Peel Health Campus Expansion

Application Number: **02689** Commencement Date: **15/11/2024** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Peel Health Campus Expansion

1.1.2 Project industry type *

Commercial Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/06/2026

1.1.4 Estimated end date *

01/09/2027

1.2 Proposed Action details

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

The Department of Finance (DoF, the proponent) proposes to progress development at the Peel Health Campus (herein referred to as the 'Proposed Action'), which involves the expansion and upgrade of the existing Peel Health Campus facilities which are situated within Lot 110 Lakes Road in Greenfields, within the City of Mandurah, (referred to herein as 'the Project Area').

The project is a high priority State Government project, and proposes the expansion of healthcare facilities including beds, a chemotherapy ward, operating theatre, emergency centre, car parks and connecting roads, which will be directly connected to and integrated with the existing Peel Health Campus.

The Project Area is 17.49 hectares (ha) in size and is situated approximately 65 kilometers (km) southwest of the Perth Central Business District within the City of Mandurah local government area. The Project Area is bounded by Lakes Road to the west, Minilya Parkway to the North and Teranca Road to the east. The location and extent of the project area is shown in **Attachment (Att.) A - Figures, Figure 1**.

The Project Area is currently reserved for 'Public purposes – Hospital' under the Metropolitan Region Scheme (MRS), and 'Public purposes - Hospital' under the City of Mandurah Local Planning Scheme (LPS) No. 12 and is situated within a 'Public purposes' designation identified by the WA State Government in the South Metropolitan Peel Sub-Regional Planning framework (WAPC and DPLH 2018).

The Proponent intends to lodge a Development Application and progress forward works and then development (herein referred to as the 'Proposed Action') across the Project Area in accordance with the application once approved.

The Proposed Action will involve the clearing of native vegetation and the construction of hospital buildings and other associated infrastructure works. The 'Disturbance Footprint' extends over 8.23 ha as shown in **Att. A - Figures, Figure 2**. The proposed progression of the Proposed Action within the Disturbance Footprint would involve the following impacts on Matters of National Environmental Significance (MNES):

- Clearing of Carnaby's black cockatoo habitat: removal of approximately 3 ha of foraging habitat, of which 2.72 ha (90%) comprises primary native foraging habitat, 0.28 ha (10%) comprises secondary native foraging habitat. This would equate to the clearing of 3 ha of high-quality native foraging habitat, no low-quality native foraging habitat and no exotic foraging habitat in accordance with the EPBC Act black cockatoo referral guidelines (DAWE 2022).
- Clearing of Baudin's black cockatoo habitat: removal of approximately 2.96 ha of foraging habitat, of which 0.16 ha (5%) comprises primary native foraging habitat, 2.80 ha (95%) comprises secondary native foraging habitat. This would equate to the clearing of 2.96 ha of high-quality native foraging habitat, no low-quality native foraging habitat and no exotic foraging habitat in accordance with the EPBC Act black cockatoo referral guidelines (DAWE 2022).
- Clearing of forest red-tailed black cockatoo habitat: removal of approximately 2.99 ha of foraging habitat, which comprises 2.72 ha (90%) of primary native foraging habitat and 0.27 ha (10%) of secondary native foraging habitat. This would equate to the clearing of 2.99 ha of high-quality native foraging habitat, no low-quality native foraging habitat and no exotic foraging habitat in accordance with the EPBC Act black cockatoo referral guidelines (DAWE 2022).
- The clearing of thirty-four (34) potential nesting trees for all three species of black cockatoo, none of which support suitable nesting hollows.
- Clearing of 1.93 ha of vegetation representative of the '*Banksia woodlands of the Swan Coastal Plain'* TEC (Banksia woodland TEC).
- Clearing of 0.07 ha of *Tuart (Eucalyptus gomphocephala) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community* (Tuart woodland TEC).

As part of the planning and preliminary design for the Proposed Action, the Proponent has considered a number of options, some that would have resulted in more substantial impacts on MNES, including larger impacts on high quality native black cockatoo foraging habitat and Banksia woodland TEC. The Proposed Action as presented in this referral was selected on the basis that it avoided significant impacts on MNES while still meeting the operational requirements of the Peel Health Campus facility. Avoidance measures are further discussed in Section 4.1.4.10.

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

Yes

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

No

1.2.4 Related referral(s)

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

There are a range of preliminary forward works within the Project Area that need to be undertaken outside of the Disturbance Footprint to prepare the site for the future intended expansion. These forward works are being progressed in the short term, and largely in areas that support the existing facilities or historically cleared areas.

The forward works have been specifically planned and sited to avoid impacts on MNES and will be undertaken substantially earlier than the expansion works that are part of the Proposed Action and are the subject of this referral. Given this, there is no need or requirement to include the forward works within this referral as part of the Proposed Action and these areas are not included in the Disturbance Footprint or within the Avoidance Footprint.

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

Commonwealth

The Proposed Action is being referred for consideration by the Commonwealth Minister for the Environment pursuant to the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This referral pertains to impacts on MNES in the Project Area that have been considered with reference to the *EPBC Act black cockatoo referral guidelines* (DAWE 2022) and the *Significant impact Guidelines 1.1 - Matters of National Environmental Significance* (significant impact guidelines) (DotE 2013).

State

WA *Environmental Protection Act 1986*

A clearing permit application will be submitted to the Department of Water and Environmental Regulation (DWER) pursuant to Part V the EP Act.

Planning and Development Act 2005

The Proponent is submitting a Development Application under the *Planning and Development Act 2005* (PD Act) to progress the intended development across the project area. The proposed use is in accordance with the planning framework and in particular the reservation for public purposes that extends over the Proposal Area.

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. *

In 2020, the McGowan Labor Government publicly announced plans and a redevelopment budget of $152 million for a major expansion of the Peel Health Campus facility. The two-stage “enabling” works are set to start late this year and completion is set for September 2027.

Consultation has occurred between the Department of Finance and the City of Mandurah to advise the city of the project and seek feedback, with no specific commentary received to date.

In relation to Aboriginal cultural heritage, the site intersects the public boundaries of two dithered Registered Aboriginal Heritage Sites. Consultation with the WA Department of Planning, Lands & Heritage has confirmed that the private boundaries of these sites do not intersect with the project site, and no approvals are required under the *Aboriginal Heritage Act 1972 (WA)*. An engagement strategy to engage the with the appropriate relevant Aboriginal Regional Corporation will be developed.

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	99593347728
Organisation name	Department of Finance
Organisation address	16 Parkland Road Osborne Park 6017 WA

Referring party details

Name	Scott Jeffrey
Job title	Assistant Director Statutory Planning Services
Phone	+61865512340
Email	da@finance.wa.gov.au
Address	

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? *

Yes

Person proposing to take the action organisation details

ABN/ACN	99593347728
Organisation name	Department of Finance
Organisation address	16 Parkland Road Osborne Park 6017 WA

Person proposing to take the action details

Name	Scott Jeffrey
Job title	Assistant Director Statutory Planning Services
Phone	+61865512340
Email	da@finance.wa.gov.au
Address	

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. *

The DoF (the Proponent) is the entity responsible for progressing the Proposed Action within the Project Area. The Proponent has a record of responsible environmental management and engages qualified professionals to ensure appropriate land, planning and environmental requirements are considered and appropriately responded to in accordance with environmental legislation and advice from other government agencies and authorities.

DoF complies with all state and commonwealth environment laws, and endeavours to maintain as much of the natural environment as is possible and consider the significance of environmental values within its relevant developments.

There are no environmental non-compliances / present or past legal proceedings (interpreted as court action) against the Proponent.

DoF has previously referred actions under the EPBC Act

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

DoF complies with the EPBC Act of which the objectives are to provide for the protection of the environment, especially those aspects of the environment that are MNES, and to promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources.

DoF complies with the EP Act which 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 to or connected with the foregoing. Significant proposals are referred to the Environmental Protection Authority (EPA) pursuant to the EP Act.

DoF also operates under and in accordance with the suite of the Western Australian State Planning Policies that are relevant to land use planning decisions and include consideration of the natural environment.

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	99593347728
Organisation name	Department of Finance
Organisation address	16 Parkland Road Osborne Park 6017 WA

Proposed designated proponent details

Name	Scott Jeffrey
Job title	Assistant Director Statutory Planning Services
Phone	+61865512340
Email	da@finance.wa.gov.au
Address	

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	99593347728
Organisation name	Department of Finance
Organisation address	16 Parkland Road Osborne Park 6017 WA
Representative's name	Scott Jeffrey
Representative's job title	Assistant Director Statutory Planning Services
Phone	+61865512340
Email	da@finance.wa.gov.au
Address	

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.

Same as Referring party information.

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? *

Third party

1.4.12 Is the third party an organisation? *

Yes

1.4.13 Do they have an existing ABN or ACN? *

Yes

1.4.14 ABN/ACN *

99593347728

1.4.16 Organisation name *

Department of Finance

1.4.17 Organisation's primary address *

16 Parkland Road, Osborne Park, WA 6017

1.4.18 First name *

Caitlin

1.4.19 Last name *

Pijpers

1.4.20 Job title *

Senior Project Manager

1.4.21 Phone *

0865511541

1.4.22 Email *

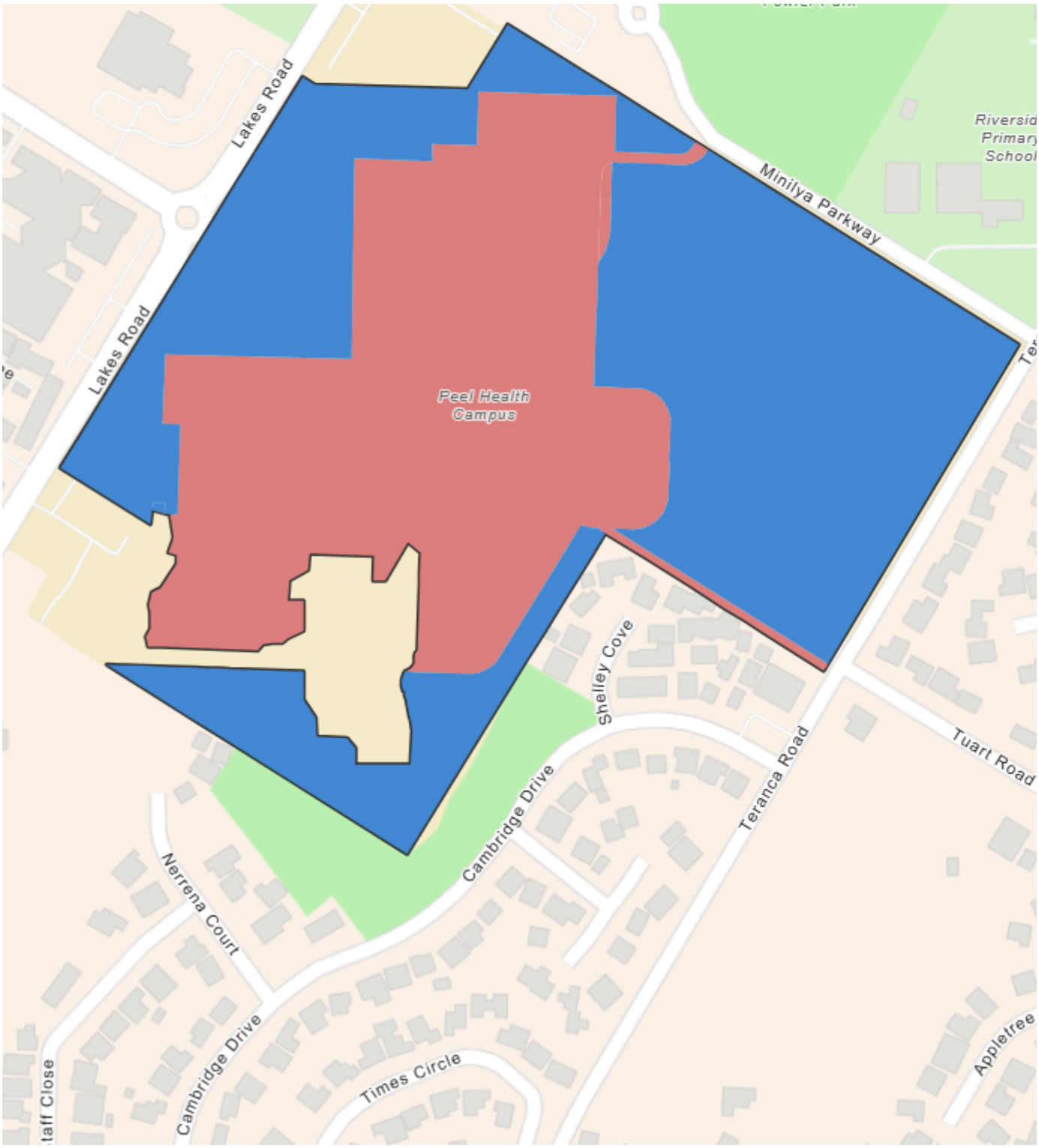
caitlin.pijpers@finance.wa.gov.au

1.4.23 Address *

16 Parkland Road, Osborne Park, WA 6017

2. Location

2.1 Project footprint



Project area (17.49 Ha) Disturbance footprint (7.77 Ha) Avoidance area (9.72 Ha)

Maptaskr © 2025 -32.532211, 115.774106

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2.2 Footprint details

2.2.1 What is the address of the proposed action? *

110 (Lot 3001) Lakes Road, Greenfield WA 6210

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 extends across one land parcel:

110 Lakes Road, Greenfield, WA, 6210 (Lot 3001 on Deposited Plan 43727). The site is Crown Reserve 40505, for the purpose of 'Hospital and allied purposes'. A Management Order for the Crown Reserve is held by the Health Ministerial Body, with the Department of Health as the Responsible Agency.

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 Lot 3001, 110 Lakes Road, Greenfield located within the City of Mandurah approximately 65 km southwest of the Perth Central Business District.

The Project Area is bounded by Lakes Road to the west, Minilya Parkway to the North and Teranca Road to the east. The location and extent of the project area is shown in **Attachment (Att.) A - Figures, Figure 1**.

The Project Area has been subject to historical disturbance, clearing and development works for the establishment of the existing Peel Health Campus. This includes cleared areas associated with car parks, infrastructure and associated built-up areas. Areas within the Project Area support intact remnant vegetation and have been subject to less historic disturbance.

Based on a review of historical aerial imagery, more than half of the Project Area was cleared by 2000 (Landgate 2024), with the eastern balance of the Project Area comprising of remnant native vegetation that has not been cleared (see **Att. B, PHC Historic Aerial Imagery**).

The Project Area and its immediately adjacent surroundings are currently reserved for 'Public Purposes - Hospital' under the Metropolitan Region Scheme (MRS). The Project Area is reserved for 'Public Purposes' under the City of Mandurah's (CoM)'s Local Planning Scheme No. 12 (LPS No.12). The proposed development associated with the Proposed Action is consistent with the planning framework and current reservation of the area and therefore no reservation/zoning changes are required in order to progress the Proposed Action.

Based on the site investigations undertaken to date, the Project Area currently supports 6.68 ha of native vegetation in 'Very Good' condition. The remainder of the native vegetation in the Project Area is in 'Good' (1.13 ha), 'Degraded' (2.31 ha) and 'Completely Degraded' (7.36 ha) condition.

A portion of the Project Area is situated within Peel Regionally Significant Natural Area 'Greenfields Bushland' (see **Att. A, Figure 3**). *Environmental Protection Bulletin no. 12 Swan Bioplan – Peel Regionally Significant Natural Areas* (EPB 12) (EPA 2013) is used to inform strategic land use planning in the Peel Region by identifying 'Peel Regionally Significant Natural Areas' (PRSNA). PRSNA are expected to have significant flora, vegetation and landform values that represent the original landscape of the Peel Region. Development proposals which may potentially impact upon a PRSNA require detailed flora, vegetation and fauna investigations to be undertaken. Based on the outcomes of these investigations, development proposals should firstly aim to avoid, and then minimise, potential impacts on identified natural areas.

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

The Project Area currently supports existing car parks, hospital buildings and other associated infrastructure associated with the existing Peel Health Campus.

The Proposed Action involves the expansion of the Peel Health Campus, which will involve the construction of new hospital buildings, car parks, connecting roads, as well as other associated infrastructure.

The project is a high priority State Government project, and proposes the expansion of healthcare facilities including beds, a chemotherapy ward, operating theatre, emergency centre, car parks, connecting roads etc., which will be spatially connected to and integrated with the existing Peel Health Campus, to allow for an increase in patient capacity and improved efficiency at the hospital.

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

The Project Area does not contain any outstanding natural features, landforms or unique geological features.

The eastern portion of the Project Area is situated within Peel Regionally Significant Natural Area 'Greenfields Bushland' (See **Att. A, Figure 3**).

Environmental Protection Bulletin no. 12 Swan Bioplan – Peel Regionally Significant Natural Areas (EPB 12) (EPA 2013) is used to inform strategic land use planning in the Peel Region by identifying 'Peel Regionally Significant Natural Areas' (PRSNAs). PRSNAs are expected to have significant flora, vegetation and landform values that represent the original landscape of the Peel Region. Development proposals

which may potentially impact upon a PRSNA require detailed flora, vegetation and fauna investigations to be undertaken. Based on the outcomes of these investigations, development proposals should firstly aim to avoid, and then minimise, potential impacts on identified natural areas.

The Proposed Action (discussed in more detail in section 4.1.4) proposes to clear vegetation situated within PRSNA 'Greenfields Bushland', however as discussed in Section 4.1.4, impacts have been avoided to the majority of the PRSNA and this native vegetation is being retained.

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 has generally undulating topography, with the elevation of the site ranges from 4 metres in relation to the Australian height datum (mAHD) in the southern portion to 7 mAHD on the western side adjacent to Lakes Road (DoW 2008). Topographic contours of the project area are shown in **Att. A - Figures, Figure 3**.

3.2 Flora and fauna

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

Flora

The distribution and habitat preferences of the threatened flora species identified by the Protected Matters Search Tool (PMST) were reviewed against site context information and site surveys. Likelihood of occurrence of threatened flora species within the site was classified as 'unlikely', 'possible', 'likely', and recorded, as outlined in **Att. C - Likelihood of Occurrence**.

Emerge Associates undertook a flora and vegetation assessment across the Project Area. The assessment was completed to a 'detailed' survey standard in accordance with the EPA's *Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA 2016). Emerge Associates completed the detailed flora and vegetation assessment with surveys conducted during spring 2021, 2022, 2023 and 2024, during which the composition and condition of vegetation was recorded. The assessment report is provided as **Att. D - Detailed Flora and Vegetation Assessment**, with a summary of the findings specifically relevant to the Project Area as provided below.

No occurrences of threatened or priority flora species were recorded within the Project Area. There was no confirmed suitable habitat for any threatened or priority flora species recorded within the Project Area.

All the significant species identified in the desktop assessment are not considered likely to occur in the Project Area due to lack of suitable habitat and because they were not recorded during the field survey including *Caladenia huegelii*. This species' habitat is well-drained, deep sandy soils in lush undergrowth in a variety of moisture levels, and flowers in September to early November. The habitat in the Project Area does not reflect *C. huegelii* habitat. Specifically targeted surveys during spring did not identify *C. huegelii* within the Project Area, and no further survey is required to confirm the absence of *C. huegelii* within the Project Area.

Fauna

The distribution and habitat preferences of the threatened fauna species identified by the Protected Matters Search Tool (PMST) were reviewed against site context information and site surveys. Likelihood of occurrence of threatened fauna species within the site was classified as 'unlikely', 'possible', 'likely', and recorded, as outlined in **Att. C - Likelihood of Occurrence**.

Emerge Associates completed a *Basic Fauna Survey and Targeted Black Cockatoo Assessment* field survey of the Project Area on 6 September 2024, to the standards of the *Technical Guidance - Terrestrial vertebrate fauna surveys for environmental impact assessment* (EPA 2020) and the *Environment Protection and Biodiversity Conservation Act 1999* black cockatoo referral guidelines (DAWE 2022). The fauna assessment report is provided as **Att. E – Basic Fauna and Targeted Black Cockatoo Assessment**, with a summary of the findings specifically relevant to the Project Area as follows.

The 24 native fauna species recorded within the Project Area are all generally common and widespread across the Swan Coastal Plain. The large extent of disturbance relating to the hospital is expected to limit the amount of fauna activity within the site with common birds being the predominant fauna recorded.

The **banksia woodland** habitat in the eastern portion provides the greatest value to fauna as it provided a contiguous cover of native trees and shrubs. The habitat is relatively limited in extent for larger ranging fauna species and largely confined with little connectivity with other areas of remnant vegetation. Disturbance from regular human activity such as walking tracks has also reduced the value of this habitat.

The remaining habitats are likely to be predominantly used by common and widespread native and non-native fauna with non-specific habitat requirements, which enable them to persist in highly modified environments (fauna habitats are shown in **Att. A, Figure 7**).

Despite not being recorded in the field survey, four EPBC Act listed species were considered likely within the Project Area including *Zanda latirostris* (Carnaby's black cockatoo)*, Zanda baudinii* (Baundin's black cockatoo)*, Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) and *Apus pacificus* (fork-tailed swift/Pacific swift).

Black cockatoo roosting and roosting habitat

There are no known black cockatoo roosting sites within the Project Area, and the nearest known black cockatoo roosting site being located approximately 0.83 km southwest from the Project Area (see **Att. A, Figure 15**). No secondary evidence of roosting such as branch clippings, droppings or feathers were observed within the Project Area. Therefore, there is no reason to suspect that roosting by black cockatoos has recently occurred within the site. Nevertheless, the site contains many tall trees and groups of tall trees that have the potential to provide roosting habitat for black cockatoos.

Black cockatoo foraging habitat

The site contains native foraging habitat for all species of black cockatoo. The majority of the foraging habitat is associated with the banksia woodland vegetation. This is considered primary native foraging habitat for Carnaby's black cockatoo due to the Banksia species. and jarrah. Jarrah is also considered a primary species for the forest red-tailed black cockatoo. This habitat is only categorised as secondary for Baudin's black cockatoo as these plants are only considered supplementary foraging sources for this species.

Marri in the south provides a primary foraging native source for all three species while tuart along Lakes Road provide secondary food sources for both Carnaby's and forest red-tailed black cockatoos. *Agonis flexuosa* (peppermint tree) and *Jacksonia furcellata* also feature within the site which provide secondary foraging habitat for Carnaby's, as well as *Allocasuarina fraseriana* (sheoak), which provides a secondary foraging habitat for all three species.

The total foraging habitat available within the Project Area for Carnaby's black cockatoo is 10.08 ha, comprising 9.13 ha (90.57%) 'primary native foraging habitat' and 0.95 ha (9.42%) 'secondary native foraging habitat' (as shown in **Att. A, Figure 8**).

The total foraging habitat available within the Project Area for Baudin's black cockatoo is 9.38 ha, which comprises 0.38 ha (4%) of 'primary native foraging habitat' and 9.00 ha (96%) 'secondary native foraging habitat' (as shown in **Att A, Figure 9**).

The total foraging habitat available within the Project Area for forest red-tailed black cockatoo is 10.01 ha, which comprises 9.13 ha (91%) of 'primary native foraging habitat' and 0.88 ha (9%) of 'secondary native foraging habitat' (as shown in **Att. A, Figure 10**).

Black cockatoo breeding habitat

Carnaby's and Baudin's black cockatoo would not be expected to breed in the Project Area as it occurs outside of their modelled breeding area. However, as forest red-tailed black cockatoo do not have defined breeding areas the site has potential to support breeding of this species. The Project Area contains 114 trees of the appropriate species that are large enough to be considered potential breeding trees but wouldn't currently provide nesting habitat due to the lack of suitable hollows. These habitat trees have the potential to form suitable hollows in the future, however, it could take decades for hollows to form that are large enough to be suitable for use by black cockatoos for breeding. One suitable nesting tree was recorded within the project area containing a hollow potentially suitable for use by black cockatoos for nesting (see **Att. A, Figure 11**), but this is not currently being used for breeding by black cockatoo.

Fork-tailed/Pacific swift

Pacific swift (MI) is a highly mobile species that may opportunistically fly over or forage in the Project Area for short periods of time as part of a much larger home range. This species would not breed within the Project Area. Any occurrence of Pacific swift in the site would likely be in the air space and largely independent from terrestrial habitat.

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

Soil

The Project Area occurs on the Swan Coastal Plain, the geomorphic unit that characterises much of the Perth metropolitan area, and specifically within the within the 'Spearwood System', which is described as 'Sand dunes and plains: Yellow deep sands, pale deep sands and yellow/brown shallow sands' (DPIRD 2019).

Fine scale soil landscape mapping by DPIRD (2022) shows the 'Spearwood S4A Phase' soil unit occurs across the entire site. This unit comprises a 'flat to gently undulating sandplain with deep, pale and sometimes bleached, sands with yellow-brown subsoils'.

Vegetation

Native vegetation is described and mapped at different scales to illustrate patterns in its distribution. At a continental scale the *Interim Biogeographic Regionalisation for Australia* (IBRA) divides Australia into floristic subregions (Environment Australia 2000). The Project Area is located within the Swan Coastal Plain

Biogeographic Regionalisation for Australia (IBRA) region. The Swan Coastal Plain IBRA region has approximately 39.84% of its pre- European (1750) vegetation extent remaining, of which 10.77% is protected. (Government of Western Australia 2019).

Variations in native vegetation can be further classified based on regional vegetation mapping. Heddle *et al.* (1980) mapping shows the site as comprising the 'Yoongarillup complex', which is described as woodland to tall woodland of *Eucalyptus gomphocephala* with *Agonis flexuosa* in the second storey, and occasionally open forest of *Eucalyptus gomphocephala - Eucalyptus marginata - Corymbia calophylla*.

The 'Yoongarillup Complex', was determined to have an estimated 35.81% of its original pre-European vegetation extent remaining on the Swan Coastal Plain in 2018, with 14.1% protected for conservation purposes (Government of Western Australia 2019).

The detailed Flora and Vegetation Assessment (**Att. D - Detailed Flora and Vegetation Assessment**) identified seven (7) plant communities within the Project Area (see **Att. A - Figures, Figure 4**). The following vegetation units occur within the Project Area, with the detailed description provided in the flora and vegetation assessment (**Att. D - Detailed Flora and Vegetation Assessment**):

- **Ap (0.15 ha)** - Shrubland of *Acacia pulchella var. glaberrima*
- **BaEm (7.81 ha)** - Woodland *Banksia attenuata* and *Eucalyptus marginata* with scattered *Banksia grandis* over shrubland *Gompholobium aristatum, Hibbertia hypericoides* and *Macrozamia riedlei* over mixed native sedge/herbland over grassland **Ehrharta calycina*
- **Cc (0.37 ha)** – Forest *Corymbia calophylla* over scattered shrub *Macrozamia reidlei* and *Jacksoniasternbergiana* over grassland **Ehrharta calycina*
- **Eg (0.63 ha) –** Forest *Eucalyptus gomphocephala* and scattered planted trees over planted gardens, bare ground and hard stand
- **EgBA (0.84 ha) –** Woodland *Eucalyptus gomphocephala* and *Banksia attenuata* over shrubland *Gompholobiumaristatum* and *Jacksonia sternbergiana* over mixed native sedge/herbland over grassland **Ehrharta calycina*
- **Mixed (0.31 ha) –** Open woodland native species such as *Eucalyptus gomphocephala, Eucalyptus marginata*, *Banksia attenuata* and *Jacksonia furcellata* with non-native species such as **Eucalyptus camaldulensis*, **Ehrharta calycina* and **Eragrostis curvula* in modified drainage landform
- **Non-native (0.67 ha)** – Heavily disturbed areas containing predominantly non-native vegetation with scattered native plants

The vegetation condition across the Project Area ranges from 'Very Good' to 'Completely Degraded' condition using methods from Keighery (1994) as outlined in **Att. D - Detailed Flora and Vegetation Assessment** and shown in **Att. A - Figures, Figure 5**. Approximately 6.68 ha was mapped as 'Very Good' condition, 1.13 ha as 'Good', 2.31 ha as 'degraded' and 7.36 ha as 'Completely Degraded' condition.

Non-native vegetation occupies 0.67 ha of the Project Area, comprising '*Heavily disturbed areas containing predominantly non-native vegetation with scattered native plants*' in 'Completely Degraded' condition. 0.46 ha of the Project Area consist of bare ground and 6.23 ha comprises of existing hardstand and buildings.

A search using the Protected Matters Search Tool (DCCEEW 2024) identified six (6) Threatened Ecological Communities (TEC) occurring or potentially occurring within a 10 km radius of the site. TECs identified in the desktop assessment were assessed for their likelihood of occurrence, with the complete likelihood of occurrence assessment provided in **Att. C – Likelihood of Occurrence**. The majority of the TECs identified in the desktop assessment are not considered likely to occur in the Project Area due to lack of suitable habitat and because they were not recorded during the field survey. Two TECs were confirmed to occur within the Project Area.

7.4 ha portion of the community **BaEm** and 0.6 ha of the community **EgBa** was considered representative of EPBC Act listed Banksia woodland TEC. Additionally, 2.01 ha of the Tuart woodland TEC was identified within the site associated with plant community **EgBa** and **Eg** (as shown in **Att. A, Figure 6**).

The DoEE (2019) conservation advice for Tuart woodland TEC states that the boundary of a patch of the Tuart woodland TEC is determined by applying a 30 m buffer to the canopy of each tuart tree that has a Diameter at Breast Height (DBH) greater than 100mm. Small areas without understory vegetation, such as bare ground or hardscape, are included in the determination of a patch if they do not significantly alter the overall function of the ecological community, but buildings and gardens do not represent the Tuart woodland TEC or contribute to determination of patch size and condition (DoEE 2019). Based on this, the majority of the 30 m buffer applied to the tuart trees within the **Eg** vegetation unit within the Project Area would not represent the Tuart woodland TEC on its own as it wouldn't meet condition thresholds applicable to smaller patch sizes. Inspection of adjacent areas during the flora and vegetation survey indicated that additional tuart trees occur on the opposite side of Lakes Road within various private landholdings. When buffered in accordance with the conservation advice these areas connect with the patch of tuarts within the **Eg** vegetation within the Project Area to then form a larger patch. The extent of this Tuart woodland TEC patch within the Project Area consists largely of isolated tuart trees that are located above bare ground/ garden beds, and are atypical of tuart understory, and as such does not represent high value Tuart woodland TEC but would be considered as forming part of the Tuart woodland TEC given the proximity of the adjacent and wider occurring tuart patch.

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.

A search of the Australian Heritage Database was undertaken for the Project Area, which did not identify any Commonwealth Heritage Places occurring within the Project Area.

A search of the State and Local Heritage Register did not identify any state or local heritage places occurring within the Project Area.

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

The Project Area is located within an area under the traditional ownership of the Noongar people, the traditional owners of the south-west region of Western Australia. The Whadjuk (Noongar) and Pinjarup People are the people of the Swan River plains, whose country is now occupied by the greater metropolitan area of Perth including the City of Mandurah encompassing the Project Area.

The Department of Planning, Lands and Heritage (DPLH) maintains the Aboriginal Cultural Heritage Inquiry System (ACHIS), which is a directory containing locations and information about Aboriginal Cultural Heritage (ACH) in Western Australia. A desktop assessment of the ACHIS identified two dithered public

sites extending across the Project Area, including Site 3582 (associated with the Serpentine River) and Site 17984 (associated with Goegrup Lake).

The WA Department of Planning, Lands & Heritage has confirmed that the actual, private boundaries of these two registered sites do not intersect with the project area.

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 Department of Water and Environmental Regulation's (DWER) data indicates the historical maximum groundwater level under the Project Area has an elevation of around 2 m AHD which is approximately 3 m beneath the ground surface.

Surface Water

The DWER Hydrography Linear dataset (DWER 2020) does not show any surface water-related features within the Project Area. The nearest recorded surface water features are associated with the Serpentine River approximately 1km east of the Project Area (see **Att. A, Figure 3**).

Wetlands

There are no streams, creeks or major drains that intersect the Project Area.

No Ramsar wetlands occur within the Project Area. The nearest Ramsar wetland is located approximately 3.5km southwest of the Project Area associated with the Peel-Yalgorup System. The Project Area is unlikely to be hydrologically connected to the Ramsar site, given local groundwater is expected to flow away from the wetland (west to east), and there no waterways connecting the Project Area to the wetland.

No Geomorphic Wetlands of the Swan Coastal Plain (DBCA 2023) were identified within the Project Area. The nearest geomorphic wetland is UFI 14577 (Serpentine River), a Conservation Category Wetland located approximately 0.5 km southeast of the site (refer to **Att. A, Figure 3**).

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	Yes	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. *

There are no World Heritage sites listed within or in close proximity to the Project Area, so this is not an applicable MNES for this referral.

4.1.2 National Heritage

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

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

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

—

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

No

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

There are no National Heritage sites listed within or in close proximity to the Project Area so this is not an applicable MNES for this referral.

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.

Direct impact	Indirect impact	Ramsar wetland
No	No	Peel-Yalgorup System

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

No

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

There are no Ramsar Wetlands listed within or in close proximity to the Project Area. The nearest Ramsar wetland is located approximately 3.5km southwest of the Project Area associated with the Peel-Yalgorup System. The Project Area is unlikely to be hydrologically connected to the Ramsar site as there are no existing wetlands, waterways, streams, creeks or major drains that intersect the area and connect the project area to the wetland (as stated in **Section 3.4.1**). Furthermore, local groundwater is expected to flow away from the wetland (west to east). No dewatering activities are planned for the PHC development's construction, and all surface water runoff will be managed on-site through infiltration. Consequently, the risk of downstream impacts is considered very low, especially given the surrounding dense urban development. As such this protected matter is not an applicable MNES for this referral.

4.1.4 Threatened Species and Ecological Communities

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

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

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

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	Andersonia gracilis	Slender Andersonia
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Caladenia huegelii	King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris canutus	Red Knot, Knot

Direct impact	Indirect impact	Species	Common name
No	No	Calidris ferruginea	Curlew Sandpiper
Yes	Yes	Calyptorhynchus banksii naso	Forest Red-tailed Black-Cockatoo, Karrak
No	No	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
No	No	Dasyurus geoffroii	Chuditch, Western Quoll
No	No	Diomedea sanfordi	Northern Royal Albatross
No	No	Diuris drummondii	Tall Donkey Orchid
No	No	Diuris micrantha	Dwarf Bee-orchid
No	No	Diuris purdiei	Purdie's Donkey-orchid
No	No	Drakaea elastica	Glossy-leafed Hammer Orchid, Glossy-leaved Hammer Orchid, Warty Hammer Orchid
No	No	Drakaea micrantha	Dwarf Hammer-orchid
No	No	Leipoa ocellata	Malleefowl
No	No	Limosa lapponica menzbieri	Northern Siberian Bar-tailed Godwit, Russkoye Bar-tailed Godwit
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pachyptila turtur subantarctica	Fairy Prion (southern)
No	No	Pristis pristis	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
No	No	Pseudocheirus occidentalis	Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit
No	No	Rostratula australis	Australian Painted Snipe
No	No	Sternula nereis nereis	Australian Fairy Tern
No	No	Synaphea sp. Fairbridge Farm (D.Papenfus 696)	Selena's Synaphea
No	No	Synaphea sp. Serpentine (G.R.Brand 103)	
No	No	Tringa nebularia	Common Greenshank, Greenshank
Yes	Yes	Zanda baudinii	Baudin's Cockatoo, Baudin's Black-Cockatoo, Long-billed Black-cockatoo

Direct impact	Indirect impact	Species	Common name
Yes	Yes	Zanda latirostris	Carnaby's Black Cockatoo, Short-billed Black-cockatoo

Ecological communities

Direct impact	Indirect impact	Ecological community
Yes	Yes	Banksia Woodlands of the Swan Coastal Plain ecological community
Yes	Yes	Tuart (Eucalyptus gomphocephala) Woodlands and Forests of the Swan Coastal Plain ecological community

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

Yes

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

Threatened species (black cockatoo)

The Proposed Action would result in the removal of habitat for the three species of black cockatoo listed pursuant to the EPBC Act.

Foraging habitat quality within the site has been determined using the foraging habitat quality scoring tool defined in the EPBC Act Referral guideline for 3 WA threatened black cockatoo species (DAWE 2022). Based on the targeted black cockatoo assessment undertaken, the native primary and native secondary foraging habitat identified is considered high-quality foraging habitat in accordance with the *EPBC Act black cockatoo referral guidelines* (DAWE 2022).

Black cockatoo habitat trees

A total of thirty-four (34) potential black cockatoo nesting trees would be removed during the implementation of the Proposed Action (as shown in **Att. A – Figures, Figure 12**). The black cockatoo potential nesting trees do not currently support suitable nesting hollows for black cockatoos, and therefore could not currently support black cockatoo breeding activity within the Project Area.

Carnaby's black cockatoo

The Proposed Action will require the clearing of approximately 3 ha of ‘high quality native foraging habitat’ for Carnaby's black cockatoo in accordance with the black cockatoo referral guidelines (DAWE 2022), comprising 2.72 ha of primary native foraging habitat and 0.28 ha of secondary native foraging habitat. These impacts will be permanent.

The impact of the Proposed Action on Carnaby's black cockatoo foraging habitat within the Project Area in terms of the extent of loss of suitable habitat within the Disturbance Footprint is shown in **Att. A - Figures, Figure 12**.

Baudin’s black cockatoo

The Proposed Action will require the clearing of approximately 2.96 ha of 'high quality native foraging habitat' for Baudin's black cockatoo in accordance with the black cockatoo referral guidelines (DAWE 2022), comprising 0.16 ha of primary native foraging habitat and 2.80 ha of secondary native foraging habitat. These clearing impacts will be permanent.

The impact of the Proposed Action on Baudin's black cockatoo foraging habitat within the Project Area in terms of the extent of loss of suitable habitat within the Disturbance Footprint is shown in **Att. A - Figures, Figure 13.**

Forest red-tailed black cockatoo

The Proposed Action will require the clearing of approximately 2.99 ha of 'high quality native foraging habitat' for forest red-tailed black cockatoo in accordance with the black cockatoo referral guidelines (DAWE 2022), comprising 2.72 ha of primary native foraging habitat, and 0.27 ha of secondary native foraging habitat. These clearing impacts will be permanent.

The impact of the Proposed Action on forest red-tailed black cockatoo foraging habitat within the Project Area in terms of the extent of loss of suitable habitat within the Disturbance Footprint is shown in **Att. A - Figures, Figure 14**.

There are no currently known black cockatoo roost sites within the Project Area (see **Att A, Figure 15** and **Figure 16**), so no known black cockatoo roosts will be impacted or cleared as a result of the Proposed Action.

Banksia woodland TEC

A total of 8.01 ha of native vegetation within the site has been identified as being representative of the Banksia woodland TEC. This vegetation ranges in condition from 'very good' to 'good' condition.

The Proposed Action will directly impact upon the Banksia woodland TEC through the clearing of approximately 1.93 ha of the Banksia woodlands TEC patch that occurs within the Project Area (see **Att. A, Figure 17**).

The directly impacted 1.93 ha of Banksia woodland TEC that occurs within the Disturbance Footprint is contiguous with a larger patch of Banksia woodland TEC. There will be no fragmentation loss to this larger patch as after implementation of the Proposed Action it will still meet all criteria to be classified as Banksia woodland TEC.

Based on the conservation advice for the Banksia woodland TEC (DoEE 2016), a 30m separation threshold applies for determining the extent of a single patch of the Banksia woodland TEC. The clearing impacts to the Banksia woodland TEC would involve the construction of a road and building in the northern portion of the Project Area. The resultant areas of Banksia woodland TEC would still be considered part of the same single Banksia woodland TEC patch, given the separation of these areas is less than 30 m. Given this and the planned inclusion of these areas into the Proposed Action will ensure that fencing and weed management is in place to prevent any further degradation of the Banksia woodland TEC patch to ensure ongoing ecological integrity.

The Proposed Action is unlikely to have impacts upon surrounding areas of Banksia woodland TEC in regard to edge effects and introduction of invasive species as all storm water and runoff will be controlled within the Project Area through detailed project design and access will not be facilitated but controlled into the adjacent bushland area, through the provision of a boundary road and interface management.

Tuart woodland TEC

The Proposed Action will directly impact upon the Tuart woodland TEC, involving the clearing of approximately 0.07 ha of Tuart woodland TEC (as shown in **Att A, Figure 17**).

The vegetation within the boundary of the Project Area would not in isolation meet the criteria as a patch of Tuart woodland TEC, however, adjacent areas form a larger patch extending outside of the Project Area. There will not be any fragmentation loss of this larger patch as after implementation of the Proposed Action it will still meet all criteria to be classified as a patch of Tuart woodland TEC.

The Tuart woodland TEC patch within the Project Area consists largely of isolated tuart trees that are located above bare ground/ garden beds, and are atypical of Tuart woodland TEC understory, and as such does not represent high value TEC, but would be considered as representing the Tuart woodland TEC, given its connection to the adjacent Tuart woodland TEC patch.

The impact to the Tuart woodland TEC has been included in this referral as a conservative approach, and it is unlikely that the three (3) tuart trees that represent the impact will need to be cleared. These trees have been included in the Disturbance Footprint in the event that they are unable to be retained due to design or construction requirements.

The clearing of this vegetation is not expected to cause fragmentation, habitat loss, or other impacts that would pose the potential for significant impacts as further outlined in Section 4.1.4.6.

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 impacts on MNES have been assessed against the relevant referral guidelines. The assessment has determined that the proposed action would not have a significant impact on MNES.

Black Cockatoos

The *Referral guideline for 3 WA threatened black cockatoo species* (DAWE 2022) provides a risk-based framework to determine when it is likely that impacts on black cockatoo warrant referral pursuant to the EPBC Act. The following are provided as thresholds for considering the need for referral:

- The loss or impact upon known, suitable or potential nesting trees.
- The loss of greater than or equal to 1 ha of high-quality foraging habitat for Black Cockatoos.
- The loss of greater than or equal to 10 ha of lower-quality foraging habitat
- The loss of greater than or equal to 1 ha of predominantly exotic habitat (e.g. Cape Lilac trees and pine trees)
- The removal of any part of a known night roosting site

Based on the above, and the proposal involving the clearing of 3 ha of high-quality foraging habitat for Carnaby's black cockatoo and the loss of 34 potential nesting trees, the Proposed Action is being referred pursuant to EPBC Act.

To support consideration of this referral the impacts on Carnaby's, Baudin's and forest red-tailed black cockatoo have been assessed against the MNES Significant Impact Guidelines 1.1 (Department of the Environment 2013). This assessment is attached as **Att. F MNES assessment – Black Cockatoos**, and the outcomes are summarised below.

- The Proposed Action does not involve the clearing of any suitable or known nesting hollows, nor does it propose a material loss of foraging habitat.
- Project Area is located outside of the modelled breeding area for Carnaby's and Baudin's black cockatoo, forest red-tailed black cockatoo and potential breeding trees identified within the Project Area would not currently provide nesting habitat due to the lack of hollows.

- The Proposed Action will see the retention of black cockatoo foraging habitat within the Project Area.
- There are large areas of suitable habitat within a 12km range that provides foraging, breeding, and roosting opportunities (see **Att. A - Figures, Figure 15**). Additionally, 7.07 ha of foraging and potential breeding habitat will remain within the Project Area.
- The removal of a small portion (<1%) of habitat within the Project Area will not likely affect the overall populations of black cockatoos.
- The Proposed Action is unlikely to introduce diseases or increase susceptibility, as the Project Area has already undergone significant human disturbance. Construction management measures will be implemented to prevent introducing soil-borne pathogens and weeds during clearing and construction.

Banksia woodland TEC (Endangered)

The impact on the Banksia woodland TEC has been assessed against the MNES Significant Impact Guidelines 1.1 for endangered ecological communities (Department of the Environment 2013). This assessment is attached as **Att. G MNES assessment – Banksia Woodland TEC**, and the outcomes are summarised below.

- The Proposed Action will have a direct impact through the clearing of 1.93 ha which is part of a larger patch of Banksia woodland TEC, which currently covers approximately 8.01 ha (see **Att. A, Figure 17**).
- The Proposed Action within the Project Area would have a direct impact upon approximately 0.001% of the Banksia woodland community across the Swan Coastal Plain.
- Banksia Woodland TEC is common within a 10km radius and will also remain within the Project Areas as an outcome of impact avoidance (see **Att. A, Figure 18**).
- The Proposed Action will not fragment this larger patch of Banksia woodland TEC to the east into multiple patches or cause additional fragmentation losses. The resultant area of Banksia woodland TEC would remain part of a single Banksia woodland TEC patch, given the separation of these areas is less than 30 m.
- The Banksia woodland TEC conservation advice (DoEE 2016) recommends a buffer zone of typically 20m-50m when siting development adjacent to Banksia woodland TEC. This has been accommodated in the Proposed Action through the provision of a managed interface between the development and the Banksia woodland TEC.
- The Proposed Action and the interface road will manage stormwater from the Disturbance Footprint and avoid stormwater impacts to the retained Banksia Woodland TEC.
- Construction activities will be managed by the proponent to avoid any impact to abiotic support factors within the Retention Area. Construction will not require any dewatering or ongoing use of groundwater to the extent that groundwater levels would be influenced.
- The proposal development layout interface will avoid any additional impact to the retained Banksia woodland TEC which will avoid any change of species composition. Additionally, the Proposed Action monitoring and maintenance regime will ensure that fencing and ongoing weed management is in place to prevent any further degradation.

Tuart woodland TEC (Critically Endangered)

The impact on the Tuart woodlands TEC has been assessed against the MNES Significant Impact Guidelines 1.1 for critically endangered ecological communities (Department of the Environment 2013). This assessment is attached as **Att. H MNES assessment – Tuart Woodland TEC**, and the outcomes are summarised below.

- The 0.07ha of Tuart woodland TEC to be impacted (see **Att. A, Figure 17**), comprises of three (3) tuart trees, with a planted garden bed understorey which is atypical of tuart TEC understory. Given the very limited extent of the impact and the nature of the Tuart woodland TEC being impacted, the Proposed Action will not reduce the extent of the Tuart woodland TEC.

- Given the historic development within the Project Area and the extent of historic habitat modification, the habitat being impacted is not critical to the survival of the Tuart woodland TEC.
- The condition and quality of the proposed impacted Tuart woodland TEC is low and will not modify or destroy abiotic factors necessary for the ecological community's survival.
- The Tuart woodland TEC being impacted is separated to the adjacent broader Tuart woodland TEC patch by hardscape and Lakes Road, therefore there is no risk of impact to the patch.
- The Tuart woodland TEC being impacted is not going to cause a substantial reduction in the quality or integrity of the Tuart woodland TEC given the scale of the impact and the quality and condition of the patch being impacted.
- Higher quality and viable occurrence of Tuart woodland TEC within the Project Area will be retained in the long term, contributing to the recovery of the ecological community.

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. *

The Proposed Action is considered to not be a controlled action given:

- All potential MNES species and communities that were considered to potentially occur within the Project Area were specifically considered as part of detailed ecological surveys and deemed to have a low likelihood of occurrence within the Project Area (see **Att. C Likelihood of Occurrence**).
- For those MNES species and communities that were considered likely or confirmed to occur within the Project Area, which were Carnaby's black cockatoo, Baudin's black cockatoo, forest red-tailed black cockatoo, fork-tailed/Pacific swift, Banksia woodland TEC and Tuart woodland TEC, the potential impacts have been assessed against the significant impact criteria of the MNES Significant Impact Guidelines 1.1 (Department of the Environment 2013). The assessment concluded that the Proposed Action is considered unlikely to have significant adverse impacts on these MNES.
- A key consideration in the significance assessment for each MNES (except for fork-tailed/Pacific swift) was the extend of impact avoidance and habitat and ecological community retention associated with the Proposed action. The Proposed Action will also facilitate the implementation of a considered interface management outcome and long-term management of the Retention Area, aligned with the changed operational management of the Peel Health Campus.

Additionally, avoidance and mitigation measures have been adopted and developed in relation to the relevant MNES and the Proposed Action as further outlined in Section 4.1.4.10.

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

During the initial proposal development process for the Peel Health Campus that resulted in the Proposed Action, the Proponent has considered a number of options for how the facility needs could be accommodated across the broader Project Area. While the layout intentions (i.e. extent of development) was initially greater than that associated with the Proposed Action, this process started with baseline ecological surveys to fully understand the ecological considerations relevant for the Project Area. Once the relevant MNES were identified, the extent of MNES and MNES habitat understood, the Proponent considered the need to avoid significant impacts to MNES through the Proposed Action design. The

approach for the Initial proposal was centred on the existing Peel Health Campus and already disturbed areas. Proposed options that were considered included further development to the east of the Disturbance Footprint, which would have had a larger impact footprint for all relevant MNES.

Through refined design, the Proposed Action as presented in this referral has avoided impacts within the Project Area as delineated by the Avoidance Footprint, including:

- 7.07 ha of high-quality native foraging habitat for Carnaby's black cockatoo, of which 6.40 ha consists of primary native foraging habitat and 0.67 ha secondary native (see **Att. A, Figure 12**).
- 6.41 ha of high-quality native foraging habitat for Baudin's black cockatoo, of which 0.22 ha consists of primary native foraging habitat and 6.19 ha secondary native foraging habitat (see **Att. A, Figure 13**).
- 7.01 ha of high-quality native foraging habitat for forest red-tailed black cockatoo, of which 6.40 ha consists of primary native foraging habitat and 0.61 ha secondary native foraging habitat (see **Att. A, Figure 14**).
- 79 black cockatoo habitat trees, of which 78 were identified as 'potential nesting trees' and 1 identified as a 'suitable nesting tree' (see **Att. A, Figure 12**).
- 6.08 ha of Banksia woodlandTEC.
- 1.94 ha of Tuart woodland TEC.

The overall impact avoidance outcome achieved as outlined above (i.e. the Avoidance Footprint), was the result of many iterations of the project development design and consideration of the project needs.

In addition to the broader MNES Avoidance Footprint outlined above, additional avoidance of MNES impacts was achieved through internal layout design with relation to bushfire management requirements. The siting for the chemotherapy and palliative care ward as vulnerable use buildings required a 30m setback distance from classified vegetation. Refined internal design reconsidered the positioning and shape of both of these buildings, to allow for minimal clearing of vegetation to achieve the necessary setback distances.

Within the areas of vegetation that do need to be managed for bushfire setback purposes (that have been included in the Disturbance Footprint), black cockatoo habitat trees will be retained, and can still achieve the necessary bushfire hazard reduction outcomes. Nine (9) black cockatoo habitat trees will be retained within these bushfire hazard management areas.

With comparison to the alternative options considered, the Proposed Action proposes to impact 3 ha of 'high quality native foraging habitat, 34 potential nesting trees, 1.93 ha of Banksia woodland TEC, and 0.07 ha of Tuart woodland TEC (**see Att. A, Figure 17**).

In regard to the ultimate Proposed Action impacts it is worth noting:

- It is highly unlikely that vegetation clearing will be required for the water services route in the eastern portion of the Project Area that includes a 1m works area/impact into the adjacent Banksia Woodlands TEC. This impact has been included in the Disturbance Footprint on a conservative basis approach, in the unlikely event that additional clearing is required for water servicing installation. As such, further avoidance to Banksia Woodland TEC will likely be achieved.
- Further avoidance to Tuart Woodland TEC impacts are likely to be achieved given it is unlikely that the identified tuart trees will need to be cleared. It is unlikely that the two (2) to three (3) tuart trees (0.07 ha) included in the Disturbance Footprint will need to be cleared.

Given the impact avoidance that was accommodated into the consideration of the above options, and the operational needs for the expansion, there was no further opportunity to avoid impacts and still meet the operational needs of the facility, and the residual impacts associated with the Project Action are now considered to be not significant.

Mitigation measures

Clearing activities will be managed in accordance with a *Construction Environmental Management Plan* (CEMP) prepared and implemented by the proponent to minimize potential impacts to fauna and vegetation (including the relevant MNES). The CEMP will require the following procedures:

- Clearly defining the extent of the clearing area before any clearing activities commence.
- A pre-clearing fauna inspection to identify potential fauna interactions, including an inspection of trees for hollows and signs of use one (1) to two (2) days before clearing occurs.
- A pre-works trapping program to capture and translocate small to medium sized (translocatable) native fauna, if such fauna is present and translocation is possible.
- A fauna spotter to be present during clearing works to direct and manage works to avoid direct impacts to fauna.
- Implementation of hygiene protocols during the clearing and construction process to appropriately manage construction to prevent potential spread of weeds, dieback and feral animals into areas of retained vegetation. This will include:
    - Vehicles, machinery, and personnel to be free of mud/soil and plant material upon entering the site. Inspections to be completed prior to works commencing.
    - Minimising clearing and earthworks during wet conditions.
    - Using landscaping species not identified as weeds.
    - Ensuring the project is maintained in a clean and tidy manner to ensure feral and other species are not attracted to the site. Waste material is to be disposed of appropriately through waste services and/or to licenced landfill during construction and as part of ongoing operation.

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

The Proposed Action is not considered to be a controlled action as it is unlikely to have a significant adverse impact on the relevant MNES, including Carnaby's black cockatoo, Baudin's black cockatoo, forest red-tailed black cockatoo, fork-tailed/Pacific swift, Banksia woodlands TEC and Tuart woodlands TEC. The implementation of the avoidance and mitigation measures eliminate the need for any offsets given the residual impact is not expected to be significant. Therefore, offsets have not been considered further for the purposes of this EPBC Act referral.

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	Yes	Apus pacificus	Fork-tailed Swift
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris canutus	Red Knot, Knot
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calidris melanotos	Pectoral Sandpiper
No	No	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
No	No	Diomedea sanfordi	Northern Royal Albatross
No	No	Limosa lapponica	Bar-tailed Godwit
No	No	Motacilla cinerea	Grey Wagtail
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pandion haliaetus	Osprey
No	No	Pristis pristis	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
No	No	Tringa nebularia	Common Greenshank, Greenshank

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

Yes

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

The distribution and habitat preferences of the Migratory Species identified by the PMST were reviewed against site context information and site surveys. Likelihood of occurrence of Migratory species within the site were classified as ‘unlikely', 'possible', 'likely', and recorded, as outlined in **Att. C - Likelihood of Occurrence**.

A 20 km radius search using DCCEEW’s Protected Matters Search Tool states that the species or its habitat are likely to occur within the Project Area itself. Individual sparse occurrences are recorded across a broad range of Australia that encompasses most of the country and is only ever recorded in brief, temporary encounters (Marchant and Higgins 1990;DCCEEW 2024).

Given the ubiquity of the Fork-tailed swift/Pacific swift in terms of distribution country-wide and in habitat preference, it is assumed that they will occur in the Project Area at some point. However, given the sparse records and known ecology, it is likely that any occurrence will be temporary, independent of habitat and short in duration, at any time between October to April.

Any occurrence of the Pacific swift within the Project Area or the wider region is likely to be one individual, or a small flock (~3), foraging whilst traversing through a wide area (Johnstone and Storr 1998). There is no population estimate for the species, however flocks of up to 90,000 individuals have been recorded in Australia. Therefore, global populations are likely to be much higher than this figure. Additionally, they have a wide distribution across several continents, nowhere in which they are threatened (DCCEEW 2024). Impacts to singletons or small groups is likely to have no effect on the population.

The risk of direct impacts to Pacific swift was deemed to be low. Pacific swift are rarely recorded in the region, have a widespread, global distribution and have non-specific habitat requirements. They are highly unlikely to frequent the Project Area and would do so in small groups.

The species lacks specific habitat requirements and mostly forages in a wide distribution across a broad range of habitats. The Project Area is therefore lacking specific habitat features which may draw the species. The same case can be made for the surrounding region.

Given the species widespread distribution and habitat being largely independent from terrestrial vegetation aside from insectivorous prey abundance, the Project Area presents no more desirable habitat values than any other patch of land across Australia. Given their propensity for short-lived and often incidental sightings as well as their migratory nature, the species is likely completely unencumbered by the urbanisation and development of land.

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

No

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

Pacific swift is listed as migratory (MI) under the EPBC Act and has not previously been recorded in the site (see **Att. E Basic Fauna and Targeted Black Cockatoo Assessment)**. The potential impact of the Proposed Action on Pacific swift has been assessed against the *Draft Referral guideline for 14 birds listed as migratory species under the EPBC Act* (Commonwealth of Australia 2015).

Is the proposed activity within the range of any of the 14 migratory species?

PMST suggests the Pacific Swift (MI) species is likely to occur within 10 km of the proposal area. Pacific swift is a highly mobile species that may opportunistically fly over or forage in the Project Area for short periods of time as part of a much larger home range. This species would not breed within the Project Area. Any occurrence of Pacific swift in the site would likely be in the air space and largely independent from terrestrial habitat.

Is the proposed activity likely to substantially modify, destroy or isolate an area of important habitat for any of the 14 migratory birds? or Seriously disrupt the lifecycle of an ecologically significant proportion of a population of one or more of the migratory birds?

The *Draft referral guideline for 14 birds listed migratory under the EPBC Act* (2015) lists the lower threshold for further investigation of future potential significant impacts to Pacific swift at 100 individuals. As the occurrence of the Pacific swift within the site or the wider region is likely to be as individuals, or a small flock (less than 10), it is not expected that more than 100 birds could be directly impacted by the proposal.

Due to the widespread distribution of Pacific swift and habitat requirements being largely independent from terrestrial conditions it is very unlikely that impacts to the species might occur, let alone be demonstrated.

The Proposed Action is therefore not likely to substantially modify, destroy or isolate important habitat for Pacific swift, or disrupt the lifecycle of an ecologically significant proportion of a population of Pacific swift, given the limited likelihood of occurrence and habitat values within the Project Area and the likelihood of potential impacts the Proposed Action poses on Pacific swift, particularly with regards to any occurrence of Pacific swift in the site likely being associated with the air space and largely independent from terrestrial habitat.

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

No

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

The Proposed Action is considered to not be a controlled action given:

• All potential MNES species that were considered to potentially occur within the Project Area were specifically considered as part of detailed ecological surveys and deemed to have a low likelihood of occurrence within the Project Area (see **Att. C Likelihood of Occurrence**).

• For the MNES species and communities that were considered likely or confirmed to occur within the Project Area, fork-tailed/Pacific swift, the potential impacts have been assessed against the significant impact criteria of the MNES Significant Impact Guidelines 1.1 (Department of the Environment 2013). The assessment concluded that the Proposed Action is considered unlikely to have significant adverse impacts on this MNES.

Given the likelihood of potential impacts the Proposed Action poses on fork-tailed/Pacific swift, particularly with regards to any occurrence of fork-tailed/Pacific swift in the site likely being associated with the air space and largely independent from terrestrial habitat, the proposed action poses no threat on the fork-tailed/Pacific swift and as such is not considered a controlled action.

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

Avoidance and mitigation measures are not required given the low risk and likelihood of significant impacts to Fork-tailed Swift.

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

There are no significant residual impacts and therefore there is no need for offsets and no offsets proposed.

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. *

There are no existing or proposed nuclear actions within or in close proximity to the Project Area, so this is not an applicable MNES for this referral.as.

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. *

There are no Commonwealth marine areas within or in close proximity to the Project Area, so this is not an applicable MNES for this referral.

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. *

This is not an applicable MNES as the Project Area is located in Western Australia.

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. *

This is not an applicable MNES as there are no coal seam gas or large coal mines at this Project Area or surrounds.

There are no coal seam gas or large coal mines associated with this Proposed Action, so this is not an applicable MNES for this referral.

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.

Direct impact	Indirect impact	Commonwealth land area
No	No	Commonwealth Land -

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. *

Given the Proposed Action is not being taken on Commonwealth land, nor is it expected to impact upon Commonwealth land, this is not an applicable MNES for this referral.

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. *

There are no Commonwealth heritage placed overseas that are relevant to the Project Area, so this is not an applicable MNES for this referral.

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. *

Alternatives for the proposed action are not available due to historic planning decisions which have chosen the most appropriate land for the hospital land use, with the entire project area zoned as ‘Public purposes’ zone under the LPS No. 12 and ‘Public purposes – Hospital’ under the Metropolitan Region Scheme. The proposal is situated within a ‘Public purposes’ area identified by the WA State Government in the South Metropolitan Peel Sub-Regional Planning framework (WAPC and DPLH 2018).

In alignment with this, the proposed expansion must be within proximity to the existing campus and be contiguous with the existing hospital infrastructure. Efforts to minimise impact on the environment have been considered throughout the design process and these were discussed in Section 4.1.4.10 (avoidance).

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. A Figures_QA.pdf Figures to support referral application	15/11/2021	No	High
#2.	Link	(DAWE 2022) Referral guideline for 3 WA threatened black cockatoo species: Carnaby’s & Baudi https://www.dcceew.gov.au/sites/default/files/do..			High
#3.	Link	: (WAPC and DPLH 2018) South Metropolitan Peel Sub-regional Planning Framework, Perth. https://www.wa.gov.au/system/files/2021-05/FUT-P..			High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	(DotE 2013) Matters of National Environmental Significance - Significant impact guidelines 1.1 Envir https://www.dcceew.gov.au/environment/epbc/publi..			High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. A Figures_QA.pdf Figures to support referral application	14/11/2024		High
#2.	Document	Att. B PHC Historic Aerial Imagery (Landgate 2024).pdf Historical aerial photography to support referral	15/11/2024	No	High
#3.	Link	(EPA 2013) Environmental Protection Bulletin No. 12 Swan Bioplan - Peel Regionally Significant Natur https://www.epa.wa.gov.au/sites/default/files/Po..			High
#4.	Link	(Landgate 2024) Map Viewer Plus https://map-viewer-plus.app.landgate.wa.gov.au/i..			High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. A Figures_QA.pdf Figures to support referral application	14/11/2024		High
#2.	Link	(EPA 2013) Environmental Protection Bulletin No. 12 Swan Bioplan - Peel Regionally Significant Natur https://www.epa.wa.gov.au/sites/default/files/Po..			High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. A Figures_QA.pdf Figures to support referral application	14/11/2024		High
#2.	Link	(DoW 2008) LiDAR Elevation Dataset, Swan Coastal Plain, Perth https://catalogue.data.wa.gov.au/dataset/?theme=..			High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. A Figures_QA.pdf Figures to support referral application	14/11/2024		High
#2.	Document	Att. C Likelihood of Occurrence EP24-094(05)--007 SPL.pdf Assessment to support referral	15/11/2024	No	High

#3.	Document	Att. D Peel Health Campus Flora and Vegetation Assessment Ver 2 EP21-128(04)--008A TDP.pdf Flora and vegetation assessment to support referral	15/11/2024	No	High
#4.	Document	Att. E Peel Health Campus - Basic Fauna and Targeted BC Assessment (EP24-094(03)--005 NAW).pdf Cockatoo assessment to support referral	15/11/2024	No	High
#5.	Link	(DAWE 2022) Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudi https://www.dcceew.gov.au/sites/default/files/do..			High
#6.	Link	(EPA 2016) Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment, Pe https://www.epa.wa.gov.au/sites/default/files/Po..			High
#7.	Link	(EPA 2020) Technical Guidance - Terrestrial vertebrate fauna surveys for environmental impact assess https://www.epa.wa.gov.au/sites/default/files/Po..			High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. A Figures_QA.pdf Figures to support referral application	14/11/2024		High
#2.	Document	Att. C Likelihood of Occurrence EP24-094(05)--007 SPL.pdf Assessment to support referral	14/11/2024		High
#3.	Document	Att. D Peel Health Campus Flora and Vegetation Assessment Ver 2 EP21-128(04)--008A TDP.pdf Flora and vegetation assessment to support referral	14/11/2024		High
#4.	Link	(DCCEEW 2024) Protected Matters Search Tool https://www.dcceew.gov.au/environment/epbc/prote..			High
#5.	Link	(DoEE 2019) Approved Conservation Advice (incorporating listing advice) for the Tuart (Eucalyptus go https://www.dcceew.gov.au/sites/default/files/do..			High
#6.	Link	(DPIRD 2019) Soil Landscape Mapping - Best Available (DPIRD-027), Perth, WA. https://catalogue.data.wa.gov.au/dataset/soil-la..			High

#7.	Link	(DPIRD 2022) Soil Landscape Mapping - Systems (DPIRD-064) https://catalogue.data.wa.gov.au/dataset/soil-la..		High
#8.	Link	(Environment Australia 2000) Revision of the Interim Biogeographic Regionalisation for Australia (IB https://www.dcceew.gov.au/environment/land/nrs/p..		High
#9.	Link	(Government of Western Australia 2019) 2018 South West Vegetation Complex Statistics. Current as of https://www.dcceew.gov.au/sites/default/files/do..		High
#10.	Link	(Heddle et al. 1980) Vegetation Complexes of the Darling System Western Australia, in Department o https://library.dbca.wa.gov.au/FullTextFiles/055..		High
#11.	Link	(Keighery 1994) Bushland Plant Survey: A guide to plant community survey for the community, Wildflo https://catalogue.nla.gov.au/catalog/2039021		High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. A Figures_QA.pdf Figures to support referral application	14/11/2024		High
#2.	Link	(DBCA 2023) Geomorphic Wetlands, Swan Coastal Plain (DBCA-019), Perth, WA https://catalogue.data.wa.gov.au/dataset/geomorp..			High
#3.	Link	(DWER 2020) Hydrography Linear (Heirarchy) (DWER-031) https://catalogue.data.wa.gov.au/dataset/hydrogr..			High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. A Figures_QA.pdf Figures to support referral application	14/11/2024		High
#2.	Link				

		(DAWE 2022) Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudi https://www.dcceew.gov.au/sites/default/files/do..		High
#3.	Link	(DoEE 2016) Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of https://www.dcceew.gov.au/sites/default/files/do..		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	Att. A Figures_QA.pdf Figures to support referral application	14/11/2024		High
#2.	Document	Att. F MNES Assessment - Black Cockatoos.pdf MNES assessment (cockatoos) to support referral	15/11/2024	No	High
#3.	Document	Att. G MNES Assessment - Banksia woodland TEC.pdf MNES assessment to support referral	15/11/2024	No	High
#4.	Document	Att. H MNES Assessment - Tuart woodland TEC.pdf MNES assessment (Tuart) to support referral	15/11/2024	No	High
#5.	Link	(DAWE 2022) Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudi https://www.dcceew.gov.au/sites/default/files/do..			High
#6.	Link	(DoEE 2016) Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of https://www.dcceew.gov.au/sites/default/files/do..			High
#7.	Link	(DotE 2013) Matters of National Environmental Significance - Significant impact guidelines 1.1 Envir https://www.dcceew.gov.au/environment/epbc/publi..			High

4.1.4.9 (Threatened Species and Ecological Communities) Why you do not think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. C Likelihood of Occurrence EP24-094(05)--007 SPL.pdf Assessment to support referral	14/11/2024		High

#2.	Link	(DotE 2013) Matters of National Environmental Significance - Significant impact guidelines 1.1 Envir https://www.dcceew.gov.au/sites/default/files/do..		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	Att. A Figures_QA.pdf Figures to support referral application	14/11/2024		High

4.1.5.2 (Migratory Species) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. C Likelihood of Occurrence EP24-094(05)--007 SPL.pdf Assessment to support referral	14/11/2024		High
#2.	Link	(DCCEEW 2024) Protected Matters Search Tool https://www.dcceew.gov.au/environment/epbc/prote..			High
#3.	Link	(Johnstone and Storr 1998) Handbook of Western Australian Birds. Volume 1 - Non-Passerines (Emu to https://catalogue.nla.gov.au/catalog/189219			High
#4.	Link	(Marchant and Higgins 1990) Handbook of Australian, New Zealand and Antarctic Birds. Volume One - Ra https://catalogue.nla.gov.au/catalog/187579			High

4.1.5.6 (Migratory Species) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. E Peel Health Campus - Basic Fauna and Targeted BC Assessment (EP24-094(03)--005 NAW).pdf Cockatoo assessment to support referral	14/11/2024		High
#2.	Link	(Commonwealth of Australia 2015) Draft referral guideline for 14 birds listed as migratory species u https://www.dcceew.gov.au/sites/default/files/do..			High

4.1.5.9 (Migratory Species) Why you do not think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence

#1.	Document	Att. C Likelihood of Occurrence EP24-094(05)--007 SPL.pdf Assessment to support referral	14/11/2024	High
#2.	Link	(DotE 2013) Matters of National Environmental Significance - Significant impact guidelines 1.1 Envir https://www.dcceew.gov.au/sites/default/files/do..		High

4.3.8 Why alternatives for your proposed action were not possible

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	(WAPC and DPLH 2018) South Metropolitan Peel Sub-regional Planning Framework, Perth https://www.wa.gov.au/system/files/2021-05/FUT-P..			High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	99593347728
Organisation name	Department of Finance
Organisation address	16 Parkland Road Osborne Park 6017 WA
Representative's name	Scott Jeffrey
Representative's job title	Assistant Director Statutory Planning Services
Phone	+61865512340
Email	da@finance.wa.gov.au
Address	

☑ 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, **Scott Jeffrey of Department of Finance**, 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.

Same as Referring party 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, **Scott Jeffrey of Department of Finance**, 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, **Scott Jeffrey of Department of Finance**, the Person proposing the action, consent to the designation of **Scott Jeffrey of Department of Finance** 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. *

✔ 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, **Scott Jeffrey of Department of Finance**, 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. *