

Residential Development, Mariginiup

Application Number: **02681**

Commencement Date:
11/11/2024

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Residential Development, Mariginiup

1.1.2 Project industry type *

Residential Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/06/2026

1.1.4 Estimated end date *

01/07/2035

1.2 Proposed Action details

1.2.1 Provide an overview of the proposed action, including all proposed activities. *

Lots 22, 100 and Lot 251 Ranch Road, Mariginiup (the site) are located in the City of Wanneroo, approximately 20km north of the Perth Central Business District (Att 1: Figures - Figure 1). The site is 15.8553 ha in size (Att 1: Figures - Figure 2). The lots are bound by Ranch Road to the south, undeveloped lots and an unmade road reserve to the north, unmade road reserve for Pinelake Trail to the east and market gardens to the west (Att 1: Figures - Figure 2). The site is partially developed as large 'Rural' style lots with areas of remnant vegetation.

The site is currently zoned 'Urban Deferred' and is proposed to be developed for residential purposes in accordance with its future 'Urban' zoning under the Metropolitan Region Scheme. To facilitate the subdivision, the site will be cleared of existing vegetation, except for three areas on Lot 100 and Lot 22 (Att 2: Local Structure Plan).

The total area of the site is 15.86 ha, of which 14.84 ha will be disturbed for development, while 1.04 ha will be retained as an avoidance area. The proposed development will include residential lots, part of a proposed school site, associated roads, and supporting infrastructure.

Impacts on MNES

The proposed development will result in the following unavoidable impacts to MNES:

1. Clearing of Foraging Habitat for Black Cockatoos:

A total of **7.262 ha** of suitable foraging habitat will be cleared and 17 potential breeding habitat trees, impacting three species of black cockatoos listed under the EPBC Act:

- Carnaby's Black Cockatoo (*Zanda latirostris*)
- Baudin's Black Cockatoo (*Zanda baudinii*)
- Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*)

2. Clearing of Threatened Ecological Community (TEC):

- **6.649 ha** of Banksia Woodlands of the Swan Coastal Plain TEC will be cleared.

3. Fragmentation of the Banksia Woodland TEC:

- A **0.428 ha** area of Banksia Woodland within Lot 22 will be rendered isolated and no longer considered part of the TEC due to fragmentation.
- An additional **0.635 ha** of Banksia Woodland located outside Lot 251 will also be fragmented and excluded from the TEC designation as a result of the proposed clearing.

The total area of TEC impacted is **7.711ha**.

Avoidance

Three areas, totalling 1.04 hectares, are designated as Public Open Space. These areas will retain 0.635ha of existing vegetation that contains foraging habitat for Black Cockatoos and three potential breeding habitat trees.

Post-Clearing Development Activities and Context

Following the initial clearing of the Site, the following works are required to progress residential development. These activities are unlikely to have a direct or indirect impact on MNES:

- Bulk earthworks, including cutting and filling of the land;
- Civil construction works, comprising the development of residential lots, internal roads, and landscaping of public open space (POS);
- Servicing of residential lots, including the installation of infrastructure and the creation of internal roads and landscaped verges.

While these works form part of the overall development process, they are distinct from the initial clearing and are not expected to further impact MNES.

1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

Yes

1.2.3 Is the proposed action the first stage of a staged development (or a larger project)?

Yes

1.2.5 Provide information about the staged development (or relevant larger project).

Planning for East Wanneroo has been undertaken over a number of years. The Western Australian Planning Commission (WAPC) released the East Wanneroo Structure Plan (Appendix 1) and accompanying report in January 2011. Precinct 8 is located in the north-west corner of the Structure Plan area with a significant portion identified as suitable for potential urban development. The site has been recognised in the WAPC *Directions 2031 and Beyond* and the draft *Outer Metropolitan Perth and Peel Sub-Regional Strategy* as an "Urban Expansion Area 2011-15".

The East Wanneroo District Structure Plan guides the progressive urbanisation of East Wanneroo in response to the proposals set out in the North-West Sub-regional Planning Framework 2018. The Western Australian Planning Commission (WAPC) released the final East Wanneroo District Structure Plan (EWDSP) and accompanying report in August 2021 (DPLH, 2021). Precinct 8 is located in the central western part of the Structure Plan and has been identified as suitable for potential urban development.

The lots are part of Precinct 8 and are denoted as areas for development (Att 2: Local Structure Plan).

1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? *

Zoning

The lots are zoned 'Urban Deferred' in the Metropolitan Region Scheme (MRS) (National Map, 2023) and 'Rural Resource' under the City of Wanneroo District Planning Scheme (DPS) 2 (WAPC, 2001). The proposal will require the rezoning to 'Urban' under both the MRS and DPS.

State Legislation

Environmental Protection Act 1986

Planning schemes together with their amendments are required to be referred to the Environmental Protection Authority (EPA) by the responsible authority for a decision by the EPA on whether to assess them under the formal environmental impact assessment (EIA) process.

Under the EP Act, clearing of native vegetation requires a permit from DWER unless there is an exemption under Schedule 6 of the EP Act or Items under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. Proposals that require clearing in accordance with an approved subdivision are exempt under Schedule 6 of the EP Act.

It is likely that any clearing that will be required for the development will be considered at the subdivision stage by DWER and is likely to be exempt from the requirements of a clearing permit.

Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) protects all native species and threatened ecological communities. The BC Act recognises that activities involving the taking of flora or fauna (other than threatened species) and the disturbing of fauna (including threatened species) that are approved under the EP Act do not require further approval under the BC Act, if they are undertaken in accordance with any biodiversity conservation conditions that are applied to an authorisation. These activities include clearing of native vegetation done in accordance with an implementation decision under Part IV of the EP Act. Prior to clearing a native fauna trapping and relocation will be required and any program will be licensed under the BC Act.

State Policy and Guidance

State Planning Policy No. 2.8 Bushland Policy for the Perth Metropolitan Region

SPP 2.8 in conjunction with Bush Forever (Government of Western Australia, 2000) seeks to ensure the protection of at least 10 per cent of the original extent of each vegetation complex within the Perth Metropolitan Region. SPP 2.8 was developed to ensure that bushland protection and management issues were appropriately addressed and integrated as a part of future land use. Bush Forever identified approximately 51,200 hectares of regionally significant vegetation for retention. The management of these areas include reservation and acquisition by the State government, negotiated planning solutions with owners who are seeking urban and/or industrial development and advice, assistance and incentive programs to support private conservation.

The northern part of Bush Forever Site 147 'Mariginiup Lake and Adjacent Bushland, Mariginiup' forms part of the Structure Plan Area.

State Planning Policy No. 2.9 Water Resources

SPP 2.9 aims to ensure the protection and appropriate management of water resources in line with state guidelines is included within the planning framework. The broad aims of this policy are to:

- Protect, conserve and enhance water resources.
- Assist in ensuring the availability of suitable water resources to maintain essential requirements for human and other biological life and to maintain or improve the quality and quantity of water resources.
- Promote and assist in the management and sustainable use of water resources.

As a part of implementing this policy, the Better Urban Water Management (WAPC 2008) framework was developed. This framework provides detail on how water resources should be considered at each stage of planning by identifying the various actions and investigations required with regard to regional and local planning strategies, town planning schemes, structure plans, subdivisions, strata subdivision and development applications (WAPC 2008).

The site is located to the west of the Gnangara Urban Water Protection Conservation Area.

State Planning Policy No. 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning

SPP 5.4 addresses transport noise from within major transport corridors, including freight routes, and its impact on noise sensitive land uses. The policy aims to:

- Protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals.
- Protect major transport corridors and freight operations from incompatible urban encroachment.
- Encourage best-practice design and construction standards for new development proposals and new or redeveloped transport infrastructure proposals.
- Facilitate the development and operation of an efficient freight network.
- Facilitate the strategic co-location of freight handling facilities.

Major transport (road) corridors are defined as:

- State roads and national highways;
- Urban primary distributors as described on the metropolitan functional road hierarchy (MRWA, local government) network;
- Other urban roads carrying more than 20,000 vehicles per day;
- Primary freight roads (Perth metropolitan region);
- Primary freight roads (South-West region); and
- Primary freight roads (State-wide).

Currently there is only one regional road (Pinjar) Road adjacent to the western boundary of the site. The East Wanneroo District Structure Plan recognises that the area will require an upgraded internal regional road network together with improved north south and east west links. The Structure Plan Area may be impacted by the upgrade and extension of Ranch Road and there is the potential for noise attenuation to be required. The exact nature of these measures will be determined at the detailed planning stage through negotiations with Main Roads Western Australia (MRWA). Noise reduction strategies will be designed and implemented in conjunction with local government recommendations and government agency guidelines. Where practicable, management measures will be incorporated into the future development to minimise the impacts of noise and will be subject to subdivision and development approval conditions.

Environmental Protection Authority Guidance Statement No 33 Environmental Guidance for Planning and Development (EPA 2009)

The purpose of EPA Guidance Statement No.33 Environmental Guidance for Planning and Development is to outline the significance of environmental factors and provide the key definitions associated with the environmental factors. This document is primarily targeted at ensuring environmental factors are considered in line with the EPA's principals and objectives and within the planning framework. In particular, EPA Guidance Statement No.33 Environmental Guidance for Planning and Development aims to:

- Provide an overview to environmental protection processes and information;
- Describe the referral and environmental impact assessment process and process under Part IV of the EP Act; and
- Provide the EPA's position and advice on a range of environmental factors, outlining how to protect, conserve and enhance the environmental values.

Draft Gngangara Sustainability Strategy.

The Gngangara Sustainability Study (GSS), released for public comment in July 2009, considers the impact of declining ground water resources in the Gngangara Mound and the associated implications for land use. The GSS presents a holistic government approach to the ongoing viability of the mound and the systems it supports. The GSS aims to achieve a water and land management framework for the Gngangara ground water system that is socially acceptable, economically viable and environmentally protective.

The major recommendations of the GSS relate to minimising impacts on wetland and terrestrial ecosystems through land management practices and reducing ground water abstraction. The GSS favours additional urbanisation occurring on land already disturbed, including portions of East Wanneroo and the fringes of State Forest, as opposed to clearing remaining natural vegetation. The strategy also outlines the importance of linkages between bushland areas to increase resilience to falling ground water levels and climate change.

The site is within the GSS study area but is outside of the priority drinking water resource areas (DWER, 2023c). The GSS land use concept is generally in keeping with that identified in the Future of East Wanneroo study, providing for urbanisation of portions of East Wanneroo while retaining a rural interface to the east of the Structure Plan Area.

Commonwealth Legislation

EPBC Act

The proposed development will impact on Matters of National Environmental Significance and as such is being referred under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) being this referral.

1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

The proposed subdivision will require rezoning under the City of Wanneroo District Planning Scheme 2 (WAPC, 2001). The amendment has been initiated and referred to the Environmental Protection Authority (EPA) under Section 48A of the *Environmental Protection Act 1986* (EP Act). The rezoning process has statutory requirements for public consultation as well as requiring inputs from other government departments.

Consultation with relevant stakeholders has been undertaken through the Planning Approval assessment process of the Development Application through the City of Wanneroo, as required. The Planning Approval assessment process also includes provision for the City of Wanneroo to seek public consultation.

Comments were submitted from 20 May 2024 to 5 July 2024 on the City of Wanneroo Website. During the advertising period the public and Decision Making Authorities were invited to provide submissions on the proposal. This included a public information session and enabled submission online or in writing. The City of Wanneroo collated the submissions received.

Ongoing consultation with stakeholders will continue throughout the planning process with Local Government, Service Providers and adjoining landowners. As the properties are privately owned native title does not apply.

1.3.1 Identity: Referring party

Privacy Notice:

Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

The Department of Climate Change, Energy, the Environment and Water (the department) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the department to consider your submission and contact you in relation to your submission. If you fail to provide some or all of the personal information requested on this platform (name and email address), the department will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

Personal information may be disclosed to other Australian government agencies, persons or organisations where necessary for the above purposes, provided the disclosure is consistent with relevant laws, in particular the Privacy Act 1988 (Privacy Act). Your personal information will be used and stored in accordance with the Australian Privacy Principles.

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Alternatively, email us at privacy@awe.gov.au.

☒ **Confirm that you have read and understand this Privacy Notice ***

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	44981725498
Organisation name	The trustee for KNIGHTSIDE TRUST
Organisation address	6017 WA

Referring party details

Name	Paul Van Der Moezel
Job title	Managing Director
Phone	0427 005 226
Email	paul@pgv.net.au
Address	67 Howe Street Osborne Park 6017

1.3.2 Identity: Person proposing to take the action

1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? *

No

1.3.2.2 Is Person proposing to take the action an organisation or business? *

Yes

Person proposing to take the action organisation details

ABN/ACN 30653309472

Organisation name QUBE PINELAKE DEVELOPMENT LTD

Organisation address 6008 WA

Person proposing to take the action details

Name Rod Gardiner

Job title Director

Phone 08 6424 3516

Email rod@qubeproperty.com.au

Address Suite 3, Level 1, 437 Roberts Road Subiaco WA 6008

1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

1.3.2.15 Are you proposing the action as part of a Trust? *

No

1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

Qube Property have an outstanding environmental track record. Qube has been the responsible party for the following projects in Western Australia:

2021/8933 Residential Development, Wattleup Road, Hammond Park, WA QUBE WATTLEUP DEVELOPMENT PTY LTD 387 Wattleup Road, Hammond Park Residential Development Western Australia

2020/8865 Residential Development of Lots 76 and 107 Wattleup Road, Hamond Park Qube Hammond Link Pty Ltd Hamond Park Residential Development Western Australia

2018/8186 Hazard reduction and site access, Lot 682 Rowley Road, Mandogalup, WA QUBE MANDOGALUP DEVELOPMENT PTY LTD Lot 682 Rowley Road, Mandogalup, Western Australia Residential Development Western Australia

2017/7917 Hammond West Urban Development, Hammond Park, WA QUBE WATTLEUP DEVELOPMENT PTY LTD Lots 71, 74, 75, 303, 304 and 305 Wattleup Road, Hammond Park, Residential Development Western Australia

2014/7126 Residential Estate Development, Lot 682 Rowley Road, Mandogalup, Western Australia QUBE MANDOGALUP DEVELOPMENT PTY LTD Lot 682 Rowley Road, Mandogalup, Western Australia Residential Development Western Australia

All projects have been undertaken in accordance with the approvals.

1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

The company policy outlines the commitment to through the adoption and promotion of sound environmental, social, governance (ESG) practices, we aim to be the company of choice in creating value for workers, shareholders, business partners, customers, suppliers and the communities in which we operate.

We do this by:

- Managing day-to-day operations in a manner that seeks to prevent or otherwise minimise any harmful impact on the environment.
- Complying with all applicable environmental legislation, regulation and licensing conditions.
- Continually assessing environment, social and community impact risks and opportunities through implementing and maintaining SHEMS that is based on risk management principles and conform with or exceed AS/NZS ISO 14001.
- Promoting leadership in environmental protection through employee training and support for third-party educational and training initiatives.
- Communicating proactively, promptly and transparently with all stakeholders, the community, media and government on environmental issues.
- Developing and implementing initiatives to build and foster Qube's reputation as a responsible corporate citizen. This includes:
 - Incorporating environmental and energy conservation considerations into our business decision-making processes.
 - Implementing and promoting new environmentally sustainable technologies and practices that focus on the efficient use of resources and energy.
- Respecting the communities in and through which we operate, including their values and cultural heritage, and taking them into account when carrying out our operations.
- Developing business, community and political relationships with like-minded partners to foster a culture of environmentally sustainable growth and development.

The Environmental Policy is supplied as Att 3: Qube Sustainability Policy.

1.3.3 Identity: Proposed designated proponent

1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? *

Yes

Proposed designated proponent organisation details

ABN/ACN 30653309472

Organisation name QUBE PINELAKE DEVELOPMENT LTD

Organisation address 6008 WA

Proposed designated proponent details

Name Rod Gardiner

Job title Director

Phone 08 6424 3516

Email rod@qubeproperty.com.au

Address Suite 3, Level 1, 437 Roberts Road Subiaco WA 6008

1.3.4 Identity: Summary of allocation

✔ Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

ABN/ACN	44981725498
Organisation name	The trustee for KNIGHTSIDE TRUST
Organisation address	6017 WA
Representative's name	Paul Van Der Moezel
Representative's job title	Managing Director
Phone	0427 005 226
Email	paul@pgv.net.au
Address	67 Howe Street Osborne Park 6017

✔ Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	30653309472
Organisation name	QUBE PINELAKE DEVELOPMENT LTD
Organisation address	6008 WA
Representative's name	Rod Gardiner
Representative's job title	Director
Phone	08 6424 3516
Email	rod@qubeproperty.com.au
Address	Suite 3, Level 1, 437 Roberts Road Subiaco WA 6008

✔ Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? *

No

1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? *

No

1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?

No

1.4.7 Has the department issued you with a credit note? *

No

1.4.9 Would you like to add a purchase order number to your invoice? *

No

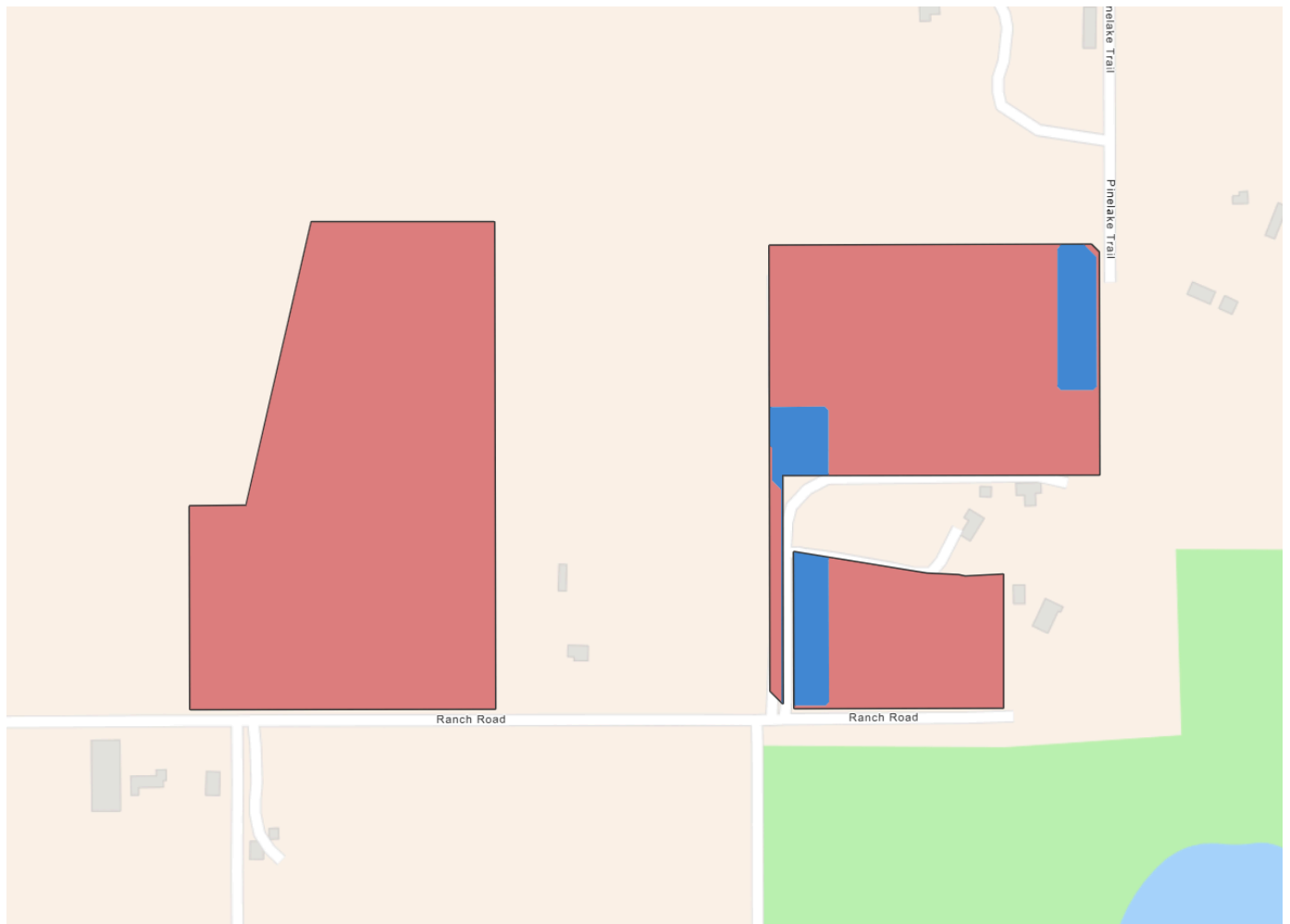
1.4 Payment details: Payment allocation

1.4.11 Who would you like to allocate as the entity responsible for payment? *

Person proposing to take the action

2. Location

2.1 Project footprint



Project Area: 15.86 Ha **Disturbance Footprint:** 14.84 Ha **Avoidance Area:** 1.04 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Lot 22 (101), Lot 100 (113) and Lot 251 (55) Ranch Road Mariginiup

2.2.2 Where is the primary jurisdiction of the proposed action? *

Western Australia

2.2.3 Is there a secondary jurisdiction for this proposed action? *

No

2.2.5 What is the tenure of the action area relevant to the project area? *

Lot 22, 100 and 251 Ranch Road Mariginiup are Freehold

3. Existing environment

3.1 Physical description

3.1.1 Describe the current condition of the project area's environment.

Lots 22, 100 and 251 Ranch Road, Mariginiup (the site) is located in the City of Wanneroo, approximately 20km north of the Perth Central Business District (Att 1: Figures - Figure 1, Page 1) on the northern side of Ranch Road (Att 1 Figures: Figure 2, Page 2).

The site contains vegetation that has been disturbed since 1995 (Landgate 2024) (Att 4 Detailed Flora and Vegetation Survey: Section 2.1, Page 4-5) with the construction of houses and associated buildings on each lot. The has resulted in soil disturbance and a modification of the vegetation. The site was also burnt in the significant fires on 23 November 2023. The severity of the fire has resulted in many plants dying that would normally resprout and has significantly impacted on the quality of the vegetation (Att 5: Black Cockatoo Habitat Assessment).

The site is zoned 'Urban Deferred' under the Metropolitan Region Scheme (MRS) and 'Rural' under the City of Wanneroo District Planning Scheme as is the surrounding land. The rezoning process is underway with the Environmental Protection Authority currently assessing the proposed urban development of East Wanneroo Precinct 8. The rezoning is assessing impacts in the wider Precinct.

The development on Lots 22, 100 and 251 will be designed to tie into the development of the surrounding lots.

3.1.2 Describe any existing or proposed uses for the project area.

The existing land is currently large rural living lots and is proposed to be developed as urban residential lots.

3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

There are no outstanding features or unique or important values on the site within the proposed Disturbance Footprint or in the immediate vicinity of the lots.

3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

The site is gently undulating with a high point in the north-western corner at around 64m AHD and generally sloping down to the south-east to a low point of approximately 54m AHD (Att 1 Figures: Figure 2)

3.2 Flora and fauna

3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

There have been several flora surveys undertaken in the area being:

- *Environmental Impact Assessment: Ranch Road, Mariginiup* (Ecoscape, 2010) which included a Detailed Flora and Vegetation survey over the lots containing native vegetation (vegetated portions of Lots 19 and 100 Ranch Road and Lot 7 Coogee Road and Lots 19, 801, 22, 251 and 8 Ranch Road;
- *Mariginiup North District Structure Plan Environmental Assessment* (PGV Environmental, 2013), which included a preliminary vegetation assessment on all of the lots within the Structure Plan Area;
- *Environmental Assessment Study East Wanneroo District Structure Plan* (Emerge, 2018) which was a preliminary vegetation assessment of the entire DSP; and
- *Lot 22 and 251 Ranch Road, Mariginiup – Environmental Report* (PGV Environmental, 2019b) which was a Reconnaissance Vegetation Survey;

A detailed flora and vegetation survey of the site was conducted by PGV Environmental in October 2022 provided as Att 4 Flora and Vegetation Survey. The survey was designed to include a Targeted survey in accordance with *Draft Survey Guidelines for Australia's Threatened Orchids Guidelines for Detecting Orchids Listed as 'Threatened' under the Environment Protection and Biodiversity Conservation Act 1999 Australia* (Commonwealth of Australia, 2013). The complete methodology and results are provided in Att 4 Flora and Vegetation Survey: Section 3, Pages .6-8). In summary there were no species of conservation significance identified in the targeted survey.

A total of 170 species were recorded during the flora survey (Att 4 Flora and Vegetation Survey: Section 4.3, Pages 14-15)). This total consisted of 139 native species and 31 introduced species (18.2%).

The analysis of quadrat data shows that the vegetation on Lots 22 and 251 is most closely aligned to FCT28 – Spearwood *Banksia attenuata* or *Banksia attenuata* – *Eucalyptus marginata* woodlands (Att 4 Flora and Vegetation Survey: Section 4.4.3; Page 19 and Appendix 7 and 8).

The three vegetation types containing *Banksia attenuata* and *B. menziesii* were assessed as two patches of the Banksia Woodlands of the Swan Coastal Plain ecological community (Att 4 Flora and Vegetation Survey: Section 4.5.2, Page 20-23; Att 1 Figures: Figure 3, Page 3). The total area of Banksia Woodland TEC is 7.711ha.

A Basic Fauna Survey was undertaken in accordance with EPA Technical Guidance *Fauna Surveys for Environmental Impact Assessment* (EPA, 2020) for the Local Structure Plan (PGV Environmental, 2023 - <https://www.wanneroo.wa.gov.au/consultations/downloads/6641b2e3a0a9d.pdf>). Desktop studies were undertaken to identify habitats and potential threatened species that may occur on the site. .

The vegetation is described as Open Woodland habitat. Listed species identified that have habitat on the site were:

- Baudin's Black Cockatoo (*Calyptorhynchus (Zanda) baudinii*) (Endangered);
- Carnaby's Black Cockatoo (*Calyptorhynchus (Zanda) latirostris*) (Endangered);
- Forest Red-tailed Black-Cockatoo (*Calyptorhynchus banksii naso*) (Vulnerable); and
- Rainbow Bee-eater (*Merops ornatus*) (Marine).

3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

The site is mapped as part of the Spearwood System which has the highest relief of the dune systems on the Swan Coastal Plain (Bolland, 1998). The Spearwood system consists of slightly calcareous Aeolian sand remnant from leaching of the underlying Pleistocene Tamala limestone (Davidson, 1995).

The Spearwood soil unit mapped on the site is described as Karrakatta Sand Yellow Phase (211Sp_Ky) which are on low hilly to gently undulating terrain and are yellow sand over limestone at 1-2 m (DPIRD, 2025).

Three vegetation types were described and mapped on the site (Att 1: Figure 3) being:

AfBaBm *Allocasuarina fraseriana*/ *Banksia attenuata*/*B. menziesii* Low Open Woodland over *Kunzea glabrescens* Tall Open Shrubland over *Xanthorrhoea preissii*/*Hibbertia hypericoides* Closed Low Heath

AfBa *Allocasuarina fraseriana*/ *Banksia attenuata* Low Open Woodland over *Xanthorrhoea preissii*/*Hibbertia hypericoides* Closed Low Heath

EmAfBaBm *Eucalyptus marginata*/*Allocasuarina fraseriana*/*Banksia menziesii*/*B. attenuata* Low Open Woodland over *Calytrix fraseri*/*Xanthorrhoea preissii*/*Hibbertia hypericoides*/*Mesomelaena pseudostygia* Closed Low Heath

The condition of the vegetation that has not previously been cleared was mostly Very Good with areas that were Good or Degraded due to a high weed coverage (Att 4: Flora and Vegetation Survey Section 4.4.4, Page 19).

3.3 Heritage

3.3.1 Describe any Commonwealth Heritage Places Overseas or other places recognised as having heritage values that apply to the project area.

There are no Commonwealth heritage places overseas or other places recognised as having heritage values that apply to the site.

3.3.2 Describe any Indigenous heritage values that apply to the project area.

There are no Aboriginal Cultural Heritage Places or Sites recorded on the site (Att 6 Aboriginal Heritage Inquiry System Report - publicly available information) and the site is freehold therefore Native Title does not apply. Obligations under the *Aboriginal Heritage Act 1976* will be met.

3.4 Hydrology

3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

The Perth Groundwater Map (DWER, 2025) indicates the historical maximum groundwater level under the site has an elevation of around 41 to 42m AHD. The direction of groundwater flow is to the west-south-west.

The depth to the historical maximum groundwater ranges from 13 to 23m. Accordingly, there are no wetlands on the site.

4. Impacts and mitigation

4.1 Impact details

Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	Yes	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The site does not contain a World Heritage Place, nor is near a World Heritage Place and therefore there will be no impact on a World Heritage Place

4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.2.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

There are no National Heritage places on the site or near the site.

4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

There are no RAMSAR Listed wetland on or near the site and therefore there will not be any impact to a RAMSAR wetland

4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	Andersonia gracilis	Slender Andersonia
No	No	Anigozanthos viridis subsp. terraspectans	Dwarf Green Kangaroo Paw
No	No	Banksia mimica	Summer Honeypot
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Caladenia huegelii	King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris canutus	Red Knot, Knot
No	No	Calidris ferruginea	Curlew Sandpiper
Yes	Yes	Calyptorhynchus banksii naso	Forest Red-tailed Black-Cockatoo, Karrak
No	No	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
No	No	Dasyurus geoffroii	Chuditch, Western Quoll
No	No	Diuris micrantha	Dwarf Bee-orchid
No	No	Diuris purdiei	Purdie's Donkey-orchid
No	No	Drakaea elastica	Glossy-leaved Hammer Orchid, Glossy-leaved Hammer Orchid, Warty Hammer Orchid
No	No	Drakaea micrantha	Dwarf Hammer-orchid
No	No	Eleocharis keigheryi	Keighery's Eleocharis
No	No	Eucalyptus argutifolia	Yanchep Mallee, Wabling Hill Mallee
No	No	Hesperocolletes douglasi	Douglas' Broad-headed Bee, Rottnest Bee
No	No	Leipoa ocellata	Malleefowl
No	No	Macarthuria keigheryi	Keighery's Macarthuria

Direct impact	Indirect impact	Species	Common name
No	No	Macroderma gigas	Ghost Bat
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pristis pristis	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
No	No	Rostratula australis	Australian Painted Snipe
No	No	Sternula nereis nereis	Australian Fairy Tern
No	No	Tringa nebularia	Common Greenshank, Greenshank
Yes	Yes	Zanda latirostris	Carnaby's Black Cockatoo, Short-billed Black-cockatoo

Ecological communities

Direct impact	Indirect impact	Ecological community
Yes	Yes	Banksia Woodlands of the Swan Coastal Plain ecological community
No	No	Empodisma peatlands of southwestern Australia
No	No	Tuart (Eucalyptus gomphocephala) Woodlands and Forests of the Swan Coastal Plain ecological community

4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.4.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

The proposed development will result in the impact on the following listed species:

- Carnaby's Black Cockatoo (*Zanda latirostris*) (Endangered)
- Baudin's Black Cockatoo (*Zanda baudinii*) (Endangered)
- Forest Red-tailed Black Cockatoo (*Calyptrorhynchus banksii naso*) (Vulnerable)

The site also contains the Endangered TEC Banksia Woodlands on the Swan Coastal Plain.

Direct Impacts on MNES

Carnaby's Black Cockatoo (*Zanda latirostris*)

A total of **7.262 ha** of suitable foraging habitat will be cleared and 17 potential breeding habitat trees (Att 1: Figures; Figure 7). The habitat is 'High' quality foraging habitat comprising of a coverage of 20-40% of primary foraging species at the time of the flora and vegetation survey, rating the foraging value as moderate, although since then has been significantly impacted by fire in November 2023. The fire was intense and is likely to more than ten years to recover. The foraging habitat value for Black Cockatoos using the scoring tool in the Black Cockatoo Referral Guidelines (DAWE, 2022) gave a high rating (Att 5: Black Cockatoo Habitat Assessment Section 3). The area of habitat to be cleared is 0.0020% of the available habitat within 20km (Att 1: Figures; Figure 8; Att 5: Black Cockatoo Habitat Assessment Section 3).

Baudin's Black Cockatoo (*Zanda baudinii*)

A total of **7.262 ha** of suitable foraging habitat will be cleared (Att 1: Figures; Figure 7). The site is outside of the breeding range for this species so there is no impact on potential breeding habitat. The coverage of primary foraging species was 20-40% giving it a moderate foraging value rating and the scoring tool in the Black Cockatoo Referral Guidelines (DAWE, 2022) gave a high rating (Att 5: Black Cockatoo Habitat Assessment Section 3). The area of habitat to be cleared is 0.0020% of the available habitat within 20km (Att 1: Figures; Figure 8; Att 5: Black Cockatoo Habitat Assessment Section 3).

Forest Red-tailed Black Cockatoo (*Calyptrorhynchus banksii naso*)

A total of **7.262 ha** of suitable foraging habitat will be cleared and 17 potential breeding habitat trees (Att 1: Figures; Figure 7). The coverage of primary foraging species was 20-40% giving it a moderate foraging value rating and the scoring tool in the Black Cockatoo Referral Guidelines (DAWE, 2022) gave a high rating (Att 5: Black Cockatoo Habitat Assessment Section 3). The area of habitat to be cleared is 0.0020% of the available habitat within 20km (Att 1: Figures; Figure 8; Att 5: Black Cockatoo Habitat Assessment Section 3).

Banksia Woodlands of the Swan Coastal Plain TEC

A total of **6.649 ha** of Banksia Woodlands of the Swan Coastal Plain TEC will be cleared (Att 1: Figures; Figure 5). The impact to the TEC extends into the avoidance area and offsite to the east of Lot 251 as **0.428 ha** area of Banksia Woodland within Lot 22 will be rendered isolated and no longer considered part of the TEC and an additional **0.634 ha** of Banksia Woodland located outside Lot 251 will also be fragmented and excluded from the TEC designation as a result of the proposed clearing Att 1: Figures; Figure 5).

The total area of TEC impacted is **7.711ha**.

Indirect Impacts on MNES

Potential indirect impacts from machinery, vehicular movements, noise and dust are considered temporary potential impacts during construction and are able to be mitigated with appropriate controls such as clearing protocols, hygiene protocols and dust suppression if required.

Other MNES

There is no wetland habitat and therefore no habitat for wading and wetland fauna species identified in the Protected Matters Search Tool (PMST). Similarly there is also no habitat for flora species that are associated with winter-wet, wetland or swamp habitats. The flora and vegetation survey included a targeted survey for orchids and no conservation significant species were recorded on the site (Att 4: Flora and Vegetation Survey; Section 4.3). Therefore there are no impacts on listed flora or wetland fauna anticipated for the development of the site.

4.1.4.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact?

*

Yes

4.1.4.5 Describe why you consider this to be a Significant Impact. *

A full assessment of the impact to Carnaby's Black Cockatoos, Baudin's Black Cockatoos and Forrest Red-Tailed Black Cockatoos of the clearing in reference to the Significant Impact Guidelines is in Att 5: Black Cockatoo Habitat Assessment; Section 3.8 and concludes that there will not be a significant impact and is summarised below. Note that the criteria for Forrest Red-tailed Black Cockatoos is slightly varied as the species is listed as Vulnerable rather than Endangered.

Carnaby's Black Cockatoos, Baudin's Black Cockatoos and Forrest Red-tailed Black Cockatoos

• Lead to a long-term decrease in the size of a population (of an important population of a species for FRTBC)

To result in a long-term decrease in population size, the Proposed Action would need to cause a sustained reduction in birth rates and/or a sustained increase in mortality rates for the species. The site is outside the breeding range for Baudin's Black Cockatoos so the proposed action will not impact on birth rates of this species. There is no evidence that the site supports breeding or night roosting by Carnaby's Black Cockatoos or Forest Red-tailed Black Cockatoos, and therefore no impact on breeding or night roosting is expected. The foraging habitat within the site is not considered critical to supporting nearby breeding individuals, as there is over 13,000 hectares of available foraging habitat within 12 kilometres of the site.

The Proposed Action would affect only 0.055% of this habitat. Accordingly, the Action is unlikely to result in a sustained reduction in birth rates for Carnaby's Black Cockatoos.

• Reduce the area of occupancy of the species (of an important population for FRTBC)

All three species of Black Cockatoos are highly mobile and can have a large range. Within 20km of the site, however, there is more than 36,000ha of foraging habitat with the proposed Action resulting in a reduction of 0.020% of available foraging habitat. The reduction in foraging habitat will not reduce the occupancy of the species.

• Fragment an existing population into two or more populations

The landscape is fragmented and the clearing of 0.02% of the available habitat within 20km will not result in the population being fragmented.

• Adversely affect habitat critical to the survival of a species

There was no evidence of breeding or roosting by Carnaby's Black Cockatoos or Baudin's Black Cockatoos on the site. The 17 trees that are potential breeding habitat are lacking suitable hollows and the 7.262ha of foraging habitat is not considered to be critical to the survival of the species due to the large amount of foraging and potential breeding habitat within 20km of the site, therefore clearing of the site would not result in this outcome.

• Disrupt the breeding cycle of a population (of an important population for FRTBC)

The site does not contain any current breeding trees and although it is located within 6km of a known breeding site for Carnaby's Black Cockatoos the area constitutes 0.24% of the habitat available within 6km. The site is outside of the Baudin's Black Cockatoo breeding range. The site does not support current breeding (within 6km) for Forest Red-tailed Black Cockatoos. The clearing of the site would not result in this outcome.

• Modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline

Clearing of the site will not result in this outcome due to the large extent of Black Cockatoo habitat reserved within 12km of the site.

• Result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat or introduce disease that may cause the species to decline

Clearing of the site will not result in the establishment of an invasive species harmful to Carnaby's or Baudin's Black Cockatoos or cause disease to be introduced therefore will not result in this outcome.

- *Interfere with the recovery of the species*

Black Cockatoos that would utilise the site have access to greater than 36,000ha of habitat within 20km. Therefore, any clearing of habitat on the site would not interfere substantially with the recovery of the species.

Banksia Woodlands of the Swan Coastal Plain

The assessment of the impact on the Banksia Woodland TEC in accordance with the Significant Impact Guidelines for an Endangered Ecological Community is as follows:

- *reduce the extent of an ecological community*

The proposed Action will result in the reduction of the Banksia woodland TEC by 7.711ha. There will be 6.649 ha of Banksia Woodlands of the Swan Coastal Plain TEC cleared and 1.063ha no longer considered part of the TEC.

- *fragment or increase fragmentation of an ecological community, for example by clearing vegetation for roads or transmission lines*

The Proposed Action will result in the fragmentation of two areas that are currently part of the TEC, leading to the loss of 1.063 hectares from the TEC.

- *adversely affect habitat critical to the survival of an ecological community*

The proposed Action, outside the clearing footprint, will not result in an impact on habitat of surrounding TEC.

- *modify or destroy abiotic (non-living) factors (such as water, nutrients, or soil) necessary for an ecological community's survival, including reduction of groundwater levels, or substantial alteration of surface water drainage patterns*

The management of stormwater in accordance with Better Urban Water Management (WAPC, 2008) will mitigate the risk to the surrounding environment and will not result in an impact to the surrounding TEC.

- *cause a substantial change in the species composition of an occurrence of an ecological community, including causing a decline or loss of functionally important species, for example through regular burning or flora or fauna harvesting*

The proposed Action, outside the clearing footprint, will not result in an impact on species composition of surrounding TEC.

- *cause a substantial reduction in the quality or integrity of an occurrence of an ecological community, including, but not limited to:*

- *assisting invasive species, that are harmful to the listed ecological community, to become established, or*
- *causing regular mobilisation of fertilisers, herbicides or other chemicals or pollutants into the ecological community which kill or inhibit the growth of species in the ecological community*

The proposed Action, outside the impact area, will not result in impacts on surrounding TEC.

- *interfere with the recovery of an ecological community.*

The proposed Action, outside the clearing footprint, will not interfere with the recovery of surrounding TEC.

The proposed action may have a significant impact on the Banksia Woodland of the Swan Coastal Plain Threatened Ecological Community.

4.1.4.7 Do you think your proposed action is a controlled action? *

Yes

4.1.4.8 Please elaborate why you think your proposed action is a controlled action. *

The assessment of the proposed Action in accordance with the Significant Impact Guidelines on the reduction of Banksia Woodland TEC indicates that the reduction of the TEC by 7.711ha is likely to be a significant impact and therefore should be a 'Controlled Action'.

4.1.4.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

Avoidance/Retention

The residential development has been designed to minimise the disturbance footprint. During the development of the wider Structure Planning a number of configurations were considered to meet the requirements of an Urban development while maximising the retention of natural features and maintaining ecological linkage to key natural areas in the surrounding district. The proposed development retains 0.635ha of native vegetation within POS areas

Mitigation

The following management plans will be in place in future stages of the development to mitigate risks to the surrounding environment and manage risks to native fauna:

- Urban Water Management Plan that will detail stormwater design to ensure groundwater quality and quantity and surface stormwater are managed in accordance with best practice under Better Urban Water Management (WAPC, 2008) to mitigate the risk of impacts to the retained native vegetation;
- If required further investigation and possibly management for Acid Sulphate Soils to ensure no impacts from ASS;
- Dust Management Plan to ensure no impacts of dust on the retained vegetation; and
- Wildlife Management Plan prior to clearing to manage impact on all native fauna within the development footprint.

4.1.4.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

Offsets for the proposed Action will be proposed if the Action is deemed a 'Controlled Action' and will be in accordance with relevant policy, guidance and calculators.

4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Motacilla cinerea</i>	Grey Wagtail
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pandion haliaetus</i>	Osprey
No	No	<i>Pristis pristis</i>	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank

4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.5.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The habitat on Lot 22, 100 and 251 is an upland habitat and is not suitable for the identified Migratory species that generally occur in wetland areas. An analysis of the habitat requirements for species listed as Migratory is as follows as per species descriptions in the SPRAT database (DCCEEW, 2025):

Actitis hypoleucos (Common Sandpiper) is mostly found around muddy margins or rocky shores. Generally the species forages in shallow water and on bare soft mud at the edges of wetlands. There is no suitable habitat for this species on the site.

Apus pacificus (Fork-tailed Swift) is almost exclusively aerial and is not known to breed in Australia. They are seen in inland plains but sometimes above foothills or in coastal areas. They often occur over cliffs and beaches and also over islands and sometimes well out to sea. They also occur over settled areas, including towns, urban areas and cities. *Apus pacificus* subsp. *pacificus* is the only subspecies to migrate to Australia. This species may fly over the site but is unlikely to land or rely on the site for survival.

Calidris acuminata (Sharp-tailed Sandpiper) prefers muddy edges of shallow fresh or brackish wetlands, with inundated or emergent sedges, grass, saltmarsh or other low vegetation. There is no suitable habitat for this species on the site.

Calidris canutus (Red Knot) mainly inhabit intertidal mudflats, sandflats and sandy beaches of sheltered coasts, in estuaries, bays, inlets, lagoons and harbours; sometimes on sandy ocean beaches or shallow pools on exposed wave-cut rock platforms or coral reefs. There is no suitable habitat for this species on the site.

Calidris ferruginea (Curlew Sandpiper) mainly occur on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast, and ponds in saltworks and sewage farms. There is no suitable habitat for this species on the site.

Calidris melanotos (Pectoral Sandpiper) prefers shallow fresh to saline wetlands and is found at coastal lagoons, estuaries, bays, swamps, lakes, inundated grasslands, saltmarshes, river pools, creeks, floodplains and artificial wetlands. There is no suitable habitat for this species on the site.

Charadrius leschenaultii (Greater Sand Plover) is almost entirely coastal, inhabiting littoral and estuarine habitats. They mainly occur on sheltered sandy, shelly or muddy beaches with large intertidal mudflats or sandbanks, as well as sandy estuarine lagoons. There is no suitable habitat for this species on the site.

Motacilla cinerea (Grey Wagtail) is mostly recorded in coastal areas in Western Australia (ALA, 2015) however is widespread. There is non-breeding habitat only in Australia and the species has a strong association with water, particularly rocky substrates along water courses but also lakes and marshes. There is no suitable habitat for this species on the site.

Numenius madagascariensis (Eastern Curlew) is most commonly associated with sheltered coasts, especially estuaries, bays, harbours, inlets and coastal lagoons, with large intertidal mudflats or sandflats, often with beds of seagrass. Occasionally, the species occurs on ocean beaches (often near estuaries), and coral reefs, rock platforms, or rocky islets. There is no suitable habitat for this species on the site.

Pandion haliaetus (Osprey) occur in littoral and coastal habitats and terrestrial wetlands of tropical and temperate Australia and offshore islands. They feed on fish, especially mullet where available, and rarely take molluscs, crustaceans, insects, reptiles, birds and mammals. There is no suitable habitat for this species on the site.

Pristis Pristis (Freshwater Sawfish) occurs in tropical and subtropical coastal regions and is a marine/estuarine species that spends its first three–four years in freshwater growing to about half its adult size. There is no suitable habitat for this species on the site.

Tringa nebularia (Common Greenshank) is a wader and does not breed in Australia. This species can be found in many types of wetlands and has the widest distribution of any shorebird in Australia. This species typically feeds on molluscs, crustaceans, insects, and occasionally fish and frogs. There is no suitable

habitat for this species on the site.

There will be no direct or indirect impacts on wetland habitats that may support these species in nearby Mariginiup Lake and Little Mariginiup Lake.

4.1.6 Nuclear

4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The Action is not a Nuclear Action.

4.1.7 Commonwealth Marine Area

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The Action does not take place in a Commonwealth Marine Area and the Actions does not directly or indirectly impact on a Commonwealth Marine Area

4.1.8 Great Barrier Reef

4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The Action will not impact on the Great Barrier Reef

4.1.9 Water resource in relation to large coal mining development or coal seam gas

4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The proposed Action will not impact on a water resource in relation to large coal mining development or coal seam gas

4.1.10 Commonwealth Land

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed Action will not impact on Commonwealth Land as it is not on Commonwealth Land or adjacent to Commonwealth Land

4.1.11 Commonwealth Heritage Places Overseas

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed Action will not impact on Commonwealth heritage places overseas

4.1.12 Commonwealth or Commonwealth Agency

4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? *

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

- Threatened Species and Ecological Communities (S18)

Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? *

No

4.3.8 Describe why alternatives for your proposed action were not possible. *

The Structure Plan for Wanneroo Precinct 8 has been in the planning process for a number of years and has been designed to retain the key environmental features identified in the District Structure Plan and refined during subsequent studies within the area. The Structure Plan includes residential areas, a Primary School, associated roads, drainage reserves, Public Open Space (POS), Parklands and areas for conservation (Att 2 Structure Plan). The proposed Action within the Structure Plan has been identified as an area earmarked for future residential development and part of a school site.

Acknowledging the housing supply shortage and strong demand for residential development within reasonable proximity to the Perth metropolitan area, maximising the development potential of the site and the efficient use of existing services and utilities are the highest priority outcomes of the proposal.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1 Figures.pdf Figures 1 to 8	23/06/2025	No	High
#2.	Document	Att 2 Sturcture Plan.pdf Structure Plan	09/05/2025	No	High

1.3.2.18 (Person proposing to take the action) If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 3 Qube-Sustainability-Policy.pdf Sustainability Policy	21/05/2025	No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1 Figures.pdf Figures 1 to 8	22/06/2025	No	High
#2.	Document	Att 4 Flora and Vegetation Survey.pdf Detailed Flora and Vegetation Survey	19/06/2025	No	High
#3.	Document	Att 5 Black Cockatoo Habitat Assessment.pdf Black Cockatoo Habitat Assessment	19/06/2025	No	High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1 Figures.pdf Figures 1 to 8	22/06/2025	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 4 Flora and Vegetation Survey.pdf Detailed Flora and Vegetation Survey	18/06/2025	No	High
#2.	Link	Attachment 1 Environmental Assessment Report https://www.wanneroo.wa.gov.au/consultations/dow..			High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document				

Att 1 Figures.pdf Figures 1 to 8	22/06/2025	No	High
#2. Document Att 4 Flora and Vegetation Survey.pdf Detailed Flora and Vegetation Survey	18/06/2025	No	High

3.3.2 Indigenous heritage values that apply to the project area

Type	Name	Date	Sensitivity	Confidence
#1. Document	Att 6 Aboriginal Heritage Inquiry System Report.pdf Aboriginal Cultural Heritage Inquiry System Reports	08/07/2025	No	High

4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

Type	Name	Date	Sensitivity	Confidence
#1. Document	Att 4 Flora and Vegetation Survey.pdf Detailed Flora and Vegetation Survey	18/06/2025	No	High
#2. Document	Att 5 Black Cockatoo Habitat Assessment.pdf Black Cockatoo Habitat Assessment	18/06/2025	No	High

4.1.4.5 (Threatened Species and Ecological Communities) Why you consider the direct and/or indirect impact to be a Significant Impact

Type	Name	Date	Sensitivity	Confidence
#1. Document	Att 5 Black Cockatoo Habitat Assessment.pdf Black Cockatoo Habitat Assessment	18/06/2025	No	High

5.2 Declarations

✔ Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

ABN/ACN	44981725498
Organisation name	The trustee for KNIGHTSIDE TRUST
Organisation address	6017 WA
Representative's name	Paul Van Der Moezel
Representative's job title	Managing Director
Phone	0427 005 226
Email	paul@pgv.net.au
Address	67 Howe Street Osborne Park 6017

☒ Check this box to indicate you have read the referral form. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

☒ By checking this box, I, **Paul Van Der Moezel of The trustee for KNIGHTSIDE TRUST**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

✔ Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	30653309472
Organisation name	QUBE PINELAKE DEVELOPMENT LTD
Organisation address	6008 WA
Representative's name	Rod Gardiner

Representative's job title	Director
Phone	08 6424 3516
Email	rod@qubeproperty.com.au
Address	Suite 3, Level 1, 437 Roberts Road Subiaco WA 6008

☒ Check this box to indicate you have read the referral form. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

☒ I, **Rod Gardiner of QUBE PINELAKE DEVELOPMENT LTD**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

☒ Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

☒ Check this box to indicate you have read the referral form. *

☒ I would like to receive notifications and track the referral progress through the EPBC portal. *

☒ I, **Rod Gardiner of QUBE PINELAKE DEVELOPMENT LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

☐ I would like to receive notifications and track the referral progress through the EPBC portal. *