

Annual Compliance Report

The Trustee for Hamersley Sub Trust

Reporting Period

17 April 2025 – 16 April 2026

Report Completion Date

13th July 2026

Revision Record				
Date	Version	Description	Author	Approved By
13/07/26	1	Annual Compliance Report for reporting period 17 April 2025 – 16 April 2026	N Dalziell	J Drago

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1. Introduction

1.1. Purpose of this Document

The purpose of this document is to comply with Condition 25 of the Conditions of Approval associated with the approval of the Project (reference number 2021/9069) under the Environment Protection and Biodiversity Conservation Act, 1999 (Cth, EPBC Act), which requires development of an annual Compliance Report (the Report). The Report aims to help in ensuring that the Project is implemented as approved. The Report, following submission, also helps the Australian Government to understand how well approval conditions are being understood and applied, and contribute to improving the effectiveness of their operations.

This Report covers the 12-month period from 17 April 2025 to 16 April 2026.

1.2. Compliance with 'Annual Compliance Report Guidelines (2014)'

The Commonwealth Government Department of Climate Change, Energy, Environment and Water (DCCEE) maintain the Annual Compliance Report Guidelines (the Guideline), which aim to provide guidance to approval holders preparing annual compliance reports where required under a condition of their EPBC Act approval.

This Report has been prepared in accordance with the requirements of the Guideline, as described in Table 1.

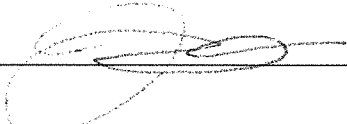
Table 1: Guidelines Set Out in 'Annual Compliance Report Guidelines (2014)'

Guideline Requirement	Reference
Declaration of accuracy	Section 1.3
Document version control	Revision Record (Page 2)
Table of contents	Page 3
EPBC number	Title Page, Page Header, & Section 2.3
Project name	Title Page, Page Header, & Section 2.3
Approval holder and ACN or ABN	Section 2.1
The approved action	Section 2.2
Location of the project	Section 2.3
Dates for the reporting period of the report	Section 2.3
Date of preparation of the report	Section 2.3
The compliance report should demonstrate that all conditions of the EPBC approval have been considered and addressed, and list the conditions of the EPBC approval, including any variations to those conditions, noting if compliance or non-compliance with each condition has been achieved.	Section 4.3
If a management plan is required under an approval condition, the specifics in a management plan that support an approval condition should be detailed in the compliance report and material should be provided demonstrating that the requirements of that plan have been implemented	Section 4.1, & Section 4.2

1.3. 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 Julie Drago

Position Director, Hamersley 1 WA Pty Ltd ATF Hamersley Sub Trust

Organisation The Trustee for Hamersley Sub Trust

ABN/ACN 81 176 233 525

Date 17 / 07 / 2026

2. Description of Activities

2.1. Proponent Details

Proponent contact details associated with this Compliance Report are described in Table 2

Table 2: Proponent Details

Item	Details
Proponent	The Trustee for Hamersley Sub Trust
Australian Business Number (ABN)	81 176 233 525
Contact	Julie Drago
Address	Level 11, 108 Saint Georges terrace Perth WA 6000
Telephone	(08) 6498 9470
Email	Julie.drago@ovest.net.au

2.2. Approved Action

To construct and operate a commercial site on Lots 12 and 13 Lodge Drive, East Rockingham, Western Australia (2021/9069) [See EPBC Act referral 2021/9069].

2.3. Location of Project

EPBC Number	2021/9069
Date of Decision	17/04/2023
Project Name	Commercial Development of Lots 12 and 13 Lodge Drive, East Rockingham, WA
Approval Holder	The Trustee for Hamersley Sub Trust
Approval Holder ABN	81 176 233 525
Approved Action	To construct and operate a commercial site on Lots 12 and 13 Lodge Drive, East Rockingham, Western Australia (EPBC 2021/9069).
Location of Project	4 & 6 Lodge Drive, East Rockingham, Perth, WA, 6168
Report Period	April 17 2025 – April 16 2026
Date Report Completed	13/07/2026
Person Accepting Responsibility for Report	Julie Drago Director Hamersley 1 WA Pty Ltd ATF Hamersley Sub Trust

3. Activities undertaken this Reporting Period

Table 3: Activities Undertaken this Reporting Period

No.	Description of Activity	Date of Activity	Associated Conditions
1	Receipt of 'regulation 4 lawful authority' permitting the undertaking of the revegetation works on the offset site issued by DBCA Valid between: 24/04/25 & 17/04/26.	21/04/2025	3
2	Surveyors Crossland & Hardy Attend offset site to survey and mark the boundary of the revegetation area as per the approved maps.	6/05/2025	3
3	South Coastal Fencing Attended offset site to install perimeter fence, and access gate as per specification in revegetation management plan.	29/05/2025 30/05/2025 02/06/2025 03/06/2025	3
4	Natural Area team attended offset site to undertake ripping of the site.	13/06/2025	3, 4, & 6
5	Natural Area team attended offset site to undertake weed management works.	13/06/2025	3
6	Natural Area team attended offset site to undertake planting works.	08/07/2025 10/07/2025 21/07/2025 23/07/2025	3
7	Participated in departmental compliance Audit including on site audit and provision of documentation.	10/07/2025	20, & 21
8	DBCA contacted with planting species alternatives due to insufficient nursery stock for planting event.	23/07/2025	3
9	DBCA approves the substitution of planting species.	24/07/2025	3
10	Natural Area team attend offset site to undertake planting works.	04/08/2025 05/08/2025 06/08/2025 07/08/2025 08/08/2025	3
11	Natural Area team attended offset site to undertake weed management works.	2/10/2025	3
12	Natural Area team attended offset site to undertake weed management works.	16/10/2025	3
13	Natural Area Team attended site to undertake monitoring activities for annual offset reporting.	Nov-25	3
14	Natural Area team attended offset site to undertake weed management works.	09/02/2026 10/02/2026 11/02/2026 12/02/2026	3
15	Natural Area team attended offset site to undertake maintenance works.	13/02/2026	3
16	Self-reported non-compliance with condition 6 of the approval via email, and in writing, to the department.	30/03/2026	29, 30, & 31
17	Provided compliance records to department in response to written request following the compliance audit.	31/03/2026	20, & 21
18	Self-reported non-compliance with conditions 25, 26, 27, & 28 of the approval via email, and in writing, to the department.	31/03/2026	29, 30, & 31
19	Receipt of 'regulation 4 lawful authority' permitting the undertaking of the revegetation works on the offset site issued by DBCA. Valid between: 18/04/26 & 17/04/2027	15/04/2026	3

4. Project Compliance

4.1. Implementation of Vegetation and Fauna Management Plan

During this reporting period, all construction activities were undertaken in accordance with the approved Vegetation and Fauna Management Plan (VFMP). The management measures required by the VFMP were implemented throughout the reporting period to minimise potential impacts on the adjoining Tuart Woodland Threatened Ecological Community, and Carnaby's Black Cockatoo habitat.

Key management measures implemented included:

- All relevant personnel completed the required environmental site induction prior to commencing works, including awareness of environmental constraints, clearing limits, dieback hygiene requirements, dust management procedures and incident reporting requirements.
- Boundary fencing remained in place throughout construction, with dust screening installed and maintained along the western boundary to restrict unauthorised access and minimise blowing into the adjoining conservation areas.
- All vegetation disturbance was confined to the approved development footprint, with no clearing occurring outside authorised areas.
- Landscaping was undertaken in accordance with the approved landscaping plan, using appropriate native species.
- Dieback hygiene protocols were maintained throughout construction, including machinery hygiene requirements, erosion controls, appropriate stockpile management, and measures to prevent contaminated runoff entering the adjoining bushland.
- Dust suppression measures were implemented through vehicle speed limits, use of water carts to wet down loose soil/sand and avoiding dust creating activities during unsuitable weather conditions where practical.
- Waste management procedures were maintained throughout construction, including covered waste bins, prompt collection of any windblown waste, and removal of construction waste on completion of works.
- Surface water management was undertaken in accordance with the approved Urban Water Management Plan to ensure stormwater was retained on site and no overland flow entered adjoining bushland or neighbouring sites.
- Measures to protect Carnaby's Black Cockatoos were implemented, including site speed limits, pre-clearing fauna inspections by a qualified zoologist, fauna-friendly clearing practices, restriction of construction activities to work hours and use of directional lighting to minimise light spill.
- Environmental monitoring was undertaken in accordance with the VFMP, including regular inspections of site boundaries, fencing, vegetation condition, dust, weeds, and rubbish levels through the site.
- Through the clearing and construction stages on site, no significant non-compliances with the VFMP were identified.

Overall, the management measures specified in the Vegetation and Fauna Management Plan were implemented throughout the reporting period and successfully minimised the potential for off-site environmental impacts associated with construction activities.

4.2. Implementation of Revegetation Management Plan

During the reporting period, revegetation monitoring and maintenance activities were undertaken in accordance with the Tuart Woodland TEC Revegetation Management Plan to assess progress towards establishment of the offset site and achievement of the long-term revegetation objectives.

The following activities were completed in accordance with the management plan:

- The offset site was enclosed with permanent fencing constructed to the required specification to protect the revegetation area from unauthorised access and disturbance.

- Site signage was developed in consultation with the Department of Biodiversity, Conservation and Attractions (DBCA). Following DBCA review and approval, the approved signage was installed at the offset site to identify the revegetation area and communicate its environmental significance, management requirements, and contact details for Realside Ovest.
- Prior to each planting season, the proposed planting species list was provided to DBCA for review and comment in accordance with the Revegetation Management Plan. Feedback received from DBCA was incorporated into the final planting schedule and species selection, ensuring the revegetation program remained consistent with the objectives of establishing Tuart Woodland Threatened Ecological Community vegetation.
- Biannual revegetation monitoring was undertaken during Spring 2025 and Autumn 2026 in accordance with the monitoring program established under the RMP. Five permanent 10 m × 10 m monitoring quadrats were established across the offset site and monitored to assess vegetation establishment and ecological condition.
- Monitoring included assessment of:
 - native flora species richness and abundance;
 - native vegetation cover;
 - Tuart (*Eucalyptus gomphocephala*) survival and density;
 - weed species richness and cover;
 - presence of declared pests and Weeds of National Significance;
 - vegetation condition;
 - evidence of disturbance; and
 - photo-point monitoring to document vegetation establishment over time.
- Permanent monitoring quadrats and photo monitoring locations were maintained to enable consistent comparison of revegetation performance between monitoring events.
- Monitoring confirmed that Tuart trees continue to establish across the site, with densities remaining above the minimum completion criterion specified in the management plan.
- Native vegetation establishment continued during the reporting period, with native vegetation cover increasing substantially compared with the previous monitoring event, demonstrating ongoing development of the revegetation area.
- Weed monitoring identified the distribution and abundance of grassy weeds, woody weeds and declared pest species across the site, allowing priority management actions to be identified. Declared pests and priority weed species including Narrowleaf Cottonbush, Brazilian Pepper (*Schinus terebinthifolia*), Century Plant (*Agave americana*) and evidence of European Rabbit activity were recorded during monitoring.
- The ecological condition of the revegetation area was assessed against the RMP completion criteria, including survival rate, species diversity, native vegetation cover, weed prevalence and vegetation condition, to measure progress towards establishment of a Tuart Woodland Threatened Ecological Community.
- Based on the monitoring results, required actions were identified, including infill planting to increase native diversity, targeted and broad-scale weed control, vertebrate pest management, and repair of damaged fencing to support continued establishment of the revegetation area.

Overall, the required monitoring program specified under the Revegetation Management Plan has been implemented during the reporting period. Monitoring has demonstrated continued establishment of revegetation and has identified maintenance actions required to support the site in progressing towards the long-term completion criteria.

4.3. Compliance with EPBC Approval Conditions

The below table lists the conditions of The EPBC Approval and notes the compliance, non-compliance, or non-applicability of each of the conditions within the reporting period.

Table 4: Condition Compliance

No.	Condition Wording	Compliance	Evidence & Comments
1	To avoid and mitigate the impacts to protected matters, the approval holder must not: a) Clear outside of the development envelope. b) Clear more than 5.495 hectares (ha) of Tuart Ecological Community. c) Clear more than 1.5ha of Carnaby's Black Cockatoo foraging habitat.	Compliant	The compliance audit (DCCEEW, 19th June 2026) found the approval holder has not cleared outside the development envelope and has not exceeded the approved clearing limits. Clearing was contained within the approved disturbance footprint: Tuart Ecological Community not exceeding 3.9 ha (of 5.495 ha approved) and Carnaby's Black Cockatoo foraging habitat approximately 1.4 ha (of 1.5 ha approved). Appendix 1 - Aerial Images Showing Clearing Activity Extents Appendix 2 - Compliance Audit Report - 19 June 2026
2	To mitigate impacts to the protected matters, the approval holder must implement the Vegetation and Fauna Management Plan during the construction period.	Compliant	The Vegetation and Fauna Management Plan (VFMP 10447_017_BH V2) was implemented during the construction period. Construction of the commercial site is now complete. Appendix 1 - Aerial Images Showing Clearing Activity Extents
3	To compensate for the residual significant impacts of clearing on the Tuart Ecological Community and foraging habitat for the Carnaby's Black Cockatoo the approval holder must implement the Offset Strategy for the life of the approval.	Non-Compliant	The compliance audit (DCCEEW, 19th June 2026) determined this condition to be non-compliant. While the offset site has been secured and rehabilitation and revegetation works have commenced, these works progressed without the Minister's approval of the Revegetation Management Plan (RMP), which forms part of the Offset Strategy. The RMP remains under departmental assessment. Appendix 2 - Compliance Audit Report - 19 June 2026 Appendix 5 - Notice of Non-Compliance 30/03/26
4	Prior to commencement of the action and to compensate for the residual significant impact under condition 3, the approval holder must submit to the department for the Minister's approval a Revegetation Management Plan	Compliant	The Revegetation Management Plan (RMP) was submitted to the department on 31st August 2023, prior to commencement of the action. The RMP has since

(RMP). The RMP must be included as part of the Offset Strategy under condition 3. The environmental outcome of implementing the RMP must be to recreate at least 3.5 ha of the Tuart Ecological Community within the Rockingham Lakes Regional Park, 7km south of development envelope, that meets the listing criteria for high quality Tuart Ecological Community and is self-sustaining by 30 April 2063. The RMP must be consistent with the department's Environmental Management Plan Guidelines, and include: a) Details of the relevant protected matter/s and a reference to EPBC Act approval conditions to which the plan refers. b) A table of commitments made in the plan to achieve the environmental outcomes, and a reference to exactly where these commitments are detailed in the plan. c) Commitments capable of ensuring that the environmental outcomes are achieved. These commitments must include: i. To commence revegetation across at least 3.5ha within 2 years of commencement of the action. ii. The species and their provenance, and the approximate numbers of individuals of each species to be planted and/or seeded and the approximate timing of planting/seeding and milestones and success criteria for revegetation. iii. Measures, including for hygiene, ground preparation and weed and herbivore control, and the approximate timing of the measures, to be undertaken prior to, during and following planting/seeding to ensure the success of the revegetation. d) Reporting and review mechanisms to ensure compliance with the commitments made in the plan. e) An assessment of risks relating to achieving the environmental outcomes and risk management strategies and/or mitigation measures that will be applied to address identified risks. f) Impact avoidance, mitigation and/or repair measures, and the timing of those measures. g) A monitoring program, which must include: i. measurable performance indicators and completion criteria, which must include: I. survival 40 years after planting, of at least 1.6 Tuart trees per 100m² II. at least 12 local native understorey species per 10 m x 10 m plot III. native vegetation coverage of at least 80% of the total vegetation cover at least 40 years after planting/seeding ii. trigger values for corrective actions.	undergone multiple revisions in response to departmental feedback, with the current version (RMP 10447_040_BH V7) dated 23rd June 2026. Appendix 2 - Compliance Audit Report - 19 June 2026 Appendix 3 - DBCA letter of approval of the RMP
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	iii. the timing and frequency of monitoring, ensuring monitoring is capable of detecting trigger values and changes in the performance indicators. iv. proposed corrective actions if trigger values are reached. v. the timing and methods of submitting monitoring data to the department. h) Links to other relevant plans or conditions of approval (including state/local government approval conditions).		
5	When submitting the RMP to the department for the Minister's approval, the approval holder must provide the department with written evidence from the Western Australian Department Biodiversity, Conservation and Attractions (DBCA) confirming that DBCA considers that the outcomes and goals specified in the Revegetation Management Plan are achievable using the methods and within the timeframes specified in the Revegetation Management Plan.	Compliant	A letter was provided to the department confirming DBCA considers the outcomes and goals in the RMP achievable. Confirmed compliant by DCCEE audit. Appendix 2 - Compliance Audit Report - 19 June 2026 Appendix 3 - DBCA letter of approval of the RMP
6	The approval holder must not commence the action until the Minister has approved the Revegetation Management Plan in writing. The approval holder must commence implementing the approved Revegetation Management Plan within 2 years of the commencement of the action and thereafter must continue to implement the RMP until the expiry of this approval.	Non-Compliant	The compliance audit (DCCEE, 19th June 2026) determined this condition to be non-compliant. The action commenced on 1st September 2023, prior to the Minister's written approval of the RMP. The approval holder self-reported this non-compliance to the department by letter dated 30th March 2026. At the date of this report the RMP (Version 7) remains under departmental assessment. Appendix 2 - Compliance Audit Report - 19 June 2026 Appendix 3 - DBCA letter of approval of the RMP Appendix 4 - Autumn 2026 Rockingham Lakes Annual Report VI Appendix 5 - Notice of Non-Compliance 30/03/26 Appendix 7 - DBCA Regulation 4 Lawful Authority (Revegetation Access) - 2025 to 2026 Appendix 8 - DBCA Regulation 4 Lawful Authority (Revegetation Access) - 2026 to 2027 Appendix 9 - 9192-08 REVEG SETOUT Appendix 10 - Images of Fencing and Signage Installed at Offset Site

7	The approval holder may, at any time, apply to the Minister for a variation to an action management plan approved by the Minister 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 revised action management plan (RAMP) in place of the previous action management plan (RAMP).	Not Applicable	
8	The approval holder may choose to revise the Vegetation and Fauna Management Plan approved by the Minister under condition 2, 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 revised Vegetation and Fauna Management Plan would not be likely to have a new or increased impact.	Not Applicable	
9	If the approval holder makes the choice under condition 15 to revise the Vegetation and Fauna Management Plan without submitting it for approval, the approval holder must: a) Notify the department electronically that the approved Vegetation and Fauna Management Plan has been revised and provide the department with: i. An electronic copy of the revised Vegetation and Fauna Management Plan. ii. An electronic copy of the revised Vegetation and Fauna Management Plan marked up with track changes to show the differences between the approved action management plan and the revised Vegetation and Fauna Management Plan. iii. An explanation of the differences between the approved Vegetation and Fauna Management Plan and the revised Vegetation and Fauna Management Plan. iv. The reasons the approval holder considers that taking the Action in accordance with the revised Vegetation and Fauna Management Plan would not be likely to have a new or increased impact. v. Written notice of the date on which the approval holder will implement the revised Vegetation and Fauna Management Plan	Not Applicable	

	(revised Vegetation and Fauna Management Plan implementation date), being at least 20 business days after the date of providing notice of the revision of the Vegetation and Fauna Management Plan, or a date agreed to in writing with the department. b) Subject to condition 15, implement the revised Vegetation and Fauna Management Plan from the revised Vegetation and Fauna Management Plan implementation date.		
10	The approval holder may revoke its choice to implement a revised Vegetation and Fauna Management Plan under condition 15 at any time by giving written notice to the department. If the approval holder revokes the choice under condition 15, the approval holder must implement the Vegetation and Fauna Management Plan in force immediately prior to the revision undertaken under condition 15.	Not Applicable	
11	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 revised Vegetation and Fauna Management Plan would be likely to have a new or increased impact, then: a) Condition 15 does not apply, or ceases to apply, in relation to the revised Vegetation and Fauna Management Plan. b) The approval holder must implement the Vegetation and Fauna Management Plan specified by the Minister in the notice.	Not Applicable	
12	At the time of giving the notice under condition 18, the Minister may also notify that for a specified period of time, condition 15 does not apply for one or more specified Action management plans.	Not Applicable	
13	The approval holder must submit all plans required by these conditions electronically to the department.	Compliant	All plans required by these conditions (VFMP and RMP) have been submitted electronically to the department as part of the approvals process.

14	Unless otherwise agreed to in writing by the Minister, the approval holder must publish each plan on the website within 15 business days of the date: a) of this approval, if the version of the plan to be implemented is specified in these conditions; or b) the plan is approved by the Minister in writing, if the plan requires the approval of the Minister; or c) the plan is submitted to the department in accordance with a requirement of these conditions, if the plan does not require the approval of the Minister; or d) the plan is approved by a state/territory government as required under a state/territory government condition which must be complied with in accordance with these EPBC Act conditions.	Non-Compliant	This is being rectified as part of the corrective actions arising from the compliance audit and self-reported non-compliances. Appendix 2 - Compliance Audit Report - 19 June 2026 Appendix 6 - Notice Non-Compliance 31/03/26
15	The approval holder must keep all published plans required by these conditions on the website until the expiry date of this approval.	Non-Compliant	This is being rectified as part of the corrective actions arising from the compliance audit and self-reported non-compliances.
16	The approval holder is required to exclude or redact sensitive ecological data from plans published on the website or otherwise provided to a member of the public.	Not Applicable	No sensitive data or plans were required to be excluded or redacted.
17	If sensitive ecological data is excluded or redacted from a plan in accordance with condition 14, the approval holder must notify the department in writing what exclusions and redactions have been made in the version published on the website.	Not Applicable	No sensitive data or plans were required to be excluded or redacted.

18	The approval holder must notify the department electronically of the date of commencement of the Action, within 5 business days of commencement of the Action.	Non-Compliant	The compliance audit (DCCEEW, 19th June 2026) determined this condition to be non-compliant. The action commenced on 1 September 2023, but the department was not notified within 5 business days. The approval holder self-reported this non-compliance by letter dated 7th July 2025. Appendix 2 - Compliance Audit Report - 19 June 2026 Appendix 11 - Notice of Non-Compliance 07/07/25
19	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.	Not Applicable	Action Commenced within the 5 year period. Refer Appendix 1 - Aerial Images Showing Clearing Activity Extents Appendix 2 - Compliance Audit Report - 19 June 2026 Appendix 11 - Notice of Non-Compliance 07/07/25
20	The approval holder must maintain accurate and complete compliance records.	Non-Compliant	The compliance audit (DCCEEW, 19th June 2026) determined this condition to be non-compliant. The auditee was unable to demonstrate that accurate and complete compliance records had been maintained, as highlighted by the failure to publish annual compliance reports. The approval holder self-reported the reporting non-compliance by letter dated 31st March 2026. Corrective actions, including calendarisation of reporting deadlines and assignment of internal accountability, have been implemented. Appendix 2 - Compliance Audit Report - 19 June 2026

21	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.	Non-Compliant	The compliance audit (DCCEEW, 19th June 2026) determined this condition to be non-compliant. Documents requested in writing by the department on 10th July 2025 were not provided within the specified timeframe; following a follow-up request on 11th March 2026 (due 16th March 2026), documents were received by the department on 31st March 2026. Appendix 2 - Compliance Audit Report - 19 June 2026
22	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the department's <i>Guidelines for biological survey and mapped data</i> (2018), or any subsequent official version or as otherwise specified by the Minister in writing.	Compliant	Monitoring data, surveys and mapped data have been prepared in accordance with the department's Guidelines for biological survey and mapped data (2018). Appendix 4 - Autumn 2026 Rockingham Lakes Annual Report V1
23	The approval holder must ensure that any monitoring data (including sensitive ecological data), surveys, maps, and other spatial and metadata required under the conditions of this approval are prepared in accordance with the department's <i>Guide to providing maps and boundary data for EPBC Act projects</i> (2021), or any subsequent official version or as otherwise specified by the Minister in writing.	Compliant	Maps and boundary data have been prepared in accordance with the department's Guide to providing maps and boundary data for EPBC Act projects (2021). Appendix 9 - 9192-08 REVEG SETOUT
24	The approval holder must submit all monitoring data (including sensitive ecological data), surveys, maps, other spatial and metadata and all species occurrence record data (sightings and evidence of presence) electronically to the department in accordance with the requirements of the Vegetation and Fauna Management Plan and the Revegetation Management Plan.	Compliant	Monitoring data and species occurrence records have been created in compliance with the requirements and are being submitted to the department through this report.

25	The approval holder must prepare a compliance report for each 12-month period following the date of this approval, or as otherwise agreed to in writing by the Minister.	Non-Compliant	The compliance audit (DCCEEW, 19th June 2026) determined that compliance reports were not prepared for each 12-month period as required. The approval holder self-reported this non-compliance by letter dated 31st March 2026, noting that compliance reports for the April 2023–April 2024 and April 2024–April 2025 periods were not prepared, published or submitted. The outstanding reports are being completed, and this report addresses the current reporting period.
26	Each compliance report must be consistent with the department's <i>Annual Compliance Report Guidelines</i> (2014), or any subsequent official version.	Compliant	This compliance report has been prepared consistent with the department's Annual Compliance Report Guidelines.
27	Each compliance report must include: a) Accurate and complete details of compliance and any non-compliance with the conditions and the plans, and any incidents. b) One or more shapefile showing all clearing of any protected matters, and/or their habitat, undertaken within the 12-month period at the end of which that compliance report is prepared. c) A schedule of all plans in existence in relation to these conditions and accurate and complete details of how each plan is being implemented.	Compliant	This compliance report includes details of compliance and non-compliance with the conditions and plans, a shapefile of clearing undertaken, and a schedule of all plans in existence and how each is being implemented.

28	The approval holder must: a) Publish each compliance report on the website within 60 business days following the end of the 12-month period for which that compliance report is required. b) Notify the department electronically, within 5 business days of the date of publication that a compliance report has been published on the website. c) Provide the weblink for the compliance report in the notification to the department. d) Keep all published compliance reports required by these conditions on the website until the expiry date of this approval. e) Exclude or redact sensitive ecological data from compliance reports published on the website or otherwise provided to a member of the public. f) If sensitive ecological data is excluded or redacted from the published version, submit the full compliance report to the department within 5 business days of its publication on the website and notify the department in writing what exclusions and redactions have been made in the version published on the website.	Compliant	This compliance report will be published on the website and the department notified electronically within the required timeframes, with sensitive ecological data excluded or redacted as required.
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29	The approval holder must notify the department electronically, within 2 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan.	Compliant	The approval holder notified the department of the identified non-compliances. Self-reporting correspondence was provided for the Condition 6 breach (dated 30th March 2026) and the annual reporting breach (dated 31st March 2026). Refer Appendix 5, and Appendix 6
30	The approval holder must specify in the notification: a) Any condition or commitment made in a plan which has been or may have been breached. b) A short description of the incident and/or potential non-compliance and/or actual non-compliance. c) The location (including co-ordinates), date, and time of the incident and/or potential non-compliance and/or actual non-compliance.	Compliant	The self-reporting correspondence identified the conditions breached and described the non-compliances. Refer Appendix 5- Notice of Non-Compliance 30/03/26, and Appendix 6- Notice of Non-Compliance 31/03/26

31	The approval holder must provide to the department in writing, within 12 business days of becoming aware of any incident and/or potential non-compliance and/or actual non-compliance, the details of that incident and/or potential non-compliance and/or actual non-compliance with the conditions or commitments made in a plan. The approval holder must specify: a) Any corrective action or investigation which the approval holder has already taken. b) The potential impacts of the incident and/or non-compliance and/or non-compliance. c) The method and timing of any corrective action that will be undertaken by the approval holder.	Compliant	Written follow-up details were provided to the department in connection with the self-reported non-compliance. Refer Appendix 5- Notice of Non-Compliance 30/03/26, and Appendix 6- Notice of Non-Compliance 31/03/26
32	The approval holder must ensure that an independent audit of compliance with the conditions is conducted for every five-year period following the commencement of the Action until this approval expires, unless otherwise specified in writing by the Minister.	Not Applicable	A 5 year period has not lapsed since the action, therefore no independent audit has been required.

33	For each independent audit, the approval holder must: a) Provide the name and qualifications of the nominated independent auditor, the draft audit criteria, and proposed timeframe for submitting the audit report to the department prior to commencing the independent audit. b) Only commence the independent audit once the nominated independent auditor, audit criteria and timeframe for submitting the audit report have been approved in writing by the department. c) Submit the audit report to the department for approval within the timeframe specified and approved in writing by the department. d) Publish each audit report on the website within 15 business days of the date of the department's approval of the audit report. e) Keep every audit report published on the website until this approval expires.	Not Applicable	A 5 year period has not lapsed since the action, therefore no independent audit has been required.
34	Each audit report must report for the five-year period preceding that audit report.	Not Applicable	A 5 year period has not lapsed since the action, therefore no independent audit has been required.
35	Each audit report must be completed to the satisfaction of the Minister and be consistent with the department's <i>Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines</i> (2019), or any subsequent official version.	Not Applicable	A 5 year period has not lapsed since the action, therefore no independent audit has been required.
36	The approval holder must notify the department electronically 60 business days prior to the expiry date of this approval, that the approval is due to expire.	Not Applicable	A 5 year period has not lapsed since the action, therefore no independent audit has been required.

37	Within 20 business days after the completion of the Action, and, in any event, before this approval expires, the approval holder must notify the department electronically of the date of completion of the Action and provide completion data.	Not Applicable	A 5 year period has not lapsed since the action, therefore no independent audit has been required.
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5. Corrections of Non-Compliance

5.1. Previous Non-Compliances

The following non-compliances relating to prior reporting periods were identified during the current reporting period and self-reported to the department. They are recorded here for completeness as they were first formally addressed within this reporting period.

Annual compliance reporting (Conditions 25–28): Annual compliance reports were not prepared, published or submitted for the April 2023 – April 2024 and April 2024 – April 2025 reporting periods. The approval holder became aware of the non-compliance on 30th March 2026 and notified the department by letter dated 31st March 2026. The reports had been within the scope of a former external consultant (PGV Environmental) who commenced but did not complete or submit them. The outstanding reports are being completed and this report addresses the current (April 2025 – April 2026) reporting period. Corrective actions include calendarisation of all compliance reporting deadlines, clearer oversight of consultant responsibilities, and assignment of direct internal accountability for compliance reporting.

Commencement notification (Condition 18): The action commenced on 1st September 2023 but the department was not notified within 5 business days. This was self-reported to the department by letter dated 7th July 2025.

5.2. Current Non-Compliances

Non-Compliance – Commencement of the action prior to RMP approval (Conditions 3 and 6): The action, including site clearing, construction of the commercial facility, and revegetation works at the offset site, commenced on 1st September 2023, prior to the Minister's written approval of the Revegetation Management Plan (RMP). The RMP forms part of the Offset Strategy required under Condition 3, and Condition 6 prohibits commencement of the action until the Minister has approved the RMP in writing.

The approval holder became aware of the non-compliance on 24th March 2026 during an internal review undertaken in response to the departmental audit, and notified the department by letter dated 30th March 2026. The RMP has undergone multiple iterations (Versions 3 to 7) with ongoing departmental engagement; the current version (RMP 10447_040_BH V7) is dated 23rd June 2026 and remains under departmental assessment.

The clearing undertaken remained within the approved footprint (Tuart Ecological Community not exceeding 3.9 ha of the 5.495 ha approved, and Carnaby's Black Cockatoo foraging habitat approximately 1.4 ha of the 1.5 ha approved). Revegetation works were commenced in May 2025 to meet the requirement, under both State and Commonwealth approvals, to initiate revegetation within two years of commencement, and were undertaken with oversight from DBCA regarding species selection and methodology. The approval holder considers the environmental impact of the non-compliance to be low, being procedural (timing of RMP approval) rather than related to the extent or nature of clearing.

Proposed corrective actions: continue active engagement with the department to facilitate assessment and formal approval of the RMP (Version 7); respond promptly to further requests for information or revisions; implement any required amendments immediately upon approval; and continue and adapt revegetation works at the offset site in accordance with the final approved RMP.

6. New Environmental Risks

6.1. Pests within the revegetation area

The Autumn 2026 revegetation monitoring of the offset site (Natural Area, May 2026) identified two declared pests present within the revegetation area: European Rabbit (*Oryctolagus cuniculus*) and Narrowleaf Cottonbush (*Gomphocarpus fruticosus*). Both are declared pests under the Biosecurity and Agriculture Management Act 2007 (WA), which requires landholders to control populations to limit damage.

Recommended management actions include targeted weed control of Narrowleaf Cottonbush and other priority weeds present on site (*Schinus terebinthifolia* and *Agave americana*), and vertebrate pest management to address the European Rabbit population. A commitment to implement these controls, and to revise the Revegetation Management Plan if required, will be actioned as part of ongoing offset-site management.

6.2. Damage to revegetation area perimeter fence

Two damaged sections of the offset-site perimeter fence were recorded during the monitoring events: one at the northern end of the site, and one at the entrance to the site along Mandurah Road. Damage to the perimeter fence increases the risk of unauthorised access and vertebrate pest incursion into the revegetation area.

The perimeter fence was installed by an external contractor during the reporting period. Repair of the damaged section will be undertaken as part of ongoing offset-site maintenance.

The damage to the fence located at the site entrance along Mandurah Road does not form part of the offset site managed by Realside Ovest, It is a portion of fence managed by DBCA. Details of the damaged fence have been sent through to our contact at DBCA for

6.3. Large increase to weed coverage within the revegetation area

Monitoring recorded a substantial increase in weed coverage within the revegetation area between the Spring 2025 and Autumn 2026 events. Average weed cover increased from 46.9% to 77.8%, and grassy weed cover (Poaceae) increased from 39.0% to 57.0%. The completion criterion requires grassy weed cover to be maintained below 20% of the overall vegetation cover.

Chemical weed control is required to reduce grassy weed coverage to below 20%, together with infill planting to improve native understorey diversity (currently averaging 8 species per 100 m² against a target of 12) and native vegetation coverage (currently 10.9% against a target of 80%). These actions will be undertaken as part of ongoing offset-site management and the Revegetation Management Plan will be revised if required.

7. Other Information

A compliance audit of EPBC 2021/9069 was undertaken by the department (Environmental Audit Section, DCCEEW) during the reporting period, including an on-site audit on 10th July 2025. Of the nine conditions assessed (1, 3, 4, 5, 6, 18, 19, 20 and 21), the audit found compliance with three (1, 4 and 5), non-compliance with five (3, 6, 18, 20 and 21), and one condition not applicable (19). The final Compliance Audit Report is dated 19th June 2026, and the department issued an audit close-out letter of the same date. The approval holder is actioning the audit recommendations.

8. References

DCCEEW. 2014. Annual Compliance Report Guidelines,
<https://www.awe.gov.au/sites/default/files/documents/annual-compliance-report-guidelinesrevised.pdf>,
Australian Government Department of the Environment.

DCCEEW. 2018. Guidelines for Biological Survey and Mapped Data,
<https://www.dcceew.gov.au/sites/default/files/documents/guidelines-biological-survey-mapped-data.pdf>,
Australian Government Department of the Environment.

9. Appendixes

Appendix 1-Aerial Images Showing Clearing Activity Extents

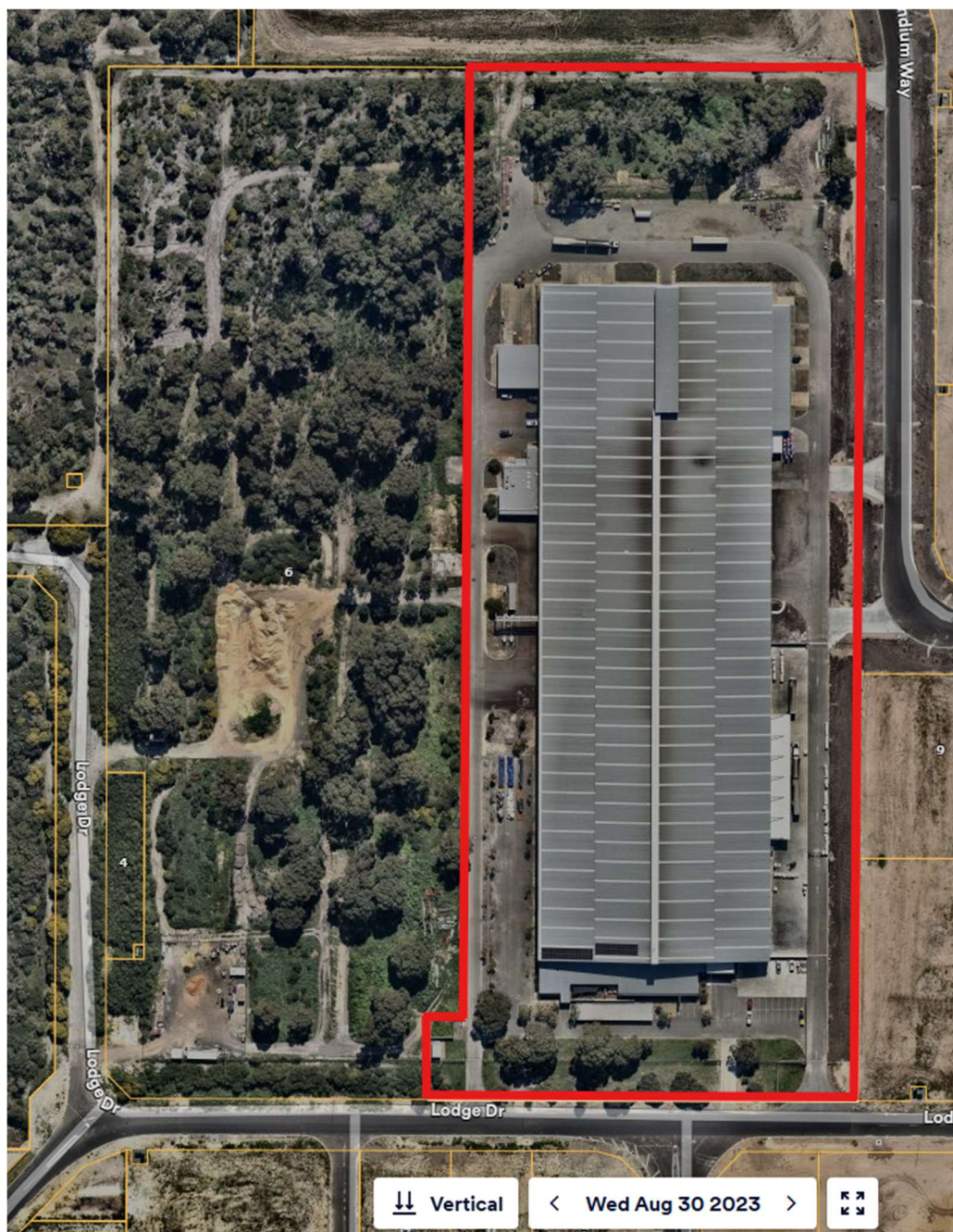


Figure 1:4 Lodge Drive highlighted, with nearmaps website showing the image is from August 30th 2023, before the clearing action was undertaken.



Figure 2:6 Lodge Drive highlighted, with nearmaps website showing the image is from August 30th 2023, before the clearing commenced



Figure 3:4 and 6 Lodge Drive highlighted, with nearmaps website showing the image is from October 15th 2023, after the clearing action was undertaken.

Appendix 2-Compliance Audit Report - 19 June 2026



Australian Government

Department of Climate Change, Energy,
the Environment and Water

Compliance Audit Report

Commercial Development of Lots 12 and 13
Lodge Drive, East Rockingham, WA
(EPBC 2021/9069)

The Trustee for Hamersley Sub Trust

Report prepared by
Environmental Audit Section

19 June 2026



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Document Control

Version	Description	Approval	Date
0.1	Draft Audit Report	Tom Long - Director	9 June 2026
0.2	Draft released to Auditee	Nick Dalziell – Senior Development Manager	9 June 2026
1	Final Audit Report	Tom Long – Director	19 June 2026

Audit Details

Report Title	Compliance Audit of Commercial Development of Lots 12 and 13 Lodge Drive, East Rockingham, WA (EPBC 2021/9069)
Auditee Name	The Trustee for Hamersley Sub Trust
Main Auditee Contact Details	Nick Dalziell Realside Ovest Level 11, 108 ST Georges Terrace, Perth WA 6000 Perth WA 6000 0466 506 802 nick.dalziell@ovest.net.au
Audit Lead	Helen Hodgkins – Assistant Director audit@dcceew.gov.au
Audit Team	Simone Davey – Senior Auditor Kim Morgan – Assistant Director Kerri Dickens – Senior Auditor
Audit Date	April 2025-June 2026
On-site Audit Details	Date of on-site audit: 10 July 2025 Lots 12 & 13 Lodge Drive, East Rockingham, WA Name and positions of parties in attendance: <u>DCCEEW</u> Simone Davey - Lead Auditor Kim Morgan – Assistant Director <u>Realside Ovest</u> Nick Dalziell – Development Manager Brian Smith – Asset Manager

Background

On 14 April 2023 a delegate for the Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) approved the Commercial Development of Lots 12 and 13 Lodge Drive, East Rockingham, WA, (EPBC 2021/9069). The approval contains 37 conditions and includes requirements to avoid, mitigate, and offset impacts to listed threatened species and communities from the construction and operation of a commercial site.

The action commenced on 1 September 2023. Construction of the commercial site is now complete and actions to manage the offset are ongoing. The approval has effect until 30 April 2063.

On 8 April 2025 the Department of Climate Change, Energy, the Environment and Water (department) commenced a compliance audit to determine if The Trustee for Hamersley Sub Trust (auditee) was complying with the conditions of the EPBC 2021/9069 approval. The auditee was represented by Realside Ovest. The compliance audit was enabled under conditions 20 and 21 of the approval and was undertaken by experienced auditors from the department.

Audit Methodology

This section of the report details the methodology for the compliance audit of the Commercial Development of Lots 12 and 13 Lodge Drive, East Rockingham, WA, (EPBC 2021/9069) against the conditions of the approval and its associated plans. Information to assess compliance was gathered from internal holdings, open-source searches, information requests, and an on-site audit.

Audit Objective

The objective of the audit was to effectively assess the auditees compliance with the conditions of the approval and associated management plans.

Audit Criteria

The audit checklist and criteria were developed to address obligations required under the relevant approval instrument and measures required by associated management plans. Conditions that had multiple elements were broken down into separate criteria to assess compliance.

Audit Scope

The scope of this audit was to assess compliance with disturbance (land clearing), offset and commencement notification conditions.

The following conditions were within scope of this audit: 1, 3, 4, 5, 6, 18, 19, 20 and 21.

Audit Process

The compliance audit commenced in April 2024.

On 16 June 2025 a letter of intent to audit was sent to the auditee to ensure they were suitably informed to participate in the audit. The letter outlined the scope of the audit.

A desktop audit of information available to the department was undertaken to establish a baseline understanding of compliance.

An on-site audit was conducted on 10 July 2025 and included an opening meeting, interviews with Realside Ovest personnel, document review, inspection of activity and offset sites, and a closing meeting.

The analysis of all collected data and preparation of audit findings were completed in June 2026.

Audit Terminology

The following terms were used to record findings during this audit.

Compliant	Sufficient and appropriate information presented to demonstrate the compliance of a particular requirement.
Non-compliant	Evidence has been collected to demonstrate that a condition or requirement has not been met and/or the approval holder has not provided sufficient documentation or evidence to substantiate compliance with a condition or requirement.
Not applicable	An element of the criteria was not activated or was not required within the scope of the audit.
Observation	An observation may be made about issues relevant to the protection of a matter of national environmental significance when the issue is not strictly related to compliance or non-compliance with a condition.

Audit Findings

This section details the findings of the compliance audit. Of the 9 conditions assessed under the approval, the audit determined the following:

- Compliance with 3 of the 9 conditions of approval examined (1, 4, 5)
- Non-compliance with 5 conditions (3, 6, 18, 20, 21) of the approval examined.
- 1 condition (condition 19) within the scope of the audit were not applicable at the time of the compliance audit.

Summary of audit findings

A summary of the audit findings for each condition examined are contained in the table below. For a full list of conditions, please refer to the EPBC Act approval provided at **Attachment A**.

Condition	Audit Finding	Summary
1	Compliant	The auditee has not cleared outside the development envelope and has not cleared more than the approved amounts.
3	Non-Compliant	The Offset Strategy has not been implemented.
4	Compliant	The Revegetation Management Plan (RMP) was submitted to the department on 31 August 2023 prior to commencement.
5	Compliant	A letter was provided to the department from the auditee informing that DBCA confirmed the outcomes and goals in the RMP are achievable.
6	Non-Compliant	The approval holder commenced the action prior to the Minister approving the RMP.
18	Non-Compliant	The auditee failed to notify the department of commencement of the action within 5 business days of the action commencing.
19	Not Applicable	The action commenced within 5 years of the approval date.
20	Non-Compliant	Records were not maintained in a manner to determine compliance.
21	Non-Compliant	Requested Documents were not received by the department within the specified timeframe

Detailed audit findings for non-compliant and not determined conditions are discussed below.

Non-compliant findings

The auditee was found to be **non-compliant** with 5 of the 9 conditions examined. The below tables provide details of the findings for each non-compliant condition.

Condition 3

To compensate for the residual significant impacts of **clearing** on the **Tuart Ecological Community** and foraging habitat for the **Carnaby's Black Cockatoo** the approval holder must implement the **Offset Strategy** for the life of the approval.

Offset Strategy means the offset information detailed in Section 5 of the *EPBC 2021/9069 Preliminary Documentation*, version 5, prepared by PGV Environmental for The Trustee for Hamersley Sub Trust, 17 January 2023.

Finding

The auditors found that whilst the offset site had been secured and some rehabilitation and revegetation works had commenced, these works had progressed without the Minister's approval of the Revegetation Management Plan (RMP) that makes up part of the Offset Strategy. At the completion of the audit there were items to be addressed in the draft RMP. Implementing a non-approved RMP may miss rehabilitation opportunities and not address key threatening processes such as pest and weed control on Matters of National Environmental Significance (MNES). Therefore condition 3 has been determined to be non-compliant.

Condition 6

The approval holder must not **commence the action** until the **Minister** has approved the Revegetation Management Plan in writing. The approval holder must commence implementing the approved Revegetation Management Plan within 2 years of the **commencement of the action** and thereafter must continue to implement the RMP until the expiry of this approval.

Finding

At completion of the audit the RMP has not yet been approved by the Minister. A site inspection by auditors and a letter from the auditee found that the action commenced on 1 September 2023 thus the action commenced prior to RMP approval and therefore Condition 6 has been determined to be non-compliant.

Condition 18

The approval holder must notify the **department** electronically of the date of **commencement of the Action**, within 5 **business days of commencement of the Action**.

Finding

The auditee notified the department by letter on 7 July 2025 self-reporting that they had breached the condition by failing to notify the department of commencement within 5 business days. It was reported that the action commenced on 1 September 2023. Therefore Condition 18 has been determined to be non-compliant.

Condition 20

The approval holder must maintain accurate and complete **compliance records**.

Finding

The auditee was unable to demonstrate that they have maintained accurate and complete compliance records. This was highlighted by their failure to publish annual compliance reports in accordance with the conditions of this approval. In addition, on 31 March 2026 the auditee wrote to the department self-reporting non-compliance for not submitting and publishing annual compliance reports. For these reasons, Condition 20 has been determined to be non-compliant.

Condition 21

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.

Note: Compliance records may be subject to audit by the **department**, or by an independent auditor in accordance with section 458 of the **EPBC Act**, and/or be used to verify compliance with the conditions. Summaries of the results of an audit may be published on the **department's** website or through the general media.

Finding

Documents were requested by the department in writing on 10 July 2025 following the onsite audit. No response was received by the department from the auditee. On 11 March 2026, the auditor followed up with the auditee requesting the documents in writing by 16 March 2026. Documents were not received by the department electronically until 31 March 2026, therefore Condition 21 has been determined to be non-compliant.

Observations

The auditors made the following observations during the audit:

- The auditee has self-reported non-compliances for failing to submit annual compliance reports, notification of commencement and commencing the activity without the RMP being approved by the Minister.

Auditee comments

The auditee provided comment on this report to the department in correspondence dated 18 June 2026. The following comments were provided and have been reflected in this report.

“We (The Trustee for Hamersley Sub Trust) have reviewed the draft Compliance Audit Report and confirm that to the best of our knowledge, the report presents an accurate and fair reflection of the evidence gathered during the audit process.

We acknowledge that the findings are supported by the circumstances identified during the audit and don't have any corrections or amendments to propose in relation to the report's description of events, evidence or findings.

We appreciate being given the opportunity to review the draft report prior to finalisation.

The only item that requires updating within the report is the address that is shown with my contact information, as we have moved offices. Can you please update the address to:

*Level 11, 108 Saint Georges Terrace,
Perth WA 6000*

Finally, we appreciate the department undertaking this audit as it was a valuable opportunity to identify areas where our compliance systems and processes require improvement. The findings have assisted us in better understanding our obligations under the approval and in identifying specific actions needed to strengthen our compliance performance going forward.”

RECOMMENDATION

Once the RMP is approved by the Minister, you must ensure that existing revegetation works undertaken at the offset site align with final RMP and rectify accordingly.

Ensure that all Annual Compliance Reports are published on your website as per the conditions of approval.

The auditee must comply with the conditions of the approval for the life of the approval.

ATTACHMENTS

Attachment

Attachment A	Approval decision notification (EPBC 2021/9069)
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FINAL REPORT DISTRIBUTION

- The Trustee for Hamersley Sub Trust
- Department of Climate Change, Energy, the Environment and Water.

Appendix 3- DBCA Letter of Confirmation



Your ref: PS 8088
Our ref: 2019/001643
Enquiries: Catherine Prideaux
Phone: 08 9442 0300
Email: Catherine.Prideaux@dbca.wa.gov.au

Mr Oliver Basson
Senior Planner
Planning Solutions
Level 1, 251 St Georges Terrace
PERTH WA 6000

Dear Mr Basson

TUART TEC REVEGETATION MANAGEMENT PLAN – LOT 333 ROCKINGHAM LAKES REGIONAL PARK

I refer to the notification of approval for commercial development of Lots 12 and 13 Lodge Drive, East Rockingham under section 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (EPBC 2021/9069). The approval decision was made on 17 April 2023 subject to conditions that are specific to the action.

Condition 4 of the approval notice requires the approval holder to submit a Revegetation Management Plan (RMP) to the Department of Climate Change, Energy, the Environment and Water (DCCEEW). The environmental outcome of implementing the RMP must be to recreate at least 3.5 ha of the Tuart Ecological Community (TEC) within the Rockingham Lakes Regional Park that meets the listing criteria for high quality Tuart Ecological Community and is self-sustaining by 30 April 2063.

Condition 5 of the approval notice requires the approval holder to provide DCCEEW with written evidence from the Department of Biodiversity, Conservation and Attractions (DBCA) confirming that the offset outcomes and goals are achievable as specified in the RMP.

In accordance with condition 5, DBCA's Swan Region has reviewed the '*EPBC 2021/9069 Offset: Lot 333 Mandurah Road Warnbro - Tuart TEC Revegetation Management Plan v3*' (Prepared by PGV Environmental, 30 August 2023) and considers that the outcomes and goals specified in the RMP are achievable using the methods and within the timeframes specified in the RMP. It is noted however that the RMP is proposed to be implemented for an initial 10-year period with a review of outcomes at five years, which is inconsistent with the timeframe specified in condition 4. If it is proposed that conditional requirements have been met prior to 30 April 2063, it is DBCA's expectation that the approval holder and DCCEEW would seek advice from DBCA regarding the acceptability of the transfer of the site to DBCA management, prior to seeking early completion of the project.

DBCA also wishes to emphasise that, should early completion be agreed by DCCEEW, there should be no expectation for DBCA to actively manage the site to ensure ongoing compliance with listed completion criteria.

Swan Region
Cnr Australia II Drive and Hackett Drive, Crawley WA 6009
Locked Bag 104, Bentley Delivery Centre, Western Australia 6983
catherine.prideaux@dbca.wa.gov.au
www.dbca.wa.gov.au

Should you require any further information from DBCA please contact Planning Officer Catherine Prideaux of this office on telephone 9442 0300 or by email catherine.prideaux@dbca.wa.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Benson Todd', written in a cursive style.

Benson Todd
REGIONAL MANAGER

4 September 2023

cc. Robin Nielsen, Post Approvals Section, DCCEEW
Belinda Heath, PGV Environmental

Appendix 4-Autumn 2026 Rockingham Lakes Annual Report V1



Natural Area
CONSULTING MANAGEMENT SERVICES

Realside Ovest

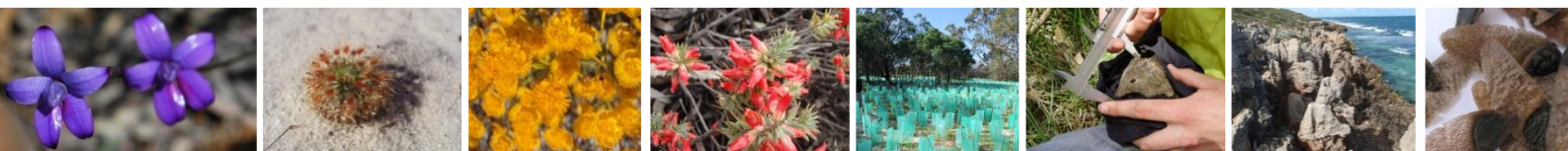
Rockingham Lakes Offset Site

Revegetation Monitoring

Annual Report

Autumn 2026

Natural Area Holdings Pty Ltd
Whadjuk Country
57 Boulder Road, Malaga WA 6090
Ph: (08) 9209 2767
info@naturalarea.com.au
www.naturalarea.com.au



Acknowledgement of Country

Ngala kaaditj Noongar moort keyen kaadak nidja boodja.

Natural Area acknowledges the Traditional Owners of the lands on which we operate, and recognises their continuing connection to lands, waters and communities.

Disclaimer

Natural Area Holdings Pty Ltd, trading as Natural Area Consulting Management Services (Natural Area), has prepared this report for the sole use of the Client and for the purposes as stated in the agreement between the Client and Natural Area under which this work was completed. This report may not be relied upon by any other party without the express written agreement of Natural Area. No part of this document may be copied, duplicated, or disclosed without the express written permission of the Client and Natural Area.

Natural Area has exercised due and customary care in the preparation of this document and has not, unless specifically stated, independently verified information provided by others. No other warranty, expressed or implied, is made in relation to the contents of this report. Therefore, Natural Area assumes no liability for any loss resulting from errors, omission or misrepresentations made by others. This document has been made at the request of the Client. The use of this document by unauthorised third parties without written permission from Natural Area shall be at their own risk, and we accept no duty of care to any such third party.

Any recommendations, opinions or findings stated in this report are based on circumstances and facts as they existed at the time Natural Area performed the work. Any changes in such circumstances and facts upon which this document is based may adversely affect any recommendations, opinions or findings contained in this document.

System Certifications

Environmental management system registered to ISO 14001:2015

Quality management system registered to ISO 9001:2015

Occupational health and safety management system registered to ISO 45001:2018

Document Title	REA-R Autumn 2026 Rockingham Lakes Offset Site Revegetation Monitoring				
Location	Natural Area SP - Documents\Client\Realside Ovest\Rockingham Lakes RP Offset Site\Revegetation Monitoring\Autumn 2026\6. Reporting				
Draft/Version No.	Date	Changes	Prepared by	Approved by	Status
D1	May 2026	New Document	TVS	ZS	Superseded
V1	July 2026	Watermark Removed	TVS	KE	Released

Executive Summary

Natural Area Consulting Management Services (Natural Area) has prepared this revegetation monitoring report on behalf of Realside Ovest for the Rockingham Lakes Regional Park (Bush Forever Site No. 356) offset site. Clearing was undertaken at lot 12 and 13 on Deposited Plan 23754, East Rockingham, approximately 36 km south of the Perth Central Business District. The revegetation management is required under the offset strategy to recreate at least 3.5 ha of the Tuart woodland of the Swan Coastal Plain Threatened Ecological Community (TEC) within the offset. The purpose of the quadrat monitoring was to ascertain the achieved flora diversity and coverage to determine the revegetation programs success in the line with recreating the desired TEC. This report represents the first of four annual reports from 2026 to 2029 and discusses the monitoring events from spring of 2025 and autumn of 2026.

The monitoring event undertaken in spring of 2025 identified:

- A total of 18 native species and 23 introduced (weed) species.
- A *Eucalyptus gomphocephala* (Tuart) density of 3.6 Tuart trees per 100 m².
- An average native species richness of 8.
- An average native cover of 2.5 %.
- An average weed cover of 46.9 %.
- An average grass cover of 39.0 %.

The monitoring event undertaken in autumn of 2026 identified:

- A total of 16 native species and 21 introduced species.
- A *Eucalyptus gomphocephala* (Tuart) density of 2.8 Tuart trees per 100 m².
- An average native species richness of 8.
- An average native cover of 10.5 %.
- An average weed cover of 77.8 %.
- An average grass cover of 57.0 %.

Two declared pests were located within the site, European Rabbit (*Oryctolagus cuniculus*) and Narrowleaf Cottonbush (*Gomphocarpus fruticosus*). Other priority weeds found within the site include *Schinus terebinthifolia* and *Agave americana*.

An assessment against completion criteria identified that one of five objectives were not met for the site. *Eucalyptus gomphocephala* achieved the required density; however, native species diversity and coverage did not meet the completion criteria. Grassy weed coverage was too high, and both declared pests and woody weeds were present. The TEC was determined to be in moderate condition.

Ongoing maintenance recommendations include infill planting, targeted and general weed control, vertebrate pest management and fence repair.

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1.0 Introduction

Natural Area Consulting Management Services (Natural Area) has prepared this annual revegetation monitoring report on behalf of Realside Ovest for the Rockingham Lakes Revegetation Plan Offset Site project at East Rockingham. Natural Area was contracted by Realside Ovest to undertake revegetation monitoring as part of clearing permit number CPS 9710/1. Under CPS 9710/1, clearing was undertaken at lot 12 and 13 on Deposited Plan 23754, East Rockingham, clearing no more than 3.961 hectares of native vegetation.

1.1 Purpose

The revegetation management is required under condition three of the offset strategy to recreate at least 3.5 ha of the Tuart threatened ecological community (TEC) within the offset site (Bush Forever Site No. 356) in line with the *Tuart Woodland TEC Revegetation Management Plan* (PGV Environmental, 2023).

1.2 Location

1.2.1 Clearing Location

Lots 12 and 13 Lodge Drive, East Rockingham (Lots 12 and 13) are in the City of Rockingham approximately 36 km south of the Perth Central Business District.

1.2.2 Revegetation Location

The offset site (Lot 333 Mandurah Road, WAPC REF 1386/2) (the site) is located within the Rockingham Lakes Regional Park, 7 km south of development envelope and was revegetated for the purpose of fulfilling the requirements under clearing permit CPS 9710/1. The locations of the quadrats and monitoring points have been outlined in Table 1 and Figure 1.

Table 1: GPS coordinates of quadrat locations

Site	Northing	Easting	Photo direction
Quadrats			
Q1	6422340	385912	SW
Q2	6422313	385874	SW
Q3	6422466	385835	SW
Q4	6422509	385778	SW
Q5	6422631	385647	SW

1.3 Legislative Context

State and Federal environment-related laws impact how environmental values are governed in Western Australia. The following legislation and policies are relevant to this report.

1.3.1 Relevant Legislation

Biodiversity Conservation Act 2016 (WA)

The *Biodiversity Conservation Act 2016* (WA) (BC Act) aims to protect and conserve biodiversity as well as to promote the ecologically sustainable use of biodiversity components in the State. The BC Act provides the statute relating to conservation and legal protection of flora, fauna, and ecological communities. The BC Act follows the principles of ecologically sustainable development, detailing that decision-making processes should effectively integrate long-term and short-term economic, environmental, social, and equity considerations.

Biosecurity and Agriculture Management Act 2007 (WA)

The *Biosecurity and Agriculture Management Act 2007* (WA) (BAM Act) regulates the framework for plant and animal pest and disease biosecurity in Western Australia. The framework provides for the control of declared flora and fauna species (declared organisms) that are known to be a significant environmental threat and the management, control and prevention of these declared plants and animals.

Environmental Protection Act 1986 (WA)

The *Environmental Protection Act 1986* (WA) (EP Act) provides for the prevention, control and abatement of pollution and environmental harm, for the conservation, preservation, protection, enhancement and management of the environment. The Environmental Protection Authority (EPA) is established under this act and provides a structured policy framework that is consistent with the EP Act. The EPA produces the guidelines and procedures associated with conducting environmental assessments in line with the EP Act.

1.3.2 Relevant Planning and Policy

Australian Weeds Strategy 2017-2027

The Australian Weeds Strategy 2017-2027 provides a strategic framework for managing weeds at a national level (Invasive Plants and Animals Committee, 2016). As part of the implementation of the National Weeds Strategy, 32 Weeds of National Significance are identified as nationally agreed priority plant species for control and management based on the criteria of invasiveness and impact characteristics, potential and current area of spread and economic, environmental, and social impacts.

Australian Pest Animal Strategy

The Australian Pest Animal Strategy (Invasive Plants and Animals Committee, 2017) provides a national guidance on best practice vertebrate pest animal management in striving towards the national vision of protecting Australia's economy, environment and social wellbeing from the impact of pest animals it reaffirms agrees national pest management principles and sets national goals and priorities that will improve Australia's overall ability to prevent and respond to new pest animal incursions and manage the negative impact of established pest animals.



Figure 1:
Site and Quadrat Location



East Rockingham, Western Australia

Legend

- Quadrat
- Site Boundary

Client: Realside Ovest
Date: 19/05/2026
Created by: T. van Schie
Image Source: Nearmap, 2025
Datum: GDA2020 / MGA zone 50
Scale: 1: 3000

0 50 100 m



2.0 Methodology

Natural Area environmental scientists undertook revegetation monitoring on the November 10, 2025 and April 20, 2026. The following methodology was applied to undertake the revegetation monitoring.

Revegetation monitoring included:

- establishment of five 10 m x 10 m quadrats located evenly throughout the site and marked with fence droppers on each corner
- a photo taken from the south-west corner of each quadrat
- parameters to be surveyed and recorded are:
 - identification of invasive weed species
 - invasive weed density (% cover) if present
 - native species present
 - number of native plants per species
 - native species health
 - vegetation condition
 - visual signs of disturbance
- identify and record locations of any WoNS (weeds of national significance) and declared pests (locations and density %).

2.1.1 Limitations

This report compares results between autumn and spring, which introduces seasonal variation into the results. Future reports will have better comparison across years by comparing the same season.

2.1.2 Monitoring Timeline

Monitoring is to be undertaken during autumn and spring biannually. These events are undertaken to meet the requirements outlined in the *Tuart Woodland TEC Revegetation Management Plan* (PGV Environmental, 2023). A summary of the monitoring and reporting frequency and timeline has been outlined below in Table 2.

Table 2: Monitoring timeline

	2025		2026		2027		2028		2029	
Event	Spring	Autumn	Spring	Autumn	Spring	Autumn	Spring	Autumn	Winter	
Monitoring										
Reporting										
Final Report										

Note. Green highlight denotes the current monitoring event at the time of reporting.

Table 3: Completion criteria

No.	Aspect	Criteria	Monitoring
1	Survival Rate	Survival on average of at least 1.6 Tuart trees per 100 m ² .	The number of surviving plants in quadrats to be monitored annually.
2	Species Diversity	At least 12 understory species per 100 m ² , across the revegetation area.	The species and number of plants/m ² in quadrats to be monitored annually.
3	Native vegetation coverage	Native vegetation coverage of 80 % of the overall vegetation cover or maturing to a cover of 80 %.	Measurement of cover in quadrats to be monitored annually
4	Weeds	Maintain grassy weed cover to less than 20% of the overall vegetation cover per 100m ² across the revegetation area. No declared pests or Weeds of National Significance (WoNS) to be present within revegetation area. No woody weed species to be present within revegetation area, including: Cottonbush (* <i>Gomphocarpus fruticosus</i>), Castor Oil Plant (* <i>Ricinus communis</i>) and Pampas Grass (* <i>Cortaderia selloana</i>)	Measurement of cover in quadrats to be monitored biannually.
5	Floristic communities	Vegetation across the whole revegetation area to be identifiable as Tuart woodland of the Swan Coastal Plain TEC in very high condition according to the Approved Conservation Advice for this TEC.	Analysis of quadrat species data meets the key diagnostic characteristics of relevant ecological/floristic communities.

3.0 Results

3.1 Native Flora

In spring 2025, a total of 41 different species were identified from 16 families, 23 invasive species and 18 native species. In autumn 2026, there were 37 different species from 17 families, 21 of which were invasive and 16 natives. During both monitoring events the average species richness was 8 across the quadrats. In spring 2025, the highest species richness was nine (Q5) while the lowest was seven (Q1 and Q2). In autumn 2026, the highest species richness observed was 10 in Q3, while the lowest was 7 in Q1 and Q4. In autumn 2026, the native cover averaged 10.9 % with the highest coverage in Q5 at 15.3 % while the lowest coverage was in Q1 at 8.2 %. In spring 2025, the native cover had an average of 2.5 %, the highest coverage was found in Q5 at 3.2 % while the lowest was found in Q1 at 1.9 %.

Table 4: Native species richness and cover

Quadrat	Species Richness		Cover (%)	
	2025	2026	2025	2026
Q1	7	7	1.9	8.2
Q2	7	8	2.4	13.2
Q3	9	10	2.5	10.4
Q4	8	7	2.7	7.6
Q5	9	8	3.3	15.3
Average	8	8	2.6	10.9



Templetonia retusa (Cockies Tongues)



Eucalyptus gomphocephala (Tuart)

Figure 2: Examples native flora recorded on site.

3.2 Fauna

While traversing the site during the autumn 2026 monitoring event a White-bellied Sea-Eagle (*Ichthyophaga leucogaster*) was identified, and evidence of rabbit digging was also present within quadrat three (Figure 3). The European Rabbit (*Oryctolagus cuniculus*) is a declared pests under the *Biosecurity and Agriculture Management Act 2007* (WA) which requires landholders to control populations.



White-bellied Sea-Eagle (*Ichthyophaga leucogaster*)

Evidence of rabbit digging (*Oryctolagus cuniculus*)

Figure 3: Examples of fauna recorded on site.

3.3 Tree Density

A total of 18 *Eucalyptus gomphocephala* (Tuart) were recorded across the site during the spring 2025 monitoring event and 14 in autumn 2026, corresponding to 2.8 and 3.6 plants per 100m² respectively. This translates to 180 and 140 plants per 0.5 ha. These *Eucalyptus gomphocephala* were unevenly distributed across the site and between the quadrats with density increasing towards the northern side of the site near Q5. None were discovered in Q1 and Q3, while one was found in Q2, four in Q4 and nine in Q5 as of autumn 2026 (Table 5).

Table 5: *Eucalyptus gomphocephala* (Tuart) stem count and cover

Quadrat	Stem Count		Cover (%)	
	2025	2026	2025	2026
Q1	0	0	0.0	0.0
Q2	1	1	0.2	2.0
Q3	0	0	0.0	0.0
Q4	4	4	0.5	0.5
Q5	13	9	1.0	2.0
Average	3.6	2.8	0.3	0.9

3.4 Weeds

An average of 11.4 weed species were present across each quadrat in 2025 and an average of 10.4 were present in 2026 (Table 6). Average weed cover was 46.9 % in the initial monitoring event, and subsequently

77.8 % in 2026. Grassy weed cover averaged 39 % in spring 2025 and 57 % in autumn 2026. Narrowleaf Cottonbush (**Gomphocarpus fruticosus*) was found within the quadrats and throughout the site, its coverage and distribution are shown in Figure 5. Woody weed **Schinus terebinthifolia* was found, and a patch of Century Plant (**Agave americana*) was also present at the site and shown in Figure 4, 6 and Figure 7.

Table 6: Weed species richness and cover

Quadrat	Species Richness		Cover (%)	
	2025	2026	2025	2026
Q1	12	10	93.5	97.6
Q2	8	10	43.0	95.3
Q3	15	15	19.6	71.5
Q4	15	11	30.9	88.4
Q5	7	6	47.7	36.0
Average	11.4	10.4	46.9	77.8



Twiggie Mullein (**Verbascum virgatum*)



Onion Weed (**Asphodelus fistulosus*)



**Schinus terebinthifolia*



Narrowleaf Cottonbush (**Gomphocarpus fruticosus*)

Figure 4: Examples invasive flora recorded on site.



Figure 5:
Distribution of Narrowleaf Cottonbush (*Gomphocarpus fruticosus*)

East Rockingham, Western Australia

Legend

Coverage (%)

- <1
- 1-5
- 6-25
- 26-50
- Site Boundary

Client: Realside Ovest
Date: 29/05/2026
Created by: T. van Schie
Image Source: Nearmap, 2025
Datum: GDA2020 / MGA zone 50
Scale: 1: 3000

0 50 100 m



3.5 Maintenance Issues

Two damaged sections of fence were recorded during the monitoring events. One shown in Figure 7 at the northern end of the site, the other shown in Figure 6 at the entrance to the site along Mandurah Road.



Damaged fence at Mandurah Rd Entrance

Century Plant (**Agave americana*)

Figure 6: Examples of maintenance issues recorded on site

3.6 Vegetation Condition

Vegetation condition was determined to be degraded across all quadrats during spring 2025 and completely degraded across all quadrats during autumn 2026.



Figure 7:

Declared Pests, Woody Weeds and Maintenance Issues



East Rockingham, Western Australia

Legend

-  Digging **Oryctolagus cuniculus*
-  **Schinus terebinthifolia*
-  **Agave americana*
-  Broken Fence
-  Site Boundary

Client: Realside Ovest
Date: 22/05/2026
Created by: T. van Schie
Image Source: Nearmap, 2025
Datum: GDA2020 / MGA zone 50
Scale: 1: 3000

0 50 100 m



4.0 Discussion

The total number of *Eucalyptus gomphocephala* (Tuart) across the quadrats decreased by four, representing a 22.2 % decrease between the two monitoring events. This decrease in number is a result of the decrease of *Eucalyptus gomphocephala* in quadrat five, the other quadrats remained consistent between spring 2025 and autumn 2026. The total coverage of the Tuart trees increased between monitoring events despite the decrease in number, from a 1.7 % to 4.5 %. This suggests the growth and increase in individual cover of the established saplings as they mature.

Native species richness at the site remained constant with an average across the quadrats of 8.0 during monitoring events in 2025 and 2026. Average native vegetation cover increased by 8.4 % between the monitoring events, from 2.5 % to 10.9 %.

Average weed cover increased by 30.8 %, from 46.9 % in spring 2025 to 77.8 % in autumn 2026. Total grassy weed cover, calculated as the coverage of the Poaceae family, increased by 18.0 % from 39.0 % in spring 2025 to 57.0 % in autumn 2026.

Two declared pests were found across the site

- European Rabbit (**Oryctolagus cuniculus*) (Declared Pest - s22(2))
- Narrowleaf Cottonbush (**Gomphocarpus fruticosus*) (Declared Pest - s22(2))

Declared pests are listed on the Western Australian Organism List (WAOL) under the *Biosecurity and Agriculture Management Act 2007 (WA)*. This classification requires the landowner/land manager to control the population to limit damage as a result of the presence of these species (Department of Primary Industries and Regional Development (DPIRD), 2019).

The Tuart woodland of the Swan Coastal Plain TEC that this revegetation site represents was assessed against the condition categories and thresholds. It was determined to be of moderate condition due to having at least four native understorey species per 10 x 10 m plot and showing regeneration of 140 tuart saplings per 0.5 ha in autumn 2026 (Department of the Environment and Energy, 2019).

4.1 Progress Against Completion Criteria

This section provides a summary of progress against the defined completion criteria for the works. Table 7 outlines each criterion and its current status. One of the five completion criteria were met.

Table 7: Progress against completion criteria

No.	Aspect	Criteria	Spring 2025	Autumn 2026
1	Survival Rate	Survival on average of at least 1.6 Tuart trees per 100 m ² .	3.6 Tuart trees per 100 m ² .	2.8 Tuart trees per 100 m ² .
2	Species Diversity	At least 12 understory species per 100 m ² ., across the revegetation area.	Average species diversity is 8 per 100 m ² .	Average species diversity 8 per 100 m ² .
3	Native vegetation coverage	Native vegetation coverage of 80 % of the overall vegetation cover or maturing to a cover of 80 %.	2.5 % Native vegetation coverage.	10.9 % Native vegetation coverage.
4	Weeds	Maintain grassy weed cover to less than 20 % of the overall vegetation cover per 100 m² across the revegetation area. No declared pests or Weeds of National Significance (WoNS) to be present within revegetation area. No woody weed species to be present within revegetation area, including: Cottonbush (*<i>Gomphocarpus fruticosus</i>), Castor Oil Plant (*<i>Ricinus communis</i>), and Pampas Grass (*<i>Cortaderia selloana</i>)	Grassy weed cover is 39.0 % Declared Pest Narrowleaf Cottonbush (*<i>Gomphocarpus fruticosus</i>) present within the site. Woody weed species *<i>Schinus terebinthifolia</i> present within the site.	Grassy weed cover is 57.0 % Declared Pest Narrowleaf Cottonbush (*<i>Gomphocarpus fruticosus</i>) present within the site. Woody weed species *<i>Schinus terebinthifolia</i> present within the site
5	Floristic communities	Vegetation across the whole revegetation area to be identifiable as Tuart woodland of the Swan Coastal Plain TEC in very high condition according to the Approved Conservation Advice for this TEC.	Moderate condition.	Moderate condition.

Note. Red highlight denotes criteria not achieved.

4.2 Ongoing Maintenance Recommendations

The survival rate of *Eucalyptus gomphocephala* (Tuarts) achieved its criteria despite decreasing between the monitoring periods. To maintain the number of trees and improve the consistency of their distribution it is recommended that infill planting occurs, prioritising the southern end of the site where fewer Tuart trees were present. Infill planting is required to improve the understory diversity from the current average of 7.6 to 12 using the planting list in line with the Tuart Woodland TEC (PGV Environmental, 2023). This is also required to improve the native coverage from 10.9 % to 80.0 %.

Management actions should be taken to address the presence of both Narrowleaf Cottonbush (**Gomphocarpus fruticosus*) and the European Rabbit (**Oryctolagus cuniculus*). They are declared pests under the *Biosecurity and Agriculture Management Act 2007* (WA) which requires landholders to control populations. Targeted weed control should be carried out Narrowleaf Cottonbush (**Gomphocarpus fruticosus*), as well as the other priority weeds present **Schinus terebinthifolia* and **Agave americana* (Figure 7). Vertebrate pest management also should be implemented to address the presence of **Oryctolagus cuniculus*.

Chemical weed control is also required to reduce the grassy weed coverage from 68 % to below 20 %. Other maintenance activities include the repair of the two sections of fence, one shown in Figure 7 and at the other shown in Figure 6 at the entrance to the site along Mandurah Rd.

5.0 References

Department of Primary Industries and Regional Development. (2019). Declared plant requirements. Retrieved from <https://www.agric.wa.gov.au/declared-plants/declared-plant-requirements>

Department of the Environment and Energy (2016). *Threat Abatement Plan for Competition and Land Degradation by Rabbits*. Retrieved from <https://www.dcceew.gov.au/sites/default/files/documents/tap-rabbit-2016.pdf>

Department of the Environment and Energy. (2019). *Approved conservation advice (including listing advice) for the Tuart (Eucalyptus gomphocephala) woodlands and forests of the Swan Coastal Plain ecological community*. <https://www.environment.gov.au/biodiversity/threatened/communities/pubs/153-conservation-advice.pdf>

Invasive Plants and Animals Committee. (2016). *Australian Weeds Strategy 2017 to 2027*. Australian Government, Department of Agriculture and Water Resources, Canberra.

PVG Environmental. (2023). *Lot 333 Mandurah Road Warnbro Tuart TEC Revegetation Management Plan*. Unpublished report prepared for Realside Ovest.

Appendix 1: Quadrat Data Spring 2025

Quadrat No.:	Q1	
Survey Date:	10/11/2025	
Personnel:	BD/RT	
Easting	385874	
Northing:	6422340	
Topography:	Mid Slope	
Health Rate (1-5, 1=poor):	Natives: 4 Weeds: 4	
Dead Stems	0	
Soil:	Loamy Clay	
Bare Ground	3 %	
Drainage:	Moderate	Comments: reveg, very dry land and red gravel
Condition:	Degraded	

Native Species	Count (#)	Cover (%)	Weed Species	Cover (%)
<i>Acacia cochlearis</i>	3	0.3	* <i>Bromus diandrus</i>	70.0
<i>Acacia lasiocarpa</i>	4	0.5	* <i>Cirsium vulgare</i>	0.2
<i>Acacia saligna</i>	1	0.2	* <i>Cynodon dactylon</i>	1.0
<i>Allocasuarina fraseriana</i>	1	0.1	* <i>Gomphocarpus fruticosus</i>	0.3
<i>Banksia attenuata</i>	3	0.4	* <i>Hypochaeris radicata</i>	0.3
<i>Banksia sessilis</i>	1	0.1	* <i>Lolium multiflorum</i>	10
<i>Templetonia retusa</i>	2	0.3	* <i>Lysimachia arvensis</i>	0.2
			* <i>Lythrum hyssopifolia</i>	0.3
			* <i>Medicago polymorpha</i>	10.0
			* <i>Sonchus oleraceus</i>	0.3
			* <i>Urospermum picroides</i>	0.4
			* <i>Vicia sativa</i>	0.5

Note: *denotes introduced species.

Quadrat No.: Q2

Survey Date: 10/11/2025

Personnel: BD/RT

Easting 385874

Northing: 6422313

Topography: Flat

Health Rate Natives: 5

(1-5, 1=poor): Weeds: 3

Dead Stems 0

Soil: Clay

Bare Ground 7 %

Drainage: Poor

Condition: Degraded



Native Species	Count (#)	Cover (%)	Weed Species	Cover (%)
<i>Acacia cyclops</i>	1	0.3	* <i>Asphodelus fistulosus</i>	0.2
<i>Acacia lasiocarpa</i>	4	0.5	* <i>Bromus diandrus</i>	20.0
<i>Acacia saligna</i>	1	0.2	* <i>Cirsium vulgare</i>	1.0
<i>Conostylis aculeata</i>	4	0.3	* <i>Cynodon dactylon</i>	0.3
<i>Eucalyptus gomphocephala</i>	1	0.2	* <i>Gomphocarpus fruticosus</i>	0.5
<i>Olearia axillaris</i>	5	0.5	* <i>Sonchus oleraceus</i>	1.0
<i>Templetonia retusa</i>	6	0.4	* <i>Vicia sativa</i>	10.0
			* <i>Lolium multiflorum</i>	10.0

Quadrat No.:	Q3
Survey Date:	10/11/2025
Personnel:	BD/RT
Easting	385874
Northing:	6422340
Topography:	Mid Slope
Health Rate (1-5, 1=poor):	Natives: 4 Weeds: 4
Dead Stems	0
Soil:	Sandy Loam
Bare Ground	1 %
Drainage:	5
Condition:	Degraded



Native Species	Count (#)	Cover (%)	Weed Species	Cover (%)
<i>Acacia lasiocarpa</i>	4	0.5	* <i>Brassica tournefortii</i>	0.3
<i>Acacia saligna</i>	2	0.4	* <i>Bromus diandrus</i>	2.0
<i>Banksia littoralis</i>	2	0.2	* <i>Citrullus amarus</i>	0.3
<i>Banksia sessilis</i>	1	0.2	* <i>Erigeron sumatrensis</i>	0.5
<i>Conostylis aculeata</i>	1	0.2	* <i>Euphorbia terracina</i>	0.5
<i>Jacksonia furcellata</i>	2	0.2	* <i>Gomphocarpus fruticosus</i>	0.6
<i>Melaleuca systema</i>	1	0.1	* <i>Heliotropium europaeum</i>	0.1
<i>Melaleuca teretifolia</i>	1	0.1	* <i>Lolium multiflorum</i>	10.0
<i>Senecio pinnatifolius</i> var. <i>latilobus</i>		0.5	* <i>Lysimachia arvensis</i>	2.0
<i>Templetonia retusa</i>	5	0.6	* <i>Medicago polymorpha</i>	0.8
			* <i>Portulaca oleracea</i>	0.2
			* <i>Sonchus oleraceus</i>	1.0
			* <i>Verbascum virgatum</i>	0.3
			* <i>Vicia sativa</i>	0.5

Quadrat No.:	Q4
Survey Date:	10/11/2025
Personnel:	BD/RT
Easting	385778
Northing:	6422509
Topography:	Crest
Health Rate (1-5, 1=poor):	Natives: 3 Weeds: 4
Dead Stems	3
Soil:	Sandy Loam
Bare Ground	2 %
Drainage:	Well
Condition:	Degraded



Native Species	Count (#)	Cover (%)	Weed Species	Cover (%)
<i>Acacia cochlearis</i>	2	0.2	* <i>Asphodelus fistulosus</i>	0.2
<i>Acacia lasiocarpa</i>	1	0.2	* <i>Avena barbata</i>	0.3
<i>Banksia sessilis</i>	1	0.3	* <i>Bromus diandrus</i>	15.0
<i>Conostylis aculeata</i>	4	0.4	* <i>Cirsium vulgare</i>	0.2
<i>Eucalyptus gomphocephala</i>	4	0.5	* <i>Cynodon dactylon</i>	1.0
<i>Jacksonia furcellata</i>	7	0.4	* <i>Echium plantagineum</i>	0.1
<i>Melaleuca teretifolia</i>	5	0.3	* <i>Erigeron sumatrensis</i>	0.3
<i>Olearia axillaris</i>	2	0.4	* <i>Gomphocarpus fruticosus</i>	1.0
			* <i>Heliotropium europaeum</i>	0.1
			* <i>Lactuca serriola</i>	0.5
			* <i>Lolium multiflorum</i>	10
			* <i>Medicago polymorpha</i>	0.5
			* <i>Sonchus asper</i>	0.5
			* <i>Sonchus oleraceus</i>	1.0
			* <i>Urospermum picroides</i>	0.2

Quadrat No.:	Q5
Survey Date:	10/11/2025
Personnel:	BD/RT
Easting	385778
Northing:	6422509
Topography:	Crest
Health Rate (1-5, 1=poor):	Natives: 3 Weeds: 4
Dead Stems	3
Soil:	Sandy Loam
Bare Ground	2 %
Drainage:	Well
Condition:	Degraded



Native Species	Count (#)	Cover (%)	Weed Species	Cover (%)
<i>Acacia cochlearis</i>	2	0.3	<i>*Asphodelus fistulosus</i>	0.3
<i>Acacia lasiocarpa</i>	1	0.2	<i>*Avena barbata</i>	0.5
<i>Allocasuarina fraseriana</i>	1	0.1	<i>*Bromus diandrus</i>	5.0
<i>Amphipogon turbinatus</i>	3	0.1	<i>*Echium plantagineum</i>	1.5
<i>Banksia littoralis</i>	7	0.5	<i>*Erigeron sumatrensis</i>	0.3
<i>Conostylis aculeata</i>	4	0.3	<i>*Lolium multiflorum</i>	40.0
<i>Eucalyptus gomphocephala</i>	13	1.0	<i>*Medicago polymorpha</i>	0.4
<i>Jacksonia furcellata</i>	7	0.5		
<i>Melaleuca teretifolia</i>	3	0.3		

Appendix 2: Quadrat Data Autumn 2026

Quadrat No.:	Q1
Survey Date:	10/11/2025
Personnel:	BD/RT
Easting	385874
Northing:	6422340
Topography:	Mid Slope
Health Rate (1-5, 1=poor):	Natives: 4 Weeds: 4
Dead Stems	0
Soil:	Loamy Clay
Bare Ground	0.1 %
Drainage:	Moderate
Condition:	Completely Degraded



Native Species	Count (#)	Cover (%)	Weed Species	Cover (%)
<i>Acacia cochlearis</i>	3	2.0	* <i>Asphodelus fistulosus</i>	1.0
<i>Acacia lasiocarpa</i>	2	2.0	* <i>Bromus diandrus</i>	50.0
<i>Acacia pulchella</i>	1	0.2	* <i>Cynodon dactylon</i>	20.0
<i>Acacia saligna</i>	1	2.5	* <i>Erigeron sumatrensis</i>	7.0
<i>Banksia littoralis</i>	3	1.0	* <i>Gomphocarpus fruticosus</i>	3.0
<i>Banksia sessilis</i>	1	0.2	* <i>Heliotropium europaeum</i>	1.0
<i>Templetonia retusa</i>	2	0.3	* <i>Lysimachia arvensis</i>	0.1
			* <i>Medicago polymorpha</i>	12.0
			* <i>Sonchus asper</i>	0.5
			* <i>Sonchus oleraceus</i>	3.0

Quadrat No.:	Q2
Survey Date:	10/11/2025
Personnel:	BD/RT
Easting	385874
Northing:	6422313
Topography:	Flat
Health Rate	Natives: 5
(1-5, 1=poor):	Weeds: 3
Dead Stems	0
Soil:	Clay
Bare Ground	7 %
Drainage:	Poor
Condition:	Degraded



Native Species	Count (#)	Cover (%)	Weed Species	Cover (%)
<i>Acacia cochlearis</i>	1	2.5	* <i>Asphodelus fistulosus</i>	4.0
<i>Acacia lasiocarpa</i>	2	2.0	* <i>Bromus diandrus</i>	55.0
<i>Acacia saligna</i>	1	2.0	* <i>Cirsium vulgare</i>	0.1
<i>Allocasuarina fraseriana</i>	1	0.1	* <i>Cynodon dactylon</i>	0.2
<i>Conostylis aculeata</i>	3	1.0	* <i>Erigeron sumatrensis</i>	0.1
<i>Eucalyptus gomphocephala</i>	1	2.0	* <i>Euphorbia terracina</i>	30.0
<i>Olearia axillaris</i>	6	3.0	* <i>Gomphocarpus fruticosus</i>	1.5
<i>Templetonia retusa</i>	4	0.6	* <i>Hypochaeris radicata</i>	0.2
			* <i>Sonchus oleraceus</i>	4.0
			* <i>Vicia sativa</i>	0.2

Quadrat No.:	Q3
Survey Date:	10/11/2025
Personnel:	BD/RT
Easting	385874
Northing:	6422340
Topography:	Mid Slope
Health Rate (1-5, 1=poor):	Natives: 4 Weeds: 4
Dead Stems	0
Soil:	Sandy Loam
Bare Ground	1 %
Drainage:	5
Condition:	Completely Degraded



Comments: Rabbit digging present

Native Species	Count (#)	Cover (%)	Weed Species	Cover (%)
<i>Acacia lasiocarpa</i>	4	3.0	* <i>Asphodelus fistulosus</i>	0.1
<i>Acacia saligna</i>	2	4.0	* <i>Brassica tournefortii</i>	4.0
<i>Banksia littoralis</i>	2	0.2	* <i>Bromus diandrus</i>	40.0
<i>Banksia sessilis</i>	1	1.0	* <i>Cirsium vulgare</i>	0.2
<i>Conostylis aculeata</i>	1	0.5	* <i>Citrullus amarus</i>	3.0
<i>Hardenbergia comptoniana</i>	1	0.1	* <i>Cynodon dactylon</i>	4.0
<i>Melaleuca systema</i>	1	0.2	* <i>Erigeron sumatrensis</i>	2.0
<i>Melaleuca teretifolia</i>	1	0.2	* <i>Erigeron sumatrensis</i>	2.0
<i>Senecio pinnatifolius</i> var. <i>latilobus</i>		0.2	* <i>Erigeron sumatrensis</i>	2.0
<i>Templetonia retusa</i>	4	1.0	* <i>Euphorbia terracina</i>	4.0
			* <i>Gomphocarpus fruticosus</i>	4.0
			* <i>Lysimachia arvensis</i>	2.0
			* <i>Medicago polymorpha</i>	3.0
			* <i>Sonchus oleraceus</i>	1.0
			* <i>Verbascum virgatum</i>	0.2

Quadrat No.:	Q4
Survey Date:	10/11/2025
Personnel:	BD/RT
Easting	385778
Northing:	6422509
Topography:	Crest
Health Rate (1-5, 1=poor):	Natives: 3 Weeds: 4
Dead Stems	3
Soil:	Sandy Loam
Bare Ground	2 %
Drainage:	Well
Condition:	Completely Degraded



Comments: Dead *Jacksonia furcellata* and *Banksia littoralis*

Native Species	Count (#)	Cover (%)	Weed Species	Cover (%)
<i>Acacia cochlearis</i>	2	2.0	* <i>Asphodelus fistulosus</i>	0.5
<i>Acacia lasiocarpa</i>	1	1.0	* <i>Brassica tournefortii</i>	0.1
<i>Conostylis aculeata</i>	5	1.0	* <i>Bromus diandrus</i>	80.0
<i>Eucalyptus gomphocephala</i>	4	0.5	* <i>Cynodon dactylon</i>	1.0
<i>Jacksonia furcellata</i>	2	0.1	* <i>Erigeron bonariensis</i>	0.1
<i>Melaleuca teretifolia</i>	3	1.0	* <i>Erigeron sumatrensis</i>	1.0
<i>Olearia axillaris</i>	2	2.0	* <i>Erigeron sumatrensis</i>	0.1
			* <i>Euphorbia terracina</i>	1.0
			* <i>Gomphocarpus fruticosus</i>	4.0
			* <i>Pelargonium capitatum</i>	0.1
			* <i>Sonchus oleraceus</i>	0.5

Quadrat No.:	Q5
Survey Date:	10/11/2025
Personnel:	BD/RT
Easting	385778
Northing:	6422509
Topography:	Flat
Health Rate (1-5, 1=poor):	Natives: 4 Weeds: 4
Dead Stems	2
Soil:	Clay Loam
Bare Ground	2 %
Drainage:	Moderate
Condition:	Completely Degraded



Comments: Four dead *Banksia littoralis*, two dead *Melaleuca teretifolia* and two dead *Eucalyptus gomphocephala*.

Native Species	Count (#)	Cover (%)	Weed Species	Cover (%)
<i>Acacia cochlearis</i>	2	0.5	* <i>Asphodelus fistulosus</i>	3.0
<i>Acacia lasiocarpa</i>	1	0.2	* <i>Bromus diandrus</i>	25.0
<i>Banksia littoralis</i>	5	1.0	* <i>Lolium multiflorum</i>	10.0
<i>Conostylis aculeata</i>	3	0.3	* <i>Medicago polymorpha</i>	2.0
<i>Eucalyptus gomphocephala</i>	9	2.0	* <i>Sisylx atropurpurea</i>	1.0
<i>Jacksonia furcellata</i>	5	0.3	* <i>Sonchus oleraceus</i>	2.0
<i>Melaleuca teretifolia</i>	2	1.0	* <i>Verbascum virgatum</i>	3.0

Appendix 3: Photo Point Monitoring

Photo point ID	Spring 2025	Autumn 2026
Q1		
Q2		
Q3		
Q4		

Photo point ID	Spring 2025	Autumn 2026
Q5	 A photograph of a field in Spring 2025. The foreground is filled with tall, dry, yellowish-brown grass. A yellow measuring tape is stretched across the field. In the background, there is a line of green trees under a clear blue sky.	 A photograph of the same field in Autumn 2026. The vegetation is sparse and dry, with patches of green and brown. A yellow measuring tape is stretched across the field. In the background, there is a line of green trees under a clear blue sky.

Appendix 4: Species List Spring 2025

The complete flora list for the site is provided in the table below with flora listed by species.

Family	Species Name	Common Name
Apocynaceae	<i>*Gomphocarpus fruticosus</i>	Narrowleaf Cottonbush
Asphodelaceae	<i>*Asphodelus fistulosus</i>	Onion Weed
Asteraceae	<i>*Cirsium vulgare</i>	Spear Thistle
Asteraceae	<i>*Erigeron sumatrensis</i>	
Asteraceae	<i>*Hypochaeris radicata</i>	Flat Weed
Asteraceae	<i>*Lactuca serriola</i>	Prickly Lettuce
Asteraceae	<i>*Sonchus asper</i>	Rough Sowthistle
Asteraceae	<i>*Sonchus oleraceus</i>	Common Sowthistle
Asteraceae	<i>*Urospermum picroides</i>	False Hawkbit
Asteraceae	<i>Olearia axillaris</i>	Coastal Daisybush
Asteraceae	<i>Senecio pinnatifolius var. latilobus</i>	Variable Groundsel
Boraginaceae	<i>*Heliotropium europaeum</i>	Common Heliotrope
Brassicaceae	<i>*Brassica tournefortii</i>	Mediterranean Turnip
Casuarinaceae	<i>Allocasuarina fraseriana</i>	Sheoak
Cucurbitaceae	<i>*Citrullus amarus</i>	
Euphorbiaceae	<i>*Euphorbia terracina</i>	Geraldton Carnation Weed
Fabaceae	<i>*Medicago polymorpha</i>	Burr Medic
Fabaceae	<i>*Vicia sativa</i>	Common Vetch
Fabaceae	<i>Acacia cochlearis</i>	Rigid Wattle
Fabaceae	<i>Acacia cyclops</i>	Coastal Wattle
Fabaceae	<i>Acacia lasiocarpa</i>	Panjang
Fabaceae	<i>Acacia saligna</i>	Orange Wattle
Fabaceae	<i>Jacksonia furcellata</i>	Grey Stinkwood
Fabaceae	<i>Templetonia retusa</i>	Cockies Tongues
Haemodoraceae	<i>Conostylis aculeata</i>	Prickly Conostylis
Lythraceae	<i>*Lythrum hyssopifolia</i>	Lesser Loosestrife
Myrtaceae	<i>Eucalyptus gomphocephala</i>	Tuart
Myrtaceae	<i>Melaleuca systema</i>	Coastal Honeymyrtle
Myrtaceae	<i>Melaleuca teretifolia</i>	Banbar
Poaceae	<i>*Avena barbata</i>	Bearded Oat

Family	Species Name	Common Name
Poaceae	<i>*Bromus diandrus</i>	Great Brome
Poaceae	<i>*Cynodon dactylon</i>	Couch
Poaceae	<i>*Lolium multiflorum</i>	Italian Ryegrass
Poaceae	<i>Amphipogon turbinatus</i>	
Portulacaceae	<i>*Portulaca oleracea</i>	Purslane
Primulaceae	<i>*Lysimachia arvensis</i>	Pimpernel
Proteaceae	<i>Banksia attenuata</i>	Slender Banksia
Proteaceae	<i>Banksia littoralis</i>	Swamp Banksia
Proteaceae	<i>Banksia sessilis</i>	Parrot Bush
Scrophulariaceae	<i>*Verbascum virgatum</i>	Twiggy Mullein

(*) Denotes introduced species.

Appendix 5: Species List Spring 2026

The complete flora list for the site is provided in the table below with flora listed by species.

Family	Species Name	Common Name
Apocynaceae	<i>*Gomphocarpus fruticosus</i>	Narrowleaf Cottonbush
Asphodelaceae	<i>*Asphodelus fistulosus</i>	Onion Weed
Asparagaceae	<i>*Agave americana</i>	Century Plant
Asteraceae	<i>*Cirsium vulgare</i>	Spear Thistle
Asteraceae	<i>*Erigeron bonariensis</i>	
Asteraceae	<i>*Erigeron sumatrensis</i>	
Asteraceae	<i>*Hypochaeris radicata</i>	Flat Weed
Asteraceae	<i>*Sonchus asper</i>	
Asteraceae	<i>*Sonchus oleraceus</i>	Common Sowthistle
Asteraceae	<i>Olearia axillaris</i>	Coastal Daisybush
Asteraceae	<i>Senecio pinnatifolius</i> var. <i>latilobus</i>	Variable Groundsel
Boraginaceae	<i>*Heliotropium europaeum</i>	Common Heliotrope
Brassicaceae	<i>*Brassica tournefortii</i>	Mediterranean Turnip
Caprifoliaceae	<i>*Sixalix atropurpurea</i>	
Casuarinaceae	<i>Allocasuarina fraseriana</i>	Sheoak
Cucurbitaceae	<i>*Citrullus amarus</i>	
Euphorbiaceae	<i>*Euphorbia terracina</i>	Geraldton Carnation Weed
Fabaceae	<i>*Medicago polymorpha</i>	Burr Medic
Fabaceae	<i>*Vicia sativa</i>	Common Vetch
Fabaceae	<i>Acacia cochlearis</i>	Rigid Wattle
Fabaceae	<i>Acacia lasiocarpa</i>	Panjang
Fabaceae	<i>Acacia pulchella</i>	Prickly Moses
Fabaceae	<i>Acacia saligna</i>	Orange Wattle
Fabaceae	<i>Hardenbergia comptoniana</i>	Native Wisteria
Fabaceae	<i>Jacksonia furcellata</i>	Grey Stinkwood
Fabaceae	<i>Templetonia retusa</i>	Cookies Tongues
Geraniaceae	<i>*Pelargonium capitatum</i>	Rose Pelargonium
Haemodoraceae	<i>Conostylis aculeata</i>	Prickly Conostylis
Myrtaceae	<i>Eucalyptus gomphocephala</i>	Tuart

Family	Species Name	Common Name
Myrtaceae	<i>Melaleuca systema</i>	Coastal Honeymyrtle
Myrtaceae	<i>Melaleuca teretifolia</i>	Banbar
Poaceae	* <i>Bromus diandrus</i>	Great Brome
Poaceae	* <i>Cynodon dactylon</i>	Couch
Poaceae	* <i>Lolium multiflorum</i>	Italian Ryegrass
Primulaceae	* <i>Lysimachia arvensis</i>	Pimpernel
Proteaceae	<i>Banksia littoralis</i>	Swamp Banksia
Proteaceae	<i>Banksia sessilis</i>	Parrot Bush
Scrophulariaceae	* <i>Verbascum virgatum</i>	Twiggy Mullein

(*) Denotes introduced species.

Appendix 5- Notice of Non-Compliance 30/03/26

Department of Climate Change,
Energy, the Environment and Water
GPO Box 3090
Canberra ACT 2601
Australia

30/03/26

Dear Compliance Monitoring Team,

Re: Notification of Non-Compliance – EPBC Approval 2021/9069
Commercial Development of Lots 12 and 13 Lodge Drive, East Rockingham, WA

In accordance with Conditions 29–31 of EPBC Approval 2021/9069, this correspondence serves as formal notification of a non-compliance identified in relation to the above approval.

Approval Holder	The Trustee for Hamersley Sub Trust ABN: 81 176 233 525
Project	Commercial Development of Lots 12 and 13 Lodge Drive, East Rockingham, WA (EPBC 2021/9069)
Contact	Nick Dalziell Senior Development Manager Realside Ovest Level 11, 108 St Georges Terrace, Perth WA

Condition Breached

The non-compliance relates to Condition 6, which states:

“The approval holder must not commence the action until the Minister has approved the Revegetation Management Plan in writing.”

The action, including site clearing, construction of the industrial workshop and warehouse facility, and associated development works, and revegetation works on the offset site, was commenced prior to formal written approval of the Revegetation Management Plan (RMP) by the Minister.

Description of Non-Compliance

The non-compliance was identified during a detailed internal review undertaken in response to a departmental audit.

The approval holder's understanding was that submission and progression of the RMP through departmental review allowed for commencement of the action through a misinterpretation of condition 4, which only asked for the submission of the RMP before action commenced. There is also the context of multiple concurrent approvals. These include the DCCEE decision notice, JDAP approval for the clearing and development of the site, a building permit issued by the local authority for construction commencement, and a clearing permit issued by DWER.

The RMP has undergone multiple iterations and ongoing engagement with the department, as summarised below:

RMP V3 submitted: Late 2023
DCCEEW feedback on RMP V3 received: April 2024
RMP V4 submitted: April 2024
DCCEEW feedback on RMP V4 received: April 2024
RMP V5 submitted: March 2025

Since submission of Version 5, limited feedback has been received, with advice indicating resourcing constraints within the department and no confirmed timeframe for when any assessment of the revisions will be started or completed.

An external environmental consultant, PVG Environmental, has been engaged throughout this process and has undertaken regular follow-up with the department.

Notwithstanding the above, it is now acknowledged that commencement of the action prior to formal written approval of the RMP constitutes a breach of Condition 6.

We also note that the offset revegetation works were begun to keep in line with the requirements of both the DCCEEW, and DWER clearing approvals which required the revegetation works to be commenced within 2 years of the action being commenced. We note that these works have been completed with oversight from the DBCA through approvals of the planting species selection, and methodology.

Timing and Location of Non-Compliance

Location: 6 Lodge Drive, East Rockingham, Western Australia

Key dates:

- Site clearing undertaken: September 2023
- Construction commenced (industrial workshop and warehouse facility): October 2024
- Construction completed: January 2026
- Revegetation works commenced at offset site: May 2025

Date of awareness of non-compliance with condition 6:

- Approximately 5 business days prior to this notification: 24/03/2026

This notification is submitted outside the 2-business day period specified under Condition 29. The delay is attributable to internal verification and confirmation of the compliance position following identification during the audit process. We regret the delay but wanted to ensure we had a full and comprehensive response prepared.

Extent and Impact of Non-Compliance

Clearing Works

- Tuart Ecological Community:
Approved to be cleared: 5.495 ha (within development site)
Actual cleared: within approved disturbance footprint and not exceeding 3.9 ha
- Carnaby's Black Cockatoo Foraging Habitat:
Approved to be cleared: 1.5 ha
Actual cleared: approximately 1.4 ha, within the defined development site

No clearing occurred outside the area approved under the DCCEEW approval nor the DWER approval.

The clearing of the site was completed in compliance with the methods required by the permits.

Construction Works

- The Tyre recycling facility approved by JDAP determination: 20.2022.391.1 issued by the Western Australian Development Assessment Panels, and Building Permit: 1.2024.2272.1 issued by Rockingham Council, was constructed in full on the subject site.

Offset Revegetation Works

- Access Permit for the offset site has been obtained through a licence with DBCA
- Species selection has been confirmed and approved with DBCA inclusive of replacement species due to seasonal stock issues
- Fencing of the offset site has been completed as per the RMP V5
- Revegetation works for the offset have been undertaken by our external contractor Natural Area as per the RMP V5, in coordination with DBCA for access and works approvals.

Impact Assessment

The approval holder considers the environmental impact of the non-compliance to be low, on the basis that:

The clearing and development were approved under both State and Commonwealth processes
The non-compliance relates to procedural timing (approval of the RMP), rather than the extent or nature of clearing undertaken

The RMP is well advanced and has undergone multiple rounds of detailed review by the department, with only minor revisions requested in the most recent feedback

Revegetation and offset works are already underway and subject to long-term management obligations (40 years)

Revegetation works were commenced in May 2025 to comply with both State and Commonwealth approval requirements, which require revegetation to be initiated within two years of commencement of the action. The works have been completed and internally audited to comply with the RMP V5 and guidance from DBCA.

Corrective Actions Undertaken

Since becoming aware of the non-compliance, the following actions have been taken:

- Completion of a comprehensive internal compliance review of all approval conditions
- Engagement with the project's environmental consultant to confirm compliance status and ongoing requirements
- Continued follow-up with the department regarding assessment and approval of the RMP (Version 5)

Proposed Corrective Actions

The approval holder will undertake the following actions to address the non-compliance:

- Continue active engagement with the department to facilitate assessment and formal approval of the RMP (Version 5)
- Respond promptly to any further requests for information or revisions to the RMP
- Implement any required amendments to the RMP immediately upon approval
- Continue and adapt revegetation works at the offset site in accordance with the final approved RMP

- Maintain ongoing oversight through the project's environmental consultant to ensure full compliance moving forward

The approval holder considers that, upon approval of the RMP and implementation of any final requirements, the project will be brought into full compliance with Condition 6.

We respectfully submit this notice in good faith and remain committed to full compliance with all conditions of EPBC 2021/9069. Please contact the undersigned should you require any additional information or clarification.

Yours sincerely,



Nick Dalziell
Senior Development Manager
Realside Ovest
nick.dalziell@ovest.net.au | 0466 506 802

Appendix 6- Notice of Non-Compliance 31/03/26

Department of Climate Change,
Energy, the Environment and Water
GPO Box 3090
Canberra ACT 2601
Australia

31/03/26

Dear Compliance Monitoring Team,

Re: Notification of Non-Compliance – EPBC Approval 2021/9069
Commercial Development of Lots 12 and 13 Lodge Drive, East Rockingham, WA

In accordance with Conditions 29–31 of EPBC Approval 2021/9069, this correspondence serves as formal notification of a non-compliance identified in relation to annual compliance reporting obligations.

Approval Holder: The Trustee for Hamersley Sub Trust
ABN: 81 176 233 525

Project: Commercial Development of Lots 12 and 13 Lodge Drive, East Rockingham, WA
(EPBC 2021/9069)

Contact: Nick Dalziell
Senior Development Manager
Realside Ovest
Level 11, 108 St Georges Terrace, Perth WA

Condition Breached

The non-compliance relates to Conditions 25–28, which require the preparation, publication, and notification of annual compliance reports.

Description of Non-Compliance

The approval holder did not prepare, publish, or submit annual compliance reports for the following reporting periods:

April 2023 – April 2024
April 2024 – April 2025

The non-compliance was identified following correspondence from the department during the current audit process, in which it was noted that annual compliance reports could not be located.

The approval holder had engaged an external environmental consultant (PGV Environmental) to support environmental compliance for the project. It was understood that preparation and coordination of the annual compliance reports formed part of the consultant's scope, based on prior discussions and indicative timelines provided.

Following identification of the issue, the approval holder contacted the consultant. Correspondence received on 30 March 2026 confirmed that the consultant previously responsible for the project (now retired) had commenced preparation of the reports but did not complete or submit them.

Notwithstanding this, the approval holder acknowledges that responsibility for compliance with these conditions remains with the approval holder.

Timing and Location of Non-Compliance

Date of awareness of non-compliance: 30/03/26 when confirmation on non-compliance received from environmental consultant.

Extent and Impact of Non-Compliance

The non-compliance relates to administrative and reporting requirements only.

No additional clearing, physical disturbance, or environmental impact has arisen as a result of the failure to prepare and publish the annual compliance reports. The approval holder has maintained internal records of project activities, environmental management actions, and implementation of approval conditions throughout the relevant periods.

Impact Assessment:

The approval holder considers the environmental impact of this non-compliance to be low, noting that the issue is limited to reporting and documentation rather than implementation of on-ground measures.

Corrective Actions Undertaken

Since becoming aware of the non-compliance, the following actions have been taken:

- Immediate engagement with PGV Environmental to confirm the status of the outstanding reports
- Internal review of compliance obligations and reporting requirements under the approval
- Compilation of relevant project records and data required to complete the outstanding reports
- Implemented internal controls, including formal calendarisation of all compliance reporting deadlines
- Established clearer oversight of consultant responsibilities, with internal verification prior to submission deadlines
- Assigned direct accountability within the organisation for tracking and delivery of compliance reporting obligations

Proposed Corrective Actions

The approval holder will undertake the following actions:

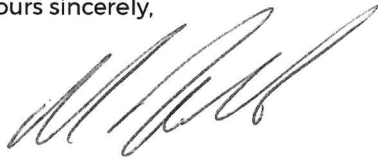
- Complete the outstanding annual compliance reports for the following periods:
 - April 2023 – April 2024
 - April 2024 – April 2025
- Ensure reports are prepared in accordance with the department's Annual Compliance Report Guidelines (2014)
- Submit the completed reports to the department and publish them on the project website as soon as practicable following internal review and sign-off

- Provide notification to the department with relevant weblinks in accordance with Condition 28

The approval holder will ensure all future compliance reports are prepared, published, and notified within the required statutory timeframes.

We respectfully submit this notice in good faith and remain committed to full compliance with all conditions of EPBC 2021/9069. Please contact the undersigned should you require any additional information or clarification.

Yours sincerely,



Nick Dalziell
Senior Development Manager
Realside Ovest
nick.dalziell@ovest.net.au | 0466 506 802

Appendix 7-DBCA Regulation 4 Lawful Authority (Revegetation Access) - 2025 to 2026



Department of **Biodiversity,
Conservation and Attractions**

REGULATION 4 LAWFUL AUTHORITY

[A LAWFUL AUTHORITY APPLICABLE TO REGULATIONS 4 and 35A OF THE CONSERVATION AND LAND MANAGEMENT REGULATIONS 2002]

Pursuant to the provisions of regulation 4(1) of the Conservation and Land Management Regulations 2002 (the Regulations) this notice (the Authority) gives “lawful authority” to the person named thereon (the authority holder) to undertake or perform the activity described under “Purpose” (below), that would otherwise be unlawful under the regulations cited in this authority.

AUTHORITY HOLDER DETAILS

Name: Hamersley 1 WA PTY LTD as Trustee for Hamersley Sub Trust
(Surname) (Other Names)

Address: Level 6, 1008 Hay Street, Perth, WA, 6000

Phone: 0466 506 802

Affiliation: Hamersley 1 WA PTY LTD as Trustee for Hamersley Sub Trust

Email: Nick.dalziell@ovest.net.au

Purpose: To undertake revegetation and rehabilitation works within a portion of Lot 333, and 328 on plan 202704, East Rockingham, as an environmental offset required under Clearing Permit CPS 9710/1. The works involve the planting and establishment of 3.5 hectares of native vegetation, including flora species that provide foraging and breeding habitat for Carnaby’s cockatoo (*Zanda latirostris*), and species representative of the Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community (TEC), in accordance with permit conditions and to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

Application: Associated with Offset Implementation Plan submitted to DBCA on 10/04/2025 under Clearing Permit CPS 9710/1.

The following areas of CALM Land shall be “approved CALM land” for the purposes of this Authority, between the dates specified: -

Lot 333, and Lot 328 on Plan 202704

Between: **21/04/2025** and **17/04/2026** or sooner if revoked.

Conditions applying to the "lawful authority" granted under this notice:

1. This Authority, together with the accompanying attached conditions, is a written notice for the purposes of Regulation 4(1) of the Conservation and Land Management Regulations 2002 (the Regulations) and it authorises the person named as the authority holder to carry out certain acts on CALM Land as described under "purpose" (above) that would otherwise be unlawful under the Regulation cited in this authority.
2. This Authority does not comprise lawful authority to enter CALM Land the subject of Division 1 of Part 3 of the Regulations unless the land and/or waters described below ("CALM Land") is defined in Regulation 2 to mean land, or land and waters to which the Regulations apply, including caves and parts of caves on, or under that land. The Regulations apply to the land and waters described in Regulation 3 of the Regulations.
3. Vehicles entering CALM lands must be in must be in good running condition; free of fuel, oil and hydraulic leaks.
4. Strict dieback hygiene procedures must be adhered to. Vehicles and equipment to be free of soil and vegetative material prior to entry.
5. All vehicles are to keep to established tracks.
6. Gates to be closed and locked after entry and exit.
7. All equipment and machinery are to be clean on entry.
8. Works to be restricted to times of dry soil conditions where possible.
9. The works undertaken on site are to be in alignment with the approved Lot 333 Mandurah Road Warnbro Tuart TEC Revegetation Management Plan Version 5 (PGV Environmental 2025) or any future approved revisions of the plan as per Condition 4 of the EPBC Approval 2021/9069.
10. The applicant may sub-contract others to undertake the revegetation works. DBCA Regional Parks Unit will need to be provided with the contact details of those being sub-contracted at least two weeks prior to them needing to access the site.
11. licensee is to notify Zacc Phillips Operations Officer on 0418 913 074 at least 72 hours prior to works commencing on site.
12. There is to be no earth spoil, vegetation or any other debris disposed of within the reserve.
13. The contractor should make good any damage to the reserve and return to pre-works condition.
14. The clearing of native vegetation is not permitted.



Tim Fisher
Manager, Regional Parks Unit
Swan Region

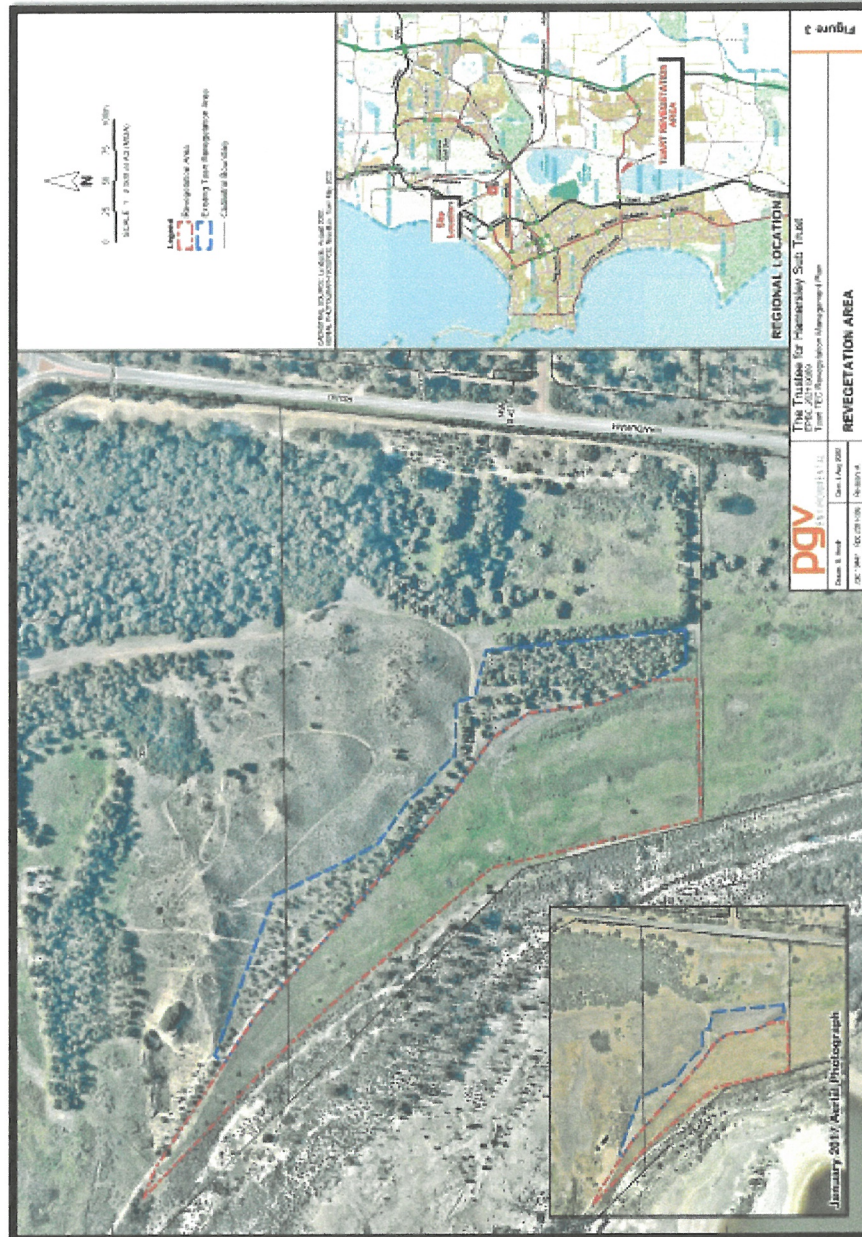
DATE OF ISSUE

16, 4, 25

Please note

This authority is not transferable to any other person and is not valid for any other purpose other than the purpose(s) stated





Appendix 8-DBCA Regulation 4 Lawful Authority (Revegetation Access) - 2026 to 2027



Department of **Biodiversity,
Conservation and Attractions**

REGULATION 4 LAWFUL AUTHORITY

[A LAWFUL AUTHORITY APPLICABLE TO REGULATIONS 4 and 35A OF THE CONSERVATION AND LAND MANAGEMENT REGULATIONS 2002]

Pursuant to the provisions of regulation 4(1) of the Conservation and Land Management Regulations 2002 (the Regulations) this notice (the Authority) gives “lawful authority” to the person named thereon (the authority holder) to undertake or perform the activity described under “Purpose” (below), that would otherwise be unlawful under the regulations cited in this authority.

AUTHORITY HOLDER DETAILS

Name: Hamersley 1 WA PTY LTD as Trustee for Hamersley Sub Trust
(Surname) (Other Names)

Address: Level 6, 1008 Hay Street, Perth, WA, 6000

Phone: 0466 506 802

Affiliation: Hamersley 1 WA PTY LTD as Trustee for Hamersley Sub Trust

Email: Nick.dalziell@ovest.net.au

Purpose: To undertake revegetation and rehabilitation works within a portion of Lot 333, and 328 on plan 202704, East Rockingham, as an environmental offset required under Clearing Permit CPS 9710/1. The works involve the planting and establishment of 3.5 hectares of native vegetation, including flora species that provide foraging and breeding habitat for Carnaby’s cockatoo (*Zanda latirostris*), and species representative of the Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community (TEC), in accordance with permit conditions and to the satisfaction of the Department of Biodiversity, Conservation and Attractions.

Application: Associated with Offset Implementation Plan submitted to DBCA on 10/04/2025 under Clearing Permit CPS 9710/1.

The following areas of CALM Land shall be “approved CALM land” for the purposes of this Authority, between the dates specified: -

Lot 333, and Lot 328 on Plan 202704

Between: **18/4/2026** and **17/04/2027** or sooner if revoked.

Conditions applying to the “lawful authority” granted under this notice:

1. This Authority, together with the accompanying attached conditions, is a written notice for the purposes of Regulation 4(1) of the Conservation and Land Management Regulations 2002 (the Regulations) and it authorises the person named as the authority holder to carry out certain acts on CALM Land as described under “purpose” (above) that would otherwise be unlawful under the Regulation cited in this authority.
2. This Authority does not comprise lawful authority to enter CALM Land the subject of Division 1 of Part 3 of the Regulations unless the land and/or waters described below (“CALM Land”) is defined in Regulation 2 to mean land, or land and waters to which the Regulations apply, including caves and parts of caves on, or under that land. The Regulations apply to the land and waters described in Regulation 3 of the Regulations.
3. Vehicles entering CALM lands must be in must be in good running condition; free of fuel, oil and hydraulic leaks.
4. Strict dieback hygiene procedures must be adhered to. Vehicles and equipment to be free of soil and vegetative material prior to entry.
5. All vehicles are to keep to established tracks.
6. Gates to be closed and locked after entry and exit.
7. All equipment and machinery are to be clean on entry.
8. Works to be restricted to times of dry soil conditions where possible.
9. The works undertaken on site are to be in alignment with the approved Lot 333 Mandurah Road Warnbro Tuat TEC Revegetation Management Plan Version 5 (PGV Environmental 2025) or any future approved revisions of the plan as per Condition 4 of the EPBC Approval 2021/9069.
10. The applicant may sub-contract others to undertake the revegetation works. DBCA Regional Parks Unit will need to be provided with the contact details of those being sub-contracted at least two weeks prior to them needing to access the site.
11. Licensee is to notify Matt Lyons Operations Officer on 9442 0300 at least 72 hours prior to works commencing on site.
12. There is to be no earth spoil, vegetation or any other debris disposed of within the reserve.
13. The contractor should make good any damage to the reserve and return to pre-works condition.
14. The clearing of native vegetation is not permitted.



Tim Fisher
Manager, Regional Parks Unit
Swan Region

DATE OF ISSUE 14/04/2026

Please note

This authority is not transferable to any other person and is not valid for any other purpose other than the purpose(s) stated

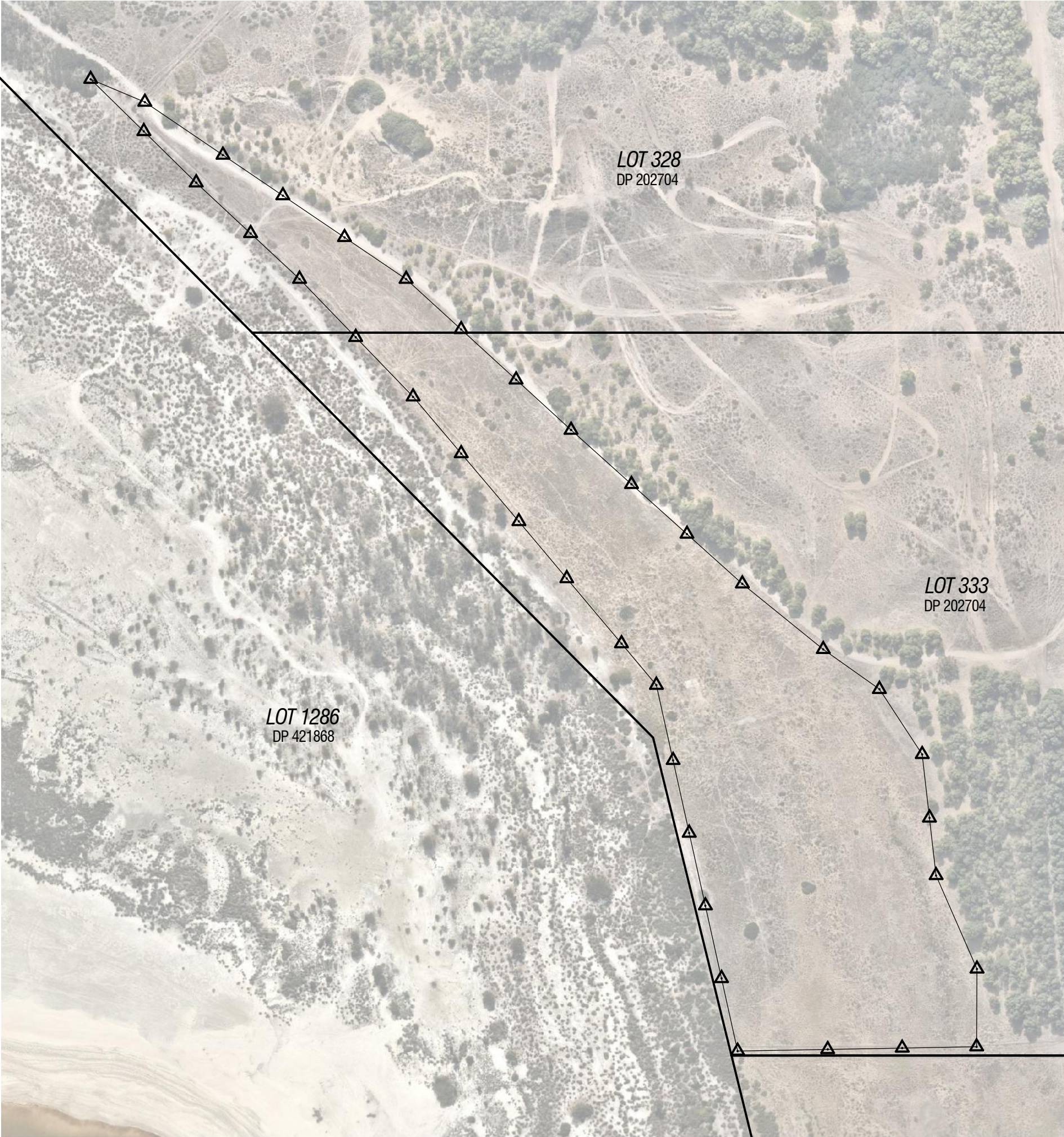
Appendix 9 - 9192-08 REVEG SETOUT

NOTES:
* THIS NOTE IS AN INTEGRAL PART OF THIS PLAN OR THE DATA AS TRANSMITTED. OMISSION OF THIS NOTE WHEN TRANSMITTING THIS PLAN OR ACCOMPANYING DATA OR ANY PART THEREOF TO ANY THIRD PARTY WILL RENDER THIS PLAN OR DATA INVALID.

DIGITAL DRAWING:
* DATA SUPPLIED IS CORRECT AT THE TIME OF SURVEY. ALTERATIONS TO SITE ARE POSSIBLE AFTER THIS DATE. REFER TO REVISION DATES.
* THIS PLAN HAS BEEN PREPARED FOR THE CLIENT AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE UNLESS AUTHORISED BY CROSSLAND & HARDY PTY LTD.

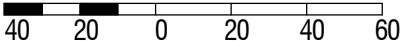
CADASTRE:
* BOUNDARIES HAVE NOT BEEN RESURVEYED.
* THE CADASTRAL BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT TIME OF SURVEY.

AERIAL IMAGE:
* AERIAL IMAGE (NEARMAP MAR 2025). POSITION AND SCALE IS APPROXIMATE. COPYRIGHT NEARMAP.



△ STAKE PUT

1:2000 @ A3



AMENDMENTS		REVEGETATION AREA SITE SETOUT PLAN, LOT 333 MANDURAH ROAD, WARNBRO.		Prepared for: OVEST	
REV 0 - INITIAL RELEASE				VER DATUM: ORIGIN: CONTOUR INTERVAL:	CO-ORD SYSTEM: PCG2020 ORIGIN: VRS GNSS
		 Crossland & Hardy Pty Ltd CONSULTING LICENSED SURVEYORS 177 RAILWAY PARADE, MAYLANDS 6051 TEL 08 9272 2214 FAX 08 9370 3547 EMAIL info@chsurveys.com.au A.B.N. 46 008 745 542	REF 9192 SURVEYOR VU DWG SIZE A3	CAD 9192-08 REVEG SETOUT.DWG	
DATE 06/05/2025	PLAN 9192-08 REVISION 0				
SCALE 1:2000					

Appendix 10- Images of Fencing and Signage Installed at Offset Site



Figure 4: 250830_Rockingham Lakes Revegetation Site. Offset Site access gates and installed signage.



Figure 5: 250710_Rockingham Lakes Revegetation Site_2. Offset Site perimeter fencing.



Figure 6: 250710_Rockingham Lakes Revegetation Site_4. Offset Site perimeter fencing.