Stage 14F residential development, Dalyellup, WA

Application Number: 02910

Commencement Date: **11/05/2025**

Status: Locked

1. About the project

1.1 Project details

1.1.1 Project title *

Stage 14F residential development, Dalyellup, WA

1.1.2 Project industry type *

Residential Development

1.1.3 Project industry sub-type

1.1.4 Estimated start date *

01/11/2025

1.1.4 Estimated end date *

31/05/2026

1.2 Proposed Action details

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

The Dalyellup Beach Estate is a residential development in the Shire of Capel that spans an area of approximately 400 hectares (ha), being developed by the Satterley Property Group (SPG). The Dalyellup Beach Estate Local Structure Plan (LSP) was endorsed by the Western Australian Planning Commission (WAPC) in May 1999, and has been substantially developed since then.

Nineteen stages have been progressively developed by SPG, driven by market demand. Stage 14F is one of the last few stages to be developed. Development of Stage 14F comprises this proposed action.

There are eighteen remaining lots within Stage 14F to develop as part of the Dalyellup Beach Estate. State Planning Policy 3.7 – Bushfire and Planning for Bushfire Guidelines was updated post the EPBC referral decision (updated in 2015 and 2024), which resulted in increased setback requirements between building envelopes and areas of remnant vegetation. This policy change requires clearing of additional areas of native vegetation to comply with bushfire requirements, which was not addressed as part of the previous referral (2004/1726). Consequently, Stage 14F of the Dalyellup Beach Estate is being referred to DCCEEW for assessment.

The residential development of Stage 14F (the project area) encompasses a project area of approximately 4.8 ha, inclusive of a previously cleared area (approximately 2.38 ha) and an area of native vegetation (approximately 2.39 ha) (Att 1_Figures A to J_RPS 2025, Figure A). The 2.38 ha of previously cleared land was cleared in 2014 under EPBC approval 2004/1726. The disturbance footprint area comprises 3.24 ha and includes 0.85 ha of native vegetation that is proposed to be cleared and the 2.38 ha of previously cleared to be cleared land (Att 1_Figures A to J_RPS 2025, Figure B). The 0.85 ha of native vegetation proposed to be cleared comprises:

- 0.85 ha of suitable habitat for the EPBC Act listed Western ringtail possum (*Pseudocheirus occidentalis*) (WRP) including two trees with hollows potentially suitable for WRP and two trees with dreys (Att 1_Figures A to J_RPS 2025, Figure C)
- Up to 0.85 ha of high quality foraging habitat for the three EPBC Act listed species of black cockatoo; Baudin's black cockatoo (*Zanda baudinii*), Forest red-tailed black cockatoo (*Calyptorhynchus banksia naso*) and Carnaby's black cockatoo (*Zanda latirostris*)
- Thirty nine (39) potential black cockatoo nesting trees, as summarised below:
 - One potential black cockatoo nesting tree with diameter at breast height (DBH) >300mm and with a possible suitable hollow (Att 1_Figures A to J_RPS 2025, Figure E)
 - Thirty eight (38) other potential habitat trees (DBH>300mm) will be removed, none with suitable hollows.

The Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain threatened ecological community (TEC) has been mapped over the project area, with an estimated patch size of 3.99 ha. The mapped Tuart TEC patch encompasses the following areas:

- The proposed 0.85 ha vegetation clearing area
- 1.57 ha of the previously cleared area (cleared in 2014 under EPBC approval 2004/1726)
- 1.56 ha which will not be impacted (as 28 tuarts >300mm DBH will be retained).

Approximately 53 Tuarts (>150 mm DBH) are proposed to be removed which will result in the loss of approximately 2.42 ha (including the already cleared area) of the total 3.99 ha patch within the project area (Att 1 Figures A to J_RPS 2025, Figure F). Within the retained vegetation area are 28 tuarts >300 mm DBH which will maintain the patch characteristics.

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)?

No

1.2.4 Related referral(s)

EPBC Number	Project Title
2006/3075	Dalyellup Beach Estate - Stages 13 and 16
2004/1726	Dalyellup Beach Estate Stages 12 and 14, near Bunbury
2023/09550	Residential development, Dalyellup, WA

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

The Dalyellup Beach Estate Local Structure Plan was endorsed by the WAPC in 1999 and has been separated into a staged construction process. Nineteen stages have been progressively developed by SPG, driven by market demand. Stage 14F is one of the last few stages to be developed.

Stages 12 and 14 of Dalyellup Beach Estate were referred to the (then) Commonwealth DEH in September 2004. The DEH determined that the development of Stage 12 and 14 was not a controlled action, provided it was undertaken in a particular manner (Att 2_EPBC approval 2004_1726). EPBC 2004/1726 was reconsidered in relation to the development of stages 12 and 14 with minor changes to estate lot numbers and a new Instrument of Decision was issued on 14 April 2005 (Att 3_EPBC 2004_1726). 2004_1726_Reconsideration_2005).

SPG has considered the Staged Development Policy Statement (Department of Sustainability, Environment, Water, Population and Communities 2013) and considers that the referral for Stage 14F is a split referral under section 74A of the EPBC Act. Each stage has been (and will be going forward) submitted for assessment separately to the Commonwealth and it is expected that each action is likely to be a controlled action, with management and mitigation for each MNES prescribed to promote the objectives of the EPBC Act and not result in perverse outcomes for the MNES impacted.

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

The proposed action is being referred under the Commonwealth EPBC Act due to impacts to MNES, including:

- Clearing 0.85 ha of suitable habitat for the EPBC Act-listed Western ringtail possum (*Pseudocheirus occidentalis*) (Att 1_Figures A to J_RPS 2025, Figure C)
- Clearing up to 0.85 ha of foraging habitat for the three EPBC Act listed species of black cockatoo; Baudin's black cockatoo (Zanda baudinii), Forest Red-tailed black cockatoo (*Calyptorhynchus banksia naso*) and Carnaby's black cockatoo(*Zanda latirostris*) (Att 1_Figures A to J_RPS 2025, Figure E)
- Loss of 2.42 ha of a patch of the EPBC Act listed Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain TEC (of which, 1.57 ha comprises cleared land and 0.85 ha comprises native vegetation) (Att 1_Figures A to J_RPS 2025, Figure F).

Stage 14F is zoned as Urban under the Greater Bunbury Region Scheme (GBRS) and as Urban Development under the Shire of Capel's Town Planning Scheme No. 8 (TPS No. 8) (Department of Planning, Lands and Heritage 2025). Under the TPS No. 8, the project area is also listed as a Special Control Area - Regional Ecological Linkages.

Subdivision approval for the project area will be sought from the WAPC and Shire of Capel under the Western Australian *Planning and Development Act 2005* (P&D Act). WAPC application 150199 expired in 2018.

To clear native vegetation, a permit is required from the Department of Water and Environmental Regulation (DWER) under the *Environment Protection Act 1986* (EP Act), unless an exemption is applicable. Exemptions from requiring a DWER clearing permit are listed in Schedule 6 of the EP Act and in the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (Regulations) (DWER 2019). As the project area is not mapped as an Environmentally Sensitive Area (ESA), an exemption is likely to be applicable as long as clearing is in accordance with a subdivision approval given by the responsible authority under the P&D Act (clause 9 of Schedule 6 of the EP Act).

If any EPBC Act listed species, such as WRP, require relocation during clearing activities, a Ministerial Authorisation to take or disturb threatened species will be required under the State *Biodiversity Conservation Act 2016* (BC Act).

State Planning Policy 2.7 – Public drinking water source is relevant to the proposed action as the project area is within the Bunbury Water Reserve, a Priority Area – P3 Public Drinking Water Source Area (Landgate 2025) (Att 1_Figures A to J_RPS 2025, Figure G). Under this policy, Priority 3 source protection areas are defined to manage the risk of pollution from land uses so that water supply sources can co-exist with other land uses, such as residential development.

The State Planning Policy 3.7 – Planning in bushfire prone areas is relevant to the proposed action as the project is mapped as a bushfire prone area by the Department of Fire and Emergency Services (Landgate 2025a). A Bushfire Management Plan has been prepared for Stages 13D, 13E, 13F, 13G and 8G of the Dalyellup Beach Estate to address the requirements of this policy (Att 5_BMP_ Strategen-JBS&G 2021). A bushfire buffer from vegetation within the ecological corridor adjacent to Harewoods road is required for the residential lots to have appropriate Bushfire Attack Levels (BALs). JBS&G have prepared mapping of BALs (Att 6_BALs_JBSG 2023) and are preparing a Bushfire Management Plan relevant for Stage 14F.

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. *

As the proposed action is within an existing residential estate and there is no change to land use, stakeholder engagement has been undertaken with relevant government agencies and regulators as required. No public consultation has been undertaken for the project to date.

Through the Western Australian planning process (i.e. submission of the proposed subdivision plan and development applications) consultation will be undertaken with various government regulatory entities including the Shire of Capel, DPLH, DBCA and DWER.

A review of the DPLH's Aboriginal Heritage Inquiry System did not identify any Registered Sites or Other Heritage Places within the project area (DPLH 2025). The project area is located within the Gnaala Karla Booja Corporation (GKB) Indigenous Land Use Agreement (ILUA) area. Representatives of the GKB were engaged by SPG as part of an archaeological survey and ethnographic survey undertaken for the Stage 14F project area. No ethnographic sites (Att 15_Ethnog survey_Ethnosciences 2025, pg ii) or archaeological sites or isolated finds (Att 14_Archaeo survey_Snappy Gum 2025, pg 2) were recorded within the project area. The GKB representatives did not have any objections to the proposed residential development within Stage 14F.

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.

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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	97117883173	
Organisation name	RPS AAP CONSULTING PTY LTD	
Organisation address	4006 QLD	
Referring party details		
Name	Bree Brown	
Job title	Senior Consultant	
Phone	08 9211 1121	
Email	bree.brown@rpsconsulting.com	
Address	PO Box 170 West Perth WA 6872	

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	38009054979		
Organisation name	SATTERLEY PROPERTY GROUP PTY LTD		
Organisation address	6005 WA		
Person proposing to take the action details			
Name	Drew Tomkins		
Job title	Project Director		
Phone	+61 8 9368 9043		
Email	drewt@satterley.com.au		
Address	Level 3, 27-31 Troode Street, West Perth WA 6005		

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. *

Satterley Property Group Pty Ltd (SPG) has previously referred the following projects;

- Residential Development of Lot 48 Stoneville Road and Lot 1 Roland Road, Stoneville (2018/8382)
- Residential estate, multiple lots, Mandogalup, WA (EPBC 2018/8264)
- Upper Swan Urban Development, 25km north, north-east of Perth, WA (EPBC 2017/8062)
- Residential development of Lots 302, 308, 320 and part of Lot 9502, Hawtin Rd, Forrestfield, WA (EPBC 2016/7770)
- Urban and Residential Development at Lot 9 Brighton (EPBC 2011/6137)
- Urban Residential Development at Lot 9049 Marmoin Avenue (EPBC 2009/5155)
- Upgrade of Port Keats Road (EPBC 2007/3708).

SPG, the proponent who will be undertaking the proposed action, has a satisfactory record of responsible environmental management. This is reflected in the range of evidence for excellence in environmental performance, including the Urban Development Institute of Australia (UDIA) State Award for Environmental Excellence in 1999, 1998, 2000, 2012 and 2017, the UDIA State Award for Excellence in Environmental Sustainable Development – Land Based in 2009, the UDIA State Award for Envirodevelopment Chairman's Choice Award in 2019, the UDIA National Award for Environmental Excellence in 2013 and 2000, and the Environmental Protection Authority (EPA) Award for Environmental Excellence in 1988.

SPG has undertaken a number of actions referred and assessed under the EPBC Act. SPG has not breached the EPBC Act and has a documented record of compliance with approval conditions.

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 action will be taken in accordance with the relevant SPG environmental policy (Att 16_Environmental Policy_SPG 2014, pp 1) and planning frameworks.

The following is an extract from SPG's environmental policy:

Satterley Property Group (SPG) respects the environment and accepts their responsibility to conduct all activities with due concern for their environmental impact.

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	38009054979		
Organisation name	SATTERLEY PROPERTY GROUP PTY LTD		
Organisation address	6005 WA		
Proposed designated proponent details			
Name	Drew Tomkins		
Job title	Project Director		
Phone	+61 8 9368 9043		
Email	drewt@satterley.com.au		
Address	Level 3, 27-31 Troode Street, West Perth WA 6005		

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	97117883173
Organisation name	RPS AAP CONSULTING PTY LTD
Organisation address	4006 QLD
Representative's name	Bree Brown
Representative's job title	Senior Consultant
Phone	08 9211 1121
Email	bree.brown@rpsconsulting.com
Address	PO Box 170 West Perth WA 6872

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	38009054979
Organisation name	SATTERLEY PROPERTY GROUP PTY LTD
Organisation address	6005 WA
Representative's name	Drew Tomkins
Representative's job title	Project Director
Phone	+61 8 9368 9043
Email	drewt@satterley.com.au
Address	Level 3, 27-31 Troode Street, West Perth WA 6005

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: 4.77 Ha Disturbance Footprint: 3.24 Ha Retention Area: 1.53 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Stage 14F (the project area) is situated on Lots 311 and 312 Harewoods Road, Dalyellup, WA, i

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? *

Stage 14F is located within Lot 9112 on Deposited Plan 426078 (Landgate 2025). The land within lot 9112 is freehold land that is privately owned by SPG.

3. Existing environment

3.1 Physical description

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

The 4.77 ha project area includes a 2.39 ha area of remnant vegetation and 2.38 ha of previously cleared area. The project area is bound by Citrine St and Sherwood Drive to the north (existing residential area). Directly to the south exists a Western Ringtail Possum (WRP) ecological corridor, adjacent to Harewoods Road. This vegetated corridor links to existing vegetation to the east and west of the project area.

The project area is zoned as Urban under the GBRS and as Urban Development under the Shire of Capel's Town Planning Scheme No. 8 (TPS No. 8). The proposed action is in accordance with this zoning. Regional geology mapping over the project area suggests that the project area is located on the Spearwood System, sand dunes and plains on the Swan Coastal Plain (Att 1_Figures A to J_RPS 2025, Figure H). The Spearwood System, Sand dunes and plains consists of yellow deep sands, pale deep sands and yellow/brown shallow sands (Biggs, 1981).

One vegetation type (EgAfAs*EI) was recorded within the project area. This vegetation type is described as: *Eucalyptus gomphocephala* mid woodland over Agonis flexuosa, Banksia attenuata low woodland over Acacia saligna tall open shrubland *Ehrharta longiflora closed grassland, *Euphorbia peplus, *Trachyandra divaricata open forbland.

The vegetation type is mapped as Tuart woodland in Att 7_Detailed flora and vegetation report_RPS 2025, Figure F. Vegetation condition within the development footprint ranges from Degraded to Completely Degraded by the scale of Keighery (1994) (Att 7_Detailed flora and vegetation report_RPS 2025, Figure G).

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

The project area is currently cleared residential land and vegetated ecological corridor. The proposed land use is residential with a retained vegetated ecological corridor.

The surrounding existing land uses are residential, community and Regional Open Space.

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 natural or landscape features within the project area. Other unique values within or proximate to the project area are discussed below.

There are National, State and Regional Parks within a 20 km radius of the project area (Landgate 2025), including:

- Tuart Forest National Park is located approximately 8.4 km to the south-west at its closest extent
- Kalgulup Regional Park, located approximately 2 km to the north-east
- North Boyanup State Forest is located approximately 7.7 km to the east at its closest extent

A Regional Open Space reserve is located immediately adjacent or within 100 m of the project area (Landgate 2025).

The project area is within the Bunbury Water Reserve, a Priority Area – P3 Public Drinking Water Source Area (Landgate 2025a). The objective of P3 source protection areas is to manage water quality contamination risks so that the drinking water source is maintained for as long as possible. Key management practices in P3 areas include deep sewerage (DWER 2021). The proposed residential development will be connected to deep sewer.

Directly to the south exists a Western ringtail possum (WRP) ecological corridor, adjacent to Harewoods Road. The east/west ecological linkage was implemented under the Greater Bunbury Regional Scheme. It forms part of larger ecological corridor comprising the Dalyellup/Gelorup/Crooked Brook area. The corridor connects suitable habitat for WRP in the 130 ha coastal reserve in the western part of Dalyellup with remnant vegetation adjacent to Bussell Highway, located east of the project area (Att 1_Figures A to J_RPS 2025, Figure J). The intent for remnant vegetation within the corridor is for it to be appropriately conserved and managed (Att 8_WRP LCMP_Strategen 2013). This vegetated corridor within the project area links to existing vegetation to the east and west and contains WRP habitat characteristics such as daytime refuges and high moisture and nitrogen forage (Att 1_Figures A to J_RPS 2025, Figure C).

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

Elevation ranges between 14 m to 77 m Australian Height Datum (AHD) across the project area (Att 1_Figures A to J_RPS 2025, Figure H).

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.

Flora

Key flora findings from the flora and vegetation survey (Att 7_ Detailed flora and vegetation report_RPS 2025) are summarised below:

- No Threatened species listed under the Biodiversity Conservation Act 2016 (BC Act) or the EPBC Act were recorded within the survey area.
- No DBCA-listed Priority species were recorded within the survey area.
- One record of an orchid was made; the common Cowslip Orchid (Caladenia flava).

The flora and vegetation survey was undertaken during the flowering period for orchid species identified in the database searches. None of these species were recorded within the project area. Due to the degraded condition of the vegetation and the extent of weed invasion replacing the native understory, it is considered unlikely that conservation significant orchid species are present.

Fauna

During the 2024 fauna surveys, evidence of one listed threatened species, the Western ringtail possum, was recorded including:

- Five WRP dreys located within the survey site, but only one drey was within the disturbance footprint.
- Fourteen trees containing hollows were recorded within the survey site. However, not all are likely to be suitable for WRP to utilise. Two of the fourteen trees containing hollows were recorded within the development footprint.
- Three WRP were observed on the night survey on the 10th October 2024; all sighted within the development footprint.
- Seven WRP were observed on the night survey on the 11th October 2024; all sighted within the development footprint.

The Fauna Assessment report is included as Att 4_Stage 14F Fauna Report_Harewood 2024.

During the surveys, several plant species used for foraging by one or more species of black cockatoos were recorded, however no actual evidence of foraging was observed during the survey period. No evidence of black cockatoo roosting within the project area was observed (Harewood 2024).

No evidence of any migratory or DBCA listed priority species using the project area has been found to date.

Black cockatoo survey

A total of 2.39 ha of potential foraging habitat for black cockatoo species was recorded within the project area. Harewood (2024) regards the 1.53 ha of vegetation to be retained within the ecological corridor as foraging habitat (Att_1 Figures A to J_RPS 2025, Figure E). It is proposed that 0.85 ha of potential foraging habitat for black cockatoo species will be cleared.

The quality of this foraging habitat was assessed based on the foraging quality scoring tool template provided in the *Referral Guideline for Three WA Threatened Black Cockatoo Species* (Department of Agriculture Water and the Environment (DAWE), 2022, pg 26, Table A1). The quality score of the foraging habitat was determined to be 8, which is considered high-quality native foraging habitat (Att 4_Stage 14F Fauna Report_Harewood 2024, Section 5.2.4.3, pg. 17-18)

Western Ringtail Possum surveys

Daytime field surveys were carried out in August, September and October 2024 and nocturnal surveys were carried out on the 10th and 11th of October 2024 by Harewood (2024). The results (Att_1 Figures A to J_RPS 2025, Figure C) of Harewood's (2024) surveys found:

- Five WRP dreys located within the survey site, but only one drey was within the disturbance footprint.
- Fourteen trees containing hollows were recorded within the survey site. However, not all are likely to be suitable for WRP to utilise. Two of the fourteen trees containing hollows were recorded within the

development footprint.

- Three WRP were observed on the night survey on the 10th October 2024; all sighted within the development footprint.
- Seven WRP were observed on the night survey on the 11th October 2024; all sighted within the development footprint.

Surveys for WRP have been carried out biannually within the project area since 2013, with an average of nine WRP recorded during this (11-year) survey period. The Harewood (2024) survey results are consistent with the survey average for WRP at this site.

Biota (2025) undertook WRP surveys across the Stage 14F project area as well as surveying an additional 182.3 ha within a buffer area surrounding the proposed development. The surveys were undertaken to gain information on:

- Estimated size and density of the WRP population known to occur within areas surrounding the proposed action area
- Estimated average size of individual WRP home ranges/territories within the survey area buffer
- Location of key habitat characteristics within the survey area, such as core habitat, refuge habitat, watering habitat, movement/dispersal habitat

The Biota (2025) surveys (Att 10_Dalyellup WRP Surveys_Biota 2025) found:

- that the current population density of WRP within the project area ranged from 1.14 individual WRPs per ha in the WRP population low season (June-August) to 1.67 per ha in the high season (December to January) and that it is likely that the 2 km buffer area surrounding the project area supports suitable foraging, watering, dispersal and refuge habitat
- the population size and density of WRP within the survey area buffer fits into the ranges identified in the Biota (2025) literature review (0.02 – 21.7 WRP per ha). The overall density of 1.14 – 1.67 individuals per hectare within the survey area buffer is on the lower end of the range reported in the literature but is slightly higher than the Southern Swan Coastal Plain average, and localised patches did contain higher densities
- home range estimates may vary between approximately 0.34 3.26 ha and habitat usage will be site and individual- specific (Biota 2025)
- precise locations of key habitat characteristics, such as core habitat, were not possible without individual site-specific movement studies, however, the location of known daytime refuges provides an indication of refuge habitat, such as dreys and tree hollows (Att 1_Figures A to J_RPS 2025, Figure C).

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

Soil

Regional geology mapping over the site suggests that the site is located on the Spearwood System, sand dunes and plains on the Swan Coastal Plain (Att 1 Figures A to J_RPS 2025, Figure H). The Spearwood System, Sand dunes and plains consists of yellow deep sands, pale deep sands and yellow/brown shallow sands (Biggs, 1981).

Vegetation

Regional scale pre-European vegetation mapping for Western Australia (Beard et al. 2013) identified two mapped vegetation associations within the project area (Att 1 Figures A to J_RPS 2025, Figure I):

- Spearwood 37 Thicket: wattle, casuarina and teatree acacia-allocasuarina-melaleuca alliance
- Spearwood 6 Woodland southwest: Jarrah, marri and wandoo; *Eucalyptus marginata*, *Corymbia calophylla*, E. wandoo.

One vegetation type (EgAfAs*EI) was recorded within the project area. This vegetation type is described as: *Eucalyptus gomphocephala* mid woodland over *Agonis flexuosa*, *Banksia attenuata* low woodland over *Acacia saligna* tall open shrubland **Ehrharta longiflora* closed grassland, **Euphorbia peplus,* **Trachyandra divaricata* open forbland.

This vegetation type is mapped as Tuart woodland in Att 7_Detailed flora and vegetation report_RPS 2025, Figure F. The flora and vegetation survey (RPS 2025) identified the TEC Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain within the project area.

Vegetation condition within the development footprint ranges from Degraded to Completely Degraded by the scale of Keighery (1994) (Att 7_Detailed flora and vegetation report_RPS 2025, Figure G).

The Tuart TEC patch meets the key diagnostic characteristics outlined in Conservation Advice (Department of the Environment and Energy 2019), as it is situated within the Swan Coastal Plain bioregion, occurs on the Quindalup dune system, contains at least two living tuart trees, mostly occurs in a forest structure, occurs with another tree species (peppermint) and has an understory of native vegetation present.

The vegetation within the Tuart TEC patch is in Degraded to Completely Degraded condition (Att 7_Detailed flora and vegetation report_RPS 2025, Figure G). Therefore, as the Tuart TEC patch meets the key diagnostic characteristics and is greater than 0.5 ha in size, it is part of the nationally protected ecological community.

No other conservation significant ecological communities listed under the BC Act, EPBC Act or DBCA listed Priority Ecological Communities were identified within the project area.

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.

No world heritage properties known to occur within or proximate to the project area.

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

A review of the DPLH's Aboriginal Heritage Inquiry System did not identify any Registered Sites or Other Heritage Places within the project area (DPLH 2025).

The project area is located within the Gnaala Karla Booja Corporation (GKB) Indigenous Land Use Agreement (ILUA) area. Representatives of the GKB were engaged by SPG as part of an archaeological survey and ethnographic survey undertaken for the Stage 14F project area. No ethnographic sites (Att 15_Ethnographic survey report_Ethnosciences 2025, pg ii) or archaeological sites or isolated finds (Att 14_Archaeological survey report_Snappy Gum 2025, pg 1) were recorded within the project area. The GKB representatives did not have any objections to the proposed residential development within Stage 14F.

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. *

Groundwater

The project area is located within the Bunbury Groundwater Area and is part of the Bunbury Water Reserve, a Public Drinking Water Source Area (Landgate 2025) (Att 1 Figures A to J_RPS 2025, Figure G). Groundwater beneath the project area is characterised by a superficial and Yarragadee formations at depth in DWER's Water Register (DWER 2025). The superficial formation is generally shallow in thickness and is recharged from rainfall infiltration. The Yarragadee formation underlies the superficial formation and is at shallow depth (10 m) in Dalyellup. Regional groundwater in the Yarragadee formation flows in a north-westerly direction (Att 11_WMP_JDA 2010, Section 2.3, pg 11).

Pre-urban annual average maximum groundwater levels (AAMGL) beneath the project area ranged from approximately 3.5 m AHD to approximately 1.5 m AHD towards the coastline, with a slight increase in levels shown in the post-urban development modelling, AAMGLs ranging from approximately 3.6 m AHD to 1.5 m AHD (Att 11_WMP_ JDA 2010, Figures 12 and 15).

There is one groundwater licence (GWL) which overlaps the project area at the western end of the project area. The GWL 111211 is held by the Shire of Capel to extract up to 311,000 kL annually from the superficial formation (DWER 2025a).

Surface water

There are no surface water bodies within or adjacent to the project area. The closest wetland is located approximately 225m to the south west (Resource Enhancement Wetland, UFI 15 821) (Landgate 2025a) on the opposite side of Harewoods Road.

The location of any proposed stormwater basins in Stage 14F is to be confirmed. However, the vegetation corridor is located higher in the landscape than the proposed residential lots, so stormwater runoff generated from stage 14F is unlikely to be discharged directly into the retained vegetation corridor.

An Urban Water Management Plan will be prepared for Stage 14F. As such, it has not been addressed in this referral

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.

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.

*

No World Heritage properties known to occur proximate to the project area.

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.

*

No National Heritage properties known to occur proximate to the project area.

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.

No Ramsar Wetlands known to occur proximate to the project area.

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	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 drummondii	Tall Donkey Orchid	
No	No	Diuris micrantha	Dwarf Bee-orchid	
No	No	Diuris purdiei	Purdie's Donkey-orchid	
No	No	Drakaea elastica	Glossy-leafed Hammer Orchid, Glossy-leaved Hammer Orchid, Warty Hammer Orchid	
No	No	Drakaea micrantha	Dwarf Hammer-orchid	
No	No	Falco hypoleucos	Grey Falcon	
No	No	Limosa lapponica menzbieri	Northern Siberian Bar-tailed Godwit, Russkoye Bar- tailed Godwit	
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew	
No	No	Pachyptila turtur subantarctica	Fairy Prion (southern)	
No	No	Pristis pristis	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish	

Direct impact	Indirect impact	Species	Common name
Yes	Yes	Pseudocheirus occidentalis	Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit
No	No	Setonix brachyurus	Quokka
No	No	Sternula nereis nereis	Australian Fairy Tern
No	No	Tringa nebularia	Common Greenshank, Greenshank
Yes	Yes	Zanda baudinii	Baudin's Cockatoo, Baudin's Black-Cockatoo, Long- billed Black-cockatoo
Yes	Yes	Zanda latirostris	Carnaby's Black Cockatoo, Short-billed Black- cockatoo

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Banksia Woodlands of the Swan Coastal Plain ecological community
Yes	Yes	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. *

Matters of National Significance (MNES) within 5 km of the site were retrieved from the Commonwealth Protected Matters Search Tool (PMST). A summary of the MNES recorded within a 5 km search buffer from the project area is provided as Att 12_PMST search_2024. An assessment of the PMST results found that the following MNES are likely to be directly and/or indirectly impacted by the proposed action:

- Three species of black cockatoo: Calyptorhynchus banksii naso, Zanda baudinii and Zanda latirostris
- Pseudocheirus occidentalis
- Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community.

Black cockatoos

Direct impacts

The proposed action will directly impact low quality potential foraging habitat and potential breeding habitat for the three Black Cockatoos species through clearing of native vegetation.

Site surveys identified potential black cockatoo foraging and breeding habitat within the project area however no black cockatoos were observed utilising the site. The proposed development may result in direct impacts to threatened fauna (black cockatoo species) or habitat as the proposed development requires vegetation clearing.

The proposed development will result in the following direct impacts to potential black cockatoo habitat:

- Clearing up to 39 potential black cockatoo breeding trees (including one tree with a potentially suitable hollow).
- Clearing 0.85 ha of potential black cockatoo foraging habitat.

A significant impact assessment was undertaken for these species using the EPBC Act significant impact guidelines 1.1 (Department of the Environment, Water, Heritage and the Arts [DEWHA] 2013) and the EPBC Act referral guideline for three WA threatened black cockatoo species (Department of Agriculture, Water and the Environment [DAWE] 2022) (Att 17_ EPBC Referral Supporting Document_RPS 2025, Section 5.4.1, Table 14, pp 33-36). The outcomes are discussed in section 4.1.4.6 of this form.

Indirect impacts

- There is the potential for Declared Pests, other weed species and disease (such as dieback) to be introduced and / or spread during clearing and construction activities associated with the proposed development
- Accidental clearing of vegetation outside the approved clearing footprint
- · Injury or mortality of fauna species during clearing
- Disturbance of black cockatoos during breeding season
- Fire.

Western Ringtail Possums

Direct impacts

The proposed action will directly impact suitable habitat of the Western ringtail possum (*Pseudocheirus occidentalis*) through clearing of native vegetation. Site surveys identified suitable WRP foraging and breeding habitat within the project area that will be impacted by the proposed clearing,

The proposed development will result in the following direct impacts to potential WRP habitat:

- Clearing two trees that contains dreys
- · Clearing two trees that contain hollows that may be suitable for WRP
- Clearing 0.85 ha of WRP foraging habitat.

A significant impact assessment was undertaken for this species using the EPBC Act significant impact guidelines 1.1 (DEWHA 2013) and the EPBC Act significant impact guidelines for the vulnerable Western Ringtail Possum (*Pseudocheirus occidentalis*) in the southern Swan Coastal Plain, Western Australia (DEWHA 2009) (Att 17_EPBC Referral Supporting Document_RPS 2025, Section 5.4.1, Table 15, pp 37-40). The outcomes are discussed in section 4.1.4.6 of this form.

Indirect impacts

- There is the potential for Declared Pests, other weed species and disease (such as dieback) to be introduced and / or spread during clearing and construction activities associated with the proposed redevelopment.
- Accidental clearing of vegetation outside the approved clearing footprint
- Increased predation
- Injury and mortality during clearing activities
- Disturbance of WRP during breeding season
- Fire.

Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community

Direct impacts

The proposed action includes the clearing of 53 Tuarts (>150 mm DBH) that form part of an estimated 3.99 ha patch of the Tuart TEC (Att 1, Figures A to J_RPS 2025, Figure F). This 3.99 ha TEC patch comprises:

- 1.57 ha of previously cleared area (which occurs within 30m of the tuart canopies within the development area)
- 0.85 ha of vegetation within the development area which is proposed to be cleared
- 1.56 ha of vegetation to the south of the development area which will be retained.

There are 28 Tuarts with a DBH over 300mm being retained in the native vegetation corridor (and likely an additional number of tuarts with a 150mm – 300mm DBH, however the number of tuarts of this size was not recorded at the time of the fauna survey). The canopies of the Tuarts (>300mm DBH) to be retained will continue to overlap the proposed (0.85 ha) area to be cleared and therefore may continue to maintain some ecological functions of the Tuart TEC patch.

Therefore, the area of the 3.99 ha Tuart TEC patch to be lost is calculated to be 2.42 ha.

A significant impact assessment was undertaken for the Tuart TEC using the EPBC Act significant impact guidelines 1.1 (DEWHA 2013) (Att 17_ EPBC Referral Supporting Document_RPS 2025, Section 5.4.2 Table 16, pp 41-43). The outcomes are discussed in section 4.1.4.6 of this form.

Indirect impacts

- · Introduction and / or distribution of weeds, pests and diseases
- Accidental clearing of vegetation
- Fire.

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

*

No

4.1.4.6 Describe why you do not consider this to be a Significant Impact. *

Black cockatoos

The development of the project area will require clearing of:

- Approximately 0.85 ha of potential black cockatoo foraging habitat (namely vegetation containing *Eucalyptus gomphocephala* (Tuart) and *Agonis flexuosa* (Peppermint))
- 39 potential black cockatoo breeding trees (i.e. 32 Tuarts and 7 Jarrah trees >300-500mm (DBH)).
 Only one of these trees has a suitable hollow for black cockatoos.

Harewood (2024) found no evidence of breeding and only one tree with a possible hollow was considered suitable for breeding by black cockatoos (Att 4_Stage 14F Fauna Report_Harewood 2024). As such, the site is considered unlikely to support an important population of black cockatoos.

Any loss of / impact on a known, suitable or potential nesting trees and the habitat around these trees will require a referral. Harewood's (2024) survey identified that up to 39 potential breeding trees, including one breeding tree with a potentially suitable hollow, will need to be cleared to implement the proposed development. Therefore, the proposal is at variance with a referral threshold for black cockatoos from the EPBC Act referral guideline for three WA threatened black cockatoo species (DAWE 2022) (Att 17 EPBC referral supporting document_RPS 2025, Table 14, pp 30-33).

Loss of greater than or equal to 1 ha of foraging habitat with a foraging quality score of 5 to 10 will require a referral. Although 0.85 ha of foraging habitat scoring 8 will be cleared, this impact is not considered significant as it is less than 1 ha and does not trigger this threshold.

An assessment of the impacts to black cockatoo habitat from the proposed action has been undertaken against the referral thresholds for black cockatoos has been undertaken in Att 17 EPBC referral supporting document_RPS 2025, Table 14, pp 30-33. The proposed action may be at variance with the following significant impact criteria of the EPBC Act significant impact guidelines 1.1 (DEWHA 2013):

- Reduce the area of occupancy of the species
- Adversely affect habitat critical to the survival of a species.

Foraging habitat within 12 km of the project area which may comprise better quality or primary food sources for black cockatoo species is provided in Att 1, Figures A to J_RPS 2025, Figure D. There is 7,500 ha of potential foraging habitat within national parks and reserves within 12km of the site. Consequently, direct impacts to 0.85 ha of potential foraging habitat would only comprise 0.01% of foraging habitat available in the area. It is not expected that the proposal will have a significant impact on impact on any listed black cockatoo species.

Western Ringtail Possums

The development of the project area will require 0.85 ha of suitable Western Ringtail Possum (*Pseudocheirus occidentalis*) habitat to be cleared comprised of one vegetation type containing *Eucalyptus gomphocephala* (Tuart) and *Agonis flexuosa* (Peppermint). A flora and vegetation survey (RPS, 2025) confirmed this vegetation unit as EgAfAs*El (*Eucalyptus gomphocephala* mid woodland over *Agonis flexuosa, Banksia attenuata* low woodland over *Acacia saligna* tall open shrubland **Ehrharta longiflora* closed grassland, **Euphorbia peplus, *Trachyandra divaricata* open forbland) in degraded to completely degraded condition (Att 7_Detailed flora and vegetation report_RPS 2025).

An east–west ecological linkage is located from the coastal Regional Open Space west of the project area and connects habitat to reserves adjacent to Bussell Highway to the east of the project area. This ecological linkage was identified within the WRP (*Pseudocheirus occidentalis*) Linkage Conservation and Management Plan (WRP LCMP) for Stages 12 and 14 of the Dalyellup Beach Estate (Att 8_WRP

LCMP_Strategen 2013; Strategen 2013). An WRP LCMP Addendum (Att 9_WRP LCMP Addendum_Draft_RPS 2024) provides updated and ongoing management strategies to maintain population viability and habitat values following the proposed action.

The development will maintain 1.53 ha of the east–west ecological linkage within the project site, which Biota (2025; Att 10_Dalyellup WRP Surveys_Biota 2025) suggest is likely to contain habitat characteristics such as daytime refuge and high moisture and nitrogen forage.

With maintenance of the linkage, it is considered unlikely that the proposed clearing of 0.85ha within the disturbance footprint would fragment vegetation to the extent that populations of WRP would become isolated. Areas of native vegetation remaining within 20 km of the project area have been identified as having very high habitat suitability (approximately 0.79 ha), high habitat suitability (approximately 3,084 ha) of high and medium habitat suitability (approximately 7,377 ha) of medium habitat suitability for WRP (Landgate 2025, Shedley and Williams 2014). Approximately 3,542 ha of these extents are located within Regional Open Space reserves, which abuts the project area. The Regional Open Space areas are inclusive of areas legislated by the DBCA (i.e. the Tuart Forest National Park, located approximately 8.3 km to the south-west) and areas found to have regionally significant value for conservation (i.e. the Kalgulup Regional Park, located approximately 2 km to the north-east) (Att 1, Figures A to L_RPS 2025, Figure D).

Due to the permanent loss of 'Supporting Habitat' greater than 0.5 ha in size (0.85 ha in total), the proposal is at variance with the EPBC Act significant impact guidelines for the Vulnerable Western Ringtail Possum (*Pseudocheirus occidentalis*) in the southern Swan Coastal Plain, Western Australia (DEWHA 2009) (Att 17 EPBC referral supporting document_RPS 2025, Table 15, pp 34-37).

A significant impact assessment against the EPBC Act significant impact guidelines 1.1 (DEWHA 2013) by RPS (2025; Att 17, EPBC referral supporting document_RPS 2025, Table 15, pp 37) found that the proposal may be at variance with the following significant impact criteria:

- Reduce the area of occupancy of the species
- Disrupt the breeding cycle of a population.

Given the minor extent of 0.85 ha of proposed clearing required to develop Stage 14F when compared to the amount of suitable remaining habitat proximate to the project area, such as in Regional Open Space areas (3,542 ha) within a 20 km radius, inclusive of the Tuart Forest National Park and Kalgulup Regional Park conservation areas (Att 1, Figures A to L_RPS 2025, Figure D) it is not expected that the proposal will have a significant impact on Western Ringtail Possums.

Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community

Development of the project area will clear 2.42 ha of a patch of the Tuart TEC, however 1.57 ha has been previously cleared (Att 1 Figures A to F_RPS 2023, Figure). The Tuart TEC patch was estimated to be 3.99 ha in size, inclusive of:

- 1.57 ha of previously cleared areas with no trees present within 30m of the Tuart canopies
- 0.85 ha of vegetation comprising tuart woodlands proposed to be cleared
- 1.56 ha of vegetation comprising tuart woodlands to be retained.

A significant impact assessment against the EPBC Act significant impact guidelines 1.1 (DEWHA 2013) and the Question 4 of the EPBC Referral Guidance – Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community (Department of the Environment and Energy 2019) by RPS (2025), found that the proposal was unlikely to be at variance with all but one of the criteria for this

TEC and was therefore not considered likely to have a significant impact on the Tuart TEC (Att 17 EPBC referral supporting document_RPS 2025, Table 16, pp 38-41). The one significant impact criteria that the proposed action may be at variance with was:

• Reduce the extent of an ecological community.

The proposal will not significantly reduce the total extent of the Tuart TEC. The Tuart TEC patch mapped over the project area only comprises 3.99 ha. This includes an already cleared area of 1.57 ha, an area of 0.85 ha of Tuart woodland (representing 0.3% extent of the Tuart TEC within 7.5 km of the site), and approximately 0.77 ha of tuart tree canopy. It is considered that the area of Tuart TEC patch to be cleared is minor when compared to the extent of the Tuart TEC within 7.5 km of the project site (approximately 300 ha) (Landgate 2025). The proposal will also not reduce the geographical extent of the Tuart TEC.

Given the minor extent of proposed clearing required to develop Stage 14F when compared to the amount of tuart woodlands proximate to the project area within a 12 km radius, such as 300 ha in the Tuart Forest National Park conservation area (Department of Parks and Wildlife 2014), and approximately 17,070 ha within the Swan Coastal Plain (Department of the Environment and Energy 2019), it is not expected that the proposal will have a significant impact on the Tuart TEC.

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. *

Black cockatoos

The proposed development will result in direct impacts to the following potential black cockatoo habitat:

- Approximately 0.85 ha of potential black cockatoo foraging habitat (namely vegetation containing *Eucalyptus gomphocephala* (Tuart) and *Agonis flexuosa* (Peppermint)).
- 39 potential black cockatoo breeding trees (i.e. 32 Tuarts and 7 Jarrah trees >300-500mm (DBH)).
 Only one of these trees has a suitable hollow for black cockatoos.

The loss of up to 0.85 ha equates to a 0.01% decrease in the total extent of foraging habitat for this species at a landscape scale and therefore would be considered insignificant in relation to the extent of retained suitable habitat which will remain available for foraging.

Therefore, implementation of the proposed action is unlikely to lead to a long-term decrease in the size of a population.

Black cockatoo species that may utilise the project area have access to large areas of native vegetation within 12 km of the project area. The clearing of up to 0.85 ha of potential habitat represents a small portion (less than 0.01%) of the vegetation protected in these reserves.

Therefore, while the clearing of up to 0.85 ha of foraging habitat and the clearing of 39 potential nesting trees is unlikely to interfere with the recovery of the species, reduce the area of occupancy of the species or adversely affect habitat critical to the survival of a species, these direct, residual impacts suggest that the proposed action may constitute a controlled action.

Western Ringtail Possums

- 1. Development of the project area will result in clearing of 0.85 hectares (ha) of potential WRP habitat including:
- Approximately 0.85 ha of WRP foraging habitat (namely vegetation containing *Eucalyptus gomphocephala* (Tuart) and *Agonis flexuosa* (Peppermint). A flora and vegetation survey (RPS, 2025; Att 7_Detailed flora and vegetation report_RPS 2025) confirmed this vegetation unit as EgAfAs*EI (*Eucalyptus gomphocephala* mid woodland over *Agonis flexuosa*, *Banksia attenuata* low woodland over *Acacia saligna* tall open shrubland **Ehrharta longiflora* closed grassland, **Euphorbia peplus*, **Trachyandra divaricata* open forbland) in degraded to completely degraded condition.
- Clearing four potential habitat trees, as summarised below:
 - Two trees containing dreys
 - Two tree containing hollows.

It is considered that the loss of approximately 0.85 ha of WRP habitat is a small, localised reduction in the habitat extent that is unlikely to lead to a long-term reduction in the size of a population of WRP due to:

- The fact that the overall connectivity via the east-west WRP corridor contained within the project area will be maintained
- There is 1.53 ha of WRP habitat retained within the WRP corridor that includes twelve hollow-bearing (habitat) trees and three trees containing dreys (Att 1, Figures A to J_RPS 2025, Figure C).
- Within the 0.85 ha of habitat impacted, only two hollow-bearing (habitat) trees and two trees containing existing dreys (Att 1, Figures A to J_RPS 2025, Figure C) will be impacted.

Therefore, while the clearing of up to 0.85 ha of suitable WRP habitat (including two trees with potential hollows for WRP and two trees with dreys) is unlikely to interfere with the recovery of the species, reduce the area of occupancy of the species or disrupt the breeding cycle of population, these direct, residual impacts suggest that the proposed action constitutes a controlled action.

Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community

Development of the project area will result in the loss of 2.42 ha of a 3.99 ha patch of the Tuart TEC (Att 1 Figures A to F_RPS 2023, Figure F). The Tuart TEC patch was estimated to be 3.99 ha in size, inclusive of:

- 1.57 ha of previously cleared areas with no trees present within 30m of the Tuart canopies
- 0.85 ha of vegetation comprising tuart woodlands proposed to be cleared
- 1.56 ha of vegetation comprising tuart woodlands to be retained.

Individual tuart trees and canopy areas within the project area were identified during a flora and vegetation survey (RPS, 2025). A total of 53 tuart trees with a DBH of >150 mm were recorded within the disturbance footprint. It is proposed that 28 tuarts (>300 mm DBH) will be retained in the project area.

- 1. The proposed action will result in clearing approximately 0.85 ha of the mapped Tuart TEC, which comprises:
- 21% of the overall 3.99 ha TEC patch (inclusive of previously cleared areas)
- 35% of vegetation within the TEC patch (excluding the cleared areas within the patch).

When considering the (300 ha) area of Tuart TEC protected in reserves within 7.5 km of the site, impacts to the TEC within the project area are not considered significant, especially as (in addition to the large areas of habitat within reserves) approximately 1.55 ha the Tuart TEC patch is to be retained adjacent to the proposed clearing area.

This impact to the Tuart TEC will not significantly reduce the total extent of the Tuart TEC. At a regional level, the 2015 area of occupancy of Tuart TEC was estimated to be 17,070 ha (Department of the Environment and Energy 2019). At a local level, there is currently approximately 300 ha of the Tuart TEC (i.e. Tuart Woodlands) remaining within a 7.5 km radius of the project area (Landgate 2025).

Therefore, while the loss of a 2.42 ha patch of the TEC (including the 0.85 ha of vegetation and 1.57 ha of previously cleared areas) is unlikely to reduce the total extent of the Tuart TEC, the direct, residual impact suggests that the proposed action constitutes 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. *

Black cockatoos

Avoidance measures

1.53 ha of potential black cockatoo habitat has been retained to the south of the proposed clearing.

Mitigation measures

- The risk of impacts from weeds or diseases can be managed through implementation of hygiene protocols during clearing and construction.
- Weed control should be carried out within the 12 months following clearing activities to reduce impacts on the area of retained vegetation in the ecological corridor.
- Avoidance of clearing activities during breeding season
- Delineation of the proposed clearing area prior to commencement of clearing activities (e.g. via a survey and the installation of temporary fencing or flagging) to prevent clearing outside of proposed areas of disturbance
- A fauna spotter will be employed to manage any encounters with black cockatoos during clearing activities.
- All site personnel to undertake environmental induction, including information on required fire management actions (e.g. no smoking on site, adherence to all fire ban notices, storage of flammable materials, access to fire extinguishers).

Measures to minimise impacts are discussed further in the Construction Environmental Management Plan (Att 13_ CEMP_RPS 2025).

Western Ringtail Possums

Avoidance measures

- 1.53 ha of potential WRP habitat has been retained to the south of the proposed clearing
- 12 hollow bearing trees and 3 dreys will be retained

Mitigation measures

- Weed control should be carried out within retained vegetation 12 months following clearing activities to reduce impacts on the area of retained vegetation in the ecological corridor.
- Delineation of the proposed clearing area prior to commencement of clearing activities (e.g. via a survey and the installation of temporary fencing or flagging) to prevent clearing outside of proposed areas of disturbances
- A fauna spotter will be employed to move an WRP encountered during clearing activities.
- Clearing activities will avoid wherever possible, peak breeding times described by Jones *et al.* (1994); April to July and September to November
- The risk of impacts from weeds or diseases can be managed through good vehicle hygiene during clearing and construction
- Residential lots within Stage 14F will be bounded by a dog-proof conservation fence and gates
- Cat enclosures to be recommended by developers to future landowners for all properties where cats are to be kept.
- All site personnel to undertake environmental induction, including information on required fire management actions (e.g. no smoking on site, adherence to all fire ban notices, storage of flammable materials, access to fire extinguishers).

Measures to minimise impacts are discussed further in the CEMP (Att 13_CEMP_RPS 2025).

Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community

Avoidance measures

- 1.53 ha of potential native vegetation has been retained to the south of the proposed clearing that comprises Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community (Tuart TEC).
- 28 tuarts (>300 mm DBH) within the TEC patch will be retained.

Mitigation measures

- The risk of impacts from weeds or diseases can be managed through good vehicle hygiene during clearing and construction
- Delineation of the proposed clearing area prior to commencement of clearing activities (e.g. via a survey and the installation of temporary fencing or flagging) to prevent clearing outside of proposed areas of disturbance
- Weed control should be carried out within the 12 months following clearing activities to reduce impacts on the area of retained Tuart TEC in the ecological corridor
- Measures can be implemented during any dewatering activities to reduce groundwater draw down and cone of influence impacts on vegetation.
- All site personnel to undertake environmental induction, including information on required fire management actions (e.g. no smoking on site, adherence to all fire ban notices, storage of flammable materials, access to fire extinguishers).

Measures to minimise impacts are discussed further in the CEMP (Att 13_CEMP, RPS 2025).

4.1.4.11 Please describe any proposed offsets and attach any supporting documentation

relevant to these measures. *

Potential offset sites are being investigated in preparation for an Offset Proposal being required should the proposed action be deemed a controlled action.

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	Actitis hypoleucos	Common Sandpiper	
No	No	Apus pacificus	Fork-tailed Swift	
No	No	Ardenna carneipes	Flesh-footed Shearwater, Fleshy-footed Shearwater	
No	No	Calidris acuminata	Sharp-tailed Sandpiper	
No	No	Calidris canutus	Red Knot, Knot	
No	No	Calidris ferruginea	Curlew Sandpiper	
No	No	Calidris melanotos	Pectoral Sandpiper	
No	No	Charadrius Ieschenaultii	Greater Sand Plover, Large Sand Plover	
No	No	Limosa lapponica	Bar-tailed Godwit	
No	No	Motacilla cinerea	Grey Wagtail	
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	Tringa nebularia	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.

*

No migratory species were recorded within the project area during the 2024 fauna surveys nor was critical habitat considered to be present within the project area (Att 15_ EPBC Referral Supporting Document_RPS 2025, pp 26). Therefore, no migratory species will be impacted by the proposed action.

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 proposal 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 proposal is terrestrial and is not proximate to any Commonwealth Marine Areas.

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 proposal is in Western Australia and is not proximate to 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 Project does not involve coal seam gas and it is not a large coal mining development.

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.

There are no Commonwealth Lands located within or proximate to the Project's Indicative Disturbance area, therefore direct or indirect impacts to Commonwealth Lands are unlikely.

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 Project is located in Western Australia and is not proximate to 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:

None

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)
- Threatened Species and Ecological Communities (S18)
- 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 proposed clearing for the residential lots is unavoidable as the blocks were not able to be reconfigured to meet the setbacks to native vegetation under SPP 3.7 following changes to the SPP 3.7 in 2015. Street setbacks were minimised in consultation with the Shire of Capel in order to keep the area of clearing to a minimum. No alternatives to the proposed action are relevant.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	30/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	30/04/2025	No	High

1.2.5 Information about the staged development

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 2_EPBC Approval 2004_1726.pdf Commonwealth Department of the Environment and Heritage decision letter for Stages 12 and 14.	16/09/2004	No	High
#2.	Document	Att 3_EPBC 2004_1726_Reconsideration_2005.pdf Commonwealth Department of the Environment and Heritage reconsideration letter for Dalyellup Stages 12 and 14.	18/04/2005	No	High
#3.	Link	EPBC Act Policy Statement - Staged Developments - Split referrals: Section 74A of the EPBC Act https://www.dcceew.gov.au/environme	nt/epbc/pu	bli	High

1.2.6 Commonwealth or state legislation, planning frameworks or policy documents that are relevant to the proposed action

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	29/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	29/04/2025	No	High
#3.	Document	Att 5 BMP_Strategen-JBS&G 2021.pdf A Bushfire Management Plan for the Structure Plan Amendment of Dalyellup Beach Estate	17/02/2021	No	High
#4.	Document	Att 6_BALs_JBSG 2023.pdf Bushfire Attack Levels (BALs) mapping for Stage 14F of Dalyellup Beach Estate	07/07/2023	No	High
#5.	Link				

A guide to the exemptions andHighregulations for clearing native-vegetation-https://www.der.wa.gov.au/images/documents/your					
#6.	Link	Bushfire prone area information https://maps.slip.wa.gov.au/landgate/lo	ocate/	High	
#7.	Link	Map Viewer Plus https://map-viewer- plus.app.landgate.wa.gov.au/i		High	
#8.	Link	PlanWA Mapviewer https://espatial.dplh.wa.gov.au/PlanW/	A/Index.htm	High	

1.2.7 Public consultation regarding the project area

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 14_Archaeo survey_Snappy Gum 2025.pdf An Archaeological survey report for Stages 13G and 14F Dalyellup Beach estate	01/03/2025	Yes	High
#2.	Document	Att 14_Archaeo survey_Snappy Gum 2025_Redacted.pdf An Archaeological survey report for Stages 13G and 14F Dalyellup Beach estate	01/03/2025	No	High
#3.	Document	Att 15 _Ethno survey_Ethnosciences 2025.pdf An Ethnographic survey report for Stages 13G and 14F Dalyellup Beach estate	01/03/2025	Yes	High
#4.	Document	Att 15 _Ethno survey_Ethnosciences 2025_Redacted.pdf An Ethnographic survey report for Stages 13G and 14F Dalyellup Beach estate	01/03/2025	No	High
#5.	Link	Aboriginal Cultural Heritage Inquiry System https://espatial.dplh.wa.gov.au/ACHIS/	/index.html		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

Туре	Name		Date	Sensitivity	Confidence	9
#1.	Document	Att 16_Environmental Policy_S 2014.pdf The Environmental Policy outlin proponents commitment to oper manner that maximises potenti positive environmental effects, minimising the incidence and s negative (or adverse) environmental effects. To achieve this, proponent actions that may affect the environmental policy.	PG nes the rate in a al while ource of iental ents ronment nental	15/08/2014	No	High

2.2.5 Tenure of the action area relevant to the project area

	Туре	Name	Date	Sensitivity Confidence
#1.	Link	Map viewer plus		High
		https://map-viewer-		
		plus.app.landgate.wa.gov.au/i		

3.1.1 Current condition of the project area's environment

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	29/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	29/04/2025	No	High
#3.	Document	Att 7_Detailed flora and vegetation report_RPS 2025.pdf A Detailed Flora and Vegetation report for Stage 14F of Dalyellup Beach Estate	30/01/2025	No	High
#4.	Link	Bunbury-Burekup / compiled and published by Geological Survey of Western Australia https://nla.gov.au/nla.obj- 1087693198/view			High
#5.	Link	Bushland plant survey: a guide to plant community survey for the community https://catalogue.nla.gov.au/catalog/20)39021		High

3.1.3 Natural features, important or unique values that applies to the project area

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	29/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	29/04/2025	No	High
#3.	Document	Att 8_WRP LCMP_Strategen_2013.pdf A Western Ringtail Possum Linkage Conservation and Management Plan for Stage 14F of Dalyellup Beach Estate	01/06/2013	No	High
#4.	Link	Land use compatibility tables for public drinking water source areas https://www.wa.gov.au/system/files/20 04/Land	22-		High
#5.	Link	Locate V5 https://maps.slip.wa.gov.au/landgate/lo	ocate/		High
#6.	Link	Map Viewer Plus https://map-viewer- plus.app.landgate.wa.gov.au/i			High

3.1.4 Gradient relevant to the project area

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	29/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	29/04/2025	No	High

3.2.1 Flora and fauna within the affected area

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	29/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	29/04/2025	No	High
#3.	Document	Att 10_Dalyellup WRP Surveys_Biota 2025.pdf Western Ringtail Possum surveys for	01/03/2025	Yes	High

Stage 13G, 13/16 and 14F of Dalyellup Beach Estate						
#4.	Document	Att 10_Dalyellup WRP Surveys_Biota 2025_Redacted.pdf Western Ringtail Possum surveys for Stage 13G, 13/16 and 14F of Dalyellup Beach Estate	28/02/2025 No	High		
# 5.	Document	Att 4_Stage 14F Fauna Report_Harewood 2024.pdf A Fauna Assessment report for Stage 14F of Dalyellup Beach Estate	01/10/2024 Yes	High		
#6.	Document	Att 4_Stage 14F Fauna Report_Harewood 2024_Redacted.pdf A Fauna Assessment report for Stage 14F of Dalyellup Beach Estate	01/10/2024 No	High		
#7.	Document	Att 7_Detailed flora and vegetation report_RPS 2025.pdf A Detailed Flora and Vegetation report for Stage 14F of Dalyellup Beach Estate	29/01/2025 No	High		
#8.	Link	Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo	ant/anhc/nubli	High		

3.2.2 Vegetation within the project area

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	29/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	29/04/2025	No	High
#3.	Document	Att 7_Detailed flora and vegetation report_RPS 2025.pdf A Detailed Flora and Vegetation report for Stage 14F of Dalyellup Beach Estate	29/01/2025	No	High
#4.	Link	Approved Conservation Advice for the Tuart (Eucalyptus gomphocephala) TEC https://www.environment.gov.au/biodiv	versity/thre.		High
#5.	Link				

Bunbury-Burekup / compiled andHighpublished by Geological Survey of				
#6.	Link	Bushland plant survey: a guide to plant community survey for the community https://catalogue.nla.gov.au/catalog/2	039021	High
<i>#</i> 7.	Link	DPIRD Digital Library: Pre- European Vegetation of Western Australia https://library.dpird.wa.gov.au/gis_ma	ps/16/	High

3.3.2 Indigenous heritage values that apply to the project area

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 14_Archaeo survey_Snappy Gum 2025.pdf An Archaeological survey report for Stages 13G and 14F Dalyellup Beach estate	28/02/2025	Yes	High
#2.	Document	Att 14_Archaeo survey_Snappy Gum 2025_Redacted.pdf An Archaeological survey report for Stages 13G and 14F Dalyellup Beach estate	28/02/2025	No	High
#3.	Document	Att 15 _Ethno survey_Ethnosciences 2025.pdf An Ethnographic survey report for Stages 13G and 14F Dalyellup Beach estate	28/02/2025	Yes	High
#4.	Document	Att 15 _Ethno survey_Ethnosciences 2025_Redacted.pdf An Ethnographic survey report for Stages 13G and 14F Dalyellup Beach estate	28/02/2025	No	High
#5.	Link	Aboriginal Cultural Heritage Inquiry System https://espatial.dplh.wa.gov.au/ACHIS/	/index.html		High

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	29/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	29/04/2025	No	High
#3.	Document	Att 11_WMP_JDA 2010.pdf A Water Management Plan for Dalyellup Beach Estate	01/10/2010	No	High
#4.	Link	Groundwater area information https://maps.slip.wa.gov.au/landgate/lo	ocate/		High
#5.	Link	Locate V5 https://maps.slip.wa.gov.au/landgate/lo	ocate/		High
#6.	Link	Water Register https://maps.water.wa.gov.au/#/webma	ap/registe		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

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	29/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	29/04/2025	No	High
#3.	Document	Att 12_PMST search_2024.pdf Protected Matters Search Tool results within a 5km radius of Stage 14F of Dalyellup Beach Estate	06/09/2024	No	High
#4.	Document	Att17_EPBC Referral Supporting Document_RPS 2025.pdf EPBC referral supporting document for Stage 14F of Dalyellup Beach Estate	19/05/2025	No	High
#5.	Link	Referral guideline for 3 WA threatened black cockatoo species https://www.dcceew.gov.au/environme	nt/epbc/pul	bli	High
#6.	Link	Significant Impact Guidelines 1.1 - Matters of National Environmental Significance https://www.dcceew.gov.au/sites/defau	ult/files/do		High

#7.	Link	Significant impact guidelines for	High
		the vulnerable western ringtail	
		possum (Pseudocheirus	
		occidentalis	
		https://webarchive.nla.gov.au/awa/20230626170339	

4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	29/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	29/04/2025	No	High
#3.	Document	Att 10_Dalyellup WRP Surveys_Biota 2025.pdf Western Ringtail Possum surveys for Stage 13G, 13/16 and 14F of Dalyellup Beach Estate	28/02/2025	Yes	High
#4.	Document	Att 10_Dalyellup WRP Surveys_Biota 2025_Redacted.pdf Western Ringtail Possum surveys for Stage 13G, 13/16 and 14F of Dalyellup Beach Estate	28/02/2025	No	High
#5.	Document	Att 17_EPBC Referral Supporting Document_RPS 2025_redacted.pdf EPBC referral supporting document for Stage 14F of Dalyellup Beach Estate	18/05/2025	No	High
#6.	Document	Att 4_Stage 14F Fauna Report_Harewood 2024.pdf A Fauna Assessment report for Stage 14F of Dalyellup Beach Estate	30/09/2024	Yes	High
#7.	Document	Att 4_Stage 14F Fauna Report_Harewood 2024_Redacted.pdf A Fauna Assessment report for Stage 14F of Dalyellup Beach Estate	30/09/2024	No	High
#8.	Document	Att 7_Detailed flora and vegetation report_RPS 2025.pdf A Detailed Flora and Vegetation report for Stage 14F of Dalyellup Beach Estate	29/01/2025	No	High
#9.	Document	Att 8_WRP LCMP_Strategen_2013.pdf A Western Ringtail Possum Linkage Conservation and Management Plan for Stage 14F of Dalyellup Beach Estate	31/05/2013	No	High

#10.	Document	Att 9_WRP LCMP Addendum_Draft_RPS 2024.pdf A Western Ringtail Possum Linkage Conservation and Management Plan for Stage 14F of Dalyellup Beach Estate	27/03/2024 Yes	High
#11.	Document	Att 9_WRP LCMP Addendum_Draft_RPS 2024Redacted.pdf A Western Ringtail Possum Linkage Conservation and Management Plan for Stage 14F of Dalyellup Beach Estate	27/03/2024 No	High
#12.	Document	Att17_EPBC Referral Supporting Document_RPS 2025.pdf EPBC referral supporting document for Stage 14F of Dalyellup Beach Estate	19/05/2025 Yes	High
#13.	Link	Approved Conservation Advice for the Tuart (Eucalyptus gomphocephala) [TEC] https://www.environment.gov.au/biod	iversity/thre	High
#14.	Link	Approved Conservation Advice for the Tuart (Eucalyptus gomphocephala) TEC https://www.environment.gov.au/biod	iversity/thre	High
#15.	Link	Locate V5 https://maps.slip.wa.gov.au/landgate/	locate/	High
#16.	Link	Significant Impact Guidelines 1.1 - Matters of National Environmental Significance https://www.dcceew.gov.au/sites/defa	ult/files/do	High
#17.	Link	Significant impact guidelines for the vulnerable western ringtail possum (Pseudocheirus occidentalis https://webarchive.nla.gov.au/awa/20	230626170339	High
#18.	Link	Tuart Forest National Park Management Plan (no.79). https://www.dbca.wa.gov.au/manager	ment/plans/tuar	High

4.1.4.8 (Threatened Species and Ecological Communities) Why you think your proposed action is a controlled action

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	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to J_RPS 2025.pdf Project figures	29/04/2025	Yes	High
#2.	Document	Att 1_Figures A to J_RPS 2025_Redacted.pdf Project figures	29/04/2025	No	High
#3.	Document	Att 7_Detailed flora and vegetation report_RPS 2025.pdf A Detailed Flora and Vegetation report for Stage 14F of Dalyellup Beach Estate	29/01/2025	No	High
#4.	Link	Approved Conservation Advice for the Tuart (Eucalyptus gomphocephala) TEC https://www.environment.gov.au/biodiv	versity/thre.		High
#5.	Link	Locate V5 https://maps.slip.wa.gov.au/landgate/lo	ocate/		High

4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

	Туре	Name	Date	Sensitivity	Confidence
#1.	Document	Att 13_CEMP_RPS 2025.pdf Construction Environmental Management Plan	19/05/2025	Yes	High
#2.	Document	Att 13_CEMP_RPS 2025_Redacted.pdf Construction Environmental Management Plan	19/05/2025	No	High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	97117883173
Organisation name	RPS AAP CONSULTING PTY LTD
Organisation address	4006 QLD
Representative's name	Bree Brown
Representative's job title	Senior Consultant
Phone	08 9211 1121
Email	bree.brown@rpsconsulting.com
Address	PO Box 170 West Perth WA 6872

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, **Bree Brown of RPS AAP CONSULTING PTY LTD**, 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	38009054979
Organisation name	SATTERLEY PROPERTY GROUP PTY LTD
Organisation address	6005 WA
Representative's name	Drew Tomkins

Representative's job title	Project Director
Phone	+61 8 9368 9043
Email	drewt@satterley.com.au
Address	Level 3, 27-31 Troode Street, West Perth WA 6005

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, Drew Tomkins of SATTERLEY PROPERTY GROUP PTY 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, Drew Tomkins of SATTERLEY PROPERTY GROUP PTY 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. *