

Lot 102 Bussell Highway, Cowaramup Residential Development

Application Number: 02820

Commencement Date:
14/03/2025

Status: Locked

1. About the project

1.1 Project details

1.1.1 Project title *

Lot 102 Bussell Highway, Cowaramup Residential Development

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 *

30/11/2025

1.1.4 Estimated end date *

30/11/2032

1.2 Proposed Action details

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

The Proposed Action seeks to amend the currently approved Local Structure Plan (LSP) and facilitate the development of residential subdivisions, including roads, and associated infrastructure at Lot 102 Bussell Highway, Cowaramup (the Proposed Action Area) within the Shire of Augusta-Margaret River. The 19.64-hectare (ha) site is located within a short walk to town and has been identified for residential development under local planning schemes and townscape development frameworks for well over two decades. The Proposed Action Area has historically been used for agricultural purposes and livestock grazing, leaving the area predominantly parkland cleared, with only about 1.23 ha of remnant trees remaining having minimal ecological value in its current state. Only 4 trees (2%) were assessed to be in “Good” condition while the remaining range between “Degraded” and “Extremely Degraded” condition, with extensive Marri canker recorded [Attachment 2 - Arborist Report (Taylor, 2023), Tree Survey Table, Page 7-18].

The Proposed Action requires the clearing of 0.39 ha of the degraded remnant vegetation, with 0.34 ha to be retained as Public Open Space (POS) and 0.50 ha to be modified for bushfire compliance, balancing development needs with conservation objectives. This will result in a combined disturbance footprint of 0.89 ha and retention 0.34 ha of degraded remnant vegetation. This approach represents a notable improvement on the currently approved LSP, which would result in the loss of most of the remnant vegetation to facilitate the construction of a lifestyle community complex. The revised concept design strikes a more balanced outcome by incorporating the POS area and additional lots, allowing for the retention of some remnant vegetation. This approach supports conservation objectives while meeting development requirements, delivering a more sustainable and community-focused solution.

Zoned for ‘Future Development’ and ‘Residential’ under the Shire’s Local Planning Scheme No. 1 with an existing approved Structure Plan in place, the Proposed Action Area is consistent with local planning frameworks, requiring no rezoning for the proposed development and contributing towards much needed residential housing in the region.

While the proposed clearing is small in scale and involves vegetation in a degraded condition, it has the potential to impact federally protected Matters of National Environmental Significance (MNES) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). These include:

- potential foraging habitat for all three Black Cockatoo species—Carnaby’s Black Cockatoo (*Zanda latirostris*, listed as ‘Endangered’), Baudin’s Black Cockatoo (*Zanda baudinii*, listed as ‘Endangered’), and the Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*, listed as ‘Vulnerable’) along with breeding habitat for Carnaby’s and Baudin’s Black Cockatoos; and
- potential habitat for the ‘Critically Endangered’ Western Ringtail Possum (*Pseudocheirus occidentalis*).

The Proposed Action Area has been subject to detailed ecological assessments, including desktop and field investigations conducted between May and July 2023, as documented in Attachment A - EAR (Ecosystem Solutions, 2025) and Attachment B - Arborist Report (Taylor, 2023). The findings of these assessment are discussed in Section 3 and 4 of this referral.

The environmental impacts of the proposed clearing have been assessed against the criteria outlined in the *Matters of National Environmental Significance Significant Impact Guidelines 1.1* (DCCEEW, 2013). Whilst noting the occurrence of MNES values within the Proposed Action Area, the Proposed Action is not considered to be a ‘Controlled Action’ under the EPBC Act, as the potential impacts are minor and unlikely to have a significant impact on the potentially affected MNES. The degraded condition of the vegetation, the retention and management of vegetation as Public Open Space, and the availability of more extensive, high-quality habitat in the surrounding region, notably the Leeuwin-Naturaliste National Park located approximately 6km west of the Proposed Action Area, collectively mitigate the environmental effects of the Proposed Action.

To ensure transparency and provide confidence in the Proposed Action’s environmental management, the applicant, Goldfields Cowaramup Pty Ltd, has elected to self-refer the Proposed Action under the EPBC Act. This approach underscores a commitment to regulatory compliance and environmental stewardship

while affirming that the Proposed Action can proceed without requiring formal assessment or approval under the EPBC Act. By aligning development with best practices and ensuring minimal environmental impact, the Proposed Action represents a balanced approach to meeting urban growth needs while safeguarding ecological values.

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? *

Land Planning

The Proposed Action Area, Lot 102 Bussell Highway, Cowaramup, is zoned 'Future Development' and 'Residential' under the Shire of Augusta-Margaret River Local Planning Scheme 1. The land is designated for urban expansion, aligning with local and regional development strategies and has an existing approved Structure Plan over the Proposed Action Area.

Environmental Legislation and Policies

The following Commonwealth and State legislation and policies are relevant to the Proposed Action:

- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act): The Proposed Action Area contains potential habitat for Matters of National Environmental Significance (MNES), including Western Ringtail Possums and Black Cockatoos;
- *Biodiversity Conservation Act 2016* (WA): Provides protection for threatened flora and fauna, including species identified in the NatureMap and EPBC Protected Matters Search Tool;
- *Environmental Factor Guideline Flora and Vegetation* (EPA, 2016);
- *Technical Guidance - Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016);
- *Acid Sulfate Soils Guidelines* (DWER, 2015): The Proposed Action Area includes Acid Sulfate Soils Risk Class 2 in the southern portion, requiring a management plan if excavation exceeds 100m³; and
- *Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black Cockatoo* (DAWE, 2022); and
- *EPA Advice: Carnaby's Cockatoo in Environmental Impact Assessment in the Perth and Peel Region* (EPA, 2019).

The Proposed Action will adhere to these environmental and planning regulations, ensuring compliance through local structure plan amendments, environmental assessments, and relevant permit applications.

Additionally, as outlined above, whilst the Proposed Action Area includes MNES values (refer to Section 1.2.1 of this referral), the Proposed Action is not considered to be a 'Controlled Action' under the EPBC Act. The Proposed Action is not anticipated to result in a significant environmental effect to MNES values as assessed in accordance with the DCCEE (2013) document *Matters of National Environmental Significance Significant Impact Guidelines 1.1*.

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

consultation documentations, if relevant. *

The Local Structure Plan was advertised to the public, and these comments were considered by the Shire with the application being approved by the Council on the 27th November 2024.

In specific regard to Aboriginal stakeholders, a search of the State Department of Planning, Lands and Heritage (DPLH) Aboriginal Cultural Heritage Enquiry System (ACHIS) has identified no registered sites of Aboriginal heritage within or adjacent to the Proposed Action Area (DPLH, 2025); no heritage related issues were raised during the public consultation process; therefore, no significant impact to Aboriginal heritage issues are anticipated.

1.3.1 Identity: Referring party

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	62100220479
Organisation name	JBS&G Australia Pty Ltd
Organisation address	Level 8, 179 Elizabeth St, Sydney, NSW

Referring party details

Name	Yoanna Seesaha
Job title	Environmental Consultant
Phone	0413 463 193
Email	yseesaha@jbsg.com.au
Address	Level 9 Allendale Square, 77 St Georges Terrace, Perth WA

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 63643498597

Organisation name Goldfields Cowaramup Pty Ltd

Organisation address Level 23 627 Chapel Street South Yarra, VIC, 3141

Person proposing to take the action details

Name Gareth Wilson

Job title State Director – WA

Phone 0407089032

Email gareth@goldfieldsgroup.com.au

Address 3/92 Forrest Street, Cottesloe WA 6011

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. *

Goldfields Cowaramup Pty Ltd (Goldfields) has and continues to demonstrate commitment to responsible environmental management, underpinned by a strong track record of compliance with Commonwealth, State, and Territory laws. The company has not been subject to any past or ongoing legal proceedings relating to breaches of environmental legislation, reflecting its dedication to maintaining high ethical and operational standards.

Environmental stewardship is one of the core principles of the company, embedded into multiple phases of its operations. The company operates in alignment with its comprehensive environmental policy, which promotes sustainable development practices, the protection of biodiversity, and the responsible use of natural resources. This policy is supported by rigorous frameworks and site-specific environmental management plans that aim to minimise ecological impacts, enhance habitat retention, and ensure compliance with all regulatory requirements.

Goldfields is committed to conscious development, focusing on sustainable outcomes through the integration of green infrastructure, the preservation of remnant vegetation, and meaningful stakeholder engagement. This approach ensures that projects are designed to balance development objectives with environmental responsibility, reflecting the company's dedication to creating lasting value for both the community and the natural environment.

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

Goldfields Cowaramup Pty Ltd conducts its operations in full compliance with Commonwealth, State, and Territory laws; however, it does not currently implement a separate, independent environmental framework.

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	63643498597
Organisation name	Goldfields Cowaramup Pty Ltd
Organisation address	Level 23 627 Chapel Street South Yarra, VIC, 3141
Proposed designated proponent details	
Name	Gareth Wilson
Job title	State Director – WA
Phone	0407089032
Email	gareth@goldfieldsgroup.com.au
Address	3/92 Forrest Street, Cottesloe WA 6011

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	62100220479
Organisation name	JBS&G Australia Pty Ltd
Organisation address	Level 8, 179 Elizabeth St, Sydney, NSW
Representative's name	Yoanna Seesaha
Representative's job title	Environmental Consultant
Phone	0413 463 193
Email	yseesaha@jbsg.com.au
Address	Level 9 Allendale Square, 77 St Georges Terrace, Perth WA

✔ 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	63643498597
Organisation name	Goldfields Cowaramup Pty Ltd
Organisation address	Level 23 627 Chapel Street South Yarra, VIC, 3141
Representative's name	Gareth Wilson
Representative's job title	State Director – WA
Phone	0407089032
Email	gareth@goldfieldsgroup.com.au
Address	3/92 Forrest Street, Cottesloe WA 6011

✔ 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: 19.63 Ha **Disturbance Footprint:** 0.82 Ha **Retention Area:** 0.34 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Lot 102 Bussell Highway, Cowaramup

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 cadastral parcel Lot 102 on Deposited Plan 36365 is freehold owned by Goldfields Cowaramup Pty Ltd.

3. Existing environment

3.1 Physical description

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

The Proposed Action Area, Lot 102 Bussell Highway, Cowaramup, is a 19.64-hectare (ha) site located approximately 12 km north of Margaret River within the Shire of Augusta-Margaret River. Historically used for livestock grazing, the Proposed Action Area is highly cleared and predominantly degraded, with approximately 95% classified as “Completely Degraded” under the Keighery (1994) vegetation condition scale [Attachment A - EAR (Ecosystem Solutions, 2025), Section 4.3.3, Table 4, Pages 29-30]. The remaining 1.23 ha of remnant vegetation is in a degraded state, with limited native understory and significant weed infestation due to historical grazing, clearing, and logging activities.

The Proposed Action Area has not been impacted by recent major environmental events, such as bushfire or flood, but ongoing agricultural activities, invasive species and fungal pathogens have further contributed to its poor ecological condition.

Zoned for ‘Future Development’ and ‘Residential’ under the Shire’s Local Planning Scheme No. 1 with an existing approved Structure Plan in place, the Proposed Action Area is consistent with local planning frameworks, requiring no rezoning for the proposed development.

Surrounding land uses include ‘General Agriculture’ to the north and east, ‘Priority Agriculture’ to the south, and residential lots west of Sunset Drive. Access to the Proposed Action Area is well-supported by existing road infrastructure, including Bussell Highway and Sunset Drive, which provide sealed routes to and from the Proposed Action Area.

While the Proposed Action Area offers some potential foraging habitat for Black Cockatoos and low-density habitat for Western Ringtail Possums, the remnant vegetation is of limited ecological value, with higher-quality habitat available in nearby conservation areas such as the Leeuwin-Naturaliste National Park, located 6 km to the west. Overall, the Proposed Action Area’s current condition reflects its historical agricultural use and aligns with its zoning for ‘Future Development’.

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

The Proposed Action Area, Lot 102 Bussell Highway, Cowaramup, is currently used for livestock grazing, reflecting its historical agricultural purpose.

The proposed use involves residential subdivisions, roads, and associated infrastructure, consistent with its zoning for ‘Future Development’ and ‘Residential’ under the Shire of Augusta-Margaret River Local Planning Scheme No. 1.

Approximately 0.34 hectares of remnant vegetation will be retained as Public Open Space, with an additional 0.50 hectares modified for bushfire compliance.

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

No outstanding natural features and/or any other important or unique values occur within the area of the Proposed Action.

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 area of the Proposed Action slopes gently from the northeast to the south west from approximately 132 mAHD to 126 mAHD. A drainage line crosses the southern third of the Proposed Action Area leading to a small farm dam in the south west corner.

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.

The Environmental Assessment Report for the Proposed Action Area [Attachment A – EAR (Ecosystem Solutions, 2025), Sections 4 & 5, Pages 10-45] summarises the findings of flora, fauna, and vegetation surveys conducted between May 2023 and July 2023. These assessments, which included desktop reviews with a 10 km buffer and detailed field surveys of the 19.64-hectare (ha) Proposed Action Area, revealed a highly degraded ecosystem primarily shaped by historical clearing, livestock grazing, and invasive species. Only 5% of the Proposed Action Area (approximately 1.01 ha) retains a remnant vegetation structure classified as degraded, while the remaining 19.35 ha (95.5%) is categorised as completely degraded.

The vegetation is representative of the:

- Cowaramup Uplands (C2) vegetation complex, featuring open forests dominated by *Eucalyptus marginata* (Jarrah) and *Corymbia calophylla* (Marri).

However, no Threatened Ecological Communities (TECs) or conservation-significant flora were recorded. The Proposed Action Area also supports various introduced flora species, with 31 species identified, including declared pests such as Bridal Creeper and Arum Lily.

Of particular note, the pre-referral meeting with the Department of Climate Change, Energy, the Environment and Water (DCCEEW) highlighted specific interest in the potential presence of the Vulnerable orchid species *Drakea micrantha* (EPBC Act). This species was flagged during the desktop assessment, which identified its known distribution within the region. However, field surveys did not identify the presence of *D. micrantha* within the Proposed Action Area. The highly degraded condition of the Proposed Action Area, combined with its long history of livestock grazing and other agricultural disturbances and vulnerability to displacement by weed species (*Drakea micrantha* Conservation Advice, 2008), significantly reduces the likelihood of this species occurring. Additionally, *D. micrantha* typically prefers habitat characterised by white to grey sand, a substrate type that is not present within the Proposed Action Area. While the field surveys were conducted outside the spring flowering period for the species (May to July), it is important to note that *D. micrantha* is primarily identifiable by its leaves, which typically emerge from winter onwards. Given the timing of the surveys, it is likely that the leaves would have been visible if the species were present. However, to ensure no communities of *Drakea micrantha* are impacted by the development, a targeted survey will be undertaken during the flowering period (September – October) within and adjacent to the Proposed Action Area prior to clearing. If the species is identified any disturbance will need to be authorised by the WA Minister for the Environment under the *Biodiversity Conservation Act 2016*.

In terms of fauna, evidence of conservation-significant species was limited. Signs of foraging by Black Cockatoos, such as marked Marri nuts, were observed, but no roosting or nesting activity was detected within the Proposed Action Area. While the area contains suitable habitat for Baudin's, Carnaby's, and Forest Red-tailed Black Cockatoos, it is not considered a critical site given the availability of more than 14,000 ha of suitable habitat within 10 km of the site. One Western Ringtail Possum (*Pseudocheirus occidentalis*) was observed in a tree on an adjacent property; however, the remnant vegetation within the Proposed Action Area forms an isolated patch, which limits its ecological value. Given its separation from larger contiguous areas of habitat, this patch is not functioning as a primary ecological linkage for the Western Ringtail Possum. Other fauna observed included common bird species and evidence of European rabbits.

The Proposed Action Area's existing ecosystem is characterised by degraded open forest vegetation with scattered remnant native trees. Situated adjacent to agricultural land and patches of remnant vegetation in the Cowaramup townsite, the Proposed Action Area is in proximity to larger conservation reserves, such as the Leeuwin-Naturaliste National Park. While the habitat quality within the Proposed Action Area is low due to historical and ongoing disturbances, some remnant vegetation provides limited ecological resources for local fauna.

The detailed findings, including maps and species lists, are available in the attached Environmental Assessment Report [Attachment A – EAR (Ecosystem Solutions, 2025)]. Key supporting documentation within Attachment A – EAR (Ecosystem Solutions, 2025) includes Appendix A (NatureMap Extract for

threatened/priority species), Appendix B (EPBC Protected Matters Search Tool results), Appendix E (Native Species List), and Appendix F (Habitat Trees). Additional maps and data can be referenced in Figures 6, 7, and 9 and species tables such as Tables 3 and 6 within Attachment A – EAR (Ecosystem Solutions, 2025), Sections 4 & 5, Pages 10-45.

No other environmental values of conservation significance under the EPBC Act were recorded, or considered to have a potential to occur, within the Proposed Action Area.

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

The Proposed Action Area, located at Lot 102 Bussell Highway in Cowaramup, covers approximately 19.64 hectares (ha) of gently undulating land. This site has been extensively modified by historical land uses, such as livestock grazing, clearing, and the introduction of invasive species. As a result, most of the vegetation is classified as ‘Completely Degraded’ or ‘Degraded’ according to the Keighery Vegetation Condition Scale (1994), with about 95% of the area cleared and dominated by exotic grasses and weeds [Attachment A - EAR (Ecosystem Solutions, 2025), Section 4.3.3, Pages 29-30]. Small remnants of native vegetation remain but are highly fragmented.

The majority of the vegetation on the Proposed Action Area is dominated by exotic pasture grasses and weeds, which are a result of its current use for cattle grazing. Invasive plant species, such as Bridal Creeper (*Asparagus asparagoides*) and Arum Lily (*Zantedeschia aethiopica*), are common throughout, further reducing the ecological value of the area. The remnant native vegetation is limited to scattered trees and a small patch in the northwest corner. The understorey is either absent or overrun by invasive species.

Approximately 1.23 ha of remnant native vegetation remains, primarily consisting of open forest dominated by *Eucalyptus marginata* (Jarrah) and *Corymbia calophylla* (Marri), which is representative of the Cowaramup Uplands vegetation complex (C2). This remnant vegetation is classified as “Degraded” due to past clearing and grazing, which have significantly altered its structure and composition. Native understorey species are scarce and heavily impacted by invasive weeds. Additionally, a high concentration of the remaining trees showed evidence of the Marri canker disease [Attachment B - Arborist Report (Taylor, 2023), Pages 6-18].

No Threatened Ecological Communities (TECs) were identified, and the vegetation does not show characteristics of significant conservation value.

The soils in the Proposed Action Area belong to the Cowaramup Uplands system and are characterized by sandy gravel, loamy gravel, and sandy duplex soils. The Cowaramup Wet Flats Phase, found in slight depressions, has poorly drained soils with pale grey mottled clays, while the Cowaramup Flats Phase features well-drained gravelly duplex soils on flat terrain. Soil conditions reflect historical agricultural practices, with evidence of compaction, reduced soil structure, and moderate erosion. These conditions, combined with nutrient enrichment from grazing, have facilitated the dominance of exotic grasses and weeds, hindering native vegetation regeneration.

3.3 Heritage

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

No Commonwealth heritage places occur within, or in the vicinity of, the Proposed Action.

No other places recognised as having heritage value occur within, or in the vicinity of, the Proposed Action.

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

A search of the DPLH Aboriginal Cultural Heritage Enquiry System (ACHIS) has identified no registered sites of Aboriginal heritage within or adjacent to the Proposed Action Area (DPLH, 2025).

3.4 Hydrology

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

The Proposed Action Area is located within the Wilyabrup Brook catchment, a minor river system with tributaries surrounding the Proposed Action Area. One such tributary intersects the southern third of the Proposed Action Area (DWER-031) and acts as an agricultural drain terminating at a small farm dam in the southwest corner of the Proposed Action Area. Wilyabrup Brook flows northwest to an estuary located between Yallingup and Gracetown [Attachment A - EAR (Ecosystem Solutions, 2025), Section 4.1.5, Page 17] with the river itself being approximately 850 meters from the Proposed Action Area boundary.

There are no Ramsar-listed wetlands within or in close proximity to the Proposed Action Area, and the ephemeral stream on-site does not drain into any Ramsar wetlands nor contribute to any Ramsar wetlands during significant rain events or flooding periods (DBCA-010).

No other natural surface water features (major rivers, creeks, wetlands) occur within, or in the vicinity of, the Proposed Action.

A Local Water Management Strategy [Attachment C – LWMS (Hydr2o, 2023)] was developed for the Local Structure Plan and an Urban Water Management Plan (UWMP) will be developed to ensure adequate water management by addressing stormwater drainage, water quality protection, and water supply efficiency while minimising environmental impacts. The plan will incorporate water-sensitive urban design (WSUD) principles to manage stormwater, mitigate flood risks, and protect nearby waterways and ecosystems, all while ensuring compliance with relevant local and state regulations.

4. Impacts and mitigation

4.1 Impact details

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

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

4.1.1 World Heritage

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

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

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

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

No

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

*

Not in proximity to a World Heritage 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.

*

Not in proximity to a National Heritage Place.

4.1.3 Ramsar Wetland

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

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

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

—

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

No

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

Not in proximity to a Ramsar Wetland.

4.1.4 Threatened Species and Ecological Communities

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

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

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

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Banksia mimica</i>	Summer Honey-pot
No	No	<i>Bettongia penicillata ogilbyi</i>	Woylie
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Caladenia huegelii</i>	King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes	Yes	<i>Calyptorhynchus banksii naso</i>	Forest Red-tailed Black-Cockatoo, Karrak
No	No	<i>Dasyurus geoffroii</i>	Chuditch, Western Quoll
No	No	<i>Drakaea micrantha</i>	Dwarf Hammer-orchid
No	No	<i>Engaewa pseudoreducta</i>	Margaret River Burrowing Crayfish
No	No	<i>Gastrolobium papilio</i>	Butterfly-leaved Gastrolobium
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
Yes	Yes	<i>Pseudocheirus occidentalis</i>	Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit
No	No	<i>Sternula nereis nereis</i>	Australian Fairy Tern
Yes	Yes	<i>Zanda baudinii</i>	Baudin's Cockatoo, Baudin's Black-Cockatoo, Long-billed Black-cockatoo
Yes	Yes	<i>Zanda latirostris</i>	Carnaby's Black Cockatoo, Short-billed Black-cockatoo

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Empodisma peatlands of southwestern Australia

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. *

Black Cockatoos (Baudin's Cockatoo, Carnaby's Cockatoo, and Forest Red-tailed Black Cockatoo)

The Proposed Action includes the partial clearing of remnant vegetation within Lot 102 Bussell Highway, Cowaramup, which constitutes potential foraging habitat for Black Cockatoos. Direct impacts include:

- **Loss of Foraging Habitat:** Approximately 0.89 ha of high-quality foraging habitat, including Marri and Jarrah trees, is proposed for clearing or modification. While this 0.89 ha represents a small fraction of the available foraging habitat in the surrounding region, the clearing reduces resources critical for all three species, particularly as the Proposed Action Area scored 10/10 in foraging quality using the DAWE (2022) scoring system;
- **Potential Loss of Nesting Habitat:** Of the 141 habitat trees identified with a diameter at breast height (DBH) greater than 30 cm, only one tree contains a hollow. However, this hollow is unsuitable for Black Cockatoos. The proposal seeks to minimize impacts by retaining the largest and healthiest trees within designated Public Open Spaces and road reserves; and
- **Reduction in Connectivity:** Although the Proposed Action Area is part of a larger landscape with more extensive forest areas nearby, habitat fragmentation may indirectly impact movement and feeding patterns, particularly if cumulative clearing in the region increases over time.

Western Ringtail Possum (*Pseudocheirus occidentalis*)

The Proposed Action Area lies within the broader distribution range of the Western Ringtail Possum and has medium habitat suitability based on soil and vegetation characteristics. Potential direct and indirect impacts include:

- **Loss of Habitat:** Clearing will remove up to 0.39 ha of vegetation entirely and modify an additional 0.50 ha to meet bushfire management standards. Retention of some canopy trees will reduce but not eliminate the loss of suitable foraging and sheltering habitat for this species;
- **Increased Predation Risk:** Habitat modification and reduction of canopy cover can increase the vulnerability of possums to predators such as cats and foxes; and
- **Population Displacement:** Given the presence of a recorded individual in an adjacent property, the clearing could displace possums using habitat in and around the Proposed Action Area, leading to increased competition for resources in surrounding areas.

These impacts, while limited in scale, have been assessed in light of the Proposed Action Area's overall degraded vegetation condition and proximity to extensive suitable habitat within the region. Nevertheless, both Black Cockatoos and Western Ringtail Possums remain vulnerable to cumulative threats across their range.

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 at Lot 102 Bussell Highway, Cowaramup, is not expected to result in a significant impact on Matters of National Environmental Significance (MNES) when assessed against the DCCEEW (2013) *Matters of National Environmental Significance – Significant Impact Guidelines 1.1*. This conclusion is based on an analysis of the nature, scale, and duration of the potential impacts on key species, including Black Cockatoos and the Western Ringtail Possum.

For Black Cockatoos [Carnaby's Black Cockatoo (DPaW 2013), Baudin's Black Cockatoo and Forest Red-tailed Black Cockatoo (DEC 2008)], the Proposed Action involves the clearing of up to 0.89 hectares of remnant vegetation, of which 0.39 hectares will be completely cleared, and 0.50 hectares will be retained but modified to meet bushfire management requirements. Although the Proposed Action Area contains suitable foraging habitat, it does not support known breeding sites or nesting hollows, with only one hollow observed on-site, which was deemed unsuitable. The habitat available on-site represents a small proportion of the extensive, higher-quality habitat available nearby, including the Leeuwin-Naturaliste National Park and State Forest blocks, which provide significant foraging and nesting resources. The impacts of vegetation clearing on Black Cockatoos are expected to be short-term and localized, with additional mitigation provided by retaining the largest and healthiest trees within Public Open Spaces.

For the Western Ringtail Possum (WRP) [Conservation advice (TSSC, 2017)], the Proposed Action Area is classified as medium-quality habitat, with 0.39 hectares of vegetation proposed for clearing and 0.50 hectares retained but modified for bushfire compliance. The Proposed Action Area lies outside the key management areas identified for this species, and no individuals were observed during surveys on-site, although one was noted in a neighbouring property. The degraded condition of the site significantly reduces its value as habitat. The majority of the site has been heavily cleared and grazed, leaving minimal understorey, which is a critical component of high-quality WRP habitat. Furthermore, the site is situated within an urbanizing environment, surrounded by residential housing and road infrastructure, which diminishes habitat connectivity and increases exposure to threats such as predation by domestic animals and road mortality (DPaW 2017). These urban-edge factors make the site less suitable for sustaining WRP populations and further reduce the likelihood of the site supporting viable populations in the long term. The over 14,000 ha of remnant vegetation within 10km, including Leeuwin Naturaliste National Park, Wooditijup National Park, North East Margaret River State Forest, Yelverton National Park and Walburra Nature Reserve provides higher quality habitat within consolidated and protected parcels for long term support of the WRP population.

This assessment aligns with guidance provided in the *Significant Impact Guidelines 1.1* and species-specific guidelines. For Black Cockatoos, the referral guidelines for WA's three threatened species (DAWE, 2022) indicate that the proposed clearing does not trigger significant thresholds, such as the loss of nesting trees, more than 1 hectare of high-quality foraging habitat, or removal of known roosting sites.

Supporting documentation is found at Attachment A – EAR (Ecosystem Solutions, 2025), Section 5.3.1, Pages 38-40 for Black Cockatoos and Section 5.3.2, Pages 41-42 for Western Ringtail Possum whereby the limited extent of impacts is outlined. Additionally, the Vegetation Condition Map [Attachment A – EAR (Ecosystem Solutions, 2025), Section 4.3.3, Figure 7, Page 32] highlights the degraded nature of vegetation across most of the Proposed Action Area, further supporting the conclusion that the impacts are localised and minor.

In summary, the Proposed Action's impacts on MNES are not anticipated to be significant due to the small scale, temporary nature, and localised effects of the clearing, coupled with mitigation measures and the availability of extensive nearby habitat. These findings align with the criteria outlined in the *Significant Impact Guidelines 1.1*, confirming that the Proposed Action does not warrant classification as a 'Controlled Action.'

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.

*

As detailed in Section 4.1.4.6 the Proposed Action is not considered a controlled action under the EPBC Act as it is unlikely to result in significant impacts on Matters of National Environmental Significance (MNES). For Black Cockatoos, the Proposed Action Area does not contain breeding or roosting habitat, and the minor loss of 0.42 hectares of foraging habitat is offset by the availability of extensive, high-quality habitat in the surrounding region. For Western Ringtail Possums, the Proposed Action Area's degraded condition, lack of understorey, poor connectivity, and urbanized setting make it unsuitable for supporting viable populations. The impacts are small in scale, localized, and temporary, with mitigation measures such as tree retention further reducing potential effects. This conclusion aligns with the Significant Impact Guidelines 1.1 and supporting species-specific referral guidelines, confirming the action does not trigger thresholds for significant impacts.

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. *

The Proposed Action includes a range of avoidance and mitigation measures to reduce impacts on Matters of National Environmental Significance (MNES), including Black Cockatoos and Western Ringtail Possums. To minimise unnecessary habitat loss, approximately 0.39 hectares of remnant vegetation will be preserved within designated Public Open Spaces, while an additional 0.38 hectares will be retained and modified to meet bushfire management requirements. This approach ensures the retention of key habitat features, such as canopy trees, where feasible. Of the 141 habitat trees identified with a diameter at breast height (DBH) greater than 30 cm, the majority will be retained, with only those directly affected by infrastructure development being removed. Priority has been given to retaining the largest and healthiest trees to sustain ecological value. The Proposed Action Area layout avoids impacts on adjacent vegetation and preserves ecological linkages to nearby forested areas, such as the Leeuwin-Naturaliste National Park, ensuring continued connectivity.

Beyond these avoidance measures, several mitigation strategies have been integrated to further limit impacts. Vegetation retained for habitat will be modified to reduce fuel loads for bushfire safety while maintaining tree canopies. Remnant vegetation will also be actively managed to control invasive species, reduce weed density, and preserve habitat quality for fauna. The Proposed Action Area's urban design incorporates Public Open Spaces that help maintain ecological functionality, ensuring the retention of habitat features within the development. Monitoring and compliance measures will be in place during construction to ensure adherence to these mitigation strategies, particularly regarding tree retention and preventing unnecessary clearing. Construction Environmental Management Plans are common requirements of subdivision conditions enforced by the Local Government.

These measures have been developed in line with site-specific assessments and the guidance set out in the Significant Impact Guidelines 1.1, as well as the referral guidelines for Black Cockatoos and Western Ringtail Possums. While the Proposed Action Area is already of limited ecological value due to its degraded condition, lack of understorey, and urbanised setting, these additional measures further reduce potential impacts on protected matters. Supporting information, including detailed assessments, is provided in Attachment A – EAR (Ecosystem Solutions, 2025), Sections 5.3.1 and 5.3.2, Pages 38–42, and Section 6, Pages 45–48, alongside vegetation and tree clearing plans in Figures 11–13. These measures highlight a strong commitment to reducing environmental impacts and preserving ecological values wherever possible.

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

As outlined in Section 4.1.4.2 and 4.1.4.6, the Proposed Action is not anticipated to have a significant impact on matters of national environmental significance (MNES) as defined under the EPBC Act. Furthermore, the planning stage has incorporated specific avoidance measures, including the retention of 0.34 hectares of remnant vegetation within the Public Open Space area, which effectively mitigates potential impacts. Given these proactive measures, no residual impacts remain that would necessitate offsetting. Therefore, in accordance with the EPBC Act and current environmental guidelines, the requirement for environmental offsets is deemed unnecessary.

4.1.5 Migratory Species

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

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

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

Direct impact	Indirect impact	Species	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Motacilla cinerea</i>	Grey Wagtail
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pandion haliaetus</i>	Osprey

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

No

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

*

No preferred habitat for the identified Migratory Species. Refer to Attachment A - EAR (Ecosystem Solutions, 2025), Section 5.1, Table 6, Pages 33-35.

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 project will not impact on any nuclear facilities or actions.

4.1.7 Commonwealth Marine Area

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

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

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

—

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

No

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

*

Not in proximity to any Commonwealth Marine Area.

4.1.8 Great Barrier Reef

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

No

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

*

Not in proximity to the Great Barrier Reef.

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

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

No

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

*

Not coal mining or coal seam gas involved.

4.1.10 Commonwealth Land

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

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

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

—

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

No

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

Not on Commonwealth Land.

4.1.11 Commonwealth Heritage Places Overseas

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

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

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

—

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

No

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

Not on Commonwealth Heritage Place 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. *

As identified by Section 4.1.4.2 (above), the Proposed Action is not considered to result in a significant effect to MNES values protected under the EPBC Act. Development of the Proposed Action Area also forms part of the strategic development plans for the Cowaramup townsite as detailed in the Local Planning Scheme. Accordingly, consideration of alternate timeframes, locations or activities for the Proposed Action is not necessary.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - EAR (Ecosystem Solutions, 2025) - Suitable for publishment.pdf Environmental assessment report - Suitable for publishment	10/03/2025	No	High
#2.	Document	Attachment A - EAR (Ecosystem Solutions, 2025).pdf Environmental assessment report.	10/03/2025	Yes	High
#3.	Document	Attachment B - Arborist Report (Taylor, 2023).pdf Tree Inspection and Recommendations	31/08/2023	No	High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Find Aboriginal cultural heritage in WA https://www.wa.gov.au/government/document-collec..			High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - EAR (Ecosystem Solutions, 2025).pdf Environmental assessment report.	10/03/2025	Yes	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - EAR (Ecosystem Solutions, 2025).pdf Environmental assessment report.	10/03/2025	Yes	High
#2.	Link	Approved Conservation Advice for Drakaea micrantha (Dwarf Hammer-orchid) https://environment.gov.au/biodiversity/threaten..			High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence

#1.	Document	Attachment A - EAR (Ecosystem Solutions, 2025).pdf Environmental assessment report.	10/03/2025	Yes	High
#2.	Document	Attachment B - Arborist Report (Taylor, 2023).pdf Tree Inspection and Recommendations	30/08/2023	No	High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Find Aboriginal cultural heritage in WA https://www.wa.gov.au/government/document-collec..			High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - EAR (Ecosystem Solutions, 2025).pdf Environmental assessment report.	10/03/2025	Yes	High
#2.	Document	Attachment C - LWMS (Hydr2o, 2023).pdf Local water management strategy		No	High
#3.	Link	Hydrography, Linear (Hierarchy) (DWER-031) https://catalogue.data.wa.gov.au/dataset/hydrogr..			High
#4.	Link	Ramsar Sites (DBCA-010) https://catalogue.data.wa.gov.au/dataset/ramsar-..			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.	Link	Referral guideline for 3 WA threatened black cockatoo species https://www.dcceew.gov.au/environment/epbc/publi..			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 A - EAR (Ecosystem Solutions, 2025).pdf Environmental assessment report.	10/03/2025	Yes	High
#2.	Link	Carnaby's Cockatoo (Calyptorhynchus latirostris) Recovery Plan https://www.dcceew.gov.au/sites/default/files/do..			High
#3.	Link	Conservation Advice Pseudocheirus occidentalis Western ringtail possum https://environment.gov.au/biodiversity/threaten..			High
#4.	Link	Forest Black Cockatoo and Forest Red-tailed Black Cockatoo https://www.dcceew.gov.au/environment/biodiversi..			High
#5.	Link	Significant Impact Guidelines 1.1 - Matters of National Environmental Significance https://www.dcceew.gov.au/environment/epbc/publi..			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 A - EAR (Ecosystem Solutions, 2025).pdf Environmental assessment report.	10/03/2025	Yes	High

4.1.5.3 (Migratory Species) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - EAR (Ecosystem Solutions, 2025).pdf Environmental assessment report.	09/03/2025	Yes	High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	62100220479
Organisation name	JBS&G Australia Pty Ltd
Organisation address	Level 8, 179 Elizabeth St, Sydney, NSW
Representative's name	Yoanna Seesaha
Representative's job title	Environmental Consultant
Phone	0413 463 193
Email	yseesaha@jbsg.com.au
Address	Level 9 Allendale Square, 77 St Georges Terrace, Perth WA

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

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

☒ By checking this box, I, **Yoanna Seesaha of JBS&G Australia Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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

✔ Completed Person proposing to take the action's declaration

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

ABN/ACN	63643498597
Organisation name	Goldfields Cowaramup Pty Ltd
Organisation address	Level 23 627 Chapel Street South Yarra, VIC, 3141
Representative's name	Gareth Wilson

Representative's job title	State Director – WA
Phone	0407089032
Email	gareth@goldfieldsgroup.com.au
Address	3/92 Forrest Street, Cottesloe WA 6011

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

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

☒ I, **Gareth Wilson of Goldfields Cowaramup Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

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

☒ Completed Proposed designated proponent's declaration

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

Same as Person proposing to take the action information.

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

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

☒ I, **Gareth Wilson of Goldfields Cowaramup Pty Ltd**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

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