ANNUAL COMPLIANCE REPORT

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

November 2026

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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 the proponent**
Organisation (include ABN/ACN)	**DA Blum (ABN 62 565 920 061)**
Date:	**20/10/2026**

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

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 2025 to 6th November 2026. 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
September to October 2026	Vegetation clearing in Stage 2 (south)
September 2026	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 reporting period between 6th November 2025 to 6th November 2026.

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	The clearing did not exceed the nominated clearing area for Stage 2 (south). All clearing was contained within the approved clearing footprint.
2	To mitigate the loss of Western Ringtail Possum habitat the approval holder must prepare and implement an Environmental Management Plan (EMP). › 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	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.
3	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: › 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: › 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	The EMP is consistent with all relevant recovery plans, threat abatement plans and conservation advices and the Department's *Environmental Management Plan Guidelines*.
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	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. 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. 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.	Compliant	The proponent has undertaken revegetation and ongoing environmental management of the revegetation areas in accordance with the EMP. Evidence is provided in the 2024-25 Annual Report. The proponent will continue management of the revegetation areas for at least two years post commencement of the action. Revegetation works have been completed with attainment of the completion criteria for Lot 2001. This Reserve has now been formally ceded to the Crown, with care and maintenance handed over to the City of Busselton as part of its vesting and management order. Future reserve lot 2002 is still part of the balance of title (i.e. Lot 9001, 113 Vasse Highway) but pre-revegetation weed spraying, which commenced in 2025, and has continued in September 2026 (refer to **Appendix A**).
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, with evidence already provided.
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 commenced 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	The approval holder must: a. submit plans electronically to the Department for approval by the Minister; b. 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; c. exclude or redact sensitive ecological data from plans published on the website or provided to a member of the public; and d. 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.

Condition Number	Condition	Compliance Status	Evidence/Comments
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.
15	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: › 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	This Report represents the third annual report since the commencement of the action. This report has been prepared in accordance with this conditional requirement.
16	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: a. the condition which is or may be in breach; and b. a short description of the incident and/or non-compliance.	Compliant	No incidents, non-compliance with the conditions, or non-compliance with the commitments made in plans have occurred during this reporting period.
17	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: › 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	No incidents or non-compliance's with the conditions or commitments have occurred during the reporting period.
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	For each independent audit, the approval holder must: 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	NA	No variations to the EMP have been required.

Condition Number	Condition	Compliance Status	Evidence/Comments
	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.		
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	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: › 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. b. subject to condition 21, implement the RAMP from the RAMP implementation date.	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	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: 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	Compliant	A 'toolbox talk' was carried out before clearing to communicate expectations and requirements in relation to clearing management.
	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.	Compliant	The building envelopes and vegetation in the APZ was clearly demarcated with stakes and flagging tape, plus inspected by the local government's environmental management officer, prior to any clearing works commencing.
	Clearing will be undertaken in accordance with the WRP clearing procedures provided within **Section 4.2**.	Compliant	Clearing was undertaken in accordance with these procedures, as evidenced in **Appendix B**.
	The flagging tape which demarcates the clearing areas will be checked on a daily basis to ensure that the clearing boundaries remain clearly visible.	Compliant	The clearing footprint and flagging tape were visually checked prior to any clearing works.
	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.	Compliant	A suitably qualified fauna spotter was engaged to undertake pre-clearance surveys to check for fauna, as per **Appendix B**.
Minimise direct and indirect impacts to fauna and vegetation as far as practicable.	Trees containing hollows and dreys will be clearly marked for retention.	Compliant	All trees requiring retention were identified prior to the commencement of clearing operations.
	The following clearing protocols will be implemented to avoid impacts to WRPs: ○ 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 *Biodiversity Conservation Act 2016* Section 40 'authorisation to disturb or handle threatened fauna'. ○ 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. ○ 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	Compliant	A suitably qualified fauna spotter was engaged to undertake pre-clearance surveys and manage clearing operations, as per **Appendix B**. The fauna spotter ensured compliance with the clearing protocols.

Objective	Management Measure	Compliance Status	Evidence/Comments
	retained. If there is suitable habitat adjoining the subject site, a clearing pattern that encourages movement of WRPs to this habitat will be adopted. ○ 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 or 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.		
	In relation to the qualified expert, the following requirements need to be met: ○ 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. 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 *Biodiversity and Conservation Act 2016*.	Compliant	The fauna spotter was suitably qualified and held the required authorisations, as per **Appendix B**.
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.		
	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.	Compliant	All plant and equipment were required to be clean prior to entry to site.
	All weed plant material containing seed heads, weeds that have allopathic 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 has commenced onsite by licensed revegetation / land care 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. Revegetation within Lot 2001 has now been completed and formally ceded to the Crown, with care and maintenance handed over to the City of Busselton as part of its vesting and management order. Revegetation within Lot 2002 has not yet commenced, however, necessary precursory weed spraying has taken place in 2025 and 2026.

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 2025 to 6th November 2026.

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 – WEED CONTROL

Tax Invoice

Willow Grove Estate

willowgrovebusselton@outlook.com

Aboriginal Land Care (Ngala Boodja) Pty Ltd
24 Kalamunda Rd
SOUTH GUILDFORD WA 6055

Postal Address - 5 Northend
Close Swan View WA 6055

ABN: 17626080448
admin@aboriginallandcare.com
+61 0434116261

Amount due	Due date	Issue date	Invoice number
$10,672.64	**1 Oct 2026**	**17 Sept 2026**	**INV-1067**

Reference

Willow Grove Estate 2026 Arum lillies

View and pay online

Description	Quantity	Price	Tax	Amount
Client: Dorothy Alice Blum - Willow Grove Estate Site: Willow Grove Estate Date:14-18/09/2026 Details: Willow Grove Estate – Arum Lily Herbicide Treatment Selective metsulfuron-methyl herbicide application undertaken within the nominated areas of Willow Grove Estate to treat Arum Lily (*Zantedeschia aethiopica*). Treatment areas included: * Lot 2002 Reserve * Blum House Block		0.00		0.00
Works included targeted herbicide application to achieve full treatment coverage of visible Arum Lilies within the nominated areas. Treatment outcomes may vary depending on tuber dormancy, seasonal conditions and timing of application. Job Completed: Herbicide treatment works have been completed across the nominated treatment areas, with all accessible and visible Arum Lilies treated at the time of application. PAYMENT TERMS: All invoices are to be paid within 14 days of issue date.				

APPENDIX B – FAUNA SPOTTER RESULTS

6 October 2026

Shaun Eldson
Leeuwin Civil
shaun.elsdon@leeuwincivil.com.au

CC:
DBCA Wildlife Licensing Section wildlifelicensing@dbca.wa.gov.au
DBCA Fauna Section fauna.data@dbca.wa.gov.au
DBCA SW Planning swlanduseplanning@dbca.wa.gov.au
DBCA Wildlife Officer (SW) WildlifeOfficerSW@dbca.wa.gov.au

Dear Shaun,

RE: (SW930) Stage 1C and 2B Willow Grove Estate, Yalyalup: Fauna preclearance results

I am pleased to provide you with the results of the fauna preclearance surveys undertaken on the 9th, 10th, 15th, 16th and 25th of September and the 1st and 2nd of October at the location above.

Ten Western Ringtail Possums (*Pseudocheirus occidentalis*) (WRP) were encountered during clearing works. Nine were left in situ in trees outside the clearing area. The remaining individual was an abandoned juvenile that was hand captured and delivered to Geobay Wildlife for care.

Nine Common Brushtail Possums (*Trichosurus vulpecula*) (CBP) were also encountered. One female and her pouch joey were hand captured and released into retained vegetation outside the clearing area, within the same tenure. Two were shepherded through the canopy to adjacent retained trees and five were left in situ adjacent in retained vegetation.

No fauna were harmed during the clearing. A *Fauna Report* Form has been submitted to the Department of Biodiversity Conservation and Attractions.

If you have any enquiries regarding these results, please contact me on 0437 700 917.

Yours sincerely,

Shane Priddle,

Principal Consultant

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ATTACHMENTS

Attachment 1: Background, methods and results
Attachment 2: Approximate clearing locations

ATTACHMENT 1

Background

Fauna preclearance surveys were conducted at Willow Grove Estate Stage 1C and 2B, Yalyalup, within the City of Busselton. Clearing was undertaken in line with the Bushfire Management Plan to develop building envelopes and Asset Protection Zones (APZ) within the lots. Vegetation within the survey area comprised primarily Peppermint (*Agonis flexuosa*) and Marri (*Corymbia calophylla*), with occasional Jarrah (*Eucalyptus marginata*). This vegetation had the potential to provide habitat for the Critically Endangered Western Ringtail Possum (WRP) (*Pseudocheirus occidentalis*).

Leeuwin Civil engaged SW Environmental to provide authorised fauna spotter services to manage the risk to fauna, particularly WRP(s). The fauna spotter worked closely with Leeuwin Civil throughout clearing.

Methods and results

Maddie Barrett undertook the fauna preclearance survey on the 9th, 10th, 15th and 16th of September 2026, Josh Terriaca on the 25th of September, and Georgia Johnsen on the 1st and 2nd of October 2026. All work was conducted under SW Environmental's Regulation 28 Fauna Taking (Relocation) License (FR28000016-11) of the WA *Biodiversity Conservation Regulations 2018* and Section 40 (TFA 2425-0182) of the WA *Biodiversity Conservation Act 2016.*

A 'toolbox talk' was carried out before clearing to communicate expectations and requirements in relation to fauna management. Specifically, this included a brief discussion on

- The purpose of the fauna spotter, proposed scope, along with contact details,
- the location of habitat features (dreys/hollows) at the site,
- the need to avoid habitat features where they occur,
- to stop work and contact the fauna specialist should they be spotted, and
- the need to maintain close communication during clearing.

Prior to clearing, all trees were inspected by the fauna spotter for habitat features and fauna. Several dreys and small hollows were observed and checked prior to and throughout clearing.

All clearing was undertaken methodically by excavator, following a general front-to-rear direction across the lot towards a large patch of retained vegetation at the rear. Clearing began with the lot entry and building envelopes, then progressed to the APZ. This approach encouraged the animals to move out of the clearing area into retained habitat. All cleared material was stockpiled and removed from site later the same day.

Building Envelopes

The building envelopes were cleared of all vegetation on 9th, 10th, 15th and 16th September 2026. During this stage, four CBP and five WRP were encountered. Of these, two CBP and four WRP were observed in trees at the edge of the clearing footprint and left undisturbed.

One adult female CBP with a pouch young, was hand-captured after emerging from an old stockpile, where she appeared to be living in an old rabbit burrow. She was released into retained vegetation on the northern side of the development, approximately 230 m from her capture site. This location was selected due to the presence of stockpiles within the immediate works area, and concerns that releasing her closer to the clearing area would encourage her to return to the stockpile(s) that were to be cleared later.

A juvenile male WRP was also hand-captured. The individual was observed in a drey, and the tree was carefully lowered so the drey could be inspected. Only the juvenile, weighing 269 g, was present, with no sign of its mother. Works were stopped and the juvenile was transferred to the care of Geobay Wildlife on

the 15th of September. Female WRP are known to temporarily leave young in the drey or hollow and move up to 30–50 m away to sun themselves in the morning, particularly at this time of year (Shane Priddle pers. obs.). It is possible the mother was doing this, or that she had recently been predated. In either case, transferring the juvenile to a wildlife carer was considered the best management option at the time.

Asset Protection Zones

Following sign-off from the City of Busselton and the bushfire management consultant, selective clearing of the APZ was undertaken on 25th September and 1st and 2nd October 2026. Trees deemed to be of high habitat value were retained where possible. During this stage, five WRP were observed and left in situ, and five CBP were encountered. Three CBP were observed only and left undisturbed, the remaining two were shepherded from trees proposed for removal into retained vegetation.

Outcome

No fauna were found to be injured or required veterinary attention as a result of clearing. Confidence was high that no fauna of conservation significance were missed or accidentally injured during the works.

ATTACHMENT 2 FAUNA PRECLEARANCE RESULTS

STAGE 1C AND 2B WILLOW GROVE ESTATE, YALYALUP

- CBP hand captured
- CBP observed
- CBP released
- CBP x2 shepherded
- WRP hand captured
- WRP observed
- Road
- APZ (selective clearing)
- Building envelopes approximate clearing area



Ref: SW930MB
Date: 6/10/2026 Author: SP
Source: Base map © Esri and its data suppliers. SLIP Landgate (2026)

0 10 20 40 m

A3 @ 1:1500

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