmental (2019a)**, *Environmental Management Plan Armstrong Reserve, Dunsborough – Urban and Commercial development (Ministerial Statement 1094) (Version 1)*, Document No. RVA\_78\_V1, Version date 30 May 2019.

**EndPlan Environmental (2019b)**, *Compliance Assessment Plan Ministerial Statement 1094 Armstrong Reserve, Dunsborough, Urban and Commercial Development (Version 1)*, Document No. RVA292\_87\_V1, Version date 5 December 2019.

**Office of the Environmental Protection Authority (2012a)**, *Post Assessment Guideline for Preparing a Compliance Assessment Plan*, Post Assessment Guideline No. 2. Office of the Environmental Protection Authority, August 2012. Version date 4 April 2014.

**Office of the Environmental Protection Authority (2012b)**, *Post Assessment Guideline for Preparing an Audit Table*, Post Assessment Guideline No. 2. Office of the Environmental Protection Authority, August 2012. Version date 1 April 2014.

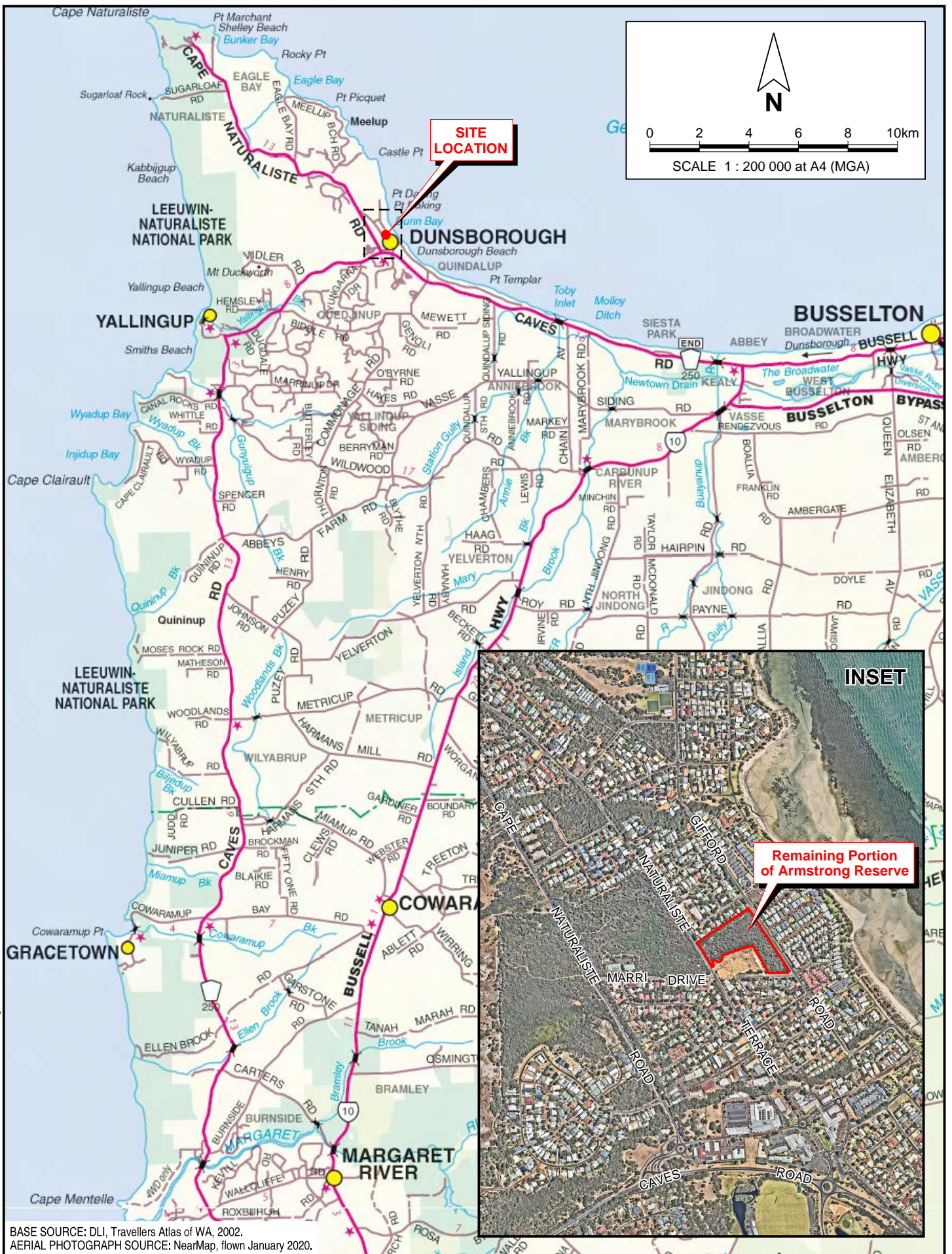
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**Onshore Environmental (2020)**, *Armstrong Reserve Weed Management Plan*, prepared for Capecare. Version 4, 23 April 2020.

## **FIGURES**

**MINISTERIAL STATEMENTS 926 AND 1094 - ARMSTRONG  
RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL  
DEVELOPMENT  
ANNUAL COMPLIANCE ASSESSMENT REPORT  
(8 MARCH 2019 – 7 MARCH 2020)**





**EndPlan**  
Environmental

Ray Village Aged Care Services Inc t/a Capecare  
 EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (25 FEBRUARY 2019 - 24 FEBRUARY 2020) - CAPECARE,  
 URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE - NATURALISTE TERRACE, DUNSBOROUGH, W.A.

Date: 21 Mar 2020

Drawn: B. Van der Wiele

## REGIONAL LOCATION

**Figure 1**

Report No. RVA292\_90





CADASTRAL SOURCE: Landgate, November 2019.  
AERIAL PHOTOGRAPH SOURCE: NearMap, flown January 2020.

**EndPlan**  
Environmental

Ray Village Aged Care Services Inc t/a CapeCare  
EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (25 FEBRUARY 2019 - 24 FEBRUARY 2020) - CAPECARE,  
URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE - NATURALISTE TERRACE, DUNSBOROUGH, W.A.

Date: 21 Mar 2020

Drawn: B. Van der Wiele

**EXISTING ENVIRONMENT WITH  
CADASTRE (2020)**

**Figure 2**

Report No. RVA292\_90





PINPOINT CARTOGRAPHICS (08) 9562 7136 RVA292\_92-03.dgn

<p><b>EndPlan</b> Environmental</p>	<p>Ray Village Aged Care Services Inc t/a CapeCare MINISTERIAL STATEMENTS 926 AND 1094 - ARMSTRONG RESERVE, DUNSBOROUGH, URBAN &amp; COMMERCIAL DEVELOPMENT ANNUAL COMPLIANCE ASSESSMENT REPORT (8 MARCH 2019 7 MARCH 2020)</p> <p><b>EXISTING ENVIRONMENT WITH CADASTRE (2015)</b></p>	<p>Date: 3 Jun 2020 Drawn: B. Van der Wiele</p> <p><b>Figure 3</b></p> <p>Report No. RVA292_92</p>
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## **APPENDICES**

**MINISTERIAL STATEMENTS 926 AND 1094 - ARMSTRONG  
RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL  
DEVELOPMENT  
ANNUAL COMPLIANCE ASSESSMENT REPORT  
(8 MARCH 2019 – 7 MARCH 2020)**

## **APPENDIX 1**

### **MINISTERIAL STATEMENT 926**

**(Source: Office of the Appeals Convenor, 2013)**

**THIS DOCUMENT**

This document has been produced by the Office of the Appeals Convenor as an electronic version of the original Statement for the proposal listed below as signed by the Minister and held by this Office. Whilst every effort is made to ensure its accuracy, no warranty is given as to the accuracy or completeness of this document.

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Published on: 21 January 2013

Statement No: 926

**STATEMENT THAT A PROPOSAL MAY BE IMPLEMENTED  
(SECTION 45(5) OF THE *ENVIRONMENTAL PROTECTION ACT 1986*)**

**ARMSTRONG RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL  
DEVELOPMENT**

**Proposal:** The proposal is to develop 1.28 ha of Armstrong Reserve, Lots 111, 115, 116, 117 and 257 Naturaliste Terrace, Dunsborough, for the purpose of an aged care facility.

**Proponent:** Ray Village Aged Services (Inc.) trading as CapeCare.  
Australian Business Number 77 630 179 279

**Proponent Address:** 20 Ray Avenue  
BUSSELTON WA 6280

**Assessment Number:** 1808

**Report of the Environmental Protection Authority Number:** 1459

Pursuant to section 45 of the *Environmental Protection Act 1986* (the Act) it has been agreed that the proposal described in Schedule 1 may be implemented and the proponent shall ensure that implementation of the proposal complies with the following implementation conditions:

[Note: Terms and phrases used in these implementation conditions shall have the same respective meanings as in the Act or as provided for in Schedule 2.]

**1 Proposal Implementation**

1-1 When implementing the proposal, the proponent shall not exceed the authorised extent of the proposal as defined in Column 3 of Table 2 in Schedule 1, unless amendments to the proposal and the authorised extent of the proposal has been approved under the Act.

## **2 Contact Details**

- 2-1 The proponent shall notify the CEO of any change of its name, physical address or postal address for the serving of notices or other correspondence within 28 days of such change. Where the proponent is a corporation or an association of persons, whether incorporated or not, the postal address is that of the principal place of business or of the principal office in the State.

## **3 Time Limit for Proposal Implementation**

- 3-1 The proponent shall not commence implementation of the proposal after the expiration of five years from the date of this Statement, and any commencement, within this five year period, must be substantial.
- 3-2 Any commencement of implementation of the proposal, within five years from the date of this Statement, must be demonstrated as substantial by providing the CEO with written evidence, on or before the expiration of five years from the date of this Statement.

## **4 Compliance Reporting**

- 4-1 At least six calendar months prior to the first Statement of Compliance required pursuant to condition 4-6 or prior to implementation of the proposal, whichever is sooner, the proponent shall:
- (1) prepare a Compliance Assessment Plan in accordance with the Office of the Environmental Protection Authority's (OEPA's) *Post Assessment Guideline for Preparing a Compliance Assessment Plan*, as amended from time to time and to the approval of the CEO; and
  - (2) submit the Compliance Assessment Plan required pursuant to condition 4-1(1) to the CEO.
- 4-2 The proponent shall revise the approved Compliance Assessment Plan in accordance with the OEPA's *Post Assessment Guideline for Preparing a Compliance Assessment Plan*, as amended from time to time, and submit the revised Compliance Assessment Plan to the approval of the CEO.
- 4-3 The proponent shall assess compliance in accordance with the approved Compliance Assessment Plan.
- 4-4 The proponent shall collect and maintain information and documentation in accordance with the approved Compliance Assessment Plan.
- 4-5 The proponent shall advise the CEO of any non-compliance or potential non-compliance within seven days of such awareness.
- 4-6 The proponent shall prepare a Statement of Compliance for each consecutive 12 month period commencing on the date of this Statement and submit each Statement of Compliance to the CEO no later than three months following the end of each 12 month period it addresses.

- 4-7 The proponent shall ensure that each Statement of Compliance is made available to the public in accordance with the approved Compliance Assessment Plan and within 28 days of its submission pursuant to condition 4-6.
- 4-8 The proponent shall ensure that each Statement of Compliance:
- (1) indicates the extent to which the proponent has complied with the implementation conditions contained in this Statement in the preceding 12 month period;
  - (2) is prepared using the OEPA's *Post Assessment Form for a Statement of Compliance*, as amended from time to time;
  - (3) provides all information required by the OEPA's *Post Assessment Form for a Statement of Compliance*, as amended from time to time; and
  - (4) is signed by the proponent, if the proponent is an individual, or a person who is a director or the director's delegate, if the proponent is a public body, company or association or body of persons, corporate or unincorporated.
- 4-9 The CEO has the discretion to, by notice in writing:
- (1) require the proponent to submit a Statement of Compliance more or less frequently than annually and alter the period addressed by the Statement of Compliance;
  - (2) alter the due date of the Statements of Compliance;
  - (3) prescribe the manner in which Statements of Compliance are made available to the public, should this be necessary; and
  - (4) where a Statement of Compliance contains trade secrets or documentation that would reveal information of a commercial value, waive the requirement to make any of the Statement of Compliance, in part or wholly, publicly available, should this be requested by the proponent.

## **5 Residual Impacts and Risk Management Measures**

- 5-1 To mitigate for significant residual impacts of the proposal on a priority ecological community Dunsborough Swamp Forest, threatened and significant fauna species *Pseudocheirus occidentalis* and *Ctenotus ora*, and declared rare flora *Caladenia viridescens*, the proponent shall, prior to the commencement of construction submit an Environmental Management Plan for the remaining portion of Armstrong Reserve outside the Development Envelope shown in Figure 1, to the satisfaction of the CEO, on the advice of the Department of Environment and Conservation (DEC).
- 5-2 The Environmental Management Plan required by condition 5-1 shall be prepared in consultation with the City of Busselton and include:
- (1) dieback management measures prepared in consultation with the DEC;



- (2) measures to ensure Banksia logs and other woody debris from the clearing in the development envelope are relocated to within the area shown as remaining portion of Armstrong Reserve in Figure 1 to enhance fauna habitat values;
- (3) weed control measures;
- (4) measures to control vehicle and pedestrian access; and
- (5) management measures to ensure impacts from the proposal are contained within the development envelope shown in Figure 1.

5-3 The proponent shall implement the Environmental Management Plan approved under condition 5-1 in consultation with the City of Busselton for a period of three (3) years from the date of its approval.

[Signed 21 January 2013]

**HON BILL MARMION MLA**  
**MINISTER FOR ENVIRONMENT; WATER**

**Table 1: Summary of the Proposal**

<b>Proposal Title</b>	Armstrong Reserve, Dunsborough, Urban and Commercial Development
<b>Proponent name</b>	The proposal is to develop a 1.28 ha portion of Armstrong Reserve, lots 111, 115, 116, 117 and 257 Naturaliste Terrace, Dunsborough for the purposes of an aged care facility.

**Table 2: Location and authorised extent of physical and operational elements**

<b>Element</b>	<b>Location</b>	<b>Proposed Authorised</b>	<b>Extent</b>
Clearing for urban and commercial development, and bushfire protection requirements	See Figure 1 and geographic coordinates in this Schedule	Up to 0.90 ha within Development Envelope.	

**Table 3: Abbreviations**

<b>Abbreviation</b>	<b>Term</b>
m <sup>2</sup>	square metres
ha	hectares

**Figure Attached**

Figure 1 Development Envelope and remaining portion of Armstrong Reserve



**Figure 1 - Development Envelope and remaining portion of Armstrong Reserve**



**Table 4: Coordinates for Development Envelope for the Armstrong Reserve  
Urban and Commercial Development – coordinates in GDA 1994 MGA zone 50**

Shape	Easting	Northing
Development Envelope	324220.336	6279351.644
Development Envelope	324238.300	6279321.322
Development Envelope	324229.080	6279321.148
Development Envelope	324229.100	6279321.078
Development Envelope	324228.918	6279321.067
Development Envelope	324198.083	6279320.480
Development Envelope	324123.263	6279319.057
Development Envelope	324120.010	6279298.875
Development Envelope	324102.238	6279298.541
Development Envelope	324102.048	6279298.538
Development Envelope	324074.010	6279298.012
Development Envelope	324063.522	6279315.446
Development Envelope	324048.128	6279340.997
Development Envelope	324049.048	6279341.721
Development Envelope	324051.371	6279343.551
Development Envelope	324051.509	6279343.919
Development Envelope	324052.301	6279344.627
Development Envelope	324052.708	6279346.711
Development Envelope	324052.637	6279350.461
Development Envelope	324051.410	6279352.821
Development Envelope	324050.762	6279354.504
Development Envelope	324050.073	6279355.390
Development Envelope	324049.421	6279356.643
Development Envelope	324049.348	6279360.474
Development Envelope	324051.615	6279364.148
Development Envelope	324053.556	6279365.257
Development Envelope	324055.935	6279364.544
Development Envelope	324059.890	6279361.501
Development Envelope	324067.192	6279359.067
Development Envelope	324067.929	6279359.111
Development Envelope	324068.988	6279358.645
Development Envelope	324070.802	6279358.680
Development Envelope	324073.793	6279359.706
Development Envelope	324076.738	6279361.528
Development Envelope	324081.231	6279367.041
Development Envelope	324083.310	6279374.065
Development Envelope	324083.252	6279377.116
Development Envelope	324090.118	6279382.685
Development Envelope	324117.037	6279392.344
Development Envelope	324143.957	6279402.003
Development Envelope	324154.659	6279405.539
Development Envelope	324161.767	6279407.403
Development Envelope	324162.246	6279407.529
Development Envelope	324174.662	6279410.301

Development Envelope	324179.326	6279411.577
Development Envelope	324184.144	6279413.003
Development Envelope	324213.273	6279363.618
Development Envelope	324213.456	6279363.707
Development Envelope	324220.336	6279351.644

**Table 5: Definitions of terms and phrases used in the implementation conditions and procedures**

Term phrase	or Definition
CEO	The Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the <i>Environmental Protection Act 1986</i> , or his delegate.
DEC	Department of Environment and Conservation
EPA	Environmental Protection Authority
The Act	<i>Environmental Protection Act 1986</i>

## Notes

The following notes are provided for information and do not form a part of the implementation conditions of this Statement:

- The proponent for the time being nominated by the Minister for Environment under section 38(6) of the *Environmental Protection Act 1986* is responsible for the implementation of the proposal unless and until that nomination has been revoked and another person is nominated.
- If the person nominated by the Minister, ceases to have responsibility for the proposal, that person is required to provide written notice to the Environmental Protection Authority of its intention to relinquish responsibility for the proposal and the name of the person to whom responsibility for the proposal will pass or has passed. The Minister for Environment may revoke a nomination made under section 38(6) of the *Environmental Protection Act 1986* and nominate another person.
- To initiate a change of proponent, the nominated proponent and proposed proponent are required to complete and submit *Post Assessment Form 1 – Application to Change Nominated Proponent*.
- The General Manager of the Office of the Environmental Protection Authority was the Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the *Environmental Protection Act 1986* at the time this Statement was signed by the Minister for Environment.
- Post Assessment Forms and Guidelines may be found at [www.epa.wa.gov.au](http://www.epa.wa.gov.au)

## **APPENDIX 2**

### **MINISTERIAL STATEMENT 1094**

**(Source: Office of the Appeals Convenor, 2019)**





**Minister for Environment; Disability Services; Electoral Affairs  
Deputy Leader of the Legislative Council**

Statement No. 1094

**STATEMENT TO CHANGE THE IMPLEMENTATION CONDITIONS APPLYING TO  
A PROPOSAL  
(Section 46 of the *Environmental Protection Act 1986*)**

**ARMSTRONG RESERVE DUNSBOROUGH,  
URBAN AND COMMERCIAL DEVELOPMENT**

**Proposal:** The proposal is to develop Lot 600 Armstrong Place, Dunsborough, (formally a 1.28 ha portion of Armstrong Reserve), for the purposes of an aged care facility.

**Proponent:** Ray Village Aged Services (Inc.) trading as CapeCare  
Australian Business Number: 77 630 179 279

**Proponent Address:** 20 Ray Avenue, BUSSELTON WA 6280

**Report of the Environmental Protection Authority:** 1628

**Previous Assessment Number:** 1808

**Previous Report Number:** 1459

**Preceding Statement Relating to this Proposal:** 926

Pursuant to section 45 of the *Environmental Protection Act 1986*, as applied by section 46(8), it has been agreed that the implementation conditions set out in Ministerial Statement No. 926, be changed as specified in this Statement.

**Condition 3 is deleted and replaced with:**

**3 Time Limit for Proposal Implementation**

- 3-1 The proponent shall not commence implementation of the proposal after 21 January 2023, and any commencement prior to this date, must be substantial.
- 3-2 Any commencement of implementation of the proposal, on or before 21 January 2023, must be demonstrated as substantial by providing the CEO with written evidence, on or before 21 January 2023.

Published on:

**Condition 4 is deleted and replaced with:**

**4 Compliance Reporting**

- 4-1 The proponent shall prepare, submit and maintain a Compliance Assessment Plan to the CEO at least six (6) months prior to the first Compliance Assessment Report required by condition 4-6, or prior to implementation, whichever is sooner.
- 4-2 The Compliance Assessment Plan shall indicate:
- (1) the frequency of compliance reporting;
  - (2) the approach and timing of compliance assessments;
  - (3) the retention of compliance assessments;
  - (4) the method of reporting of potential non-compliances and corrective actions taken;
  - (5) the table of contents of Compliance Assessment Reports; and
  - (6) public availability of Compliance Assessment Reports.
- 4-3 After receiving notice in writing from the CEO that the Compliance Assessment Plan satisfies the requirements of condition 4-2, the proponent shall assess compliance with conditions in accordance with the Compliance Assessment Plan required by condition 4-1.
- 4-4 The proponent shall retain reports of all compliance assessments described in the Compliance Assessment Plan required by condition 4-1 and shall make those reports available when requested by the CEO.
- 4-5 The proponent shall advise the CEO of any potential non-compliance within seven (7) days of that non-compliance being known.
- 4-6 The proponent shall submit to the CEO the first Compliance Assessment Report fifteen (15) months from the date of issue of this Statement addressing the twelve (12) month period from the date of issue of this Statement and then annually from the date of submission of the first Compliance Assessment Report, or as agreed in writing by the CEO.

The Compliance Assessment Report shall:

- (1) be endorsed by the proponent's CEO or a person delegated to sign on the CEO's behalf;
- (2) include a statement as to whether the proponent has complied with the conditions;

- (3) identify all potential non-compliances and describe corrective and preventative actions taken;
- (4) be made publicly available in accordance with the approved Compliance Assessment Plan; and
- (5) indicate any proposed changes to the Compliance Assessment Plan required by condition 4-1.

**Condition 5 is deleted and replaced with:**

**5 Public Availability Data**

5-1 Subject to condition 5-2, within a reasonable time period approved by the CEO of the issue of this Statement and for the remainder of the life of the proposal the proponent shall make publicly available, in a manner approved by the CEO, all validated environmental data (including sampling design, sampling methodologies, empirical data and derived information products (e.g. maps)), management plans and reports relevant to the assessment of this proposal and implementation of this Statement.

5-2 If any parts of the plans and reports referred to in condition 5-1 contains particulars of:

- (1) a secret formula or process; or
- (2) confidential commercially sensitive information;

the proponent may submit a request for approval from the CEO to not make those parts of the plans and reports publicly available. In making such a request the proponent shall provide the CEO with an explanation and reasons why the data should not be made publicly available.

**Condition 6 is added:**

**6 Residual Impacts and Risk Management Measures**

6-1 To mitigate for significant residual impacts of the proposal on a priority ecological community Dunsborough Swamp Forest, threatened and significant fauna species *Pseudocheirus occidentalis* and *Ctenotus ora*, and declared rare flora *Caladenia viridescens*, the proponent shall, prior to the commencement of construction prepare and revise the Environmental Management Plan for the remaining portion of Armstrong Reserve outside the Development Envelope shown in Figure 1, to the satisfaction of the CEO, on the advice of the Department of Biodiversity, Conservation and Attractions (DBCA).

6-2 The Environmental Management Plan required by condition 6-1 shall be prepared in consultation with the City of Busselton and include:

- (1) dieback management measures prepared in consultation with the DBCA;
- (2) measures to ensure Banksia logs and other woody debris from the clearing in the development envelope are relocated to within the area shown as remaining portion of Armstrong Reserve in Figure 1 to enhance fauna habitat values;
- (3) weed control measures;
- (4) measures to control vehicle and pedestrian access; and
- (5) management measures to ensure impacts from the proposal are contained within the development envelope shown in Figure 1.

6-3 After receiving notice in writing from the CEO that the Environmental Management Plan satisfies the requirements of condition 6-1, prior to the commencement of construction, unless otherwise agreed by the CEO, the proponent shall implement the revised Environmental Management Plan in consultation with the City of Busselton for a period of three (3) years from the commencement of construction.

A handwritten signature in blue ink, appearing to read 'Stephen Dawson', with a large circular flourish at the start and a long horizontal line extending to the right.

Hon Stephen Dawson MLC  
**MINISTER FOR ENVIRONMENT**

8 MAR 2019

## Schedule 1

**Table 1: Summary of the Proposal**

<b>Proposal Title</b>	Armstrong Reserve, Dunsborough, Urban and Commercial Development
<b>Short Description</b>	The proposal is to develop Lot 600 Armstrong Place, Dunsborough (formally a 1.28 ha portion of Armstrong Reserve), for the purposes of an aged care facility.

**Table 2: Location and authorised extent of physical and operational elements**

<b>Element</b>	<b>Location</b>	<b>Authorised Extent</b>
Vegetation Clearing	Figure 1	Clearing of up to 0.90 ha within the development envelope for urban and commercial development and bushfire protection requirements.

**Table 3: Abbreviations and Definitions**

<b>Acronym or Abbreviation</b>	<b>Definition or Term</b>
CEO	The Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the <i>Environmental Protection Act 1986</i> , or his delegate.
DBCA	Department of Biodiversity, Conservation and Attractions
EPA	Environmental Protection Authority
EP Act	<i>Environmental Protection Act 1986</i>
ha	Hectare

### Figure (attached)

Figure 1 Development envelope and remaining portion of Armstrong Reserve.  
This figure is a representation of the coordinates described in Schedule 2.





**Figure 1 - Development Envelope and Remaining Portion of Armstrong Reserve**

## **Schedule 2**

Coordinates defining the development envelope location in Figure 1 are held by the Department of Water and Environmental Regulation, Document Reference Number 2018 – 1530170499215.

## **APPENDIX 3**

### **CERTIFICATE OF TITLE**

#### **LOT 600 NATURALISTE TERRACE, DUNSBOROUGH**

**(Source: Department of Lands, 2015)**



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**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
2862

FOLIO  
254

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 4**

**EMP SUBMISSION CORRESPONDENCE**  
**(Source: EndPlan Environmental, 2019)**

Chief Executive Officer  
Department of Water and Environmental Regulation  
Director EPA Services  
Locked Bag 33 Cloisters Square  
PERTH WA 6850

30 May 2019

Dear Mr Sutton

**RE: ARMSTRONG RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL DEVELOPMENT  
(MINISTERIAL STATEMENT 1094)**

Please find attached the following document:

**ENVIRONMENTAL MANAGEMENT PLAN  
ARMSTRONG RESERVE, DUNSBOROUGH – URBAN AND COMMERCIAL DEVELOPMENT  
(MINISTERIAL STATEMENT 1094)**

The Environmental Management Plan has been prepared by *EndPlan Environmental* on behalf of our client Ray Village Aged Services (Inc.) trading as Capecare.

I have also attached Authority to Act documentation provided to the former Office of the EPA (OEPA) by our client and the OEPA correspondence relating to the Authority to Act.

Yours sincerely



**BERNADETTE VAN DER WIELE**  
**Director**

CC: Mr Stephen Carmody (Chief Executive Officer, Capecare)

Office of the Environmental Protection Authority  
Mr Anthony Sutton  
Director Assessment and Compliance  
Locked Bag 10  
EAST PERTH WA 6892

28 August 2015

Dear Mr Sutton

RE: Armstrong Reserve, Dunsborough, Urban and Commercial Development (Statement No. 926) – Authority to Act

Ray Village Aged Services (Inc.) trading as Capecare is the nominated proponent responsible for the implementation of Armstrong Reserve, Dunsborough, Urban and Commercial Development pursuant to Statement No. 926 and dated 21 January 2013.


As a Chairman of Ray Village Aged Services (Inc.) trading as Capecare, I confirm that EndPlan Environmental through its employees, holding or acting in the positions list below, has authority to act on behalf of Ray Village Aged Services (Inc.) trading as Capecare in relation to the implementation of the proposal, including the authority to:

1. Prepare and submit information and reports to the Office of the Environmental Protection Authority (OEPA) in accordance with the implementation conditions of Statement No. 926 and /or any pursuant to any requirement under the *Environmental Protection Act* (EP Act);
2. Respond to any correspondence from the OEPA or the Minister for Environment in relation to its monitoring of Statement No. 926;
3. Make applications to the Minister for Environment for any changes (minor or significant) to the proposal or the implementation conditions;
4. Act on our behalf in relation to any assessment of any changed to the proposal or the implementation conditions.

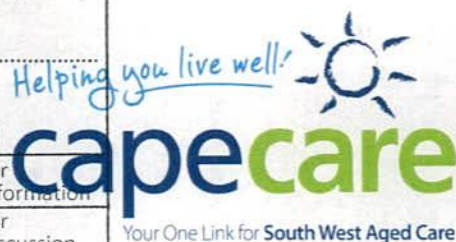
This authority applies to the holders of the following positions with EndPlan Environmental:

1. *Manager Environmental Approvals (or their delegated officer)*
2. *Director Assessment and Compliance (or their delegated officer)*

Yours sincerely

  
John Reid  
Chairman

Office of the Environmental Protection Authority	
File: _____	
03 SEP 2015	
At:	<input type="checkbox"/> For Information
fa:	<input type="checkbox"/> For Discussion
Officer:	<input type="checkbox"/> For Action
<input type="checkbox"/> Dir. AC	Response please:
<input type="checkbox"/> Dir. Bus Ops	<input type="checkbox"/> GM Signature
<input type="checkbox"/> Dir. SPPD	<input type="checkbox"/> Dir for GM (copy to GM)
<input type="checkbox"/> Dir. Strat Sup	<input type="checkbox"/> Dir Signature (copy to GM)
<input type="checkbox"/>	<input type="checkbox"/> Mgr Direct (copy to GM)



Capecare  
20 Ray Avenue  
Busselton WA 6280  
ABN 77 630 179 279

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

[www.capecare.com.au](http://www.capecare.com.au)

Ray Village Aged Care Services Inc trading as Capecare



Government of **Western Australia**  
Office of the **Environmental Protection Authority**

Mr John Reid  
Chairperson  
Capecare  
20 Ray Avenue  
**BUSSELTON WA 6280**

*Your Ref:* Statement 926  
*Our Ref:* 2015-0001244698  
*Enquiries:* Kevin Da Silva, 6145 0857  
*Email:* [kevin.dasilva@epa.wa.gov.au](mailto:kevin.dasilva@epa.wa.gov.au)

Dear Mr Reid

**STATEMENT 926 – ARMSTRONG RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL DEVELOPMENT – AUTHORITY TO ACT NOTICE**

I refer to your correspondence dated 28 August 2015 regarding the above.

The Office of the Environmental Protection Authority (OEPA) notes that Ray Village Aged Services (Inc.) trading as Capecare has authorised Endplan Environmental to act on behalf of Capecare in relation to the implementation of the Armstrong Reserve, Dunsborough Urban and Commercial Development proposal as indicated in your correspondence.

The OEPA requests that Capecare notify Endplan Environmental that a copy of your correspondence dated 28 August 2015 should be provided to the OEPA on each instance where they will be acting on behalf of Capecare in relation to the implementation of Statement 926.

The OEPA has also provided Endplan Environmental with this correspondence.

The OEPA will act on this advice until you advise otherwise.

Yours sincerely

**Ms Sally Bowman**  
A/DIRECTOR ASSESSMENT AND COMPLIANCE

04 September 2015

Cc: Via Email - Bernadette Van Der Wiele, Director, Endplan Environmental  
[Bernadette@endplanenvironmental.com.au](mailto:Bernadette@endplanenvironmental.com.au)

## **APPENDIX 5**

### **EMP APPROVAL CORRESPONDENCE (Source: DWER, 2019)**





Your ref: RVA292\_80  
Our ref: DWERT3701  
Enquiries: Teresa Bryant 6364 6421

Ms Bernadette Van Der Wiele  
Director  
EndPlan Environmental  
PO Box 138  
NORTH FREMANTLE WA 6159

*Via email:* bernadette@endplanenvironmental.com.au

Dear Bernadette

**PROPOSAL – MINISTERIAL STATEMENT 1094 – ENVIRONMENTAL  
MANAGEMENT PLAN – APPROVED**

Thank you for your letter of 30 May 2019 submitting the Environmental Management Plan, Armstrong Reserve, Dunsborough, Urban and Commercial Development (Ministerial Statement 1094, V1, dated 30 May 2019) to the Department of Water and Environmental Regulation (DWER) for review.

I note the plan has been prepared to satisfy condition 6-1 of Ministerial Statement 1094 which states:

- 6-1 To mitigate for significant residual impacts of the proposal on a priority ecological community Dunsborough Swamp Forest, threatened and significant fauna species *Pseudocheirus occidentalis* and *Ctenopus ora*, and declared rare flora *Caladenia viridescens*, the proponent shall, prior to the commencement of construction prepare and revise the Environmental Management Plan for the remaining portion of Armstrong Reserve outside the Development Envelope shown in Figure 1, to the satisfaction of the CEO, on the advice of the Department of Biodiversity, Conservation and Attractions (DBCA).

I am satisfied with the preparation of the Environmental Management Plan, Armstrong Reserve, Dunsborough, Urban and Commercial Development (Ministerial Statement 1094, V1, dated 30 May 2019) and consider the requirements of condition 6-1 of Ministerial Statement 1094 have been met.

Please note any changes to the management actions or targets of the Environmental Management Plan, Armstrong Reserve, Dunsborough, Urban and Commercial Development (Ministerial Statement 1094, V1, dated 30 May 2019 would require the approval of DWER.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Sutton', written in a cursive style.

**Anthony Sutton**

Executive Director

EPA SERVICES

for the Chief Executive Officer under Notice of Delegation dated 3 July 2017

28 June 2019

## **APPENDIX 6**

**EMP UPLOADED ONTO CAPECARE WEBSITE  
CORRESPONDENCE  
(Source: Capecare, 2019)**

**bernadette@endplanenvironmental.com.au**

---

**From:** Stuart Sibbald <stuart.sibbald@westnet.com.au>  
**Sent:** Wednesday, 17 July 2019 6:00 PM  
**To:** bernadette@endplanenvironmental.com.au  
**Cc:** Stephen.Carmody@capecare.com.au  
**Subject:** RE: Website update - Approved Armstrong Reserve EMP

Hi Bernadette,

The Approved EMP has been uploaded

Click [HERE](#) to download the Approved Armstrong Reserve Environmental Management Plan. Please note that the appendices for the Management Plan are separated out below:

- Click [HERE](#) to download the Environmental Management Plan Appendices 1 to 4
- Click [HERE](#) to download the Environmental Management Plan Appendices 5 and 6
- Click [HERE](#) to download the Environmental Management Plan Appendices 7 to 10

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

Capecare Client Representative  
Armstrong Village Dunsborough

---

**From:** bernadette@endplanenvironmental.com.au [mailto:bernadette@endplanenvironmental.com.au]  
**Sent:** Tuesday, 16 July 2019 4:46 PM  
**To:** 'stuart.sibbald'  
**Subject:** RE: Website update - Approved Armstrong Reserve EMP

Yes I will.

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

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---

**From:** stuart.sibbald <stuart.sibbald@westnet.com.au>  
**Sent:** Tuesday, 16 July 2019 4:45 PM  
**To:** bernadette@endplanenvironmental.com.au  
**Cc:** stuart.sibbald@westnet.com.au  
**Subject:** RE: Website update - Approved Armstrong Reserve EMP

## **APPENDIX 7**

**TEMPORARY FENCING PHOTOGRAPHS**  
**(Source: EndPlan Environmental, 2019)**

## APPENDIX 7: TEMPORARY FENCING PHOTOGRAPHS



**Plate 1: Public accessway between Armstrong Place and Naturaliste Terrace**



**Plate 2: Naturaliste Terrace temporary fencing**



**Plate 3: Armstrong Place temporary fencing and access gateway**



## **APPENDIX 8**

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

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
<p>(a) Re-survey the authorised extent of clearing using the authorized extent GPS coordinates with locations identified using star pickets/high visibility flagging tape.</p> <p>(b) Erect temporary fencing (using star pickets, flagging and sight wire) around the authorised extents.</p> <p>7. Following completion of construction of the aged care facility, construct a permanent fence along the development envelope/Reserve interface (<b>Appendix 8</b>) to prevent unauthorised access into this area of vegetation.</p>	<p>envelope to protect threatened and priority flora and fauna and vegetation communities.</p> <p>Temporary fencing to remain <i>in situ</i> (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.</p>	<p>2. Inspect initial clearing to ensure boundary lines meet requirements and check quarterly during construction.</p> <p>3. Fly with UAV (drone) following clearing to obtain aerial imagery of cleared development envelope.</p> <p>4. Monitor integrity of temporary fencing quarterly during construction.</p> <p>5. Photographic evidence of permanent fence.</p>	<p>prepared by Capecare, submitted to the DEWR and published on the Capecare website.</p>
<p>8. Conduct a weed survey and map degraded areas within the Reserve.</p> <p>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.</p> <p>10. Prepare a Weed Management Plan (WMP) for the Reserve. The WMP will include conducting a weed</p>	<p>To maintain the diversity of the Reserve's flora, ensure that no new Environmental Weeds or Weeds of National Significance (WONS) are introduced.</p>	<p>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.</p> <p>2. Conduct pre-clearing baseline data gathering of each quadrat.</p> <p>3. Conduct quarterly weed monitoring.</p>	<p>1. The results of the weed survey will be provided to the City of Busselton and appropriate completion criteria agreed on.</p> <p>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.</p> <p>3. Six monthly monitoring reports will be prepared by the rehabilitation</p>

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.		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.
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 <b>only</b> 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.			

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 ( <b>Appendix 9</b> ).	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.
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.			
18. Construct permanent Bushland Reserve Fencing Type B in keeping with the construction standards shown in <b>Appendix 8</b> along the boundary of the development/Reserve interface as identified on <b>Figure 4</b> .	To reduce unnecessary impacts to Armstrong Reserve by controlling access.	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.
19. Maintain the integrity of the permanent fencing.	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.		
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 <b>Figure 4</b> .			



MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
21. Install interpretative and educational signage at strategic locations identified on <b>Figure 4</b> .			

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

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
<p>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:</p> <p>(a) The surveyor will GPS and record the coordinates of any Peppermint trees identified to be retained within the development envelope.</p> <p>(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.</p> <p>2. Prior to vegetation clearing commencing within the development envelope, the fauna specialist will:</p> <p>(a) Obtain a <i>Regulation 15 Licence to Take/Capture Fauna for Educational or Public Purposes</i> issued by the DBCA.</p>	<p>To protect and conserve the Critically Endangered <i>Pseudocheirus occidentalis</i> (Western Ringtail Possum).</p>	<p>1. On <b>two consecutive nights</b> during the week prior to vegetation clearing of the development envelope commencing:</p> <p>(a) Conduct a distance sampling survey of the <i>P. occidentalis</i> population within the Reserve using the transect lines identified in <b>Figure 5</b>.</p> <p>(b) Conduct a count of the drey and <i>P. occidentalis</i> population within the authorised development envelope as defined in <b>Appendix 2</b>)</p> <p>2. Conduct distance sampling surveys of <i>P. occidentalis</i> within Armstrong Reserve <b>twice annually</b> for <b>three</b> years following commencement of vegetation clearing. The surveys will use the series of semi-permanent transects as shown as <b>Figure 5</b>.</p> <p>3. Certify that the clearing contractor's induction has been conducted through induction register.</p> <p>4. Photographic evidence taken of the vegetation clearing process.</p>	<p>1. The <i>P. occidentalis</i> monitoring reports will be included in the annual CAR to be prepared by Capecare, submitted to the DEWR and published on the Capecare website.</p> <p>2. Within one month of the expiration of the <i>Regulation 15 Licence to Take/Capture Fauna for Educational or Public Purposes</i> 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.</p>

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

MANAGEMENT ACTION	MANAGEMENT TARGET	MONITORING	REPORTING
presence of any <i>P. occidentalis</i> and herd to suitable habitat located within the Reserve.			
4. The fauna specialist will be present throughout the clearing process to rescue any <i>P. occidentalis</i> 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 <i>P. occidentalis</i> 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 <i>P. occidentalis</i> to move into the adjoining Reserve.			

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

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.	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.	1. Signs of herbivoring or feral animals to be reported to Environmental Consultant for actioning.
14. Should signs of feral animals be observed during weed/revegetation inspections, engage a qualified pest controller to manage feral species.		2. Copy of brochure to be sighted.	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.
15. Provide surrounding residents with a brochure containing information on the impacts of domestic pets on native fauna.			



## **APPENDIX 9**

### **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.**

[illegible]

## **APPENDIX 10**

### **WESTERN RINGTAIL POSSUM SURVEY CORRESPONDENCE (Source: Onshore Environmental, 2019)**

Matthew Sproule  
Capecare Project Manager  
South West Construction Management  
via email: matthew.sproule@swcm.com.au

9<sup>th</sup> October 2019

### **Capecare – Armstrong Village Development - Western Ringtail Possum Survey and Relocation**

Onshore Environmental is pleased to provide a scope of works and fee estimate to undertake survey work and relocate Western Ringtail Possums for the Armstrong Village development area in Dunsborough.

#### **Scope of Works**

The proposed fauna assessment will involve:

- \*Survey of Western Ringtail Possums for one day and four consecutive nights during the week prior to vegetation clearing utilising two methodologies (Distance Sampling and Grid);
- \*Count and record the location of dreys within the development envelope;
- \*If practical, remove any dreys and Western Ringtail Possums;
- \*Immediately prior to vegetation clearing inspect all the trees and undergrowth for Western Ringtail Possums, and herd these animals to a suitable location;
- \*On-site fauna spotting during two day clearing program including catching and relocating any Western Ringtail Possums to a suitable location approved by DBCA.

#### **Methodology**

The program will aim to relocate fauna prior to and during vegetation clearing (pre-clearance surveys, capture and release), specifically targeting the Western Ringtail Possum (*Pseudocheirus occidentalis*) (WRP), due to potential impact on fauna being cleared for development.

The EMP refers to an analysis of the *Pseudocheirus occidentalis* data that was conducted using DISTANCE 4.0 (Thomas *et al.*, 2010), and refers to line transect methodology used by DeTores and Elscot (2010). However, the analysis was based on only nine sightings of the WRP, and the result, as reported by Ecoscape (2012), was a density of 8.4 animals per hectare, with a "broad confidence interval of 12.0 – 72.2, due to the low number of sightings" (Ecoscape, 2012). The baseline data for the WRP at this site determined using distance sampling, particularly the confidence interval on the estimates, is so wide that the information generated by it, and the result, makes it not possible to generate current and future population and variation estimates. As such, the distance sampling methodology will be supported by a second methodology involving grid counts. It is envisaged that the EMP will be amended post-clearing to remove any reference to distance sampling. Hence, this reporting for this proposal will be based on data recorded as part of the grid sampling methodology only. There will be no analysis or reporting for data collected by the distance sampling methodology.

#### **Timing**

Onshore Environmental has submitted paperwork for a *Fauna Taking (Relocation)* and *Authorisation to Take or Disturb Threatened Species* licences on the 9<sup>th</sup> October 2019, and have scheduled field survey work to occur between the 21-25 October, with fauna spotting during clearing on the 28-29 October 2019. Field survey work is reliant on receipt of licences; initial discussions with DBCA have provided confidence that licences will be progressed to meet field schedules, but this is at the discretion of DBCA.

#### **Costing**

An itemised costing to undertake survey work and fauna spotting is provided below.

Resource Labour	Hrs.	Rate	Cost (A\$)
<b>Preparation</b>			
Licencing, liaison with Client	8	135	1080
Fauna relocation licence	1	80	80
Sub-Total (exc. GST)	9		1,160
<b>Pre-Clearance Survey</b>			
Field Zoologist - distance sampling data collection and grid sampling (4 nights by 6 hours)	24	135	3240
Field Assistant - (4 nights by 6 hours)	24	65	1560
Field Zoologist - day time survey of disturbance envelope (6 hours)	6	135	810
Raw Data Entry (database)	4	135	540
GIS Digitisation and mapping, geodatabase	8	135	1080
Reporting (based on results from grid searches only, NOT distance sampling)	8	135	1080
Sub-Total (exc. GST)	74		8,310
<b>Fauna Spotter (Clearing)</b>			
Field Zoologist - 2 days by 11 hours	22	135	2970
Post-Clearing Report	6	135	810
Sub-Total (exc. GST)	28		3,780
<b>Project Grand Total (exc. GST)</b>	<b>111</b>		<b>\$13,250</b>

Yours sincerely



Dr Darren Brearley

## References

DeTores, P.J. and Elscot, S. (2010). Estimating the population size of a threatened arboreal mammal: use of distance sampling to dispense with ad hoc survey techniques. *Wildlife Research*, Vol 37: pp 512-523.

Ecoscape (2012). Armstrong Reserve Level Two Fauna Survey. Unpublished report prepared for Ray Village Aged Services Inc trading as CapeCare. Prepared by Ecoscape, North Fremantle.

EndPlan Environmental (2019). Environmental Management Plan – Armstrong Reserve, Dunsborough, Urban and Commercial Development (Ministerial Statement 1094). Unpublished report prepared by Endplan Environmental/Wiske Pty Ltd, Perth.

Thomas, L., Buckland, S., Rextad, E., Laake, J., Strindberg S., Hedley, S., Bishop, J., Marrques, T. and Bunham, K. (2010). Distance software: design and analysis of distance surveys for estimating population size. *Journal of Applied Ecology*, Vol 47, no 5-14.



## **APPENDIX 11**

**SUBSTANTIVE COMMENCEMENT CORRESPONDENCE**  
**(Source: EndPlan Environmental, 2019)**

Department of Water and Environmental Regulation  
Mr Anthony Sutton  
Executive Director  
Environmental Protection Authority (EPA) Services  
Locked Bag 10 Joondalup DC  
JOONDALUP W.A. 6919

7 November 2019

Dear Mr Sutton

**RE: ARMSTRONG RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL DEVELOPMENT  
(MINISTERIAL STATEMENT 1094) – SUBSTANTIVE COMMENCEMENT**

**Condition 3-2** of Ministerial Statement 1094 states:

Any commencement of implementation of the proposal, on or before the 21 January 2023, must be demonstrated as substantial by providing the CEO with written evidence, on or before the 21 January 2023.

On behalf of my client Ray Village Aged Services trading as Capecare, I wish to advise that vegetation clearing of the authorised extent of the abovementioned proposal (as defined in Column 3 of Table 2 in Schedule 1 of Ministerial Statement 1094) commenced on Monday 28<sup>th</sup> October 2019 and concluded on Friday 1<sup>st</sup> November 2019. All clearing was conducted in accordance with the approved Environmental Management Plan prepared for the proposal.

I have attached Authority to Act documentation provided to the former Office of the EPA by our client and the OEPA's correspondence relating to the Authority to Act.

Yours sincerely



**BERNADETTE VAN DER WIELE**  
**Director**

CC: Mr Stephen Carmody (Chief Executive Officer, Capecare)  
Mr Matthew Sproule (Project Manager for Capecare)

Office of the Environmental Protection Authority  
Mr Anthony Sutton  
Director Assessment and Compliance  
Locked Bag 10  
EAST PERTH WA 6892

28 August 2015

Dear Mr Sutton

RE: Armstrong Reserve, Dunsborough, Urban and Commercial Development (Statement No. 926) – Authority to Act

Ray Village Aged Services (Inc.) trading as Capecare is the nominated proponent responsible for the implementation of Armstrong Reserve, Dunsborough, Urban and Commercial Development pursuant to Statement No. 926 and dated 21 January 2013.


As a Chairman of Ray Village Aged Services (Inc.) trading as Capecare, I confirm that EndPlan Environmental through its employees, holding or acting in the positions list below, has authority to act on behalf of Ray Village Aged Services (Inc.) trading as Capecare in relation to the implementation of the proposal, including the authority to:

1. Prepare and submit information and reports to the Office of the Environmental Protection Authority (OEPA) in accordance with the implementation conditions of Statement No. 926 and /or any pursuant to any requirement under the *Environmental Protection Act* (EP Act);
2. Respond to any correspondence from the OEPA or the Minister for Environment in relation to its monitoring of Statement No. 926;
3. Make applications to the Minister for Environment for any changes (minor or significant) to the proposal or the implementation conditions;
4. Act on our behalf in relation to any assessment of any changed to the proposal or the implementation conditions.

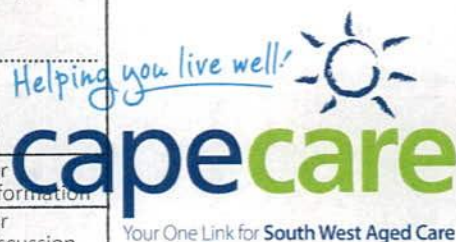
This authority applies to the holders of the following positions with EndPlan Environmental:

1. *Manager Environmental Approvals (or their delegated officer)*
2. *Director Assessment and Compliance (or their delegated officer)*

Yours sincerely

  
John Reid  
Chairman

Office of the Environmental Protection Authority	
File: _____	
03 SEP 2015	
At:	<input type="checkbox"/> For Information
fa:	<input type="checkbox"/> For Discussion
Officer:	<input type="checkbox"/> For Action
<input type="checkbox"/> Dir. AC	Response please:
<input type="checkbox"/> Dir. Bus Ops	<input type="checkbox"/> GM Signature
<input type="checkbox"/> Dir. SPPD	<input type="checkbox"/> Dir for GM (copy to GM)
<input type="checkbox"/> Dir. Strat Sup	<input type="checkbox"/> Dir Signature (copy to GM)
<input type="checkbox"/>	<input type="checkbox"/> Mgr Direct (copy to GM)



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20 Ray Avenue  
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[www.capecare.com.au](http://www.capecare.com.au)

Ray Village Aged Care Services Inc trading as Capecare



Government of **Western Australia**  
Office of the **Environmental Protection Authority**

Mr John Reid  
Chairperson  
Capecare  
20 Ray Avenue  
**BUSSELTON WA 6280**

*Your Ref:* Statement 926  
*Our Ref:* 2015-0001244698  
*Enquiries:* Kevin Da Silva, 6145 0857  
*Email:* [kevin.dasilva@epa.wa.gov.au](mailto:kevin.dasilva@epa.wa.gov.au)

Dear Mr Reid

**STATEMENT 926 – ARMSTRONG RESERVE, DUNSBOROUGH, URBAN AND COMMERCIAL DEVELOPMENT – AUTHORITY TO ACT NOTICE**

I refer to your correspondence dated 28 August 2015 regarding the above.

The Office of the Environmental Protection Authority (OEPA) notes that Ray Village Aged Services (Inc.) trading as Capecare has authorised Endplan Environmental to act on behalf of Capecare in relation to the implementation of the Armstrong Reserve, Dunsborough Urban and Commercial Development proposal as indicated in your correspondence.

The OEPA requests that Capecare notify Endplan Environmental that a copy of your correspondence dated 28 August 2015 should be provided to the OEPA on each instance where they will be acting on behalf of Capecare in relation to the implementation of Statement 926.

The OEPA has also provided Endplan Environmental with this correspondence.

The OEPA will act on this advice until you advise otherwise.

Yours sincerely

**Ms Sally Bowman**  
A/DIRECTOR ASSESSMENT AND COMPLIANCE

04 September 2015

Cc: Via Email - Bernadette Van Der Wiele, Director, Endplan Environmental  
[Bernadette@endplanenvironmental.com.au](mailto:Bernadette@endplanenvironmental.com.au)

## **APPENDIX 12**

**WEED MANAGEMENT SURVEY REPORT CORRESPONDENCE**  
**(Source: EndPlan Environmental, 2019)**

**From:** Matthew Sproule <matthew.sproule@swcm.com.au>  
**Sent:** Monday, 14 October 2019 12:59 PM  
**To:** Stuart Sibbald; Suzie Chidgey  
**Cc:** bernadette@endplanenvironmental.com.au; 'Stephen Carmody'  
**Subject:** Armstrong Reserve - Weed Survey  
**Attachments:** ONSHORE\_Capecare Weed MP.pdf

Stuart,

We would like to proceed with Items 1 and 2 of Darren's proposal for the Weed Survey, Mapping and Weed Management Plan.

Once the WMP is completed we should have a more refined scope for pricing the implementation and reporting.

Suzie could you please raise a PO for Items 1 and 2 totalling \$8,640 plus GST. These are to be coded to Capecare Dunsborough - Environmental.

Regards

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



ABN: 45 621 542 975  
Email: [matthew.sproule@swcm.com.au](mailto:matthew.sproule@swcm.com.au)  
Mob: 0447 222 090

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**From:** "onshoreenv@westnet.com.au" <onshoreenv@westnet.com.au>  
**Date:** Friday, 11 October 2019 at 11:08 pm  
**To:** "matthew.sproule@swcm.com.au" <matthew.sproule@swcm.com.au>  
**Cc:** "bernadette@endplanenvironmental.com.au" <bernadette@endplanenvironmental.com.au>, "darren@onshoreenvironmental.com.au" <darren@onshoreenvironmental.com.au>, "stuart.sibbald@westnet.com.au" <stuart.sibbald@westnet.com.au>  
**Subject:** Re: Fwd: Armstrong Reserve - weed monitoring

Hi Matt

Following on from Bernadette's email regarding management actions required in Armstrong Reserve as part of the approval, I have attached a brief outline and costing to undertake work on four items. Item 1 (weed survey) is quite



urgent given seasonal constraints to the presence of many introduced weed species that we would expect to record within the reserve. Item 2 (Weed MP) is also important given that resources recovered during the clearing program (i.e. topsoil and native vegetation mulch) may be useful for remediating degraded areas within the reserve. Happy to discuss further as required but this may be a good starting point.

Regards Darren

**From:** <[bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au)>  
**Date:** 9 October 2019 at 4:00:26 pm AWST  
**To:** 'Matthew Sproule' <[matthew.sproule@swcm.com.au](mailto:matthew.sproule@swcm.com.au)>  
**Cc:** 'Darren Brearley' <[darren@onshoreenvironmental.com.au](mailto:darren@onshoreenvironmental.com.au)>  
**Subject:** Armstrong Reserve - weed monitoring

Hello Matthew

The following management actions relating to weed management and rehabilitation of weed infested areas were included in the approved EMP:

1. Conduct a weed survey and map degraded areas within the Reserve.	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 for each revegetation area to monitor the success rate of weed control measures and revegetation. GPS coordinates will be taken at the quadrats to ensure that the same locations are monitored at every monitoring event.
2. 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.		2. Conduct pre-clearing baseline gathering of each quadrat.
3. Prepare a Weed Management Plan (WMP) for the Reserve. The WMP will include conducting a weed 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.		3. Conduct quarterly weed monitoring.
4. 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,		4. Conduct six-monthly quadrat monitoring (endemic and introduced flora species) following vegetation clearing.
		5. During each monitoring event, collect photographic evidence of each quadrat with the date and identification number clearly visible.

---

bulbous, woody and noxious  
weeds).

---

it is now half-way through the accepted Spring flora survey season (including exotic weeds), as a matter of priority can you please request Darren provide CapeCare with a proposal to conduct the weed survey. Once the weeds and infestation extent has been identified, then Darren will be able to liaise with the City of Busselton's environmental section to agree the appropriate completion criteria that will be included in the Weed Management Plan.

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

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## **APPENDIX 13**

**CAP SUBMISSION COVERSHEET**  
**(Source: EndPlan Environmental, 2019)**

**COPYRIGHT STATEMENT FOR:**

**Document:** Compliance Assessment Plan  
Ministerial Statement 1094  
Armstrong Reserve, Dunsborough, Urban and Commercial Development

**Reference:** RVA292\_87\_V1

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**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.

**DOCUMENT STATUS:**

REVISION CONTROL:			
<b>Document Title:</b> Compliance Assessment Plan Ministerial Statement 1094 Armstrong Reserve, Dunsborough, Urban and Commercial Development			
<b>File Name/Version No:</b>	<b>Issue Date:</b>	<b>Changes:</b>	<b>Status:</b>
RVA292_88_draft	04/12/2019	New document	Issued to Client
RVA292_88_V1	05/12/2019	No changes	Issued to DWER Statement Compliance

## **APPENDIX 14**

### **CAP APPROVAL CORRESPONDENCE (Source: DWER, 2019)**



Our ref: DWERDT232228  
Enquiries: Mark Rust, Ph 6364 6702

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

Dear Mr Carmody

**MINISTERIAL STATEMENT 1094 – ARMSTRONG RESERVE, DUNSBOROUGH,  
URBAN AND COMMERCIAL DEVELOPMENT - COMPLIANCE ASSESSMENT  
PLAN APPROVAL**

The Department of Water and Environmental Regulation has reviewed the Compliance Assessment Plan Ministerial Statement 1094 Armstrong Reserve, Dunsborough, Urban and Commercial Development (RVA292\_87\_V1) (CAP) submitted on behalf of Capecare by Endplan Environmental on 5 December 2019.

The Department of Water and Environmental Regulation advises that the CAP dated 5 December 2019 (RVA292\_87\_V1) meets the requirement of Condition 4-2 of Ministerial Statement 1094. Any future amendments to the CAP are to be submitted to the Department of Water and Environmental Regulation for approval under Condition 4-1.

As per Condition 4-6, the first compliance assessment report for Statement 1094 is to be submitted by 8 June 2020, and then annually by that date thereafter.

If you have any queries, please contact Mark Rust on 6364 6743.

Stuart Cowie  
Executive Director  
Compliance and Enforcement  
for the Chief Executive Officer  
under Notice of Delegation date 3 July 2017

8th January 2020



## **APPENDIX 15**

### **CAP UPLOADED ONTO CAPECARE WEBSITE CORRESPONDENCE**

**(Source: EndPlan Environmental, 2019)**

**bernadette@endplanenvironmental.com.au**

---

**From:** Ethan Ashton <downsouthgd@gmail.com>  
**Sent:** Monday, 20 January 2020 11:42 AM  
**To:** Stuart Sibbald  
**Cc:** bernadette@endplanenvironmental.com.au  
**Subject:** Re: FW: Website update

Thankyou for sending, I've just uploaded to page now.

Kind regards,

Ethan Ashton  
*Graphic Designer/Owner*



0487 349 453 | [downsouthgd.com](http://downsouthgd.com) | @downsouthgd

On Mon, 20 Jan 2020 at 11:34, Stuart Sibbald <[stuart.sibbald@westnet.com.au](mailto:stuart.sibbald@westnet.com.au)> wrote:

Thanks Bernadette

Kind Regards

Stuart Sibbald

M.Sust., B.Eng, MIEAust.

0417 177 230

Capecare Client Representative

Armstrong Village Dunsborough

---

**From:** [bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au) [mailto:[bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au)]  
**Sent:** Monday, 20 January 2020 11:24 AM  
**To:** 'Stuart Sibbald'  
**Cc:** [downsouthgd@gmail.com](mailto:downsouthgd@gmail.com)  
**Subject:** RE: FW: Website update

Hi Stuart

The Plan that has not been uploaded is the Compliance Assessment Plan (2020). Would it help if I sent the Plan directly to Ethan?

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

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**From:** Stuart Sibbald <[stuart.sibbald@westnet.com.au](mailto:stuart.sibbald@westnet.com.au)>

**Sent:** Monday, 20 January 2020 11:14 AM

**To:** [bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au)

**Cc:** [downsouthgd@gmail.com](mailto:downsouthgd@gmail.com)

**Subject:** FW: FW: Website update

Hi Bernadette,

Please review and advise if this is correct

Kind Regards

Stuart Sibbald

M.Sust., B.Eng, MIEAust.

## **APPENDIX 16**

**CITY OF BUSSELTON RE WMP CORRESPONDENCE  
(VERSION 3)  
(Source: City of Busselton, 2019)**

**From:** bernadette@endplanenvironmental.com.au  
**Sent:** Monday, 10 February 2020 10:54 AM  
**To:** 'Will Oldfield'  
**Subject:** RE: Armstrong Reserve Weed Management Plan

Thank you for sending through your comments Will. I will await further comments from the City prior to having the WMP revised to include details that the City would like to see included.

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

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[ABN 23 684 573 524]  
PO Box 138 North Fremantle WA 6159  
M: 0447 366 460

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---

**From:** Will Oldfield <Will.Oldfield@busselton.wa.gov.au>  
**Sent:** Friday, 7 February 2020 5:06 PM  
**To:** bernadette@endplanenvironmental.com.au  
**Subject:** RE: Armstrong Reserve Weed Management Plan

Hello Bernadette,

Thanks for sending me the WMP for Armstrong Reserve. I hope you are well.

I think the report is good and concise. I have a few comments to make.

What will be the actual recommended/preferred control treatments for each of the target species? Without going into a lot of detail this information could be tabulated in the appendices. There was reference to using methods recommended in 'Southern Weeds 2002'. This is a good reference, however it often provides a range of control methods so it is not clear which methods would be most appropriate for use in Armstrong Reserve.

The table in the appendix lists a number of weeds that are rated as rapid invaders, yet it appears they won't be controlled because they are categorised as low priority. Could there be some rationale as to why these weeds (~15 species) are considered low priority for control.

I would also like to see summary on the approach to choosing control methods, using manual methods where possible, optimising the use of chemicals, avoiding off target damage when using chemicals etc. in order to provide guidance for the practitioners of the plan.

These are my initial comments but have circulated the plan to others for comment also. I will aim to pull together any further comments within two weeks.

Kind regards,

**Will Oldfield**

Senior Natural Resource Mgmt/Environment Officer

p: (08) 9781 0464 m: 0409 885 441

[Will.Oldfield@busselton.wa.gov.au](mailto:Will.Oldfield@busselton.wa.gov.au)

## City of Busselton

2 Southern Drive, Busselton WA 6280

Locked Bag 1, Busselton WA 6280

p: (08) 9781 0444

[www.busselton.wa.gov.au](http://www.busselton.wa.gov.au)

### "Where environment, lifestyle and opportunity meet"

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**From:** [bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au) <[bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au)>

**Sent:** Monday, 3 February 2020 11:55 AM

**To:** Will Oldfield <[Will.Oldfield@busselton.wa.gov.au](mailto:Will.Oldfield@busselton.wa.gov.au)>

**Cc:** Joanna Wilkinson <[Joanna.Wilkinson@busselton.wa.gov.au](mailto:Joanna.Wilkinson@busselton.wa.gov.au)>; 'Matthew Sproule' <[matthew.sproule@swcm.com.au](mailto:matthew.sproule@swcm.com.au)>; 'Stuart Sibbald' <[stuart.sibbald@westnet.com.au](mailto:stuart.sibbald@westnet.com.au)>

**Subject:** Armstrong Reserve Weed Management Plan

**Importance:** High

Good morning Will

As you may be aware, a new Ministerial Statement was issued to Capecare by the Minister for Environment on 8 March 2019 (see attached **Statement 1094**). Condition 6-2 (which replaced Condition 5-2 in previous Statement 924) required that an Environmental Management Plan be prepared in consultation with the City of Busselton and include **(3) weed control measures**.

In response to the requirement for weed control measures to be prepared, please find attached a copy of the **Armstrong Reserve Weed Management Plan** prepared by Dr Darren Brearley (Onshore Environmental Consultants Pty Ltd., 2020). On behalf of Capecare, the Weed Management Plan is provided to the City of Busselton for review.

In terms of the program schedule for the WMP, Dr Brearley envisages the following:

- a) Weed Management Plan is approved for implementation by the City prior to commencing any on-site works;
- b) Commence by implementing permanent transects and recording baseline data (to determine the status prior to any weed control or revegetation work commencing) – likely to be autumn 2020;
- c) Commence targeted weed control with stage 1 being manual (hand) weeding of perennial woody species, followed by seasonal herbicide control including targeted spot spraying of any remaining or germinating woody weeds with a knockdown or similar, and broadscale application of grass selective herbicides (Fusilade or similar) where appropriate;
- d) Re-assessment of permanent transects in late spring 2020 to inform of future management;
- e) Re-assessment of permanent transects in autumn 2021;
- f) Implementation of revegetation program (direct sowing and planting of native seedlings) in winter 2021;
- g) Re-assessment of permanent transects in late spring 2021 to inform of future management;
- h) Re-assessment of permanent transects in autumn 2022 to inform on revegetation performance and requirement for further weed control;
- i) Final assessment of permanent transects in late spring 2022 to show compliance with completion targets.

Should the City have any comments on the WMP in relation to the management measures proposed to be implemented, would you please send them to me? Should you wish to discuss any issues arising from the WMP then please do not hesitate to contact me.

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

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## **APPENDIX 17**

**CITY OF BUSSELTON CORRESPONDENCE RE WMP  
(VERSION 4)  
(Source: EndPlan Environmental, 2019)**

**bernadette@endplanenvironmental.com.au**

---

**From:** bernadette@endplanenvironmental.com.au  
**Sent:** Thursday, 23 April 2020 11:07 AM  
**To:** will.oldfield@busselton.wa.gov.au  
**Cc:** 'Darren Brearley'; 'Stephen Carmody'; 'Stuart Sibbald'  
**Subject:** Armstrong Reserve Weed Management Plan  
**Attachments:** v4\_Armstrong Reserve WMP.pdf

**Importance:** High

Good morning Will

Please find attached version 4 of the Armstrong Reserve Weed Management Plan (WMP). This revision incorporates all of the City's comments provided to me in email correspondence provided to me on the 7 February 2020. Can you please advise if the City approves the WMP for implementation?

Thank you for your assistance Will.

Kind regards

***Bernadette van der Wiele***

**Director**

**EndPlan Environmental**

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[ABN 23 684 573 524]

PO Box 138 North Fremantle WA 6159

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## **APPENDIX 18**

### **CORRESPONDENCE TO/FROM DWER MINISTERIAL COMPLIANCE**

**(Source: EndPlan Environmental, 2019)**

**From:** bernadette@endplanenvironmental.com.au  
**Sent:** Wednesday, 4 December 2019 10:57 AM  
**To:** compliance@dwer.wa.gov.au  
**Subject:** Statement 1094 - attention Mr Mark Rust

Hello Mark

RE: Statement 1094 Armstrong Reserve, Dunsborough, Urban and Commercial Development

Further to our telephone discussion regarding the preparation of a new audit schedule and Compliance Assessment Plan (CAP) on behalf of the proponent Capecare, I wish to notify the Department that in relation to Statement 1094 condition 4-1, due to an administrative oversight on my behalf, a potential non-compliance has occurred.

Condition 4-1 requires that a CAP be submitted at least six months prior to the first Compliance Assessment Report (due 8 June 2020), or prior to implementation, whichever is the sooner. I can advise that clearing of native vegetation at the site commenced on the 28<sup>th</sup> October 2019 and concluded on the 1<sup>st</sup> November 2019.

I anticipate that the draft CAP will be submitted by the end of this week.

Kind regards

***Bernadette van der Wiele***

**Director**

**EndPlan Environmental**

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[ABN 23 684 573 524]  
PO Box 138 North Fremantle WA 6159  
M: 0447 366 460

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**From:** Mark Rust <mark.rust@dwer.wa.gov.au>  
**Sent:** Monday, 16 December 2019 12:33 PM  
**To:** bernadette@endplanenvironmental.com.au  
**Subject:** Statement 1094 - confirmation emails from EndPlan received by DWER

Hi Bernadette

Yes, DWER has received your email and the attached CAP. I have started the review of the CAP but given that people are starting to take leave for Christmas holidays you may not receive an approval letter until early next year.

Kind regards  
Mark

Mark Rust  
A/Principal Environmental Officer  
Environmental Compliance

Department of Water and Environmental Regulation  
Prime House, 8 Davidson Terrace, JOONDALUP WA 6027  
Locked Bag 10, JOONDALUP DC, WA 6919  
T: (08) 6364 6702  
E: [mark.rust@dwer.wa.gov.au](mailto:mark.rust@dwer.wa.gov.au) | [www.dwer.wa.gov.au](http://www.dwer.wa.gov.au)  
Twitter: [@DWER\\_WA](https://twitter.com/DWER_WA)

---

**From:** bernadette@endplanenvironmental.com.au [mailto:bernadette@endplanenvironmental.com.au]  
**Sent:** Monday, 16 December 2019 11:34 AM  
**To:** Mark Rust <mark.rust@dwer.wa.gov.au>  
**Subject:** Statement 1094 Armstrong Reserve, Dunsborough

Hello Mark  
Can you please advise whether you have received my 2 emails (one regarding potential non-compliance and the other one included the CAP)?

Kind regards  
*Bernadette van der Wiele*  
Director  
EndPlan Environmental

*Best wishes for a Merry Christmas and a Happy New Year  
From EndPlan Environmental*



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## **APPENDIX 19**

### **SITE MOBILISATION CORRESPONDENCE (Source: Perkins Builders, 2019)**

**From:** Bernadette Van der Wiele <bernadette.vdw@hotmail.com>  
**Sent:** Monday, 7 October 2019 3:06 PM  
**To:** 'Bernadette Van der Wiele'  
**Subject:** FW: Capecare Dunsborough - Proposed Site Extension Plan

**Flag Status:** Flagged

Kind regards  
Bernadette van der Wiele

---

**From:** Matthew Sproule <matthew.sproule@swcm.com.au>  
**Sent:** Monday, 7 October 2019 2:51 PM  
**To:** 'Bernadette Van der Wiele' <bernadette.vdw@hotmail.com>  
**Cc:** Stuart Sibbald <stuart.sibbald@westnet.com.au>; Glenn Howat <glenn@garybatt.com.au>; Gary Batt <gary@garybatt.com.au>; Darren Brearley <darren@onshoreenvironmental.com.au>  
**Subject:** Re: Capecare Dunsborough - Proposed Site Extension Plan

Hi Bernadette,

We had the startup meeting this morning with Perkins for Capecare Dunsborough.

Their schedule is as follows....

- Week commencing 14th October – Set up fencing and site amenities. \*
- Monday 21st October – Baiting to CWA and Sheds prior to demolition.
- Tuesday 22<sup>nd</sup> October – Clearing/Civil startup meeting. \*\*
- Saturday 26<sup>th</sup> October -Sunday 27<sup>th</sup> October – Possum relocation. (Fauna specialist)
- Monday 28<sup>th</sup> October – Clearing commencement (approx. 3 days with Fauna specialist)

\*Could we please arrange a site visit to confirm the location of the proposed amenities is OK on site. Either Monday or Tuesday next week as they will be delivered and installed later that week.

\*\* Are you also available to attend the Clearing/Civil startup meeting on Tuesday the 22<sup>nd</sup> of October, the clearing area will be available to inspect at this time. Will confirm details via a meeting request.

Also just letting you know we may have to engage an alternative Fauna Specialist as due to the delays in signing the Building Contract, Scott will not be available until November to carry out the relocation etc..

Regards

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

## **APPENDIX 20**

**CONTRACTUAL DOCUMENTATION CORRESPONDENCE**  
**(Source: EndPlan Environmental, 2019)**

**From:** Matthew Sproule <matthew.sproule@swcm.com.au>  
**Sent:** Wednesday, 3 June 2020 5:04 PM  
**To:** Stuart Sibbald; bernadette@endplanenvironmental.com.au  
**Cc:** henk@endplanenvironmental.com.au  
**Subject:** RE: Armstrong Village - Dieback Management Measures  
**Attachments:** AVD - EMP - Oct 2015.pdf

Stuart/Bernadette,

The Bark Environmental dieback management plan was included as an appendix in the EMP contained in the Contract Docs.

Regards

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



ABN: 45 621 542 975  
Email: [matthew.sproule@swcm.com.au](mailto:matthew.sproule@swcm.com.au)  
Mob: 0447 222 090

---

**From:** Stuart Sibbald <stuart.sibbald@westnet.com.au>  
**Sent:** Wednesday, 3 June 2020 3:56 PM  
**To:** bernadette@endplanenvironmental.com.au; Matthew Sproule <matthew.sproule@swcm.com.au>  
**Cc:** henk@endplanenvironmental.com.au  
**Subject:** RE: Armstrong Village - Dieback Management Measures

Hi Bernadette,

My understanding is that the Building Contract included the Dieback Management Plan – will have Matt confirm

Matt, can you please confirm Bernadette's request

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

Capecare Client Representative  
Armstrong Village Dunsborough

---

**From:** [bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au) [<mailto:bernadette@endplanenvironmental.com.au>]  
**Sent:** Wednesday, 3 June 2020 3:15 PM  
**To:** 'Stuart Sibbald'  
**Cc:** [henk@endplanenvironmental.com.au](mailto:henk@endplanenvironmental.com.au)  
**Subject:** Armstrong Village - Dieback Management Measures  
**Importance:** High

Hello Stuart

Can you please advise whether the contractual documentation included a copy of the Dieback Management Plan prepared by Bark Environmental?

Kind regards

***Bernadette van der Wiele***

**Director**

**EndPlan Environmental**

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## **APPENDIX 21**

### **SITE MEETING MINUTES**

**(Source: Perkins Builders, 2019)**

**CAPE CARE: ARMSTRONG VILLAGE, DUNSBOROUGH**

***Meeting Minutes– Construction Start Up Meeting***

*07 October 2019*

Attendees:

Elizabeth Hogarth, *Cape Care*  
 Stuart Sibbald, *Cape Care*  
 Matthew Sproule, *South West Construction Management*  
 Gary Batt, *Gary Batt & Associates Architects*  
 Glenn Howat, *Gary Batt & Associates Architects*  
 Dan Perkins, *Perkins Builders*  
 Clinton Wood, *Perkins Builders*  
 Steve Larsson, *Perkins Builders*  
 Damien O'Donoghue, *Perkins Builders*  
 Graham Fiegert, *Perkins Builders*

Apologies:

Stephen Carmody, *Cape Care*  
 Derek Wilkes, *Perkins Builders*

NO	ITEM	ACTION
<b>1.</b>	<b>PROJECT STATUS</b>	
1.1	<ul style="list-style-type: none"> <li>Building Contract has now been signed</li> <li>Tripartite agreement : in progress</li> </ul>	note
1.2	Building Licence Approval Issued on the 26/09/19	note
1.3	Mobilisation Program as followed: <ul style="list-style-type: none"> <li>Week commencing 14th October – Set up fencing and site amenities.</li> <li>Monday 21st October – Baiting to CWA and Sheds prior to demolition.</li> <li>Tuesday 22nd October – Clearing/Civil startup meeting.</li> <li>Saturday 26th October -Sunday 27th October – Possum relocation. (Fauna specialist)</li> <li>Monday 28th October – Clearing commencement (approx. 3 days with Fauna specialist)</li> </ul>	note
<b>2.</b>	<b>CONTRACT ITEMS</b>	
2.1	Possession of Site Date: agreed date of 21/10/19. GBA to reissue AI.01	GBA
2.2	Program/Contract Period/ Date for Practical Completion. As above	Note
2.3	Commencement Items (builder to provide) <ul style="list-style-type: none"> <li>Bank Guarantees (drafts provided 07/10)</li> <li>Proof of Insurances (Contract works&amp; liability, Workers Comp. , public liability)</li> <li>Cash Flow: Monthly estimate of claims</li> <li>Sub-contractor list (builder to provide)</li> </ul>	Perkins
<b>3.</b>	<b>CONSTRUCTION/SITE</b>	



3.1	<u>Demolition</u> <ul style="list-style-type: none"> <li>Keys - CWA, sheds &amp; gates. (available from Matthew Sproule) <ul style="list-style-type: none"> <li>Retaining CWA - plaque/rock/time capsule. Has been advised buried below the stone in a PVC pipe with sealed ends. Perkins to retrieve and store securely.</li> </ul> </li> <li>Demolition photos for CWA, Perkins to provide.</li> <li>Existing/Remaining Trees – protection to areas as per the EMP and retention of trees/vegetation documented to retain. (located trees on Civil plan C01)</li> <li>Lot 52 Screening (SW boundary) : Existing vegetation on fence line to be retained, builder to install site fence in addition.</li> </ul>	Perkins  Perkins note  note
3.2	<u>Clearing EMP Requirements: (requirements as per EMP)</u> <ul style="list-style-type: none"> <li>Possum survey/relocation: confirmation of alternative specialist. (SWCM to confirm)</li> <li>Survey of PEC</li> <li>Survey Peppermint Tree retention</li> <li>Dieback (Clean on Entry)</li> <li>Clearing process EMP</li> <li>Fencing after clearing.</li> </ul>	SWCM  Note
3.3	<u>Dilapidation Report:</u> builder to provide.	Perkins
3.4	<u>Construction Management Plan</u> <ul style="list-style-type: none"> <li>Site Amenities outside lot boundary. <i>Environmental Consultant (BV) to confirm Acceptance.</i></li> <li>Traffic control</li> <li>Access from Armstrong Plc</li> <li>Parking on Armstrong Plc</li> </ul>	Perkins (updated CMP provided 07/10/19) note
3.5	RCF: Sample Bedroom and Ensuite <ul style="list-style-type: none"> <li>nominate location TBC</li> <li>standard of finish and detailing for each trade to be agreed to the sample rooms prior to progressing to others bedrooms/ensuites.</li> <li>Likely to be a pair of bedrooms/ensuites.</li> </ul> Apartments: Sample Apartment <ul style="list-style-type: none"> <li>nominate location TBC</li> </ul>	
3.6	<u>Authorities</u>	
4.	<b>ADMINISTRATION</b>	
4.1	<u>Project meetings</u> <ul style="list-style-type: none"> <li>Day/time Typically fortnightly Tuesday 10am. See item 5.3</li> <li>Minutes(by builder)</li> </ul>	note
4.2	<u>Provisional Sums</u> <ul style="list-style-type: none"> <li>Site Sign: with government funding info (BRRF and RAAP) GBA to issue draft graphics for approval</li> <li>Lifts: imminent</li> <li>Fire Sprinkler: first month of construction</li> <li>Door Hardware: first 3 months of construction (GF floor Apt. more urgent)</li> </ul>	GBA
4.3	RFI process: RFI's to be kept to formal/involved queries, open informal communication in the first instance.	note
4.4	Shop Drawings ( major ones listed below) <ul style="list-style-type: none"> <li>Window</li> <li>Structural Steel</li> <li>Cabinetry</li> <li>Mechanical</li> </ul> Shop drawings to incorporate specific project detailing and to be checked by the builder prior to issue to the design team. Issue of shop drawings to be broken into parts. 14 day max review process by design team.	note

4.5	Media Releases: To be approved through the Media consultant ( process as per funding requirements)	note
4.6	Progress Claims: as per the contract, QS to review claim.	note
<b>5</b>	<b>OTHER ITEMS</b>	
5.1	Civil Startup meeting <ul style="list-style-type: none"> <li>• Date: 22/10/19 time TBC</li> <li>• Who: Civil Consultant, Civil contractor, Environmental Consultant (separate meeting?), project team</li> </ul>	note
5.2	Site Visit to Armstrong Place. Wasn't required	note
5.3	Next Meeting: 22/10/19 time TBC (invite to follow) <ul style="list-style-type: none"> <li>• General Project Meeting</li> <li>• Environmental Consultant to inspect site for EMP compliance</li> <li>• Civil start up meeting: project team, civil engineer, civil contractor (Carbone Civil?)</li> </ul> Future meeting 04/11/19: Project meeting, Soil Turning Ceremony, Community consultation.	Note

## **APPENDIX 22**

### **RESERVE DIEBACK STATUS CORRESPONDENCE (Source: EndPlan Environmental, 2019)**

**From:** Will Oldfield <Will.Oldfield@busselton.wa.gov.au>  
**Sent:** Thursday, 4 June 2020 12:04 PM  
**To:** bernadette@endplanenvironmental.com.au  
**Subject:** RE: Armstrong Reserve - Dieback status

Hi Bernadette,

We do get dieback assessments done prior to maintaining our firebreaks each year so that the correct hygiene protocols can be implemented. The assessments are only done for those breaks where earthworks (soil disturbance) are required for maintenance. The assessments are only along the firebreaks, not the whole reserve, in order to identify the dieback fronts. I don't think we have surveyed Armstrong for a long time because the firebreak does not erode. It may normally only receive a slash and a bit of pruning back to maintain it.

I don't know why there is a firebreak marked parallel to Gifford Road. To my knowledge there has never been a firebreak there. There may have been a track that runs along the drain bank, but is now overgrown. There is no recognition of this track with the Environmental Management Plan so I will take steps to have the line removed from our mapping.

Regards,



**Will Oldfield**

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

**City of Busselton**

2 Southern Drive, Busselton WA 6280  
Locked Bag 1, Busselton WA 6280  
p: (08) 9781 0444  
[www.busselton.wa.gov.au](http://www.busselton.wa.gov.au)

***"Where environment, lifestyle and opportunity meet"***

---

**From:** bernadette@endplanenvironmental.com.au <bernadette@endplanenvironmental.com.au>

**Sent:** Thursday, 4 June 2020 11:07 AM

**To:** Will Oldfield <Will.Oldfield@busselton.wa.gov.au>

**Subject:** RE: Armstrong Reserve - Dieback status

Thank you for your timely response Will. I thought that the City might have something mapped as there are Dieback notices on both ends of the firebreak which I assume the City had installed. They have been there for quite a few years now.

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

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---

**From:** Will Oldfield <[Will.Oldfield@busselton.wa.gov.au](mailto:Will.Oldfield@busselton.wa.gov.au)>

**Sent:** Thursday, 4 June 2020 10:50 AM

**To:** [bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au)

**Subject:** RE: Armstrong Reserve - Dieback status

Hi Bernadette,

Hope you are well.

The City does not have any dieback mapping for Armstrong Reserve. The best information we have is via your Reserve Management Plan. I spoke to Bruno to confirm the status of the reserve and I understand it to be largely Dieback infected with some uninterpretable area.

Regards,

**Will Oldfield**

Senior Natural Resource Mgmt/Environment Officer

p: (08) 9781 0464 m: 0409 885 441

[Will.Oldfield@busselton.wa.gov.au](mailto:Will.Oldfield@busselton.wa.gov.au)

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---

**From:** [bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au) <[bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au)>

**Sent:** Wednesday, 3 June 2020 3:48 PM

**To:** Will Oldfield <[Will.Oldfield@busselton.wa.gov.au](mailto:Will.Oldfield@busselton.wa.gov.au)>

**Subject:** Armstrong Reserve - Dieback status

Hello Will

Can you please advise whether the City has mapped the Dieback status of Armstrong Reserve on an internal/public document? If it has, are you please able to send me the weblink?

Kind regards

***Bernadette van der Wiele***

**Director**

**EndPlan Environmental**

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[ABN 23 684 573 524]

PO Box 138 North Fremantle WA 6159

M: 0447 366 460

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While every care is taken, it is recommended you scan attachments for viruses.

## **APPENDIX 23**

**CORRESPONDENCE RE DIEBACK STATUS**  
**(Source: Perkins Builders, 2019)**

**bernadette@endplanenvironmental.com.au**

---

**From:** Will Oldfield <Will.Oldfield@busselton.wa.gov.au>  
**Sent:** Thursday, 4 June 2020 10:50 AM  
**To:** bernadette@endplanenvironmental.com.au  
**Subject:** RE: Armstrong Reserve - Dieback status

Hi Bernadette,  
Hope you are well.

The City does not have any dieback mapping for Armstrong Reserve. The best information we have is via your Reserve Management Plan. I spoke to Bruno to confirm the status of the reserve and I understand it to be largely Dieback infected with some uninterpretable area.

Regards,

**Will Oldfield**

Senior Natural Resource Mgmt/Environment Officer

p: (08) 9781 0464 m: 0409 885 441

[Will.Oldfield@busselton.wa.gov.au](mailto:Will.Oldfield@busselton.wa.gov.au)

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**From:** bernadette@endplanenvironmental.com.au <bernadette@endplanenvironmental.com.au>  
**Sent:** Wednesday, 3 June 2020 3:48 PM  
**To:** Will Oldfield <Will.Oldfield@busselton.wa.gov.au>  
**Subject:** Armstrong Reserve - Dieback status

Hello Will

Can you please advise whether the City has mapped the Dieback status of Armstrong Reserve on an internal/public document? If it has, are you please able to send me the weblink?

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

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## **APPENDIX 24**

**CERTIFICATE OF ANALYSIS – DIEBACK STATUS OF FILL  
(Source: Environmental and Agricultural Testing Services,  
2019)**

## SUBMITTAL FOR APPROVAL

**SUB No:** 5

**REV No:** 0

**Project:** Armstrong Village, Residential Care Facility and Apartments  
**Job No:** 1909-

**TO:**

**ATTENTION:**

**CC:** Bernadette van der Wiele - EndPlan Environmental - Phone: 0447 366 460 - Fax:  
Steve Disley - Ascent Engineering Pty Ltd - Phone: - Fax:

**FROM:** Damien O'Donoghue

**DATE:** 12/11/2019

**SUBJECT:** Sand & Gravel - Die Back

**TYPE:** DATA

We are transmitting the following submittal package in accordance with Specification for your review and approval.

Submittal Item	Response Due	Remarks
1 : Sand & Gravel - Die Back		As requested by End PLaN Environmental, please see attached test results confirming that sand and gravel source is Die Back free for your records.

**RESPONSE:** (Please include details of any OSH risks posed by any design change associated with this submittal)

Name

Company

Date

Page 1 of 1

**HEAD OFFICE – BUNBURY**  
1 Hales St, Bunbury WA 6230  
**T** (08) 9721 7300  
**F** (08) 9791 1731  
**E** pb@perkinsbuilders.com.au

**PERTH**  
153 Balcatta Road, Balcatta WA 6021  
PO Box 981, Balcatta WA 6914  
**T** (08) 9240 7701 **F** (08) 9240 7702  
**E** perth@perkinsbuilders.com.au



## **APPENDIX 25**

***CALADENIA VIRIDESCENS* TRANSLOCATION REPORTING**  
**(Source: PGV Environmental, 2015)**

5 November 2013

Bernadette van der Wiele

EndPlan Environmental

PO Box 138

North Fremantle WA 6159



Phone + 61 8 9202 8780

Fax + 61 8 9202 8789

Mob +61 0 427 005 226

Email paul@pgv.net.au

Unit 1, 61 Guthrie Street  
Osborne Park WA 6017

ABN 44 981 725 498

Knightside Nominees Pty Ltd

Dear Bernadette,

**RE: Armstrong Reserve –2013 Orchid Survey Results**

Following are the results of our 2013 survey for the Threatened (Declared Rare) orchid species *Caladenia viridescens* (Dunsborough Spider Orchid) on the Armstrong Reserve site.

**Background**

In 2012 two separate surveys by the DEC and PGV Environmental identified that up to three individual plants of *Caladenia viridescens* occurred on the Armstrong Reserve site. The proposed development of the Aged Care facility on the reserve is likely to impact on one of the plants recorded and the remainder, at least two or more individuals, should not be impacted. The Proponent committed during the Public Environmental Review to translocate any *Caladenia viridescens* plants that are likely to be impacted by the development. While the GPS co-ordinates of suspected *Caladenia viridescens* plants were recorded, the exact location of plants was not pegged on site. The exact location will be necessary for any translocation exercise as the translocation will need to occur while the plants are not flowering and therefore not visible above-ground.

**2013 Survey**

***Scope of Works***

The 2013 survey aimed to confirm the number and accurately identify the location of *Caladenia viridescens* individuals on the site in preparation for their potential translocation prior to development. The survey included the following tasks:

- Undertake a survey in early October;
- Accurately peg the location of individual plants on site;
- Photograph individual plants; and
- Record the location of individual plants on a hand-held GPS.

***Results***

The survey of the Armstrong Reserve site was undertaken by myself on 11 October 2013 with the assistance of Mr Ron Glencross, a local orchid enthusiast who is very familiar with the orchids of the Dunsborough region and specific localities in and around Armstrong Reserve.

We found four orchid plants which are highly likely to be the Dunsborough Spider Orchid, *Caladenia viridescens*. The orchids were recorded in three locations which are all extremely similar to the locations included in Figure 9 of your Response to Submissions on the Public Environmental Review.

Unfortunately none of the photos taken were of sufficient clarity to include in this report or to verify the identity of the species. However, while a number of similar-looking spider orchid species also occur in the Reserve (Swamp, Tuart and Karri Spider Orchids) the plant recorded at Site 1 (from Figure 9) was the same location as the specimen verified as *Caladenia viridescens* by Dr Andrew Brown in 2012.

The three locations included one plant just inside the development footprint (Site 1 in your Figure 9 from the response to submission). Two plants were recorded next to each other at Site 2 (Figure 9) just outside of the footprint boundary and one was at Site 3 (Figure 9).

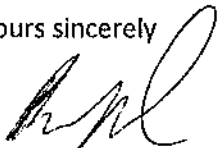
The three plants at Site 1 and Site 2 were all marked with a steel tent peg pushed vertically down into the ground. The plant at Site 3 was not marked as it is well outside the development footprint. The tent peg was located 5cm to the south of the flowering stem for the Site 1 orchid and 10cm to the south of the flowering stem for each of the two plants at Site 2.

The location of the marked plants was recorded on a hand-held GPS with an accuracy of 3-8m as follows:

- Site 1 – 50 324187 E 6279398 N
- Site 2 – 50 324200 E 6279404 N

Please contact me if you require any further information on this matter.

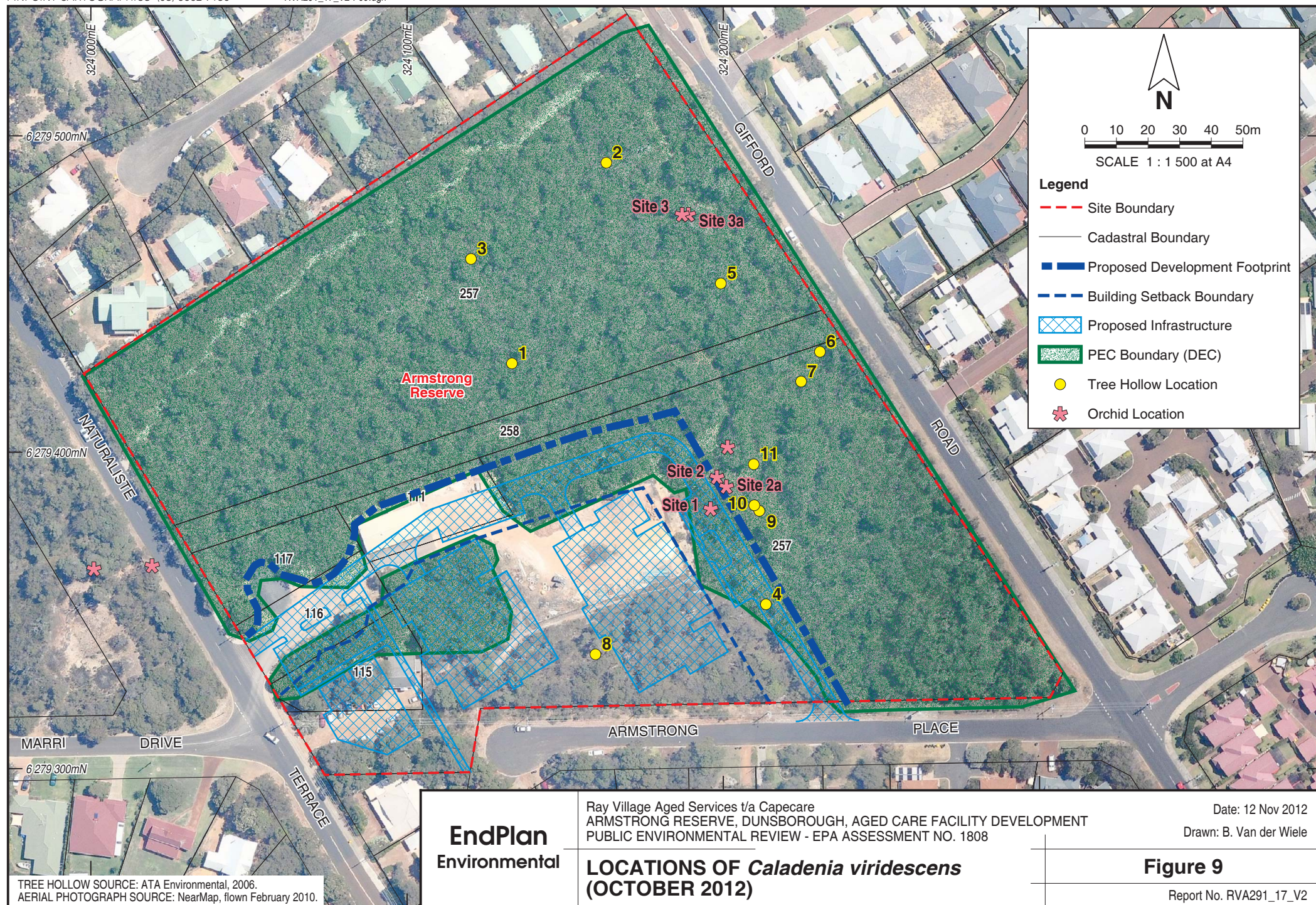
Yours sincerely



Paul van der Moezel

Managing Director









## APPLICATION FOR A PERMIT TO TAKE DECLARED RARE FLORA IN NON-DEPARTMENTAL MANAGEMENT OPERATION

(Pursuant to Section 23F of the *Wildlife Conservation Act 1950*, as amended)

**NOTE TO ALL APPLICANTS:**

- Please complete ALL sections. Further information may be obtained from the Department's Flora Administrative Officer, 9334 0422.
- In this application form DRF = Declared Rare Flora (also referred to as Threatened Flora)
- Completed Application should be forwarded to;  
  
Flora Administrative Officer, Species & Communities Branch, Department of Environment & Conservation (DEC), Locked Bag 104, Bentley Delivery Centre, WA 6983. Or emailed to [kelly.griffiths@dec.wa.gov.au](mailto:kelly.griffiths@dec.wa.gov.au).

1. Scientific name(s) of DRF to be taken (if more than one taxon please list all):

Caladenia viridescens \_\_\_\_\_  
\_\_\_\_\_

2. Date(s) of the proposed activity which will result in taking of DRF:

April 2014 \_\_\_\_\_ to June 2014 \_\_\_\_\_

3. Nature of the proposed activity:

*Note: If renewing a DRF permit, include details here of what was taken under the previous permit & why you require the permit to be renewed.*

Translocation of one plant from one part of Armstrong Reserve approved for development to elsewhere in the Reserve that will be protected as a conservation reserve. Site 1 on attached plan is the location of the plant to be removed. Site 2 is the translocation site. Site 3 is a back-up if Site 2 is deemed to be unsuitable at the time of planting. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. (i) Location of proposed activity:

Armstrong Reserve, Naturaliste Terrace, Dunsborough (Reserve R25229) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. (ii) DEC Population Number/s of the DRF: No current number \_\_\_\_\_

5. (i) Purpose of and need for the proposed activity:

The proposal to develop an aged care facility on Armstrong Reserve was approved by the Minister for the Environment on 21 January 2013 (Ministerial Statement 926). The approval allowed the development footprint to impinge on one plant of *Caladenia viridescens*. The



**WILDLIFE CONSERVATION ACT 1950 AS AMENDED - SECTION 23F**

**PERMIT TO TAKE DECLARED RARE FLORA**

The undermentioned person may take declared rare flora for the purpose described, subject to the terms and conditions of this permit.  
Note: In this permit DRF = Declared Rare Flora.

1. PERMIT NO: 156-1314
2. PERMIT HOLDER: Dr Paul van der Moezel  
ADDRESS: PGV Environmental  
1/62 Guthrie Street  
Osborne Park WA 6017
3. DESCRIPTION OF PLANT
  - 3.1 SCIENTIFIC NAME: *Caladenia viridescens*.
  - 3.2 PARTS TO BE TAKEN: Whole plant and soil stored seed.
  - 3.3 QUANTITY: 1 whole plant and an unknown number of dormant plants and soil stored seed (see conditions 8.1 & 8.2).
4. PURPOSE OF TAKING: Development of aged care facility on Armstrong Reserve (Ministerial Statement 926),
5. METHOD OF TAKING: Mechanical and by hand.
6. AREA TO WHICH PERMIT RELATES: Armstrong Reserve, Naturalist Terrace, Dunsborough; location shown on map provided with application received 25 February 2014).
7. PERIOD FOR WHICH PERMIT IS VALID: From date of signature below to 30 June 2014.
8. CONDITIONS:
  - 8.1 The number of DRF should be limited to that detailed in 3.3 above. If a larger quantity of material is required, a further application shall be made to the Director General, Department of Parks & Wildlife, setting out specific details.
  - 8.2 This permit also covers the taking of the plant subject to this permit as a salvage/translocation into the adjacent Armstrong Reserve, to be undertaken by carefully excavating the plant using a sharp edged square spade and removing, as a block, one spade width and 2/3 of spade depth of soil surrounding the plant, and transplanting it to a suitable location within the existing population in Armstrong Reserve.
  - 8.3 Following translocation, the plant is to be protected from herbivory with a small mesh fence and flagged for ongoing monitoring.
  - 8.4 Hygiene measures are to be undertaken when entering DRF habitat to minimise the risk of introduction or spread of weeds and disease
  - 8.5 The Permittee must notify the local Flora Conservation Officer (Ph. 9752 5555) prior to the works and translocation being undertaken so they can be present to assist at the time of translocation.
  - 8.6 This permit also covers the activities of other persons involved in the activity under the supervision of the permit holder.
  - 8.7 No original DRF material "taken" during the activities shall be used for commercial purposes.
  - 8.8 The location of DRF populations shall be treated as confidential and under no circumstances disclosed to other persons not involved in the project, without the written permission of the Director General, Department of Parks & Wildlife.

**Please note: conditions are continued on page 2 of DRF Permit No. 155-1314**

.....  
(Delegates initials)



11 June 2014

Janine Kuehs

Acting Flora Administrative Officer  
Species and Communities Branch  
Department of Parks and Wildlife  
Locked Bag 104  
Bentley Delivery Centre WA 6983

Phone +61 8 6500 8801  
Mob +61 0 427 005 226  
Email paul@pgv.net.au  
Unit 1, 61 Gudrie Street  
Osborne Park WA 6017  
ABN 34 981 725 198  
Knightside Nominees Pty Ltd

Dear Janine,

**RE: DRF Permit No. 156-1314**

In accordance with Condition 8.10 of my permit to take Declared Rare Flora (Permit No. 156-1314) I wish to advise you of the translocation of one plant of *Caladenia viridescens* within Armstrong Reserve.

The translocation was undertaken on 6 June 2014 with the assistance of the Local Flora Conservation Officer, Ben Lullfitz. The location of the plant to be relocated was marked with a tent peg in 2013 while the plant was flowering. A *Caladenia* leaf was growing in exactly the same place as marked in 2013 and was therefore considered to emanate from the same plant.

Prior to excavation a relocation site was decided on within Armstrong Reserve approximately 50m to the north of the plant to be excavated. The site chosen was at co-ordinates 324212 E 6279400 N using a hand-held GPS with an accuracy of 3-10m. The site was chosen for the following reasons:

- The site is outside the development footprint of the Aged Care Facility to be constructed in the reserve;
- The vegetation type was the same as in the original location (*Corymbia calophylla*, *Agonis flexuosa*, *Jacksonia floribunda*);
- The soil type was the same grey, moist sand;
- Two other plants of *Caladenia viridescens* are known to occur within 15m of the location; and
- The site is accessible for monitoring but not readily visible from any tracks within the reserve.

10 November 2014

Janine Kuehs

Acting Flora Administrative Officer  
Species and Communities Branch  
Department of Parks and Wildlife  
Locked Bag 104  
Bentley Delivery Centre WA 6983



Phone + 61 8 6500 8801  
Mob +61 0 427 005 226  
Email [pau@pgv.net.au](mailto:pau@pgv.net.au)  
Unit 1, 61 Guthrie Street  
Osborne Park WA 6017  
ABN 44 981 725 498  
Knightshade Nominees Pty Ltd

Dear Janine,

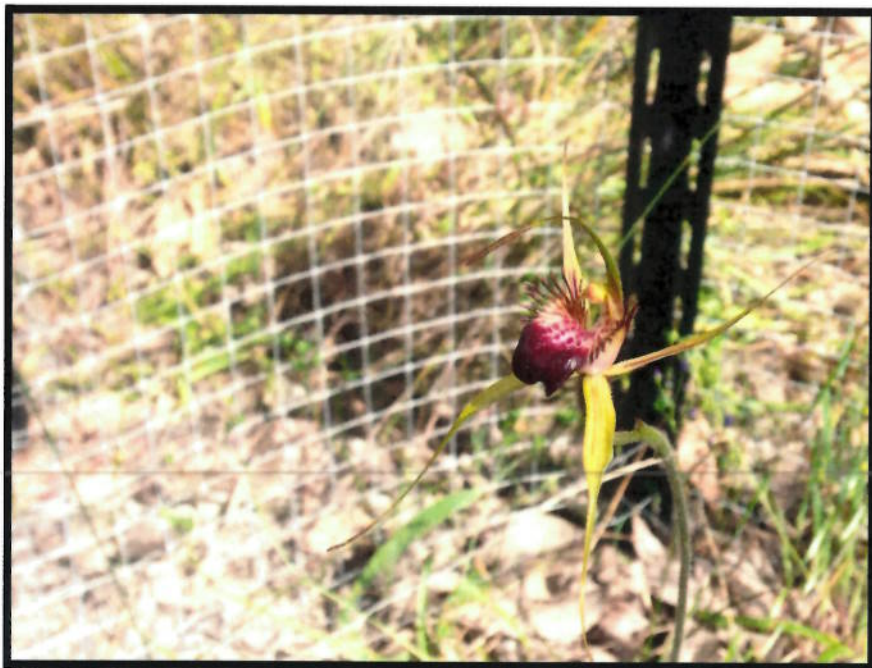
**RE: DRF Permit No. 156-1314**

In accordance with Condition 8.11 of my permit to take Declared Rare Flora (Permit No. 156-1314) I wish to advise you of the monitoring results of one plant of *Caladenia viridescens* within Armstrong Reserve, Dunsborough.

The translocation was undertaken on 6 June 2014 as reported to DPaW on 11 June 2014. The plant was protected by placing a small mesh fence around four short pickets.

The translocation site was inspected on 10 October 2014 by me. I am pleased to advise that the translocated plant was in full flower on that date and in good health (Plate 1).

**Plate 1 Translocated Orchid – 10 October 2014**



As per condition 8.11 of the Permit the orchid will be monitored again in the 2015 flowering season.  
A decision to remove the wire mesh will be made during the 2015 inspection.

Please contact me if you require any further information.

Yours sincerely



Paul van der Moezel  
Managing Director

cc. Mark Sheldon-Stemm CEO, Cape Care



A hole was dug in the relocation site approximately 30cm x 30cm square and 30cm deep prior to excavation of the orchid.

A 30cm x 30cm x 30cm sod of earth including the orchid was excavated using a new, clean square spade. All plant and leaf matter, including the in-situ peg was transferred on the spade to the new site (Plate 1). The moisture of the sand allowed the sod to be moved as one with very little to no soil loss during the transferral.

The sod was placed into the previously dug hole and leaf litter replaced over any areas of bare sand. The location peg remains at 5cm to the south of the leaf. A small mesh fence was wired in place around four short pickets to protect the plant from herbivory (Plate 2). It should be noted that the *Caladenia* leaf translocated already showed some signs of herbivory at the top of the leaf. As it is still early in the growing season for the orchid it was considered possible that the leaf could recover from the early grazing and still produce a flower in the 2014 season. If not, it may be possible that it would flower in 2015.

As per condition 8.11 of the Permit the orchid will be monitored in the 2014 and 2015 flowering seasons.

**Plate 1 Orchid Translocation**



**Plate 2 Translocation Site**



If you have any queries please contact the undersigned.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'P. van der Moezel'.

Paul van der Moezel  
Managing Director

cc. Mark Sheldon-Stemm

CEO, Cape Care

Permit conditions continued – DRF Permit No. 155-1314

- 8.9 The Department reserves the right to remove any other material of this DRF as considered necessary from the site prior to the commencement of works.
- 8.10 The Permittee shall advise the Flora Administrative Officer, Species & Communities Branch if the taking has been completed within one month of the expiry of this permit.
- 8.11 Post translocation, monitoring will initially be conducted annually for two years during the flowering time of the species.
- 8.12 Copies of any report or publication (including monitoring reports), on DRF covered by this permit shall be provided to the Director General, Department of Parks & Wildlife via the Flora Administrative Officer, Species & Communities Branch.
- 8.13 The permit holder shall produce this permit whenever requested to do so by a Wildlife Officer, or by any person appointed by the body or authority which has the care or control of the land from where the DRF is taken, together with any other approval letters that may be in force during the period of this permit.

*Margaret Bye*  
DELEGATE OF THE MINISTER FOR  
ENVIRONMENT  
(in accordance with section 133(1) of the  
CALM Act 1984)

DATE: .....11...../.....5...../2014

Proponent committed to translocating the plant prior to development. \_\_\_\_\_  
\_\_\_\_\_

**(ii) Consequence of not carrying out the operation:**

The one plant will not survive. \_\_\_\_\_  
\_\_\_\_\_

**6. Cost of alternative measures (eg, to exclude DRF from burning; include any change in fire risks):**

Options to move the development footprint to avoid the plant were considered during the EPA assessment. No viable alternative footprint was found. \_\_\_\_\_  
\_\_\_\_\_

**7. Total number(s) and condition of plants in DRF population(s) subject to the proposed activity (include reproductive maturity):**

One plant in good condition. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8. Number(s) of plants and parts of plants likely to be taken (e.g. leaves, flowers, fruits, seeds on ground, stem, roots, above ground plants, whole plants) at the time proposed:**

One plant, bulb to be taken and transplanted. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. Number of populations, number of plants and condition of the species on all other lands in the Shire and/or DEC District:**

Six populations known in the Dunsborough region (Interim Recovery Plan). Total number of plants variable depending on year of survey. Probably around 100 plants in total. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. Detail regenerative characteristics of the DRF, e.g. recovery after fire:**

Caladenia viridescens is an orchid which has a growing phase from March through to late November. Single leaf appears following the first seasonal rains. Replacement tuber initiated during winter and continues to develop until late in the growing season. Flowers mid-September to late October. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. Detail proposals for monitoring the effect of the activity on the DRF:**

Surveys will be undertaken during the flowering period of the orchid (mid-September to late October) in the first two years after transplanting. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**12. Other relevant information (eg discussion with DEC District staff, Species and Communities Branch or Research Division):**



Discussions have been held with Andrew Webb (DPaW) and Mark Brundredt (DPaW) regarding the method and timing of translocation and the preferred translocation site (see attached email). The proposed method is to carefully dig up the orchid while it is still dormant, ideally in autumn, transfer the plant to a pot to be held at the local orchid society premises and re-plant into an existing population approximately 20m away from the extraction site. The translocation would be done in September when other Spider Orchids are flowering to avoid any loss of existing plants. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**13. Additional comments in support of application:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**14. Applicant Details (Name of the individual to whom a permit is to be issued):**

Surname Dr van der Moezel		Other Names Paul Gerard	
Personal (residential) or Research Institution/Company/Group Address 93 Burniston Street Scarborough			Postcode 6019
Address (postal) 1/61 Guthrie Street, Osborne Park			Postcode 6017
Associated Research Institution/Company/Group (if applicable)			Day Phone No. 0427 005 226
Previous Permit No.: .....	Expiry Date: / /	Email Address: paul@pgv.net.au	

**15. Threatened Flora Report Form:**

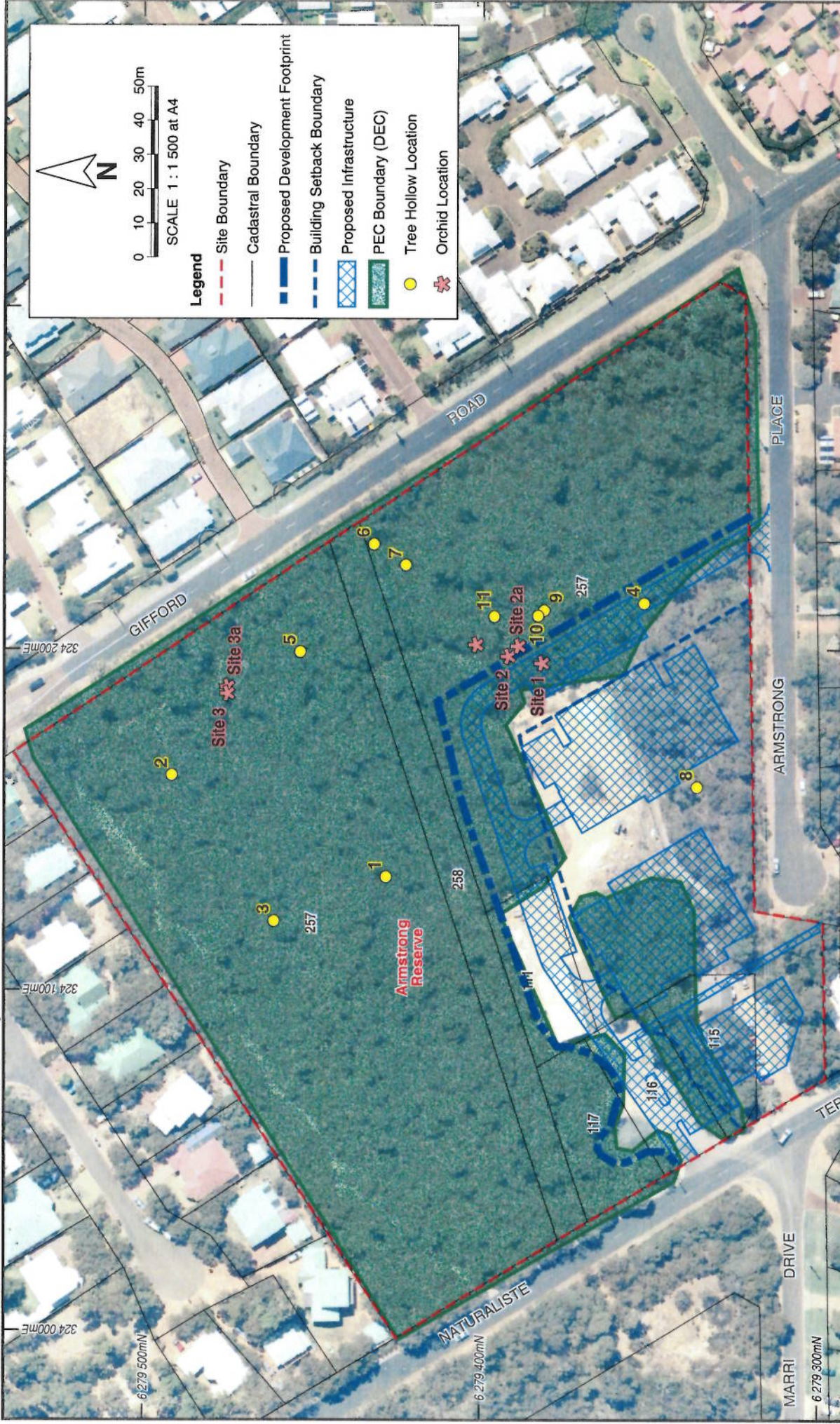
Please attach a copy of a recent Threatened Flora Report Form relating to the species/population described in 1 and 4 above. (NB: an inspection of the site may be required)

**16. Signed**  **Date:** 25 / 2 / 14

- Note:**
- Applications to take Declared Rare Flora must be submitted at least 4 weeks prior to the "taking" of the species.
  - "to take" in relation to the Wildlife Conservation Act includes to gather, pluck, cut, pull up, destroy, dig up, remove or injure the flora or to cause or permit the same to be done by any means.
  - All applications must be referred in the first instance for the attention of the Administrative Officer Flora, Species and Communities Branch, Department of Environment & Conservation, Locked Bag 104, Bentley Delivery Centre WA 6983. A submission will be forwarded to the Hon Minister for the Environment (or their delegate), based on this application.
  - Applicants must complete all sections. Contact the Department's Flora Administrative Officer 9334 0422 if further information is required.
  - Submission of Threatened Flora Report Forms relating to the species collected are to be submitted to DEC as per permit conditions.
  - A list of the current DRF can be obtained from <http://www.dec.wa.gov.au/management-and-protection/threatened-species/listing-of-species-and-ecological-communities.html>

Revised: Dec 2012





<p>Ray Village Aged Services t/a CapeCare ARMSTRONG RESERVE, DUNSBOROUGH, AGED CARE FACILITY DEVELOPMENT PUBLIC ENVIRONMENTAL REVIEW - EPA ASSESSMENT NO. 1808</p>	<p>Date: 7 Nov 2012 Drawn: B. Van der Wiele</p>
<p><b>EndPlan</b> Environmental</p>	<p><b>Figure 9</b></p> <p><b>HOLLOW LOCATION AND DESCRIPTIVE COMMENT</b></p>
	<p>Report No. RVA291_17_V2</p>



## Paul van der Moezel

---

**From:** Webb, Andrew <Andrew.Webb@DPaW.wa.gov.au>  
**Sent:** Monday, 24 February 2014 9:15 AM  
**To:** Paul van der Moezel  
**Cc:** Hanly, Peter  
**Subject:** RE: Armstrong Reserve orchid translocation

Hi Paul,

I'm not sure exactly where this translocation plant is to be taken from, but I imagine it is from near the eastern edge of the existing Shire depot ?, if that is the case then I would recommend relocating the plant approximately 5-10m east of its current location so that it stays within the existing larger population in that same area.

This as you say would not compromise any genetic diversity and should maximise the chances of the plant staying in soil with suitable mycorrhizal fungal associations to help ensure both its survival and the germination of any seed it may drop.

I'm not too sure of what translocation method you are looking to propose, but with translocation within an existing population as I have mentioned above, the relocation would have to be at a time when above-ground parts of orchids are showing to ensure that the translocation does not result in the loss of existing plants. We have in some previous translocations held plant in pots to ensure that relocations are done at a suitable time to avoid other plant loss.

As I imagine you are fully aware the relocation I have mentioned above is only a recommendation to assist with the development of your translocation/salvage proposal that will require ministerial approval via DPaW wildlife licensing section.

If you have any questions please feel free to ask

Thanks  
Andrew Webb

---

**From:** Paul van der Moezel [<mailto:paul@pgv.net.au>]  
**Sent:** Friday, 21 February 2014 4:24 PM  
**To:** Webb, Andrew  
**Subject:** FW: Armstrong Reserve orchid translocation

Andrew

Further to my email to Peter Hanly below and his response are you able to assist in determining a translocation site for the one plant of *Caladenia viridescens* we would like to translocate from the Armstrong Reserve development site? As mentioned in the email to Peter I think the best location would be elsewhere in the reserve so that firstly it preserves the genetic diversity within the reserve and secondly it doesn't potentially introduce different genetic material into other populations outside of Armstrong Reserve.

Any initial thoughts?

Regards

Paul van der Moezel

## **APPENDIX 26**

**POST-CLEARING DRONE PHOTOGRAPHS**  
**(Source: SJSibbald Consulting, 2019)**















## **APPENDIX 27**

### **WEED SURVEY MAPPING**

**(Source: Onshore Environmental, 2019)**



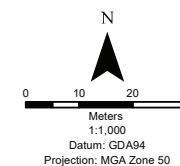


**FIGURE 2**

Vegetation condition, weedy sites mapped as supporting introduced species, and boundary of the Dunsborough Swamp Forest PEC within Armstrong Reserve

**Legend**

- Weedy Sites
  
- Armstrong Reserve
- Development Envelope
- Dunsborough Swamp Forest PEC
  
- Vegetation Condition**
- Degraded
- Good
- Very Good
- Excellent



Date:	29/01/2020
Status:	Final
Figure:	2
Sheet Size:	A3
Internal Reference:	AR_Weed_Ovr
Drawn by:	GSM
Requested by:	DB





## **APPENDIX 28**

### **BUSHFIRE MANAGEMENT PLAN APPROVAL (Source: DFES, 2018)**



Our Ref: D06495  
Your Ref: DA18/0570

Joanna Wilson  
City of Busselton  
[city@busselton.wa.gov.au](mailto:city@busselton.wa.gov.au)

Dear Ms Wilson

**RE: VULNERABLE LAND USE - LOT 600 NATUARLISTE TERRACE, DUNSBOROUGH - PROPOSED AGED CARE FACILITY / INDEPENDENT LIVING UNITS / CWA HALL**

I refer to an email from you dated 7 September 2018 regarding the submission of a revised Bushfire Management Plan (BMP) (V1.2), prepared by Bushfire Prone Planning and dated 31 August 2018, for the proposed development application.

It should be noted that this advice relates only to *State Planning Policy 3.7* (SPP 3.7) and the *Guidelines to Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure that the proposed scheme amendment and associated structure plan complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.

**Recommendation – supported compliant application**

DFES advises that the proponent has adequately identified issues arising from the bushfire risk assessment and considered how compliance with the bushfire protection criteria can be achieved within the submitted BMP.

Should you require further information, please contact me on telephone number 9780 1900.

Yours sincerely

DOUG VAN BAVEL  
SENIOR LAND USE PLANNING OFFICER

12 September 2018

## **APPENDIX 29**

### **ASSET PROTECTION ZONE STANDARD (Source: Bushfire Prone Planning, 2018)**



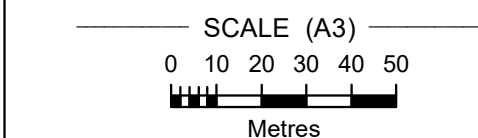
Figure 3.2

# Indicative BAL Contour Map

Lot 600 Armstrong Place  
Dunsborough

**LEGEND**

- Lot 600
- Buildings**
  - Proposed Aged Care Facility
  - Proposed Apartments/ CWA Hall
  - Proposed Shed
- Proposed Road Network
- Area of Interest - 150m extent
- Bushfire Attack Levels (Method 1)**
  - BAL FZ (Indicative only)
  - BAL 40 (Indicative only)
  - BAL 29 (Indicative only)
  - BAL 19 (Indicative only)
  - BAL 12.5 (Indicative only)
- Existing Hydrant
- Proposed Water Tank



Aerial Image: Landgate 2018





## 4.3 Additional Information for Required Bushfire Protection Measures

The purpose of this section of the Plan is:

- As necessary, to provide additional detail (to that provided in the tables of Section 5) regarding the implementation of the acceptable solutions for those persons who will have the responsibility to apply the stated requirements; As necessary, to detail specific onsite vegetation management requirements such as the APZ dimensions, management of Public Open Space or application of landscaping plans for onsite vegetation;

### 4.3.1 Vegetation Management

#### Asset Protection Zone (APZ) Dimensions that are to Apply

The required dimensions of the APZ will vary dependent upon the purpose for which the APZ has been defined. There are effectively three APZ dimensions that can apply:

- An application for planning approval will be required to show that an APZ can be created which is of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m<sup>2</sup> (BAL-29); and
- If the assessment has determined a BAL rating for an existing or future building is less than BAL-29, the APZ must be of sufficient size to ensure the potential radiant heat impact of a fire does not exceed the kW/m<sup>2</sup> corresponding to the lower assessed BAL rating; or
- Complying with the relevant local government's annual firebreak notice may require an APZ of greater size than that defined by the two previous parameters.

The City of Busselton firebreak notice requires an APZ of 25m. However, as this application is for planning approval, the state planning legislative framework only requires an APZ in accordance with a BAL Rating of BAL 29. The dimensions (vegetation separation distances) that are to apply to the APZ for this Proposal are presented in the tables below.

The 'Planning (WAPC) BAL-29' APZ Required Dimensions for the Subject Site				
Requirement Set By		Guidelines for Planning in Bushfire Prone Areas (WAPC 2017 v1.3)		
Relevant Fire Danger Index (AS3959-2009 Table 2.1)				80
BAL Determination Method		Method 1 (as per AS 3959-2009 s2.2.6 and Table 2.4.3)		
Vegetation Area	Applied Vegetation Classification	Effective Slope (degrees)	Maximum Acceptable 'Planning' BAL	Required Separation Distance (metres)
1	Class A Forest	0	BAL-29	21
2	Class A Forest	0		21
3	Class A Forest	0		21
4	Class A Forest	0		21

## **APPENDIX 30**

### **CORRESPONDENCE RE BMP**

**(Source: South West Construction Management, 2020)**

**bernadette@endplanenvironmental.com.au**

---

**From:** Matthew Sproule <matthew.sproule@swcm.com.au>  
**Sent:** Friday, 5 June 2020 8:04 AM  
**To:** Glenn Howat  
**Cc:** bernadette@endplanenvironmental.com.au; Gary Batt; Steve Disley; Stuart Sibbald  
**Subject:** RE: Armstrong Village contract query  
**Attachments:** 170779 Lot 600 Armstrong Place, Dunsborough (BMP) v1.2.pdf

Glenn,

Could you please confirm query from Bernadette?

I know the FirePlan BMP was appendix to the EMP but was the final BMP from Bushfire Prone Planning ?

Regards

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



ABN: 45 621 542 975  
Email: [matthew.sproule@swcm.com.au](mailto:matthew.sproule@swcm.com.au)  
Mob: 0447 222 090

---

**From:** bernadette@endplanenvironmental.com.au <bernadette@endplanenvironmental.com.au>  
**Sent:** Thursday, 4 June 2020 4:37 PM  
**To:** Matthew Sproule <matthew.sproule@swcm.com.au>  
**Subject:** Armstrong Village contract query  
**Importance:** High

Hello Matthew

Can you please advise whether the Bushfire Management Plan was included in the contractual documentation for Armstrong Village?

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

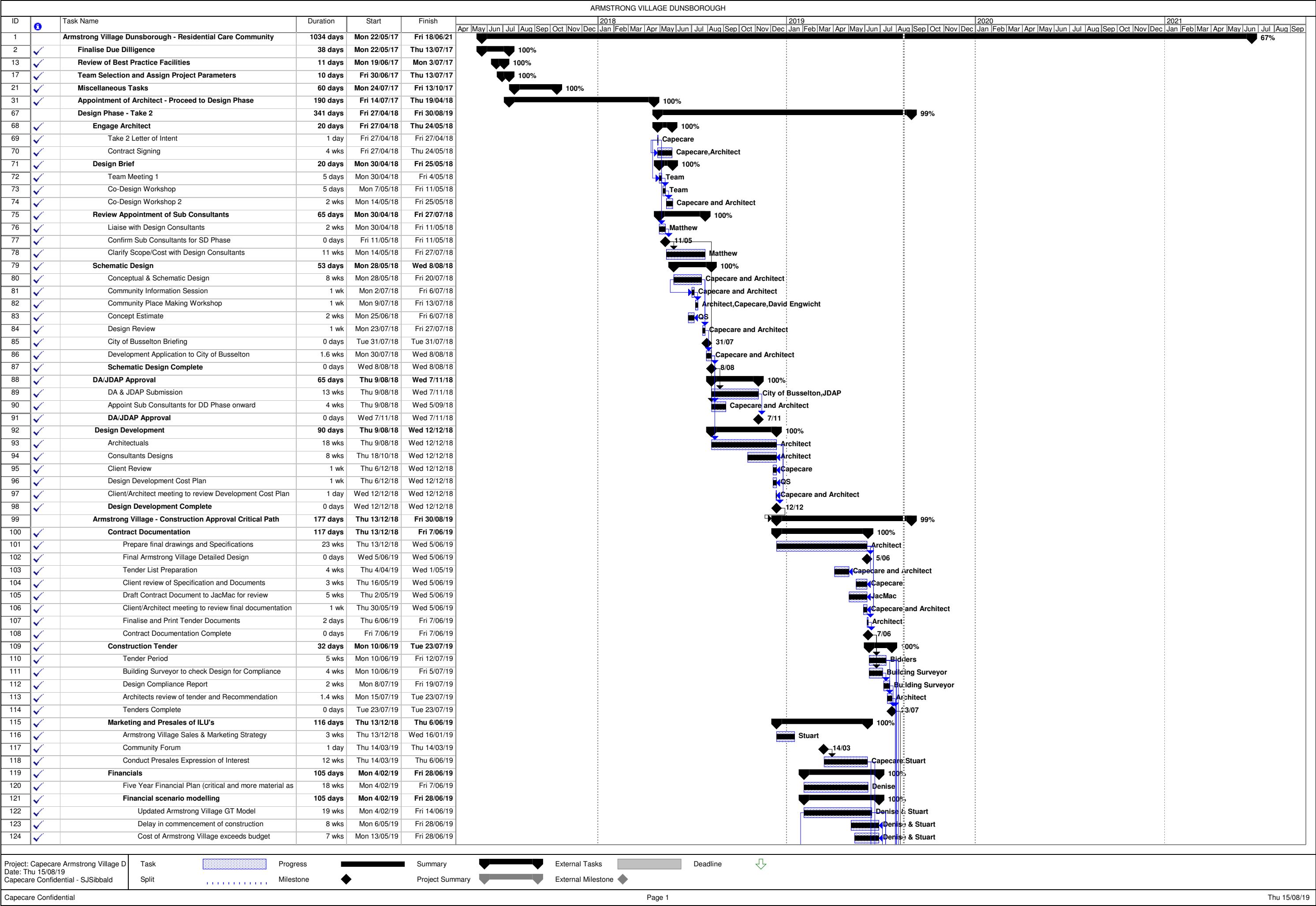
EndPlan Environmental is the trading name of Wiske Pty Ltd  
[ABN 23 684 573 524]

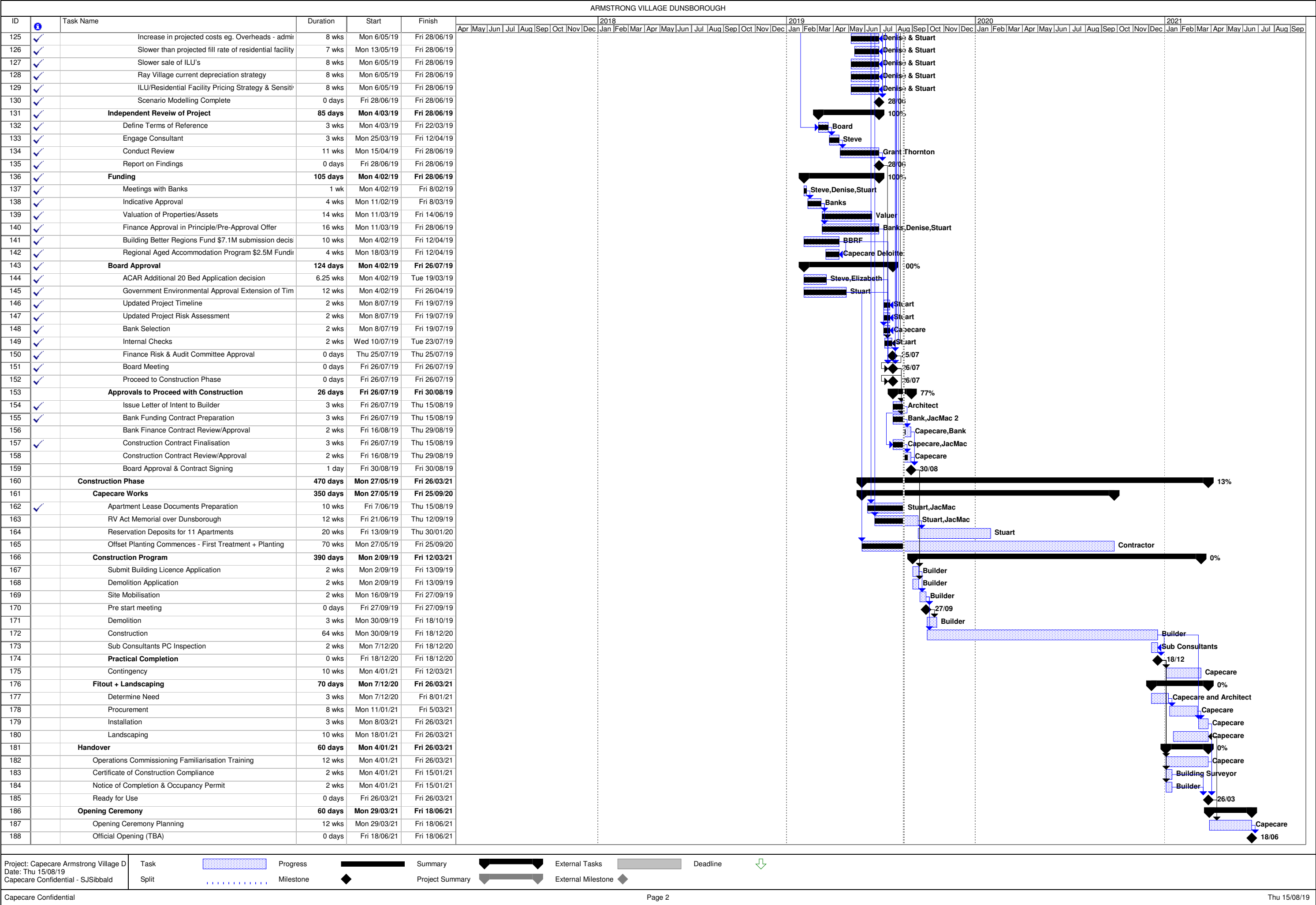
## **APPENDIX 31**

### **GANTT CHART**

**(Source: SJSibbald Consulting, 2019)**







## **APPENDIX 32**

**AUTHORISATION TO TAKE OR RETURN THREATENED  
SPECIES/LICENCE  
(Source: DBCA, 2019)**



## 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](mailto: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](mailto: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](mailto: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>).

Margaret Byrne

.....

Dr Margaret Byrne

Executive Director of Biodiversity and  
Conservation Science

AS DELEGATE OF THE MINISTER

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

## **FAUNA TAKING (RELOCATION) LICENCE**

### **Regulation 28, Biodiversity Conservation Regulations 2018**

Licence Number: FR28000071  
Licence Holder: Ms Susan Veronica Elscot  
Green Iguna  
PO Box 601  
Dunsborough WA 6281

Date of Issue: 18/10/2019  
Date Valid From: 18/10/2019  
Date of Expiry: 17/10/2020

#### **LICENSED ACTIVITIES**

Subject to the terms and conditions on this licence, the licence holder may –

1. Take and disturb fauna (capture vertebrate fauna using hand capture techniques, hand net, and/or catch pole and bag, disturb fauna by herding, and potential disturbance of fauna during non-capture survey and monitoring methods, spotlighting, head torching and thermal survey techniques), prior to and during the vegetation clearing program for land development (Ray Village Aged Services Incorporated trading as Capecare)
2. Relocate (transport and release) captured fauna immediately into adjacent habitat, outside of the impact area, and possums may be temporarily held during the day and released after dusk on the day of capture.

#### **LOCATIONS**

1. 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 PERSONS**

1. Susan Veronica Elscot
2. Darren Brearley

#### **CONDITIONS**

1. The licence holder must not:
  - a) release any fauna in any area where it does not naturally occur;
  - b) transfer fauna to any other person or authority unless approved in writing by the CEO; or
  - c) dispose of the remains of fauna in any manner likely to confuse the natural or present day distribution of the species.



2. Any inadvertently captured species of fauna which is listed as threatened, extinct or specially protected (*Biodiversity Conservation Act 2016*) is to be released as directed by the CEO, or a wildlife officer. Where the fauna is injured or deceased, the licence holder shall contact the DBCA Wildlife Licensing Section ([wildlifelicensing@dbca.wa.gov.au](mailto:wildlifelicensing@dbca.wa.gov.au)) for advice on treatment or disposal. Details of such fauna must be included in the fauna taking return as required under this licence.
3. The written authorisation of the person in possession or occupation of the land accessed and upon which fauna is taken and/or disturbed, and released, as required under regulation 101(2) and referred to in "Additional information" section below, 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;
  - c) specify the time period that the authorisation is valid for;
  - d) be signed and dated; and
  - e) be attached to this licence at all times.
4. This licence must be carried at all times while conducting licensed activities and be produced on demand by a wildlife officer.
5. Licence holder is to advise the department's Regional Wildlife Officer Bunbury of any fauna handled under this licence, including basic morphometric measurements and release location.
6. Licence holder to ensure the fate and location of fauna injured during the clearing operation are to be reported to the local Departmental Regional Wildlife Officer Bunbury within (24hrs) of the injury being detected
7. The licence holder must ensure a post clearing fauna relocation report will be submitted to the Department's South West Region Bunbury Office, marked Attention: Regional Wildlife Officer within 10 working days of the completion of the clearing operation.
8. The licence holder must create, compile and maintain records and information as required in a DBCA approved "Return of Fauna Relocated" of all fauna relocation activities as they occur.
9. A DBCA approved "Return of Fauna Relocated" must be completed in full (including nil taking details) and submitted to DBCA Wildlife Licensing Section ([wildlifelicensing@dbca.wa.gov.au](mailto:wildlifelicensing@dbca.wa.gov.au)) prior to the expiry of this licence (refer to "Additional Information" section below).



Danny Stefoni  
LICENSING OFFICER  
WILDLIFE PROTECTION BRANCH

*Delegate of CEO*

#### **ADDITIONAL INFORMATION**

1. The licence holder, if affected by a condition imposed in this licence, may apply to the State Administrative Tribunal for review of the decision of the CEO to impose that condition on a licence: regulation 89(2) Biodiversity Conservation Regulations 2018.

2. A person must not contravene a condition of a licence. The penalty for an offence involving the contravention of a condition of a licence is a fine of \$10 000: regulation 84 of the Biodiversity Conservation Regulations 2018.
3. It is an offence for persons authorised by this licence to enter land that is not in their possession or under their control without first having the *prior* written authorisation of the current owner or occupier of the land to:
  - a) enter the land; and
  - b) carry out the activity authorised by this licence.

The penalty for this offence is a fine of \$5 000: regulation 101(2) of the Biodiversity Conservation Regulations 2018.

4. The licence holder must be able to produce for inspection upon request any information or records required by regulation 85(2) of the Biodiversity Conservation Regulations 2018 Penalty \$10 000. It is an offence to knowingly include false or misleading information or make statements in records: regulation 85(3) of the Biodiversity Conservation Regulations 2018 Penalty \$10 000. It is an offence to include any information or make any statement in a return that the licence holder knows to be false or misleading in a material particular: regulation 86 (2) of the Biodiversity Conservation Regulations 2018 Penalty \$10 000.
5. The approved DBCA "Return of Fauna Relocated" data file can be downloaded from the DBCA webpage (<https://www.dpaw.wa.gov.au/plants-and-animals/licences-and-authorities>).

## **APPENDIX 33**

***PSEUDOCHEIRUS OCCIDENTALIS* SURVEY RETURN REPORT**  
**(Source: Onshore Environmental, 2019)**

UTM Datum ( Easting		Northing	Date	Comment
50 H	324141	6279357	29/10/19	Two WRP flushed from a drey in a Melaleuca raphiophylla, safely shepherded into adjoining vegetation to be cleared, were not present the following morning.
50 H	324101	6279314	30/10/2019	Two WRP flushed from basket drey in Melaleuca raphiophylla, one female and yearling, moved immediately into a Peppermint tree on private land adjacent to the east.
50 H	324141	6279397	31/10/2019	One WRP flushed from a drey in a Melaleuca raphiophylla, safely moved into vegetation in the reserve to the NW
50 H	324136	6279392	31/10/2019	Two WRP flushed from basket drey in Melaleuca, female and yearling, safely shepherded into reserve immediately NW.
50 H	324150	6279393	31/10/2019	Two WRP flushed from basket drey in Melaleuca, female and yearling, safely shepherded into reserve immediately NW.

## **APPENDIX 34**

**ON-SITE FAUNA SPECIALIST CORRESPONDENCE**  
**(Source: Onshore Environmental, 2019)**



**bernadette@endplanenvironmental.com.au**

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**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

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**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](mailto:Clinton.Wood@perkinsbuilders.com.au)



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## **APPENDIX 35**

### **VEGETATIVE DEBRIS REMOVAL FROM SITE CORRESPONDENCE**

**(Source: Perkins Builders, 2020)**

**bernadette@endplanenvironmental.com.au**

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**From:** Steve Larsson <Steve.Larsson@perkinsbuilders.com.au>  
**Sent:** Friday, 5 June 2020 12:56 PM  
**To:** bernadette@endplanenvironmental.com.au  
**Cc:** Clinton Wood  
**Subject:** Re: Armstrong Village query

Hello Bernadette  
Yes that is exactly how the clearing was done.  
Sue ensured this was done every day.  
Regards

Steve Larsson  
Construction Manager - Southwest

On 5 Jun 2020, at 12:30 pm, "bernadette@endplanenvironmental.com.au"  
<bernadette@endplanenvironmental.com.au> wrote:

Hello Steve  
I am currently assisting in preparing the annual environmental audit on behalf of CapeCare. Can you please advise whether the following clearing protocol was implemented?

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.

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

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M: 0447366460

E: [admin@endplanenvironmental.com.au](mailto:admin@endplanenvironmental.com.au)