

Glen Iris Commercial Development

Application Number: **03102**

Commencement Date:
25/08/2025

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Glen Iris Commercial Development

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 *

30/04/2026

1.1.4 Estimated end date *

31/05/2027

1.2 Proposed Action details

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

Greentime Holdings Pty Ltd (herein referred to as 'the Proponent') is proposing to progress the commercial development of Lots 17, 30 and 31 Vittoria Road, Glen Iris, involving approximately 3.16 ha of land (herein referred to as 'the Project Area') located within the City of Bunbury (CoB) (see **Att A, Figure 1**). The Project Area is located approximately 160 km south of the Perth Central Business District (CBD) and is 4 km east of the Bunbury CBD, and is situated within the approved Glen Iris District Structure Plan (DSP) area (see **Att B**). The Project Area is surrounded by rural-residential properties to west and south), residential and community uses to the east including Grace Christian School and Picton Primary School, and Forrest Highway to the north. The Project Area is within the Bunbury Metropolitan Area which is a commercial, administrative and employment hub for the wider South-West region and identified for urban expansion to facilitate the expected population growth targets outlined in the *Bunbury-Geographe-Subregional-Strategy* (hereafter referred to as the 'subregional strategy') (see **Att C**).

The Proposed Action involves a Disturbance Footprint of 3.08 ha and Avoidance Area of 0.06 ha to progress the proposed commercial development. The Glen Iris DSP specified areas to accommodate conservation and natural values and recreational uses across the DSP area such that environmental features are retained in addition to the replanting of trees and vegetation as part of the proposed development, as indicated by the Landscape Master Plan (see **Att D**). Proposed mitigation comprises the avoidance and minimisation of impacts to fauna (inclusive of black cockatoo) through vegetation retention occurring within the Project Area. The full mitigation approach is described further in the relevant section of this referral.

The following unavoidable impacts to Matters of National Significance (MNES) are associated with implementing the Proposed Action:

- Removal of 0.06 ha of high-quality native and 0.01 ha of exotic foraging habitat for Carnaby's black cockatoo (CBC), which comprises 0.06 ha of secondary native, and 0.01 ha primary non-native foraging habitat based on Emerge Associates (2025) (see **Att E**).
- Removal of 0.04 ha of high-quality native foraging habitat for the forest red-tailed black cockatoo (FRTBC), which comprises 0.04 ha secondary native foraging habitat based on Emerge Associates (2025) (see **Att E**).
- Removal of one (1) black cockatoo (BC) potential nesting tree, which does not currently support hollows that could be used for nesting by BC.
- Removal of 0.96 ha of the known extent of white-tailed black cockatoo (WTBC) (CBC and Baudin's (BBC)) roosting site BUNGLER001.
- Removal of 0.98 ha of suitable foraging and refuge habitat for Western Ringtail Possum (WRP) based on Emerge Associates (2025) (see **Att E**).

For the purposes of the above comparison of the assessed foraging habitat within the Project Area by Emerge Associates (2025) (see **Att E**) and the *Referral guidelines for 3 WA threatened black cockatoo species* (DAWE 2022) (referred to herein as 'the referral guidelines'), primary and secondary native BC foraging habitat is considered to be collectively equivalent to 'high-quality native foraging habitat' and primary non-native foraging habitat is equivalent to 'exotic foraging habitat'.

Following the initial clearing of the Project Area, the following works are required to progress development across the Project Area, but are not anticipated to have any material direct or indirect impacts on the relevant MNES:

- Bulk earthworks, including cutting and filling of the land.
- Civil construction works, including the construction of internal roads, carparks, landscaping, and other servicing.
- The construction of commercial buildings.

Separate to the activities associated with the Proposed Action, broader development surrounding the Project Area will progress in accordance with the DSP. Whilst separate to this Proposed Action, residential, urban, public open space (POS), regional open space (ROS) and commercial development within the

broader DSP area (which includes the Project Area) provides broader context for the Proposed Action, and in particular the areas identified for the provision of POS to enable the retention of native vegetation and reserved for environmental conservation. While these areas fall outside the Project Area, it demonstrates the strategic avoidance of impacts to MNES that was undertaken at a broader planning level associated with the DSP prior to considering any development within the Project Area associated with the Proposed Action.

As part of the Proposed Action, there will be vegetation retention and planting of native trees and vegetation (including vegetation providing BC and WRP habitat) within the Project Area (see **Att D**). Given the need for detailed design and the overall minor nature of the potential impacts on MNES associated with the Proposed Action, the planting area has not been considered or specified as a formal rehabilitation area but rather forms part of the mitigation measures .

While the development of the Proposed Action is guided by the DSP, the development within Lots 17, 30 and 31 are the only landholdings being progressed by the Proponent and therefore the Proposed Action is not part of a larger action, or a staged development as specified in the staged development section of this referral.

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

No

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

Commonwealth

Based on historic and recent ecological assessments including the Project Area, four nationally significant (MNES) fauna species were identified as likely occurring within the Project Area. The following policies and guidance documents have therefore been considered:

- *Significant Impact Guidelines 1.1* (Department of the Environment 2013).
- *Carnaby's Cockatoo (*Calyptorhynchus latirostris*) Recovery Plan* (DPaW 2013).
- *Approved Conservation Advice for *Calyptorhynchus banksia naso* (Forest Red-tailed Black Cockatoo)* (DEWHA 2009a).
- *Approved Conservation Advice for *Calyptorhynchus baudinii* (Baudin's Black Cockatoo)* (TSSC 2018).
- *Referral Guideline for 3 WA Threatened Black Cockatoo Species* (DAWE 2022).
- *Western Ringtail Possum (*Pseudocheirus occidentalis*) Recovery Plan*. Wildlife Management Program No. 58 (DPaW 2017) (hereafter referred to as 'the recovery plan').
- *Significant impact guidelines for the vulnerable western ringtail possum (*Pseudocheirus occidentalis*) in the southern Swan Coastal Plain, Western Australia* (DEWHA 2009b).

The *referral guidelines* (DAWE 2022) provides impact referral thresholds and a foraging habitat scoring tool and has been considered as part of completing this referral and considering the potential significance of the proposed impacts to BC.

The *Significant impact guidelines for the vulnerable western ringtail possum (*Pseudocheirus occidentalis*) in the southern Swan Coastal Plain, Western Australia* (hereafter referred to as 'the WRP impact guidelines') (DEWHA 2009b) provides guidance for actions concerning the species within the Swan Coastal Plain and has been considered in this referral.

Referral of the Proposed Action pursuant to the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* has been undertaken to confirm and support the Proponent's opinion that impacts on any MNES as a result of the implementation of the Proposed Action are not likely to be significant.

Western Australia

Greater Bunbury Region Scheme (GBRS)

The Project Area and immediate surrounds are zoned 'Urban' under the Greater Bunbury Region Scheme (GBRS), with an area in the west and north-west zoned 'Public purposes – special uses', an area adjacent north-east designated 'Rural', a large area approximately 230 m north zoned 'Port installations' and two significant areas west and north-west of the Project Area reserved 'ROS' and designated as 'Swan Coastal Plain Wetland Buffer' (UFI 2252 and 2257).

City of Bunbury Local Planning Scheme 8 (LPS)

The Project Area is predominantly zoned 'Service commercial' with a narrow portion along the eastern boundary of the Project Area reserved 'District distributor road', with a range of land use classifications in the surrounding areas including areas reserved for ROS associated with vegetated and wetland areas.

Glen Iris District Structure Plan – Stage One (DSP)

The Project Area is zoned 'Service commercial' under the DSP with a range of land use classifications in the surrounding areas including Urban development, Public purposes – special uses, Private community purposes, and POS.

Development of the Project Area will coincide with the wider DSP that the Project Area is situated within. The DSP was prepared to guide the subdivision and urban development of around 592.7 ha of land within the locality of Bunbury (CoB).

The DSP has been developed in accordance with the provisions of the City's LPS and has had regard for various environmental features. This included wetlands and the establishment of POS and ROS that were intended to respond to the environmental values within the DSP area and avoid impacts to environmental values including the relevant MNES.

Environmental Protection Act 1986 (WA)

The Proposed Action has not been referred to the Environmental Protection Authority (EPA) pursuant to under s38 of the *Environmental Protection Act 1986* (EP Act) and would not be considered a significant proposal requiring referral to the EPA, and in addition historic scheme amendments have also been referred to the EPA and not required assessment.

Given the vegetation within the Project Area has been planted, it does not represent 'native vegetation' for the purposes of Part V of the EP Act and so there is no requirement for a clearing permit to facilitate the clearing of the vegetation within the Project Area. The exemption from the need for a clearing permit under state legislation does not mean Commonwealth environmental considerations (e.g. significant impacts on MNES pursuant to the EPBC Act) are not relevant and that EPBC Act approval for any significant impacts on MNES arising from the Proposed Action would be required.

It is anticipated that all environmental impacts associated with the implementation of the development works across the Project Area will be able to be managed in accordance with the *Planning and Development Act 2005* (PD Act) and *Local Government Act 1995* (LG Act).

Biodiversity Conservation Act 2016 (WA)

The *Biodiversity Conservation Act 2016* (BC Act) provides for the listing of flora, fauna and threatened ecological communities and Ministerial authorisation (Section 40) to 'take', 'disturb' or modify listed flora, fauna and communities respectively. For activities expected to impact threatened fauna or flora, the Proponent would be required to obtain an authorisation to take or disturb. This includes a requirement to outline how the mitigation hierarchy (avoidance, mitigation) has been applied, and monitoring to support implementation. The authorisation details conditions in terms of how activities that cause harm will be managed and is approved by the Minister.

It is not expected that any authorisation pursuant to the BC Act will be required to implement the Proposed Action.

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

The Project Area is located within the CoB and has previously been subject to public advertising and consultation processes associated with the land use planning history outlined in the previous section.

To date key public consultation has included:

- Glen Iris DSP – public advertising and public submission occurred from 2 August to 13 February 2022 as part of preliminary community engagement led by the Bunbury Development Committee (BDC) following the preparation of the draft DSP. The DSP attracted a total of 42 public submissions with 9 (21%) in support/not objecting, 10 (23%) included no comment, conditional support, or proposed modifications (classified as ‘other’), 14 (33%) were referrals from government agencies, and 9 (21%) were objections. The two key issues of concern from the submissions received pertain to the management of flooding and the proposed extent of land that would be reserved for floodway relief, and the new road development and intersection upgrades which were most prominent at Vittoria Road and Forrest Highway (see **Att F**).
- LPS Amendment 13 – consultation with the CoB and EPA regarding the amendment of the LPS to include the additional use rights for the Project Area under Schedule 1 – Schedule of Additional Uses, in order to rationalise the ‘Tavern’ land use. The EPA determined that assessment was not required.
- Part 17 planning application – the proponent lodged a planning application under Part 17 of the *Planning and Development Act 2005* which is being assessed by the State Development Assessment Unit (SDAU). This included consultation with both the SDAU and CoB to understand the ecological values of the Project Area and the State and Federal environmental approval requirements associated with the proposed clearing of native vegetation. The application was advertised for public comment from the 22 May 2025 to the 6 July 2025.

1.3.1 Identity: Referring party

Privacy Notice:

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

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

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

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

Confirm that you have read and understand this Privacy Notice *

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN 57144772510
Organisation name Emerge Environmental Services Pty Ltd
Organisation address 6008 WA

Referring party details

Name Jason Hick
Job title Director, Principal Environmental Consultant
Phone 08 9380 4988
Email jason.hick@emergeassociates.com.au
Address Suite 4, 26 Railway Road, Subiaco WA 6008

1.3.2 Identity: Person proposing to take the action

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

No

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

Yes

Person proposing to take the action organisation details

ABN/ACN 67104884531
Organisation name GREENTIME HOLDINGS PTY LTD
Organisation address 320 Lord St, Perth WA 6000

Person proposing to take the action details

Name Daniel Erceg
Job title Managing Director
Phone 0894221888
Email derceg@erceg.com.au
Address 320 Lord St, Perth WA 6000

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 Proponent has a satisfactory record of responsible environmental management and is aware of its duties/obligations in relation to the environment, as demonstrated by the preparation and submission of this referral.

The proponent has engaged an experienced team of environmental consultants and has considered all relevant department policies and guidelines to ensure environmental impacts are assessed and appropriately managed in accordance with the Commonwealth and State legislation.

There are no current proceedings against the Proponent under Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the person proposing the action.

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

The proponent is the proprietor of Lots 17 and 30 Vittoria road, Glen Iris and is developing Lots 17, 30 and 31 (Lot 31 is owned by Didneymilke Pty Ltd) as part of the Proposed Action, and does not have a formal environmental policy and planning framework.

The proponent has facilitated the engagement of necessary consultants, including but not limited to environmental consultants to ensure the progression of compliant development. The proponent will adhere to the environmental requirements and responsibilities associated with the implementation of the Proposed Action including the submission of this referral, and will not commence implementation of the Proposed Action until the referral process is complete.

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	67104884531
Organisation name	GREENTIME HOLDINGS PTY LTD
Organisation address	320 Lord St, Perth WA 6000

Proposed designated proponent details

Name	Daniel Erceg
Job title	Managing Director
Phone	0894221888
Email	derceg@erceg.com.au
Address	320 Lord St, Perth WA 6000

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	57144772510
Organisation name	Emerge Environmental Services Pty Ltd
Organisation address	6008 WA
Representative's name	Jason Hick
Representative's job title	Director, Principal Environmental Consultant
Phone	08 9380 4988
Email	jason.hick@emergeassociates.com.au
Address	Suite 4, 26 Railway Road, Subiaco WA 6008

✔ Confirmed Person proposing to take the action's identity

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

ABN/ACN	67104884531
Organisation name	GREENTIME HOLDINGS PTY LTD
Organisation address	320 Lord St, Perth WA 6000
Representative's name	Daniel Erceg
Representative's job title	Managing Director
Phone	0894221888
Email	derceg@erceg.com.au
Address	320 Lord St, Perth WA 6000

✔ 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

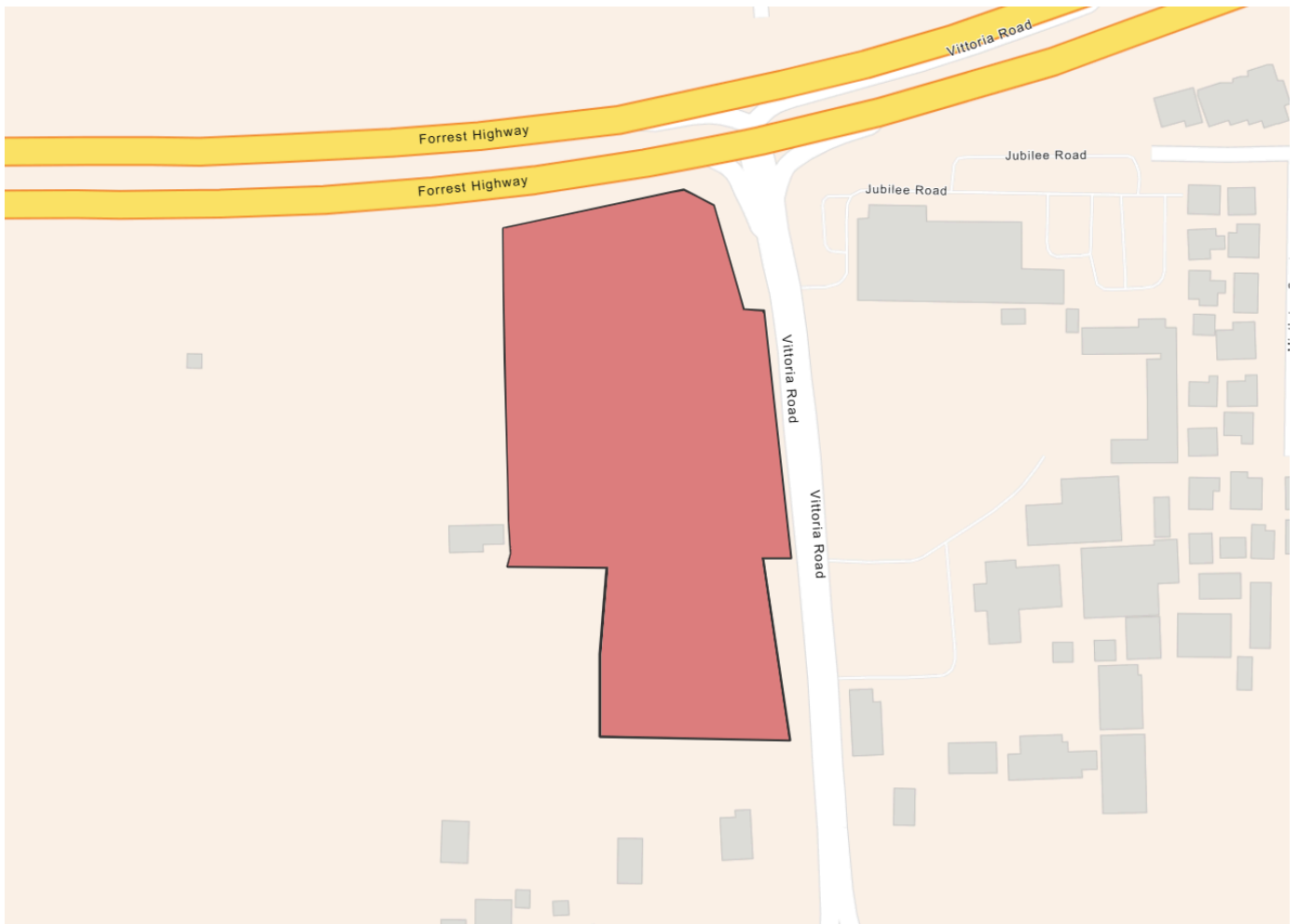
1.4 Payment details: Payment allocation

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

Proposed designated proponent

2. Location

2.1 Project footprint



Project Area: 3.16 Ha Disturbance Footprint: 3.14 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

17, 27 and 33 Vittoria Road, Glen Iris 6230

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

Western Australia

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

No

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

The Project Area is held as freehold land, which extends over three parcels of land:

- Lot 17 Vittoria Road, Glen Iris (Lot 17 on Plan P001856 17)
- 27 Vittoria Road, Glen Iris (Lot 30 on Deposited Plan D080164 30)
- 33 Vittoria Road, Glen Iris (Lot 31 on Deposited Plan D080164 31).

Access to road reserves will be enabled as part of the development approval under the PD Act.

3. Existing environment

3.1 Physical description

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

The Project Area is located within the City of Bunbury (CoB) approximately 160 km south of the CBD and is 4 km east of the Bunbury CBD. The Project Area is surrounded by rural-residential properties (particularly to the west, south and southeast), residential and community uses to the east including Grace Christian School and Picton Primary School, urban development further to the west, and Forrest Highway to the north (see **Att A, Figure 1**).

The Project Area is zoned 'Urban' under the GBRS and 'Service commercial' under the CoB's LPS (DPLH 2024b). Parks and recreation reserves are present further to the east and west of the Project Area (POS, ROS, and a number of unnamed conservation areas) and are associated with areas of wetland and native remnant vegetation.

Current access to the Project Area is possible via Forrest Highway in the north and Vittoria road in the east. Future access to the Project Area will be maintained through these existing road networks and additionally provided through construction of a new access road along the western boundary as identified in the landscape masterplan concept diagram (see **Att D**).

A review of the historical aerial imagery available from 1970 identifies the following environmental features within the Project Area (refer **Att G**):

- The earliest available aerial imagery (1970) depicts the Project Area fully cleared of native vegetation.
- Aerial imagery from 1992 depicts paddocks and unsealed roads and driveways, with three buildings (warehouses and dwellings/farmhouses) appearing in the northwest and south.
- By 2001, strips of vegetation appear to have been established within the Project Area along the boundaries, additional buildings were constructed in the south, otherwise the Project Area remains devoid of any vegetation. Given the appearance of this vegetation, it is assumed from the aerial photography that it has been planted since 1970.
- By 2010 there appears to have been growth in the vegetation within the Project Area, and the establishment of more planted vegetation.
- The 2019 imagery shows the establishment of a hardstand concrete area (carpark) in the north-eastern corner of the Project Area.
- Attachment A, Figure 1 shows the Project Area boundary over the most recent aerial photography obtained for the Project Area and surroundings in 2024 (see **Att A, Figure 1**).

Based on the above historic understanding of the Project Area conditions (and recent surveys) it would be reasonable to conclude that any vegetation that currently occurs within the Project Area is planted and not representative of remnant native vegetation.

The broader Bunbury-Geographe sub-region is known to support the Banksia woodland and Tuart woodland ecological communities. Recent ecological surveys conducted have confirmed the absence of any EPBC Act listed Threatened Ecological Communities (TEC) within the Project Area

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

The Project Area currently contains areas of planted vegetation, bare ground, a hardstand area (carpark), unsealed informal access tracks and buildings (warehouses and dwellings/ farmhouses). The north-eastern portion of the Project Area was historically (circa 1970) used for agricultural and rural purposes prior to the establishment of planted vegetation in 2001 and 2010 and the emergence of buildings in 1992 and 2001 and a carpark in 2019.

The Project Area is proposed to be developed for commercial purposes as delineated by the Disturbance Footprint (see **Att A, Figure 2**). The commercial development of the Project Area in accordance with the 'Urban' and 'Service commercial' zoning set out in the MRS and LPS respectively and intended by the approved Glen Iris DSP, will allow for the establishment of the commercial development and uses within the Project Area. The Project Area is located in an area with an existing public road network, with Forrest Highway located north of the Project Area, Vittoria Road to the east, and Jeffrey Road to the south.

The Project Area is located within the Glen Iris DSP area (see **Att B**). Residential, commercial and industrial development has occurred throughout areas surrounding the Project Area, and is expected to continue into the future.

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 unique values, restricted landforms or unique geological features.

A review of the Geomorphic Wetlands, Swan Coastal Plain dataset indicates that no wetlands occur within the Project Area, with the closest feature recorded approximately 555 m north of the Project Area ('Conservation' category wetland) (Unique Feature Identifier (UFI) 1062).

No Bush Forever sites are present within or proximal to the Project Area. No Environmentally Sensitive Areas are present within the Project Area, with the closest area approximately 506 m north-west of the Project Area (see **Att A, Figure 3**).

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 elevation of the Project Area is 3 m in relation to the Australian Height Datum (m AHD) (see **Att A – Figure 3**). The areas surrounding the Project Area exhibits a western aspect (slope from the highest in the east to the lowest in the west) and generally varies from approximately 7 m AHD to 2 m AHD. The Project Area and surrounding areas are all gently sloped, and do not exhibit any steep slopes or changes in surface elevation. There is no inundation or areas of permanent water within the Project Area, so water depths are not relevant to the Project Area.

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 and vegetation

Emerge Associates conducted a reconnaissance flora and vegetation assessment for the Project Area and is included as Attachment H (see **Att H**). Flora and vegetation values were characterised to the standard required of a reconnaissance survey in accordance with the Environmental Protection Authority's (EPA's) *Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA 2016).

A summary of findings from the flora and vegetation assessment are listed below:

- A total of 4 native and 32 non-native species were recorded during the field survey in the Project Area.
- No threatened or priority flora species were recorded within the Project Area.
- Two vegetation units were recorded in 'completely degraded' condition (see **Att A - Figure 5 and 6**).
- No Threatened Ecological Communities (TEC) or Priority Ecological Communities (PEC) occur within the Project Area.
- The 'Predominantly non-native' vegetation provides habitat for threatened species of BC (see **Att A, Figure 5**).

An assessment of likelihood of occurrence with consideration of the flora species identified by the Protected Matters Search Tool (PMST) is included within Table 2, Attachment I (see **Att I**).

Fauna

Emerge Associates conducted a basic fauna and targeted BC and WRP assessment for the Project Area on the 29 November 2024, 21 January 2025, 23 January 2025, and 7 April 2025. The full report is included in Attachment E (see **Att E**).

A summary of the findings from the EmERGE Associates (2025) targeted BC assessment are listed below:

- The Project Area contains one (1) potential BC habitat tree, which upon assessment was determined to not contain hollows suitable for nesting by BC (see **Att E**).
- The Project Area contains 0.071 ha native and 0.011 ha of non-native foraging habitat for CBC of which provides 0.071 ha of primary native ('high-quality native foraging habitat') and 0.011 ha of primary non-native ('exotic foraging habitat') foraging habitat (see **Att A, Figure 8**).
- The Project Area contains 0.041 ha of native foraging habitat for FRTBC, of which provides 0.041 ha of primary native ('high-quality native foraging habitat') foraging habitat (see **Att A, Figure 9**).
- The Project Area contains 1.02 ha of potential BC roosting habitat which is considered to be part of known WTBC night roosting site BUNGLER001 (see **Att A, Figure 10**). No roosting by any species of BC was recorded during survey, however, indirect evidence of roosting in the form of branch clippings was recorded.
- Ecological survey of vegetation within a 5 km radius from the Project Area assessed there to be a total of 572.33 ha of suitable roosting habitat for BC (see **Att A, Figure 11**).

The results from the DCCEEW 'Habitat Scoring System for WA BC foraging habitat', are also provided in Attachment J (see **Att J**).

A summary of the findings from the EmERGE Associates (2025) targeted WRP assessment are listed below:

- The Project Area does not comprise habitat considered critical to the survival of WRP, which is described by the WRP recovery guidelines as 'long unburnt mature remnants of peppermint woodlands with high canopy continuity and high nutrient foliage with minimal periods of summer moisture stress, and habitat connecting patches of remnants' (DPaW 2017) (see **Att E**).
- The Project Area contains 1.04 ha of suitable foraging and refuge habitat for WRP in the form of scattered trees and shrubs in 'completely degraded' condition. This habitat is considered suitable since scattered patches of peppermint trees with low canopy density and continuity along the lot boundary provides limited and infrequent (not all-year round) foraging and refuge habitat for WRP (see **Att A, Figure 12**).

- No WRPs or confirmed secondary evidence (dreys or scats) of individuals was recorded within the Project Area during either of the two nocturnal surveys or during the basic fauna and targeted BC survey (see **Att E**).

Whilst not recorded in the ecological survey's, four (4) species were considered 'possible' to occur based on potentially suitable habitat identified within the Project Area:

- *Apus pacificus* (Pacific Swift) – May opportunistically fly over the Project Area on commute or in search of prey.
- *Falco hypoleucos* (Grey falcon) – May opportunistically fly over the Project Area on commute or in search of prey.
- *Falco peregrinus* (Peregrine falcon) – May opportunistically fly over the Project Area on commute or in search of prey.
- *Pseudocheirus occidentalis* (Western Ringtail Possum) – May occasionally utilise the Project Area to forage and refuge.

An assessment of likelihood of occurrence with consideration of fauna species identified by the PMST is included within Table 2, Attachment I (see **Att I**).

Known BC roosting sites

In addition to the ecological assessments described above, Emerge Associates conducted a desktop study of known BC roosting sites within the Project Area and surrounds (5km radius), including known BC roosting site BUNGLER001.

A summary of the findings are listed below:

- The Project area contains 1.02 ha of large trees (>8m height) and vegetation located within a 500m radius of small known roost site (<150 individuals) BUNGLER001. The Project Area is therefore considered to comprise 1.02 ha of the total 4.53 ha BUNGLER001 known roosting site (see **Att E**).
- BUNGLER001 is considered a small roosting site according to *Peck et al.* (2019) and *Glossop et al.* (2011) since less than 150 WTBCs were recorded (98 WTBC individuals recorded within the BUNGLER001 survey location) roosting within the survey location between 2012 and 2024 during the annual great cocky count field survey (Birdlife Australia 2025). The complete results from the annual great cocky count for BUNGLER001 and other surrounding roost sites from 2010 to 2024 are provided in Attachment K, noting that surveys weren't conducted on three occasions (2010, 2011 and 2014) (see **Att K**) (Birdlife Australia 2025).
- WTBC were recorded on four (4) out of the 11 occasions (36% of the time) BUNGLER001 was surveyed, with the highest number of individuals recorded in 2017 (62). In the last four (4) years, 2 WTBC individuals have been recorded at the roosting site (see **Att K**) (Birdlife Australia 2025).
- Two large and two small known BC roosting sites (BUNGLER002, BUNCOLR001, BUNCOLR002 and DAREATR001 respectively) also occur within a 5 km radius of the Project Area, and so it is anticipated that BCs may occasionally utilise the Project Area for roosting (see **Att A, Figure 11**).
- Ecological survey of vegetation within a 5 km radius from the Project Area assessed there to be a total of approximately 572 ha of suitable roosting habitat, of which BUNGLER002, BUNCOLR001, BUNCOLR002 and DAREATR001 are considered to comprise 10.03 ha, 14.83 ha, 29.82 ha and 1.61 ha of known BC roosting habitat respectively (see **Att A, Figure 11**).
- Suitable BC roosting habitat was based on the referral guidelines, which classifies night roosting habitat as any groups of tall native or non-native trees, comprising preferred tree species (such as jarrah, flooded gum, tuart and marri trees), environmental conditions and proximities to water sources for the three threatened species of BC (DAWE 2022).
- According to the Department of Primary Industries and Regional Development's (DPIRD) remnant vegetation dataset (DPIRD 2022), there is 5,046.4 ha of remnant native vegetation between 5 and 12 km of the Project Area which has been considered to represent potential BC roosting habitat.

- Between 2010 and 2024, 163, 156, 77 and 3 BCs have been recorded at BUNCOLR001, BUNGLER002, DAREATR001 and BUNCOLR002 respectively (see **Att K**) (Birdlife Australia 2025). Therefore, the third lowest number of BCs has been recorded at BUNGLER001 (98 individuals recorded) since 2010.
- In the last 4 years of surveys, 114, 18, 0 and 0 BCs were recorded at BUNCOLR001, DAREATR001, BUNCOLR002 and BUNGLER002 respectively (see **Att K**) (Birdlife Australia 2025). Therefore, the second lowest number of BCs in the last four years was recorded at BUNGLER001 (two individuals recorded).

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

The Project Area is located on the Swan Coastal Plain, the geomorphic unit that characterises much of the Bunbury metropolitan area. The Swan Coastal Plain is further divided into four geomorphic subunits, which includes the Bassendean dunes system, in which the Project Area is located. The Bassendean dunes system is described as: 'Swan Coastal Plain from Busselton to Jurien. Sand dunes and sandplains with pale deep sand, semi-wet and wet soil. Banksia-paperbark woodlands and mixed heaths.'

Hedde et al. (1980) regional vegetation complex mapping identifies the Project Area as comprising the 'Yoongarillup Complex' which is described as "Woodland to tall woodland of *Eucalyptus gomphocephala* (Tuart) with *Agonis flexuosa* in the second storey. Less consistently an open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri). South of Bunbury is characterized by *Eucalyptus rudis* (Flooded Gum)-*Melaleuca* species open forests."

The Yoongarillup Complex has approximately 35.81% of its original pre-European extent remaining across the Swan Coastal Plain (Government of Western Australia 2018).

The flora and vegetation assessment identified one predominantly non-native vegetation unit and a hardstand area over the Project Area. A description of the vegetation type is detailed below, and the extent shown in Figure 5 (see **Att A, Figure 5**):

- 3.16 ha of 'Predominantly non-native' - 'Scattered planted *Eucalyptus spp.* and other non-native trees over predominantly forbland and grassland of pasture weeds. Some areas of infrastructure and sealed carparks and driveways have also been included in this category (see **Att H**).

Vegetation condition within the Project Area was assessed in accordance with the Keighery (1994) methodology and is outlined in Attachment H, pp.9-12 (see **Att H, pp.9-12**). All 3.16 ha of vegetation identified within the Project Area was assessed to be in 'completely degraded' condition and is shown in Figure 6 (see **Att A, Figure 6**) (see **Att E**).

Two distinct fauna habitats were identified within the Project Area (see **Att A, Figure 7**):

- 1.04 ha of Scattered trees and shrubs.
- 2.12 ha of Bare ground and grassland.

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. No Commonwealth Heritage Places were identified to occur within the Project Area.

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

The Project Area is located on Wardandi country, which spans across the south-west of Western Australia (AIATSIS 2026a). Wardandi people speak a variety of Doonan and Dwordan dialects (Noongar languages known collectively as 'Wardandi') (AIATSIS 2026b).

The Aboriginal Heritage Inquiry System (AHIS) is maintained pursuant to Section 38 of the *Aboriginal Heritage Act 1972* (AH Act) by the Department of Planning, Lands and Heritage (DPLH), containing information on Registered Aboriginal Heritages Sites and Other Heritage Places throughout Western Australia.

According to the State Government Department of Planning, Lands and Heritage (DPLH) dataset for Aboriginal Heritage Places (DPLH-001), there are no registered Aboriginal heritage sites within 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. *

Wetlands

A review of the Geomorphic Wetlands, Swan Coastal Plain dataset indicated that the Project Area is mapped within a 'multiple use' Palusplain wetland feature (unique feature identifier (UFI) 14329), and is shown in Attachment A, Figure 4 (see **Att A – Figure 4**) (DBCA 2020a). Multiple use wetlands are wetlands that retain limited natural values but support wetland hydrological function/s.

Surface Water

A review of the Department of Water and Environmental Regulation's (DWER) Hydrography Linear dataset (DWER 2020) does not show any surface water-related features within the Project Area.

Groundwater

Groundwater generally flows from the east to the west across the Project area and is at its lowest in the north-west portion (CoB 2023). According to the South Moorlands stormwater management strategy, the average annual maximum groundwater level (AAMGL) at the monitoring bores ranged from 1.01m AHD to 6.17m AHD , with the depth to groundwater varying from ponding at the surface to an approximate depth of 2.59m (CoB 2023).

4. Impacts and mitigation

4.1 Impact details

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

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

4.1.1 World Heritage

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

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

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

—

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

No

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

*

This is not an applicable MNES as there are no World Heritage sites listed within or in close proximity to the Project Area.

4.1.2 National Heritage

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

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

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

—

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

No

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

*

This is not an applicable MNES as there are no World Heritage sites listed within or in close proximity to the Project Area.

4.1.3 Ramsar Wetland

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

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

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

—

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

No

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

*

This is not an applicable MNES as there are no Ramsar Wetlands listed within or in close proximity to the Project Area.

4.1.4 Threatened Species and Ecological Communities

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

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

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

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Andersonia gracilis</i>	Slender Andersonia
No	No	<i>Austrostipa bronweniae</i>	
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes	No	<i>Calyptorhynchus banksii naso</i>	Forest Red-tailed Black-Cockatoo, Karrak
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Dasyurus geoffroii</i>	Chuditch, Western Quoll
No	No	<i>Diuris drummondii</i>	Tall Donkey Orchid
No	No	<i>Diuris micrantha</i>	Dwarf Bee-orchid
No	No	<i>Diuris purdiei</i>	Purdie's Donkey-orchid
No	No	<i>Drakaea elastica</i>	Glossy-leaved Hammer Orchid, Glossy-leaved Hammer Orchid, Warty Hammer Orchid
No	No	<i>Drakaea micrantha</i>	Dwarf Hammer-orchid
No	No	<i>Eleocharis keigheryi</i>	Keighery's Eleocharis
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Limosa lapponica menzbieri</i>	Northern Siberian Bar-tailed Godwit, Russkoye Bar-tailed Godwit
No	No	<i>Nannatherina balstoni</i>	Balston's Pygmy Perch
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pachyptila turtur subantarctica</i>	Fairy Prion (southern)

Direct impact	Indirect impact	Species	Common name
No	No	<i>Pristis pristis</i>	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
Yes	No	<i>Pseudocheirus occidentalis</i>	Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Setonix brachyurus</i>	Quokka
No	No	<i>Sternula nereis nereis</i>	Australian Fairy Tern
No	No	<i>Synaphea</i> sp. Fairbridge Farm (D.Papenfus 696)	Selena's <i>Synaphea</i>
No	No	<i>Synaphea</i> sp. Serpentine (G.R.Brand 103)	
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank
No	No	<i>Westralunio carteri</i>	Carter's Freshwater Mussel, Ambiguous Mussel
Yes	No	<i>Zanda baudinii</i>	Baudin's Cockatoo, Baudin's Black-Cockatoo, Long-billed Black-cockatoo
Yes	No	<i>Zanda latirostris</i>	Carnaby's Black Cockatoo, Short-billed Black-cockatoo

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Banksia Woodlands of the Swan Coastal Plain ecological community
No	No	Tuart (<i>Eucalyptus gomphocephala</i>) 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. *

There are four EPBC Act-listed fauna species which have the potential to be directly and/or indirectly impacted by the Proposed Action, which are:

- CBC (*Zanda latirostris*, previously known as *Calyptorhynchus latirostris*): Endangered.
- BBC (*Calyptorhynchus baudinii*): Endangered.
- FRTBC (*Calyptorhynchus banksia naso*): Vulnerable.
- WRP (*Pseudocheirus occidentalis*): Critically endangered.

Attachment I contains an assessment of likelihood of occurrence of all MNES (fauna, flora, and TEC) identified by the PMST within the Project Area (see **Att I**).

CBC (*Zanda latirostris*)

The Proposed Action within the Project Area will impact on CBC through the clearing of approximately 0.06 ha of native and 0.01 ha of non-native CBC foraging habitat, which comprises 0.06 ha of secondary native ('high-quality native foraging habitat') and 0.01 ha primary non-native ('exotic foraging habitat') foraging habitat. The Proposed Action will also impact on known BC night roosting site BUNGLER001 through the clearing of approximately 0.96 ha of associated night roosting habitat utilised by the species. Additionally, one (1) potential nesting tree will be removed. This tree does not support nesting hollows that could be used for breeding by CBC, and is not currently suitable for use by CBC. While there is some potential for the retention of this potential nesting tree, for the purposes of impact assessment it has been assumed that the tree will be cleared and the impact will be permanent.

Foraging habitat quality within the Project Area has been determined using the foraging habitat quality scoring tool defined in the referral guidelines (DAWE 2022) (see **Att J**). The Proposed Action will result in the clearing of 0.06 ha of 'high-quality native foraging habitat' and 0.01 ha of 'exotic foraging habitat' (based on DCCEE's scoring methodology).

The direct impact of the Proposed Action on the CBC within the Project Area and the associated loss of suitable habitat within the disturbance footprint is shown in Figure 2 (see **Att A -Figures, Figure 2**).

Potential indirect impacts from, machinery, noise, dust and disease are considered a temporary potential impact as they are only likely to become an issue during construction (and can be mitigated).

The potential impacts of the Proposed Action on the species are unlikely to result in a significant impact, as discussed in **Section 4.1.4.6**.

BBC (*Calyptorhynchus baudinii*)

The Proposed Action within the Project Area will impact on BBC through the clearing of approximately 0.96 ha of known BC night roosting site BUNGLER001, which the species utilises. Additionally, one (1) potential nesting tree will be removed. This tree does not support nesting hollows that could be used for breeding by BBC, and is not currently suitable for use by BBC. While there is some potential for the retention of this potential nesting tree, for the purposes of impact assessment it has been assumed that the tree will be cleared and the impact will be permanent.

The impact of the Proposed Action on the BBC within the Project Area and the associated loss of suitable habitat within the disturbance footprint is shown in Figure 2 (see **Att A -Figures, Figure 2**).

Potential indirect impacts from, machinery, noise, dust and disease are considered a temporary potential impact as they are only likely to become an issue during construction (and can be mitigated).

The potential impacts of the Proposed Action on the species are unlikely to result in a significant impact, as discussed in **Section 4.1.4.6**

FRTC (*Calyptorhynchus banksia naso*)

The Proposed Action within the Project Area will impact on FRTBC through the clearing of approximately 0.04 ha of native FRTBC foraging habitat, which comprises 0.04 ha of secondary native ('high-quality native foraging habitat') foraging habitat. Additionally, one (1) potential nesting tree will be removed. The tree does not support nesting hollows that could be used for breeding by FRTBC and is not currently suitable for use by FRTBC. While there is some potential for the retention of this potential nesting tree, for the purposes of impact assessment it has been assumed that the tree will be cleared and the impact will be permanent.

Foraging habitat quality within the Project Area has been determined using the foraging habitat quality scoring tool defined in the referral guidelines (DAWE 2022) (see **Att J**). The Proposed Action will result in the clearing of 0.04 ha of 'high-quality native foraging habitat' foraging habitat' (based on DCCEE's scoring methodology).

The direct impact of the Proposed Action on the FRTBC within the Project Area and the associated loss of suitable habitat within the disturbance footprint is shown in Figure 2 (see **Att A - Figures, Figure 2**).

Potential indirect impacts from, machinery, noise, dust and disease are considered a temporary potential impact as they are only likely to become an issue during construction (and can be mitigated).

The potential impacts of the Proposed Action on the species are unlikely to result in a significant impact, as discussed in **Section 4.1.4.6**.

WRP(*Pseudocheirus occidentalis*)

The Proposed Action within the Project Area will impact on WRP through the clearing of approximately 0.98 ha of remnant habitat vegetation that WRP may opportunistically utilise as shelter or foraging. Clearing of vegetation will remove the existing fragmented vegetation within the Project Area.

The direct impact of the Proposed Action on the WRP within the Project Area and associated loss of suitable habitat within the disturbance footprint is shown in Figure 2 (see **Att A – Figures, Figure 2**).

Potential indirect impacts from, machinery, noise, dust and disease are considered a temporary potential impact as they are only likely to be relevant during construction (and can be mitigated).

The potential impacts of the Proposed Action on the species are unlikely to result in a significant impact, as discussed 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 MNES Significant Impact Guidelines 1.1 (DotE 2013) (hereafter referred to as 'the significant impact criteria') identify significant impact criteria for critically endangered and endangered ecological communities and species to assist in determining if the environmental impacts of a proposed action are likely to be significant.

An assessment of the anticipated impacts of the proposed action to the CBC, FRTBC, BBC and WRP using the 'Critically endangered and endangered species' and 'Vulnerable species' impact criteria is provided in Attachment L (see **Att L**).

The anticipated residual impacts on the black cockatoo and WRP as a result of the proposed action are not considered to represent a significant residual impact.

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 not considered to be a controlled action as it is unlikely to have a significant adverse impact on any of the four relevant MNES, namely CBC, BBC, FRTBC and/or WRP.

The Proposed Action and associated potential impacts on CBC, BBC and FRTBC have been considered with regard to the referral guidelines, with the assessment concluding that the Proposed Action may require referral. Potential impacts to foraging habitat for all three species of BC was assessed to be less than the referral thresholds (the proposed action would involve the loss of less than 1 ha of high-quality native foraging habitat, less than 1 ha of exotic foraging habitat and less than 10 ha low-quality foraging habitat) and therefore the loss of foraging habitat was not considered further in the assessment of impacts.

The removal of one potential black cockatoo nesting tree (*Eucalyptus gomphocephala* (Tuart)) is unlikely to pose the risk of a significant impact, on the basis that it doesn't support a hollow that could be used for nesting by black cockatoos, and while there is the opportunity for the retention of this nesting tree, even if cleared would not constitute the clearing of breeding habitat given the absence of suitable hollows to be used for breeding. The Project Area and immediate surrounds do not support known breeding activity, nor is the Project Area mapped within the 12 km confirmed breeding areas for CBC (DBCA 2018).

The key CBC and BBC impact consideration is the clearing of part of a known night roost. The Proposed Action would involve the removal of 0.96 ha of known night roosting habitat for BC which is part of known BC site BUNGLER001, and represents 21% of total roosting site extent.

Assuming the loss of 0.96 ha of night roosting habitat, following the implementation of the Proposed Action there would remain 3.57 ha of night roosting habitat associated with BUNGLER001, of which 1.98 ha (59.5%) is likely to remain within reserves or zones anticipated to be retained (see **Att A, Figure 10**). BUNGLER001 is one of the five (5) known night roosting sites within 5 km of the Project Area (DAREATR001, BUNGLER002, BUNCOLR001 and BUNCOLR002) that provide known night roosting habitat for BCs. BUNCOLR001 and BUNGLER002 are considered large known night roosting sites and comprise 14.83 ha and 10.03 ha of known night roosting habitat for BCs respectively. There would be 60.82 ha of suitable night roosting habitat within 5 km, of which the majority (up to 53.83 ha or 88.5%) would be protected by zoning, reserves and current land uses (see **Att A, Figure 13**). The Great Cocky Count results also indicate higher usage of other known sites within the local area (see **Att K**) (Birdlife Australia 2025), with 163 and 156 BC recorded at BUNCOLR001 and BUNGLER002 respectively and more frequently with 114 and 18 BC recorded at BUNCOLR001 and DAREATR001 in the last 4 years.

While the Project Area supports known night roosting habitat associated with BUNGLER001, no direct evidence of activity or usage of the roosting habitat was recorded during survey. Roosting habitat directly to the east of the Project Area that is part of the same known roost site that falls within Grace Christian School (1.03 ha in total extent) comprising mainly marri (*Corymbia calophylla*) and jarrah (*Eucalyptus marginata*) trees would be considered higher value to BC than that in the Project Area (see **Att E**). The surveys and historical aerial imagery of the Project Area and surrounds indicates that the vegetation being impacted as part of the Proposed Action is not remnant native vegetation but has been planted with native eucalypt species and non-native vegetation and since regrown following historical disturbance circa 1970 (see **Att E and G**).

Desktop assessment within 12 km of the Project Area indicates that the removal of 0.96 ha of known night roosting habitat associated with BUNGLER001 represents 0.02% of the total 5046.4 ha of potential BC night roosting habitat between 5 and 12 km from the Project Area (see **Att A, Figure 13**). The prevalence of vegetation with the potential to provide night roosting habitat within the broader area, and given up to 2010 ha (40%) is likely to be protected by zoning, reserves and current land uses, the Proposed Action is unlikely to have a significant impact on CBC or BBC through the impact to the known roosting site.

A 0.06 ha avoidance area is proposed for the retention of BC known night roosting habitat associated with BUNGLER001 and foraging habitat for all three species of BC (see **Att A, Figure 2**). This vegetation is identified in the Landscape Masterplan – and additional retention possible subject to further detailed design,

with significant trees to be retained within verges and high-value amenity areas amongst plantings (see **Att D**).

The planting of vegetation in accordance with the landscaping masterplan (see **Att D**) using native eucalypt species (such as marri, jarrah, flooded gum and tuart trees) and other non-native species to minimise the loss of flora and vegetation and fauna habitat (including known night roosting habitat), and provide new fauna habitat and vegetation.

Having considered this, the Proposed action is unlikely to pose a risk of having a significant impact on CBC or BBC.

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

Avoidance

The GBRS, which governs land use and development in the Bunbury Metropolitan area (which the Project Area comprises), reserves a significant portion (particularly in the north-west and south-west) of the region as 'State Forest', and designates ROS areas throughout to protect the natural environment, provide recreational opportunities, safeguard important landscapes and provide for public access (WA GOV.2014). Similarly, the LPS also designates and reserves land uses for residential, commercial and environmental conservation purposes.

The *Glen Iris District Structure Plan Stage One* was developed in accordance with the LPS and to address land-use issues and provide guidance for development. In order to understand the environmental values present within the DSP area, a flora and vegetation and basic fauna and targeted black cockatoo assessment was undertaken in 2014 and 2015 by Bio Diverse Solutions (refer to **Att B**). The ecological study identified remnant native vegetation, ecological communities, fauna habitat and conservation significant fauna species (refer to **Att B, pg 30-31**). The DSP responded by designating up to 50.5 ha of ROS (32 ha) and POS (18.5) for impact avoidance purposes, with the area comprising watercourses and CCWs, remnant native vegetation (namely tuart, marri, jarrah, stout paperbark and peppermint trees), ecological communities (namely Priority 3 ecological communities), and habitat for conservation significant fauna species (namely CBC, FRTBC, BBC and WRP). POS areas designated as 'restricted' (4.5 ha) and ROS areas (32 ha), will provide a greater commitment to the protection of biodiversity and conservation of environmental values in accordance with the DSP.

Importantly, strategic avoidance throughout the land-use planning process has considered environmental protection in the designation of land for urban, commercial and recreational uses by reserving land for conservation that will avoid the removal of significant environmental values such as the habitat associated with MNES threatened species (namely CBC, FRTBC, BBC and WRP) within the 50.5 ha POS and ROS areas of the broader Glen Iris and Bunbury Metropolitan area.

In accordance with the landscape masterplan (see **Att D**), which identifies significant existing trees to be retained throughout the development, a 0.06 ha avoidance area is proposed within surrounding high-value amenity and low shrub planting areas in the north-eastern portion of the Project Area (refer to **Att A, Figure 2**). The Proposed Action will avoid the removal of three (3) Peppermint trees (*Agonis Flexuosa*) and one Eucalypt tree and associated vegetation providing 0.01 ha of high-quality (0.01 ha of secondary native foraging habitat) FRTBC foraging habitat, 0.06 ha of suitable BC roosting habitat, 0.06 ha of vegetation associated with known WTBC roosting site BUNGLER001, and 0.06 ha of suitable foraging and refuge habitat for WRP. Additional opportunities for retention (i.e. impact avoidance) may also be considered upon detailed design.

Mitigation measures

Planting of vegetation in accordance with the landscaping masterplan is proposed (see **Att D**). The proposed species planting palette includes the use of native eucalypt species (such as marri, jarrah, flooded gum and tuart trees) and other non-native species.

The potential impacts to MNES will also be mitigated and managed in accordance with standard practice construction management mitigation measures to be implemented to minimise potential impacts to fauna and vegetation, including but not limited to:

- Planting of landscape areas with commercially available, and locally occurring native species.
- Mandatory site inductions for construction staff.
- Pre-start civil contractor briefings to highlight no-go areas.
- Pre-works fauna inspections and fauna spotter onsite during construction by suitably qualified zoologist.
- Adoption of construction vehicle speed limits.
- Directional clearing to encourage bird dispersal.

- Use of clean machinery.
- Required imported soil will be from certified sources free of pathogens and disease.
- Fencing/demarcation of retained vegetation (the avoidance area), including the potential establishment of a tree protection zone for trees determined to be conservation significant, such as the one potential BC nesting tree.
- Restricting access of vehicles to the construction site to minimise the risk of weed spread or introduction.
- Use of water carts and ground stabilisation to minimise wind-blown dust emissions.

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 pose significant residual impacts and there is unlikely to be a significant adverse impact on the relevant MNES, namely CBC BBC and/or WRP. The implementation of the mitigation measures removes the need for any offset requirements given the residual impact is not significant. Therefore, the need for offsets have not been considered further.

4.1.5 Migratory Species

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

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

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

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

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

No

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

*

The ecological assessment (see, **Attachment E**) was progressed to identify if threatened and migratory species identified in the PMST search occur within and surrounding the Project Area. The assessment determined that the identified migratory species are unlikely to occur within the Project Area due to lack of suitable habitat and recent and reliable records within 10 kms of the Project Area.

The *Apus pacificus* (Pacific swift), *Falco hypoleucos* (Grey falcon) and *Falco peregrinus* (Peregrine falcon) were considered to be possible occurrences, are highly mobile and may opportunistically fly over the Project Area on commute or in search of prey for short periods of time as part of a much larger home range. The species were not identified within the Project Area, nor are they likely to breed within the Project Area.

It is considered unlikely that project actions will have a direct or indirect impact on Pacific Swift, Grey falcon, and Peregrine falcon, and for more information on the migratory species identified in the PMST search and their likelihood of occurrences within the Project Area see **Attachment E and I**.

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.

*

This is not an applicable MNES as there are no nuclear action associated with the Project Area or the Proposed Action.

4.1.7 Commonwealth Marine Area

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

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

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

—

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

No

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

*

This is not an applicable MNES as there are no Commonwealth Marine Areas associated with the Project Area or the Proposed Action.

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 does not occur in proximity to the Great Barrier Reef.

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

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

No

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

*

This is not an applicable MNES as the Proposed Action is not associated with a water resource in relation to coal mining or coal seam gas project.

4.1.10 Commonwealth Land

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

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

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

—

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

No

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

*

This is not an applicable MNES as the Proposed Action is not associated with any Commonwealth lands.

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.

*

This is not an applicable MNES as there are no Commonwealth Heritage places overseas that are associated with the Project Area.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

None

Conclusion on the likelihood of unlikely significant impacts

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

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

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

No

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

As discussed in **Section 4.1.4.10**, the Proposed Action is a result of extensive historic planning associated with the GBRS, LPS and the Glen Iris DSP.

The GBRS is the highest order strategic framework that guides the regional planning and development for the Great Bunbury Region, with one of the main purposes being to reserve and protect land for conservation, recreation, cultural and public purposes (Government of Western Australia 2024). Notwithstanding this, the Project Area is zoned 'Urban' under the MRS, which is in line with the proposed use (commercial development). Two areas with environmentally significant values are west and north-west of the Project Area, and are reserved 'ROS'.

Under the LPS the Project Area is zoned 'Service commercial', which is zoned similarly with the rest of the urban/community and mixed zoning in the surrounding areas (Urban development, Neighbourhood centre, Private community purposes, Rural, Residential, POS, ROS, etc.) and both 'Swan Coastal Plain Wetland Buffer'.

The Glen Iris DSP has been developed in accordance with the provisions of the LPS and had regard for various environmental features. This included wetland buffers and the establishment of POS and ROS that were intended to respond to the environmental values within the DSP area and avoid impacts to environmental values including MNES. These historic planning processes have considered the most appropriate strategic impact avoidance outcomes and also identified those areas most suitable for the provision of development, housing, and local community outcomes, with the Project Area being identified as suitable urban development. As indicated in **Section 3.1.1**, the Project Area has historically been disturbed and developed in regions (vegetation removal for carpark and building construction) according to the Urban designation.

Additionally, the Project Area represents some of the last available, fully serviced and appropriately zoned land for urban and commercial development within immediate proximity to the Bunbury CBD, with areas directly abutting or within less than 500 m of the Project Area in the east, west and south being largely developed and used for commercial, community, or residential purposes.

It is also important to consider that given the small size of the Project Area, there are limited avoidance opportunities available within the Project Area.

Further alternatives to the Proposed Action are not considered necessary given the historical planning process, given the historical disturbance of vegetation and seeing as the Proposed Action is not likely to significantly impact MNES.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Referral GIS figures [non-sensitive information].	23/09/2025	No	High
#2.	Document	Attachment B - Glen Iris District Structure Plan.pdf The publicly available Glen Iris District Structure Plan [non-sensitive information].	18/12/2023	No	High
#3.	Document	Attachment C - Bunbury Geographie Sub-regional Strategy.pdf The publicly available Bunbury regional strategy document [non-sensitive information].	01/01/2022	No	High
#4.	Document	Attachment D - Landscape Masterplan.pdf Glen Iris landscape masterplan [non-sensitive information].	01/07/2024	No	High
#5.	Document	Attachment E - Basic Fauna and Targeted BC and WRP Assessment.pdf Basic and targeted fauna ecological assessment [non-sensitive information].	01/08/2025	No	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	Approved Conservation Advice for Calyptorhynchus banksii naso (Forest Red-tailed Black Cockatoo) http://www.environment.gov.au/cgi-bin/sprat/publ..			High
#2.	Link	Carnaby's cockatoo (Calyptorhynchus latirostris) Recovery Plan https://www.dcceew.gov.au/environment/biodiversi..			High
#3.	Link	Conservation Advice Calyptorhynchus baudinii Baudins cockatoo https://www.environment.gov.au/biodiversity/thre..			High
#4.	Link				

Matters of National Environmental Significance: Significant Impact Guidelines 1.1 https://www.environment.gov.au/system/files/reso..		High
#5.	Link Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo https://www.dcceew.gov.au/sites/default/files/do..	High
#6.	Link Significant impact guidelines for the vulnerable western ringtail possum (<i>Pseudocheirus occidentali</i>) https://www.dcceew.gov.au/sites/default/files/do..	High
#7.	Link Western Ringtail Possum (<i>Pseudocheirus occidentalis</i>) Recovery Plan. Wildlife Management Program No. http://www.environment.gov.au/system/files/resou..	High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment F - DSP Public Submissions.pdf Glen Iris district structure plan public submissions [non-sensitive information].		No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Referral GIS figures.	22/09/2025	No	High
#2.	Document	Attachment B - Glen Iris District Structure Plan.pdf The publicly available Glen Iris District Structure Plan.	17/12/2023	No	High
#3.	Document	Attachment G - Historical Aerial Imagery.pdf Landgate historical aerial imagery [non- sensitive information].		No	High

#4.	Link	City of Bunbury Local Planning Scheme No. 8 https://www.wa.gov.au/system/files/2024-08/bunbu..	High
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3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Referral GIS figures [non-sensitive information].	22/09/2025	No	High
#2.	Document	Attachment B - Glen Iris District Structure Plan.pdf The publicly available Glen Iris District Structure Plan [non-sensitive information].	17/12/2023		High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Referral GIS figures [non-sensitive information].	22/09/2025	No	High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Referral GIS figures [non-sensitive information].	22/09/2025	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Referral GIS figures [non-sensitive information].	22/09/2025	No	High
#2.	Document	Attachment E - Basic Fauna and Targeted BC and WRP Assessment.pdf Basic and targeted fauna ecological assessment [non-sensitive information].	31/07/2025	No	High
#3.	Document	Attachment H - Flora and Vegetation Assessment.pdf Ecological flora and vegetation assessment [non-sensitive information].		No	High

#4.	Document	Attachment I - Likelihood of Occurrence and PMST.pdf Likelihood of Occurrence and PMST [non-sensitive information].	No	High
#5.	Document	Attachment J - Black Cockatoo Habitat Quality Scoring.pdf Black cockatoo habitat quality scoring tool.	No	High
#6.	Document	Attachment K - GCC WTBC Roost Counts.pdf Great Cocky Count white-tailed black cockatoo roost counts [not sensitive information].	No	High
#7.	Link	Great Cocky Count Survey Locations 2024 https://birdlife.org.au/events/great-cocky-count..		High
#8.	Link	Methods for mapping Carnaby's cockatoo habitat https://library.dbca.wa.gov.au/static/FullTextFi..		High
#9.	Link	Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo https://www.dcceew.gov.au/sites/default/files/do..		High
#10.	Link	Swan Coastal Plain Remnant Vegetation 2020 (DPIRD-093) https://catalogue.data.wa.gov.au/dataset/swan-co..		High
#11.	Link	Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment https://www.epa.wa.gov.au/policies-guidance/tech..		High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Referral GIS figures [non-sensitive	22/09/2025	No	High

information].

#2.	Link	Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of https://catalogue.data.wa.gov.au/dataset/dbca-st..	High
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3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	The AIATSIS Map of Indigenous Australia https://aiatsis.gov.au/explore/map-indigenous-au..			High
#2.	Link	Wardandi (W3) https://aiatsis.gov.au/austlang/language/W3			High
#3.	Link	Wardandi (WA) https://www.samuseum.sa.gov.au/collection/archiv..			High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Referral GIS figures [non-sensitive information].	22/09/2025	No	High
#2.	Link	Geomorphologic Wetlands, Swan Coastal Plain (DBCA-019) https://catalogue.data.wa.gov.au/dataset/geomorp..			High
#3.	Link	Glen iris District Structure Plan - Stage One https://www.bunbury.wa.gov.au/building-and-plann..			High
#4.	Link	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	Attachment A - Figures.pdf Referral GIS figures [non-sensitive information].	22/09/2025	No	High
#2.	Document	Attachment I - Likelihood of Occurrence and PMST.pdf Likelihood of Occurrence and PMST [non-sensitive information].		No	High
#3.	Document	Attachment J - Black Cockatoo Habitat Quality Scoring.pdf Black cockatoo habitat quality scoring tool.		No	High
#4.	Link	Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo 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	Attachment L - Impact Significance Assessment.pdf Impact Significant Assessment [non-sensitive information].		No	High
#2.	Link	Matters of National Environmental Significance - Significant impact guidelines 1.1 Environment Prote 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	Attachment A - Figures.pdf Referral GIS figures [non-sensitive information].	22/09/2025	No	High
#2.	Document	Attachment D - Landscape Masterplan.pdf Glen Iris landscape masterplan [non-sensitive information].	30/06/2024	No	High
#3.	Document				

	Attachment E - Basic Fauna and Targeted BC and WRP Assessment.pdf	31/07/2025	No	High
	Basic and targeted fauna ecological assessment [non-sensitive information].			
#4.	Document	Attachment G - Historical Aerial Imagery.pdf	No	High
	Landgate historical aerial imagery [non-sensitive information].			
#5.	Document	Attachment K - GCC WTBC Roost Counts.pdf	No	High
	Great Cocky Count white-tailed black cockatoo roost counts [not sensitive information].			
#6.	Link	Carnabys Cockatoo Confirmed Breeding Areas within the Swan Coastal Plain and Jarrah Forest IBRA Regi		High
	https://Carnabys Cockatoo Confirmed Breeding Are..			
#7.	Link	Great Cocky Count Survey Locations 2024		High
	https://birdlife.org.au/events/great-cocky-count..			

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment B - Glen Iris District Structure Plan.pdf	17/12/2023	No	High
	The publicly available Glen Iris District Structure Plan [non-sensitive information].				
#2.	Document	Attachment D - Landscape Masterplan.pdf	30/06/2024	No	High
	Glen Iris landscape masterplan [non-sensitive information].				
#3.	Link	Greater Bunbury Region Scheme			High
	https://www.wa.gov.au/government/document-collec..				

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

Type	Name	Date	Sensitivity	Confidence
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#1.	Document	Attachment E - Basic Fauna and Targeted BC and WRP Assessment.pdf Basic and targeted fauna ecological assessment [non-sensitive information].	31/07/2025	No	High
#2.	Document	Attachment I - Likelihood of Occurrence and PMST.pdf Likelihood of Occurrence and PMST [non-sensitive information].		No	High

4.3.8 Why alternatives for your proposed action were not possible

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Planning and Development Amendment (Metropolitan Region Scheme) Act 2024 https://www.legislation.wa.gov.au/legislation/st..			High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	57144772510
Organisation name	Emerge Environmental Services Pty Ltd
Organisation address	6008 WA
Representative's name	Jason Hick
Representative's job title	Director, Principal Environmental Consultant
Phone	08 9380 4988
Email	jason.hick@emergeassociates.com.au
Address	Suite 4, 26 Railway Road, Subiaco WA 6008

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

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

By checking this box, I, **Jason Hick of Emerge Environmental Services Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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

✔ Completed Person proposing to take the action's declaration

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

ABN/ACN	67104884531
Organisation name	GREENTIME HOLDINGS PTY LTD
Organisation address	320 Lord St, Perth WA 6000
Representative's name	Daniel Erceg

Representative's job title	Managing Director
Phone	0894221888
Email	derceg@erceg.com.au
Address	320 Lord St, Perth WA 6000

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

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

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

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

Completed Proposed designated proponent's declaration

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

Same as Person proposing to take the action information.

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

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

I, **Daniel Erceg of GREENTIME HOLDINGS PTY LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

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

