

---

**EPBC 2006/2834 ANNUAL COMPLIANCE REPORT  
(7 AUGUST 2020 – 6 AUGUST 2021)**

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

---

**REPORT PREPARED FOR**

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

**ENDPLAN ENVIRONMENTAL**

**7 BUSHLAND CLOSE, DUNSBOROUGH, W.A. 6281  
M: 0447 366460 / [admin@endplanenvironmental.com.au](mailto:admin@endplanenvironmental.com.au)**

**COPYRIGHT STATEMENT FOR:**

EPBC 2006/2834 Annual Compliance Report (7 August 2020 – 6 August 2021)  
Capecare, Urban and Commercial New Development, Aged Care  
Naturaliste Terrace, Dunsborough, W.A.

**Our Reference:**

RVA293\_01\_V1

**Copyright © 2007-2021**

**Wiske Pty Ltd trading as EndPlan Environmental**  
**[ABN 23 684 573 524]**

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

**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>	EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2020 – 6 AUGUST 2021) CAPECARE, URBAN AND COMMERCIAL NEW DEVELOPMENT, AGED CARE NATURALISTE TERRACE, DUNSBOROUGH, W.A.			
Rev. No.	Date	Author	Issued to	Changes to Document
RVA293_09_draft	28/10/21	A. van der Wiele	Inhouse review	Minor grammatical changes
RVA293_09_V1	29/10/21	A. van der Wiele	Capecare	No changes made
RVA293_09_V1	03/11/21	A. van der Wiele	DAWE	

#### Declaration of accuracy

In making this declaration, I am aware that sections 490 and 491 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed



Full name (please print)

MARTHA RYAN

Position (please print)

CHAIRPERSON

Organisation: Ray Village Aged Services Incorporated trading as Capecare

ABN

77 630 179 279

Date

21/10/21

## EXECUTIVE SUMMARY

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

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,
- 21 independent living apartments,
- Administration offices and community facilities (including meeting rooms for the Country Women's Association),
- Internal road network, and
- Road access between the proposed development area, Naturaliste Terrace and Armstrong Place.

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

This Annual Compliance Report (ACR) covers the reporting period 7 August 2020 – 6 August 2021 during which time *EndPlan Environmental* conducted an audit of the construction activities undertaken by Capecare to determine their compliance with the EPBC 2006/2834 Approval Conditions.

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

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

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

Capecare was found to be fully compliant with all EPBC 2006/2834 Approval Conditions.



## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	III
1. DESCRIPTION OF ACTIVITIES .....	1
1.1 Project Background .....	1
1.2 Environmental Approval to Implement the Project .....	2
2. CURRENT STATUS .....	4
2.1 Action Commencement .....	4
2.2 Rehabilitation Offset Management Plan .....	4
3. AUDIT METHODOLOGY .....	5
3.1 Audit Plan .....	5
3.1.1 Purpose and Scope .....	5
3.1.2 Methodology .....	5
3.2 Audit Terminology .....	5
4. AUDIT RESULTS .....	7
4.1 Audit Table .....	7
4.2 Compliance with Approval Conditions .....	7
5. RECOMMENDATIONS FOR IMPROVEMENT .....	16
5.1 ROMP Schedule Review .....	16
5.2 Review of Condition 5b .....	16
6. REFERENCES .....	17
FIGURES	
PLATES	
APPENDICES	

#### **LIST OF FIGURES**

<b>Figure 1</b>	Regional Location
<b>Figure 2</b>	Existing Environment with Cadastre (2019)
<b>Figure 3</b>	Approved Development Footprint
<b>Figure 4</b>	Regional Location of Offset Site
<b>Figure 5</b>	Existing Environment with Cadastre at Offset Site

#### **LIST OF TABLES**

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

#### **LIST OF PLATES**

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

#### **LIST OF APPENDICES**

<b>Appendix 1</b>	Certificate of Title Lot 600 Naturaliste Terrace, Dunsborough
<b>Appendix 2</b>	Western Power Asset Upgrade Correspondence
<b>Appendix 3</b>	Western Ringtail Possum Drey Survey Notes
<b>Appendix 4</b>	Project Team Environmental Induction
<b>Appendix 5</b>	Clearing Contractor Environmental Induction Notes
<b>Appendix 6</b>	Feature and Contour Survey Lot 600 DP 403383, Naturaliste Tce Dunsborough
<b>Appendix 7</b>	Deposited Plan 403383 Lots 600 & 601 Dunsborough
<b>Appendix 8</b>	Clearing and Demolition Drawing
<b>Appendix 9</b>	DBCA Authorisation No. TFA 2019-0095
<b>Appendix 10</b>	Targeted WRP Survey Armstrong Reserve, Dunsborough
<b>Appendix 11</b>	On-site Fauna Handler Correspondence
<b>Appendix 12</b>	City of Busselton Correspondence
<b>Appendix 13</b>	Approved Rehabilitation Offset Management Plan (Version 6)
<b>Appendix 14</b>	DBCA Approval of Rehabilitation Offset Management Plan
<b>Appendix 15</b>	Department Approval of Rehabilitation Offset Management Plan
<b>Appendix 16</b>	Capecare Substantive Commencement Advice
<b>Appendix 17</b>	Department Substantive Commencement Acknowledgement
<b>Appendix 18</b>	List of Reports on Capecare website

<b>Appendix 19</b>	Capecare correspondence re website publication of ROMP
<b>Appendix 20</b>	Regulation 4 Lawful Authority Permit
<b>Appendix 21</b>	ROMP Annual Report 2020-2021
<b>Appendix 22</b>	Dieback Hygiene Guidelines for Meelup Regional Park
<b>Appendix 23</b>	Seed Collection Correspondence

#### **LIST OF DEFINITIONS**

<b>Armstrong Reserve</b>	Is the area contained within the 'Site Boundary' at Attachment A, which is comprised of Lots 117, 116, 118, 257 and 258, Naturaliste Terrace, Dunsborough, Western Australia.
<b>Clear/clearing</b>	Is the cutting down, felling, thinning, logging, removing, killing, destroying, and poisoning ringbarking, uprooting or burning of native vegetation.
<b>Commence, commencement</b>	Is the first instance of construction associated with the project except preliminary survey work essential for planning and/or detailed design of construction works
<b>Construction</b>	Includes any preparatory works required to be undertaken including clearing vegetation, the erection of any fences, signage or on-site temporary structures and the use of construction or excavation equipment on site for the purpose of breaking the ground for buildings or infrastructure.
<b>Department</b>	Is the Australian Government Department administering the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .
<b>Minister</b>	Is the Minister administering the <i>Environment Protection and Biodiversity Conservation Act 1999</i> and includes a delegate of the Minister.
<b>New or increased impact</b>	Is a new or increased environmental impact or risk relating to any matter protected by the controlling provision for the action, when compared to the impact or risk arising from implementing the plan that has been approved by the Minister.
<b>Offset attributes</b>	Means an excel file ('.xls') capturing relevant attributes of the Offset Area, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the EPBC protected matters that the offset compensates for, any additional EPBC protected matters that are benefiting from the offset and the size of the offset in hectares.
<b>Proposed development footprint</b>	Is the area identified as ' <i>Proposed Development Footprint</i> ' at <u>Attachment A</u> .
<b>WA DBCA</b>	Is the Western Australian Department of Biodiversity, Conservation and Attractions (or equivalent agency).

## 1. DESCRIPTION OF ACTIVITIES

<b>EPBC No.:</b>	2006/2834
<b>Project Name:</b>	Capecare, Urban and Commercial New Development, Aged Care
<b>Approval Holder:</b>	Ray Village Aged Care Services Incorporated t/a Capecare
<b>ABN:</b>	77 630 179 279
<b>Project Location:</b>	Lot 600 on Deposited Plan 403383, Naturaliste Terrace, Dunsborough, Western Australia
<b>Contact:</b>	Ms Joanne Penman, Chief Executive Officer, Capecare
<b>Reporting Period:</b>	7 August 2020 – 6 August 2021
<b>Report Preparation Date:</b>	29 October 2021

### 1.1 Project Background

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

The aged care facility has been constructed and consists of the following operational elements:

- An 80-bed residential care facility to cater for people with high physical needs in a dementia-enabling environment
- Twenty-one 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, Naturaliste Terrace and Gifford Road.

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

The portion of land that comprises the development envelope previously comprised Lots 111, 115-117 Naturaliste Terrace and a 9994 m<sup>2</sup> portion of Lot 257 Naturaliste Terrace. In accordance with the *Western Australian Town Planning and Development Act 2005*, rezoning of the portion of land has resulted in the amalgamation of the Lots into a single Certificate of Title namely Lot 600 Naturaliste Terrace, Dunsborough (Deposited Plan 403383) (**Figure 2 and Appendix 1**). Lot 600 and will be retained as one Title in perpetuity and is zoned 'Special Purpose – Aged Person Housing' under the City of Busselton's Local Planning Scheme No. 21. The remaining vegetated portion of Armstrong Reserve has subsequently been gazetted into three separate Lots with City of Busselton retaining vesting of Reserve 25229 (Lots 3000 and 601) for the purpose of 'Landscape Protection' and the Water Corporation retaining vesting of Reserve 40445 (Lot 258) for the purpose of 'Drainage' (**Figure 3**).

---

<https://capecare.com.au/dunsborough/>

On-site and off-site rehabilitation is being undertaken in order to offset the development environmental impacts on the Western Ringtail Possum (*Pseudocheirus occidentalis*). The native vegetation within the remainder of Armstrong Reserve (Reserve 25339) will be retained as Public Open Space (POS). Rehabilitation of Reserve 25339 is being guided by an Environmental Management Plan prepared in consultation with the City of Busselton and the Department of Biodiversity Conservation and Attractions (DBCA) and approved for implementation by the Western Australian Environmental Protection Authority.

Rehabilitation, to provide Western Ringtail Possum habitat, is currently being implemented on portions of Lots 117- 119 Busselton Bypass Vasse located within the Broadwater Nature Reserve. This land comprises the approved rehabilitation offset site (**Figures 4 and 5**).

## 1.2 Environmental Approval to Implement the Project

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

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

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

Approval condition 5 requires Capecare to provide an environmental offset in lieu of clearing approximately 9,020 m<sup>2</sup> of Western Ringtail Possum habitat within the development footprint. Since the Approval was issued, Capecare has liaised with the Department of Agriculture, Water and the Environment (the Department), the Western Australian Department of Biodiversity, Conservation and Attractions (DBCA) and the City of Busselton with respect to the requirements of condition 5. The approved offset site is vested in the DBCA, and specific revegetation requirements have been requested by the DBCA to be implemented.

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

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

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

---

<sup>2</sup> On the 11 May 2018, *Pseudocheirus occidentalis* was listed as Critically Endangered under the EPBC Act.

<sup>3</sup> Documentation relating to EPBC2006/2834 CAPECARE/Residential Development/Dunsborough/Western Australia/Capecare, urban and commercial new development, Aged Care - Naturaliste Terrace, Dunsborough, WA approvals can be accessed via the following webpage at the Department of Agriculture, Water and the Environment: <http://epbcnotices.environment.gov.au/referralslist/>

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

## 2. CURRENT STATUS

### 2.1 Action Commencement

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

As previously noted in the ACR 2020, prior to vegetation clearing from within the development footprint, the auditor held the following on-site meetings:

- 14 October 2019: site meeting and walkover with Capecare's project manager to ensure that the temporary fence was in place;
- 22 October 2019: site environmental induction meeting with Capecare's representatives and Perkins Building project management team (**Appendix 4**);
- 28 October 2019: pre-vegetation clearing environmental induction and site walkover with the clearing contractor personnel (**Appendix 5**).

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

### 2.2 Rehabilitation Offset Management Plan

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

On the 21 July 2021, the auditor conducted a site inspection of the rehabilitation offset site to audit implementation of the ROMP during the ACR 2021 reporting timeframe (**Plates 5-8**).

### 3. AUDIT METHODOLOGY

#### 3.1 Audit Plan

##### 3.1.1 Purpose and Scope

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

The Report covers the reporting period 7 August 2020 – 6 August 2021 during which time *EndPlan Environmental* conducted an audit of the construction activities undertaken by Capecare to determine their compliance with the EPBC 2006/2834 Approval conditions.

##### 3.1.2 Methodology

An inspection of the offset site was conducted on the 21 July 2021 to check the status of weed management that had been implemented by Capecare's rehabilitation contractor. Informal interviews were held with key members of the project team and stakeholders and a review of associated documentation has been undertaken.

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

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

Name	Position	Organisation
Stuart Sibbald	Capecare Client Representative	SJSibbald Consulting
Graeme Sly	Director	Total Horticulture Services
Tracey Sonneman	District Conservation Coordinator	Department of Biodiversity, Conservation and Attractions

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

- Department of Agriculture, Water and the Environment (the Department)
- Department of Biodiversity, Conservation and Attractions (DBCA) formerly the Department of Parks and Wildlife (DPaW) and
- City of Busselton (City).

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

#### 3.2 Audit Terminology

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



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

**TABLE 2: ACTION IMPLEMENTATION STATUS TERMINOLOGY**

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

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

A series of management and contingency measures were included in the ROMP, and audit findings for each measure are included in **Table 4** (page 12).

## 4. AUDIT RESULTS

### 4.1 Audit Table

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

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

### 4.2 Compliance with Approval Conditions

The audit addressed 13 conditions and associated sub-conditions.

As reported in ACR 2020, the ROMP was approved for implementation by the Department on the 16 December 2017. However, due to Christmas/New Year staff leave, the approved ROMP was published on the Capecare website on the 23 January 2018. EndPlan Environmental considers that the non-compliance can be considered *minor* in that it does not adversely affect the performance or intent of the management measure.

Capecare was found to be fully compliant with all other EPBC 2006/2834 Approval Conditions during the ACR 2021 reporting period.

TABLE 3: EPBC 2006/2834 APPROVAL CONDITIONS AUDIT

CONDITION No.	CONDITION	PROJECT COMPLIANCE	COMMENTS	EVIDENCE
1	The person taking the action must not <b>clear</b> more than 0.9020 ha of habitat for the vulnerable <sup>4</sup> Western Ringtail Possum ( <i>Pseudocheirus occidentalis</i> ) within the <b>proposed development footprint</b> (as shown at <u>Attachment A</u> ).	COMPLIANT	As reported in the ACR 2020 (EndPlan Environmental 2020): - 28 October 2019 - pre-vegetation clearing environmental induction and site walkover with the clearing contractor personnel was conducted.  - 28 October - 2 November 2019 – vegetation clearing of development footprint undertaken.  13 July 2021 - site visit conducted by the auditor confirmed that no further clearing had occurred outside of the development footprint boundary.	<b>Appendix 5:</b> Environmental Induction Notes (EndPlan Environmental, 2019) <b>Appendix 6:</b> Feature and Contour Survey Lot 600 DP 403383, Naturaliste Tce Dunsborough (Dwg 7730-SS-A Survcon Surveying Services, 16/01/2016) <b>Appendix 7:</b> Deposited Plan 403383 Lots 600 & 601 Dunsborough (Landgate, 28-02-16) <b>Plates 9–10:</b> Photographs of development footprint boundary fencing (EndPlan Environmental, 13 July 2021) <b>Plate 11:</b> Drone aerial photograph (Stuart Sibbald, 3 June 2021)
2	<b>Clearing</b> must not occur outside of the <b>proposed development footprint</b> (as shown on <u>Attachment A</u> ).	COMPLIANT	As reported in the ACR 2020 (EndPlan Environmental 2020): - 28 October 2019 - pre-vegetation clearing environmental induction and site walkover with the clearing contractor personnel was conducted. - 28 October - 2 November 2019 – vegetation clearing of development footprint undertaken.  13 July 2021 - site visit conducted by the auditor confirmed that that clearing had not occurred outside of the development footprint boundary and boundary fencing along the development footprint/reserve interfaces had been constructed.	<b>Appendix 6:</b> Feature and Contour Survey Lot 600 DP 403383, Naturaliste Tce Dunsborough (Dwg 7730-SS-A Survcon Surveying Services, 16/01/2016) <b>Appendix 7:</b> Deposited Plan 403383 Lots 600 & 601 Dunsborough (Landgate, 28-02-16) <b>Appendix 8:</b> Clearing and Demolition Drawing (Ascent Engineering, 2019) <b>Plates 9–10:</b> Photographs of development footprint boundary fencing (EndPlan Environmental, 13 July 2021) <b>Plate 11:</b> Drone aerial photograph (Stuart Sibbald, 3 June 2021)
3	To mitigate potential impacts to the Western Ringtail Possum, the person taking the action must have an experienced zoologist with an approved Regulation 15 <b>WA DEC</b> fauna relocation licence on site, to spot for, handle and relocate Western Ringtail Possums from the <b>proposed development footprint</b> to undisturbed vegetation within <b>Armstrong Reserve</b> , during <b>clearance</b> of vegetation.	COMPLIANT	As reported in the ACR 2020 (EndPlan Environmental 2020): - 18 October 2019 - DBCA Fauna Licence issued an <i>Authorisation to Take or Disturb Threatened Species</i> licence (TFA 2019-0095) to an experienced fauna handler/zoologist (Ms Sue Elscot, Green Iguana) an <i>Authorisation to Take or Disturb Threatened Species</i> licence (TFA 2019-0095)  - 21 - 24 October 2019 - pre-vegetation clearing targeted WRP 4-night survey conducted by Ms Elscot, in association with Dr Dennis Brearley (Onshore Environmental). No WRP were observed within the development footprint (refer to Figure 2 in <b>Appendix 10</b> ).  - 28 October - 2 November 2019 – Clearing of the development footprint was conducted with experienced zoologist/fauna handler (Ms Sue Elscot, Green Iguana) onsite throughout vegetation clearing of development footprint.	<b>Appendix 9:</b> Fauna Taken Relocation Licence No FR28000071 (DBCA, 18/10/2019) <b>Appendix 10:</b> Targeted WRP Survey Armstrong Reserve, Dunsborough (Onshore Environmental, 28/11/2019) <b>Appendix 11:</b> Email correspondence re fauna handler on-site during clearing (Onshore Environmental, 25/10/2019)

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

CONDITION No.	CONDITION	PROJECT COMPLIANCE	COMMENTS	EVIDENCE
4	The person taking the action must not commence <b>construction</b> until written evidence is provided to the <b>Department</b> that the remaining 2.83 ha of <b>Armstrong Reserve</b> , outside of the <b>proposed development footprint</b> (as shown at <b>Attachment A</b> ), is designated a reserve for the purpose of 'Landscape Protection' under the WA Land Administration Act, 1997.	COMPLIANT	As reported in ACR 2017 (EndPlan Environmental, 2017), in May 2016, the City of Busselton advised that Lot 600 Naturaliste Terrace had been rezoned to "Special Purpose – Aged Persons Housing" as part of Amendment 1 to the Local Planning Scheme No 21, and that the remainder of Armstrong Reserve was consolidated into Lots 601 and 3000 (now part of Reserve 25229) with the purpose of "Landscape Protection" under the management of the City of Busselton. An audit check of the City's LSP indicates that Reserve 25229 is zoned "Recreation"..	<b>Appendix 1:</b> Certificate of Title Lot 600 Naturaliste Terrace <b>Appendix 12:</b> City of Busselton correspondence (5 May 2016)
5	To offset the residual impacts of the action on the Western Ringtail Possum, the person taking the action must prepare and submit a Rehabilitation Offset Management Plan (ROMP). The ROMP must be prepared in consultation with the <b>WA DBCA</b> and must:			
(a)	Specify an offset site at least 1 ha in size within the area shown at <b>Attachment B</b> .	COMPLIANT	As reported in ACR 2020, version 6 of the ROMP was approved for implementation by the DBCA on the 4 December 2017 and by the Department on the 16 December 2017. <b>Figures 4 and 5</b> identify the offset site location and related areal extent.	<b>Appendix 13:</b> Rehabilitation Management Plan (EPBC 2006/2834) Portion Lots 217-219 Busselton Bypass, Vass (Broadwater Nature Reserve) (EndPlan Environmental, 6 December 2017) <b>Figure 4:</b> Regional Location of Offset Site <b>Figure 5:</b> Existing Environment with Cadastre at Offset Site
(b)	Provide for the planting of at least 2,500 Peppermint trees ( <i>Agonis flexuosa</i> ) per hectare within the offset site.	COMPLIANT	The approved ROMP includes the required details. Refer to EPBC 2(a)	Refer to EPBC 2(a).
(c)	Include a methodology for ensuring a survival rate of 80% of the 2,500 Peppermint trees is maintained per hectare 5 years after planting.	COMPLIANT	The approved ROMP includes the required details. Refer to EPBC 2(a)	Refer to EPBC 2(a).
(d)	Describe monitoring and contingency measures if the survival rate (item) is not met.	COMPLIANT	The approved ROMP includes the required details. Refer to EPBC 2(a)	Refer to EPBC 2(a).
(e)	Contain measures to minimise human access, and impacts of herbivores, unplanned fire, weeds and Dieback ( <i>Phytophthora cinnamomi</i> ) within 3 years following commencement of rehabilitation works.	COMPLIANT	The approved ROMP includes the required details. Refer to EPBC 2(a)	Refer to EPBC 2(a).
	The ROMP must be submitted to the <b>Department</b> for approval by the <b>Minister</b> . Construction must not commence until the ROMP is approved by the Minister. If the <b>Minister</b> approves the ROMP, the approved ROMP must be implemented.	COMPLIANT	As reported in ACR 2020, version 6 of the ROMP was approved for implementation by the DBCA on the 4 December 2017 and by the Department on the 16 December 2017.  As reported in ACR 2020, on the 27 July 2020, the auditor attended a pre-rehabilitation site meeting at the offset site with Capecare representatives, Total Horticultural Services (Capecare's rehabilitation subcontractor), DBCA and EndPlan Environmental. <b>Plates 1-4</b> show the rehabilitation site at the time of the site meeting (i.e., pre-rehabilitation commencing).  On the 21 July 2021, the auditor conducted a site inspection of the rehabilitation offset site to audit implementation of the ROMP during the ACR 2021 reporting timeframe ( <b>Plates 5-8</b> ).	<b>Plates 1 – 4:</b> Pre-rehabilitation offset site <b>Plates 5 – 9:</b> Rehabilitation weed control at offset site <b>Appendix 14:</b> DBCA approval of the ROMP <b>Appendix 15:</b> Department approval of the ROMP

CONDITION No.	CONDITION	PROJECT COMPLIANCE	COMMENTS	EVIDENCE
6	Within 10 business days after <b>commencement</b> of the action, the person taking the action must advise the <b>Department</b> in writing of the actual date of <b>commencement</b> .	COMPLIANT	As reported in ACR 2020, on the 15 August 2019, Capecare advised the Department that ground-disturbing activities within the development footprint had commenced on the 7 August 2019 in association with the relocation of Western Power's electricity asset.	<b>Appendix 16:</b> Capecare Substantive Commencement Advice <b>Appendix 17:</b> Department Substantive Commencement Acknowledgement
7	The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of the approval, including measures taken to implement plans and strategies required by this approval, and make them available upon request to the <b>Department</b> . Such records may be subject to audit by the <b>Department</b> or an independent auditor in accordance with section 458 of the EPBC Act. The results of audits may also be publicised through the general media.	COMPLIANT	Accurate records for all applicable conditions have been maintained and were made available at the time of the audit.	e-records of Capecare's environmental consultant checked.
8	Within three (3) months of every 12 month anniversary of the <b>commencement</b> of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of the ROMP as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the <b>Department</b> at the same time as the compliance report is published. Compliance reports must remain published, or until written approval by the <b>Minister</b> for removal of the report.	COMPLIANT	A review of the print-screen shows that as of the 23 October 2020, the ACR 2020 report was published on the Capecare website.  Capecare website was re-checked on the 18 October 2021 to ensure that ACR 2020 report was accessible.	<b>Appendix 18:</b> List of Reports on Capecare website Capecare website online at: <a href="#">Dunsborough Environmental Reports - Capecare</a>
9	The person taking the action may choose to revise the ROMP approved by the <b>Minister</b> under condition 5 without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the revised plan would not be likely to have a <b>new or increased impact</b> . If the person taking the action makes this choice, they must notify the <b>Department</b> in writing that the approval plan has been revised and provide the <b>Department</b> , at least four weeks before implementing the revised plan, with: a. with an electronic copy of the revised plan; b. an explanation of the differences between the revised plan and the approved plan; and  the reasons the person taking the action considers that the taking of the action in accordance with the revised plan would not be likely to have a <b>new or increased impact</b> .	COMPLIANT	The approved ROMP (Version 6) was not varied during the audit period and did not require submission to the Department. Capecare aims to successfully implement the approved ROMP. Refer to EPBC 2 and Error! Reference source not found. 4 for details of implementation of the ROMP.	<b>Not applicable</b>
(a)	The person taking the action may revoke its choice under condition 9 at any time by giving written notice to the <b>Department</b> . If the person taking the action revokes the choice to implement the revised plan, without approval under section 143A of the <b>EPBC Act</b> , the plan approved by the <b>Minister</b> must be implemented.	COMPLIANT	The approved ROMP (Version 6) has been sighted and there is no evidence in the form of correspondence entered into between Capecare and the Department to indicate that the approved ROMP has been revised during the compliance reporting period.	<b>Appendix 13:</b> Rehabilitation Management Plan (EPBC 2006/2834) Portion Lots 217-219 Busselton Bypass, Vass (Broadwater Nature Reserve) (EndPlan Environmental, Version 6 dated 6 December 2017) <b>Appendix 14:</b> DBCA approval of the ROMP <b>Appendix 15:</b> Department approval of the ROMP

CONDITION No.	CONDITION	PROJECT COMPLIANCE	COMMENTS	EVIDENCE
(b)	<p>If the <b>Minister</b> gives a notice to the person taking the action that the <b>Minister</b> is satisfied that the taking of the action in accordance with the revised plan would be likely to have a <b>new or increased impact</b>, then:</p> <p>a. condition 9 does not apply, or ceases to apply, in relation to the revised plan; and</p> <p>b. the person taking the action must implement the plan approved by the <b>Minister</b>.</p> <p>To avoid any doubt, this condition does not affect any operation of conditions 9 and 9A in the period before the day the notice is given.</p> <p>At the time of giving the notice, the <b>Minister</b> may also notify that for a specified period of time condition 9 does not apply for the plan required under the approval. Conditions 9, 9A and 9B are not intended to limit the operation of section 143A of the <b>EPBC Act</b> which allows the person taking the action to submit a revised plan to the <b>Minister</b> for approval.</p>	COMPLIANT	<p>The Minister did not request revisions to the approved ROMP (Version 6).</p> <p>Capecare aims to successfully implement the approved ROMP (Version 6).</p>	<p><b>Appendix 13:</b> Rehabilitation Management Plan (EPBC 2006/2834) Portion Lots 217-219 Busselton Bypass, Vass (Broadwater Nature Reserve) (EndPlan Environmental, Version 6 dated 6 December 2017)</p> <p><b>Appendix 14:</b> DBCA approval of the ROMP</p> <p><b>Appendix 15:</b> Department approval of the ROMP</p>
11	If, at any time after 30 June 2021, the person taking the action has not commenced <b>construction</b> the action, then the person taking the action must not substantially commence the action without the written agreement of the <b>Minister</b> .	COMPLIANT	As reported in ACR 2020, on the 15 August 2019, Capecare advised the Department that ground-disturbing activities within the development footprint had commenced on the 7 August 2019 in association with the relocation of Western Power's electricity asset.	<p><b>Appendix 16:</b> Substantive Commencement Advice</p> <p><b>Appendix 17:</b> Substantive Commencement Acknowledgement</p>
12	Unless otherwise agreed to in writing by the <b>Minister</b> , the person taking the action must publish the ROMP referred to in these conditions of approval on their website. The ROMP must be published on the website within 1 month of being approved.	NON-COMPLIANT	As reported in ACR 2020, the ROMP was approved for implementation by the Department on the 16 December 2017. However, due to Christmas/New Year staff leave, the approved ROMP was published on the Capecare website on the 23 January 2018. The Auditor considered that the non-compliance can be considered <i>minor</i> in that it does not adversely affect the performance or intent of the measure.	<b>Appendix 19:</b> Capecare correspondence re website publication of ROMP
13	Upon the direct of the <b>Minister</b> , the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the <b>Minister</b> . The independent auditor must be approved by the <b>Minister</b> prior to the commencement of the audit. Audit criteria must be agreed to by the <b>Minister</b> and the audit report must address the criteria to the satisfaction of the <b>Minister</b> .	COMPLIANT	The Minister did not request an independent audit of compliance with the conditions of approval during the ACR 2021 reporting period.	Not applicable

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

REFERENCE No.	MANAGEMENT MEASURE	TIMING	EVIDENCE	COMMENT	CONFORMANCE STATUS
<b>EPBC Condition 5:</b> <b>To offset the residual impacts of the action on the Western Ringtail Possum, the person taking the action must prepare and submit a Rehabilitation Offset Management Plan (ROMP). The ROMP must be prepared in consultation with the WA DBCA.</b>					
<b>ROMP 1</b>	Specify an offset site at least 1 ha in size within the area shown at Attachment B.	Prior to construction commencing.	<b>Appendix 13:</b> ROMP <b>Figure 4:</b> Regional Location of Offset Site <b>Figure 5:</b> Existing Environment with Cadastre at Offset Site <b>Plates 1 – 4:</b> Aerial views of offset site pre-rehabilitation	Section 1.1 of the ROMP identifies the Certificate of Title details for the offset site and its location is shown in <b>Figures 4 and 5.</b>	<b>CONFORMANT</b>
<b>EPBC Condition 5b</b> <b>Provide for the planting of at least 2,500 Peppermint trees (<i>Agonis flexuosa</i>) per hectare within the offset site.</b>					
<b>ROMP 2</b>	Revegetate the site using a minimum number of 9 plant taxa including 3 each of upper-storey, mid-storey and understorey species, matched to the landform, (i.e., upland and wetland) and ensuring a minimum number of 2,500 Peppermint seedlings are included in the upper-storey mix per hectare.	After the completion of 2-years weed control.	Not applicable at this stage of rehabilitation	Section 3 and Table 4 of the ROMP identify the principal objectives, mechanism, targets and indicators to achieve planting mix. Section 4 identifies the methodology to be implemented.	<b>NOT APPLICABLE</b>
<b>ROMP 3</b>	Maintain revegetation at the offset site to ensure the survival of at least 80% of the Peppermint seedlings, and for the non-Peppermint mixed species survival rate.	Five years following initial planting.	Not applicable at this stage of rehabilitation	As described in Section 4 of the ROMP, ongoing management measures will be implemented to ensure a survival rate of 80% of the 2,500 Peppermint seedlings per hectare is maintained five years after planting.	<b>NOT APPLICABLE</b>
<b>ROMP 4</b>	Implement management measures to ensure that no patch greater than 100 m <sup>2</sup> to have mid-storey and upper-storey native species absent and patches of 400m <sup>2</sup> will contain at least 2 different under/mid-storey species and a minimum under/mid-storey cover of approximately 30%.	Five years following initial planting.	Not applicable at this stage of rehabilitation	As described in Section 4 of the ROMP, ongoing management measures to ensure that the DBCA's diversity and density requirements are met.	<b>NOT APPLICABLE</b>
<b>EPBC Condition 5c:</b> <b>Include a methodology for ensuring a survival rate of 80% of the 2,500 Peppermint trees is maintained per hectare 5 years after planting.</b>					
<b>ROMP 5</b>	Apply for and be granted a Regulation 4 Lawful Authority permit issued under the <i>Conservation and Land Management Regulations 2002</i> .	Prior to commencing rehabilitation work on-site.	<b>Appendix 20:</b> Regulation 4 Lawful Authority Permit	As noted in ACR 2020, the DBCA issued a Regulation 4 Permit to Total Horticultural Services on the 2 August 2020.	<b>CONFORMANT</b>
<b>ROMP 6</b>	Undertake site preparation (e.g., ripping and mounding).	Prior to planting.	Not applicable at this stage of rehabilitation.	Site preparation techniques are described in Section 4 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 7</b>	Conduct soil testing to determine soil acidity, level of organic carbon, cation exchange capacity, and nutritional status.	Prior to planting.	Not applicable at this stage of rehabilitation.	Site preparation techniques are described in Section 4 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 8</b>	If necessary, increase soil organic carbon by spreading compost at 4 m <sup>3</sup> per hectare (farm spreader), followed by a spray application of soil microbial inoculant through boomless spray nozzle (100 litres per hectare).	Prior to planting.	Not applicable at this stage of rehabilitation.	Site preparation techniques are described in Section 4 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 9</b>	Should there be a requirement to undertake Redlegged earth mite control, use systemic insecticides and apply following the commencement of autumn rainfall, with possible retreatment in spring.	Prior to planting.	Not applicable at this stage of rehabilitation.	Redlegged mite management is described in Section 4.6.1 of the ROMP.	<b>NOT APPLICABLE</b>

REFERENCE No.	MANAGEMENT MEASURE	TIMING	EVIDENCE	COMMENT	CONFORMANCE STATUS
<b>ROMP 10</b>	Should quarterly site inspections indicate that the Redlegged earth mite is present, implement further treatments.	Prior to planting.	Not applicable at this stage of rehabilitation.	Redlegged mite management is described in Section 4.6.1 of the ROMP.	<b>NOT APPLICABLE</b>
<b>EPBC Condition 5d:</b> Describe monitoring and contingency measures if the survival rate (item) is not met.					
<b>ROMP 11</b>	Conduct quarterly site inspections to monitor the emergence of seedlings, species richness, species diversity, and number of seedlings/plants.	Post-planting - First week of January, April, July and October post-planting.	Not applicable at this stage of rehabilitation.	Belt transects and plot methodology are described in Section 5.2.1 of the ROMP. Initial plantings are anticipated during 2021-22 that will initiate quarterly site inspections.	<b>NOT APPLICABLE</b>
<b>ROMP 12</b>	Conduct quarterly qualitative assessment of weeds with weed infested areas mapped and annotated with corresponding control treatments to be implemented.	Post-planting - First week of January, April, July and October annually for 5 years.	Not applicable at this stage of rehabilitation.	Monitoring will also identify weed richness and density/percentage cover and compare to performance targets contained in Table 7 of the ROMP and identify areas where control treatments are required.	<b>NOT APPLICABLE</b>
<b>ROMP 13</b>	Prepare and submit a letter report to Capecare and the DBCA following quarterly site inspections and the annual spring monitoring assessment.	Post-planting - Within 1 week of the monitoring assessment being conducted.	Not applicable at this stage of rehabilitation.	The report will identify any triggers that will require corrective actions that are to be implemented. Triggers and corrective actions are identified in Table 7 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 14</b>	Implement corrective actions if quarterly monitoring/site inspections or annual monitoring indicates rehabilitation is not developing in line with expected trends.	Post-planting - Following quarterly site inspections.	Not applicable at this stage of rehabilitation.	Corrective actions are identified in Table 7 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 15</b>	Conduct annual monitoring of revegetation using belt transects for an overall vegetation assessment, and plots for assessment of tree density and tree health).	Post-planting - Annually late September for 5 years.	Not applicable at this stage of rehabilitation.	Belt transects and plot methodology are described in Section 5.2.1 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 16</b>	Calculate the survival rate of plant species and undertake additional infill planting and weed control conducted on an 'as needs' basis.	Post-planting - Years 4 and 5.	Not applicable at this stage of rehabilitation.	Belt transects and plot methodology are described in Section 5.2.1 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 17</b>	Maintain accurate records of all rehabilitation activities undertaken within the offset site for the duration of the rehabilitation program.	At all times.	<b>Appendix 21:</b> ROMP Annual Report 2020-2021 (THS 2021)	All records are to be retained by Capecare's environmental consultant and rehabilitation contractor.	<b>CONFORMANT</b>
<b>ROMP 18</b>	Make the records available to the Department and the DBCA.	Upon request.	Not applicable	To date, no records have been requested by either the Department or the DBCA.	<b>CONFORMANT</b>
<b>ROMP 19</b>	Conduct an annual audit of the implementation of management measures within the offset site to ensure compliance with the approved ROMP.	Within three (3) months of every 12-month anniversary of planting commencing.	<b>Appendix 21:</b> ROMP Annual Report 2020-2021 (THS 2021)	The annual audit will examine compliance against all management measures identified in this table.	<b>CONFORMANT</b>
<b>ROMP 20</b>	Prepare a rehabilitation annual compliance report that will include: management actions taken, outcomes of the quarterly site inspections and annual monitoring program, corrective measures implemented during that calendar year, and performance of the revegetation process against the completion criteria.	Within three (3) months of every 12-month anniversary of planting commencing.	<b>Appendix 21:</b> ROMP Annual Report 2020-2021 (THS 2021)	Methodology is detailed in Section 4 of the ROMP, completion criteria are detailed in Section 3.3 and identified in Table 4. Timeframes for the implementation and completion of management measures and reporting requirement are detailed in Section 4.8 and Tables 6 and 7 of the ROMP.	<b>CONFORMANT</b>
<b>ROMP 21</b>	Submit the compliance report annually to the Department and the DBCA for the duration of the five-year management timeframe.	Within three (3) months of every 12-month anniversary of planting commencing.	<b>Appendix 21:</b> ROMP Annual Report 2020-2021 (THS 2021)	The annual compliance report will be submitted to the Department and DBCA as part of the overall compliance reporting required by EPBC Condition 8.	<b>CONFORMANT</b>
<b>EPBC Condition 5e:</b> Contain measures to minimise human access, and impacts of herbivores, unplanned fire, weeds and Dieback ( <i>Phytophthora cinnamomi</i> ) within 3 years following commencement of rehabilitation works.					



REFERENCE No.	MANAGEMENT MEASURE	TIMING	EVIDENCE	COMMENT	CONFORMANCE STATUS
<b>ROMP 22</b>	Install fencing around offset site to prevent unauthorised access and fauna entry.	Prior to planting.	Not applicable at this stage of rehabilitation.	Fencing details are described in Section 4.2 of the ROMP. Additional entry gates will be provided to access adjacent sites for management by agreement with DBCA.	<b>NOT APPLICABLE</b>
<b>ROMP 23</b>	Install educational signage adjacent to dual use path.	Prior to planting.	Not applicable at this stage of rehabilitation.	The signage should include information such as the area that is being rehabilitated, the purpose of rehabilitation works and access restrictions.	<b>NOT APPLICABLE</b>
<b>ROMP 24</b>	Where practicable, schedule activities that involve soil disturbance preferably during low rainfall months (November to April) to prevent contamination with <i>Phytophthora cinnamomi</i> Dieback.	At all times.	<b>Appendix 22:</b> Dieback Hygiene Guidelines for Meelup Regional Park	During the implementation of rehabilitation, the rehabilitation contractor implements the Dieback Hygiene Guidelines as described in the City of Busselton's document 'Dieback Hygiene Guidelines for Meelup Regional Park'.	<b>CONFORMANT</b>
<b>ROMP 25</b>	Ensure all vehicles, tools, equipment, machinery and footwear are free of all mud, soil and vegetative material to prevent contamination with <i>Phytophthora cinnamomi</i> Dieback.	Prior to entering the site.	<b>Appendix 22:</b> Dieback Hygiene Guidelines for Meelup Regional Park	During the implementation of rehabilitation, the rehabilitation contractor implements the Dieback Hygiene Guidelines as described in the City of Busselton's document 'Dieback Hygiene Guidelines for Meelup Regional Park'.	<b>CONFORMANT</b>
<b>ROMP 26</b>	Monitor for signs of herbivorous and predatory pest species (e.g., scats, diggings) within and adjacent to the offset site.	During quarterly site inspections and annual revegetation monitoring.	Not applicable at this stage of rehabilitation.	Introduced pest management is described in Section 4.7.1 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 27</b>	Should signs of feral pests be observed, engage a qualified and experienced pest control subcontractor to eradicate the pest using either baiting, trapping or shooting.	Following quarterly site inspections.	Not applicable at this stage of rehabilitation.	Introduced pest management is described in Section 4.7.1 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 28</b>	Eradicate rabbits through deploying a strain of rabbit haemorrhagic disease virus (also known as rabbit calicivirus disease) carried out under conditions set down in a permit issued by the Australian Pesticides and Veterinary Medicines Authority (APVMA).	Following quarterly site inspections.	Not applicable at this stage of rehabilitation.	Introduced pest management is described in Section 4.7.1 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 29</b>	Culling (shooting) of the Western Grey Kangaroo is only be conducted by a licenced professional shooter.	Following consultation with the DBCA.	Not applicable at this stage of rehabilitation.	Native pest management is described in Section 4.7.2 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 30</b>	Construct and maintain a 3m wide mineral earth firebreak around the external perimeter of the offset site fenceline.	Prior to planting commencing.	Not applicable at this stage of rehabilitation.	Fire management measures are described in Section 4.8 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 31</b>	Remove any overhanging trees and other vegetation impinging on the firebreak, consult with and get approval from the Blackwood District DBCA Office.	Prior to pruning/removal.	Not applicable at this stage of rehabilitation.	Fire management measures are described in Section 4.8 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 32</b>	Check the status of the integrity of the firebreak and implement maintenance annually.	Prior to 15 December annually.	Not applicable at this stage of rehabilitation.	Fire management measures are described in Section 4.8 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 33</b>	Conduct a weed survey of the rehabilitation site.	Prior to commencing weed control.	Section 2.5 of the ROMP - List of weed species observed on-site	As noted in ACR 2020, environmental weeds include those listed as Declared Plants under the Government of Western Australia's <i>Agriculture and Related Resources Protection Act 1976</i> . In total, 41 introduced species were observed during a late September 2017 site visit conducted by Dr Dennis Brearley (Onshore Environmental), an experienced botanist.	<b>CONFORMANT</b>

REFERENCE No.	MANAGEMENT MEASURE	TIMING	EVIDENCE	COMMENT	CONFORMANCE STATUS
<b>ROMP 34</b>	Undertake chemical weed control for at least one year prior to planting.	Pre-planting	<b>Plates 13-16</b> Aerial photographs of offset site February 2021 (SSibauld) <b>Appendix 21:</b> ROMP Annual Report 2020-2021 (THS 2021)	Weed control methods are described in Section 4.3 of the ROMP. Control measure has been extended to two years to optimise planting conditions.	<b>CONFORMANT</b>
<b>ROMP 35</b>	Undertake ongoing maintenance weed control through a combination of manual removal and spraying of herbicide.	Post-planting	Not applicable at this stage of rehabilitation.	Weed control methods are described in Section 4.3 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 36</b>	Undertake tubestock planting for revegetation of upland, wetland and interface zones and advise DBCA of plant species numbers.	Post weed control	Not applicable at this stage of rehabilitation.	In addition to the 2,500 Peppermint tubestock required by the Department, the DBCA has also requested that additional upper-storey, mid-storey and under-storey planting is carried out using plant species identified in Table 5 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 37</b>	If insufficient plant stock of local provenance is available, source tubestock from nurseries that are NIASA accredited and will guarantee the quality of the plant material, including <i>Phytophthora</i> dieback free status.	Post weed control	Not applicable at this stage of rehabilitation.	Sourcing plant material is described in Section 4.5.2 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 38</b>	Undertake broadcast seeding using local provenance seed where practicable and available, with the seed mix based on the species listed in Table 5.	Autumn prior to the main winter rainfall and following the required soil preparation and weed treatment.	<b>Appendix 23</b> Seed Collection Correspondence	Direct seeding methodology is described in Section 4.5.3 of the ROMP. Seed collection from flora both within and surrounding the offset site has been collected and stored.	<b>NOT APPLICABLE</b>
<b>ROMP 39</b>	Determine seed broadcast rates by annual seed availability for individual species. Mix seeds with a suitable bulking and spreading agent (preferably vermiculite) and spread manually.	Autumn prior to the main winter rainfall and following the required soil preparation and weed treatment.	Not applicable at this stage of rehabilitation.	Direct seeding methodology is described in Section 4.5.3 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 40</b>	Undertake planting of suitably mature tubestock, (between 6 to 12 months to enable optimal establishment and growth) within upland areas after the season's first major rainfall event.	Winter	Not applicable at this stage of rehabilitation.	The timeframe identified is required in order to reduce the potential for seedlings suffering from lack of irrigation.	<b>NOT APPLICABLE</b>
<b>ROMP 41</b>	Undertake planting of suitable mature tubestock in wetland areas when flood waters begin to recede.	Spring	Not applicable at this stage of rehabilitation.	The timeframe identified is required in order to reduce the potential for seedlings suffering from prolonged waterlogging,	<b>NOT APPLICABLE</b>
<b>ROMP 42</b>	Provide a spreadsheet detailing the final species type and number of tubestock planted to the Department and the DBCA.	At the end of initial planting.	Not applicable at this stage of rehabilitation.	The spreadsheet information will be used as baseline data for comparison in future monitoring assessments and to determine the survival rate (or otherwise) of revegetation, whether completion criteria have been met and whether additional plantings are required.	<b>NOT APPLICABLE</b>
<b>ROMP 43</b>	Undertake infill planting of tubestock on an 'as needs' basis.	Annually until completion criteria are met.	Not applicable at this stage of rehabilitation.	Methodology to ensure that the survival rate is met is described in Section 4.5.4 of the ROMP.	<b>NOT APPLICABLE</b>
<b>ROMP 44</b>	Undertake hand watering of tubestock on an 'as needs' basis.	Summer for up to 2 years post-planting.	Not applicable at this stage of rehabilitation.	The requirement for when hand watering will be undertaken will be contingent on when reliable rainfall ceases.	<b>NOT APPLICABLE</b>

## 5. RECOMMENDATIONS FOR IMPROVEMENT

### 5.1 ROMP Schedule Review

Experience on the offset site indicates significant seasonally damp areas that are not conducive to the establishment of dryland species such as Peppermint trees (*Agonis flexuosa*). While weed control has been highly effective to present, regeneration weed species in more saturated soils has required additional treatment.

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

### 5.2 Review of Condition 5b

The wet winter experienced at the rehabilitation site indicates that approximately fifty percent of the site is subject to seasonal flooding due to it being a wetland. The ability for the site to successfully provide for the planting of at least 2,500 Peppermint trees per hectare may need to be reviewed as Peppermint trees do not thrive in saturated soil conditions. It is recommended:

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

It is noted that consultation with the DBCA during the preparation of the ROMP, resulted in Capecare providing "additional overstorey and understorey planting across all landscape elements of the offset site planting" so that rehabilitation did not result in a monoculture of Peppermints. To reflect typical WRP habitat, the DBCA recommended that additional overstorey species be planted including *Banksia grandis* (Bull Banksia), *Banksia attenuata* (Candlestick Banksia) and *Corymbia calophylla* (Marri).

Changes to reflect the DBCA recommendations will require a variation to Condition 5b of EPBC 2006/2834 and submission to the Department for approval.

4. Aspects of Condition 5b be reconsidered to extend available habitats to include a broader range of overstorey and understorey species.

## 6. REFERENCES

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

**EndPlan Environmental (2017)**, Rehabilitation Offset Management Plan (EPBC 2006/2834) Portion Lots 217-219 Busselton Bypass, Vasse (Broadwater Nature Reserve). Report prepared for Capecare, document RVA292\_43\_V6, 30 November 2017.

**EndPlan Environmental (2020)**, EPBC 2006/2834 Annual Compliance Report (7 August 2019 – 6 August 2020) Capecare, Urban and Commercial New Development, Aged Care Naturaliste Terrace, Dunsborough, W.A. Report prepared for Capecare, document RVA293\_01\_V1 , 19 November 2020.

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

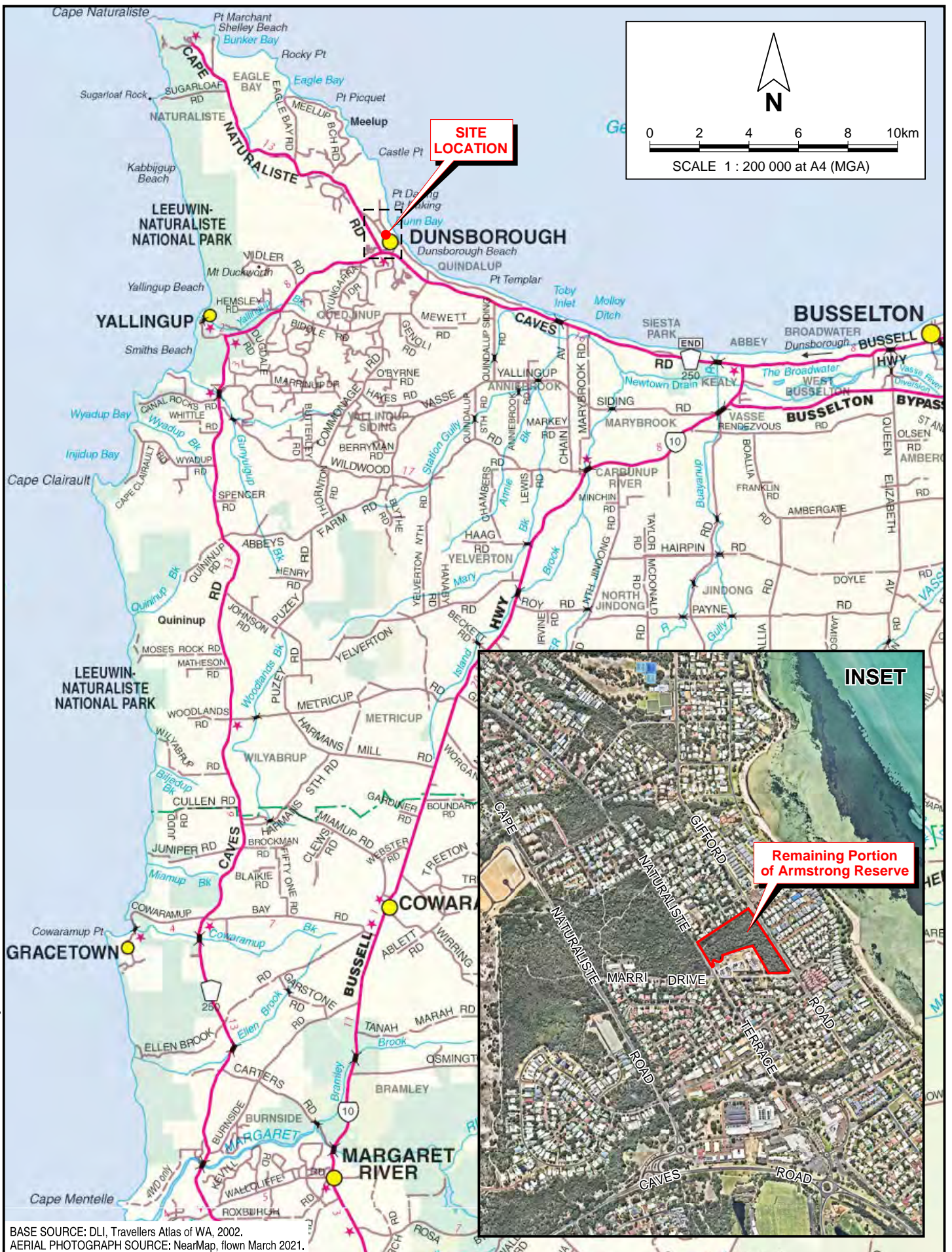
---

## **FIGURES**

### **EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2020 – 6 AUGUST 2021)**

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





**EndPlan**  
Environmental

Ray Village Aged Care Services Inc t/a Capecare  
EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2020 - 6 AUGUST 2021) - CAPECARE, URBAN  
AND COMMERCIAL NEW DEVELOPMENT, AGED CARE - NATURALISTE TERRACE, DUNSBOROUGH, W.A.

Date: 21 Oct 2021  
Drawn: B. Van der Wiele

## REGIONAL LOCATION

**Figure 1**

Report No. RVA293\_09





CADASTRAL SOURCE: Landgate, November 2019.  
AERIAL PHOTOGRAPH SOURCE: NearMap, flown March 2021.

**EndPlan**  
Environmental

Ray Village Aged Care Services Inc t/a CapeCare  
EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2020 - 6 AUGUST 2021) - CAPECARE, URBAN  
AND COMMERCIAL NEW DEVELOPMENT, AGED CARE - NATURALISTE TERRACE, DUNSBOROUGH, W.A.

Date: 21 Oct 2021  
Drawn: B. Van der Wiele

**EXISTING ENVIRONMENT WITH  
CADASTRE (2020)**

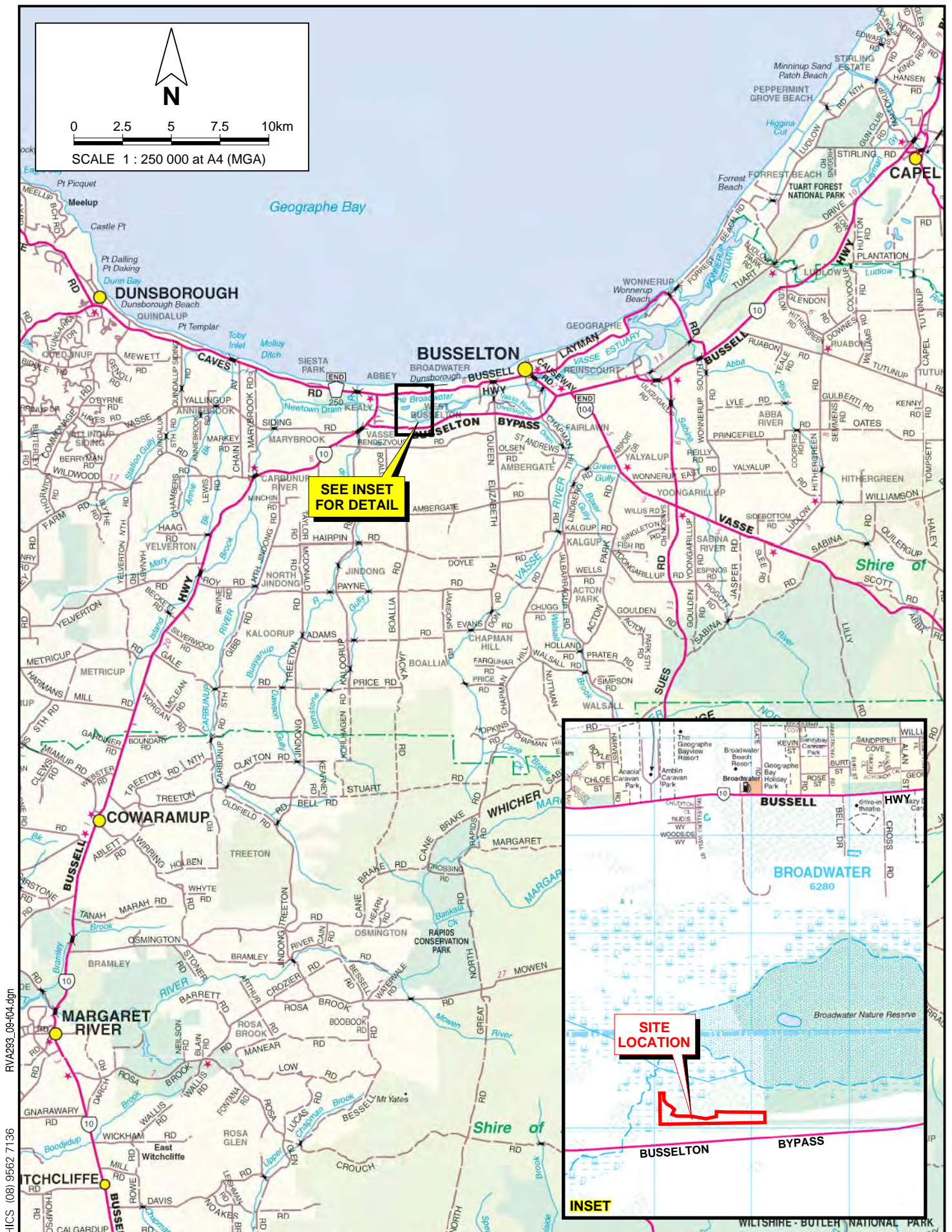
**Figure 2**

Report No. RVA293-09









RVA293\_09-04.dgn

PINPOINT CARTOGRAPHICS (08) 9562 7136

**EndPlan**  
Environmental

Ray Village Aged Care Services Inc t/a Capecare  
EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2020 - 6 AUGUST 2021) - CAPECARE, URBAN  
AND COMMERCIAL NEW DEVELOPMENT, AGED CARE - NATURALISTE TERRACE, DUNSBOROUGH, W.A.

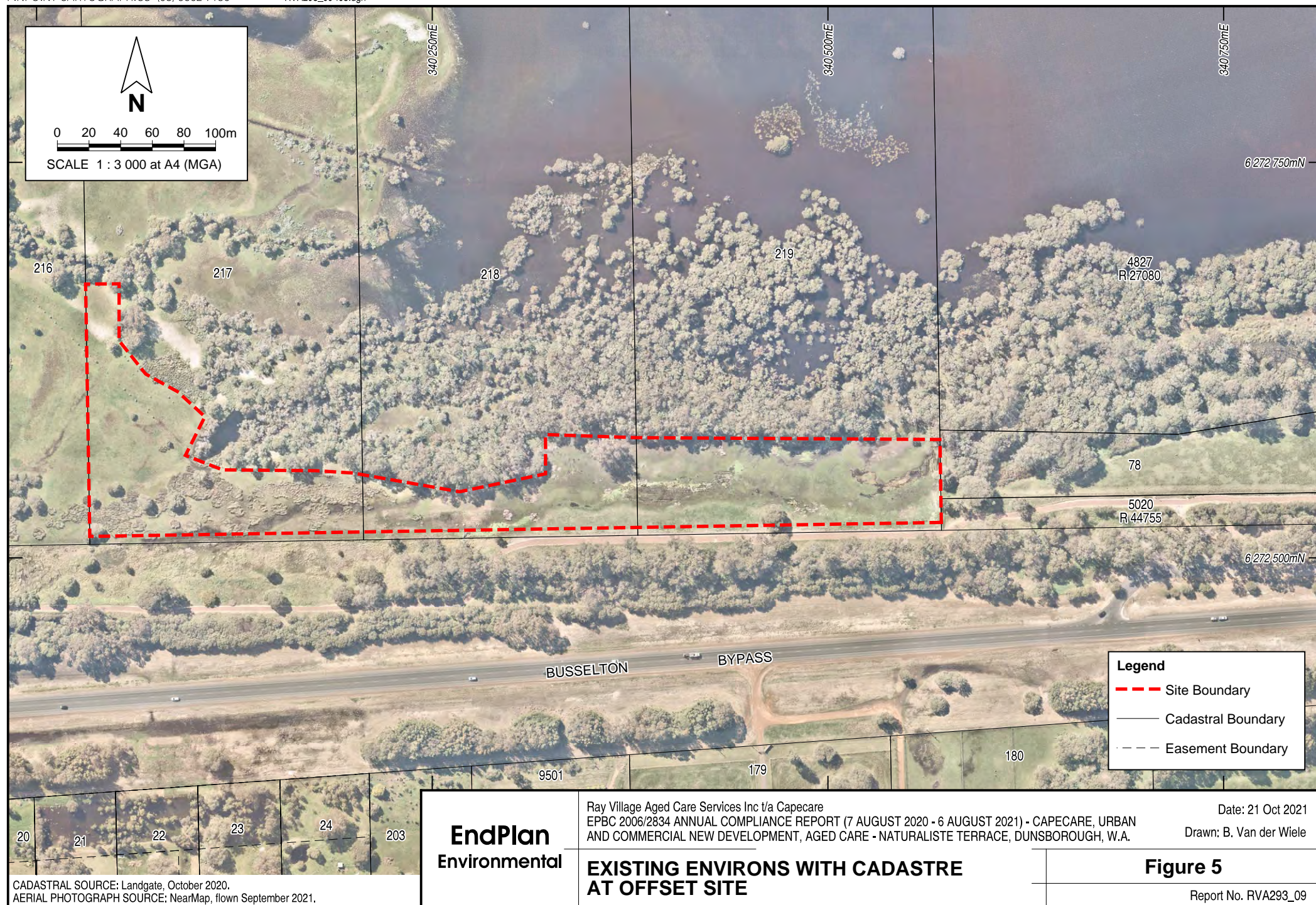
Date: 21 Oct 2021  
Drawn: B. Van der Wiele

**REGIONAL LOCATION OF OFFSET SITE**

**Figure 4**

Report No. RVA293\_09







---

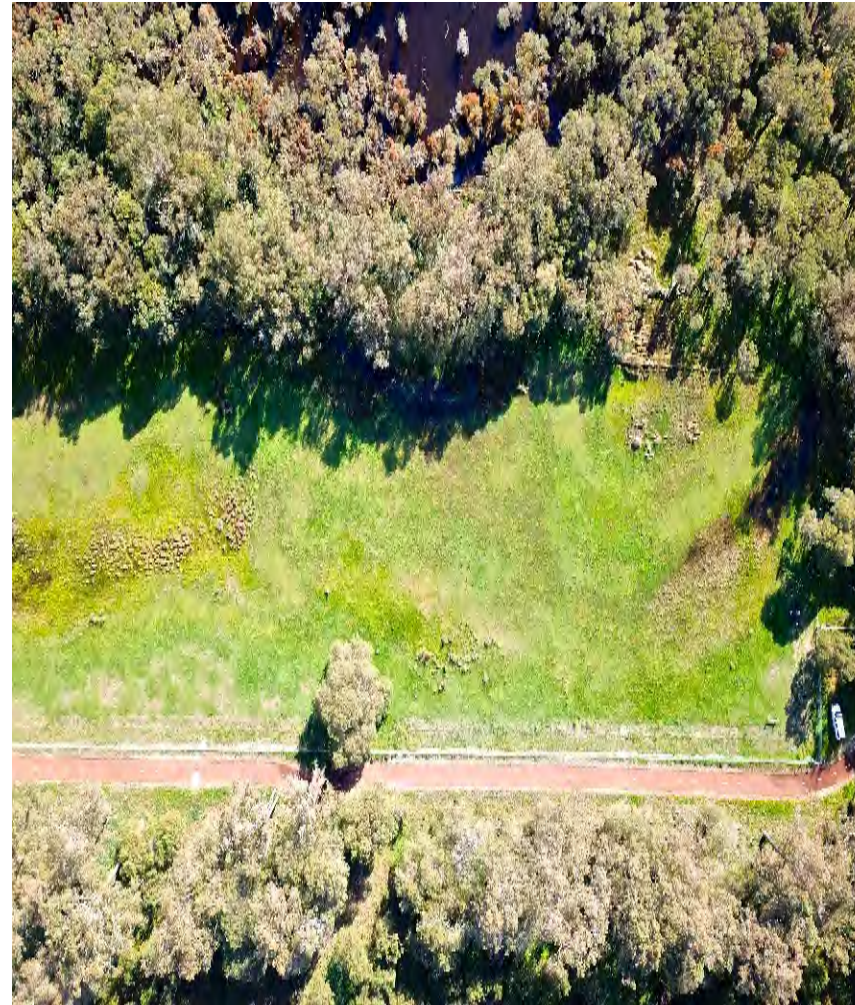
## **PLATES**

### **EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2020 – 6 AUGUST 2021)**

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



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



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





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



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





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



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





**PLATE 7: Oblique aerial view of development footprint (July 2021)**



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





**PLATE 9: Permanent Fencing Between Reserve/Development Envelope (July 2021)**



**PLATE 10: Permanent Fencing Adjacent to Independent Living Units (July 2021)**





**PLATE 11: Aerial View of Aged Care Facility (June 2021)**



**PLATE 12: Aerial View of Development Envelope/Reserve Interface (June 2021)**





**PLATE 13: Aerial View of Offset Site Looking North (February 2021)**



**PLATE 14: Aerial View of Offset Site Looking South (February 2021)**





**PLATE 15: Aerial View of Northern Portion of the Offset Site (February 2021)**



**PLATE 16: Aerial View of Southern Portion of the Offset Site (February 2021)**

## **APPENDICES**

### **EPBC 2006/2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2020 – 6 AUGUST 2021)**

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

## **APPENDIX 1**

### **CERTIFICATE OF TITLE LOT 600 NATURALISTE TERRACE, DUNSBOROUGH (Source: Landgate 2019)**

999L  
RAY VILLAGE AGED SERVICES INC  
Exam - Post  
M924358



WESTERN



AUSTRALIA

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

**DUPLICATE CERTIFICATE OF TITLE**  
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 2**

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



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

---

Hi Bernadette,

I need a miracle if you can

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

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

FYI, I'm on leave from 16<sup>th</sup> August to 20<sup>th</sup> September 2019



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

Capecare Client Representative  
Armstrong Village Dunsborough

---

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

Warren,

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

To confirm our discussions on site...

**1. Lot 52 Pillar/Dome Location and Supply**

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

**2. Location of Drilled Conduit/Cable Route parallel with Lot 600 Boundary**

Capecare's preference is to run the bore drill at a 1.5m offset to the Lot 600/Lot 52 boundary in lieu of the current cable route that follows the existing path alignment.

**3. Existing Redundant Assets**

Could we please arrange for the supply abolishment of the services supplied off pole S774865, including removal of pole S774865 which will become redundant following the asset relocation. The services requiring supply abolishment are;

- 15M 3000826
- 410M 110585

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

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

Regards

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



## **APPENDIX 3**

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

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

## **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>	<p>To minimise the spread of existing Dieback infected areas and to reduce the risk of new infestations occurring within Armstrong Reserve.</p>	<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>	<p>To conserve and protect the Threatened Flora species <i>Caladenia viridescens</i>.</p>	<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>
<p>6. Prior to clearing commencing:</p>	<p>Clear no more than 9020 m<sup>2</sup> of native vegetation within the development</p>	<p>1. Clearing contractors clearing</p>	<p>To be addressed in the annual Compliance Assessment Report to be</p>

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> .			

---



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
<p>presence of any <i>P. occidentalis</i> and herd to suitable habitat located within the Reserve.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			

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.			



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

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

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

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

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

Kind regards

*Bernadette van der Wiela*  
**Director**  
**EndPlan Environmental**

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

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

---

**Electricity Networks Corporation, trading as Western Power**  
ABN: 18 540 492 863

TO THE ADDRESSEE - this email is for the intended addressee only and may contain information that is confidential. If you have received this email in error, please notify us immediately by return email or by telephone. Please also destroy this message and any electronic or hard copies of this message. Any claim to confidentiality is not waived or lost by reason of mistaken transmission of this email.

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

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

---

## **APPENDIX 4**

### **PROJECT TEAM ENVIRONMENTAL INDUCTION (Source: EndPlan Environmental 2019)**

Lot 600, Naturaliste Tce  
Field Report

Site Characteristics

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

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

Projective Foliage Cover of Tallest Stratum (%)					
Tallest Stratum	Dense (70-100)	Mid Den (30-70)	Sparse(10-30)	Very Sparse(<10)	
Trees >30	Tall closed	Tall open	Tall	Tall open	
Trees 10-30	Closed	Open	Woodland	Open	Woodland
Trees 5-10	Low closed	Low open	Low	Low open	
Shrubs 2-8	Closed Shrub	Open Shrub	Tall shrubland	Tall open shrubland	
Shrubs <2	Closed Heath	Open Heath	Low shrubland	Low open shrubland	
Herbs/grass (<2m)	Closed herb/ grassland	Herb/ grassland	Open Herb/ grassland	Ephemeral Herb grassland	

Ground Cover (%)

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

COMMENT

Location ID

LOC: COF271\_A1 Other ID: Wypt 559

GPS Coords: E 324075 N 6279327

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





Lot 600 Naturalist Tee  
Field Report

Location ID

LOC:

COF271\_A2

Other ID:

wypt 661

GPS Coords:

E 324079

N 6279307

Auditor:

hvw


θ


Date:

26/7/19

Time:

10:29





Site Characteristics

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

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

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

Ground Cover (%)

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

COMMENT







## **APPENDIX 5**

### **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

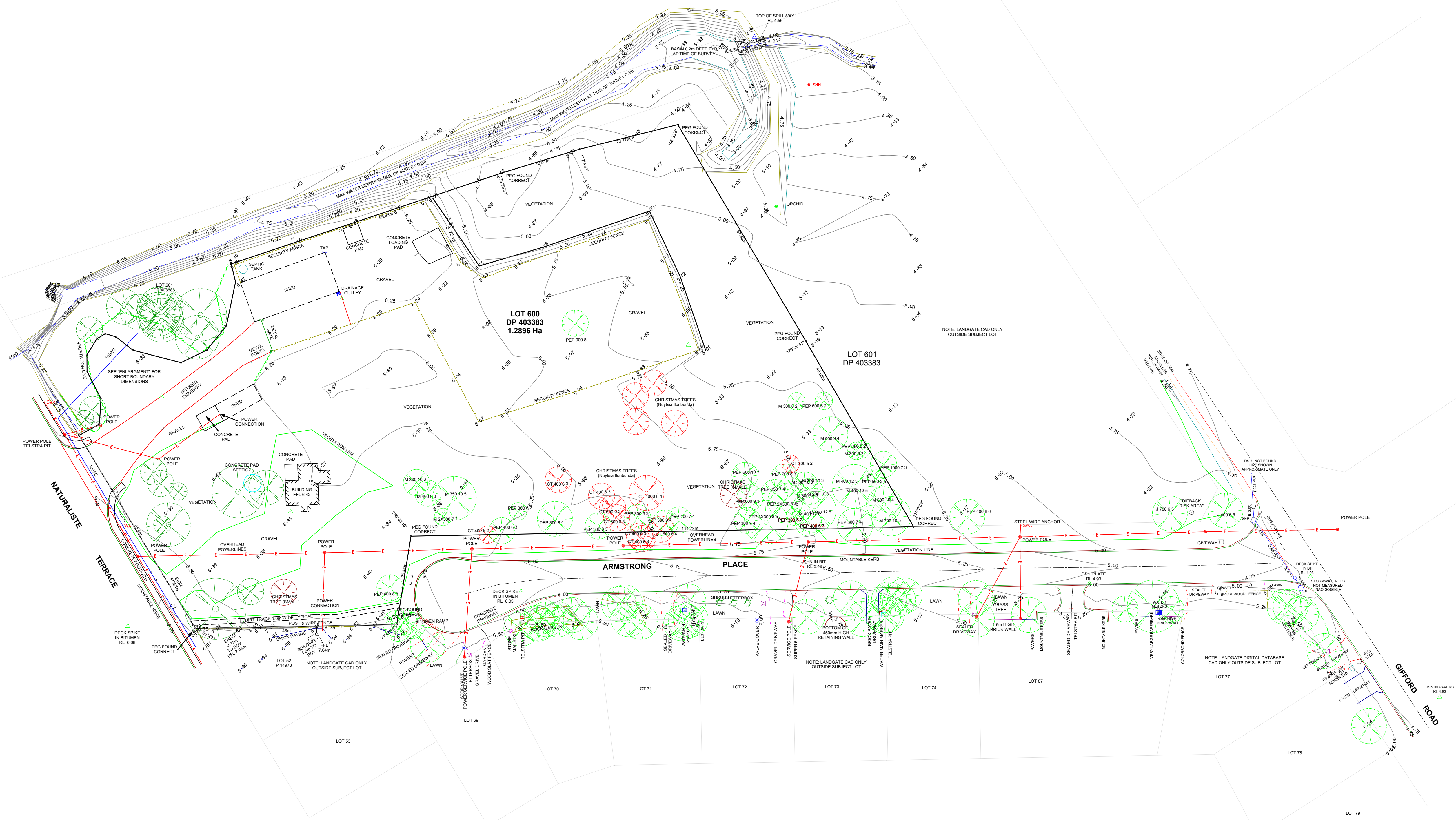
**NOTE: This Register is to be used for recording the details of all Perkins contractors and subcontractors that have completed the environmental training provided by EndPlan Environmental.**

[illegible]



## **APPENDIX 6**

### **FEATURE AND CONTOUR SURVEY LOT 600 DP 403383, NATURALISTE TCE, DUNSBOROUGH (Source: Survcon Surveying Services 2019)**



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

**TREE ANNOTATION DETAIL**

J = JARRAH  
PEP = PEPPERMINT  
M = MARRI

CT = CHRISTMAS TREE

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

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



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

Client: **CAPE CARE**



PO Box 385  
Dunsborough  
WA 6261  
Australia

Tel: (08) 9756 7719  
Fax: (08) 9756 8000  
mail@survcon.com.au  
www.survcon.com.au

PROJ	MGR	DATUM	MGASD
			AHD

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

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

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

Scale: 1 : 500  
A1  
ORIG

Surveyor: CW  
Survey date: 30/1/2019  
Preceded: N/A

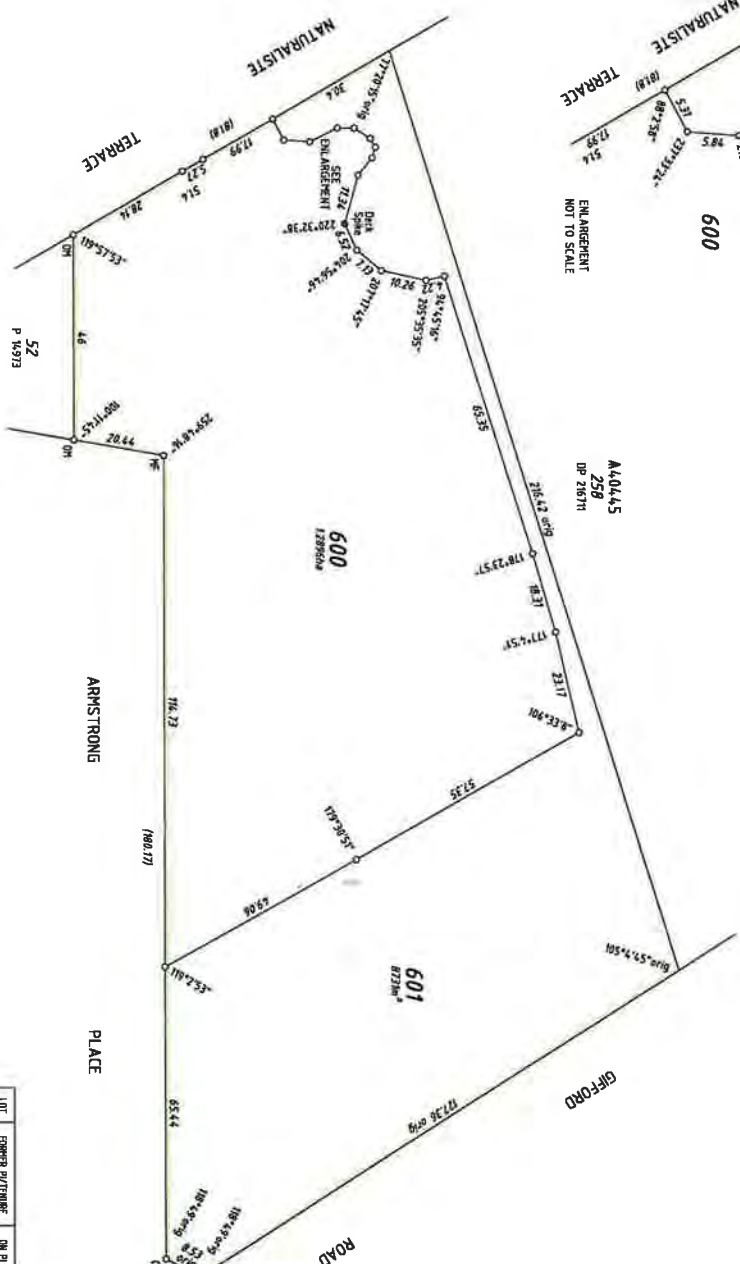
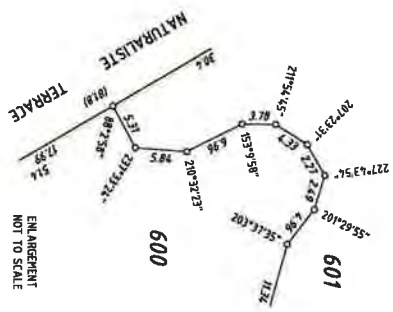
## **APPENDIX 7**

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



**LOTS 600 & 601**

DISTRICT	SUSSEX	S.S.A. YES/NO
TOWNSHIP	DUNSBOROUGH	FORMER TENURE
FILE	D1778-1992	SEE TABLE
LOCAL AUTHORITY	CITY OF BRISTOL	
LOCALITY	DUNSBOROUGH	FIELD BOOK
INDEX	ON	126872
SEE SMARTPLAN		



L0T	FORMER PATIENTS	ON PLASMA/DM	TITLE
606	P1 L0T 16 P1 L0T 16 P1 L0T 17 P1 L0T 2001	DP 200MS DP 200MS DP 200MS DP 500MS	US 304 - 75% US304 - 75% US304 - 75% US304 - 75%
605	P1 L0T 01 P1 L0T 16 P1 L0T 17 P1 L0T 2001	DP 200MS DP 200MS DP 200MS DP 500MS	US 304 - 75% US304 - 75% US304 - 75% US 307MS

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND SURVEYED	PERMIT TO	COMMENTS

HELD BY LANDGATE  
IN DIGITAL FORM ONLY.

HD Ref  
20170J1-01A  
BdR 17/07/14

**P403383**

Lot Number Part Register Number Section			
600			
2862/254			
Lot Number Part Register Number Section			
601			
LR 3164/895			

## **APPENDIX 8**

### **CLEARING AND DEMOLITION DRAWING (Source: Ascent Engineering 2019)**





NOTES

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

LEGEND

- ITEMS TO BE CLEARED OR DEMOLISHED:
- ① VEGETATION WITHIN THE "LIMIT OF CLEARING BOUNDARY" - REFER TO NOTE 3.2.
- ② ALL REDUNDANT STRUCTURES AND INFRASTRUCTURE WITHIN THE ENTIRE AREA OF LOT 600 - REFER TO NOTES 4.1 & 4.2
- ③ ALL EXISTING BOUNDARY FENCES AND INTERNAL FENCES
- ④ NATURALISTE TCE, ARMSTRONG PL & GIFFORD RD CONCRETE PATHS TO THE EXTENT SHOWN HATCHED
- ⑤ NATURALISTE TCE, ARMSTRONG PL & GIFFORD RD KERBS TO THE EXTENT SHOWN
- ⑥ BITUMISED SEAL
- ⑦ REDUNDANT INTERNAL WATER SERVICE
- ⑧ OVERHEAD POWER (CONSUMER SERVICE)
- ⑨ SEPTIC TANK/S AND ALL OTHER EXISTING SEWERS AND DRAINS WITHIN THE ENTIRE LOT 600 SITE AREA TO BE DECOMMISSIONED (REFER NOTE 2.4)
- ITEMS TO BE SALVAGED FOR RELOCATION:
- ⑩ STREET SIGNS - REFER DRG 19003-C05
- ITEMS TO BE DEMOLISHED/REMOVED BY OTHERS:
- ⑪ OVERHEAD POWER (WESTERN POWER MAINS & CONSUMER SERVICE) - TO BE REMOVED BY WESTERN POWER - REFER ELEC. DRAWINGS.
- BUILDINGS TO DEMOLISH
- CONCRETE PAVEMENTS/STRUCTURES TO DEMOLISH
- BITUMISED SEAL TO DEMOLISH
- KERB TO DEMOLISH
- TREES TO REMAIN (NOTE 4.2):
- 27N TREE IDENTIFICATION NUMBER & SPECIES
- TREE SPECIES:
- N NUYTSIA FLORIBUNDA (CHRISTMAS TREE)
- C CORYMBIA CALOPHYLLA (MARRI)
- A AGONIS FLEXUOSA (PEPPERMINT)
- M MELALEUCA SPECIES

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



DATE	REV.	REVISION DESCRIPTION	DES	DRN	APP'D	CLIENT	Vert. Datum	Horiz. Datum	Scale	Designed	Drawn	Approved	Project	Drawing Title	Drawing Number	Revision
						CAPECARE (RAY VILLAGE AGED SERVICES INC.)	AUSTRALIAN HEIGHT DATUM (AHD)	MGA94 (ZONE 50)	1 : 500	SD	SD	SD	LOT 600 NATURALISTE TCE, DUNSBOROUGH	CLEARING AND DEMOLITION PLAN	18006-C01	0
1.08.19	0	ISSUED FOR CONSTRUCTION	SD	SD	SD											



PO Box 694  
Dunsborough WA 6281  
ph: 08 9759 1466

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



Original Size  
A1



## **APPENDIX 9**

**DBCA AUTHORISATION No. TFA 2019-0095**  
**(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) to notify of the incident and for advice on treatment or disposal. All deceased threatened fauna must be offered to the Western Australian Museum.
  6. The authorisation holder must create, compile and maintain records and information as required in a DBCA approved "Return of Fauna Taken" of all fauna taking activities as they occur.
  7. A DBCA approved "Return of Fauna Taken" must be completed in full (including nil taking details) and submitted to DBCA Wildlife Licensing Section (wildlifelicensing@dbca.wa.gov.au) prior to the end of each annual period of the licence (from the valid from date) (refer to "Additional Information" section below). Where a licence to take or disturb fauna is issued in conjunction with this Authorisation to take or disturb threatened species, a combined "Return of Fauna Taken" may be completed and submitted.
  8. A written report detailing the undertaken authorised activities, outcome, unintended incidents, injuries and mortalities of threatened fauna, implemented monitoring, mitigation and management, and explaining the records and information as required in a DBCA approved "Return of Fauna Taken" must be submitted, in addition to a "Return of Fauna Taken", to DBCA Wildlife Licensing Section (wildlifelicensing@dbca.wa.gov.au).

#### ADDITIONAL INFORMATION

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

.....MB..... (Delegates initials)

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

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

Margaret Byrne

Dr Margaret Byrne

Executive Director of Biodiversity and  
Conservation Science

AS DELEGATE OF THE MINISTER

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



## **APPENDIX 10**

### **TARGETED WRP SURVEY ARMSTRONG RESERVE, DUNSBOROUGH (Source: Onshore Environmental 2019)**





## **Armstrong Reserve Targeted Western Ringtail Possum Survey**

**Prepared for Capecare  
28 November 2019**





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



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

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

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



# TABLE OF CONTENTS

TABLE OF CONTENTS .....	ii
1.0 INTRODUCTION .....	1
1.1 Preamble.....	1
1.2 Scope of Works .....	1
2.0 METHODOLOGY .....	2
2.1 Field Survey.....	2
2.2 Survey constraints .....	2
3.0 RESULTS .....	3
3.1 WRP Habitat within Armstrong Reserve .....	3
3.2 WRP Observations.....	3
3.3 Comparison to Previous Surveys.....	4
4.0 CONCLUSION .....	4
5.0 BIBLIOGRAPHY .....	5
Figure 1 Location of Armstrong Reserve.....	7
Figure 2 Location of WRP individuals, dreys and hollows at October 2019. ....	8
APPENDIX 1	
Location of WRP individuals, dreys and hollows within Armstrong Reserve .....	9

# 1.0 INTRODUCTION

## 1.1 Preamble

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

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

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

## 1.2 Scope of Works

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

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

## 2.0 METHODOLOGY

### 2.1 Field Survey

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

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

### 2.2 Survey constraints

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

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



## 3.0 RESULTS

### 3.1 WRP Habitat within Armstrong Reserve

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

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

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

### 3.2 WRP Observations

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

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

### 3.3 Comparison to Previous Surveys

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

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

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

## 4.0 CONCLUSION

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

---

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

## 5.0 BIBLIOGRAPHY

- ATA Environmental (2006). *Fauna Assessment, Armstrong Reserve, Dunsborough*. Unpublished Report No. 2005/176. Prepared for Ray Village Aged Services (Inc.), April 2006.
- ATA Environmental (2008). *Flora and Vegetation Survey, Armstrong Reserve, Dunsborough*. Unpublished Report No. 2005/208 (Version 3). Prepared for Ray Village Aged Services (Inc.).
- ATA Environmental (2007). *Regional Western Ringtail Possum Assessment, Armstrong Reserve, Dunsborough*. Unpublished Report No. 2007/088. Prepared for Ray Village Aged Services (Inc.), October 2007.
- Buckland, S. T., Anderson, D. R., Burnham, K. P., Laake, J. L., Borchers, D. L. and Thomas, L. (2004). *Advanced Distance Sampling. Estimating abundance of biological populations*. Oxford University Press. Oxford, UK.
- Burbidge A.A, and de Tores P. (1997). Western Ringtail Possum Interim Recovery Plan 1997-1999. Department of Conservation and Land Management, Perth Western Australia.
- Burbidge, A. (1997-98). Endangered: Western Ringtail Possum. *LANDSCOPE* 13(2): 49.
- de Tores, P. (2008). Western Ringtail Possum *Pseudocheirus occidentalis* pp 253-255 in Van Dyck, S. and Strahan R. (eds). (2008). *The Mammals of Australia*. Queensland Museum / Reed Books.
- de Tores, P. J. and Elscot, S. (2010). Estimating the population size of a threatened arboreal marsupial: Use of Distance Sampling to dispense with *ad hoc* survey techniques. *Wildlife Research* 37 (6): 512-523.
- de Tores, P., Rosier, S. and Paine, G. (1998). Conserving the Western Ringtail Possum. *LANDSCOPE* 13(4): 28.
- de Tores, P., Hayward, M. W. and Rosier, S.M. (2004). The western ringtail possum *Pseudocheirus occidentalis* and the quokka, *Setonix brachyurus*, case studies: Western Shield review- February 2003. *Conservation Science W. Aust* 5 (2): 235-257.
- de Tores, P., Rosier, S. Jackson, J., Clarke, J and Aravidis, L. (2008). Working to Conserve the Western Ringtail Possum. *LANDSCOPE* 25(4): 55-60.
- Department of the Environment, Water, Heritage and the Arts (DEWHA) (2008). Background Paper to the EPBC Act Policy Statement 3.10 – Nationally Threatened Species and Ecological Communities. “Significant Impact Guidelines for the vulnerable western ringtail possum (*Pseudocheirus occidentalis*) in the southern Swan Coastal Plain, Western Australia”.
- Department of the Environment, Water, Heritage and the Arts (DEWHA) (2009a). Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) Policy Statement 3.10 “Significant Impact Guidelines for the vulnerable western ringtail possum (*Pseudocheirus occidentalis*) in the southern Swan Coastal Plain, Western Australia”.
- Department of the Environment, Water, Heritage and the Arts (DEWHA) (2009b). Matters of National Environmental Significance. Significant Impact Guidelines 1.1, *EPBC Act 1999*.
- Department of Sustainability, Environment, Water, Population and Communities (DSEWPaC) (2011). *EPBC Act Environmental Offsets Policy Consultation Draft*.



- Ecoscope (Australia) Pty Ltd (2012). *Armstrong Reserve Level 2 Fauna Survey*. Unpublished Report No. 7925-2582-11R prepared for Ray Village Aged Services (Inc.) trading as Capecare. May 2012.
- EndPlan Environmental Planning (2011). Armstrong Reserve, Dunsborough, Urban and Commercial Development – Environmental Scoping Document (EPA Assessment No. 1080), Endplan Environmental Planning, Perth.
- Environmental Protection Authority (EPA) (2002). Terrestrial Biological Surveys As An Element of Biodiversity Protection. Position Statement No. 3. EPA, Perth.
- Environmental Protection Authority (EPA), (2003a). Level of Assessment for Proposals Affecting Natural Areas Within the System 6 Region and Swan Coastal Plain Portion of the *System 1* Region. Guidance Statement 10.
- Environmental Protection Authority (EPA) (2004). Guidance for the Assessment of Environmental Factors - Terrestrial fauna surveys for environmental impact assessment in Western Australia. Guidance Statement No 56 EPA, Perth.
- Environmental Protection Authority (EPA) and Department of Environment and Conservation (DEC) (2010). Technical Guide – Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessments (eds B.M. Hyder, J. Dell and M.A. Cowan), Perth Western Australia.
- Jones, B. (1995). Western Ringtail Possum. In R. Strahan (Ed.) *The Mammals of Australia*. Australian Museum and Reed Books. Chatswood, NSW.
- Jones, B., Henry, J., and Francesconi, M. (2007). An important local population of the Western Ringtail Possum *Pseudocheirus occidentalis*: a 2006 survey study of the population and habitat in the Busselton localities of Siesta Park and Kealy. Unpublished report for GeoCatch, Busselton, W.A.
- Jones, B.A., R.A. How and D.J. Kitchener (1994a) A field study of *Pseudocheirus occidentalis* (Marsupialia: Petauridae). II. Distribution and habitat. Population studies in *Wildlife Research* 21: Page(s) 175-187.
- Jones, B.A., R.A. How and D.J. Kitchener (1994b) A field study of *Pseudocheirus occidentalis* (Marsupialia: Petauridae). II. Population studies in *Wildlife Research* 21: Page(s) 189-201.
- Maxwell S., Burbidge A.A and Morris K. (1996). The 1996 Action Plan for Australian Marsupials and Monotremes. Wildlife Australia, Canberra.
- Menkhorst, P. and Knight, F. (2011). *A Field Guide to the Mammals of Australia*. Oxford University Press, Melbourne.
- Van Dyck, S. and Strahan, R. Eds (2008) *The Mammals of Australia*. Third edition Queensland Museum.





PINPOINT CARTOGRAPHICS (08) 9562 7136 RVA292\_78-02.dgn

<p><b>EndPlan</b> Environmental</p>	<p>Ray Village Aged Care Services Inc t/a CapeCare ENVIRONMENTAL MANAGEMENT PLAN ARMSTRONG RESERVE, DUNSBOROUGH - URBAN AND COMMERCIAL DEVELOPMENT</p> <p><b>EXISTING ENVIRONMENT WITH CADASTRE (2015)</b></p>	<p>Date: 17 May 2019 Drawn: B. Van der Wiele</p> <p><b>Figure 1</b></p> <p>Report No. RVA292_78</p>
---	--	---



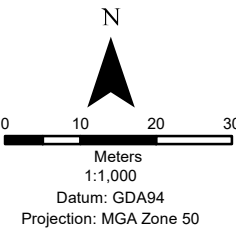


CAPECARE

**FIGURE 2**  
Armstrong Reserve  
Targeted WRP  
Survey

**Legend**

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



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





# APPENDIX 1

Location of WRP individuals, dreys and hollows  
within Armstrong Reserve

## Western Ringtail Possum - Location of Individuals

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

## Western Ringtail Possum - Location of Dreys

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

## Western Ringtail Possum - Location of Suitable Hollows

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

## **APPENDIX 11**

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



**bernadette@endplanenvironmental.com.au**

---

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

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

Regards Darren

---

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

Morning All,

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

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

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

Darren, please ensure Sue is also advised accordingly.

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

Thanks & Regards

**Clinton Wood**  
**CONTRACTS MANAGER**

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



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

## **APPENDIX 12**

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

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

---

Hello Bernadette,

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

**Will Oldfield**

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

**City of Busselton**

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

***"Events Capital WA"***

---

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

Hi Will,

In response to Bernadette's questions below:

1. The Local Planning Scheme No. 21 (LPS21) identifies Reserves in two ways – (1) as Reserves for 'Public Purpose'; and (2) as Reserves for 'Recreation'. Lot 601 is currently identified in LPS21 as Reserve for Recreation, which is the most appropriate designation at this time. If LPS21 is amended to bring in additional Reservation types, this site will be modified at that time. I can confirm that Lot 601 is now part of Reserve 25229 with the purpose of "Landscape Protection", under the management of the City.
2. Lot 600 is in the process of being rezoned to "Special Purpose – Aged Persons Housing" as part of Amendment 1 to LPS21. This Amendment is expected to receive final adoption by the Council at next Wednesday's meeting, from where it is to be sent to the WA Planning Commission for endorsement by the Minister. That final part of the process is expected to take 6 – 12 months. I would expect that the uses of 'Community Centre' and 'Adult Day Care Centre' could be accommodated under the 'Aged Persons Housing' title as incidental to the Aged Persons Housing (APH), provided it is run in conjunction with the APH.

Kind regards,



**Helen Foulds**

Senior Strategic Planner

p: (08) 9781 0472

[helen.foulds@busselton.wa.gov.au](mailto:helen.foulds@busselton.wa.gov.au)

**City of Busselton**

Locked Bag 1 - 2 Southern Drive, Busselton WA 6280

p: (08) 9781 0444 f: (08) 9752 4958

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

**"Events Capital WA"**

---

**From:** Bernadette Van der Wiele [<mailto:bernadette@endplanenvironmental.com.au>]

**Sent:** Sunday, 1 May 2016 2:52 PM

**To:** Will Oldfield

**Cc:** [johnr@stockerpreston.com.au](mailto:johnr@stockerpreston.com.au); 'Dominic Trombetta'

**Subject:** EPBC2006/2834 Condition 4 - rezoning query

**Importance:** High

Hello Will

**Re: Rezoning of Armstrong Reserve Status**

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

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

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

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

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

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

Kind regards and many thanks for your assistance

*Bernadette Van der Wiele*

Director

EndPlan Environmental

PO Box 138 NORTH FREMANTLE WA 6159

M: 0447 366 460

Environmental Excellence Award Winner



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

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

## **APPENDIX 13**

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



# REHABILITATION OFFSET MANAGEMENT PLAN (EPBC 2006/2834)

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



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

Report Date: 30 November 2017  
Document No. RVA292\_43\_V6

## DOCUMENT STATUS:

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

## STATEMENT OF LIMITATIONS

### Scope of Services

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

### Reliance on Data

In preparing the report, EndPlan has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations. Except as otherwise stated in the report, EndPlan has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data provided. EndPlan will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to EndPlan.

### Environmental Conclusions

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

### Report for Benefit of Client

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

### Other Limitations

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

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

**Darren Brearley**  
**Managing Director**  
BSc (Bot) Hons, PhD

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

[onshoreenvironmental.com.au](http://onshoreenvironmental.com.au)



**EndPlan Environmental is an Associate Member of the**



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



## Declaration of Accuracy

I declare that:

1. To the best of my knowledge, all the information contained in, or accompanying this Rehabilitation Offset Plan is complete, current and correct.
2. I am duly authorised to sign this declaration on behalf of the approval holder.
3. I am aware that:
  - a. Section 490 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) makes it an offence for an approval holder to provide information in response to an approval condition where the person is reckless as to whether the information is false or misleading.
  - b. Section 491 of the EPBC Act makes it an offence for a person to provide information or documents to specified persons who are known by the person to be performing a duty or carrying out a function under the EPBC Act or the *Environment Protection and Biodiversity Conservation Regulations 2000* (Cth) where the person knows the information or document is false or misleading.
  - c. The above offences are punishable on conviction by imprisonment, a fine or both.

Signed

---

Full name (please print)

---

Organisation (please print)

Date

## TABLE OF CONTENTS

1.	INTRODUCTION .....	1
1.1	Purpose and Scope.....	1
1.2	Project Overview.....	2
1.2.1	Approval.....	2
1.2.2	Project Components .....	3
1.3	Definitions .....	4
2.	ENVIRONMENTAL SETTING .....	5
2.1	Climate .....	5
2.1.1	Rainfall .....	5
2.1.2	Temperature .....	6
2.2	Geology and Soils .....	7
2.3	Wetlands .....	8
2.4	Vegetation.....	8
2.4.1	Biogeographic Region .....	8
2.4.2	Vegetation Complex.....	8
2.4.3	Vegetation Type and Condition .....	8
2.5	Weeds .....	9
2.6	Fauna.....	10
2.6.1	Fauna Habitats .....	10
2.6.2	Conservation Significant Fauna.....	10
2.7	Pests.....	11
2.7.1	Introduced.....	11
2.7.2	Native .....	12
3.	REHABILITATION STRATEGY .....	13
3.1	Rehabilitation Objectives .....	13
3.2	Targets and Indicators.....	13
3.3	Completion Criteria .....	13
4.	METHODOLOGY AND MANAGEMENT ACTIONS .....	15
4.1	Site Preparation .....	15
4.2	Fencing.....	15
4.3	Weed Control.....	16
4.4	Soil Amelioration.....	16
4.5	Planting Seedlings and Direct Sowing .....	16
4.5.1	Species Selection and Plant Allocation .....	17
4.5.2	Sourcing Plant Material.....	17
4.5.3	Direct Seeding .....	17
4.5.4	Seedling Planting.....	17
4.6	Plant Disease.....	19
4.6.1	<i>Phytophthora</i> dieback.....	19
4.6.2	Redlegged earth mite.....	19
4.7	Pest Control.....	19

4.7.1	Introduced Pests .....	19
4.7.2	Native Pests.....	20
4.8	Fire Management.....	20
4.9	Rehabilitation Chronology .....	21
5.	MONITORING AND CORRECTIVE MEASURES .....	23
5.1	Quarterly Site Inspections.....	23
5.2	Revegetation and Weed Control.....	23
5.2.1	Belt transects .....	23
5.2.2	Tree plots .....	23
5.3	Corrective Actions .....	24
6.	RESPONSIBILITIES, RECORD-KEEPING, AUDITING AND REPORTING .....	26
6.1	Proponent Responsibilities .....	26
6.2	Record-keeping, Auditing and Reporting.....	26
7.	REFERENCES .....	27



### **LIST OF TABLES**

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

### **LIST OF CHARTS**

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

### **LIST OF PLATES**

<b>PLATE 1</b>	Map of Bush Fire Prone Areas in and around the Offset Site
----------------	--

### **LIST OF FIGURES**

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

### **LIST OF APPENDICES**

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

## 1. INTRODUCTION

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

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

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

### 1.1 Purpose and Scope

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

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

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

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

---

<sup>1</sup> Previously the Department of Parks and Wildlife (DPaW)

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

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

## 1.2 Project Overview

### 1.2.1 Approval

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

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

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



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

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

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

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

### 1.2.2 Project Components

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

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

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

---

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

### 1.3 Definitions

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

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

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

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

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

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

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

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

## 2. ENVIRONMENTAL SETTING

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

### 2.1 Climate

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

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

#### 2.1.1 Rainfall

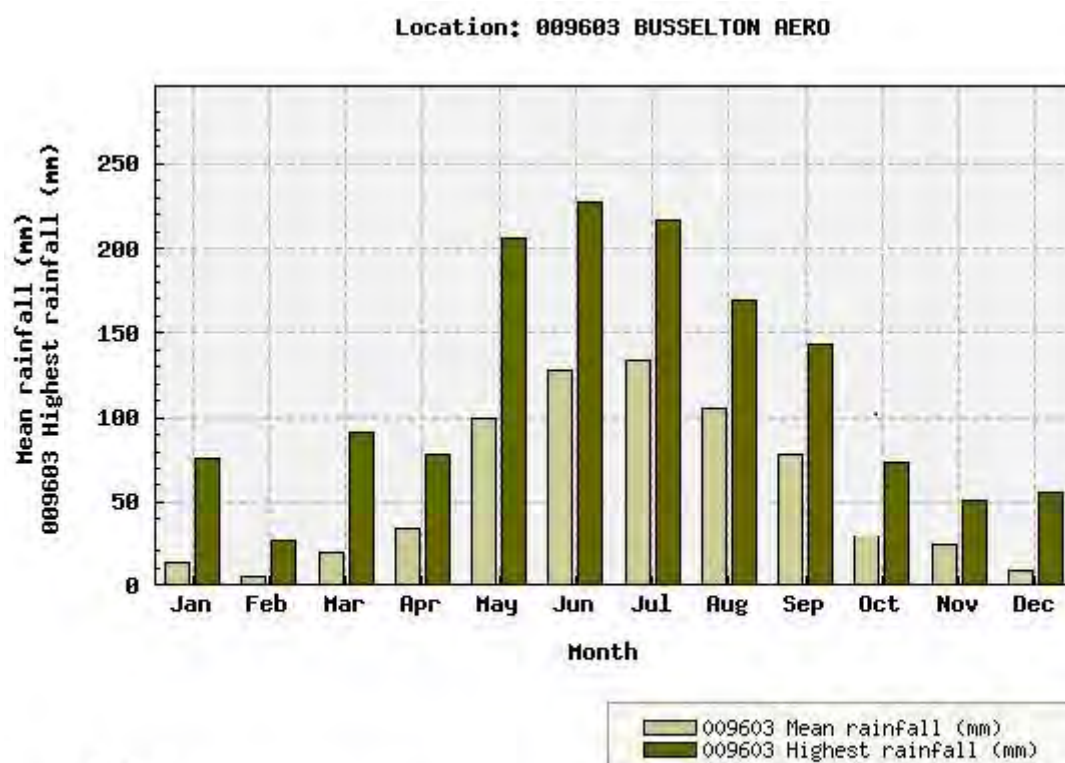
The long-term (1997-2016) mean annual rainfall is 657.5 mm, with the lowest monthly total of 4.4 mm recorded in February and the highest (133.8 mm) recorded in July. During 2016, the total rainfall recorded was 781.4 mm which is considerably above the long-term mean annual rainfall. The lowest monthly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

**TABLE 2**  
**RAINFALL DATA RECORDED AT BUSSELTON AERO WEATHER STATION**

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

Source: Bureau of Meteorology (2017)





Australian Government  
Bureau of Meteorology

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

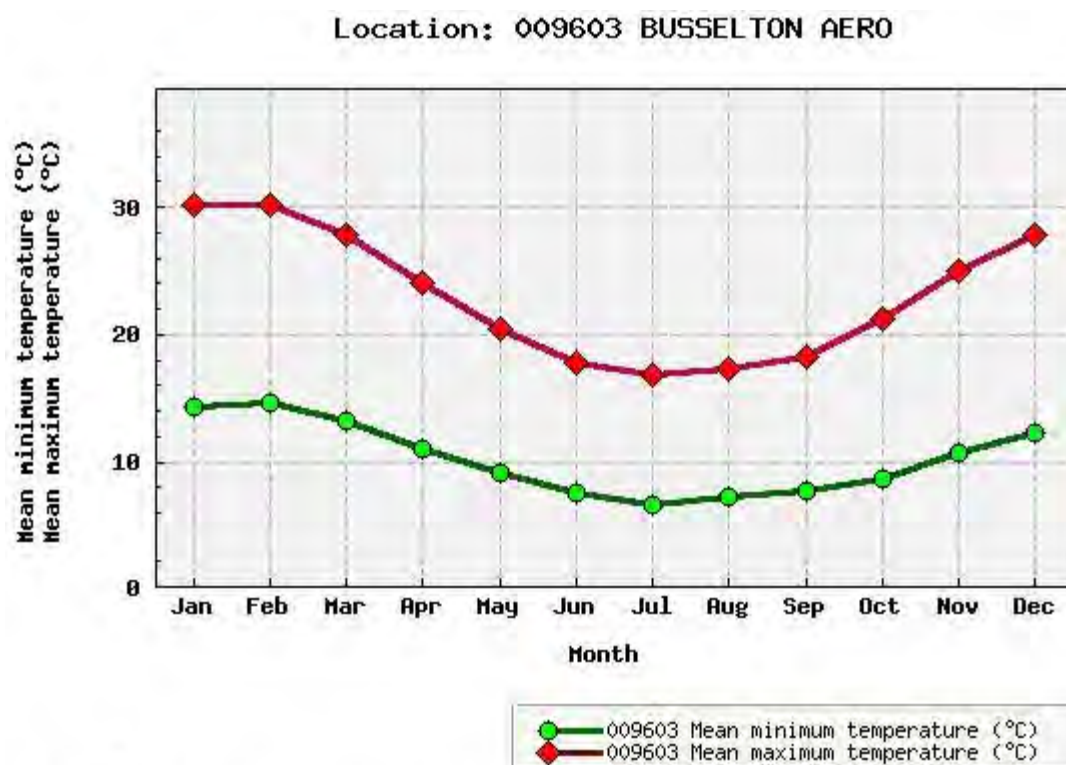
### 2.1.2 Temperature

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

**TABLE 3  
TEMPERATURE DATA RECORDED AT BUSSELTON AERO WEATHER STATION**

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

Source: Bureau of Meteorology (2017)



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

## 2.2 Geology and Soils

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

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

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

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

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

## 2.3 Wetlands

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

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

## 2.4 Vegetation

### 2.4.1 Biogeographic Region

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

### 2.4.2 Vegetation Complex

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

### 2.4.3 Vegetation Type and Condition

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

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

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



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

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

## 2.5 Weeds

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

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

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

---

<sup>3</sup> The structure of the vegetation is no longer intact and the area is completely or almost completely without native species.

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

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

## 2.6 Fauna

### 2.6.1 Fauna Habitats

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

### 2.6.2 Conservation Significant Fauna

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

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

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

## 2.7 Pests

### 2.7.1 Introduced

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

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

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

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

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

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

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

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

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



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

#### **2.7.2 Native**

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

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

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

### 3. REHABILITATION STRATEGY

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

#### 3.1 Rehabilitation Objectives

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

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

#### 3.2 Targets and Indicators

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

#### 3.3 Completion Criteria

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

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

**TABLE 4**  
**TARGETS AND INDICATORS FOR REHABILITATION OBJECTIVES**

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



## 4. METHODOLOGY AND MANAGEMENT ACTIONS

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

### 4.1 Site Preparation

There are three landforms represented within the offset site:

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

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

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

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

### 4.2 Fencing

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

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

#### **4.3 Weed Control**

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

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

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

#### **4.4 Soil Amelioration**

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

#### **4.5 Planting Seedlings and Direct Sowing**

Revegetation will consist of a number of steps, including:

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

#### 4.5.1 Species Selection and Plant Allocation

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

#### 4.5.2 Sourcing Plant Material

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

#### 4.5.3 Direct Seeding

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

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

#### 4.5.4 Seedling Planting

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

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

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

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



TABLE 5  
SPECIES LIST FOR REVEGETATION AREA

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

Notes: <sup>a</sup> 50% comprised of the following species in each zone  
<sup>b</sup> 25% comprised of at least 3 of the following species in each zone  
<sup>c</sup> 25% comprised of at least 3 of the following species in each zone

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

## 4.6 Plant Disease

### 4.6.1 *Phytophthora* dieback

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

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

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

### 4.6.2 Redlegged earth mite

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

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

## 4.7 Pest Control

### 4.7.1 Introduced Pests

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

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

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

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

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

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

#### **4.7.2 Native Pests**

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

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

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

#### **4.8 Fire Management**

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

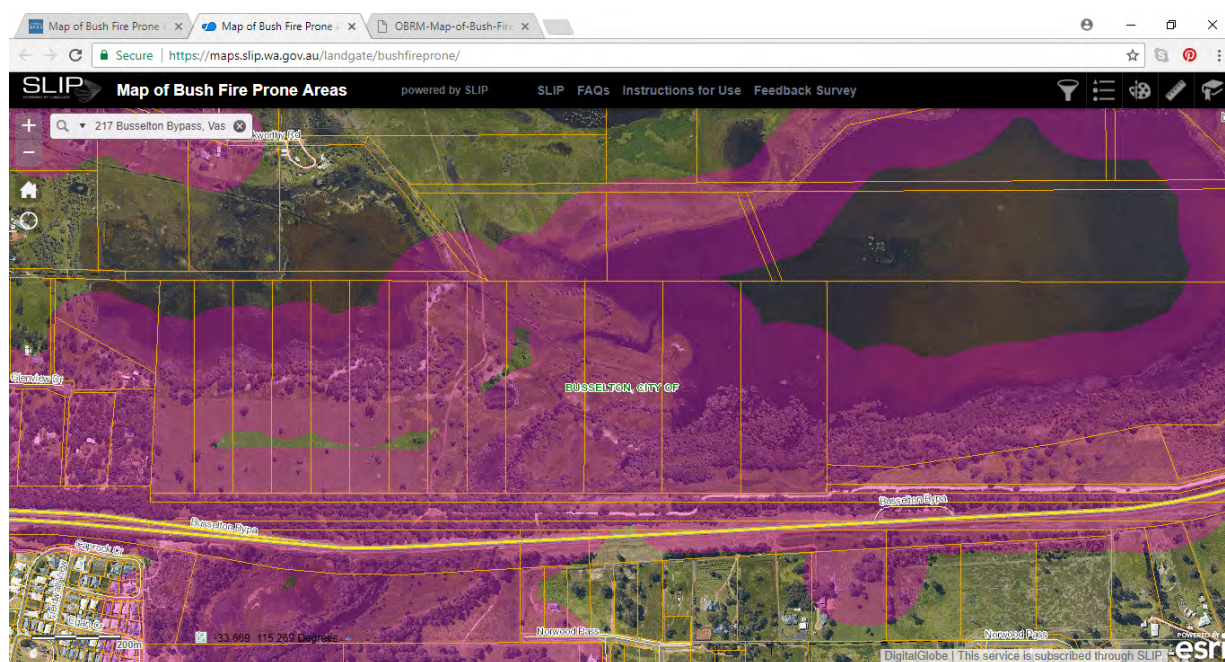
The *Map of Bush Fire Prone Areas* (Department of Fire and Emergency Services, 2017) identifies land falling within, or partially within, a bush fire prone area as designated by the Fire and Emergency Services Commissioner.

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



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

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



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

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

#### 4.9 Rehabilitation Chronology

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

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

	20				20 1				202				202				202				202				202			
	Autumn	Winter	Spring	Summer	Autumn	Winter	Spring	Summer	Autumn	Winter	Spring	Summer	Autumn	Winter	Spring	Summer	Autumn	Winter	Spring	Summer	Autumn	Winter	Spring	Summer	Autumn	Winter	Spring	Summer
<b>Rehabilitation Implementation:</b>																												
Installation of fence and firebreak																												
Pre-planting weed control																												
Site preparation (deep ripping, mounding)																												
Redlegged earth mite control																												
Apply microbial inoculation																												
Planting seedlings / direct sowing native seed																												
<b>Rehabilitation Management:</b>																												
Weed control (as directed by quarterly inspections)																												
Infill planting (if required)																												
Fence inspection and maintenance																												
Fox control (if required)																												
Rabbit control (if required)																												
Kangaroo control (if required)																												
Firebreak maintenance																												
<b>Rehabilitation Monitoring and Reporting:</b>																												
Quarterly site inspections and reporting																												
Annual rehabilitation monitoring and reporting																												

## **5. MONITORING AND CORRECTIVE MEASURES**

### **5.1 Quarterly Site Inspections**

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

### **5.2 Revegetation and Weed Control**

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

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

#### **5.2.1 Belt transects**

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

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

#### **5.2.2 Tree plots**

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

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





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

### 5.3 Corrective Actions

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

**TABLE 7**  
**TRIGGERS AND CORRECTIVE ACTIONS FOR REHABILITATION**

ITEM	TRIGGER	CORRECTIVE ACTION
1.	Revegetation completion criteria for Peppermints and non-Peppermint species are not met at Years 2 or 3	<ol style="list-style-type: none"> <li>1. Identify the cause/survival rate.</li> <li>2. Implement one or more corrective actions, such as: <ul style="list-style-type: none"> <li>- Undertaking additional infill planting;</li> <li>- Implementing supplementary watering, fertilising, wetting agents if required;</li> </ul> </li> <li>3. Monitor the success of the corrective action.</li> </ol>
1.	Revegetation completion criteria for Peppermints and non-Peppermint species are not met at Years 4 or 5	<ol style="list-style-type: none"> <li>1. Undertaking additional infill planting;</li> <li>2. Monitor the success of the corrective action.</li> </ol>
2.	Weed coverage is impacting on development of the native species cover	<ol style="list-style-type: none"> <li>1. Identify the cause/weed species.</li> <li>2. Implement one or more corrective actions, such as: <ul style="list-style-type: none"> <li>- Using a different chemical for eradicating the species identified;</li> <li>- Utilising hand weeding/digging;</li> <li>- Conducting additional weed controls.</li> </ul> </li> <li>3. Monitor the success of the corrective action.</li> </ol>
3.	Insect attack is reducing plant productivity within the native revegetation cover	<ol style="list-style-type: none"> <li>1. Identify the insect/s.</li> <li>2. Implement one or more corrective actions, such as: <ul style="list-style-type: none"> <li>- Apply an appropriate insecticide aimed at eradicating the species identified;</li> <li>- Increasing nutritional status of soil to improve plant health and increase plant resistance.</li> </ul> </li> <li>3. Monitor the success of the corrective action.</li> </ol>
4.	The revegetation area appears to be suffering dieback/revegetation is not thriving as expected.	<ol style="list-style-type: none"> <li>1. Identify the cause, including whether dieback is caused by <i>Phytophthora</i>.</li> <li>2. Engage a <i>Phytophthora</i> dieback consultant to confirm the presence of the disease.</li> <li>3. Implement management measures prescribed by the dieback consultant.</li> <li>4. Monitor the success of the corrective action.</li> </ol>
5.	Unauthorised access (humans, feral or pest species) into revegetation area.	<ol style="list-style-type: none"> <li>1. Identify the nature and extent of pest/unauthorised human access.</li> <li>2. Undertake fence maintenance.</li> <li>3. Implement eradication of feral species (baiting, trapping, shooting) on an 'as-needs-basis' in consultation with the DBCA.</li> </ol>

## **6. RESPONSIBILITIES, RECORD-KEEPING, AUDITING AND REPORTING**

### **6.1 Proponent Responsibilities**

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

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

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

### **6.2 Record-keeping, Auditing and Reporting**

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

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

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

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



## 7. REFERENCES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Department of Local Government (2013).** Cat Act 2011 – Cat Owner Fact Sheet. Available from: : <http://dlg.wa.gov.au/OpenFile.ashx?Mode=446E37686749376A356D684D2B6E6D64D6E555273773D3D&ContentID=4>

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

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

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

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

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

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

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

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

**Government of Western Australia (2000).** *Bush Forever - Keeping the Bush in the City. Volume 1: Policies Principles and Processes*. Western Australian Planning Commission, Perth, Western Australia. Available from: [https://www.planning.wa.gov.au/dop\\_pub\\_pdf/bush\\_forever\\_vol1.pdf](https://www.planning.wa.gov.au/dop_pub_pdf/bush_forever_vol1.pdf)

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

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

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

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

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

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



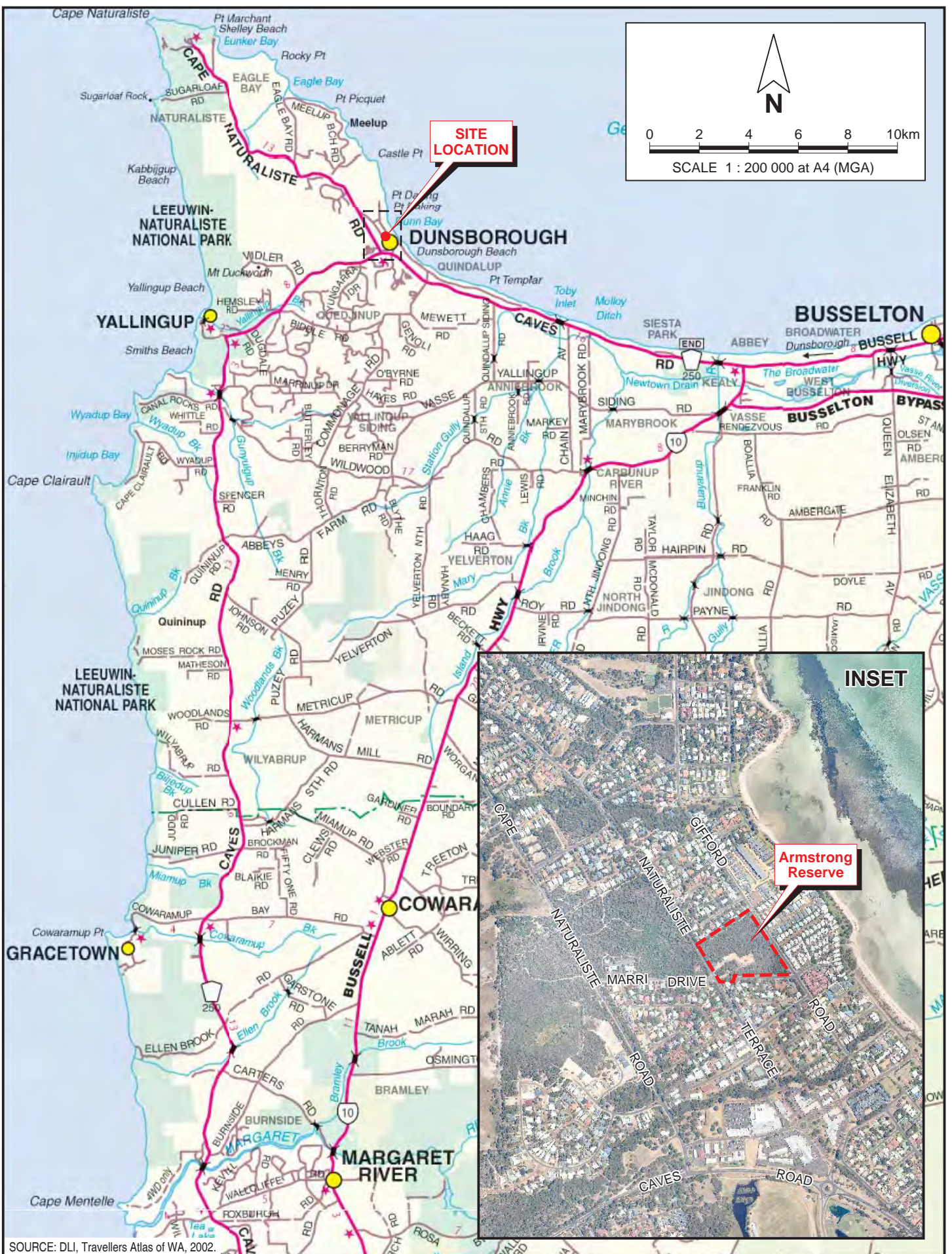
**Schafer, D.B., Johnson, S.L., and Kern, A.M. (2008).** Hydrogeology of the Leederville aquifer in the western Busselton- Capel Groundwater Area. Department of Water, Hydrogeological Record Series, HG31. Available from: [https://www.water.wa.gov.au/data/assets/pdf\\_file/0008/5210/81351.pdf](https://www.water.wa.gov.au/data/assets/pdf_file/0008/5210/81351.pdf)

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

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

## **FIGURES**

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



**EndPlan**  
Environmental

Ray Village Aged Care Services t/a Capecare  
REHABILITATION OFFSET MANAGEMENT PLAN (EPBC 2006/2834) - PORTION LOTS 217 - 219  
BUSSETON BYPASS, VASSE (BROADWATER NATURE RESERVE)

Date: 25 June 2017  
Drawn: B. Van der Wiele

## REGIONAL LOCATION OF DEVELOPMENT AREA

**Figure 1**

Report No. RVA292\_43





AERIAL PHOTOGRAPH SOURCE: NearMap, flown February 2010.

**EndPlan**  
Environmental

Ray Village Aged Care Services t/a Capecare  
REHABILITATION OFFSET MANAGEMENT PLAN (EPBC 2006/2834) - PORTION LOTS 217 - 219  
BUSSELTON BYPASS, VASSE (BROADWATER NATURE RESERVE)

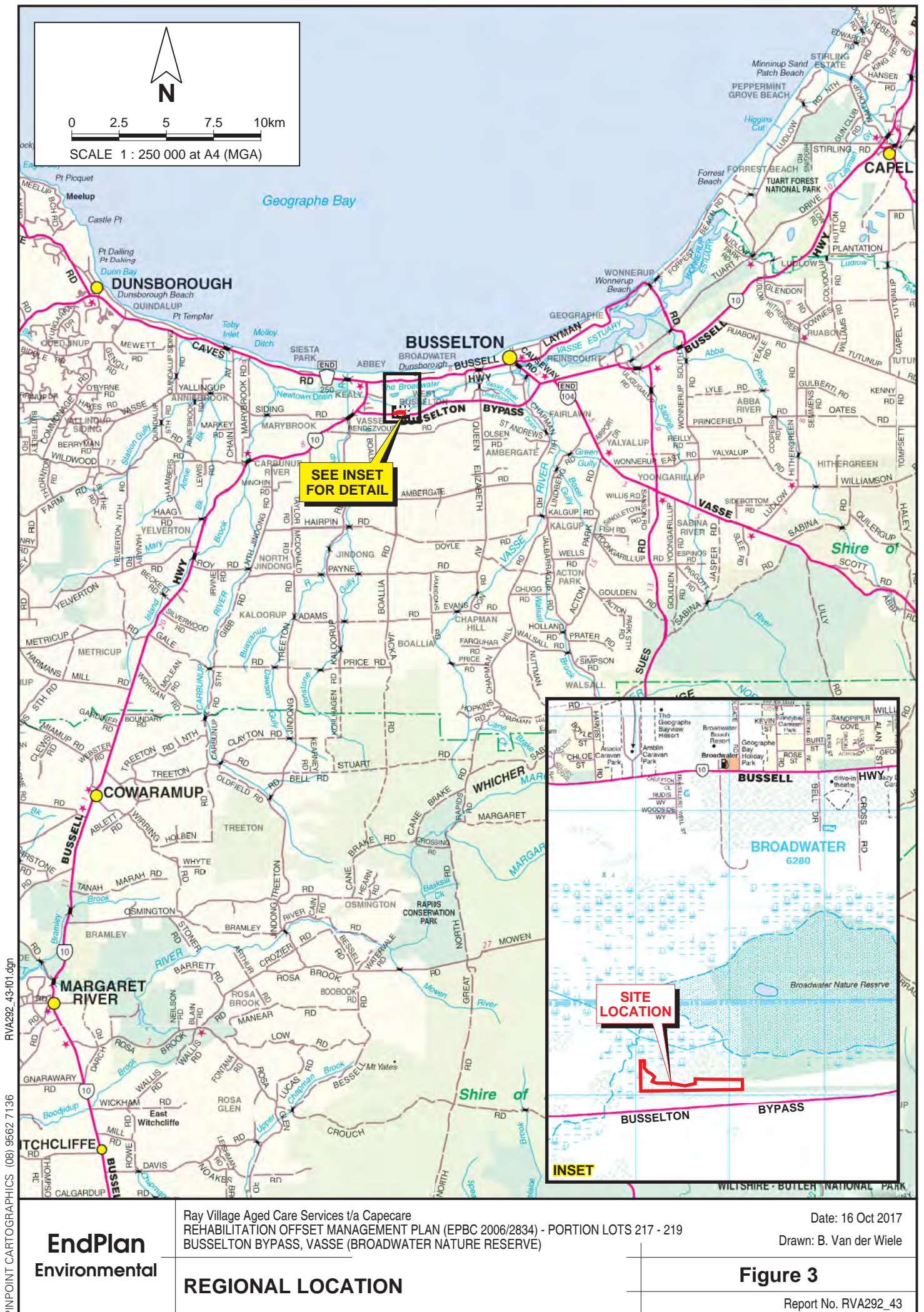
Date: 25 June 2017  
Drawn: B. Van der Wiele

**CADASTRE OF ARMSTRONG RESERVE (2015)**

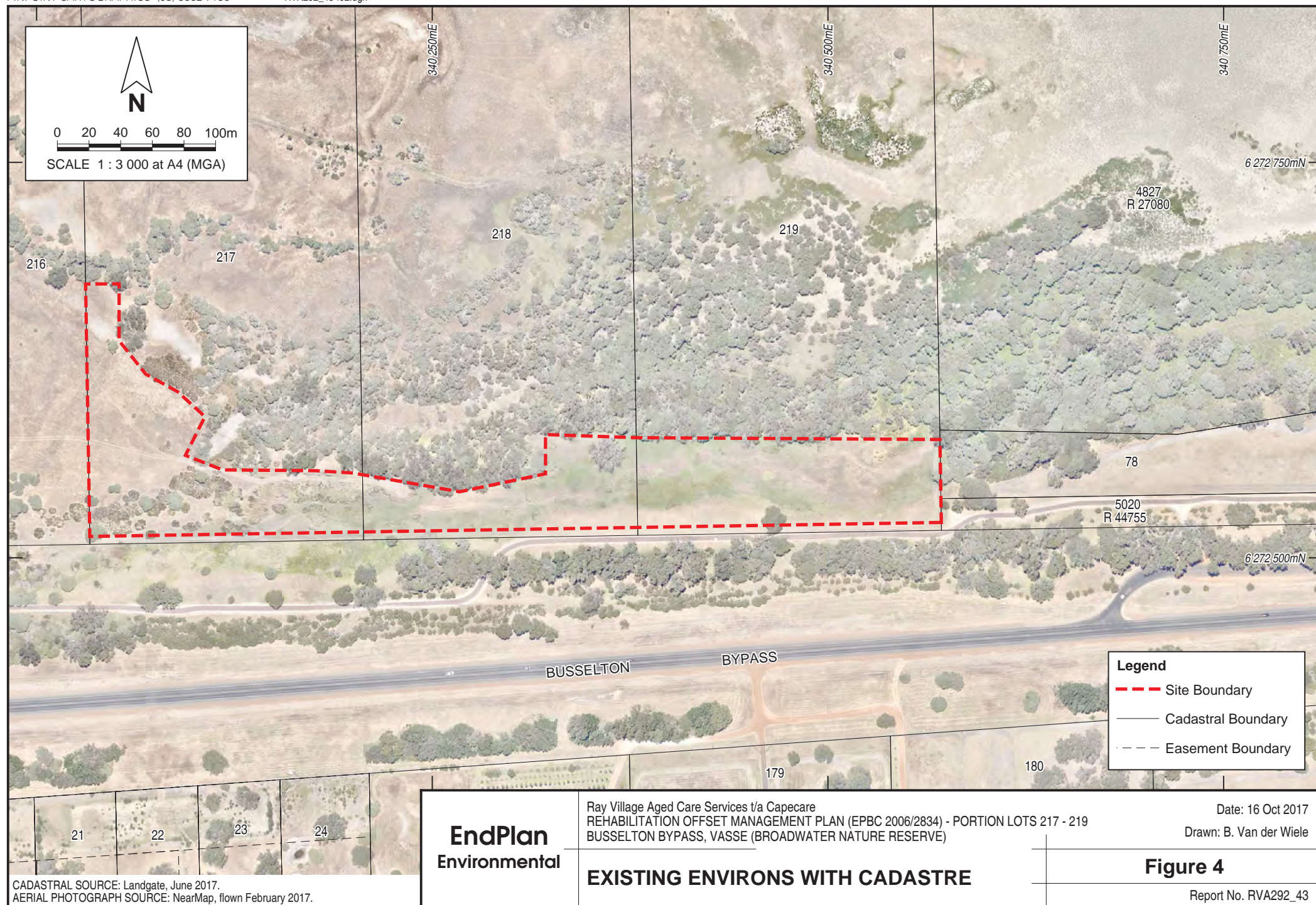
**Figure 2**

Report No. RVA292\_43

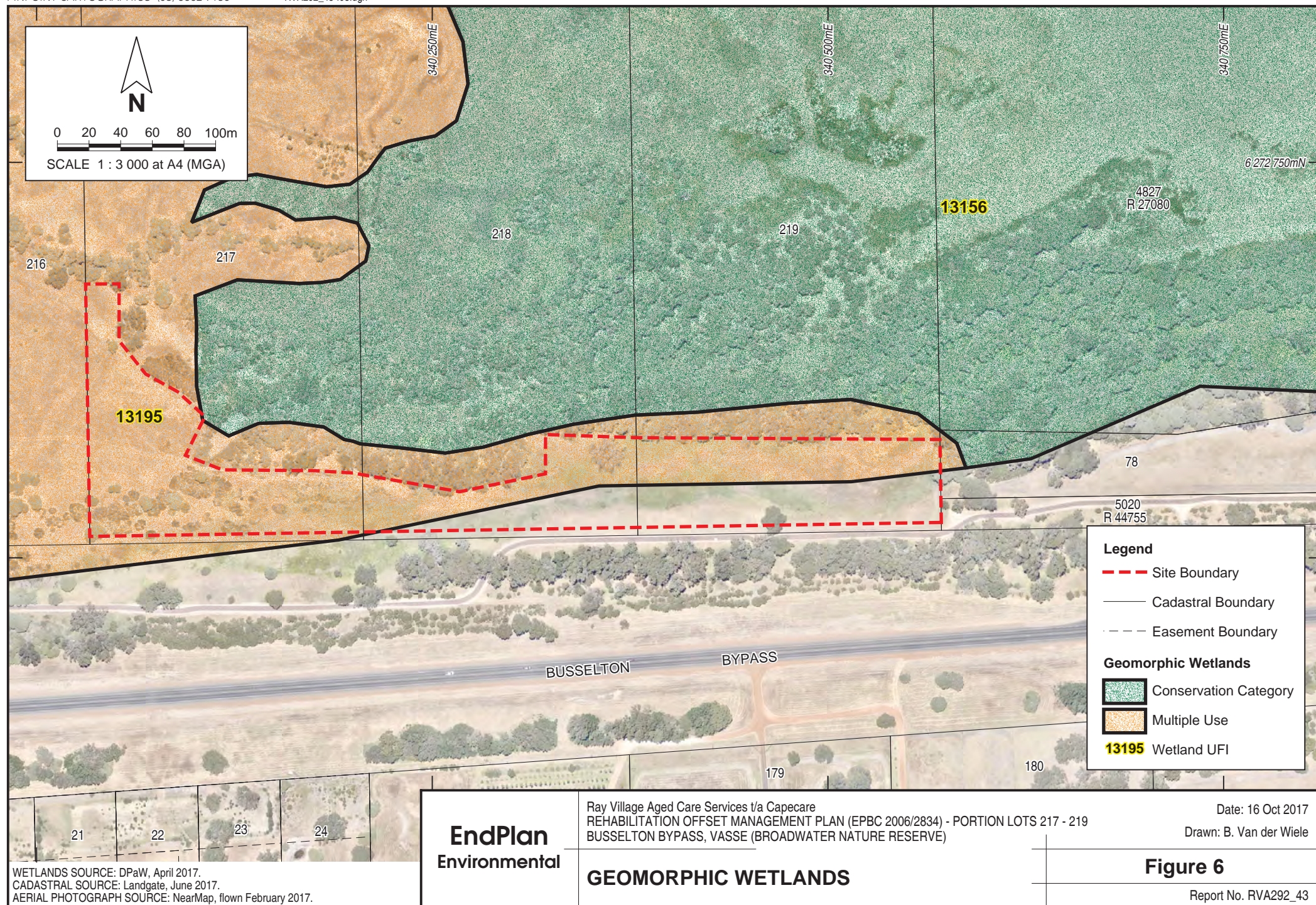




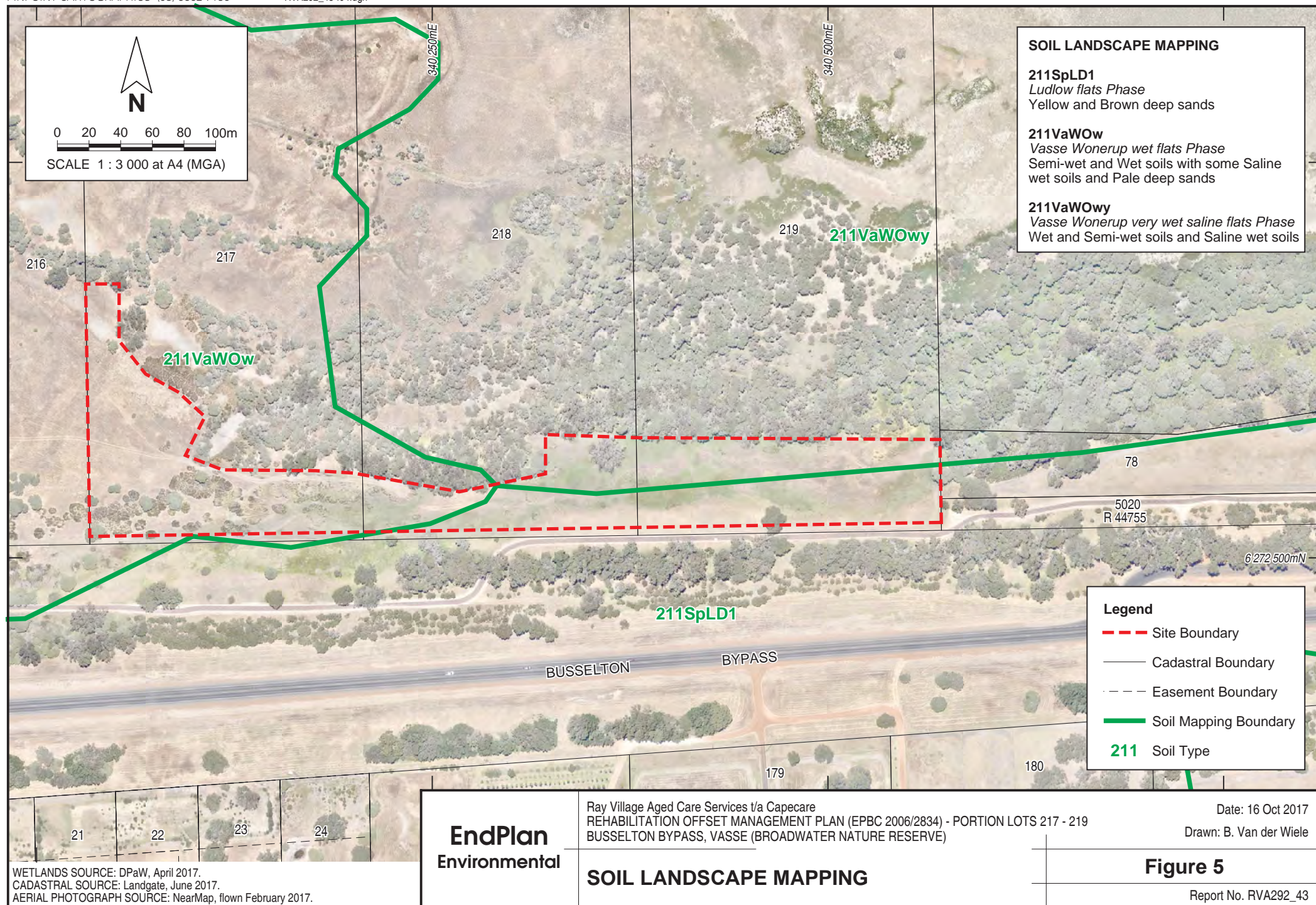














## **APPENDICES**

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

## **APPENDIX 1**

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

## CITY OF BUSSELTON INTRAMAP PRINT SCREENS (Downloaded: 31 August 2017)

### RESERVE 40445 (LOT 258) DRAINAGE RESERVE

**Modules:**

- General Enquiry
- Local Planning Scheme 21
- Public Consultation
- Rubbish and Recycling

**Layers:**

- Southern Towns
- Boat Ramps
- Fire Brigade Districts
- Bushfire Prone Area
- Roads
- Rural Numbers
- House Number Proposed
- House Number
- Lot Number
- Dimensions (m Approx)

**Reserve Information:**

Field	Value
Reserve No	40445
Reserve Name	
Management Order	
Legal Use	
Current Purpose	

**CADASTRE:**

Field	Value
FFL (m AHD)	No
Acid Sulfate Soils	Class 2
Flood Info	No
Reserve	R 40445
Planning Policy	6 Development Contribution Policy 6E Road and Footpath, 6 Development Contribution Policy 6D CFC, 6 Development Contribution Policy 6C Mosquito Buffer
Holiday Homes	7 Commercial and Industrial Development Policy 7C Holiday Homes Area 1
Drone Info	No
Fire Brigade District	DUNSBOROUGH FRS_ESL
Fire Control Officer	City of Busselton Rangers Department 9781 0444
OBRM Bush Fire Prone Area	OBRM Bush Fire Prone Area (additional)

### RESERVE 25229 (LOTS 3000 AND 601) LANDSCAPE PROTECTION

**Modules:**

- General Enquiry
- Local Planning Scheme 21
- Public Consultation
- Rubbish and Recycling

**Layers:**

- Southern Towns
- Boat Ramps
- Fire Brigade Districts
- Bushfire Prone Area
- Roads
- Rural Numbers
- House Number Proposed
- House Number
- Lot Number
- Dimensions (m Approx)

**Reserve Information:**

Field	Value
Reserve No	25229
Reserve Name	
Management Order	
Legal Use	
Current Purpose	

**CADASTRE:**

Field	Value
FFL (m AHD)	No
Acid Sulfate Soils	Class 2
Flood Info	No
Reserve	R 25229
Planning Policy	6 Development Contribution Policy 6E Road and Footpath, 6 Development Contribution Policy 6D CFC, 6 Development Contribution Policy 6C Mosquito Buffer
Holiday Homes	7 Commercial and Industrial Development Policy 7C Holiday Homes Area 1
Drone Info	No
Fire Brigade District	DUNSBOROUGH FRS_ESL
Fire Control Officer	City of Busselton Rangers Department 9781 0444
OBRM Bush Fire Prone Area	OBRM Bush Fire Prone Area (additional)



## **APPENDIX 2**

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



Mr Dominic Trombetta  
General Manager Operations  
Capecare  
20 Ray Avenue  
BUSSELTON WA 6280

**EPBC 2006/2834 CAPECARE, URBAN AND COMMERCIAL DEVELOPMENT,  
AGED CARE – NATURALISTE TERRACE, DUNSBOROUGH, WA**

Dear Mr Trombetta

I refer to a series of emails from EndPlan Environmental, on behalf of Capecare, regarding the variation of conditions of approval for EPBC 2006/2834.

I understand the Department has worked closely with EndPlan Environmental to resolve matters regarding the status of Armstrong Reserve and to identify an offset for the EPBC Act listed Western Ringtail Possum.

As a delegate of the Minister for the Environment and Energy, I have varied the conditions of approval to update certain administrative conditions, to reflect the tenure of Armstrong Reserve and to provide a suitable alternative to the environmental offset envisaged in the 2013 project approval. I have made this decision in accordance with section 143(1)(c) of the Act. The approved action must now be undertaken in accordance with the attached variation notice.

Condition 9 allows you, under certain circumstances, to implement a revised approved Rehabilitation Offset Management Plan without seeking the Minister's approval. A fact sheet has been attached to provide guidance on 'new or increased impacts' and changes to approved management plans under EPBC Act environmental approvals.

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

Should you require any further information please contact Vaughn Cox on 02 6274 2005 or by email: [post.approvals@environment.gov.au](mailto:post.approvals@environment.gov.au).

Yours sincerely

James Barker  
Assistant Secretary  
Assessments and Governance Branch  
Environment Standards Division

18 October 2017

Attachments: EPBC 2006/2834 Variation to conditions attached to approval October 2017.  
Guidance on 'new or increased impact'.

**VARIATION TO CONDITIONS ATTACHED TO APPROVAL****Capecare, urban and commercial new development, Aged Care – Naturaliste Terrace, Dunsborough, WA (EPBC 2006/2834)**

This decision to vary a condition of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

**Approved action**

<b>Person to whom the approval is granted</b>	Ray Village Aged Services Inc. (Trading as Capecare) ABN: 77 630 179 279
<b>Approved action</b>	To develop aged care facilities on Naturaliste Terrace, Dunsborough, WA [See EPBC Act referral 2006/2834]

**Variation**

<b>Variation of conditions of approval</b>	<p>The variation is:</p> <p>Delete conditions 4, 5, 6, 7, 8 and 9 attached to the approval and substitute with the conditions specified below.</p> <p>Add new conditions 9A and 9B to the approval, as specified below.</p> <p>Revoke definitions of <b>Offset site(s)</b> and <b>WA DEC</b> attached to the approval.</p> <p>Add new definition of <b>New or increased impact</b> and <b>WA DBCA</b> to the approval, as specified below.</p> <p>Add new <b>Attachment B</b> to the approval, as specified below.</p>
<b>Date of effect</b>	This variation has effect on the date the instrument is signed

**Person authorised to make decision**

<b>Name and position</b>	James Barker Assistant Secretary Assessment and Governance Branch
<b>Signature</b>	
<b>Date of decision</b>	18 October 2017



## Conditions attached to the approval

Original conditions	Varied conditions
<p>4. The person taking the action must not commence <b>construction</b> until written evidence is provided to the <b>Department</b> that the remaining 2.83 ha of <b>Armstrong Reserve</b>, outside of the <b>proposed development footprint</b> (as shown at <u>Attachment A</u>), is designated a reserve for the purpose of 'Landscape Protection' under the <i>WA Land Administration Act 1997</i>.</p>	<p>4. The person taking the action must not commence <b>construction</b> until written evidence is provided to the <b>Department</b> that the remaining 2.83 ha of <b>Armstrong Reserve</b>, outside of the <b>proposed development footprint</b> (as shown at <u>Attachment A</u>), is designated a reserve for the purpose of 'Landscape Protection' or 'Reserve for Drainage' under the <i>WA Land Administration Act 1997</i>.</p>
<p>5. To offset the residual impacts of the action on the Western Ringtail Possum, the person taking the action must prepare and submit a Rehabilitation Offset Management Plan (ROMP). The ROMP must be prepared in consultation with the City of Busselton and <b>WA DEC</b> and must include, though not be limited to the following:</p> <ul style="list-style-type: none"> <li>a) the identification (including a map) of an <b>offset site(s)</b> at least 1.8 ha in size, containing Western Ringtail Possum habitat, that is within the Dunsborough region of Western Australia and is able to support the planting of at least 700 Peppermint (<i>Agonis flexuosa</i>) trees. The <b>offset site(s)</b> must be accompanied with the <b>Offset attributes</b>;</li> <li>b) the planting of at least 700 Peppermint trees within the <b>offset site(s)</b>;</li> <li>c) methodology for rehabilitation works and ongoing management measures to ensure a survival rate of 80% of the 700 Peppermint trees is maintained 5 years after planting;</li> <li>d) details of the transfer of responsibility for the <b>offset site(s)</b> to the City of Busselton, which must occur within 3 years following the commencement of rehabilitation works, and the management measures that will occur after this transition;</li> <li>e) measures to ensure the long term protection of the <b>offset site(s)</b>;</li> <li>f) measures to manage the impacts of feral animals, people, weeds and Dieback (<i>Phytophthora cinnamomi</i>);</li> <li>g) details of monitoring, reporting and contingency measures if performance indicators are not met;</li> <li>h) timeframes for the implementation and completion of the above measures/programs/reporting; and,</li> <li>i) roles and responsibilities of personnel associated with the implementation of the above measures/programs/reporting.</li> </ul>	<p>5. To offset the impacts of the action on the Western Ringtail Possum, the person taking the action must prepare and submit a Rehabilitation Offset Management Plan (ROMP). The ROMP must be prepared in consultation with the <b>WA DBCA</b> and must:</p> <ul style="list-style-type: none"> <li>a) specify an offset site of at least 1 ha in size within the area shown at <u>Attachment B</u>;</li> <li>b) provide for the planting of at least 2,500 Peppermint trees (<i>Agonis flexuosa</i>) per hectare within the offset site;</li> <li>c) include a methodology for ensuring a survival rate of 80% of the 2,500 Peppermint trees is maintained per hectare 5 years after planting;</li> <li>d) describe monitoring and contingency measures if the survival rate (item c) is not met; and</li> <li>e) contain measures to minimise human access, and the impacts of herbivores, unplanned fire, weeds and Dieback (<i>Phytophthora cinnamomi</i>) within 3 years following commencement of rehabilitation works.</li> </ul> <p>The ROMP must be submitted to the <b>Department</b> for approval by the <b>Minister</b>. <b>Construction</b> must not commence until the ROMP is approved by the <b>Minister</b>. If the <b>Minister</b> approves the ROMP, the approved ROMP must be implemented.</p>

<p>The ROMP must be submitted to the <b>Department</b> prior to the commencement of <b>construction</b>. If the <b>Minister</b> approves the ROMP, the approved ROMP must be implemented. <b>Construction</b> must not commence until the ROMP is approved by the <b>Minister</b>.</p>	
<p>6. Within 30 days after the commencement of the action, the person taking the action must advise the <b>Department</b> in writing of the actual date of commencement.</p>	<p>6. Within 10 business days after commencement of the action, the person taking the action must advise the <b>Department</b> in writing of the actual date of commencement.</p>
<p>7. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the ROMP required by this approval, and make them available upon request to the <b>Department</b>. Such records may be subject to audit by the <b>Department</b> or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the <b>Department's</b> website. The results of audits may also be publicised through the general media.</p>	<p>7. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement plans and strategies required by this approval, and make them available upon request to the <b>Department</b>. Such records may be subject to audit by the <b>Department</b> or an independent auditor in accordance with section 458 of the EPBC Act. The results of audits may also be publicised through the general media.</p>
<p>8. Within three months of every 12 month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of the ROMP as specified in the conditions. Each report must stay on the proponent's website for at least 3 years. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the <b>Department</b> at the same time as the compliance report is published.</p>	<p>8. Within three (3) months of every twelve (12) month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of the ROMP as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be reported to the <b>Department</b> at the same time as the compliance report is published. Compliance reports must remain published, or until written approval by the <b>Minister</b> for removal of the report.</p>
<p>9. If the person taking the action wishes to carry out any activity otherwise than in accordance with the ROMP as specified in the conditions, the person taking the action must submit to the <b>Department</b> for the <b>Minister's</b> written approval a revised version of that ROMP. The varied activity shall not commence until the <b>Minister</b> has approved the varied ROMP in writing. The <b>Minister</b> will not approve a varied ROMP unless the revised ROMP would result in an equivalent or improved environmental outcome over time. If the <b>Minister</b> approves the revised ROMP, that ROMP must be implemented in place of the ROMP originally approved.</p>	<p>9. The person taking the action may choose to revise the ROMP approved by the <b>Minister</b> under condition 5 without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the revised plan would not be likely to have a <b>new or increased impact</b>. If the person taking the action makes this choice they must notify the <b>Department</b> in writing that the approved plan has been revised and provide the <b>Department</b>, at least four weeks before implementing the revised plan, with:</p> <ul style="list-style-type: none"> <li>i. with an electronic copy of the revised plan;</li> <li>ii. an explanation of the differences between the revised plan and the approved plan; and</li> <li>iii. the reasons the person taking the action considers that the taking of the action in accordance with the revised plan would not be likely to have a <b>new or increased impact</b>.</li> </ul>

	<p><b>9A.</b> The person taking the action may revoke its choice under condition 9 at any time by giving written notice to the <b>Department</b>. If the person taking the action revokes the choice to implement the revised plan, without approval under section 143A of the EPBC Act, the plan approved by the <b>Minister</b> must be implemented.</p> <p><b>9B.</b> If the <b>Minister</b> gives a notice to the person taking the action that the <b>Minister</b> is satisfied that the taking of the action in accordance with the revised plan would be likely to have a <b>new or increased impact</b>, then:</p> <ul style="list-style-type: none"> <li>i. condition 9 does not apply, or ceases to apply, in relation to the revised plan; and</li> <li>ii. the person taking the action must implement the plan approved by the <b>Minister</b>.</li> </ul> <p>To avoid any doubt, this condition does not affect any operation of conditions 9 and 9A in the period before the day the notice is given.</p> <p>At the time of giving the notice, the <b>Minister</b> may also notify that for a specified period of time condition 9 does not apply for the plan required under the approval.</p> <p>Conditions 9, 9A and 9B are not intended to limit the operation of section 143A of the <b>EPBC Act</b> which allows the person taking the action to submit a revised plan to the <b>Minister</b> for approval.</p>
--	--

### **Definitions**

**New or increased impact** is a new or increased environmental impact or risk relating to any matter protected by the controlling provisions for the action, when compared to the impact or risk arising from implementing the plan that has been approved by the **Minister**.

**WA DBCA** is the Western Australian Department of Biodiversity, Conservation and Attractions (or equivalent agency).



**Attachment B:** Portion of the Broadwater Nature Reserve, Dunsborough (as delineated by green line), within which the offset site must be located (Condition 5).



## **APPENDIX 3**

### **DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS CORRESPONDENCE**

**From:** Cox, Vaughn  
**To:** ["Bernadette Van der Wiele"](#)  
**Subject:** 2006/2384 Offset [SEC=UNCLASSIFIED]  
**Date:** Friday, 5 May 2017 1:56:05 PM  
**Attachments:** [Planting Zones - Broadwater NR.PDF](#)

---

Hello Bernadette,

We have a proposal from DPaW to revegetate a portion of the Broadwater NR.

Please see attached map and planting zones for three vegetation (wetland, interface and upland) categories. **I am not proposing the whole area be planted** – only an as yet undetermined portion, extending from the western (RHS) boundary.

Please also see below a table listing Overstorey, Midstorey and Understorey species and composition of each strata.

May I suggest you request a quote from your landscape/rehab contractor to:

- a) propose a mix of species to meet the criteria in the following table. I would expect you to select the most cost effective mix of overstorey, 3 midstorey and 3 understorey species;
- b) plant 0.1 hectare of each zone (upland, wetland, interface), for the proposed mix of species, at a rate of 10,000 plants per hectare. For example 0.1ha would be comprised of 1,000 plants total comprised of 500 overstorey (at least 40 Agonis – the current rate), 250 midstorey and 250 understorey plants; and
- c) plant 0.5 hectare as per above, there may be economies of scale, and whether there is gradation out from the wetland (eg close to wetland melaleuca, with Agonis at the outer limits of waterlogging).

We are not concerned at survival rates – this is set and forget.

I am open to an area between 0.9 and 1.8ha, given the intensive nature of the habitat rehabilitation proposed.

Given the above, and your knowledge of the budget limits, feel free to come forward with a proposal from your consultant rehab team.

I am yet to learn of fencing etc requirements.

Best call me today if need be.

Cheers

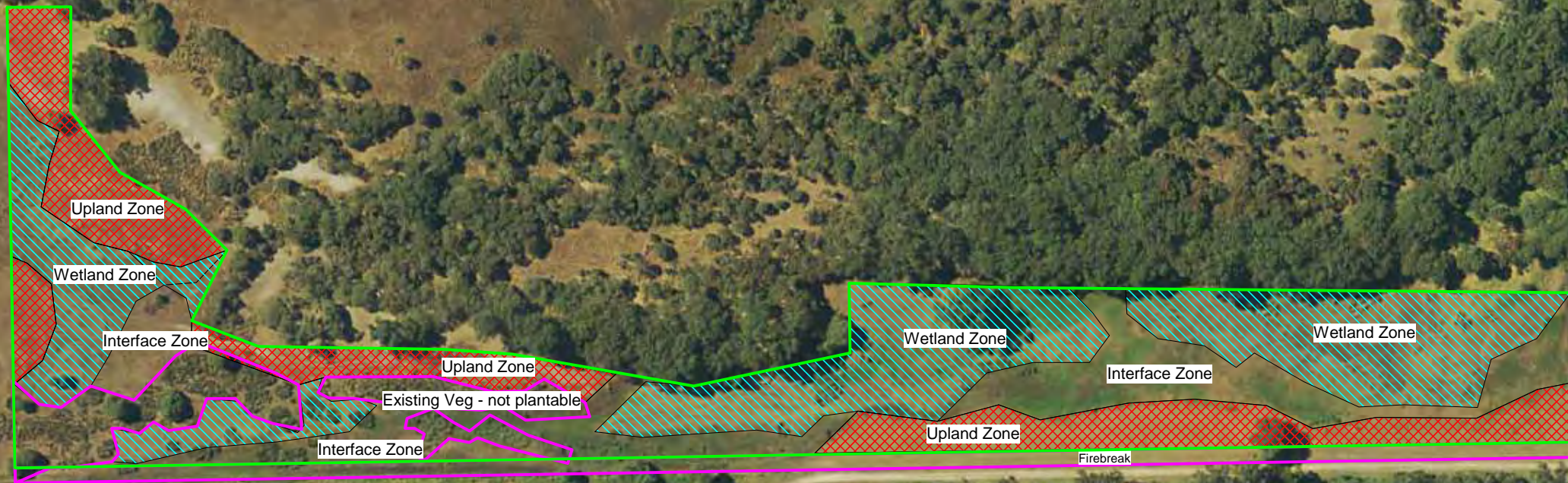
Vaughn Cox  
02 6274 2005

--	--	--	--



<b>Planting Zone</b>	<b>Overstorey 50% comprised of the following species in each zone</b>	<b>Midstorey 25% comprised of at least 3 of the following species in each zone</b>	<b>Understorey 25% comprised of at least 3 of the following species in each zone</b>
<b>Upland Zone</b>	Corymbia calophylla Agonis flexuosa	Kunzea glabrescens Jacksonia furcellata Banksia grandis Banksia attenuata Acacia saligna	Gastrolobium praemorsum Adenanthos meisneri Stirlingia latifolia Hardenbergia comptoniana
<b>Wetland Zone</b>	Eucalyptus rudis Melaleuca raphiophylla Agonis flexuosa	Melaleuca viminea Hakea varia Acacia saligna Banksia littoralis	Baumea juncea Lepidosperma longitudinale Gahnia trifida Juncus krausii Juncus pallidus Ficinia nodosa (*) Rhagodia baccata
<b>Interface Zone</b>			Lepidosperma gladiatum (*) Hibbertia cuneiformis Adriana quadripartita Melaleuca incana Spyridium globulosum (*)





Upland Zone

Wetland Zone

Interface Zone

Upland Zone

Existing Veg - not plantable

Interface Zone

Wetland Zone

Interface Zone

Wetland Zone

Upland Zone

Firebreak



**From:** Williams, Kim  
**To:** [Bernadette Van der Wiele](#)  
**Cc:** [Hanly, Peter](#); [Cox, Vaughn](#); ["Dominic Trombetta"](#); [Krystal Laurents](#)  
**Subject:** Re: EPBC 2006/2834 Armstrong Reserve, Dunsborough  
**Date:** Wednesday, 7 June 2017 10:36:12 AM

---

Hello Bernadette,

Thanks for providing the opportunity to comment early in the development of the document.

I suggest the following additions;

1) Section 4 Rehab Approach,

- add a section 4.6 and address feral animal control and grazing pressures arising from both native and introduced herbivores (primarily roos and rabbits). Identify actions that will be used to reduce impacts from these pressures and what trigger points/thresholds will be used to initiate onground action.

- will 4.3.2 Reveg Methodology address use of supplementary fertilizers, soil amelioration using products such as bacterial additives and watering requirements over the 1st summer establishment period. NB: All of these actions need to be considered to maximise establishment and survival and achieve completion criteria. If these will not be part of 4.3.2 consider addressing them in a new section 4.7, include trigger points for initiating action.

2) Section 5 Monitoring and Contingency Measures;

This section should contain a monitoring timetable and a timetable for reporting the monitoring results.

Thanks

Kim

**Kim Williams**

Regional Leader Nature Conservation  
Dept Parks and Wildlife. South West Region, Bunbury WA  
[kim.williams@dpaw.wa.gov.au](mailto:kim.williams@dpaw.wa.gov.au)



---

**From:** Bernadette Van der Wiele <[bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au)>  
**Sent:** Tuesday, 6 June 2017 4:18:10 PM  
**To:** Williams, Kim  
**Cc:** Hanly, Peter; Cox, Vaughn; 'Dominic Trombetta'; Krystal Laurents  
**Subject:** EPBC 2006/2834 Armstrong Reserve, Dunsborough

Hello Kim



Following on from DPaW's discussions with Mr Vaughn Cox Dept of the Environment and Energy) regarding Capecare utilising 1 ha of the Broadwater Nature Reserve as a rehabilitation offset site, I have attached a draft Table of Contents for the Rehabilitation Offset Management Plan that is required to be prepared prior to construction commencing at Armstrong Reserve.

Can you please review the attached and advise whether it covers all of the issues that DPaW would expect to be covered in this type of management plan? Should any issues be missing would you please advise accordingly?

Many thanks

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

**PO Box 138 NORTH FREMANTLE WA 6159**

**M: 0447 366 460**

UDIA WA Environmental Excellence Award Winner 2014

UDIA National Environmental Excellence Award Winner 2015

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

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

**From:** Kim Williams  
**To:** [Bernadette Van der Wiele](#)  
**Cc:** [Cox, Vaughn \(Vaughn.Cox@environment.gov.au\)](#); [Tracy Teede](#)  
**Subject:** RE: Rehabilitation Mgt Plan - Portion Lots 217-219 Busselton Bypass, Vasse Armstrong Reserve Offset  
**Date:** Tuesday, 31 October 2017 11:35:29 AM  
**Attachments:** [image003.png](#)

---

Hello Bernadette,

I refer to the Rehabilitation Offset Management Plan (ROMP) ver 4 for Lots 217-219 sent as per below and provide the following comments from the South West Regional Office of the Parks and Wildlife Service, Department of Biodiversity, Conservation and Attractions.

**Background:**

Parks and Wildlife offered the newly acquired conservation Lots 217-219 as a potential offset site on the basis that;

- The area lies within the known distribution of Western Ringtail Possum in the Dunsborough to Bunbury Zone, and habitat within the Broadwater Nature Reserve is mapped as high quality for the species.
- Lots 217 – 219 provided a small and discrete area suitable to meet the offset conditions required by CapeCare, and would further enhance a previous WRP habitat creation offset implemented by MRD along the Busselton Bypass Road.
- Lots 217-219 were and are regarded by the department as strategically located with potential to make a significant contribution to the long term conservation values of the nature reserve and contribute to regional wetland and WRP conservation. These attributes justified purchasing the land.
- The land is vested with the Conservation and Parks Commission and all management actions such as revegetation works must be consistent with Commission and Department policies and guidelines. Inherent is a requirement that any actions undertaken should not further degrade the values of the site or leave an ongoing management burden upon the Commission or Department.
- Revegetation actions should aspire to reconstruct/restore the composition, structure and functionality of conservation reserve habitats and ecosystems in a manner that is effective and can be measured and reported.

**Overall Comments:**

While the general content of the document is consistent with what the department requires in a ROMP it is deficient in two key areas which will need to be addressed to be compliant with the expectations/management requirements of the Conservation and Parks Commission and Department;

1) There are no documented targets or indicators for the non-Peppermint components of the revegetation in each of the identified landforms ie" Upland and Wetland Zones.

2) There are no strategies or triggers and contingency actions documented with regard to mitigating grazing impacts resulting from native herbivores (kangaroos).

**Comments on specific sections;**

1) **Section 2.7.2** correctly identifies the large population of Western Grey Kangaroos that frequent the Broadwater area and the potential adverse grazing impacts they can have on revegetation works, however the document has not identified any strategies to prevent these impacts prior to plant establishment or identified what contingency actions will be implemented should quarterly

monitoring detect a significant impact on plant survival. These omissions need to be addressed.

We note **Section 4.2** makes reference to consolidating the existing 1.2m perimeter fencing for rabbit exclusion on three sides of the rehab area, but no reference to excluding kangaroos. It is the department's experience in undertaking similar revegetation works elsewhere around the Busselton Wetlands System that a 1.2m fence will be ineffective at preventing kangaroos accessing the planting area and that a minimum 1.5m netting fence with 1.8m posts (thereby providing potential to add a further 300mm netting at a later stage if needed) and the installation of one way "roo gates" to enable animals to escape the fenced area will be required. The department strongly recommends that strategies for effective kangaroo management at the site are incorporated into the ROMP.

2) **Section 3.3 Table 4**, Targets and Indicators for the non-Peppermint components of the revegetation are required to be developed and included in Table 4. The department recognises there are a number of measures that could be used to address this omission such as Species % Survival or Plant Density per square metre with some measures being more suitable for direct seeding areas and others applicable in seedling areas. The outcomes of these measures are required to be reported quarterly consistent with the nominated reporting schedule for other components.

3) Triggers and Contingency Actions are required for these non-Peppermint components are to be added to **Table 7**. The department expects suggested contingency actions would include infill planting in patches of or greater than 100m<sup>2</sup> where mid and upper storey species are absent.

4) **Section 4.5.3 Table 5**, Species List for Revegetation Area: The department notes that additional species have been added to the suggested planting zone lists on the basis that some of the departments preferred species can be difficult to source from commercial suppliers. With the exception of two species these changes are acceptable to the department. Please remove *Conostylis candicans* and *Trachymene coerulea* from the upland understorey list.

5) **Section 4.8 Table 6**, Rehabilitation Schedule: Pre and Post site preparation weed control. . It is the department's experience in undertaking similar revegetation works elsewhere around the Busselton Wetlands System particularly in cleared ex-paddock farmlands, that weed control can be a significant challenge requiring multiple control sessions over a number of seasons to reduce the residual weed load prior to planting/seeding and be supplemented with at least one rotary hoeing session to break up the compacted and fibrous root mat surface soil . The current schedule (Table 6) suggests only one pre-site preparation and one post-site preparation weed control session will be undertaken prior to planting, the department is of the opinion this will be insufficient to maximise seedling and direct sowing success. It is recommended that planting / direct sowing be scheduled for winter year 2 and for year 1 to focus on preparing the site. A pre-planting weed control session should be scheduled in late autumn / early winter year 2 prior to planting.

It is highly desirable that density of weeds and weed species composition and abundance be significantly reduced over the period of the ROMP to ensure the viability and longevity of the revegetation works and functionality of the reserve. Where environmental offset works are undertaken on departmental lands, it is important and expected outcomes will result in a nett benefit without substantial on going management obligations. Ie: the Conservation and Parks Commission will be reluctant to accept an ongoing burden of managing a "scattered trees over grass" patch if the revegetation works fail.

Parks and Wildlife look forward to receiving an updated ROMP addressing the these issues for final comment.



Regards

Kim

**Kim Williams**

Regional Leader Nature Conservation  
Parks and Wildlife Service  
Department of Biodiversity, Conservation and Attractions  
SW Region, Bunbury, WA  
Ph: 97254300  
[kim.williams@dbca.wa.gov.au](mailto:kim.williams@dbca.wa.gov.au)



---

**From:** Bernadette Van der Wiele [mailto:[bernadette@endplanenvironmental.com.au](mailto:bernadette@endplanenvironmental.com.au)]  
**Sent:** Friday, 20 October 2017 7:33 AM  
**To:** Kim Williams; Kim Williams  
**Cc:** 'Dominic Trombetta'; Nadine Carter; Stuart Sibbald; 'John Reid'; Darren Brearley; Cox, Vaughn  
**Subject:** Rehabilitation Mgt Plan - Portion Lots 217-219 Busselton Bypass, Vasse  
**Importance:** High

Good morning Kim

On behalf of our client Ray Village Aged Services (Inc) t/a Capecare, please find attached a pdf of the Rehabilitation Management Plan prepared for portion of Lots 217-219 Busselton Bypass, Vasse.

As required by Condition 5 of EPBC2006/2834 (see attached pdf), the document is provided to the Department of Biodiversity Conservation and Attractions for their review and comment.

To assist you, I have also attached the RMP in word format for comments/track changes should there be any.

Can you please advise when you will be able to provide the Department's comments to me?

Kind regards and many thanks

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

**PO Box 138 NORTH FREMANTLE WA 6159**

**M: 0447 366 460**

**UDIA 2014 WA and 2015 National Environmental Excellence Award Winner**

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

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

**From:** Kim Williams  
**To:** [Bernadette Van der Wiele](#); [Andrew Webb](#)  
**Cc:** [Tracy Teede](#); [Stuart Sibbald](#); ["John Reid"](#); [Nadine Carter](#); ["Dominic Trombetta"](#); [Stephen.Carmody@capecare.com.au](mailto:Stephen.Carmody@capecare.com.au)  
**Subject:** Re: Capecare offset site ROMP query  
**Date:** Wednesday, 29 November 2017 2:40:22 PM  
**Attachments:** [EPBC 2006-3017 ROMP\\_KW 24112017.docx](#)

---

Hello Bernadette,

In response to your question below, yes version 5 of the ROMP has incorporated the intent of the advice and comments previously provided by the department.

I have identified three further amendments / clarifications detailed below, which the department seeks to have incorporated into the document.

**section 4.1**

Query the reference to Vasse Estuary, in this context should say Broadwater wetland ?  
*ie: 2.A seasonally wet floodplain (dark clayey sand) fringing the **Broadwater wetland** and supporting one large isolated tree of Eucalyptus rudis (Flooded Gum) and scattered trees of Melaleuca raphiophylla (Swamp Paperbark) over cleared annual pasture grasses and weeds; and*

**section 4.7.1**

Insert statement: " Should the need arise and following consultation with local DBCA staff, additional rabbit control using approved baiting techniques (ie: 1080 Oats) will be implemented."

**section 4.8**

Insert statement " Consultation and approval from local DBCA staff will be sought prior to pruning any overhanging trees and other vegetation impinging upon the firebreak." *The firebreak will be installed prior to planting commencing and annual maintenance will be conducted prior to the 15th December (refer to Appendix 5)*

*Bernadette - the melaleuca canopies on the North side of the offset area have been identified as high quality WRP habitat, the potential impacts of any pruning esp to 5m height will need to be assessed on site with local departmental staff prior to undertaking this action.*

Thankyou

Kim

**Kim Williams**  
Regional Leader Nature Conservation  
South West Region, Bunbury. WA.  
Parks and Wildlife Service  
Dept of Biodiversity, Conservation and Attractions  
[kim.williams@dbca.wa.gov.au](mailto:kim.williams@dbca.wa.gov.au)



---

**From:** Bernadette Van der Wiele <bernadette@endplanenvironmental.com.au>

**Sent:** Monday, 27 November 2017 2:59:28 PM

**To:** Kim Williams

**Cc:** Tracy Teede; Stuart Sibbald; 'John Reid'; Nadine Carter; 'Dominic Trombetta';  
Stephen.Carmody@capecare.com.au

**Subject:** Capecare offset site ROMP query

Hello Kim

Further to my email of the 17 November, can you please advise whether the changes made to version 5 of the ROMP are to the satisfaction of the Department?

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

**PO Box 138 NORTH FREMANTLE WA 6159**

**M: 0447 366 460**

**UDIA 2014 WA and 2015 National Environmental Excellence  
Award Winner**

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

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



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

---

Hi Bernadette,  
Yes I think the document is now ready

Thanks

---

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

Hello Andrew

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

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

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

**PO Box 138 NORTH FREMANTLE WA 6159**

**M: 0447 366 460**

UDIA 2014 WA and 2015 National Environmental Excellence Award  
Winner

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

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

---

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

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

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

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

And by using 400m<sup>2</sup> (20x20m) these criteria can be measured by recording under/mid story species in the proposed 20x20m quadrats (so possibly a slight tweak to that monitoring technique section may be required).... Perhaps this would negate the need for belt-transects

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

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

Thanks

---

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

Hello Andrew

I have revised Section 3.3 and Table 4 to include your requested amendment regarding 30% cover and also Table 5 *Gahnia trifida* to be footnote 5. For ease of reference, all changes are highlighted in blue.

Can you please advise that you are satisfied with the changes?

Also, Kim made a note at the bottom of his last email to me regarding the WRP habitat values of *Melaleuca* woodland to the north of the site. Kim, I am very aware of this and this is what we are hoping to connect into through this revegetation process. However, in the event that City of Busselton's snr fire officer is not happy with the firebreak, will the Department intercede on CapeCare's behalf please? I have had situations with some LGA's where revegetation has taken place across old firebreaks in order to provide connectivity only to have the LGA fire officers request that the firebreak be reinstalled!!

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

**PO Box 138 NORTH FREMANTLE WA 6159**

**M: 0447 366 460**

## UDIA 2014 WA and 2015 National Environmental Excellence Award Winner

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

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

---

**From:** Andrew Webb [<mailto:andrew.webb@dbca.wa.gov.au>]

**Sent:** Friday, 1 December 2017 11:23 AM

**To:** Bernadette Van der Wiele

**Cc:** Kim Williams

**Subject:** RE: EPBC 2006/2834 ROMP Version 6

Hi Bernadette,

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

I agree with Darren that determining 80% with direct seedling is tricky, so in regards to what you propose for understory and mid-story is an acceptable criteria, although that criteria as currently proposed could technically mean that the presence of just one under/mid-story plant or the presence of the same species will result in the completion criteria being met. Having a rehab with only one under/mid-story plant every 100m<sup>2</sup> is not ideal, nor is it ideal if the under/mid-story species is all the one species.

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

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

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

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

If you have any questions please ask

Thanks

Andrew Webb



---

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

Hello Kim and Andrew

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

With respect to your earlier advice for meaningful completion criteria for the mixed species plantings (see attached advice), on the advice of Dr Darren Brearley (Onshore Environmental) who has noted that the use of both tubestock and native seed in the revegetation area will mean that using a set figure for determining a survival rate (eg 80%) will be difficult to verify. In order to resolve both of these issues, I have amended version 6 to show that infill planting will be undertaken in patches greater than 100m<sup>2</sup> where mid-storey and upper storey native species are absent. These changes (highlighted in green) are included in sections 3.1, 3.2 and Table 4.

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

**PO Box 138 NORTH FREMANTLE WA 6159**

**M: 0447 366 460**

**UDIA 2014 WA and 2015 National Environmental Excellence Award  
Winner**

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

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

## **APPENDIX 4**

**EPBC 2006/2834 APPROVAL (25 FEBRUARY 2013)**



Mr Greg Holland  
Chief Executive Officer  
Capecare  
20 Ray Ave  
BUSSELTON WA 6280

Dear Mr Holland

**Decision on approval  
Capecare, Aged Care Village, Dunsborough, WA (EPBC 2006/2834)**

I am writing to you in relation to your proposal to develop aged care facilities on Naturaliste Terrace, Dunsborough, WA.

I have considered the proposal in accordance with Part 9 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and have decided to grant an approval to Capecare. The details of my decision are attached. The proposal must be undertaken in accordance with the conditions specified in the approval.

I would appreciate your assistance by informing me when you start the action, when you intend to provide the Rehabilitation Offset Management Plan and who will be the contact person responsible for the administration of the approval decision.

Please note, any plans required as conditions of approval will be regarded as public documents unless you provide sufficient justification to warrant commercial-in-confidence status.

You should also note that this EPBC Act approval does not affect obligations to comply with any other laws of the Commonwealth, state or territory that are applicable to the action. Neither does this approval confer any right, title or interest that may be required to access land or waters to take the action.

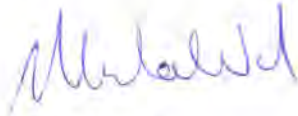
The department has an active audit program for proposals that have been referred or approved under the EPBC Act. The audit program aims to ensure that proposals are implemented as planned and that there is a high degree of compliance with any associated conditions. Please note that your project may be selected for audit by the department at any time and all related records and documents may be subject to scrutiny. Information about the department's compliance monitoring and auditing program is enclosed.

I have also written to Mr Kim Taylor of the WA Office of the Environmental Protection Authority, and Mr Keiran McNamara of the WA Department of Environment and Conservation, informing them of this decision.



If you have any questions about this decision, please contact the project manager, Mitchell Bouma, by email to [mitchell.bouma@environment.gov.au](mailto:mitchell.bouma@environment.gov.au), or telephone (02) 6274 2020 and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely



Michael Ward  
Acting Assistant Secretary  
North, West and Offshore Assessment Branch

25 February 2013



## Approval

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

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

### Proposed action

**person to whom the approval is granted** Ray Village Aged Services Inc. (Trading as Capecare)

**proponent's ACN (if applicable)** ABN: 77 630 179 279

**proposed action** To develop aged care facilities on Naturaliste Terrace, Dunsborough, WA [See EPBC Act referral 2006/2834].

### Approval decision

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

### conditions of approval

This approval is subject to the conditions specified below.

### expiry date of approval

This approval has effect until 31 December 2021.

### Decision-maker

**name and position** Michael Ward  
Acting Assistant Secretary  
North, West and Offshore Assessment Branch

### signature

**date of decision** 25 February 2013

## Conditions attached to the approval

---

1. The person taking the action must not **clear** more than 0.9020 ha of habitat for the vulnerable Western Ringtail Possum (*Psuedocheirus occidentalis*) within the **proposed development footprint** (as shown at Attachment A).
2. **Clearing** must not occur outside of the **proposed development footprint** (as shown at Attachment A).
3. To mitigate potential impacts to the Western Ringtail Possum, the person taking the action must have an experienced zoologist with an approved Regulation 15 **WA DEC** fauna relocation licence on site, to spot for, handle and relocate Western Ringtail Possums from the **proposed development footprint** to undisturbed vegetation within **Armstrong Reserve**, during **clearance** of vegetation.
4. The person taking the action must not commence **construction** until written evidence is provided to the **Department** that the remaining 2.83 ha of **Armstrong Reserve**, outside of the **proposed development footprint** (as shown at Attachment A), is designated a reserve for the purpose of 'Landscape Protection' under the *WA Land Administration Act 1997*.
5. To offset the residual impacts of the action on the Western Ringtail Possum, the person taking the action must prepare and submit a Rehabilitation Offset Management Plan (ROMP). The ROMP must be prepared in consultation with the City of Busselton and **WA DEC** and must include, though not be limited to the following:
  - a. the identification (including a map) of an **offset site(s)** at least 1.8 ha in size, containing Western Ringtail Possum habitat, that is within the Dunsborough region of Western Australia and is able to support the planting of at least 700 Peppermint (*Agonis flexuosa*) trees. The **offset site(s)** must be accompanied with the **Offset attributes**;
  - b. the planting of at least 700 Peppermint trees within the **offset site(s)**;
  - c. methodology for rehabilitation works and ongoing management measures to ensure a survival rate of 80% of the 700 Peppermint trees is maintained 5 years after planting;
  - d. details of the transfer of responsibility for the **offset site(s)** to the City of Busselton, which must occur within 3 years following the commencement of rehabilitation works, and the management measures that will occur after this transition;
  - e. measures to ensure the long term protection of the **offset site(s)**;
  - f. measures to manage the impacts of feral animals, people, weeds and Dieback (*Phytophthora cinnamomi*);
  - g. details of monitoring, reporting and contingency measures if performance indicators are not met;
  - h. timeframes for the implementation and completion of the above measures/programs/reporting; and,



- i. roles and responsibilities of personnel associated with the implementation of the above measures/programs/reporting.

The ROMP must be submitted to the **Department** prior to the commencement of **construction**. If the **Minister** approves the ROMP, the approved ROMP must be implemented. **Construction** must not commence until the ROMP is approved by the **Minister**.

6. Within 30 days after the commencement of the action, the person taking the action must advise the **Department** in writing of the actual date of commencement.
7. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the ROMP required by this approval, and make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.
8. Within three months of every 12 month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of the ROMP as specified in the conditions. Each report must stay on the proponent's website for at least 3 years. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published.
9. If the person taking the action wishes to carry out any activity otherwise than in accordance with the ROMP as specified in the conditions, the person taking the action must submit to the **Department** for the **Minister's** written approval a revised version of that ROMP. The varied activity shall not commence until the **Minister** has approved the varied ROMP in writing. The **Minister** will not approve a varied ROMP unless the revised ROMP would result in an equivalent or improved environmental outcome over time. If the **Minister** approves the revised ROMP, that ROMP must be implemented in place of the ROMP originally approved.
10. If the **Minister** believes that it is necessary or convenient for the better protection of listed threatened species to do so, the **Minister** may request that the person taking the action make specified revisions to the ROMP specified in the conditions and submit the revised ROMP for the **Minister's** written approval. The person taking the action must comply with any such request. The revised approved ROMP must be implemented. Unless the **Minister** has approved the revised ROMP, then the person taking the action must continue to implement the ROMP originally approved, as specified in the conditions.
11. If, at any time after 5 years from the date of this approval, the person taking the action has not commenced **construction** the action, then the person taking the action must not substantially commence the action without the written agreement of the **Minister**.
12. Unless otherwise agreed to in writing by the **Minister**, the person taking the action must publish the ROMP referred to in these conditions of approval on their website. The ROMP must be published on the website within 1 month of being approved.

13. Upon the direction of the **Minister**, the person taking the action must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor must be approved by the **Minister** prior to the commencement of the audit. Audit criteria must be agreed to by the **Minister** and the audit report must address the criteria to the satisfaction of the **Minister**.

### **Definitions**

**Armstrong Reserve** is the area contained within the 'Site Boundary' at Attachment A, which is comprised of Lots 117, 116, 118, 257 and 258, Naturaliste Terrace, Dunsborough, Western Australia.

**Clear/clearing** is the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation.

**Construction** includes any preparatory works required to be undertaken including clearing vegetation, the erection of any fences, signage or on-site temporary structures and the use of construction or excavation equipment on site for the purpose of breaking the ground for buildings or infrastructure.

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

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

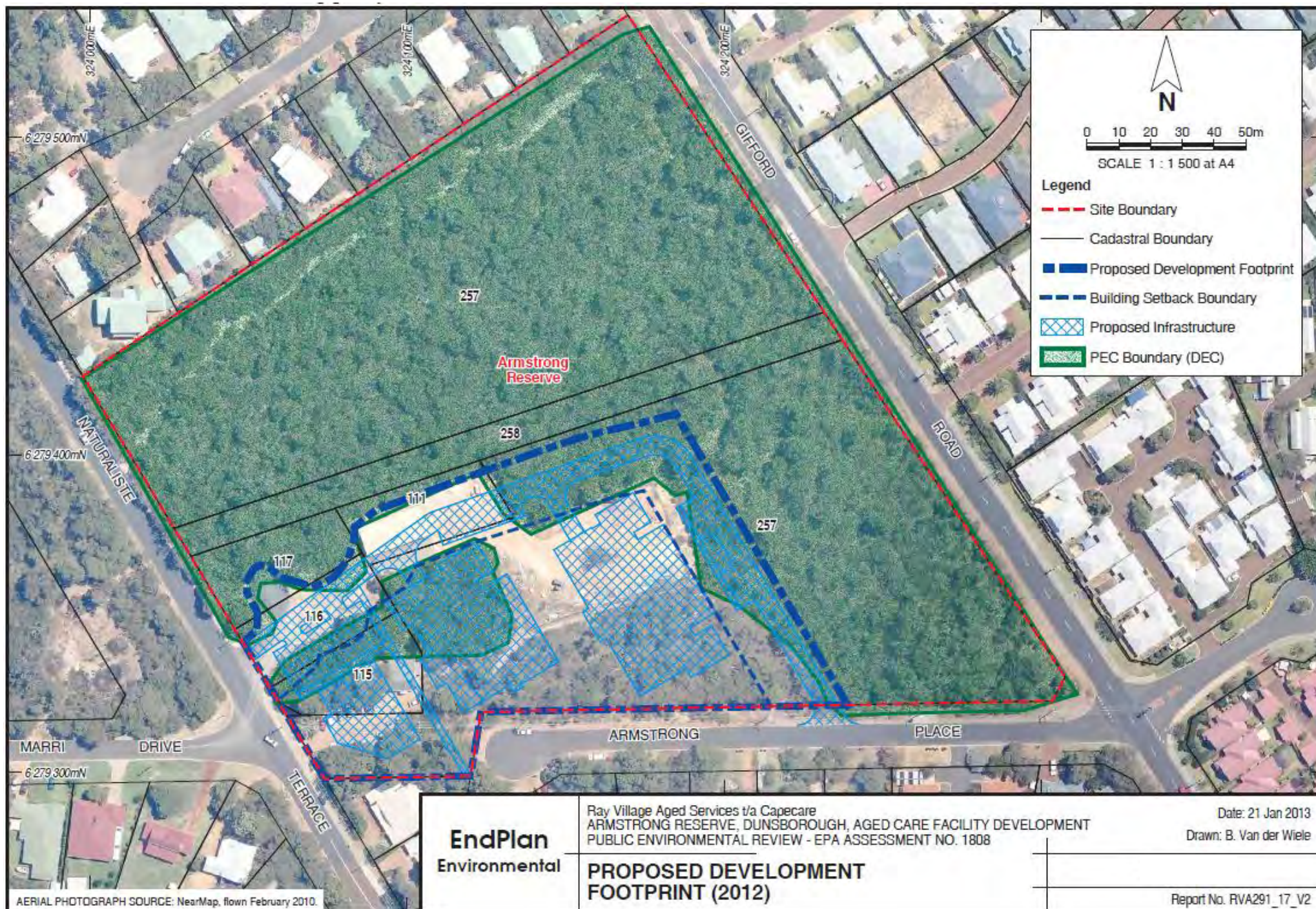
**Offset attributes** means an excel file ('.xls') capturing relevant attributes of the Offset Area, including the EPBC reference ID number, the physical address of the offset site, coordinates of the boundary points in decimal degrees, the EPBC protected matters that the offset compensates for, any additional EPBC protected matters that are benefiting from the offset, and the size of the offset in hectares.

**Offset site(s)** is the area, or areas, to be identified by the proponent to be used for their proposed rehabilitation offset that must be a total of at least 1.8 ha in size and support the planting of at least 700 Peppermint trees. The proponent will specify the location of the **offset sites(s)** within the ROMP.

**Proposed development footprint** is the area identified as '*Proposed Development Footprint*' at Attachment A.

**WA DEC** is the Western Australian Department of Environment and Conservation, (or equivalent agency).









# COMPLIANCE MONITORING AND AUDITING

This fact sheet provides an overview of the compliance monitoring and auditing program in place for projects referred under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and permits granted under the *Environment Protection (Sea Dumping) Act 1981* (the Sea Dumping Act).

## What is the EPBC Act?

The EPBC Act is Australia's key national environment law. Under the EPBC Act, proposals which are likely to have a significant impact on matters of national environmental significance (NES) must be referred, assessed, and a decision made by the Minister or his delegate on whether to approve the proposal. For more information about the EPBC Act environment assessment process refer to [www.environment.gov.au/epbc/publications/pubs/assessment-process.pdf](http://www.environment.gov.au/epbc/publications/pubs/assessment-process.pdf)

## What is the Sea Dumping Act?

The Sea Dumping Act regulates the loading and dumping of waste at sea. The Sea Dumping Act fulfils Australia's international obligations under the London Protocol to prevent marine pollution by dumping of wastes and other matter.

Permits are required from the department for all ocean disposal activities, which include:

- dredging
- the creation of artificial reefs
- dumping of vessels, platforms or other man-made structures
- burials at sea

For more information about the Sea Dumping Act refer to [www.environment.gov.au/coasts/pollution/dumping/act.html](http://www.environment.gov.au/coasts/pollution/dumping/act.html).

## What is the monitoring and audit program for?

The department has implemented a program of monitoring and auditing projects that have been referred under the EPBC Act and the Sea Dumping Act to ensure they are complying with their approval/permit conditions or requirements and the legislation.

Monitoring and compliance audits aim to ensure projects with the potential to impact on nationally protected matters are implemented as planned. Monitoring and compliance audits help the Australian Government to understand how well conditions/requirements are being understood and applied, and contribute to improving the effectiveness of the department's operations.



## Why monitor compliance?

The aim of monitoring compliance is to gather information on levels of compliance; to communicate the findings; and, if necessary, to recommend appropriate corrective or enforcement action.

Inspections are part of the department's monitoring regime. Monitoring also involves regular contact with project personnel to ensure projects are in line with Australian Government environmental requirements.

## What is a monitoring inspection?

A monitoring inspection is less formal and less extensive than an audit and involves a site visit to ensure the project complies with the set conditions or any requirements that can be readily assessed on site. Usually a monitoring inspection will not involve a formal review of documentation and records. By intervening early it is less likely that serious non-compliance issues will arise inadvertently.

Monitoring also demonstrates to the community that there are systems in place for measuring and improving compliance, and increases community confidence in the regulatory system.

## What is a compliance audit?

A compliance audit is an objective assessment of a project's compliance against selected criteria. Projects are audited against the conditions or requirements that were set when the project was approved (under the EPBC Act) or the permit granted (under the Sea Dumping Act).

A compliance audit usually takes the form of a desktop document review followed by a site

inspection, if necessary. In some cases, the document review provides the department with enough information to verify that a project is compliant with conditions or requirements.

If your project is selected for an inspection or an audit, you will be contacted by a departmental officer who will outline the process and explain any requirements.

## Who will be monitored and audited?

Monitoring and auditing is carried out on projects across all areas including mining and energy, government, transport, ports and marine, urban development, tourism and recreation. Projects can be chosen for audit based on either a random selection process or a risk-focused selection process. Any project that has been referred under the EPBC Act or the Sea Dumping Act can be selected for audit.

All audit report summaries are posted on the department's website. The results of audits may also be publicised through the general media. This is to encourage best practice behaviour within the regulated community.

## Further information

For further information on the monitoring and audit program, please contact:

**The Director, Monitoring and Audit Section**  
**Department of Sustainability, Environment,**  
**Water, Population and Communities**  
GPO Box 787  
CANBERRA ACT 2601  
T 02 6274 1111  
F 02 6274 1878  
E [post.approvals@environment.gov.au](mailto:post.approvals@environment.gov.au)  
W [www.environment.gov.au](http://www.environment.gov.au)



## **APPENDIX 5**

### **OFFSET SITE - REHABILITATION AREA (ONSHORE ENVIRONMENTAL, 2017)**



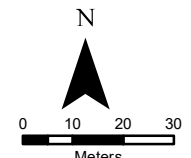


# BUSSELTION BYPASS

ATTACHMENT B

## Legend

- Site Boundary
- Study Area
- Rehabilitation Areas**
  - Sandy Ridge
  - Wet Flats



1:1,500  
Datum: GDA94  
Projection: MGA Zone 50

Date:	19/10/2017
Status:	Draft
Figure:	1
Sheet Size:	A3
Internal Reference:	Buss. Bypass_At.B
Drawn by:	GSM
Requested by:	DB






## **APPENDIX 6**

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

## BUSH FIRES ACT 1954


### PROPERTY COMPLIANCE REQUIREMENTS

Compliance inspections of land will be carried out from 16 November 2017, to assess landowner(s) or occupier(s) of land compliance with the City of Busselton Firebreak and Fuel Hazard Reduction Notice.


 Rural Residential, Urban and Industrial Land requirements must be compliant by **16 November 2017**


 Rural Land requirements must be compliant by **15 December 2017**

Local Government may serve a notice pursuant to Section 33 of the Bush Fire Act 1954, requiring the property owner to undertake any extra work to reduce the impact of a fire

 Rural Residential, Urban and Rural Land requirements **must be maintained** in accordance with the table overleaf until **12 May 2018** or a later date if the compliance period is extended, in which case a notice will be placed in the local newspaper


### FIRE PERMITS


 Permits to burn are required for the whole of the restricted periods and can only be obtained from the Fire Control Officer for your area


 Permits are to be obtained before burning commences (the permit holder must be in possession of the permit during the burn)


### FIRE PERMIT APPLICATION


**Before you call a Fire Control Officer ensure you have the following information**


 Who will be the three able bodied persons in attendance at all times whilst the fire is alight including contact phone number?


 What is the address of the property for which the permit applies?


 What fire fighting equipment and resources will you have at the fire front and is it in good working order?

 What is the size of burn to take place?

 Are there firebreaks installed and can a fire unit get access to the area?


 What material are you burning? Is it dry? Are there any plastics, tyres, treated posts or woods in the piles or area to be burnt? If so, remove them to a safe place.


 Ensure you give 72 hours notice to the Fire Control Officer first; and


 Ensure you notify neighbours 72 hours prior to commencing your burn


For further advice, contact your local Fire Control Officer, as advertised in the City of Busselton's Community Directory or on the City of Busselton website [www.busselton.wa.gov.au](http://www.busselton.wa.gov.au)


### GENERAL REQUIREMENTS


 **Garden Refuse Urban Areas (Town sites):** No garden refuse is permitted to be burnt on the ground, in the open air or in an outdoor incinerator within the urban areas of Busselton and Dunsborough town sites at any time of the year


 **Garden Refuse Rural Residential Areas (non-Town sites):** The burning of garden refuse is prohibited from 14 December to 28 February. **During the restricted burning period**, 2 November to 14 December and 1 March to 12 May each year, permits are required to be obtained from the Fire Control Officer in your area for the burning of any garden refuse


 **Burning of toxic materials and rubbish** is prohibited at all times


 **Camp fires** are prohibited within the City during the restricted and prohibited burning period


 **Wood and coal fuelled barbecues**, including wood fired pizza ovens and chimineas are banned during a total fire ban or in any period when the fire danger forecast is 'Very High' or above

 **Wood fired pizza ovens** must have a spark arrestor fitted

 **Warning:** The use of electric fences during periods of 'Very High' or above may cause fire

 **Owners of tractors** with down swept exhaust systems are encouraged to have an approved spark arrestor fitted as provided in the Bush Fires Act 1954 Regulations

 **Welding, Cutting and Grinding Equipment:** A person shall not operate this equipment during the restricted/prohibited burning times on land which is under crop, pasture, stubble and bush unless one working fire extinguisher is provided, work area is clear of flammable materials and there is compliance with any other controls required by a Fire Control Officer.

 **Welding, cutting and grinding equipment is not permitted** to be used anywhere within the City of Busselton when the fire index is 'extreme' or above

### FIRE DANGER RATING

For the current fire danger rating visit Department of Fire & Emergency Services (DFES) website [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au) or Bureau of Meteorology (BOM) website [www.bom.gov.au](http://www.bom.gov.au)

### CONTRACTORS

Please be advised, if you engage a contractor to gain compliance with this notice it is the property owner, **not the contractor**, who is responsible for the standard and quality of the fire prevention work undertaken and required to be compliant by 16 November (or 15 December if Rural Land) each year and maintained as per this notice throughout whole the fire season.

### CONTACT US

For further fire safety information visit the City of Busselton website [www.busselton.wa.gov.au](http://www.busselton.wa.gov.au) or Department of Fire & Emergency Services (DFES) website [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au)

## IMPORTANT DATES

The below dates may change due to seasonal fire conditions in which case details will be published in the local newspaper.

### RESTRICTED


**BURNING PERMITS ARE REQUIRED FROM**  
2 November 2017 to 14 December 2017 inclusive  
and  
1 March 2018 to 12 May 2018 inclusive

### BURNING PROHIBITED

15 December 2017 to 28 February 2018 inclusive  
(ALL FIRES PROHIBITED)

### COMPLIANCE DATE

 Completion of firebreaks/fuel hazard reduction on all rural residential, urban and industrial land is required to be completed by **16 November 2017** and must be maintained until 12 May 2018

 Completion of firebreaks/fuel hazard reduction on all rural land is required to be completed by **15 December 2017** and must be maintained until 12 May 2018

 Burning on Sundays and public holidays during the restricted fire season is prohibited

Applications for a variation of this the Firebreak and Fuel Hazard Reduction Notice, where ground considerations or environmental concerns prevent compliance with the requirements of this Notice, must be lodged in writing together with a Firebreak and Fuel Hazard Reduction Notice Variation form, prior to **31 October 2017**.

*The hardest aspect of fire prevention is explaining to your family why you didn't undertake any!*



*Actions speak louder than words and actions save lives*

Should you require further clarification of the information contained in this notice please do not hesitate to contact the City's Ranger and Emergency Services Department on (08) 9781 0444.



# FIREBREAK AND FUEL HAZARD REDUCTION NOTICE



## 2017/2018 BUSH FIRE SEASON FIRST AND FINAL NOTICE

### Bush Fires Act 1954

Take notice that pursuant to Part 3 Division 6 Section 33 of the Bush Fires Act 1954, landowner(s) or occupier(s) of land shall construct firebreaks and carry out fire prevention work in accordance with the City of Busselton Firebreak and Fuel Hazard Reduction Notice.

Failure to comply with this notice may result  
in a

**\$5,000 FINE**

**Fire Prevention Starts with You!**



**RING 000 FOR ALL FIRES**



CATEGORY	A	B	C	D	<div><div><div>FIREBREAK CATEGORY CODE AND SUMMARY OF REQUIREMENTS</div><div><div><div>ALL REQUIREMENTS IN THIS NOTICE ARE TO BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE FIRE SEASON (1 DECEMBER TO 12 MAY EACH YEAR).</div><div>FAILURE TO COMPLY MAY RESULT IN A \$5,000 FINE</div></div><div><div>PLEASE BE ADVISED THAT YOUR PROPERTY MUST COMPLY WITH CATEGORY REQUIREMENTS AS NOTED BY A TICK IN COLUMN A, B, C OR D</div></div></div><div><div><div><div></div></div><div><div></div></div></div></div></div></div>
<div><div>CATEGORY 1</div><div>RURAL</div><div>Except plantations and vineyards (for tourist chalets, refer to Estate Fire Management Plan or Individual Fire Management Plan) Sections A, C and D apply to this category.</div></div>	✓		✓	✓	<div><div><div><b>A - Firebreak</b> – The term firebreak includes a mineral earth firebreak. A mineral earth firebreak means a 3 metre wide area of the owner(s)/occupiers(s) land, cleared and maintained totally clear of all vegetation material (living or dead) so there is only mineral earth left. Any overhanging trees and other vegetation must be pruned to a height of 5 metres above the ground level of a mineral earth firebreak.</div><div><b>Category 1 – Rural:</b> A mineral earth FIREBREAK shall be constructed 3 metres wide, except in pasture or crop areas where a FIREBREAK shall be 2 metres wide. FIREBREAKS shall be located adjacent to all external boundaries of the land. Where the land area exceeds 120 hectares, an additional FIREBREAK must divide the land into areas of not more than 120 hectares with each part completely surrounded by a FIREBREAK.</div><div><b>Category 2 - Urban Residential and Industrial-Commercial:</b> Where the area of land exceeds 2024m² (½ acre) a mineral earth FIREBREAK shall be constructed and maintained at least 3 metres wide and within 6 metres of the inside of all external boundaries of the land. Where the area of land is 2024m² (½ acre) or less, hazardous material must be removed in accordance with section B - Fuel Reduction (refer to B1).</div><div><b>Category 5 - Protea Plantations/Vineyards:</b> A mineral earth FIREBREAK shall be 3 metres wide. A low fuel area is to be maintained in accordance with section B - Fuel Reduction (refer to B2).</div><div><b>Category 6 and 7 - Rural Residential:</b> A mineral earth FIREBREAK shall be constructed 3 metres wide. On Category 6 Rural Residential land with pasture or crop, a FIREBREAK shall be 2 metres wide and located within 6 metres of all external boundaries of the land. For Category 7 Rural Residential land, free access along a Strategic FIREBREAK is to be maintained at all times and including across the boundary of a lot, by means of a 3.5 metres wide field gate in the adjoining lot boundary fence.</div></div><div><div><b>B - Fuel Reduction</b></div><div><div>1) <b>Category 2 - Urban Residential and Industrial-Commercial:</b> Where the area of land is 2024m² (½ acre) or less, ALL HAZARDOUS MATERIAL must be removed from the whole of the land except living trees. In the area remaining, vegetation is to be maintained to a height of no greater than 10 centimetres; this includes piles of timber, branches and other vegetation.</div><div>2) <b>Category 5 - Protea Plantations/Vineyards:</b> A 5 metre low fuel area is to be maintained between the 3 metre FIREBREAK and the plantation/vineyard area. In this area, vegetation is to be maintained to a height of no greater than 10 centimetres; this includes piles of timber, branches and other vegetation.</div><div>3) <b>Category 6, 7 and 8 - Rural Residential:</b> Parkland clearing must be carried out in all open paddocks and along the boundary of the property. Clearing means that all dead vegetation and dry grasses (excluding approved crops, pasture areas and living trees/shrubs) including piles of timber and disused materials must be maintained to a height of no greater than 10 centimetres.</div></div><div><div><b>C - Building Protection Zones (BPZ) –</b> This is a modified area of reduced fuel immediately surrounding a building</div><div>BPZ's starve the fire by reducing the fuel levels around your house. These requirements are designed to reduce the fire's intensity and minimise the likelihood of flame contact with buildings. The BPZ gives more protection to families should a fire threaten suddenly and they cannot leave. It also provides extra protection for fire fighters and property owners who may decide to stay with their property.</div><div>A BPZ shall be provided for buildings in bush fire prone areas. The surroundings of buildings must comply with the following requirements:</div><div><div>1) The BPZ for existing buildings must be at least 20 metres from any external wall of the building unless varied under an approved Fire Management Plan (FMP) in accordance with section E - Interpretation and Additional Requirements (refer to E4).</div><div>2) The minimum BPZ for buildings constructed after 1 November 2011, in all cases shall be 25 metres.</div><div>3) The BPZ must be located within the boundary of the lot that the building is situated on.</div><div>4) Hazardous/flammable materials must not exceed the maximum fuel load specified in Point 5 below with grass areas not exceeding a height greater than 10 cm.</div><div>5) Fuel loads must be reduced and maintained at 2 tonne per hectare.</div><div>6) Isolated trees and shrubs may be retained, however, the first 5 metres around all buildings is to be clear of all hazardous/flammable materials.</div><div>7) Reticulated gardens in the BPZ shall be maintained to a height of no greater than 500 millimetres.</div><div>8) Wood piles must be at least 10 metres away from habitable dwellings.</div><div>9) Trees in the BPZ must comply with section E - Interpretation and Additional Requirements (refer to E1).</div><div>10) Where the land has an approved FMP, compliance must be achieved in accordance with the FMP. The FMP may vary the above BPZ requirements.</div><div>11) A Hazard Separation Zone (HSZ) is also recommended in the absence of a Fire Management Plan. Section E - Interpretation and Additional Requirements (refer to E3).</div></div><div><div><b>D – Fuel Storage &amp; Haystack Protection Zones</b></div><div>A 3 metre mineral earth FIREBREAK shall be located within 6 metres of fuel storage tanks, sheds, gas cylinders and haystacks. The mineral earth firebreak shall be maintained so that it is totally clear of all material (living or dead).</div></div><div><div><b>E – Interpretation and Additional Requirements</b></div><div><div>1) <b>Trees</b> On Urban, Industrial, Rural, and Rural Residential land, all tree branches must be removed or pruned to ensure a clear separation of at least 3 metres back from the eaves of all buildings and 5 metres above the top of the roof. Branches that may fall on the house must also be removed. In the BPZ the following is ‘recommended’; the spacing of individual or groups of trees should be 15 metres apart to provide for a 5 metres separation between tree crowns. There is also a requirement of 2.5 metres between trees and power lines so they do not come into contact and start a fire or bring down a power line.</div><div>2) <b>Hazardous and Flammable Materials</b> means the accumulation of fuel (living or dead) such as leaf litter, twigs, trash, bush, dead trees and scrub capable of carrying a running fire, but excludes standing living trees and isolated shrubs. <b>NOTE:</b> All remaining vegetation, piles of timber, branches and other living vegetation must be maintained to a height of no greater than 10 centimetres. To measure and determine fuel loads use DFES’s Visual Fuel Load Guide at <a href="http://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/pages/publications.aspx#5">http://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/pages/publications.aspx#5</a> and select Visual Fuel Load Guide Swan Coastal (Part 1 &amp; 2). Surface bush fire fuels should be kept low to the ground.</div><div>3) <b>Hazard Separation Zones (HSZ)</b> A HSZ is a modified area of reduced fuel load outside of the BPZ and is recommended to assist in reducing the fires intensity when flames are approaching buildings. Both the BPZ and the HSZ are essential strategies for the protection of buildings. A HSZ covers the area 75 metres outside the BPZ. The HSZ should be modified to have a maximum fuel load of 6-8 tonne per hectare. This can be implemented by fuel reduction methods such as burning, mowing and slashing to remove the hazard. This should not require the removal of living trees or shrubs. <b>REMEMBER:</b> reduce the fuel level of the fire to lower the intensity of the blaze. Further information on fuel loading can be found in the Visual Fuel Load Guide available by calling DFES or via their website at <a href="http://www.dfes.wa.gov.au">www.dfes.wa.gov.au</a></div><div>4) <b>Fire Management Plan (FMP)</b> A FMP is a comprehensive plan for the prevention and control of bushfires which may apply to individual land holdings. A notification, pursuant to the Transfer of Land Act 1893 (as amended) may be placed on the Certificate(s) of Title of the land for medium to long term fire management to reduce the occurrence and minimise the impact of uncontrolled bush fires, thereby reducing the threat to life, property and the environment. The land owner must comply with the FMP. <b>Building in bush fire prone areas</b>, new dwellings and other forms of accommodation, as well as additions to existing buildings are to be constructed in accordance with in Australian Standard 3959-2009. In designated bush fire prone areas, the minimum BPZ in all cases shall be 25 metres. Further information on this and other information relating to fire safety issues can be found on the City’s website <a href="http://www.busselton.wa.gov.au">www.busselton.wa.gov.au</a></div></div></div></div></div></div>
<div><div>CATEGORY 2</div><div>URBAN RESIDENTIAL &amp; INDUSTRIAL - COMMERCIAL</div><div>Sections A, B, D and E1 Trees, apply to this category. Refer to section E - Interpretation and Additional Requirements (E1 Trees).</div></div>	✓	✓		✓	
<div><div>CATEGORY 3 &amp; 4</div><div>PLANTATIONS</div><div>Fire Management Plan applies</div></div>	N/A	N/A	N/A	N/A	
<div><div>CATEGORY 5</div><div>PROTEA PLANTATIONS / VINEYARDS</div><div>(For tourist chalets, refer to Estate Fire Management Plan or Individual Fire Management Plan) Sections A, B, C and D apply to this category.</div></div>	✓	✓	✓	✓	
<div><div>CATEGORY 6</div><div>RURAL RESIDENTIAL - LOTS WITH INDIVIDUAL (MINERAL EARTH) BOUNDARY BREAKS</div><div>Sections A, B, C and D apply to this category unless the property is subject to Estate Fire Management Plan or Individual Fire Management Plan</div></div>	✓	✓	✓	✓	
<div><div>CATEGORY 7</div><div>RURAL RESIDENTIAL - LOTS WITH A STRATEGIC FIREBREAK ON ONE OR MORE BOUNDARIES</div><div>Sections A, B, C and D apply to this category unless the property is subject to Estate Fire Management Plan or Individual Fire Management Plan</div></div>	✓	✓	✓	✓	
<div><div>CATEGORY 8</div><div>RURAL RESIDENTIAL - LOTS WITHIN A STRATEGIC FIREBREAK AREA WITH NO STRATEGIC FIREBREAKS ON THE LOT BOUNDARIES</div><div>Sections B, C and D apply to this category unless the property is subject to Estate Fire Management Plan or Individual Fire Management Plan</div></div>		✓	✓	✓	

## **APPENDIX 14**

### **DBCA APPROVAL OF REHABILITATION OFFSET MANAGEMENT PLAN**

**(Source: DBCA, 2017)**

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

---

Hi Bernadette,  
Yes I think the document is now ready

Thanks

---

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

Hello Andrew

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

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

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

**PO Box 138 NORTH FREMANTLE WA 6159**

**M: 0447 366 460**

UDIA 2014 WA and 2015 National Environmental Excellence Award  
Winner

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

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

---

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

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

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



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

And by using 400m<sup>2</sup> (20x20m) these criteria can be measured by recording under/mid story species in the proposed 20x20m quadrats (so possibly a slight tweak to that monitoring technique section may be required).... Perhaps this would negate the need for belt-transects

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

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

Thanks

---

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

Hello Andrew

I have revised Section 3.3 and Table 4 to include your requested amendment regarding 30% cover and also Table 5 *Gahnia trifida* to be footnote 5. For ease of reference, all changes are highlighted in blue.

Can you please advise that you are satisfied with the changes?

Also, Kim made a note at the bottom of his last email to me regarding the WRP habitat values of *Melaleuca* woodland to the north of the site. Kim, I am very aware of this and this is what we are hoping to connect into through this revegetation process. However, in the event that City of Busselton's snr fire officer is not happy with the firebreak, will the Department intercede on CapeCare's behalf please? I have had situations with some LGA's where revegetation has taken place across old firebreaks in order to provide connectivity only to have the LGA fire officers request that the firebreak be reinstalled!!

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

**PO Box 138 NORTH FREMANTLE WA 6159**

**M: 0447 366 460**

## UDIA 2014 WA and 2015 National Environmental Excellence Award Winner

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

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

---

**From:** Andrew Webb [<mailto:andrew.webb@dbca.wa.gov.au>]

**Sent:** Friday, 1 December 2017 11:23 AM

**To:** Bernadette Van der Wiele

**Cc:** Kim Williams

**Subject:** RE: EPBC 2006/2834 ROMP Version 6

Hi Bernadette,

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

I agree with Darren that determining 80% with direct seedling is tricky, so in regards to what you propose for understory and mid-story is an acceptable criteria, although that criteria as currently proposed could technically mean that the presence of just one under/mid-story plant or the presence of the same species will result in the completion criteria being met. Having a rehab with only one under/mid-story plant every 100m<sup>2</sup> is not ideal, nor is it ideal if the under/mid-story species is all the one species.

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

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

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

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

If you have any questions please ask

Thanks

Andrew Webb

---

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

Hello Kim and Andrew

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

With respect to your earlier advice for meaningful completion criteria for the mixed species plantings (see attached advice), on the advice of Dr Darren Brearley (Onshore Environmental) who has noted that the use of both tubestock and native seed in the revegetation area will mean that using a set figure for determining a survival rate (eg 80%) will be difficult to verify. In order to resolve both of these issues, I have amended version 6 to show that infill planting will be undertaken in patches greater than 100m<sup>2</sup> where mid-storey and upper storey native species are absent. These changes (highlighted in green) are included in sections 3.1, 3.2 and Table 4.

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

**PO Box 138 NORTH FREMANTLE WA 6159**

**M: 0447 366 460**

**UDIA 2014 WA and 2015 National Environmental Excellence Award  
Winner**

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

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



## **APPENDIX 15**

### **DEPARTMENT APPROVAL OF REHABILITATION OFFSET MANAGEMENT PLAN**

**(Source: Department of Environment and Energy, 2017)**



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

Dear Mr Carmody,

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

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

- vary the approval conditions, in accordance with section 143(1)(c) of the EPBC Act. The variation notice of my decision, which extends the approved period to commencement until 25 February 2019, is attached for your records;
- extend the period of effect of approval, in accordance with section 145D of the EPBC Act. The conditions of approval for this project must now be implemented until 25 February 2024. The notice of my decision is attached for your records; and
- approve the *Rehabilitation Offset Management Plan, version 6 (dated 6 December 2017)* as meeting the requirements of condition 5 of the EPBC Act approval. The *Rehabilitation Offset Management Plan (ROMP)* must now be implemented.

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

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

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

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

Yours sincerely



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

16 December 2017

cc. Bernadette Van Der Wiele, EndPlan Environmental

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





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

### **Introduction**

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

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

### **Background**

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

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

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

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

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

### **Scope of changes to a plan**

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

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

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

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

The above emphasises the need to approval holders to use proper version control for plans. Further information about document version control can be found in the Department's Environmental Management Plan Guidelines available on the department's website:

<http://www.environment.gov.au/epbc/publications/environmental-management-plan-guidelines>

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

### **What is a new impact?**

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

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

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

### **What is an increased impact?**

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

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

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

### **Examples of a new or increased impact**

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

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

## What is unlikely to be a new or increased impact?

Changes unlikely to be a new or increased impact include:

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

### Examples unlikely to be a new or increased impact

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

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

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

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

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

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

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

### Option to submit revised plan to Minister for approval

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

### Advice and further information

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





## **APPENDIX 16**

### **CAPECARE SUBSTANTIVE COMMENCEMENT ADVICE (Source: Capecare, 2019)**

15 August 2019

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

Dear Sir/Madam,

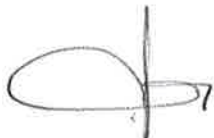
**RE: EPBC 2006/2834 – Capecare, urban and commercial development, Aged Care – Naturaliste Terrace, Dunsborough, WA**

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

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

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

Yours sincerely,



**STEPHEN CARMODY**  
Chief Executive Officer



## **APPENDIX 17**

### **DEPARTMENT SUBSTANTIVE COMMENCEMENT ACKNOWLEDGEMENT**

**(Source: Department of Environment and Energy, 2019)**



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

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

Dear Mr Carmody

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

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

**Condition 8 – Annual Compliance Report**

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

When preparing the Annual Compliance Report please refer to the Department's Annual Compliance Report Guidelines at

<http://www.environment.gov.au/epbc/publications/annual-compliance-report-guidelines>.

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

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

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

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

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

If you would like to discuss this matter further, please contact Kahli Beissner at [epbcmonitoring@environment.gov.au](mailto:epbcmonitoring@environment.gov.au).

Yours sincerely



Valerie Hush  
Assistant Director  
Environment Audit Section  
Office of Compliance

2 September 2019



## **APPENDIX 18**

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

Dunsborough Environmental

capecare.com.au/dunsborough-environmental-reports/

AppsBookmarksWebmail LoginCrédit Agricole de...Macquarie Bankbankwest login...Online Banking - L...Andrew Bolt | And...Log offTim Blair | Tim Blai...

Helping you live well

capecare

TRANSITION CARE FOR HEALTH AND AGING CARE

08 9750 2000

About Us

Residential Care

Community

Independent Living

Respite

Work with Us

Dunsborough

News and Contact Us

DUNSBOROUGH ENVIRONMENTAL REPORTS

Statements of Compliance

Management Plans

DOCUMENT

2014 Environmental Report- Statement of Compliance

2016 Environmental Report- Statement of Compliance

2017 Environmental Report- Statement of Compliance

2018 Environmental Report- Statement of Compliance

2019 Environmental Report- Statement of Compliance

2020 Compliance Assessment Plan

EPBC 2006:2834 ANNUAL COMPLIANCE REPORT (25 FEBRUARY 2017 – 24 FEBRUARY 2018)

EPBC 2006:2834 ANNUAL COMPLIANCE REPORT (25 FEBRUARY 2018 – 24 FEBRUARY 2019)

EPBC 2006:2834 ANNUAL COMPLIANCE REPORT (7 AUGUST 2019 – 6 AUGUST 2020)

DOCUMENT

2017 Rehabilitation Offset Management Plan

CapeCare 2012 Responses to PER Submissions

Environmental Management Plan Appendices 1 to 4

Environmental Management Plan Appendices 5 to 6

Environmental Management Plan Appendices 7 to 10

Environmental Management Plan Armstrong Reserve Approved

1:09 PM

23/10/2020

## **APPENDIX 19**

### **CAPECARE CORRESPONDENCE RE WEBSITE PUBLICATION OF ROMP**

**(Source: Capecare, 2018)**

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

---

Hi Bernadette,

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

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

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

[Capecare Client Representative](#)  
[Armstrong Village Dunsborough](#)

---

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

Hello Steve and Dom

I have had a query from Will Oldfield regarding Capecare's use of the DBCA offset site (from third party request for information to him from the local Environment Centre). Before I respond to Will, can I please draw your attention to the attached correspondence and in particular referral to condition 12 of Capecare's approval.

As the correspondence is dated the 17 December 2017 the ROMP should have been placed on your webpage. Can you please advise whether it has been?

Many thanks

Kind regards

*Bernadette van der Wiele*

**Director**

**EndPlan Environmental**

**PO Box 138 NORTH FREMANTLE WA 6159**

**M: 0447 366 460**

[UDIA 2014 WA and 2015 National Environmental Excellence Award Winner](#)

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

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



## **APPENDIX 20**

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

## REGULATION 4 LAWFUL AUTHORITY

### CONSERVATION AND LAND MANAGEMENT REGULATIONS 2002

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

#### AUTHORITY HOLDER DETAILS

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

#### AUTHORISED ACTIVITIES:

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

- 13 – Cultivation of native plants
- 34 – Unauthorised buildings
- 35A – Quarrying, removing or disturbing soil
- 38 – Unauthorised signs
- 47 – Entering CALM land via gates
- 51 – Use of vehicles on CALM land
- 52 – Off-road vehicles

#### CALM ACT LANDS TO WHICH THE AUTHORISATION APPLIES:

Lots 217 – 219 Busselton Bypass, Vasse (adjacent to Broadwater Nature Reserve (R 27080))

#### SPECIFIED PERIOD OF LAWFUL AUTHORITY:


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

**Details of “Nominated Vehicle/s”:**

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

**CONDITIONS:****The Authority Holder must comply with the following conditions:**

1. Where applicable, licenses issued under Regulation 89 of the Conservation and Land Management Regulations 2002 or under Regulations 14-22 and 54-59 of the Biodiversity Conservation Regulations 2018 for the taking of flora and/or fauna are required in addition to this authority.
2. This Authority does not comprise lawful authority to enter CALM Land the subject of Division 1 of Part 3 of the Regulations unless the land and/or waters is described below. (“CALM Land” is defined in Regulation 2 to mean land, or land and waters to which the Regulations apply, including caves and parts of caves on, or under that land. The Regulations apply to the land and waters described in Regulation 3 of the Regulations)
3. No bioprospecting involving the removal of sample aquatic and terrestrial organisms (both flora and fauna) for chemical extraction and bioactivity screening is permitted to be conducted without specific written approval by the Director General of Parks and Wildlife.
4. Further standard conditions below form part of this Authority.

	31 July 2020
---	--------------

District Manager  
Department of Biodiversity, Conservation and Attractions

DATE OF ISSUE

**DELEGATE CEO**

**Additional Information**

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

**Blackwood District Regulation 4 additional conditions:**

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

- a. The licensee is to ensure that all activities are carried out under hygienic conditions with respect to all vehicles, any collection of material and personal hygiene to minimise disease risks and negate the spread of invasive species.
  - b. All vehicles, footwear and equipment shall be clean prior to entry into DBCA-managed lands.
6. Any unlawful activities observed on DBCA-managed lands are to be reported to the Blackwood District Office (08 9752 5555)
7. Any sightings of threatened or priority listed species or communities are to be reported to the District Conservation Coordinator (08 9752 5555).
8. Additional to the required report of collection activities, copies of the project findings and collection activities within the specified forest blocks, must be forwarded to the Blackwood district office at the conclusion of work in that area. This report must include any outcomes of the research/survey/collection. Failure to adhere to this condition may lead to the district not supporting future Regulation 4 applications from the permit holder.



## **APPENDIX 21**

### **ROMP ANNUAL REPORT 2020-2021 (Source: Total Horticultural Services, 2021)**

**ROMP – IMPLEMENTATION PLAN  
CAPECARE – BUSSELTON BYPASS**

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

**Project: EPBC2006-2834**

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

**Site inspection / Report Preparation:** Graeme Sly

**Site condition:**

**Area:** 1.5ha

Site is a small highly modified agricultural farmland.

Vegetation cover is primarily infested with exotic weed coverage.

Site has only two clump / single trees (*Agonis flexuosa*)

**Site borders:**

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

**Weed Species observed:**

*Carex divisa*

*Ehrharta calycina*

*Lagurus ovatus*

*Avena fatua* (Common Wild Oat)

*Arctotheca calendula* (Cape Weed)

*Briza maxima* (Blow-fly grass)

*Ehrharta calycina* (Perennial Veldtgrass)

*Geranium molle* (Doves foot Geranium)

*Gladiolus caryophyllaceus* (Pink Gladiolus)

*Lagurus ovatus* (Hares Tall Grass)

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

#### **SITE ACTIVITIES**

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

**Note:**

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

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

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

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

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

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

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



## SITE IMAGES



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



12/1/2021 Weed growth in 'Wet' areas





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



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

## **APPENDIX 22**

### **Dieback Hygiene Guidelines for Meelup Regional Park (Source: City of Busselton, 2021)**



## Dieback hygiene guidelines for Meelup Regional Park

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

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

### 1. Dieback hygiene guidelines for contractors

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

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

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

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

#### 1.1 Cleaning footwear

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



## Dieback hygiene guidelines for Meelup Regional Park

### 1.2 Cleaning vehicles and machinery

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

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

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

## **APPENDIX 23**

### **SEED COLLECTION CORRESPONDENCE (Source: Total Horticultural Services, 2021)**

**From:** Total Horticultural Services <ths@westnet.com.au>  
**Sent:** Wednesday, 27 October 2021 5:59 AM  
**To:** Bernadette Van der Wiele  
**Subject:** Busselton Bypass Seed collection  
**Attachments:** Broadwater Collection Record 210401.xlsx; Letter Certificate of Ownership .pdf

Hi Bernadette,

The following attachment relate to the seed that was collected during 2020 / 2021, for the use at the Busselton Bypass site

Summary. 32 Species were collected, 5150gms of seed currently stored awaiting pre-treatment and batching prior to direct seeding next winter.

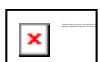
Please find attached:

1. Letter Certification of ownership
2. Seed Collection Record.

regards

Graeme

--



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Total Horticultural Services](#)  
**To:** [Bernadette Van der Wiele](#); [Stuart Sibbald](#); ["Elizabeth Hogarth"](#); [Kelley Robinson](#); [Tracy Sonneman](#)  
**Subject:** Seed collection  
**Date:** Wednesday, 9 September 2020 4:53:54 PM  
**Attachments:** [THS Logo.png](#)

---

FYI

Capelife have been contacted and contracted to collect our seed for the project.

They were pleased that we have 2 x seasons to obtain the seed.

The mix, along with the tube stock, will provide the mix best suited for the site and overall success.

regards

Graeme

--



Virus-free. [www.avg.com](http://www.avg.com)



**From:** [Total Horticultural Services](#)  
**To:** [invoices@capecare.com.au](mailto:invoices@capecare.com.au)  
**Cc:** ["Elizabeth Hogarth"](#); [Kelley Robinson](#); [Stuart Sibbald](#); [Bernadette Van der Wiele](#)  
**Subject:** Invoice - Seed Collection  
**Date:** Thursday, 29 April 2021 3:45:38 PM  
**Attachments:** [THS Logo.png](#)  
[Broadwater Collection Record 210416.pdf](#)  
[Cape Care INV1354329042021.pdf](#)

---

Hi All,

please find attached the:

1. Invoice for Seed collection, cleaning, preparation and storage.

Due to favourable growing conditions this last year and the production of seed, we have collected a large amount of local seed for the seedling / growing next year.

2. Collection Record for the seed

kind regards

Graeme Sly

--



Virus-free. [www.avg.com](http://www.avg.com)

ABN: 63626660615  
PO Box 175, Margaret River, WA 6285  
Ph. 0422438884  
info@capelife.com.au  
www.capelife.com.au



Environmental Planning and Management

Monday 28<sup>th</sup> June, 2021

**Re: Certificate of Ownership – Native seeds**

To whom it may concern,

I hereby certify that Cape Life Environmental is currently in possession of 5.35kg of provenance native seed collected on behalf of and owned by Total Horticultural Services. There are 32 native species represented with all seed packaged and stored in a temperature controlled cool room at Cape Life's facility in Margaret River and in accordance with the Revegetation Industry Association of Western Australia (RIAWA) guidelines.

These native seeds will be stored on our premises until required by Total Horticultural Services to undertake the revegetation of the Capecare Broadwater Ringtail Possum Habitat offset during Winter 2022.

Please contact me for any further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Ben Howell".

Ben Howell  
Senior Project Manager  
Cape Life Environmental



## Total Horticulture Broadwater 2020/21 Collection Record

Species	Batch I.D	Date	Provenance/Location	Quantity
<i>Acacia littorea</i>	BR171220-B	17/12/20	Busselton Reserve	109
<i>Acacia saligna</i>	BR171220-A	17/12/20	Main Roads Res. Ludlow	197
<i>Agonis flexuosa</i>	BR100321-A	10/3/21	Forrest Beach	418
<i>Banksia grandis</i>	BR240221-B	24/2/21	Jasper Farm	150
<i>Callistachys lanceolata</i>	BR220121-B	22/1/21	McGregor FB	56
<i>Calothamnus quadrifidus</i>	BR020221	2/2/21	Stirling FB	250
<i>Corymbia calophylla</i>	BR120121-D	12/1/21	Treeton FB	312
<i>Eucalyptus gomphocephala</i>	BR020221-A	2/2/21	Stirling FB	274
<i>Eucalyptus rudis</i>	BR190321-A	19/3/21	Shire of Capel reserve	302
<i>Ficinia nodosa</i>	BR090221-C	9/2/21	Quindalup reserve	20
<i>Hakea lissocarpa</i>	BR220121-D	22/1/21	Jindong - MR reserve	7
<i>Hakea varia</i>	BR090221-A	9/2/21	Busselton reserve	7
<i>Hardenbergia comptoniana</i>	BR101220-A	10/12/20	Peppermint Grove	150
<i>Juncus kraussii</i>	BR220321-B	22/3/21	Busselton rd reserve	34
<i>Juncus pallidus</i>	BR221220-A	22/12/20	Capel Shire Reserve	243
<i>Kennedia coccinea</i>	BR241220-A	24/12/20	MR Reserve Busselton	78
<i>Kennedia prostrata</i>	BR101220-B	10/12/20	Main Roads Reserve	73
<i>Kunzea glabrescens</i>	BR240221-A	24/2/21	Jasper Farm	163
<i>Melaleuca acutifolia</i>	BR030321-A	3/3/21	Stirling block	128
<i>Melaleuca cuticularis</i>	BR220221-B	22/2/21	Busselton shire reserve	109
<i>Melaleuca incana</i>	BR120121-C	12/1/21	Treeton FB	224
<i>Melaleuca osullivanii</i>	BR150221-A	15/2/21	Jasper Farm	133
<i>Melaleuca raphiophylla</i>	BR150221-B	15/2/21	Jasper Farm	88
<i>Melaleuca systena</i>	BR220221-C	22/2/21	Stirling block	278
<i>Melaleuca teretifolia</i>	BR220221-A	22/2/21	Main rd reserve	189
<i>Melaleuca thymoides</i>	BR220121-C	22/1/21	Molloy FB	36
<i>Melaleuca viminea</i>	BR220321-A	22/3/21	Main Rd reserve- Busselton	339
<i>Patersonia occidentalis</i>	BR120121-B	12/1/21	Treeton FB	114
<i>Regelia ciliata</i> - 'B' grade clean	BR220221-D	22/2/21	Stirling FB	45
<i>Rhagodia baccata</i>	BR190321-A	19/3/21	Busselton shire reserve	200
<i>Spyridium globulosum</i>	BR271120-A	27/11/20	Capel Shire Reserve	323
<i>Viminaria juncea</i>	BR221220-B	22/12/20	Main Rd reserve- Busselton	301
<b>Total</b>				<b>5350</b>



# TOTAL HORTICULTURAL SERVICES

ABN: 17 816 919 672

14 CLOISTERS COVE  
BUSSELTON WA 6280

PHONE: (08) 9754 6475

MOBILE: 0419 964 072

EMAIL: [ths@westnet.com.au](mailto:ths@westnet.com.au)

WEB: [www.ths-southwest.com.au](http://www.ths-southwest.com.au)

## Invoice to:-

Cape Care  
20 Ray Avenue  
Busselton  
WA 6280

Invoice #: 00013543

Date 28/04/2021

Purchase Order 4403

## TAX INVOICE

Item or Service	Quantity	Rate	Amount	Tax
CAPE CARE RE: EPBC 2006-2834 CAPE CARE ROMP  Undertake seed collection, cleaning preparation & storage Cape Life Contracting			\$8,966.10	GST

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

### DIRECT CREDIT DETAILS GL&SH SLY

Tas : TOTAL HORTICULTURAL SERVICES  
BSB : 086 565 Account 459 861 816

Total excluding GST \$8,151.00

GST @ 10% \$815.10

Total including GST \$8,966.10

Prepaid \$0.00

Balance \$8,966.10



**EndPlan Environmental is an Associate Member of the**



**EndPlan Environmental** is the trading name of Wiske Pty Ltd  
7 BUSHLAND CLOSE, DUNSBOROUGH, W.A. 6281  
M: 0447366460  
E: [admin@endplanenvironmental.com.au](mailto:admin@endplanenvironmental.com.au)