



ANNUAL COMPLIANCE REPORT

**LOT 501, No. 113 VASSE HIGHWAY, YALYALUP
(EPBC 2018/8244)**

November 2025

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Document Control

Version	Date	Author	Reviewer
V1	08/09/2025	KMT	AB
V2	9/11/2015	KMT	AB
Filename	2590_Annual Report 2025_V2		

Limitations

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This report is strictly limited to the matters stated in it and is not to be read as extending, by implication, to any other matter in connection with the matters addressed in it.

This report has been prepared based upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report, which Accendo has not independently verified or checked beyond the agreed scope of work. Accendo does not accept liability in connection with such unverified information.

The conclusions and recommendations in this report are based on assumptions made by Accendo described in this report where and as they are required. Accendo disclaims liability arising from any of the assumptions being incorrect.

The report is based on site specific conditions encountered and information received at the time of preparation of this report or the time that site investigations were undertaken. Accendo disclaims responsibility for any changes that may have occurred after this time.

The preparation of this report has been undertaken and performed in a professional manner, in consideration of the scope of services and in accordance with environmental consulting practices. No other warranty is made.

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1 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:

Aaron John Bell

Position:

Authorised agent for proponent

Organisation (include ABN/ACN)

DA Blum (ABN 62 565 920 061)

Date:

10/11/2025

2 INTRODUCTION

2.1 Background

The proponents are proposing to subdivide and develop Lot 501, No. 113 Vasse Highway, Yalyalup. Lot 501 is located within the municipality of the City of Busselton, approximately 220 km south of Perth and 3.5 km north-east of Busselton. The subdivision works will be undertaken in three Stages, with Stage 1 commenced in early October 2021. Stages 2 and 3 (herein referred to as the subject site) have commenced and are the focus of this Annual Compliance Report. Stages 2 and 3 are comprised of the following:

- Stage 2 (north) is approximately 2 hectares (ha) in size and comprises four residential lots ranging in size from 4,006 m² to 4,077 m²;
- Stage 2 (south) is approximately 3.6 ha in size and includes eight residential lots ranging in size from 4,179 m² to 5,097 m²; and
- Stage 3 is approximately 3.4 ha in size and is comprised of 11 residential lots ranging in size from 2,000 m² to 4,855 m².

2.2 Purpose of this Report

Commonwealth Approval pursuant to the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was granted for Stages 2 and 3 on the 16th September 2019. Subject to Condition 15 of the Approval (EPBC 2018/8244) the proponent is required to submit to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) an annual report addressing compliance with the Conditions of the Approval. Specifically, Condition 15 stipulates the following:

15. *The approval holder must prepare a compliance report for each 12 month period following the date of the commencement of the action, or as otherwise agreed to in writing by the Minister. The approval holder must:*
 - a) *Publish each compliance report on the website within 60 business days following the relevant 12 month period;*
 - b) *Notify the Department by email that a compliance report has been published on the website within five business days of the date of publication;*
 - c) *Keep all compliance reports publicly available on the website until this approval expires;*
 - d) *Exclude or redact sensitive ecological data from compliance reports published on the website; and*
 - e) *Where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication.*

This report addresses the status and compliance of construction of Stages 2 and 3 with the conditions in the EPBC Act Approval 2018/8244 for the period 6th November 2024 to 6th November 2025. This report has been prepared for the purpose of meeting the requirements of Condition 15 of the Approval, which requires the proponent to submit annual compliance reports.

3 PROJECT STATUS AND COMPLIANCE

3.1 Project Status

A breakdown of the works completed during this monitoring period is provided below within **Table 1**.

Table 1. Progress of works.

Date	Works
18 th March 2025	Completion of revegetation works and ceding of Lot 2001 to the City of Busselton
May 2025	Weed control

3.2 Compliance Status

This report addresses the status and compliance of the action against the prescribed Conditions provided within the EPBC Act Approval 2018/8244 for the first reporting period between 6th November 2024 to 6th November 2025.

Details on the status of compliance have been tabulated separately for conditions under EPBC Act Approval 2018/8244 and the related Environmental Management Plan as follows:

- Table 3. - EPBC Act Approval 2018/8244 Conditions - Compliance Assessment Table; and
- Table 4. – Environmental Management Plan - Compliance Assessment Table.

For each Table mentioned above, the approval condition or management measure is provided with a note on its status of compliance, a general comment and related source of evidence. The DCCEEW have prepared updated guidance (2014) related to the preparation of compliance audits, including generic expressions that are used to identify the status of each item (refer to **Table 2**).

Table 2. Compliance status (DAWE 2014).

Status	Description
Compliant	'Compliance' is achieved when all the requirements of a condition have been met, including the implementation of management plans or other measures required by those conditions.
Non-compliant	A designation of 'non-compliance' should be given where the requirements of a condition or elements of a condition, including the implementation of management plans and other measures, have not been met.
Not applicable	A designation of 'not applicable' should be given where the requirements of a condition or elements of a condition fall outside of the scope of the current reporting period.

The assessment revealed that of the 27 Conditions referenced in the EPBC Act Approval 2018/8244, the following was achieved during the annual reporting period:

- 13 compliances; and
- 14 Conditions were not applicable.

No incidents or non-compliances occurred during this report period.

An assessment of compliance with the management measures prescribed within the EMP revealed compliance with all management measures.

Table 3. EPBC Act Approval 2018/8244 Conditions and Compliance Assessment.

Condition Number	Condition	Compliance Status	Evidence/Comments
1.	The approval holder must not clear more than 4.75 ha of Western Ringtail Possum habitat within the project area.	Compliant	No clearing was undertaken during this reporting period.
2	<p>To mitigate the loss of Western Ringtail Possum habitat the approval holder must prepare and implement an Environmental Management Plan (EMP).</p> <ul style="list-style-type: none"> › a. details of clearing protocols, vegetation retention, measures to protect dreys and trees with hollows suitable for Western Ringtail Possum, and management and mitigation measures during construction and throughout the life of this approval to avoid impacts to the Western Ringtail Possum; › b. details of the revegetation that is to be carried out under the EMP of an area of at least 1.37 ha within Lot 2001 Reserve for Recreation and Drainage and an area of at least 6.6 ha within Lot 2002 Reserve For Recreation and Drainage with high quality Western Ringtail Possum habitat; › c. a diagram of the revegetation areas, showing their location boundaries in relation to the project area; › d. objectives, targets, timing and completion criteria for the revegetation to provide high quality Western Ringtail Possum habitat, including details of site preparation works, species selection and source, seedling planting program (planting density), protection of seedlings, success rates, details of replanting requirements if success rates are not achieved, and post planting maintenance; › e. arrangements for the enduring protection of the revegetation areas; › f. environmental management mechanisms; › g. descriptions of the roles and responsibilities of personnel associated with implementation of each of the above measures. 	Compliant	<p>An Environmental Management Plan (EMP) was prepared by Accendo Australia. The EMP included all the requirements specified in Condition 2a – g, and was peer reviewed by an independent Environmental Consultant. The EMP was submitted to the DCCEEW on the 7/12/2022.</p>
3	<p>The EMP must also be consistent with all relevant recovery plans, threat abatement plans and conservation advices and the Department's Environmental Management Plan Guidelines, and must include:</p> <ul style="list-style-type: none"> › a. the EMP environmental objectives, relevant EPBC Act protected matter/s and a reference to EPBC Act approval conditions to which the EMP refers; › b. a table of commitments made in the EMP to achieve the objectives, and a reference to where the commitments are detailed in the EMP; › c. reporting and review mechanisms, and documentation standards to demonstrate compliance with the EMP; › d. an assessment of risks to achieving EMP environmental objectives and risk management strategies that will be applied; › e. impact avoidance, mitigation and/or repair measures, and their timing; and › f. a monitoring program, which must include: <ul style="list-style-type: none"> › i. measurable performance indicators; › ii. the timing and frequency of monitoring to detect changes in the performance indicators; › iii. trigger values for corrective actions; › iv. proposed corrective actions, if trigger values are reached; and › v. a schedule for when any monitoring data will be submitted to the department. 	Compliant	<p>The EMP is consistent with all relevant recovery plans, threat abatement plans and conservation advices and the Department's <i>Environmental Management Plan Guidelines</i>.</p>
4	The approval holder must submit the EMP required under condition 2 to a suitably qualified reviewer for independent review. The suitably qualified reviewer must produce a review report	Compliant	The EMP was submitted to Ecosystem Solutions on the 12/08/22 for independent review.

Condition Number	Condition	Compliance Status	Evidence/Comments
5	Before the EMP is considered final the EMP and the review report, which must certify the EMP, must be published on the website and provided to the Department electronically. The review report must remain published on the website until the end date of this approval.	Compliant	The final EMP was submitted to the DCCEEW on the 7/12/2022. It and the independent review are currently available on the proponent's website (see https://www.willowgrovebusselton.com).
6	The approval holder must not commence the action until the EMP is finalised and published. The finalised EMP must be implemented for the life of this approval.	Compliant	The final EMP was submitted to the DCCEEW on the 7/12/2022 and the action commenced on the 6th November 2023.
7	Notwithstanding the results of the independent review, the Department may request, in writing, the EMP to be approved by the Minister at any point up until the end date of this approval.	NA	No request has been made to date.
8	<p>The approval holder must ensure that suitable environmental management mechanisms are applied to the revegetation areas (required under condition 2b) and five off-site reserves with a total area of no less than 4.06 ha at the locations designated with a red boundary in Figure 2 of Attachment A for the life of this approval.</p> <p>For the revegetation areas (required under condition 2b), the approval holder must not transfer responsibility for the application environmental management mechanisms to another entity (other than directly engaging the services of a suitably qualified contractor) until at least two years after the commencement of the action.</p> <p>For the five off-site reserves, the approval holder must provide written confirmation to the Department from the management body that appropriate environmental management mechanisms will be undertaken for the life of this approval. The approval holder must fully fund any additional management beyond that already performed by the management body, if additional management is required to meet the standard of suitable environmental management mechanisms as set out in the EMP required under condition 2.</p>	Compliant	<p>The proponent has undertaken revegetation and ongoing environmental management of the revegetation areas in accordance with the EMP. This is documented in Appendix A.</p> <p>The proponent will continue management of the revegetation areas for at least two years post commencement of the action.</p> <p>Revegetation works have been completed with attainment of the completion criteria for Lot 2001. This Reserve has now been formally ceded to the City of Busselton (refer to Appendix B).</p> <p>Future reserve lot 2002 is still part of the balance of title (i.e. Lot 9001, 113 Vasse Highway) but pre-revegetation weed spraying has commenced (refer to Appendix A).</p>
9	The approval holder must notify the Department in writing of the date of commencement of the action within 10 business days after the date of commencement of the action.	Compliant	The DCCEEW was notified on the 31 October 2023 (refer to Appendix C).
10	If the commencement of the action does not occur within 5 years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister.	NA	The action has occurred within 5 years from the date of the approval.
11	The approval holder must maintain accurate and complete compliance records.	Compliant	The approval holder has maintained all relevant records on file which can be provided upon request.
12	If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department within the timeframe specified in the request.	NA	The Department has not made a request for documents.
13	<p>The approval holder must:</p> <ol style="list-style-type: none"> submit plans electronically to the Department for approval by the Minister; publish each plan on the website within 20 business days of the date the plan is approved by the Minister or of the date a revised action management plan is submitted to the Minister, unless otherwise agreed to in writing by the Minister; exclude or redact sensitive ecological data from plans published on the website or provided to a member of the public; and keep plans published on the website until the end date of this approval. 	Compliant	All plans have been submitted electronically and are published as per the requirements of this condition.
14	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the EMP is prepared in accordance with the Department's Guidelines for biological survey and mapped data (2018) and submitted electronically to the Department in accordance with the requirements of the EMP.	Compliant	All monitoring undertaken to date has been prepared in accordance with the EMP and is provided within the approved documentation.

Condition Number	Condition	Compliance Status	Evidence/Comments
15	<p>The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or as otherwise agreed to in writing by the Minister. The approval holder must:</p> <ul style="list-style-type: none"> > a. publish each compliance report on the website within 60 business days following the relevant 12 month period; > b. notify the Department by email that a compliance report has been published on the website within five business days of the date of publication; > c. keep all compliance reports publicly available on the website until this approval expires; > d. exclude or redact sensitive ecological data from compliance reports published on the website; and > e. where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within 5 business days of publication. 	Compliant	<p>This Report represents the second annual report since the commencement of the action. This report has been prepared in accordance with this conditional requirement.</p>
16	<p>The approval holder must notify the Department in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than two business days after becoming aware of the incident or non-compliance. The notification must specify:</p> <ul style="list-style-type: none"> a. the condition which is or may be in breach; and b. a short description of the incident and/or non-compliance. 	Compliant	<p>No incidents, non-compliance with the conditions, or non-compliance with the commitments made in plans have occurred during this reporting period.</p>
17	<p>The approval holder must provide to the Department the details of any incident or noncompliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:</p> <ul style="list-style-type: none"> > a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future; > b. the potential impacts of the incident or non-compliance; and > c. the method and timing of any remedial action that will be undertaken by the approval holder. 	NA	<p>No incidents or non-compliance's with the conditions or commitments have occurred during the reporting period.</p>
18	The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.	NA	No such request has been made by the Minister.
19	<p>For each independent audit, the approval holder must:</p> <ul style="list-style-type: none"> a. provide the name and qualifications of the independent auditor and the draft audit criteria to the Department; b. only commence the independent audit once the audit criteria have been approved in writing by the Department; and c. submit an audit report to the Department within the timeframe specified in the approved audit criteria. 	NA	An independent audit has not been requested by the Minister.
20	The approval holder must publish the audit report on the website within 10 business days of receiving the Department's approval of the audit report and keep the audit report published on the website until the end date of this approval	NA	As above.
21	The approval holder may, at any time, apply to the Minister for a variation to an action management plan previously subject to certification by a suitably qualified reviewer under conditions 4 and 5, or approval by the Minister under condition 7, or as subsequently revised in accordance with these conditions, by submitting an application in accordance with the requirements of section 143A of the EPBC Act. If the Minister approves a revised action management plan (RAMP) then, from the date specified, the approval holder must implement the RAMP in place of the previous action management plan.	NA	No variations to the EMP have been required.

Condition Number	Condition	Compliance Status	Evidence/Comments
22	The approval holder may choose to revise an action management plan certified by a suitably qualified reviewer under conditions 4 and 5, or approved by the Minister under condition 7, or as subsequently revised in accordance with these conditions, without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the RAMP would not be likely to have a new or increased impact.	NA	No variations to the EMP have been required.
23	<p>If the approval holder makes the choice under condition 22 to revise an action management plan without submitting it for approval, the approval holder must:</p> <ul style="list-style-type: none"> › a. notify the Department in writing that the approved action management plan has been revised and provide the Department with: › i. an electronic copy of the RAMP; › ii. an electronic copy of the RAMP marked up with track changes to show the differences between the original action management plan and the RAMP; › iii. an explanation of the differences between the approved action management plan and the RAMP; › iv. the reasons the approval holder considers that taking the action in accordance with the RAMP would not be likely to have a new or increased impact; and › v. written notice of the date on which the approval holder will implement the RAMP (RAMP implementation date), being at least 20 business days after the date of providing notice of the revision of the action management plan, or a date agreed to in writing with the Department. <p>b. subject to condition 21, implement the RAMP from the RAMP implementation date.</p>	NA	As above.
24	The approval holder may revoke their choice to implement a RAMP under condition 23 at any time by giving written notice to the Department. If the approval holder revokes the choice under condition 23, the approval holder must implement the previous action management plan approved by the Minister.	NA	As above
25	<p>If the Minister gives a notice to the approval holder that the Minister is satisfied that the taking of the action in accordance with the RAMP would be likely to have a new or increased impact, then:</p> <ul style="list-style-type: none"> a. condition 22 does not apply, or ceases to apply, in relation to the RAMP; and b. the approval holder must implement the action management plan specified by the Minister in the notice. 	NA	As above.
26	At the time of giving the notice under condition 23, the Minister may also notify that for a specified period of time, condition 22 does not apply for one or more specified action management plans	NA	As above.
27	Within 30 days after the completion of the action, the approval holder must notify the Department in writing and provide completion data.	NA	Completion of the action has not occurred.

Table 4. Environmental Management Plan (Accendo 2022) Compliance Assessment.

Objective	Management Measure	Compliance Status	Evidence/Comments
Prevent clearing outside of designated clearing envelope	All site personnel will be inducted on the clearing controls for this project	NA	No clearing was undertaken during this reporting period.
	The clearing line is to be marked by the surveyor with white flagging tape attached to either pegs or tied to vegetation with each peg/marker clearly visible from the last. Trees with hollows/dreys to be retained will be marked so that they are clearly recognised by clearing contractors.	NA	No clearing was undertaken during this reporting period.
	Clearing will be undertaken in accordance with the WRP clearing procedures provided within Section 4.2 .	NA	No clearing was undertaken during this reporting period.
	The flagging tape which demarcates the clearing areas will be checked on a daily basis to ensure that the clearing boundaries remain clearly visible.	NA	No clearing was undertaken during this reporting period.
	No movement of vehicles or personnel within the vegetation retention areas will be allowed.	Compliant	During the site induction all contractors were advised to keep clear of vegetation retention areas. All vehicles were required to stay on designated tracks.
	No stockpiling of topsoil or other material is to occur outside of the clearing boundary.	Compliant	Stockpiled materials were not located in any vegetation retention areas.
	Cleared vegetation will be removed and stockpiled offsite.	Compliant	Cleared vegetation was removed, chipped and removed outside of Stages 2 and 3.
	The location and area of vegetation cleared will be checked for WRP and other wildlife on a daily basis.	NA	No clearing was undertaken during this reporting period.
Minimise direct and indirect impacts to fauna and vegetation as far as practicable.	Trees containing hollows and dreys will be clearly marked for retention.	NA	No clearing was undertaken during this reporting period.
	The following clearing protocols will be implemented to avoid impacts to WRPs: <ul style="list-style-type: none"> o Immediately prior to any clearing commencing a qualified expert will undertake a pre-clearing inspection of the clearing zone and nearby areas to confirm the location of dreys and tree hollows currently or likely to be occupied by WRPs and mark these trees as necessary. The qualified expert should hold a <i>Biodiversity Conservation Act 2016</i> Section 40 'authorisation to disturb or handle threatened fauna'. o Prior to clearing commencing, the clearing operators will be briefed by the same qualified expert who will explain to operators which areas of the subject site are more sensitive in relation to the presence of WRPs and the technique and approaches that will need to be employed during the clearing operations. An agreed means of communication between the operators and the qualified expert will be established prior to clearing commencing to ensure the safety of the WRPs. Operators will be required to abide by this agreed means of communication at all times. o The operators will develop a spatial approach to clearing that does not result in isolated patches of remnant vegetation and that generally achieves a progression of clearing in the direction towards the areas of remnant vegetation to be 	NA	No clearing was undertaken during this reporting period.

Objective	Management Measure	Compliance Status	Evidence/Comments
	<p>retained. If there is suitable habitat adjoining the subject site, a clearing pattern that encourages movement of WRPs to this habitat will be adopted.</p> <ul style="list-style-type: none"> ○ During clearing, the qualified expert will be present on the subject site to direct clearing operators, particularly with clearing trees are occupied by WRPs to ensure that these are cleared in a way that allows the animals to safely mobilise to adjacent areas. In addition, they will undertake any animal handling and the rescue of injured animals should this be required. ○ In the event that a WRP is observed in a tree that is about to be cleared and there is a tree/area marked for retention near the tree which is to be cleared then the tree will be gently lowered to the ground to enable the animal to safely evacuate. The animal/s will be encouraged to move towards and occupy the trees to be retained. ○ If there are no trees/areas to be retained within the proximity of a tree occupied by a WRP but needs to be cleared, then the qualified expert will rescue the animal prior to the tree being pushed down. ○ Dreys will be inspected prior to clearing and possibly removed. ○ Operators need to take care when clearing any midstorey vegetation as WRPs may be located within these areas. This can be achieved by undertaking a check on foot prior to machines entering the areas and clearing the vegetation. ○ If operators encounter injured WRPs during clearing then the qualified expert will make arrangements for the care and welfare of the injured animals. ○ Operators will be advised that displaced WRPs may shelter within stockpiled vegetation. To minimize any accidental injury or death of WRPs, personnel involved in the removal or disposal of stockpiles need to be made aware of and be prepared for the potential presence of WRPs. If WRPs are encountered they need to be removed by the qualified expert. Cleared vegetation will be removed from the site. 		
	<p>In relation to the qualified expert, the following requirements need to be met:</p> <ul style="list-style-type: none"> ○ They need to have appropriate equipment to administer emergency care to any injured or displaced WRPs. ○ They need to have a suitable care facility of their own or have made prior arrangements with an appropriate carer who can rehabilitate any injured WRPs. ○ They need to be able to recognize suitable WRP habitat adjacent to the clearing. <p>They need to have demonstrated possum capture and animal handling experience, in addition to a Section 40 'authorisation to disturb or handle threatened fauna', pursuant to the <i>Biodiversity and Conservation Act 2016</i>.</p>	NA	No clearing was undertaken during this reporting period.
Prevent weed species competing with native	Vehicles, plant and equipment will be cleaned prior to exiting the site and will be inspected by the site manager or representative for soil, soil slurry or vegetation material. Inspections will	Compliant	During the site induction all contractors were advised of the requirements for clean plant and equipment prior to entry to site. The Site Supervisor undertook visual inspections of machinery coming to site.

Objective	Management Measure	Compliance Status	Evidence/Comments
plants for light, nutrients and moisture, and to remove declared and environmental weed species.	include wheels, undercarriage, belly plates, buckets and tracks of all equipment. Machinery contractors will be advised of these requirements prior to coming to site.	Compliant	
	Should any of the mentioned materials be present, the equipment/vehicle must be cleaned, and the material removed offsite. Dry conditions will require a brush down to remove dirt clods or vegetation. Construction works should be undertaken during dry conditions but if this is not practicable, under wet conditions, mud present on tyres, tracks, under carriages etc. will require a wash down with high pressure water offsite. It is recommended that all wash down activities are undertaken within the suitable cleaning facility provided.		All plant and equipment were required to be clean prior to entry to site.
	All weed plant material containing seed heads, weeds that have allelopathic properties and weeds that are able to reproduce vegetatively, including topsoil containing weed propagules will be disposed of to an appropriate waste management facility. Local council should be contacted for a list of disposal facilities within the local area; and	Compliant	All plant and equipment were required to be clean prior to entry to site.
	Weed free fill is to be used for on-site earthworks.	Compliant	Weed free fill with no organics was obtained from a local contractor.
	Undertake weed control as per Section 4.3.2.	Compliant	Weed control commenced onsite by licensed revegetation contractors (refer to Appendix A).
Rehabilitation of Lot 2001 and Lot 2002 'Reserve for Recreation and Drainage'.	Undertake revegetation as per Section 4.3.3.	Compliant	Revegetation commenced in Lot 2001 in 2022. Since then, ongoing maintenance has been undertaken including weed management and infill planting. Further infill planting was undertaken in 2024 to meet the completion criteria (refer to Appendix B). Revegetation within Lot 2001 has now been completed and formally ceded to the City of Busselton. Revegetation within Lot 2002 has not commenced.

4 SUMMARY

The proponents are proposing to subdivide and develop Lot 501, No. 113 Vasse Highway, Yalyalup. Lot 501 is located within the municipality of the City of Busselton, approximately 220 km south of Perth and 3.5 km north-east of Busselton. The subdivision works will be undertaken in three Stages, with Stage 1 completed in October 2021. Stages 2 and 3 (herein referred to as the subject site) have commenced and are the focus of this Annual Compliance Report.

Commonwealth Approval pursuant to the EPBC Act was granted for Stages 2 and 3 on the 16th September 2019. Subject to Condition 15 of the Approval (EPBC 2018/8244) the proponent is required to submit to the DCCEEW an annual report addressing compliance with the Conditions of the Approval.

Accordingly, this report addresses the status and compliance of the project with the conditions in the EPBC Act Approval 2018/8244 and the EMP for the period 6th November 2024 to 6th November 2025.

The assessment revealed that of the 27 Conditions referenced in the EPBC Act Approval 2018/8244, the following was achieved during the annual reporting period:

- 13 compliances; and
- 14 Conditions were not applicable.

No incidents or non-compliances occurred during this report period.

An assessment of compliance with the management measures prescribed within the EMP revealed compliance with all management measures.

APPENDIX A – REVEGETATION REPORT



Willow Grove Stage 1A Revegetation – Able Planning and Project Management Monitoring Report – Autumn 2025 (Final)

Monitoring Date(s):	11/03/25	Conducted By:	A. Johnston
Site Reference:	Willow Grove Stg 1A	Reviewed By:	M. Blunt
Area (ha):	1.3		

Revegetation Progress / Project Summary

- Revegetation and weed control works continued through 2025, including infill planting in July 2024.
- The site is performing well, with weed abundance reducing and vegetation maturing to provide adequate screening as intended.
- Native stem density is steady from previous event due to minimal losses over summer, but just within target due to the increase in cover of dominant species providing additional competition for individuals.
- Discussions with the City of Busselton for adjusting handover requirements were finalised and the following agreement was agreed as follows in addition to the original completion requirements:
 - Additional monitoring events in spring 2024 to capture true weed abundance and stem density, with a subsequent assessment of density in March 2025. A handover date is confirmed for 31st March 2025 should all required criteria be met at this time.
 - Additional measurements of stem density is required through site traverse to confirm suitable density achieved.
 - A native foliage cover target was included as an additional / alternative metric to measure project success due to the key aim of the project and the inverse relationship between cover and stem density.
- The site is meeting all required criteria and is in a suitable state for handover to the City of Busselton

Quadrat Monitoring Data Summary

Revegetation Area	Quadrat Data	Required Criteria			Other Statistics	
		Native Density (stems / m ²)	Weed Coverage (%)	Native Cover (%)	Species Richness (No. of Species)	Vegetation Height (m)
	Completion Criteria	0.5	<10%	30%	N/A	N/A
Flat	Q1	0.6	0	70	8	3.0
Bund	Q2	0.4	0	90	8	3.5
Bund	Q3	0.4	0	80	9	2.5
Flat	Q4	0.6	0	40	11	1.5
	Avg/Overall	0.50	0	70	20	2.6

*Cells is **green** if meeting criteria or **red** if not meeting criteria.

Brief Works History

Date(s):	Activity	Description
24/08/22 & 12/09/22	Preliminary Weed control	2x events: initial boom spraying of entire revegetation area and spot spraying priority weeds: Arum Lily, Black Flag, various garden bulbs. Follow up targeted control of arum and other weeds on bund and flat revegetation areas.
12/09/22	Site preparation - ripping	All accessible flat areas were ripped via tractor at 1-2m spacing and approx. 300mm depth. Areas around existing trees and inaccessible areas were not ripped.
16/09/22	Seedling collection and batching	All plants were collected from GCLN and batched according to planting zone at the Tranen depot.
19/09/22 – 21/09/22	Mulch clearing & seedling installation	Mulch was cleared for each seedling on the bund. Seedlings were installed at an average of one plant / m ² . Planting density for the flat areas was at a higher density of approx. 0.6 plants / m ² due to limitations of planting in weedy areas. All seedlings were installed using Pottiputki planting tubes. One 10 g fertiliser tablet suitable for use with natives installed adjacent to each plant in the flat revegetation area and 2-3g of TerraCottem installed with each seedling in the bund area.
10/10/22 02/12/22 – 05/12/22 29/12/22	Weed control (4x events)	Herbicide spraying and manual removal across entire site. Focus on Arum lily in spring, Couch grass and Castor Oil + assorted weeds through summer.
28/12/22	Watering / fertilising	Single round of watering across the bund with liquid seaweed emulsion fertiliser to assist N levels and improve herbicide efficacy.
23/02/23	Vegetation monitoring	First monitoring event performed inc. establishment of 4x quadrats. Refer to monitoring report for details.
14/07/2023	Weed control (1 event)	Herbicide spraying and manual removal across entire site (30-man hours) Focus on Black Flag and assorted winter weeds including hand pulling yucca plants.
24/07/2023	Planting using augers	2,058 plants installed on flat revegetation area either side of bund using hand-held power augers and Pottiputki planting tubes. A 10-gram native fertiliser tablet also installed with each plant
25/07/2023	Planting using hoes	1,381 plants installed on the bund using hoes to pull back mulch and create planting holes. Plants installed using Pottiputki planting tubes along with 2-3 grams of TerraCottem moisture holding crystals / fertiliser.
21/09/23 – 06/11/24	Weed control (9 events – 110hrs)	Chemical and manual weed control across site. 3x events spr-23, 1x event sum-24, 2x events win-24 & 3x events spr-24
22/07/24	Infill planting	Supply and install 1,000 seedlings across the revegetation area targeting areas of lower density.

Assessment Methodology

Quadrat Establishment

Four 5 m x 5 m monitoring quadrats were installed, with placement determined through a process of stratified random sampling. Quadrat locations were distributed across the bund and flat revegetation areas.

An additional four photo monitoring points (PMP) were established to provide a visual record of revegetation progress. These points were selected, and images orientated, to best capture the overall progress of the revegetation and represent all areas of site. The locations of each quadrat and PMP are provided in the Map of Monitoring Locations attached.

Each quadrat was marked with galvanised steel droppers in each corner. The northeast corner dropper (for quadrats) was then marked with an identification tag and flagging tape to create a geographical reference point. The co-ordinates for each plot and quadrat were marked with a GPS at the north-east corner marker. The co-ordinates for the quadrats and photo points are shown in the raw data tables attached.

Data Collection

The following quantitative and qualitative data were recorded within each quadrat during the assessment:

Quantitative data:

- Native species presence, count and overall cover %;
- Weed species and overall cover %;
- Average vegetation height.

Note: All cover below 0.5% has been rounded to 0% for statistical analysis purposes.

Qualitative data:

- Presence of fauna, disease, pests;
- Presence / severity of erosion; and
- Additional notes as required.

Stem Density Site Traverse

A single site traverse was conducted through the longest direct section of the active revegetation area (238m) as an additional assessment of stem density. A straight-line transect was traversed on foot and all native stems counted one metre either side of the transect (total assessment area of 476m²). This was traversed in both direction and an average of both counts was used as the final measure (refer to site images and map for location of traverse).

Results / Discussion / Recommendations

Native Stem Density

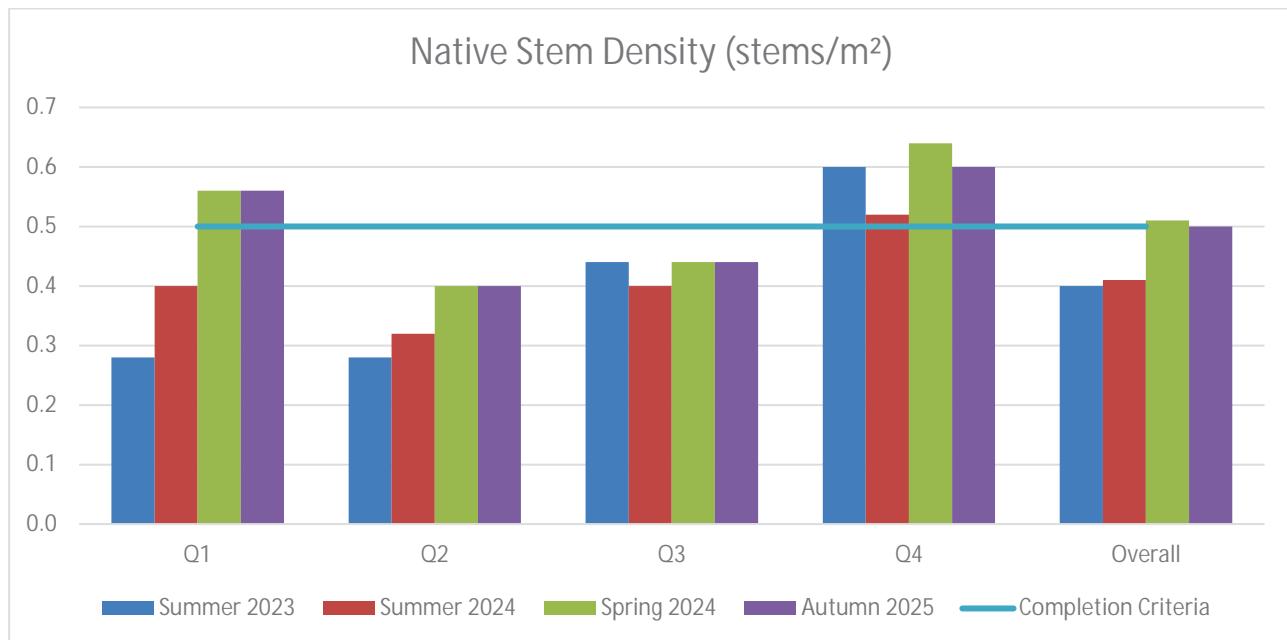


Figure 1 Native Stem Density – Quadrat Data

Average native stem density was 0.5 stems per m² based on the quadrat data, which is at the completion criterion of 0.5 stems per m² (Figure 1). The averaged stem density across all quadrats did not change from the spring 2024 assessment.

Native Stem Density – Site Traverse: The site traverse stem counts were 297 and 300 stems for each direction of traverse, with an average of 298 stems across the 476m² assessment area. This represents an average density of 0.6 stems per m². The same as the spring 2024 assessment, which is slightly higher than the quadrat data and above the criterion of 0.5 stems per m².

Overall stem density was at or above the completion criteria for both assessment methods and indicates the site is achieving the target density, with negligible change from the spring 2024 assessment. Higher increases in density were restricted due to the significant increase in native cover, particularly the *Myoporum insulare*. Individuals of this species cover more than 10m² each on site, which has significantly reduced the number of other stems. This impacts the ability of the vegetation to achieve the completion criteria where these species occur. The original planting plan prepared by others prescribed the large-scale planting of this species and this has had a perverse outcome on stem density.

It is also important to note that stem density and assessment on quadrat data alone are not comprehensive assessment measures and do not directly correlate to the primary aims of these revegetation works (visual and sound screening). This is why additional metrics such as vegetation height and cover are more appropriate as vegetation matures and have been included as part of the assessment and completion criteria.

Additional assessment of stem density was performed in March 2025 to confirm density targets are still being met and this assessment has confirmed no significant change since spring 2024.

Weed Cover

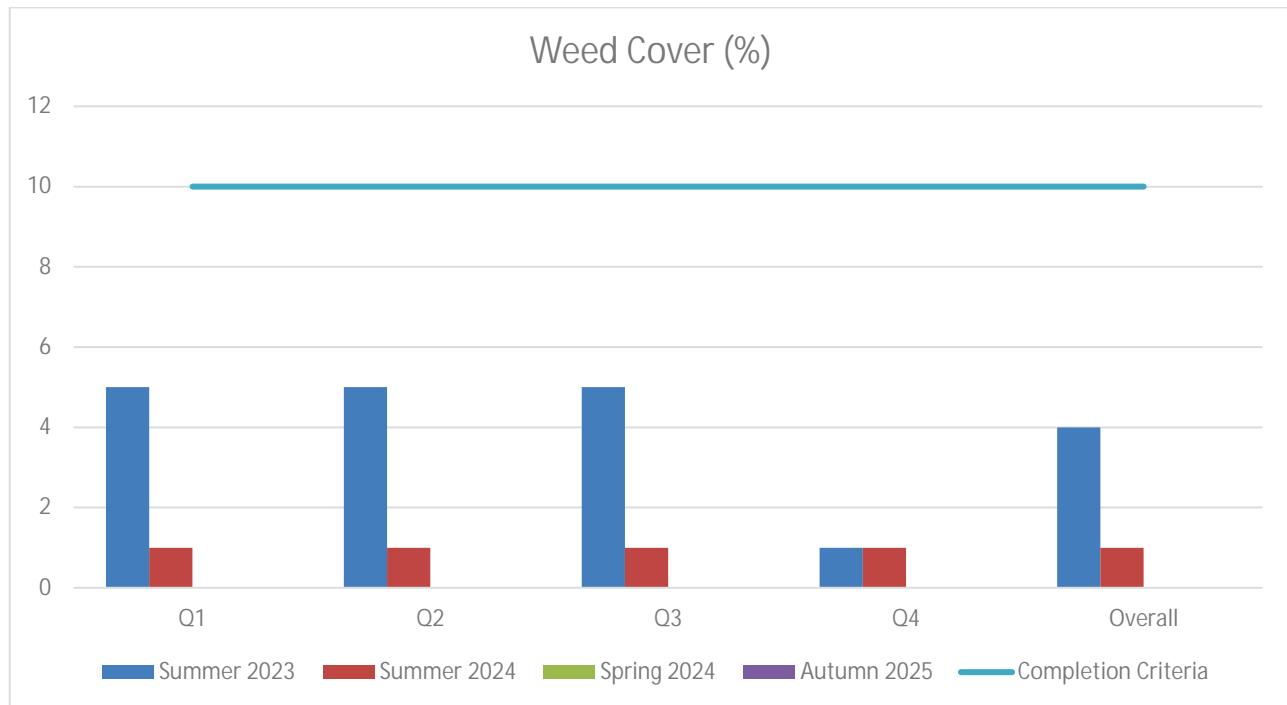
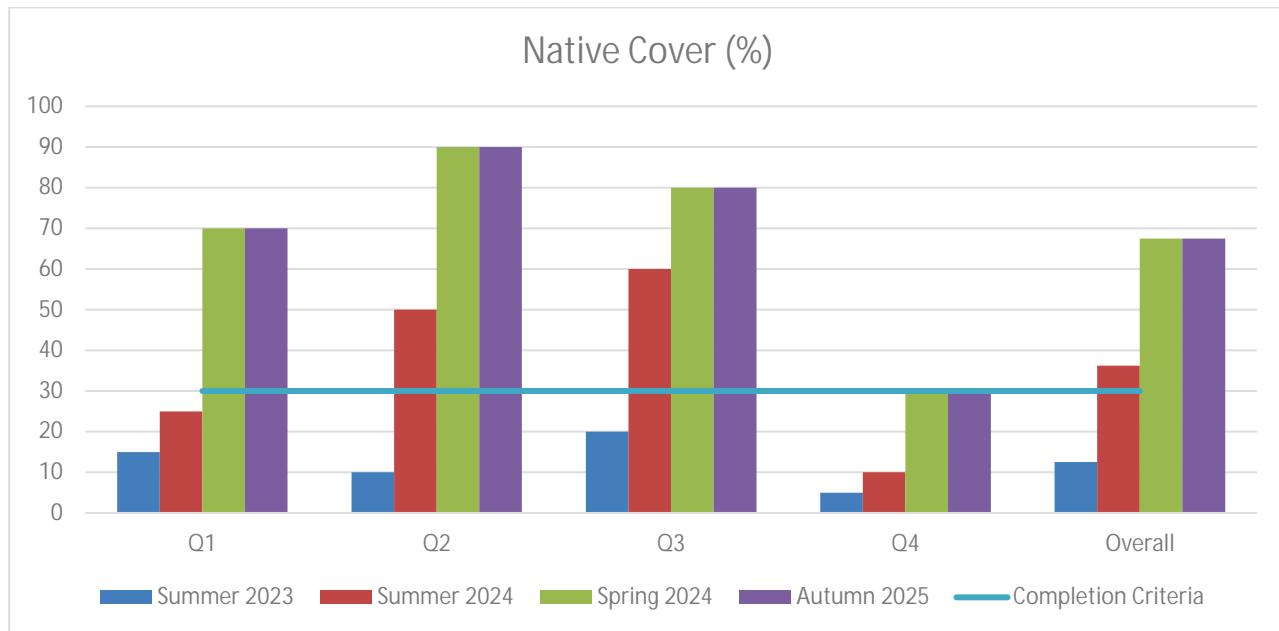


Figure 2 Weed Cover – Quadrat Data

Average weed cover was recorded as 0% based on quadrat data, with no weeds observed in the quadrats. One some isolated patches of *Cynodon dactylon* (Couch) were noted during site traverse.

The site quadrat data and traverses indicate weed cover is well below the completion criteria of 10% and would be expected considering the low weed cover observed during the spring 2024 assessment.

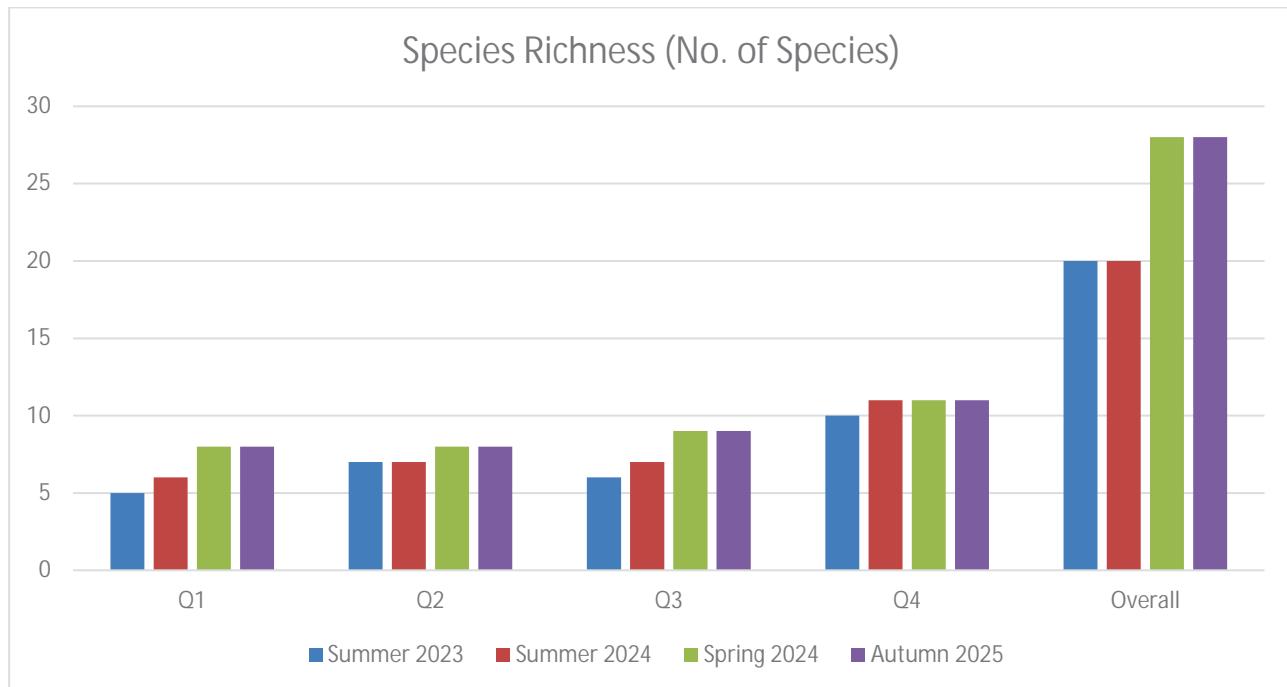
Native Cover and Height



Native foliar cover was 70% on average across the quadrats, a very minor increase from 68% in spring 2024.

The cover was well above the 30% target and a result of significant growth of a number of species, primarily *M. insulare*. The results indicate a very successful and rapidly establishment vegetation screen, with average cover on the trajectory to approaching 100% in the near-term. The lowest cover was recorded in quadrat Q4, which also coincides with the area of lowest general cover on site. However, this area has the highest stem density and species richness, indicating it has the attributes of resilience and is establishing very effectively.

Species Richness



A total of 28 species were recorded across the quadrats in autumn 2025, with no change from spring 2024. All quadrats showed no change in richness from the previous monitoring event.

The persistence in richness can be attributed to selection of resilient species used in the infill planting to provide greater survival over summer and more suitable species for the specific site conditions. Although this was not a specific completion criterion, it is a valuable indicator of overall establishment success and long-term resilience of the vegetation.

Quadrata and Photo Monitoring Images





Quadrat 2 – Northern Aspect – Summer 2023



Quadrat 2 – Northern Aspect – Autumn 2025





Quadrat 4 – Southern Aspect – Summer 2023



Quadrat 4 – Southern Aspect – Autumn 2025



PMP1 – Southern Aspect – Summer 2023



PMP1 – Southern Aspect – Autumn 2025



PMP2 – Southern Aspect – Summer 2023



PMP2 – Southern Aspect – Autumn 2025



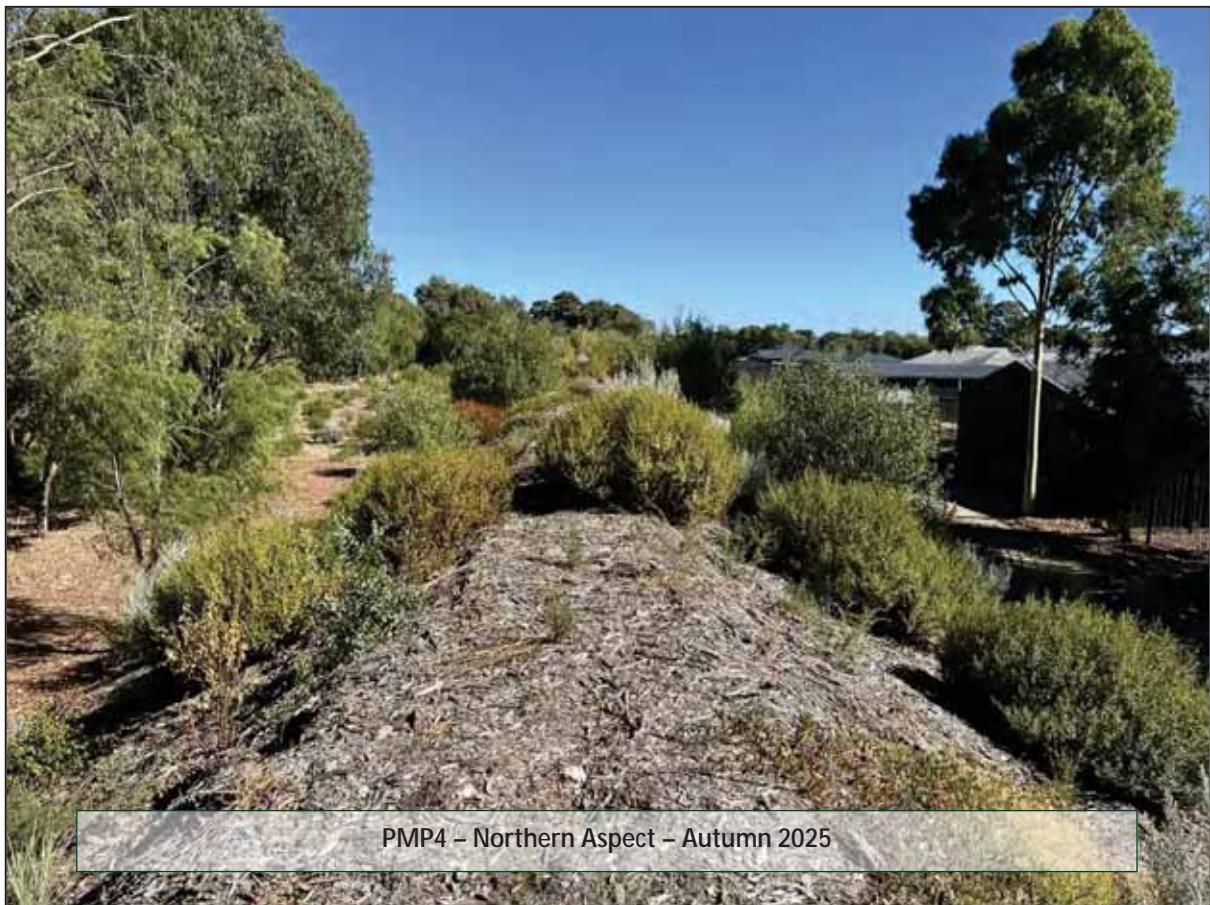
PMP3 – Northern Aspect – Summer 2023



PMP3 – Northern Aspect – Autumn 2025



PMP4 – Northern Aspect – Summer 2023



PMP4 – Northern Aspect – Autumn 2025

Site Traverse Images



Raw Data Sheets

P996A Willow Grove Stg1A Revegetation

Quadrat Information		
Site / Quadrat Name:	Q1 (Flat - N side)	
Quadrat GPS Location:	GDA2020 (MGA Zone 50) 349161E; 6273551S	
Native Species (% cover and count)		
<i>Acacia cochlearis</i>	1	
<i>Acacia littorea</i>	1	
<i>Corymbia calophylla</i>	1	
<i>Eremophila glabra</i>	1	
<i>Myoporum insulare</i>	2	
<i>Kunzea glabrescens</i>	1	
<i>Agonis flexuosa</i>	3	
<i>Eucalyptus rufa</i>	1	
<i>Hardenbergia comptoniana</i>	1	
<i>Allocasuarina fraseriana</i>	1	
<i>Melaleuca rhaphiophylla</i>	1	
Weed Species		
Native Density		
Stem density (stems / m ²)	0.56	
Overall Cover (%)		
Native Cover	70	
Weed Cover	0	
Average Native Vegetation Height (m)		
Vegetation Height	3	
Other		
Presence of Fauna	N	
Presence of Disease / Pests	N	
Erosion severity (minor, moderate, significant)	N	

P996A Willow Grove Stg1A Revegetation

Quadrat Information		
Site / Quadrat Name:	Q2 (Bund - N side)	
Quadrat GPS Location:	GDA2020 (MGA Zone 50) 349154E; 6273545S	
Native Species (% cover and count)		Comments:
<i>Guichenotia ledifolia</i>	1	
<i>Hakea prostrata</i>	2	
<i>Hardenbergia comptoniana</i>	2	
<i>Myoporum caprariooides</i>	1	
<i>Myoporum insulare</i>	1	
<i>Templetonia retusa</i>	1	
<i>Westringia dampieri</i>	1	
<i>Lysiandra calycina</i>	1	
Weed Species		Comments:
Native Density		Comments:
Stem density (stems / m ²)	0.40	
Overall Cover (%)		Comments:
Native Cover	90	
Weed Cover	0	
Average Native Vegetation Height (m)		Comments:
Vegetation Height	3.5	
Other		Comments:
Presence of Fauna	N	
Presence of Disease / Pests	N	
Erosion severity (minor, moderate, significant)	N	

P996A Willow Grove Stg1A Revegetation

Quadrat Information		
Site / Quadrat Name:	Q3 (Bund- S side)	
Quadrat GPS Location:	GDA2020 (MGA Zone 50) 349322E; 6273462S	
Native Species (% cover and count)		Comments:
<i>Eremophila glabra</i>	1	
<i>Grevillea vestita</i>	1	
<i>Guichenotia ledifolia</i>	1	
<i>Hardenbergia comptoniana</i>	1	
<i>Myoporum caprarioides</i>	1	
<i>Myoporum insulare</i>	2	
<i>Olearia axillaris</i>	1	
<i>Spyridium globulosum</i>	1	
<i>Westringia dampieri</i>	2	
Weed Species		Comments:
Native Density		Comments:
Stem density (stems / m ²)	0.44	
Overall Cover (%)		Comments:
Native Cover	80	
Weed Cover	0	
Average Native Vegetation Height (m)		Comments:
Vegetation Height	2.5	
Other		Comments:
Presence of Fauna	N	
Presence of Disease / Pests	N	
Erosion severity (minor, moderate, significant)	N	

P996A Willow Grove Stg1A Revegetation

Quadrat Information		
Site / Quadrat Name:	Q4 (Flat - S side)	
Quadrat GPS Location:	GDA2020 (MGA Zone 50) 349234E; 6273439S	
Native Species (% cover and count)		Comments:
<i>Acacia cochlearis</i>	1	
<i>Acacia cyclops</i>	1	
<i>Acacia pulchella</i>	1	
<i>Agonis flexuosa</i>	1	
<i>Corymbia calophylla</i>	1	
<i>Eremophila glabra</i>	1	
<i>Eucalyptus gomphocephala</i>	1	
<i>Juncus pauciflorus</i>	1	
<i>Melaleuca huegelli</i>	2	
<i>Melaleuca sp.</i>	1	
<i>Myoporum caprarioides</i>	1	
<i>Myoporum insulare</i>	1	
<i>Olearia axillaris</i>	1	
<i>Xylomelum occidentalis</i>	1	
Weed Species		Comments:
Native Density		Comments:
Stem density (stems / m ²)	0.60	
Overall Cover (%)		Comments:
Native Cover	40	
Weed Cover	0	
Average Native Vegetation Height (m)		Comments:
Vegetation Height	1	
Other		Comments:
Presence of Fauna	N	
Presence of Disease / Pests	N	
Erosion severity (minor, moderate, significant)	N	

Map of Monitoring Locations





Willow Grove Lot 2002 POS Preliminary Weed Control – Able Planning and Project Management

Post Activity Report #1

Activity Date(s):	19/05/25 – 20/05/25	Conducted By:	Alex Johnston
Site Reference:	Willow Grove Lot 2002 POS	Reviewed By:	Matt Blunt
Area (ha):	6.6		

Initial Site Condition 2025

- 6.6 hectare partially vegetated area, with a mature, dense canopy and completely absent middle and lower vegetation strata. Site vegetation condition considered Completely Degraded.
- Two primary areas separated by informal access track: Wetland to the north (2.5ha) and the Dryland Forest area (4ha). The Wetland can be considered Sumpland / seasonal creekline and the Dryland Forest is part of the Priority Ecological Community (P1) *Eucalyptus rudis*, *Corymbia calophylla*, *Agonis flexuosa* Closed Low Forest (near Busselton).
- High weed cover across the site (approx. 90% wetland, 40% dryland) at the time of assessment. Higher densities of weeds are known at the site at peak weed growth stage in late-winter / early-spring (>80% estimated cover overall).

Action Taken

Date(s):	Activity	Description
19/05/25 – 20/05/25	Weed control (2 days – 72hrs)	<p>Herbicide spraying (Biactive Glyphosate, Metsulfuron-methyl & Sprinta) across entire POS area and surrounding buffer. Total of 1,550L of herbicide solution applied.</p> <p>Target species: Arum Lily, <i>Carex divisa</i>, Fleabane, Cottonbush, <i>Mentha</i>, Watercress, Stinkwort & various minor annual grasses.</p>

Additional Management Notes:

- Large mature summer broadleaf weeds, primarily Fleabane, Stinkwort and Cottonbush had mostly completed lifecycle so were not prioritised. Will require targeted control in spring / summer.
- Carex Divisa had shown signs of late-season dormancy. Herbicide effectiveness to be somewhat limited. Requires targeting in spring / summer during active growth phase.
- Large population of kangaroos noted on site. At least 50 counted in one area surrounding the POS. Significant evidence in POS of use by kangaroos such as droppings, laydown areas and damage to Marri trees (bark removed).

Site Images – Autumn 2025 Inspection





