Lots 112 & 114 Warbrook Rd, North Ellenbrook

Application Number: **03252** Commencement Date: **03/12/2025** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Lots 112 & 114 Warbrook Rd, North Ellenbrook

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 *

03/08/2026

1.1.4 Estimated end date *

01/08/2036

1.2 Proposed Action details

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

Ellenhoog Pty Ltd (the proponent) is proposing to develop parts of Lots 112 and 114 Warbrook Road, Bullsbrook (the ‘project area’) for residential and commercial purposes ('the proposed action') in accordance with the approved North Ellenbrook (West) District Structure Plan (DSP) (provided as Attachment A) within the City of Swan. The project area is located approximately 30 km northeast of Perth CBD.

The project area is currently zoned 'Rural' under the Metropolitan Regional Scheme (MRS) (Department of Planning, Land and Heritage [DPLH], 2025) and ‘General Rural’ under the City of Swan’s Local Planning Scheme No. 17 (LPS 17; City of Swan, 2025). A request to amend the zoning of the project area (as part of a broader MRS Amendment area) was lodged in 2023 and is currently under assessment (Amendment 1409/49). The proposed MRS Amendment was referred to the WA Environmental Protection Authority (EPA) under s48A of the *Environmental Protection Act 1986* (EP Act), who decided not to formally assess the amendment on 24 June 2024.

The project area comprises parts of Lots 112 and 114 on Deposited Plan 404850, covering a total of 61.64 ha, including a disturbance footprint of 57.47 ha and avoidance of 4.17 ha (Att. B, Figure 1 and Figure 2). The balance of Lots 112 and 114 is proposed to be acquired by Main Roads Western Australia (MRWA) for the planned delivery of the Tonkin Highway interchange, with MRWA to manage all associated environmental approvals. The avoidance area is comprised of two areas of Public Open Space (POS) adjacent to the Tonkin Highway interchange. Environmental values within those areas of POS will be retained entirely and the areas will be subject to additional vegetation establishment.

Access to the proposed action is via Chudalup Road in the north. An interchange with Tonkin Highway is further planned to the southeast of the project area.

The majority of the project area has been historically cleared for pasture and market gardens in the 1970s (Landgate, n.d.).

The proposed action is illustrated in Attachment B, Figure 2 and comprises the following land uses:

- Residential land uses.
- Town Centre.
- School site.
- Public Open Space.
- Internal road network.

Activities associated with the proposed action include:

- Demolition of existing dwellings and buildings in the northern portion of the project area.
- Clearing of highly modified, degraded vegetation within a development footprint of 57.47 ha. Some patches of native vegetation will be removed.
- Earthworks and construction associated with the proposed urban land uses.
- Planting of trees that comprise habitat for black cockatoo species within POS and road reserves (discussed further in section 4.1.4.10).

Impacts associated with the activities of the proposed action include:

- Clearing of endemic and non-endemic trees and vegetation providing 2.33 ha of foraging habitat for Carnaby's black cockatoo (*Zanda latirostris*, Endangered) and 1.46 ha of foraging habitat for Forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*, Vulnerable).
- 38 mature eucalypt trees which provide potential roosting and potential breeding habitat for black cockatoo. None of the trees showed suitable breeding hollows.
- Temporary impacts (dust, noise, and vibration) during demolition and construction.

Habitat for black cockatoo will be retained within 4.17 ha of POS. This includes 1.02 ha of foraging habitat for Carnaby's black cockatoo and 0.89 ha of foraging habitat for Forest red-tailed black cockatoo. The retained vegetation also contains 22 mature eucalypt trees with a diameter at breast height (DBH) of at least 50 cm. Additional habitat will be established within these POS, as described in section 4.1.4.10.

The possible and likely impacts of the proposed action are discussed in greater detail within section 4.1.4 of this referral application, together with proposed avoidance and mitigation measures.

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

No

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

Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides for the protection of nine Matters of National Environmental Significance (MNES) being world heritage areas, national heritage places, wetlands of international importance (listed under the Ramsar Convention), listed threatened species and ecological communities, listed migratory species (protected under international agreements),Commonwealth marine areas, Great Barrier Reef Marina Park, nuclear actions (including uranium mines), and water resources (relating to coal seam gas development and large coal mining development). The proposed action area contains limited vegetation (scattered paddock trees) that may provide suitable habitat for listed threatened species (namely Carnaby's black cockatoo and Forest red-tailed black cockatoo). The Commonwealth's referral guidelines for three threatened black cockatoo species (DAWE, 2022) identifies that referral is required for the loss of any potential breeding habitat (i.e. known, suitable or potential nesting trees), or part of a night roosting site, or > 1 ha of high quality foraging habitat, or > 10 ha of low quality foraging habitat. Given the proposed action area contains large trees and foraging habitat for two species of black cockatoo, the proposed development requires referral under the EPBC Act.

WA *Planning and Development Act 2005*

The WA *Planning and Development Act 2005* provides for an efficient and effective land use planning system in the State and promote the sustainable use and development of land in the State. The Site is currently zoned Rural under the MRS and as General Rural under the City of Swan LPS 17. To permit the proposed development, the Site will require a change in zoning under an MRS and LPS amendment. A request to amend the MRS zoning has been lodged, and is currently being assessed (1409/41). Proposed scheme amendments are referred to the WA EPA under section 81 of the *Planning and Development Act 2005*. The EPA decided not to formally assess proposed scheme amendment 1409/41. In future, a subdivision application will be lodged for the proposed action to be approved under section 157 of the Act.

WA *Environmental Protection Act 1986*

The WA *Environmental Protection Act 1986* (EP Act) provides for the prevention, control and abatement of pollution and environmental harm, for the conservation, preservation, protection, enhancement, and management of the environment and for matters incidental or connected with the foregoing. The proposed action forms part of an MRS amendment request (1409/41) which was referred to the WA EPA under section 48A of the EP Act. Part V Division 2 of the EP Act, together with the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004,* provides for the assessment and approval of applications to clear native vegetation. Clearing that is done in accordance with a subdivision approval (under the Planning and Development Act 2005) is exempt from requiring a clearing permit, provided the clearing of native vegetation was assessed under that approval.

WA *Biodiversity Conservation Act 2016*

The WA *Biodiversity and Conservation Act 2016* (BC Act) provides for the conservation and protection of biodiversity and the ecologically sustainable use of biodiversity components in WA. The BC Act lists threatened species and communities at the State level. The proposed action is likely to impact species listed under the BC Act, as such the proposed action will be referred under the EP Act.

Commonwealth Policy and Guidelines:

- Government of Australia (2013) EPBC Act 1999 Policy Statement 1.1 Significant Impact Guidelines - Matters of National Environmental Significance

- Government of Australia (2022) Referral guideline for three WA threatened black cockatoo species: Carnaby's cockatoo (*Zanda latirostris*), Baudin's cockatoo (*Zanda baudinii*) and the Forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*).

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. *

Preparation of the North Ellenbrook (West) DSP was informed by consultation with a number of agencies and individuals, including DPLH, City of Swan, Main Roads WA, and MLA Jessica Shaw. The focus of consultation included:

- PDNH Interchange location analysis
- Provision of district facilities and Development Contribution Plan(s)
- Transport planning, including Ellenbrook Train Station and North Ellenbrook service catchments
- Service infrastructure planning
- Project overview

Both, the DSP as well as the MRS amendment uderwent a public advertising process.

The proposed action is within the Whadjuk Native Title Claim Area (WC2011/009). The Whadjuk region is one of six regions within Noongar Country.
An Ethnographic Survey was undertaken by Ethnosciences in 2025 (Att. C). The survey provided an update to a previously completed Archaeological Heritage Assessment and Ethnographic Heritage Survey by AHA Logic in 2019. The ethnographic survey included a desktop assessment as well as a field survey and in-person consultation on 12 June 2025. The participants engaged for the survey all have a longstanding cultural association with the area and are the primary informants for most of the site registrations in the vicinity of the proposed action. Attachment C will not be made publicly available due to cultural sensitivity reasons.

Consultation with Indigenous stakeholders was undertaken in accordance with the Department's interim guidance for *Engaging with First Nations People and Communities on Assessments and Approvals under the EPBC Act* (DCCEEW, 2023), as follows:

- Consultation was undertaken in a way that was respectful and ensured the cultural safety of participants.
- Consultation sought the direct involvement of families who have maintained ongoing cultural connection to the site, through invitation by AHA Logic in 2019 as well as by Parcel Property in June 2025 (Att. C, pp. 12-24).
- Consultation was committed to building and maintaining trust with participants.
- Consultation was undertaken early in the DSP planning process, and the Proponent commits to additional consultation to refine the proposed development where required.
- Consultation was undertaken outside of statutory timeframes and specifically for the purpose of identifying cultural values.
- Consultation was undertaken in person and made provisions for the sharing of sensitive information, in accordance with the wishes of Indigenous participants.
- The survey facilitated the provision of oral information by survey participants.

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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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	19652083013
Organisation name	WESTERN ENVIRONMENTAL APPROVALS PTY LTD
Organisation address	6005 WA

Referring party details

Name	Julia Burr
Job title	Senior Environmental Consultant
Phone	0435936293
Email	julia.b@westenv.com.au
Address	Suite 3, Level 1, 1209 Hay St, West Perth WA 6005

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	61144118463
Organisation name	ELLENHOOG PTY LTD
Organisation address	6007 WA

Person proposing to take the action details

Name	Ryan Hunter
Job title	Project Director
Phone	(08) 9200 4000
Email	rhunter@parcelproperty.com.au
Address	1/301 Vincent St, Leederville WA 6007

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. *

Yes, Ellenhoog Pty Ltd has a satisfactory record of environmental management. All projects undertaken by the Person proposing to take the action have received full statutory approvals to the satisfaction of the relevant environmental agencies.
There are no 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.

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

While the Proponent does not have a formal environmental policy or planning framework, sustainability principles will be embedded across the development through Parcel Property's intended approach to project delivery. Parcel Property's commitment to high quality project delivery has been recognised through the award of an Urban Development Institute of Australia Award for Excellence in 2023, reflecting a strong focus on community creation, innovation and sustainability.

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	61144118463
Organisation name	ELLENHOOG PTY LTD
Organisation address	6007 WA

Proposed designated proponent details

Name	Ryan Hunter
Job title	Project Director
Phone	(08) 9200 4000
Email	rhunter@parcelproperty.com.au
Address	1/301 Vincent St, Leederville WA 6007

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	19652083013
Organisation name	WESTERN ENVIRONMENTAL APPROVALS PTY LTD
Organisation address	6005 WA
Representative's name	Julia Burr
Representative's job title	Senior Environmental Consultant
Phone	0435936293
Email	julia.b@westenv.com.au
Address	Suite 3, Level 1, 1209 Hay St, West Perth WA 6005

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	61144118463
Organisation name	ELLENHOOG PTY LTD
Organisation address	6007 WA
Representative's name	Ryan Hunter
Representative's job title	Project Director
Phone	(08) 9200 4000
Email	rhunter@parcelproperty.com.au
Address	1/301 Vincent St, Leederville WA 6007

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

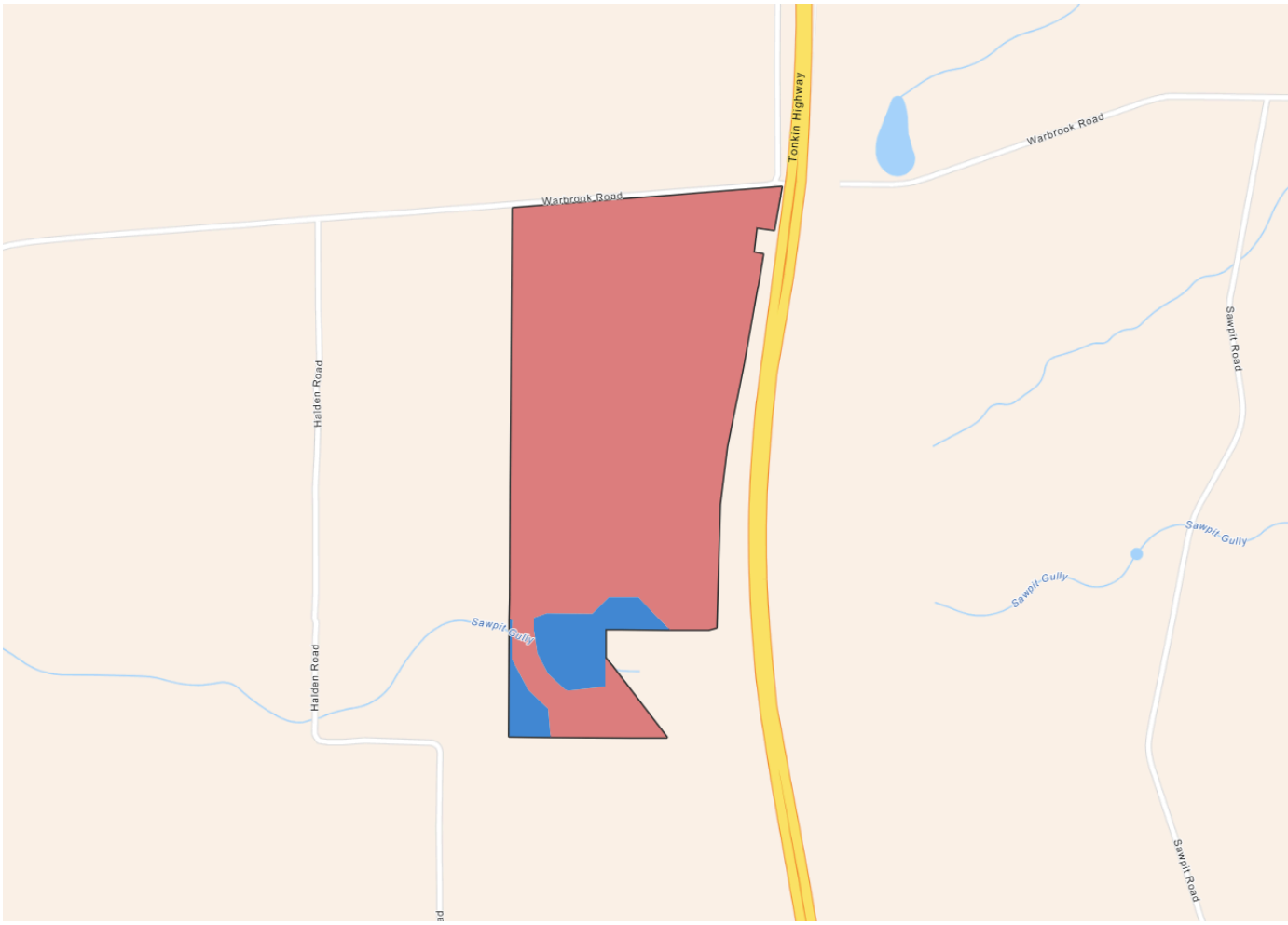
1.4 Payment details: Payment allocation

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: 61.70 Ha **Disturbance Footprint:** 56.96 Ha **Avoidance Area:** 4.74 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Lot 112 & Lot 114 Warbrook Road, Ellenbrook

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? *

The project area is situated on freehold land.

3. Existing environment

3.1 Physical description

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

The project area is situated within the City of Swan, approximately 30 km northeast of Perth Central Business District (Att. B, Figure 1). The project area is currently zoned Rural under the MRS and General Rural under the City of Swan LPS 17. The project area forms part of the North Ellenbrook (West) DSP which was approved in November 2022 (Att. A).

A MRS amendment request (1409/41) has been prepared to facilitate the proposed action, with the project area proposed to be zoned as 'Urban' (or as 'Urban Deferred' an interim measure). Through the MRS amendment process, the project was referred to the WA EPA who decided on 24 June 2024 that no formal assessment of the scheme amendment was required.

The project area has been used for rural land uses, such as grazing and a market gardens in the central western portion.

According to a survey undertaken by 360 Environmental in 2019, the project area contains 13.22 ha (21.5%) of intact remnant native vegetation (Att. B, Figure 5; Att. D, section 3.2.2, pp. 16-17). Ten vegetation types were described, including isolated *Corymbia calophylla* (Cc), isolated *Eucalyptus todtiana* (Et), isolated *Melaleuca preissiana* (Mp) and isolated *Corymbia calophylla* and isolated *Melalaeuca preissiana* (CcMp).The most dominant vegetation units are Low open woodland of *Banksia attenuata, Banksia menziesii, Eucalyptus todtiana* over open shrubland (BaBmEt) (4.51 ha; 7.3%) and isolated *Corymbia calophylla* (Cc) (4.46 ha; 7.2%)

Over three quarters of the project area is comprised of cleared paddock (48.20 ha; 78.2%). The condition of native vegetation ranges from Completely Degraded to Very Good, with the majority of vegetation being in Degraded condition (8.01 ha, 60.6% of native vegetation extent within the project area) (Att. B, Figure 6; Att. D, Section 3.2.4.1, pp. 18-19).

Further site visits have been undertaken in March 2021 by 360 Environmental for a follow up hollow assessment via drone (report provided as Attachment E) and in 2022 by Tony Kirkby for an additional hollow inspection via a pole-mounted camera (report provided as Attachment F). It is acknowledged that the main objective of the additional site visits was to further assess black cockatoo habitat values rather than vegetation condition. The ecologists have, however, not reported significant changes or discrepancies to previous findings, which indicates that previous survey findings remain accurate.

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

The project area is currently used as a rural smallholding, comprised of pasture land, dwellings, sheds, and dams (Att. B, Figure 1).
As identified in the North Ellenbrook (West) DSP, the project area is proposed to be developed for urban land uses, including the following features (Att. B, Figure 2):

- Residential land uses.
- Town Centre.
- School site.
- Public Open Space.
- Internal road network.

The proposed action will contribute to some key concerns raised through the *Ellenbrook Local Area Plan: Community Engagement Background Report* (Att. G, pp. 8-9), including:

- The City needs to provide more support and social activities for young people, through e.g. recreation centres and local employment opportunities.
- Ellenbrook needs more government and non-government support services organisations, particularly in the field of mental health, financial assistance and wellbeing services.
- The community is concerned about tree retention and the natural environment. The City needs to plant more trees and provide shade within streetscapes and parks.

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 features or unique values that apply to the project area. Important natural values recognised and protected under the EPBC Act are discussed in sections 3.2 and 4 of this referral application.

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 project area is relatively flat to undulating, with elevation ranging from 42 m Australian Height Datum (m AHD) in the northeast to 58 m AHD in the southwest (Department of Primary Industries and Regional Development [DPIRD]-072) (Att. B, Figure 3).

Note that throughout this referral application, reference is made to WA State-managed spatial datasets. The naming convention for these datasets is the WA Department acronym (most commonly DBCA, DPIRD, DPLH, and DWER) followed by a hyphen and number (e.g. DPIRD-072 used above). The relevant Department is provided in full the first time each is used, and the complete dataset can be accessed using the associated link provided.

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.

A Reconnaissance level flora and vegetation survey and black cockatoo was undertaken by 360 Environmental in 2019 (Att. D).

The survey report is provided as Attachment D. Key findings are summarised below:

- 48.39 ha (78.5%) of the project area is comprised of cleared paddock and non-endemic vegetation (Att. D, Section 3.2.2, pp. 16-18).
- Ten native vegetation units were identified, covering a total extent of 13.22 ha, comprising 21.5% of the total project area extent (Att B, Figure 5). A complete description and photograph of each vegetation type is provided in Att. D (Section 3.2.2.3, Table 4, pp. 17). The ten vegetation types are described as:
    - As - Isolated clumps of trees of *Melaleuca preissiana* over closed shrubland of *Astartea scoparia* over open forbland of **Carpobrotus edulis, *Cyperus tenuiflorus* and *Desmocladus flexuosus* (0.15 ha, 0.2% of project area).
    - Ba - Mixed *Banksia attenuata*, *Banksia menziesii* and *Banksia ilicifolia* (1.70 ha, .8%).
    - BaBmEt - Low open woodland of *Banksia attenuata*, *Banksia menziesii*, *Eucalyptus todtiana* over open shrubland of *Scholtzia involucrata* over low open shrubland of *Eremaea pauciflora* var. *pauciflora*, *Croninia kingiana* and *Leucopogon conostephioides* (4.51 ha, 7.3%).
    - CC - Isolated *Corymbia calophylla* (4.46 ha, 7.2%).
    - CcAs - Open forest of *Corymbia calophylla* and *Melaleuca preissiana* over shrubland of *Astartea scoparia* and *Xanthorrhoea gracilis* over sparse forbland of *Desmocladus flexuosus, *Sonchus oleraceus, *Poa annua* and **Carpobrotus edulis* (0.25 ha, 0.4%).
    - CcJs - Open woodland of *Corymbia calophylla* over sparse shrubland of *Jacksonia furcellata* (0.26 ha, 0.4%).
    - CcMp - Isolated *Corymbia calophylla* and isolated *Melaleuca preissiana* (0.03 ha, 0.1%).
    - Et - Isolated *Eucalyptus todtiana* (0.12 ha, 0.2%).
    - Mp - Isolated *Melaleuca preissiana* (0.90 ha, 1.5%).
    - MpAs - Open woodland of *Melaleuca preissiana* over sparse shrubland of *Astartea scoparia* (0.85 ha, 1.4%).
- The condition of of native vegetation across the project area ranges from Completely Degraded to Very Good, with the majority being in Degraded (8.01 ha, 60.6%) and Completely Degraded (5.00 ha, 37.8%) condition (Att. B, Figure 6; Att. D, Section 3.2.4.1, pp. 18-19).
- Only 0.22 ha (1.6%) of native vegetation is in Good and Very Good condition.
- The remainder of the project area (cleared paddock and non-endemic vegetation) is in Completely Degraded condition.
- Vegetation type BaBmEt has been inferred to have an affiliation with Floristic Community Type (FCT) Swan Coastal Plain (SCP) 23a - Central *Banksia attenuata – Banksia menziesii* woodlands (Att. D, Section 3.2, p. 18). This FCT has been listed as a sub-community under the EPBC Act listed Threatened Ecological Community (TEC) Banksia woodlands of the Swan Coastal Plain. The patch of BaBmEt located within the project area does however not meet the criteria of the EPBC listed TEC due its Degraded condition as per *Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community* (Department of the Environment and Energy [DEE], 2016).
- No flora species of conservation significance were recorded within the project area and none are expected to occur based on vegetation types and condition (Att. D, Section 3.2.2.1, p. 16).
- The project area does not contain any TECs. The identified vegetation units are limited in their extents, lack understorey species or do not meet the condition thresholds of listed TECs (Att. D, Section 4.1.2, p. 30).
- The project area provides limited habitat for fauna given its mostly Completely Degraded condition and lack of shrub or ground layer. However, the project area does provide habitat for black cockatoo species.

- The project area provides foraging habitat for Carnaby's black cockatoo (CBC) and Forest red-tailed black cockatoo (FRTBC). The vegetation units that are dominated by marri (Cc, CcAs, CcJs, CcMp) provide (partially) high quality foraging habitat for CBC and FRTBC. Vegetation units dominated by *Banksia* spp. (Ba, BaBmEt) provide high value foraging habitat for CBC. Therefore, the project area contains 3.35 ha of CBC foraging habitat with a weighted average quality of moderate to high (8/10) and 2.34 ha of FRTBC foraging habitat with a weighted average quality of moderate to high (8/10) (Att. B, Figure 8-9).
- The project area contains a total of 60 trees with a DBH of at least 50 cm. Of those, 55 are endemic (30 marri, 15 stags, 5 coastal blackbutts, 4 jarrahs and 1 flooded gum) and 5 are non-endemic eucalypts. None of the trees contain hollows that are suitable for black cockatoo nesting. These 60 trees are considered ‘potential nesting trees’, being of a size and species suitable to develop hollows for black cockatoo nesting (DAWE, 2022) (Att. B, Figure 7) however do not currently form suitable breeding habitat.
- The presence of tall trees (eucalypts >10 m) within the project area may provide suitable roosting habitat for both species; however, given the sparse nature of these trees it is more likely that black cockatoos will roost in dense forest and woodland areas which are present. There are four dams within the project area that provide an artificial water source. As such, watering habitat is considered to be present within 2 km of the project area. No evidence of current roosting by black cockatoos was observed during any survey (Att. D, Section 3.3.2.3, p. 24). There is a confirmed roosting site approximately 700 m south of the project area (in the adjacent lot).

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

Geology and Soils

The project area sits across two soil and landscape systems (Att. B, Figure 3):

- Bassendean System: sand dunes and sandplains with pale deep, semi-wet and wet soil.
- Yanga System: poorly drained plain with pale sands and deep sandy duplex, wet, semi-wet and saline wet soils.

The following five soils units are present within the project area (Att. B, Figure 3):

- 213Ya_14x: Sandy rises on flat to gently sloping plain with occasional low dunes. Pale sands overlying siliceous / humic pans, bog iron and clay (DPIRD-027).
- 213Ya_9x: Flat plain with occasional low dunes. Subject to seasonal inundation. Humic and peaty sands, wet and semi-wet soils generally underlain by siliceous / humic pans at depth (DPIRD-027).
- 213Ya_8x: Flat plain with occasional low dunes. Subject to seasonal inundation. Deep white and pale yellow sands interspersed with swamp and generally underlain by siliceous/humic pans at depth (DPIRD-027).
- 212Bs_J: Poorly drained depressions. Humus podsols (DPIRD-027).
- 212Bs_Ja: Jandakot low dunes. Slopes <10% and generally more than 5m relief. Grey sand over pale yellow sands generally underlain by humic and iron podsols (DPIRD-027).

Vegetation

Perth is located within the Swan Coastal Plain Bioregion. The Swan Coastal Plain region is a low lying coastal plain, mainly covered with woodlands. It is dominated by Banksia or Tuart on sandy soils, *Casuarina obesa* on outwash plains. and paperbark in swampy areas. In the east, the plain rises to duricrusted Mesozoic sediments dominated by Jarrah woodland. The climate is warm Mediterranean (Mitchell et al., 2002).

Regional vegetation for the Swan Coastal Plain was mapped at vegetation complex level by Heddle et al. (1980) at a scale of 1:250,000. Spatial data detailing vegetation complexes is managed electronically by DBCA (DBCA-046). Vegetation complexes are a broad level of vegetation description which is based on the underlying geomorphology and rainfall (Heddle et al., 1980). The majority of the project area is mapped as being representative of the Yanga Complex with a small section in the southwest being part of the Bassendean Complex-North (DBCA-046). They are described as follows:

- Yanga Complex: Predominantly a closed scrub of Melaleuca species and low open forest of *Casuarina obesa* (Swamp Sheoak) on the flats subject to inundation. On drier sites the vegetation reflects the adjacent vegetation complexes of Bassendean and Coonambidgee (Government of Western Australia, 2019).
- Bassendean Complex-North: Vegetation ranges from a low open forest and low open woodland of Banksia species *Eucalyptus todtiana* (Pricklybark) to low woodland of Melaleuca species and sedgelands which occupy the moister sites (Government of Western Australia, 2019).

The native vegetation extent dataset, managed by the Department of Water and Environmental Regulation (DWER) and last updated in 2025, only identifies small, isolated patches of vegetation in the southwestern portion of the project area as remnant native vegetation (DWER-141). This was confirmed by the Reconnaissance Flora and Vegetation Survey and Black Cockatoo Habitat Assessment undertaken by 360 Environmental in 2019 (Att. D, Section 3.2.2, pp.16-21).

360 Environmental identified 10 native vegetation units (Att. D, Section 3.2.2, pp.17-18) within the project area, which were described as:

- As - Isolated clumps of trees of *Melaleuca preissiana* over closed shrubland of *Astartea scoparia* over open forbland of **Carpobrotus edulis, *Cyperus tenuiflorus* and *Desmocladus flexuosus* (0.15 ha, 0.2% of project area).
- Ba - Mixed *Banksia attenuata*, *Banksia menziesii* and *Banksia ilicifolia* (1.70 ha, .8%).

- BaBmEt - Low open woodland of *Banksia attenuata*, *Banksia menziesii*, *Eucalyptus todtiana* over open shrubland of *Scholtzia involucrata* over low open shrubland of *Eremaea pauciflora* var. *pauciflora*, *Croninia kingiana* and *Leucopogon conostephioides* (4.51 ha, 7.3%).
- CC - Isolated *Corymbia calophylla* (4.46 ha, 7.2%).
- CcAs - Open forest of *Corymbia calophylla* and *Melaleuca preissiana* over shrubland of *Astartea scoparia* and *Xanthorrhoea gracilis* over sparse forbland of *Desmocladus flexuosus, *Sonchus oleraceus, *Poa annua* and **Carpobrotus edulis* (0.25 ha, 0.4%).
- CcJs - Open woodland of *Corymbia calophylla* over sparse shrubland of *Jacksonia furcellata* (0.26 ha, 0.4%).
- CcMp - Isolated *Corymbia calophylla* and isolated *Melaleuca preissiana* (0.03 ha, 0.1%).
- Et - Isolated *Eucalyptus todtiana* (0.12 ha, 0.2%).
- Mp - Isolated *Melaleuca preissiana* (0.90 ha, 1.5%).
- MpAs - Open woodland of *Melaleuca preissiana* over sparse shrubland of *Astartea scoparia* (0.85 ha, 1.4%).

The remainder of the project area is comprised by cleared paddock (48.20 ha, 78.2%) and non-endemic species (0.19 ha, 0.3%).

The condition of of native vegetation across the project area ranges from Completely Degraded to Very Good, with the majority being in Degraded (8.01 ha, 60.6%) and Completely Degraded (5.00 ha, 37.8%) condition (Att. B, Figure 6; Att. D, section 3.2.4.1, pp. 18-19). 0.22 ha (1.6%) of native vegetation is in Good and Very Good condition.

The remainder of the project area (cleared paddock and non-endemic vegetation) is in Completely Degraded condition.

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 listed heritage places within or surrounding the project area.

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

Mapping by the Department of Planning, Lands and Heritage (DPLH-099) indicates that the entire project area is mapped as intersecting with one registered Aboriginal heritage site:

- Registered Aboriginal heritage site ID 3525: Ellenbrook: Upper Swan – Mythological.

No lodged Aboriginal heritage sites are located within the project area (DPLH-100). The closest lodged site is 1.0 km to the west of the project area, which is described as NATGAS 122 artefact scatter (ID 4143).

Ethnosciences undertook an Ethnographic Survey over the DSP area in 2025. This report is attached as Attachment C. In accordance with the ethnographic assessment, site ID 3525 is of importance and significance for its association within the mythological narratives of the Waugal and is associated with the waters and riverbed of the Ellen Brook, the main channel of which is located approximately 5 km east of the project area. The actual boundary of the project area is closely aligned to the margins of Ellen Brook and its tributaries (Att. C, Attachment 3, p. 18). None of the tributaries extends into the project area.

It is further noted that while not considered Aboriginal heritage sites, the traditional owners recommended that mature trees within the project area will be retained.

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 mapped depth to groundwater is shallow across the majority of the project area. It ranges from 1 m below ground level along the northern and western boundary of the project area to 4-6 m in the centre of the project area (*DWER-095*). The groundwater flow direction is generally from west to east as indicated by groundwater table elevation contours (*DWER-099*; *DWER-100*) ranging from 46-47 mAHD along the western boundary to 41-42 mAHD in the east. Maximum groundwater table elevation contours are shown in Figure 7 of Attachment B.

Surface Water

Assessment of aerial photography and Geoscience Australia hydrology mapping identifies two drainage lines intersecting the project area (Att. B, Figure 4). One traverses from centre west to the south-eastern corner of the project line. A second drain, identified as Sawpit Gully, intersects the Site in the south, running from the northwestern corner of Lot 112 to the southeastern corner of the project area.

The project area is not situated in a floodplain control area, according to mapping of 1 in 100 Annual Exceedance Probability (AEP) Floodway and Flood Fringe Area (*DWER-014*) and Floodplain Areas (*DWER-020*).

The project area forms part of the Ellen Brook Catchment, which discharges into the Swan River within the Swan Coastal Plain (Ellen Brockman Integrated Catchment Group, 2009). A District Water Management Strategy (DWMS) has been developed to support the management of runoffs and protect surrounding assets. A Local Water Management Strategy (LWMS) is currently being prepared by Avant Hydro.

Wetlands

Wetlands within and surrounding the project area are identified on Figure 6 of Attachment B.
There are no wetlands listed under the Ramsar Convention or Commonwealth Wetlands of National Significance Program present within the region (DBCA-045).

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. *

The proposed action will not impact any World Heritage sites. No World Heritage sites area located within or surrounding 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. *

The proposed action will not impact any National Heritage places.

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.

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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. *

The proposed action will not impact any Ramsar Wetlands.

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	Acacia anomala	Grass Wattle, Chittering Grass Wattle
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 ferruginea	Curlew Sandpiper
Yes	Yes	Calyptorhynchus banksii naso	Forest Red-tailed Black-Cockatoo, Karrak
No	No	Darwinia foetida	Muchea Bell
No	No	Dasyurus geoffroii	Chuditch, Western Quoll
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	Eleocharis keigheryi	Keighery's Eleocharis
No	No	Galaxiella nigrostriata	Blackstriped Dwarf Galaxias, Black-stripe Minnow
No	No	Grevillea christineae	Christine's Grevillea
No	No	Grevillea curviloba subsp. curviloba	Curved-leaf Grevillea
No	No	Grevillea curviloba subsp. incurva	Narrow curved-leaf Grevillea
No	No	Leioproctus douglasiellus	a short-tongued bee

Direct impact	Indirect impact	Species	Common name
No	No	Leipoa ocellata	Malleefowl
No	No	Macarthuria keigheryi	Keighery's Macarthuria
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Rostratula australis	Australian Painted Snipe
No	No	Synaphea sp. Fairbridge Farm (D.Papenfus 696)	Selena's Synaphea
No	No	Thelymitra dedmaniarum	Cinnamon Sun Orchid
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
No	No	Assemblages of plants and invertebrate animals of tumulus (organic mound) springs of the Swan Coastal Plain
No	No	Banksia Woodlands of the Swan Coastal Plain ecological community
No	No	Clay Pans of the Swan Coastal Plain
No	No	Corymbia calophylla - Xanthorrhoea preissii woodlands and shrublands of the Swan Coastal Plain
No	No	Empodisma peatlands of southwestern Australia
No	No	Shrublands and Woodlands on Muchea Limestone of the Swan Coastal Plain
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 project area provides limited habitat for Threatened flora and fauna species due to the limited extent of native vegetation and its mostly Degraded condition. No Threatened flora species or ecological communities have been detected during surveys undertaken by 360 Environmental (Att. D, Section 3.2.2., pp. 16-18).

The EPBC Act Protected Matters Search Tool (PMST) identifies the following species as relevant to the project area:

- Baudin's black cockatoo (*Zanda baudinii*) - EN.
- CBC (*Zanda latirostris*) - EN.
- FRTBC (*Calyptorhynchus banksii naso*) - VU.
- Blackstriped dwarf galaxias (*Galaxiella nigrostriata*) - EN.
- Chuditch (*Dasyurus geoffroii*) - VU.
- *Acacia anomala* (Grass wattle) - VU.
- *Eleocharis keigheryi* (Keighery's Eleocharis) - VU.

CBC, Baudin's black cockatoo (BBC) and FRBTC

The project area is located outside the distribution range for BBC as mapped by DCCEEW (2025a).

CBC occurs between Kalbarri to Esperance. The species breeds between July and November generally in woodlands and forests, however, can also breed partially cleared woodland or forest, including isolated trees (DAWE, 2022). Vegetation used for foraging by CBC is dominated by *Banksia* spp. and Tuart (*Eucalyptus gomphocephala*) woodlands, as well as marri (*Corymbia calophylla*), with jarrah (*E. marginata*) in the east Swan Coastal Plain (DAWE, 2022).

Within the Swan Coastal Plain, FRTBC can be flexibly observed year-round, most commonly present from January through to July, some individuals remain present all year round. Vegetation used by forest red-tails are primarily the seeds of jarrah and marri woodlands and forests, *Allocasuarina* cones, fruits of snotty-gobble (*Persoonia longifolia*), blackbutt, bullich, *Hakea* spp., tuart and some introduced eucalyptus such as river red gum (DAWE, 2022). Breeding may occur in locations containing suitable breeding tree species, including the Perth Metropolitan area (DAWE, 2022).

Foraging habitat

Foraging habitat reported by 360 Environmental (2019) did not include a detailed assessment of habitat quality. To address this information gap, WEPL undertook an assessment of foraging habitat in accordance with a scoring tool provided by DCCEEW (n.d.).

This assessment found that the areas of foraging habitat mapped by 360 Environmental (2019) were in conflict with vegetation mapping from the same report and, upon review, were found to overstate the extent of foraging habitat present by including areas of bare ground or where foraging species were not present. The total extent of foraging habitat for CBC within the project area is concluded to be 3.35 ha, and for FRTBC is 2.34 ha. The habitat quality assessment is provided as Attachment H.

Foraging evidence was recorded throughout the project area (Att. D, Section 3.3.2.2, p. 24).

The project area contains vegetation which provides foraging resources for CBC and FRTBC (Att. B, Figure 8-9, Att. D, Section 3.3.2.2, p. 24). This includes:

- 3.35 ha of foraging habitat for CBC of the following quality:
  - 0.31 ha of high quality
  - 2.04 ha of moderate to high quality
  - 0.06 ha of moderate quality
  - 0.95 ha of low to moderate quality
  - 0.18 ha of low quality
- 2.34 ha of foraging habitat for FRTBC of the following quality:

- 0.31 ha of high quality
- 2.04 ha of moderate to high quality
- 0.50 of low quality

In accordance with the habitat quality scoring tool habitat that is assigned a site condition score of 2 or less is considered highly unlikely to provide suitable habitat for black cockatoo species. As such, species or habitat types that provide low foraging value for each black cockatoo species are omitted from further discussion, as they do not form significant habitat for either black cockatoo species. Further, the referral threshold for low quality foraging habitat, as identified in the Department's guidelines (DAWE, 2022) is 10 ha, therefore the proposed impact to under 1 ha of low quality foraging habitat does not warrant referral.

Therefore, the total foraging habitat for CBC is limited to 3.17 ha (excluding habitat scoring 2 or lower [low to negligible quality]) and for FRTBC is 1.84 ha (excluding habitat scoring 2 or lower [low to negligible quality]). The weighted average quality is moderate to high (8/10) for both species.

Roosting

The project area contains no known roosting habitat for CBC or FRTBC. DAWE (2022) defines potentially suitable roosting habitat for CBC as any tall trees, particularly flat-topped yate, salmon gum, wandoo, marri, karri, blackbutt, tuart, introduced eucalypts and pines, generally near riparian environments or natural and artificial permanent water sources. For FRTBC, roosting habitat is defined as any tall trees, particularly tall jarrah, marri, blackbutt, tuart and introduced eucalypt trees on the edge of forests (DAWE, 2022).

The project area contains 45 tall mature trees (stags not included), which may comprise potential roosting habitat. No evidence for roosting was observed.

Breeding

The project area contains no known or currently suitable breeding habitat for CBC or FRTBC. Known breeding habitat are trees currently or recently used for nesting. Suitable breeding habitat are trees that currently contain hollows suitable for black cockatoo nesting that do not show evidence of use. Potential nesting habitat are trees of a suitable size and species to develop nest hollows in the future (including those with hollows present that are currently unsuitable for nesting). All definitions are from the Commonwealth's referral guidelines (DAWE, 2022).

The project area contains 60 trees with a DBH of at least 500 mm (Att. B, Figure 7), that may be considered potential nesting habitat. Of these, 55 are endemic (30 marris, 15 stags, 5 coastal blackbutts, 4 jarrahs, one flooded gum) and 5 are non-endemic.

A hollow inspection undertaken by 360 Environmental in 2021 identified that 11 trees with the total area of Lot 112 and 114 contained suitable hollows (20 hollows total) (Att. E, sec. 3, pp. 3-21). Kirkby (2022) undertook a follow-up hollow inspection during the breeding season (December 2022) using a pole camera to describe the internal characteristics of those hollows previously identified as suitable (Att. F, p. 1). Kirkby found one suitable breeding hollow in tree ID 106 (Att. F, p. 5). This tree is located outside the updated project area of this referral application. Therefore, there are no suitable breeding hollows within the project area.

Chuditch (*Dasyurus geoffroii*)

The PMST identifies the project area as ‘species or species habitat known to occur within area’ for Chuditch (Vulnerable). A search of databases by DBCA identifies that the nearest record of Chuditch is 660 m northeast (on the opposite side of Tonkin Highway). This record is an opportunistic day sighting recorded in 2006. Chuditch utilise a range of habitats including forest, mallee shrublands, woodland, and desert with the densest populations being found in riparian jarrah forest (DEC, 2012). Chuditch require adequate numbers of suitable den and refuge sites (e.g. horizontal hollow logs or earth burrows) (DEC, 2012). The project area

lacks suitable habitat for Chuditch given the absence of protective habitat (e.g. scrubby understorey or horizontal hollow logs). Habitat for Chuditch is present within Walyunga National Park (6.9 km east) and Gnangara-Moore River State Forest (1.9 km west) where the species has been recorded.

Blackstriped dwarf galaxias (*Galaxiella nigrostriata)*

This species is listed as Endangered and generally found in ephemeral, tannin stained wetland habitats and are capable of burrowing and aestivating in the summer (DWER, 2026). The species prefers shallow habitat (<30 cm) however may be found in deeper waters.

During summer when ephemeral pools dry out, moist soil below provides habitat for the species. The species is unlikely to be found around cleared farmland. Wetlands and drainage lines/waterways within the project area may provide suitable habitat for the species. However, based on lack of connectivity, shallow and limited presence of surface water and presence of cleared or degraded land, the species is unlikely to occur within the project area.

***Acacia anomala* (Grass wattle)**

The PMST identifies the project area as 'species or species habitat known to occur within area' for *Acacia anomala* (Vulnerable). The species distribution is very limited and occurrences are known from three localities over a 45 km range (DEWHA, 2008). It's habitat is described as: 'laterite in shallow sand, loam, clay or gravel that is brown, yellow or grey. It grows on ridges, slopes and low plains' (DCCEEW, 2025b).

The species grows entangled amongst other low shrubs in dense vegetation, in low open woodland or forest dominated by *Eucalyptus marginata, E. wandoo, E. accedens* and *Corymbia calophylla* while understorey heath is dominated by *Grevilllea, Dryandra, Hakea* and *Acacia* species (DCCEEW, 2025b).

Native vegetation is limited within the project area. The vegetation type associated with the species does not occur within the project area and the presence of understorey species is sparse. *Acacia anomala* was not detected during the flora and vegetation survey (Att. D, Section 3.2.2.1, p. 16). The species is not expected to occur within the project area.

***Eleocharis keigheryi* (Keighery's Eleocharis)**

The PMST identifies the project area as 'species or species habitat known to occur within area' for *Eleocharis keigheryi* (Vulnerable). The species is known from 15 populations in WA (DCCEEW, 2025c). The species grows in small clumps in a substrate of clay or sandy loam within freshwater creeks, drainage lines and claypans in water to approximately 15 cm deep (DCCEEW, 2025c). Fringing woodland species and associated species include Swamp Sheoak (*Casuarina obesa*), Flooded Gum (*Eucalyptus rudis*), Melaleuca spp., Common Spike-sedge (*Eleocharis acuta*), *Aponogeton hexatepalus*, and herbs such as *Wurmbea*, *Tribonanthes* and *Leptocarpus* spp.

The species was not recorded within the project area. No suitable habitat occurs within the project area.

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. *

The proposed action will necessitate the clearing of suitable and/or potential habitat for CBC, BBC and FRTBC, including:

- Removal of up to 37 potential nesting trees (DBH > 50 cm) with no suitable breeding hollows.
- Removal of up to 2.09 ha of CBC foraging habitat with an average weighted quality score of 7/10 (moderate).
- Removal of up to 1.43 ha of FRTBC foraging habitat with an average weighted quality score of 8/10 (moderate to high)

The vegetation to be removed is mainly paddock and non-endemic species (46.74 ha). The project necessitates the removal of 10.14 ha of native vegetation. The majority is in Degraded (4.92 ha, 48.6%) and Completely Degraded condition (4.99 ha, 49.3%). Only 0.15 ha of native vegetation in Very Good condition (1.5%) and 0.06 ha in Good condition (0.6%) will be removed.

When considering the broader landscape context of the project area, the surrounding area contains a substantial amount of suitable foraging habitat within relatively large, intact patches (Att. B, Figure 12-13). The availability of foraging habitat for CBC and FRTBC in the landscape context has been assessed utilising the broader breeding zone (12 km radius) as study area. It should be noted that only small isolated patches within the project area are considered representative of remnant native vegetation. The extent of habitat within the 12 km radius of the project area has been calculated based on the extent of mapped remnant native vegetation containing suitable foraging species (DWER-141; DBCA-046; DBCA-047; DBCA-056; DBCA-057) and is therefore likely to be in better condition to that within the project area.

Black cockatoos will typically travel within a 12 km radius to access foraging resources near to roosting and breeding habitat.

Within a 12 km radius of the project area there is approximately 16,723.47 ha of suitable foraging habitat for CBC (Att. B, Figure 12). Further, around 45.8% (7,396.20 ha) of this habitat is currently held within lands managed by DBCA (DBCA-011; Att. B, Figure 12). The most significant conservation areas in the surrounding area in providing foraging habitat are Walyunga National Park (1,673.3 ha), Bullsbrook Nature Reserve (114.5 ha), Twin Swamps Nature Reserve (96.7 ha), and Ellen Brook Nature Reserve (23.2 ha). Impacts associated with the proposed action will impact approximately 0.013% of the suitable foraging habitat for CBC within 12 km of the project area.

Within a 12 km radius of the project area there is approximately 6,832.75 ha of suitable foraging habitat for FRTBC (Att. B, Figure 13). Further, around 45.6% (3,386.79 ha) of this habitat is currently held within lands managed by DBCA (DBCA-011; Att. B, Figure 13). The most significant conservation areas in the surrounding area in providing foraging habitat are Walyunga National Park (2,017.3 ha), Gnangara State Forest (132.3 ha), Bullsbrook Nature Reserve (101.6 ha), Ellen Brook Nature Reserve (75.8 ha) and Twin Swamps Nature Reserve (66.6 ha). Impacts associated with the proposed action will impact approximately 0.021% of the suitable foraging habitat for FRTBC within 12 km of the project area.

On the Swan Coastal Pain, pine plantations north of the Perth metropolitan area provide foraging habitat for Carnaby's black cockatoo (CBC) who forage on the cones of introduced pines, and night roosting habitat for all three species of Threatened black cockatoo (DAWE, 2022). There is approximately 1,465.27 ha of pine plantation within a 12 km radius of the Proposed Action, within the Gnangara Pine Plantation (Gnangara-Moore River State Forest; State Forest 65). The nearest pine plantation is situated 4.1 km west of the Site, as shown in Attachment B, Figure 10. A Forest Management Plan (FMP) was prepared by the WA Conservation and Parks Commission 2024-2033 to guide the management of approximately 2,522,000 ha of land and waters vested with the Commission, in accordance with the *Conservation and Land Management Act 1984* (CALM Act), to fulfil the statutory purposes for which that land is reserved. Under the previous FMP (2014-2023), the intent of the WA government was to remove pine plantations within Gnangara, Pinjar, and Yanchep such that all pine plantations were expected to be removed by 2025/26 (Government of Western Australia, 2013). In December 2023, DBCA advised that the proposed change of purpose would not proceed (EPA, 2023) and the FMP 2024-2033 now identifies that with optimum yield

having been achieved for the Gnangara-Moore River State Forest, remaining standing pine will be retained and subject to silviculture treatments to enhance food resources for ngoolyak (CBC) (Conservation and Parks Commission, 2023). The FMP also identifies that the Gnangara-Moore River State Forest includes 17,500 ha of ex-plantation area, and opportunities are being pursued to replant those areas to native vegetation to provide environmental and social benefits as well as food sources for ngoolyak. It is therefore concluded that the 1,465.27 ha of pine plantation within 12 km of the Site will be retained through the FMP and will continue to provide foraging habitat for CBC and roosting habitat for black cockatoos in future.

There are a total of 16 roosting sites utilised by CBC within 12 km of the Site (Birdlife, 2023). Of these, seven are joint roosts (also utilised by FRTBC). The closest roosting site used by CBC is situated 700 m south of the Site (Att. B, Figure 11), with a cumulative count of eight (recorded over four surveys between 2010 and 2023).

There are a total of eight roosting sites utilised by FRTBC within 12 km of the Site (Birdlife, 2023). Of these seven are joint roosts. The closest roosting site used by FRTBC is 1.6 km southeast of the Site (Att. B, Figure 11), with a cumulative count of 41 (recorded over five surveys between 2014 and 2023).

According to mapping by DBCA, there are five breeding sites within 25 km of the Site, with the nearest being 18 km north (DBCA-063). Data derived from the Great Cocky Count (available via Birdlife) indicates there has been no instances of confirmed black cockatoo breeding within 12 km of the Site, however it is possible that breeding occurs within the 12 km radius to the east on the scarp (yet to be discovered/reported) (Birdlife, 2023).

Overall, the impacts of the proposed action to CBC and FRTBC are not considered significant. The reasons for this include:

- 60.6% of the native vegetation within the project area is in Degraded condition, 37.8% is in Completely Degraded condition. Only 1.2% is in Very Good condition and 0.5% is in Good condition. Within the disturbance footprint 49.3% of the native vegetation is in Completely Degraded condition, 48.6% is in Degraded condition. Only 1.5% of native vegetation within the disturbance footprint is in Very Good condition and 0.6% is in Good condition.
- The majority of the project area (78.5%) is comprised of paddock and non-endemic species. The project area is therefore not considered to be a significant representative of remnant native vegetation. Within the disturbance footprint 82.2% is comprised of paddock and non-endemic species (46.74 ha).
- The area to be impacted represents a very small proportion of suitable foraging habitat within the broader landscape. Impacts to 2.09 ha of CBC foraging habitat as a result from the proposed action equates to around 0.013% of habitat within a 12 km radius for CBC. Impacts to 1.43 ha of FRTBC foraging habitat as a result from the proposed action equates to 0.021% of habitat within a 12 km radius for FRTBC.
- The project area does not currently act as a significant ecological corridor, and good landscape connectivity will persist for the species for the duration of the impact, with particularly intact corridors to the south and west where known roost sites are situated (Att. B, Figure 11).

Therefore, the proposed action will not:

- Lead to a long-term decrease in the size of any population.
- Reduce the area of occupancy of the species.
- Fragment an existing population into two or more populations.
- Cause a loss of habitat critical to the survival of the species.
- Disrupt the breeding cycle of a population given there is no currently suitable breeding habitat present within the project area.
- Modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline.

- Result in invasive species that are harmful to a critically endangered or endangered species becoming established in the habitat.
- Introduce disease that may cause the species to decline.
- Will not interfere with the recovery of the species. The proposed action will remove a limited extent of foraging habitat (2.09 ha for CBC and 1.43 ha for FRTBC), however will retain 1.26 ha of CBC foraging habitat and 0.91 ha of FRTBC foraging habitat within areas of POS. Additionally, foraging species will be planted within areas of POS and road reserves.

A detailed Significant Impact Assessment has been undertaken and is provided as Attachment I.

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

No

4.1.4.9 Please elaborate why you do not think your proposed action is a controlled action. *

It is recognised that the removal of up to 2.09 ha of CBC foraging habitat, 1.43 ha of FRTBC foraging habitat and 37 potential nesting trees of a suitable size and species to develop hollows for black cockatoo nesting in the future has value and that there is evidence of black cockatoo occurring (foraging) within the project area. However, in the context of the surrounding environment and broader landscape and the absence of evidence indicating that the project area is currently or has been historically used for breeding by black cockatoos, this impact is not considered significant and therefore does not constitute a controlled action.

Black cockatoo visiting the project area are likely transitioning within the context of the surrounding are (12 km radius). The surrounding area provides approximately 16,723.47 ha of suitable foraging habitat for CBC and 6,832.75 ha of suitable foraging habitat for FRTBC.

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

The proposed action sought to avoid the clearing of black cockatoo habitat where possible. The proposed action involves the alignment of two areas of POS, in which environmental values will be retained (Att. B, Figure 2).

The proposed action will result int he retention of:

- 23 potential black cockatoo nesting trees (DBH at least 500 mm), comprised of the following species:
  - 12 marri.
  - 7 stags.
  - 2 jarrah.
  - 2 coastal blackbutt.
- 1.26 ha of foraging habitat for CBC with a weighted average quality of moderate to high (8/10), which constitutes 39.7% of the total CBC foraging habitat within the project area.
- 0.91 ha of foraging habitat for FRTBC with a weighted average quality of moderate to high (8/10), which constitutes 49.5% of the total FRTBC foraging habitat within the project area.

The POS area was strategically placed where black cockatoo habitat values are most concentrated to maximise the extent of avoidance and consequently minimise impacts in the most efficient and feasible way.

Additional planting within these POS areas with native species will occur to obscure view of the interchange and to counterbalance habitat loss. Given the existing habitat is mainly comprised of marri, plantings will prioritise tall native tree species. This will prevent black cockatoo from having to feed on lower growing species and therefore reduce the risk of vehicle strike

The remaining black cockatoo foraging habitat is comprised of scattered trees across the project area. The proponent is committed to retaining additional black cockatoo foraging habitat values in areas, such as road verges, where earthworks and engineering designs allow. Retention opportunities are however limited in most of the project area due to very shallow groundwater levels, which will require a significant amount of fill being brought onto the site.

Mitigation

Due to a shallow depth to groundwater across the remainder of the project area, a significant amount of fill will be required to be brought on site. This limits further retention opportunities. Where earthworks and engineering designs allow, further black cockatoo habitat values will be retained.

An additional POS area is located in the eastern centre of the project area as illustrated in Att. B, Figure 2. Retention of black cockatoo habitat will be prioritised in this area where possible.

Impacts to conservation significant values will be further reduced and/or mitigated at subsequent stages of the land use planning process. The proposed action forms part of a Local Structure Plan that is currently in preparation, where the following will be implemented to mitigate environmental impacts:

- Preparation and implementation of a Reserve Management Plan for the proposed MRS ‘Regional Open Space' reserve, which will outline how the reserve will be managed to main existing flora and vegetation values.
- Preparation and implementation of a Greening Strategy in consultation with the City of Swan.
- Preparation and implementation of Environmental Management Plans (EMP), such as Foreshore Management Plans, for the proposed POS areas, which will be required to outline how the reserves will be managed to maintain existing flora and vegetation values. The management frameworks will provide measurements to minimise weed introduction and spread of weeds and diseases, unauthorised vehicle or pedestrian access as well as edge effects. EMPs will be developed and implemented at the subdivision and development stage.

- Where impacts are considered to occur during construction, measures to avoid or mitigate the impact will be implemented through a Construction Environmental Management Plan (CEMP) to be prepared for the proposed action.
- If any potential remains, scatter or suspended artefacts are discovered, all works will be required to cease immediately and reported to the DPLH in accordance with the AH Act.

The proponent is further working collaboratively with the City of Swan to prepare a comprehensive Greening Strategy for the entire DSP area. The Greening Strategy is being prepared through a series of workshops, and is envisaged to include the following:

- Strategies to restore and enhance ecological function across the Site.
- Regenerating creek lines of Aboriginal heritage significance through to use of locally native flora.
- Increasing canopy cover through large-scale native tree planting.
- Implementing the 3:30:300 principle which seeks to ensure:
  - Three large trees are visible from where people live, work, learn, or receive care.
  - A minimum of 30% tree canopy cover.
  - Access to a recreational green space within 300 m.
- Retaining mature trees wherever possible, with careful consideration given to earthworks and design levels.
- Redesigning street cross sections to reduce hardstand surfaces and increase the integration of trees and vegetation.
- Integrating public open spaces that support recreation, biodiversity, and local identity.
- Incorporating measures to support sustainable water management and long-term landscape resilience.
- Implementing community education and engagement initiatives to strengthen stewardship of the natural environment.
- Upon completion of the Greening Strategy, Parcel Property will seek Council endorsement, accompanied by a commitment to review the document every three years to ensure it remains relevant and responsive to changing conditions throughout the life of the project, which is anticipated to span approximately 20 years.

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

No offsets are currently proposed as the proposed action is not considered to comprise a controlled action or to result in any significant residual impacts.

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	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calidris melanotos	Pectoral Sandpiper
No	No	Motacilla cinerea	Grey Wagtail
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pandion haliaetus	Osprey
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. *

The project area does not provide suitable habitat for any migratory species (Att. F).

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 proposed action does not involve any nuclear activities.

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.

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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 proposed action will not impact 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 proposed action will not impact 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 is not related to any 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.

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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 is not location within 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.

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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 any 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 site for the proposed action was defined within the North Ellenbrook West District Structure Plan as an area identified for a change of land use under the Western Australian Planning Commission's (WAPC) Perth and Peel @ 3.5 Million ('Framework'). This Framework seeks to accommodate 3.5 million people by 2050 and is intended to form the primary guide for State Government agencies, local government and the wider community on the the urban form of Perth should evolve over the next 25 years. The Framework includes a ‘North Ellenbrook Urban Investigation Area’ to accommodate future population growth and demand for housing in proximity to major transport and employment areas in the North-East Corridor. The District Structure Plan area generally comprises the western portion of the ‘Urban Investigation Area’.

As a result, the project area is considered a priority for residential development and, given the limited extent of MNES, presents a suitable location for the proposed action.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment_A_North-Ellenbrook-(West)-District-Structure-Plan.pdf North Ellenbrook District Structure Plan (Approved)	11/11/2022	No	High
#2.	Document	Attachment_B_Figure 1-13.pdf Figures showing the location and local context of the proposed action	12/01/2026	No	High
#3.	Document	Attachment_J_DSP-Appendix-1-Industrial-Land-Assessment.pdf North Ellenbrook DSP Appendix 1 Industrial Land Assessment	27/01/2021	No	High
#4.	Document	Attachment_K_DSP-Appendix-2-2.1-Bushfire-Management-Plan.pdf North Ellenbrook DSP Appendix 2 Bushfire Management Plan	21/01/2021	No	High
#5.	Document	Attachment_L_DSP-Appendix-3-Environmental-Assessment-Report.pdf North Ellenbrook DSP Appendix 3 Environmental Assessment Report	01/01/2021	No	High
#6.	Document	Attachment_M_DSP-Appendix_3_1-environmental_assessment_report_addendum.pdf North Ellenbrook DSP Appendix 3.1 EAR Addendum	21/03/2022	No	High
#7.	Document	Attachment_N_DSP-Appendix-4-Residential-Needs-Study.pdf North Ellenbrook DSP Appendix 4 Residential Needs Study	01/03/2020	No	High
#8.	Document	Attachment_O_DSP-Appendix-5-Acoustic-Assessment.pdf North Ellenbrook DSP Appendix 5 Acoustic Assessment	01/08/2019	No	High
#9.	Document	Attachment_P_DSP-Appendix-6A-3D-Visioning-Report_p1-2.pdf North Ellenbrook DSP Appendix 6 3D Visioning Part 1 (pp.1-2)	01/11/2022	No	High
#10.	Document	Attachment_Q_DSP-Appendix-6B-3D-Visioning-Report_p3-5.pdf North Ellenbrook DSP Appendix 6 3D Visioning Part 2 (pp.3-5)	01/11/2022	No	High
#11.	Document	Attachment_R_DSP-Appendix-6C-3D-Visioning-Report_p6-7.pdf North Ellenbrook DSP Appendix 6 3D Visioning Part 3 (pp.6-7)	01/11/2022	No	High

#12.	Document	Attachment_S_DSP-Appendix-7-7.1-Transport-Impact-Assessment.pdf North Ellenbrook DSP Appendix 7 & 7.1 Transport Impact Assessment and 2023 Addendum	20/07/2022	No	High
#13.	Document	Attachment_T_DSP-Appendix-8-8.1-District-Water-Management-Strategy.pdf North Ellenbrook DSP Appendix 8 & 8.1 District Water Management Plan and Addendum	01/11/2022	No	High
#14.	Document	Attachment_U_DSP-Appendix-9-Activity-Centres-and-Employment-Strategy.pdf North Ellenbrook DSP Appendix 9 Activity Centres and Employment Strategy	01/01/2020	No	High
#15.	Document	Attachment_V_DSP-Appendix-10-10.1-Servicing-Report.pdf North Ellenbrook DSP Appendix 10 & 10.1 Servicing Report and Addendum	14/11/2018	No	High
#16.	Link	City of Swan Local Planning Scheme 17 https://www.wa.gov.au/system/files/2025-11/swan1..			High
#17.	Link	Landgate Map Viewer https://map-viewer-plus.app.landgate.wa.gov.au/i..			High
#18.	Link	Region Schemes - Zones and Reserves (DPLH-023) https://catalogue.data.wa.gov.au/dataset/region-..			High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment_C_REDACTED_Report Ethno Survey North Ellenbrook 25.pdf REDACTED Ethnographic Survey – North Ellenbrook DSP	01/12/2025	No	High
#2.	Document	Attachment_C_Report Ethno Survey North Ellenbrook 25.pdf Ethnographic Survey – North Ellenbrook DSP	01/12/2025	Yes	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment_A_North-Ellenbrook-(West)-District-Structure-Plan.pdf North Ellenbrook District Structure Plan (Approved)	10/11/2022	No	High
#2.	Document	Attachment_B_Figure 1-13.pdf Figures showing the location and local context of the proposed action	11/01/2026	No	High
#3.	Document	Attachment_D_Reconnaissance Flora, Vegetation and Black Cockatoo Habitat Assessment.pdf Reconnaissance flora, vegetation and black cockatoo assessment report (360 Environmental, 2019)	01/07/2019	Yes	High
#4.	Document	Attachment_D_REDACTED_Reconnaissance Flora, Vegetation and Black Cockatoo Habitat Assessment.pdf REDACTED Reconnaissance flora, vegetation and black cockatoo assessment report (360 Environmental, 2019)	01/07/2019	No	High
#5.	Document	Attachment_E_4471 Nth Ellenbrook BC Hollow Assessment _Rev1.pdf North Ellenbrook Black Cockatoo Habitat Assessment - Hollow Inspection via Drone (360 Environmental, 2022)	17/10/2022	No	High
#6.	Document	Attachment_F_HollowInspection_Kirkby.pdf Black Cockatoo Breeding Hollow Inspection via Pole Camera (Kirkby, 2022)	28/12/2022	No	High
#7.	Document	Attachment_J_DSP-Appendix-1-Industrial-Land-Assessment.pdf North Ellenbrook DSP Appendix 1 Industrial Land Assessment	26/01/2021	No	High
#8.	Document	Attachment_K_DSP-Appendix-2-2.1-Bushfire-Management-Plan.pdf North Ellenbrook DSP Appendix 2 Bushfire Management Plan	20/01/2021	No	High
#9.	Document	Attachment_L_DSP-Appendix-3-Environmental-Assessment-Report.pdf North Ellenbrook DSP Appendix 3 Environmental Assessment Report	31/12/2020	No	High
#10.	Document	Attachment_M_DSP-Appendix_3_1-environmental_assessment_report_addendum.pdf	20/03/2022	No	High

North Ellenbrook DSP Appendix 3.1 EAR Addendum					
#11.	Document	Attachment_N_DSP-Appendix-4-Residential-Needs-Study.pdf North Ellenbrook DSP Appendix 4 Residential Needs Study	29/02/2020	No	High
#12.	Document	Attachment_O_DSP-Appendix-5-Acoustic-Assessment.pdf North Ellenbrook DSP Appendix 5 Acoustic Assessment	31/07/2019	No	High
#13.	Document	Attachment_P_DSP-Appendix-6A-3D-Visioning-Report_p1-2.pdf North Ellenbrook DSP Appendix 6 3D Visioning Part 1 (pp.1-2)	31/10/2022	No	High
#14.	Document	Attachment_Q_DSP-Appendix-6B-3D-Visioning-Report_p3-5.pdf North Ellenbrook DSP Appendix 6 3D Visioning Part 2 (pp.3-5)	31/10/2022	No	High
#15.	Document	Attachment_R_DSP-Appendix-6C-3D-Visioning-Report_p6-7.pdf North Ellenbrook DSP Appendix 6 3D Visioning Part 3 (pp.6-7)	31/10/2022	No	High
#16.	Document	Attachment_S_DSP-Appendix-7-7.1-Transport-Impact-Assessment.pdf North Ellenbrook DSP Appendix 7 & 7.1 Transport Impact Assessment and 2023 Addendum	19/07/2022	No	High
#17.	Document	Attachment_T_DSP-Appendix-8-8.1-District-Water-Management-Strategy.pdf North Ellenbrook DSP Appendix 8 & 8.1 District Water Management Plan and Addendum	31/10/2022	No	High
#18.	Document	Attachment_U_DSP-Appendix-9-Activity-Centres-and-Employment-Strategy.pdf North Ellenbrook DSP Appendix 9 Activity Centres and Employment Strategy	31/12/2019	No	High
#19.	Document	Attachment_V_DSP-Appendix-10-10.1-Servicing-Report.pdf North Ellenbrook DSP Appendix 10 & 10.1 Servicing Report and Addendum	13/11/2018	No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence

#1.	Document	Attachment _G_Ellenbrook-LAP-2023.pdf Ellenbrook Local Area Plan Community Engagement Report	01/04/2023	No	High
#2.	Document	Attachment_B_Figure 1-13.pdf Figures showing the location and local context of the proposed action	11/01/2026	No	High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment_B_Figure 1-13.pdf Figures showing the location and local context of the proposed action	11/01/2026	No	High
#2.	Link	2 metre contours (DPIRD-072) https://catalogue.data.wa.gov.au/dataset/dpird-2..			High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment_B_Figure 1-13.pdf Figures showing the location and local context of the proposed action	11/01/2026	No	High
#2.	Document	Attachment_D_Reconnaissance Flora, Vegetation and Black Cockatoo Habitat Assessment.pdf Reconnaissance flora, vegetation and black cockatoo assessment report (360 Environmental, 2019)	30/06/2019	Yes	High
#3.	Document	Attachment_D_REDACTED_Reconnaissance Flora, Vegetation and Black Cockatoo Habitat Assessment.pdf REDACTED Reconnaissance flora, vegetation and black cockatoo assessment report (360 Environmental, 2019)	30/06/2019	No	High
#4.	Link	Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the SCP https://www.environment.gov.au/biodiversity/thre..			High
#5.	Link	Referral guideline for 3 WA threatened black cockatoo species			High

https://www.dcceew.gov.au/sites/default/files/do..

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment_B_Figure 1-13.pdf Figures showing the location and local context of the proposed action	11/01/2026	No	High
#2.	Document	Attachment_D_Reconnaissance Flora, Vegetation and Black Cockatoo Habitat Assessment.pdf Reconnaissance flora, vegetation and black cockatoo assessment report (360 Environmental, 2019)	30/06/2019	Yes	High
#3.	Document	Attachment_D_REDACTED_Reconnaissance Flora, Vegetation and Black Cockatoo Habitat Assessment.pdf REDACTED Reconnaissance flora, vegetation and black cockatoo assessment report (360 Environmental, 2019)	30/06/2019	No	High
#4.	Link	Soil Landscape Mapping - Best Available (DPIRD-027) https://catalogue.data.wa.gov.au/dataset/soil-la..			High
#5.	Link	Swan Coastal Plain and Perth-Peel Native Vegetation Extent 2024 (DWER-141) https://catalogue.data.wa.gov.au/en/dataset/swan..			High
#6.	Link	Vegetation Complexes - Swan Coastal Plain (DBCA-046) https://catalogue.data.wa.gov.au/dataset/vegetat..			High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment_C_REDACTED_Report Ethno Survey North Ellenbrook 25.pdf REDACTED Ethnographic Survey – North Ellenbrook DSP	30/11/2025	No	High
#2.	Document	Attachment_C_Report Ethno Survey North Ellenbrook 25.pdf	01/12/2025	Yes	High

Aboriginal Heritage Assessments – North Ellenbrook DSP			
#3.	Link	Aboriginal Cultural Heritage - Register (DPLH-099) https://catalogue.data.wa.gov.au/dataset/aborigi..	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment_B_Figure 1-13.pdf Figures showing the location and local context of the proposed action	11/01/2026	No	High
#2.	Link	FPM 1 in 100 (1%) AEP Floodway and Flood Fringe Area (DWER-014) https://catalogue.data.wa.gov.au/en/dataset/fpm-..			High
#3.	Link	FPM Floodplain Area (DWER-020) https://catalogue.data.wa.gov.au/dataset/fpm-flo..			High
#4.	Link	Gnangara Jandakot Depth to Groundwater (Contours) – 2019 Min (DWER-095) https://catalogue.data.wa.gov.au/dataset/gnangar..			High
#5.	Link	Gnangara Jandakot Water Table Elevation (Contours) – 2019 Max (DWER-100) https://catalogue.data.wa.gov.au/en/dataset/gnan..			High
#6.	Link	Gnangara Jandakot Water Table Elevation (Contours) – 2019 Min (DWER-099) https://catalogue.data.wa.gov.au/en/dataset/gnan..			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	Attachment_D_Reconnaissance Flora, Vegetation and Black Cockatoo Habitat Assessment.pdf Reconnaissance flora, vegetation and	30/06/2019	Yes	High

black cockatoo assessment report (360 Environmental, 2019)					
#2.	Document	Attachment_D_REDACTED_Reconnaissance Flora, Vegetation and Black Cockatoo Habitat Assessment.pdf REDACTED Reconnaissance flora, vegetation and black cockatoo assessment report (360 Environmental, 2019)	30/06/2019	No	High
#3.	Document	Attachment_E_4471 Nth Ellenbrook BC Hollow Assessment _Rev1.pdf North Ellenbrook Black Cockatoo Habitat Assessment - Hollow Inspection via Drone	17/10/2022	No	High
#4.	Document	Attachment_F_HollowInspection_Kirkby.pdf Black Cockatoo Breeding Hollow Inspection via Pole Camera (Kirkby, 2022)	27/12/2022	No	High
#5.	Document	Attachment_H_DCCEEW Habitat Scoring Tool for BC.pdf DCCEEW Black Cockatoo Habitat Quality Scoring Tool - Applied Scores	01/10/2025	No	High
#6.	Link	Approved Conservation Advice for Acacia anomala (Grass Wattle) https://www.environment.gov.au/biodiversity/thre..			High
#7.	Link	Black-stripe minnow (Galaxiella nigrostriata) https://rivers.dwer.wa.gov.au/species/galaxiella..			High
#8.	Link	Chuditch (Dasyurus geoffroii) - National Recovery Plan https://www.dcceew.gov.au/environment/biodiversi..			High
#9.	Link	referral guideline for 3 WA threatened black cockatoo species https://www.dcceew.gov.au/sites/default/files/do..			High
#10.	Link	SPRAT - Acacia anomala — Grass Wattle, Chittering Grass Wattle https://www.environment.gov.au/cgi-bin/sprat/pub..			High
#11.	Link	SPRAT - Eleocharis keigheryi — Keigherys Eleocharis			High

		https://www.environment.gov.au/cgi-bin/sprat/pub..	
#12.	Link	SPRAT - Zanda baudinii — Baudins Cockatoo, Baudins Black-Cockatoo, Long-billed Blac https://www.environment.gov.au/cgi-bin/sprat/pub..	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment_B_Figure 1-13.pdf Figures showing the location and local context of the proposed action	11/01/2026	No	High
#2.	Document	Attachment_I_Significant Impact Assessment.pdf North Ellenbrook (West) LSP1 - Significant Impact Assessment (WEPL)	01/12/2025	No	High
#3.	Link	Black Cockatoo Breeding Sites - Buffered (DBCA-063) https://catalogue.data.wa.gov.au/dataset/black-c..			High
#4.	Link	Carnabys Cockatoo Areas requiring investigation as feeding habitat in the Jarrah Forest IBRA Region https://catalogue.data.wa.gov.au/dataset/carnaby..			High
#5.	Link	Carnabys Cockatoo Areas requiring investigation as feeding habitat in the Swan Coastal Plain (SCP) I https://catalogue.data.wa.gov.au/dataset/carnaby..			High
#6.	Link	DBCA - Legislated Lands and Waters (DBCA-011) https://catalogue.data.wa.gov.au/dataset/dbca-le..			High
#7.	Link				

		Forest Management Plan 2013-2024 https://www.dbca.wa.gov.au/sites/default/files/2..	High
#8.	Link	Forest Management Plan 2023-2034 https://www.dbca.wa.gov.au/management/forests/fo..	High
#9.	Link	Great Cocky Count https://birdlife.org.au/events/great-cocky-count/	High
#10.	Link	Referral guideline for 3 WA threatened black cockatoo species https://www.dcceew.gov.au/environment/epbc/publi..	High
#11.	Link	Swan Coastal Plain and Perth-Peel Native Vegetation Extent 2024 (DWER-141) https://catalogue.data.wa.gov.au/dataset/swan-co..	High
#12.	Link	Vegetation Complexes - South West forest region of Western Australia (DBCA-047) https://catalogue.data.wa.gov.au/dataset/vegetat..	High
#13.	Link	Vegetation Complexes - Swan Coastal Plain (DBCA-046) https://catalogue.data.wa.gov.au/dataset/vegetat..	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment_B_Figure 1-13.pdf Figures showing the location and local context of the proposed action	11/01/2026	No	High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	19652083013
Organisation name	WESTERN ENVIRONMENTAL APPROVALS PTY LTD
Organisation address	6005 WA
Representative's name	Julia Burr
Representative's job title	Senior Environmental Consultant
Phone	0435936293
Email	julia.b@westenv.com.au
Address	Suite 3, Level 1, 1209 Hay St, West Perth WA 6005

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

☑ Check this box to confirm these are the correct identification details. *

☑ By checking this box, I, **Julia Burr of WESTERN ENVIRONMENTAL APPROVALS 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. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

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	61144118463
Organisation name	ELLENHOOG PTY LTD
Organisation address	6007 WA
Representative's name	Ryan Hunter

Representative's job title	Project Director
Phone	(08) 9200 4000
Email	rhunter@parcelproperty.com.au
Address	1/301 Vincent St, Leederville WA 6007

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

☑ Check this box to confirm these are the correct identification details. *

☑ I, **Ryan Hunter of ELLENHOOG 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. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

✔ 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. *

☑ Check this box to confirm these are the correct identification details. *

☑ I, **Ryan Hunter of ELLENHOOG 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. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.