

Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place

Application Number: 03546

Commencement Date:
21/07/2026

Status: Locked

1. About the project

1.1 Project details

1.1.1 Project title *

Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place

1.1.2 Project industry type *

Residential Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/12/2026

1.1.4 Estimated end date *

30/06/2027

1.2 Proposed Action details

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

316 Property Group Pty Ltd (316 Property Group) and 316 Developments Pty Ltd (316 Developments) (together are referred to as the Proponents) propose to develop Lots 110, 111, 108 and 114 Lugg Place, Casuarina of the Casuarina South Precinct (the Project; the Proposed Action) which is located approximately 31 km south of Perth's Central Business District (CBD) in the City of Kwinana, Western Australia (Att1_Figures, Figure 1). The Project Area is bound by the Kwinana Freeway to the west, native vegetation directly east and residential and rural residential developments to the south and north (Att1_Figures, Figure 2).

The Project Area is currently zoned 'Urban' under the Metropolitan Region Scheme (MRS) and zoned 'Development' under the City of Kwinana Local Planning Scheme (LPS) No. 2. A draft Local Structure Plan has been prepared and has been formally lodged with the City of Kwinana in December 2025 (Att2_Local_Structure_Plan).

The Project will consist of:

- Residential lots;
- Roads;
- Public Open Spaces; and
- District Open Spaces.

The total Project Area is 7.99 hectares (ha) with a proposed Disturbance Footprint of 7.99 ha (Att1_Figures, Figure 2). The Project Area is defined as the total area covered by the proposed action. The Disturbance Footprint is the area proposed for clearing and disturbance within the Project Area.

The boundaries of the Project Area and Disturbance Footprint have been separated to enable upload of the spatial data into the EPBC Act Business Portal since the Business Portal does not allow overlapping polygons and requires the Disturbance Footprint to be contained within the Project Area.

The Proposed Action includes:

- Clearing of up to 4.57 ha of native vegetation comprising:
 - 2.16 ha of Banksia woodland;
 - 4.57 ha of fauna habitat;
 - 4.25 ha of Black Cockatoo foraging habitat, including:
 - 4.25 ha of High-quality Carnaby's Black Cockatoo (Carnaby's Cockatoo) foraging habitat; and
 - 4.25 ha of High-quality Forest Red-tailed Black Cockatoo foraging habitat; and
 - 68 potential Black Cockatoo breeding trees (6 of which contain hollows suitable for breeding).
- Bulk earthworks.
- Civil construction works including the development of residential lots, internal roads, and open spaces.
- Servicing of residential lots.

Activities such as earthworks and construction have the potential to result in direct and indirect disturbances, including dust, noise, vibration and groundwater abstraction that may impact nearby native vegetation and fauna habitat.

The anticipated state date for the Proposed Action is construction commencing early December 2026; however, this is subject to the progression of the Local Structure Plan and environmental approvals.

The Proposed Action is part of the Casuarina South Precinct Local Structure Plan which requires approval by the City of Kwinana and Department of Planning, Lands and Heritage (DPLH). The Local Structure Plan comprises residential, commercial, educational and district open space land uses located within the City of Kwinana. Eighteen (18) individual landholdings are present with the Casuarina South Precinct.

This referral is intended to address only the proposed clearing, and development works for Lots 110, 111, 108 and 114. Other landowners within the Casuarina South Precinct may need to lodge separate referrals if their future works significantly impact matters protected under the EPBC Act.

An acronyms and reference list for this referral are provided in Attachment 3 (Att3_ Acronyms & References).

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).

The Proposed Action is not a staged development; it forms part of the Casuarina South Precinct Local Structure Plan which comprises 18 individual landholdings. This referral is intended to address only the proposed clearing, and development works for Lots 110, 111, 108 and 114.

Other landowners (i.e. proponents) within the Casuarina South Precinct may need to lodge separate referrals if their future works significantly impact matters protected under the EPBC Act.

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

Legislative Measures:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (Cth)
 - Matters of national environmental significance (MNES) may occur in the Project Area.
 - This referral is to allow a decision under the EPBC Act whether the proposed action is a Controlled Action.
- *Environmental Protection Act 1986* (EP Act) (WA)
 - If referral under Section 38 is not required, a clearing permit under Part V Division 2 of the EP Act maybe required to clear native vegetation, unless exemptions for clearing under Planning and Development Act 2005 apply.
- *Biodiversity Conservation Act 2016* (BC Act) (WA)
 - Threatened species and threatened ecological communities may occur in the Project Area.
 - Section 40 authorisation under the BC Act will be sought should any disturb or take threatened species listed under the BC Act result from the intended development.
- *Aboriginal Heritage Act 1972* (AH Act) (WA)
 - Aboriginal heritage may occur in the Project Area.
 - Section 18 consent under the AH Act will be sought should disturbance to Aboriginal heritage result from the intended development.
- *Native Title Act 1993* (NT Act) (Cth)
 - The NT Act provides recognition for the rights and interests over land and water possessed by Australian Indigenous people under traditional laws and custom.
 - The Project Area is located in the Gnaala Karla Booja Indigenous Land Use Agreement (ILUA) area as part of the South West Native Title Settlement between the Western Australian Government and the Noongar People.
 - The South West Native Title Settlement resolves native title in the South West of Western Australia through the establishment of ILUAs.
- *Biosecurity and Agriculture Management Act 2007* (BAM Act) (WA)
 - Weeds, pests and/or disease may pose a risk in the Project Area.
- *Rights in Irrigation and Water Act 1914* (RIWI Act) (WA)
 - Licensing of well construction and abstraction of groundwater requires consideration in the Project Area.
- *City of Kwinana Local Planning Scheme No. 2*
 - The Project is located within the City of Kwinana. Local Structure Plan approval by the City of Kwinana will be required.
 - Development Approval (DA) will also be required for the Project.
- *Planning and Development Act 2005* (P&D Act)
 - Local Structure Plan approval by DPLH will be required.
 - Subdivision approval will be required by the Western Australian Planning Commission for the Project.

Policy Documents:

- State Planning Policy No. 2.9 Water Resources (WA)
 - Local Water Management Strategy (LWMS) approval by the Department of Water and Environmental Regulation (DWER) in conjunction with the approval of the Local Structure Plan.
 - Urban Water Management Plan approval by City of Kwinana at the time of subdivision and development of the Project.
- State Planning Policy No. 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (WA)
 - The Project is located immediately adjacent to Kwinana Freeway and Mortimer Road.
 - Transport-noise and acoustic matters will be considered through the Local Structure Plan, subdivision and development approval processes, with requirements to be addressed to the

satisfaction of the relevant planning authority.

- EPBC Act Environmental Offset Policy (Cth)
 - The proposed action may result in significant residual impacts to MNES and may, therefore, require an environmental offset that meets the requirements of the EPBC Act Offset Policy.
 - An environmental offset strategy and relevant management plans will be prepared for the Project Area.

Non-Legislative Measures:

- WA Department of Biodiversity, Conservation and Attractions (DBCA) Priority lists for fauna, flora, and ecological communities:
 - Biological surveys considered DBCA Priority listed species in the Project Area.
- Weeds of National Significance (WoNS)
 - Biological surveys considered WoNS in the Project Area.

In addition to these measures and policy, the environmental impact assessment process is supported by various guidance documents. Relevant guidance considered during the course of the surveys and assessment includes:

- *Matters of National Environmental Significance Significant Impact Guidelines 1.1 Environment Protection and Biodiversity Conservation Act 1999* (DEWHA, 2013)
- *Environmental Protection Authority (EPA) Guidance Statement No 33. Environmental Guidance for Planning and Development* (EPA, 2008)
- *Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community* (DoEE, 2016)
- *EPBC Referral Guidance – Banksia Woodlands of the Swan Coastal Plain ecological community* (DoEE, 2019)
- *EPBC Act Referral Guidelines for Three Threatened Black Cockatoo Species* (DAWE, 2022)
- *EPA Advice: Carnaby's Cockatoo in Environmental Impact Assessment in the Perth and Peel Region* (EPA, 2019)
- *Carnaby's Cockatoo (Calyptorhynchus latirostris) Recovery Plan* (DPaW, 2013)
- *Forest Black Cockatoo (Baudin's Cockatoo Calyptorhynchus baudinii and Forest Red-tailed Black Cockatoo Calyptorhynchus banksia naso) Recovery Plan* (DEC, 2008a)
- *Chuditch (Dasyurus geoffroii) National Recovery Plan* (DEC, 2012a)
- *Technical Guidance – Flora and vegetation surveys for environmental impact assessment* (EPA, 2016)
- *Technical Guidance – Terrestrial vertebrate fauna surveys for environmental impact assessment* (EPA, 2020)
- *Survey Guidelines for Australia's threatened mammals* (DSEWPAC, 2011a)
- *Survey Guidelines for Australia's threatened reptiles* (DSEWPAC, 2011b)
- *Survey Guidelines for Australia's threatened birds* (DEWHA, 2010)

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. *

Consultation for the Casuarina South Precinct Local Structure Plan that the Project Area form part of has commenced with a range of stakeholders, including the following:

- DBCA;
- DWER;
- Western Power;
- Department of Education;
- City of Kwinana;
- Main Roads WA (MRWA);
- Water Corporation; and
- DPLH.

Specific consultation regarding the Proposed Action has commenced with the DCCEEW.

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 National Environmental Protection Agency (the agency) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the agency 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 agency will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

Personal information may be disclosed to other Australian government agencies, persons or organisations where necessary for the above purposes, provided the disclosure is consistent with relevant laws, in particular the Privacy Act 1988 (Privacy Act). Your personal information will be used and stored in accordance with the Australian Privacy Principles.

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	29001584612
Organisation name	SLR CONSULTING AUSTRALIA PTY LTD
Organisation address	2060 NSW

Referring party details

Name	Genelle Abolis
Job title	Principal Environmental Consultant
Phone	08 94225900
Email	gabolis@slrconsulting.com
Address	Level 1, 500 Hay Street, 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 622355293

Organisation name 316 Property Group Pty Ltd

Organisation address 204/5 Harper Terrace, South Perth WA 6151

Person proposing to take the action details

Name Jackson Chiang

Job title General Manager - Primestar Corporation Pty Ltd

Phone 0458 888 724

Email jackson@primestarcorporation.com.au

Address 204/5 Harper Terrace, South Perth WA 6151

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 Proposed Action is to be developed by both 316 Property Group Pty Ltd (ACN 604 214 959) and 316 Developments Pty Ltd (ACN 622 355 293), as the lots proposed for development, Lots 110, 111, 108 and 114 Lugg Place, Casuarina are owned by both entities. The Proposed Action will not be undertaken as a joint venture.

316 Property Group and 316 Developments have a good history of responsible environmental management. There are no current or pending proceedings against the Proponents under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.

316 Property Group and 316 Developments are committed to complying with its environmental obligations, reducing environmental impacts, and continually improving environmental performance.

316 Property Group and 316 Developments have not previously referred any projects 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

316 Property Group and 316 Developments operate in accordance with their Corporate Environmental Management Framework (Att4_Environmental Policy) and is committed to sound environmental practice and to managing their operations so harmful impacts are avoided where possible, minimised where they cannot be avoided, and properly managed, rehabilitated, or offset where required.

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	622355293
Organisation name	316 Property Group Pty Ltd
Organisation address	204/5 Harper Terrace, South Perth WA 6151
Proposed designated proponent details	
Name	Jackson Chiang
Job title	General Manager - Primestar Corporation Pty Ltd
Phone	0458 888 724
Email	jackson@primestarcorporation.com.au
Address	204/5 Harper Terrace, South Perth WA 6151

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	29001584612
Organisation name	SLR CONSULTING AUSTRALIA PTY LTD
Organisation address	2060 NSW
Representative's name	Genelle Abolis
Representative's job title	Principal Environmental Consultant
Phone	08 94225900
Email	gabolis@slrconsulting.com
Address	Level 1, 500 Hay Street, 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	622355293
Organisation name	316 Property Group Pty Ltd
Organisation address	204/5 Harper Terrace, South Perth WA 6151
Representative's name	Jackson Chiang
Representative's job title	General Manager - Primestar Corporation Pty Ltd
Phone	0458 888 724
Email	jackson@primestarcorporation.com.au
Address	204/5 Harper Terrace, South Perth WA 6151

✔ Confirmed Proposed designated proponent's identity

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

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? *

No

1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? *

No

1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?

No

1.4.7 Has the department issued you with a credit note? *

No

1.4.9 Would you like to add a purchase order number to your invoice? *

No

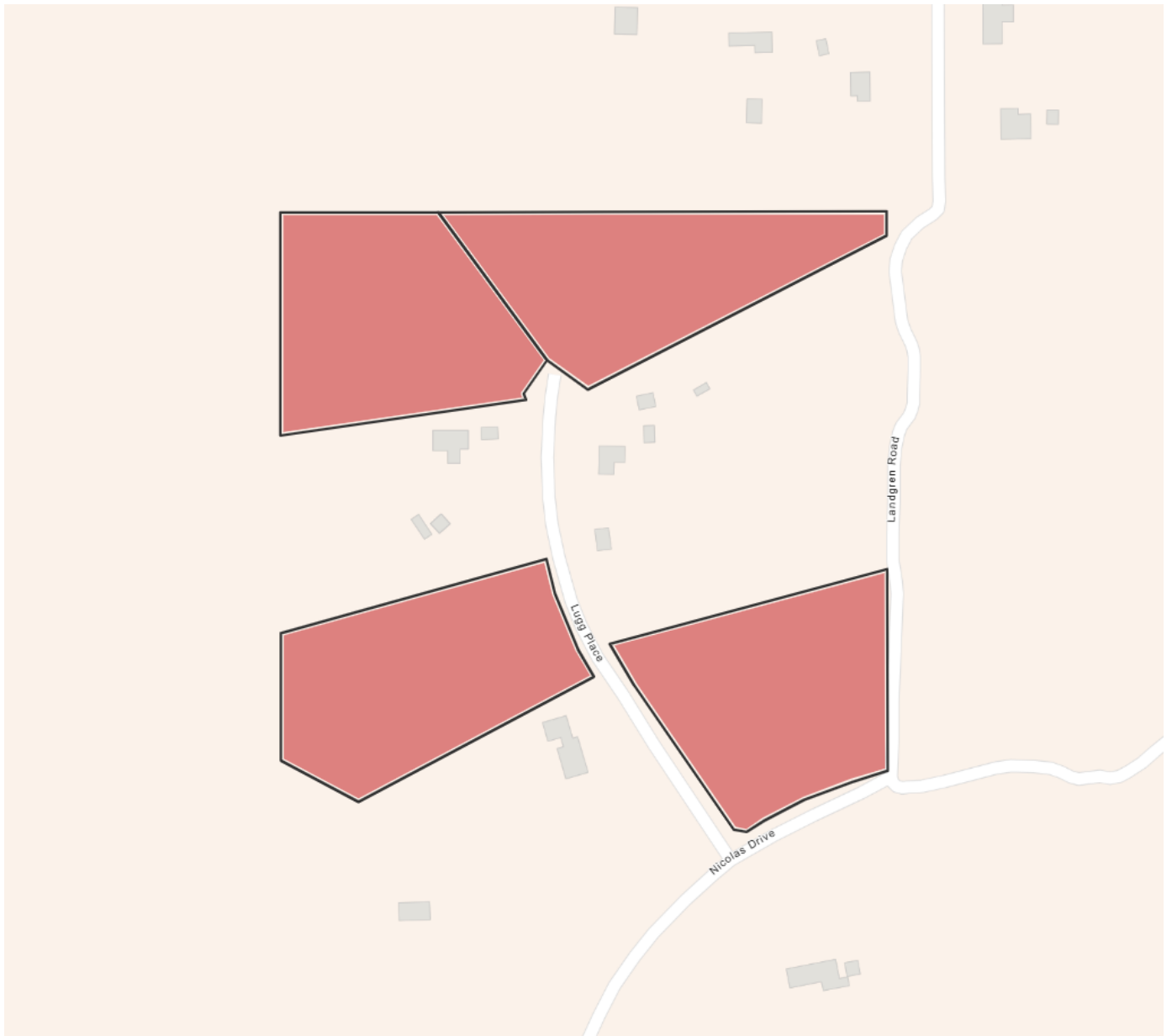
1.4 Payment details: Payment allocation

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

Person proposing to take the action

2. Location

2.1 Project footprint



Project Area: 8.00 Ha **Disturbance Footprint:** 7.53 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Lot 110, Lot 111, Lot 108, Lot 114 Lugg Place, Casuarina

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 tenure of the Project Area is Freehold.

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 Kwinana, Western Australia (Att1_Figures, Figure 1). The Project Area is zoned as 'Urban' under the MRS and zoned as 'Development' under the City of Kwinana LPS No. 2. The Project is consistent with the intended land uses within this locality, as it proposes residential development.

Approximately 2.94 ha of the 7.99 ha Project Area has been previously cleared or is devoid of vegetation, equating to 37% of the total Project Area.

The Interim Biogeographic Regionalisation of Australia (IBRA) categorises the Australian continent into 89 bioregions of similar geology, landforms, vegetation, fauna and climate (Environment Australia, 2000). The Project Area lies within the Swan Coastal Plain IBRA region and the Perth subregion (SWA02). The Swan Coastal Plain bioregion is described as low lying coastal plain, mainly covered with woodlands (Mitchell, et al, 2002). It is dominated by *Banksia* or Tuart on sandy soils, *Casuarina obesa* on outwash plains and paperbark in swampy areas. In the east, the plain rises to duricrusted Mesozoic sediments dominated by Jarrah woodland. The outwash plains, once dominated by *Casuarina obsea*-Marri woodlands and Melaleuca shrublands, are extensive only in the south of the IBRA bioregion.

Vegetation across the Project Area was assessed to be in Excellent to Completely Degraded condition (360 Environmental, 2023) (Att5_BiologicalSurvey, Section 4.2.8, p.20). The vegetation condition within the Project Area was classified as follows (Att1_Figures, Figure 3):

- Excellent: 0.0002 ha
- Very Good: 0.82 ha
- Good, Very Good: 1.53 ha
- Good: 0.19 ha
- Degraded: 1.69 ha
- Completely Degraded: 3.82 ha.

The Project Area is considered to provide high-quality foraging habitat to both Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo, totalling 4.25 ha, approximately 53% of the Project Area, as well as provide suitable foraging vegetation for Baudin's cockatoo (SLR, 2024) (Att6_Fauna & Black Cockatoo Assessment, Section 4.3.6, p. 45).

The survey of the Project Area and the adjacent area confirmed introduced flora taxa are present (360 Environmental, 2023). One introduced taxon recorded in the Project Area, **Asparagus asparagoides* is listed as both a Declared Pest under the BAM Act, and as a WoNS (360 Environmental, 2023) (Att5_BiologicalSurvey, Section 4.2.6, p.19). Two additional species listed as Declared Pests, **Moraee flaccida* and **Zantedeschia aethiopica*, were recorded in the adjacent area (360 Environmental, 2023).

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

The existing land use of the Project Area is rural activities and rural residential development, and it is proposed to be a residential development.

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

No natural features in the Project Area are likely to be considered outstanding at a regional scale. The Project Area contains environmental values relevant to this referral, including Banksia Woodlands TEC, and Black Cockatoo habitat. These values are described in the following subsections.

Vegetation in the Project Area includes a vegetation community that is representative of the Banksia woodlands of the Swan Coastal Plain Threatened Ecological Community (TEC) (360 Environmental, 2023) (Att5_BiologicalSurvey, Section 5.1.7, p. 73).

Two geomorphic wetlands (UFI: 16,241 and UFI: 13,969) overlap the Project Area, both are classified as 'dampland' and have a management category of 'Resource Enhancement' (DBCA, 2025b). One geomorphic wetland (UFI: 16,242) classified as 'dampland' with a management category of 'Multiple Use' does not intersect the Project Area but it situated in between the four lots (DBCA, 2025b).

No conservation areas overlap the Project Area, the nearest identified by DBCA (2025c) are (Att1_Figures, Figure 1):

- Beeliar Conservation Park with an extent of 1.30 ha, located approximately 1.9 km northwest of the Project Area;
- Banksia Nature Reserve with an extent of 23.45 ha, located approximately 2.6 km east of the Project Area;
- Modong Nature Reserve with an extent of 155.83 ha, located approximately 3.2 km northeast of the Project Area; and
- Leda Nature Reserve with an extent of 123.78 ha, located approximately 3.3 km southwest of the Project Area.

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

Elevation within the Project Area ranges from approximately 15 metres Australian Height Datum (mAHD) to 38 mAHD and is largely on a downward slope from north to south.

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, vegetation, fauna, and black cockatoo surveys have been undertaken across the Project Area and surrounds in accordance with Commonwealth and State guidance.

- 360 Environmental (2023) *Casuarina South LSP Southern Precinct Multiple Lots: Lugg Place/Nicolas Drive Casuarina – Biological Survey* (Att5_BiologicalSurvey)
- SLR (2024) *Fauna and Black Cockatoo Report – Casuarina* (Att6_Fauna & Black Cockatoo Assessment)

The Survey Area of both surveys are the same and cover a total area of 66.75 ha.

To ensure currency of data a recent desktop search of the Project Area using the DCCEE Protected Matters Search Tool (PMST) was conducted in March 2026 without a buffer applied (Att7_PMST Results). These results have been used for the desktop assessment of flora and fauna values applicable to this Project.

Threatened Flora

The 360 Environmental (2023) detailed flora and vegetation survey was conducted in September during the ideal survey period for the South West biological province in accordance with EPA (2016) Technical Guidance (Att5_BiologicalSurvey).

A total of 133 flora taxa from 91 genera across 34 families were recorded across the Survey Area. The dominant families were Fabaceae (17 species), Proteaceae (15 species) and Myrtaceae (12 species). The most dominant genera were *Banksia* (6 species) and *Drosera* (6 species) (360 Environmental, 2023) (Att5_BiologicalSurvey, Section 4.2.4, p.18).

A PMST search identified nine (9) Threatened flora species as potentially occurring in the Project Area (Att7_PMST Results). The likelihood of occurrence of each of these species was assessed by 360 Environmental (2023) for the Survey Area and determined the following (Att5_BiologicalSurvey, Appendix C) (Att8_Likelihood of Occurrence, Section 8.1, Table 1):

- No Threatened flora species are likely to occur in the Survey Area.
- Nine Threatened flora species are unlikely to occur in the Survey Area because the area is outside the species' known range and/or potential habitat is not present.

No Threatened flora species listed under the EPBC Act or BC Act were recorded during the 360 Environmental (2023) survey (Att5_BiologicalSurvey, Section 4.2.5.1, p. 18).

Fauna Habitat

Fauna habitat mapping undertaken by SLR (2024) identified seven broad fauna habitats (excluding cleared) across the Survey Area, five of which occur in the Project Area; these are shown in Att1_Figure (Figure 4) and described below (Att6_Fauna & Black Cockatoo Assessment):

- **Banksia Woodland** – 1.34 ha (17% of the Project Area)
 - Overstorey of *Banksia menziesii*, *B. attenuata* and *Allocasuarina fraseriana* over low shrublands of *Hibbertia hypericoides*, *Styphelia conostephioides*, *Kunzea glabrescens*, and **Ehrharta calycina*.
- **Eucalyptus Woodland** – 1.6 ha (20% of the Project Area)
 - Overstorey dominated by *Eucalyptus marginata*, *E. gomphocephala* and *Allocasuarina fraseriana*. The mid-story of this habitat is dominated by a mix of multiple *Banksia* species over garden and/or weeds.
- **Marri Woodland** – 1.64 ha (20% of the Project Area)
 - Dominated by an overstorey of Marri (*Corymbia calophylla*) with a mix of *Melaleuca preissiana*, *Allocasuarina fraseriana* and *Banksia grandis* over *Astartea scoparia*, *Kunzea glabrescens*, and *Xanthorrhoea preissii*.
- **Mixed Garden Planted** – 0.96 ha (12% of the Project Area)

- Portions of the Survey Area comprised mixed introduced and cultivated planted species.
- **Cleared** – 2.44 ha (31% of the Project Area)
 - Areas that have been cleared and do not contain vegetation. These areas include roads, footpaths, and infrastructure, which do not provide habitat value to native fauna.

Threatened Fauna

A desktop review of the fauna assemblage in the Survey Area identified 83 significant terrestrial vertebrate species as potentially occurring, comprising 63 bird species, 13 mammal species, seven reptile species and no amphibian species (SLR, 2024) (Att6_Fauna & Black Cockatoo Assessment, Section 4.2.1, p.8).

The PMST search identified 16 Threatened fauna species as potentially occurring in the Project Area (Att7_PMST Results). The likelihood of occurrence of each of these species was assessed by SLR (2024) for the Survey Area and comprises the following (Att6_Fauna & Black Cockatoo Assessment, Section 4.2.4, pp. 16-43) (Att8_Likelihood of Occurrence, Section 8.2, Table 2):

- Two Threatened fauna species known to occur in the Survey Area – Carnaby's Cockatoo (*Zanda latirostris*) (Endangered) and Forest Red-tailed Black Cockatoo (*Calyptrorhynchus banksia naso*) (Vulnerable)
- Two Threatened fauna species may occur in the Survey Area – Baudin's Cockatoo (*Zanda baudinii*) (Endangered) and Chuditch/Western Quoll (*Dasyurus geoffronii*) (Vulnerable)
- Eleven (11) Threatened fauna species considered unlikely to occur in the Survey Area because the area is outside the species' known range and/or potential habitat is not present.
- One Threatened fauna species is considered non-applicable as it occurs exclusively within aquatic marine environments.

Migratory Species

The PMST search identified 12 Migratory species as potentially occurring, seven of which are also listed as Threatened fauna (Att7_PMST Results). SLR (2024) assessed the likelihood of occurrence of these species within the Survey Area (Att6_Fauna & Black Cockatoo Assessment, Section 4.2.4, pp. 16-43) (Att8_Likelihood of Occurrence, Section 8.3, Table 3). Eleven (11) Migratory species were unlikely to occur in the Project/Survey Area due to suitable habitat not being present and/or no existing record of the species from the locality, while one was considered non-applicable as it occurs exclusively within aquatic marine environments.

Black Cockatoo Presence and Habitat

Presence

The Project Area occurs within the modelled distribution for the Carnaby's Cockatoo, and Forest Red-tailed Black Cockatoo but outside the modelled distribution for Baudin's Cockatoo.

SLR (2024) recorded Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo through direct sightings and indirect evidence (calls and foraging signs) (Att6_Fauna & Black Cockatoo Assessment, Section 4.2.4, p.14). Forest Red-tailed Black Cockatoo was recorded in the Project Area, while Carnaby's Cockatoo was recorded in the Survey Area, with the nearest record only 0.18 km south of nearest Project Area boundary (Att1_Figures, Figure 5).

Baudin's Cockatoo was not recorded by SLR (2024); however, it is assigned a medium likelihood of occurrence due to the availability of suitable foraging habitat, potential nesting, and roosting habitat. The species has previously been recorded approximately 30 km from the Survey Area in 2021 (SLR, 2024) (Att6_Fauna & Black Cockatoo Assessment, Section 5.2.3, p.49).

For the purposes of this referral, "Black Cockatoo" refers collectively to Carnaby's Cockatoo, Forest Red-tailed Black Cockatoo and Baudin's Cockatoo.

Breeding Habitat

A total of 68 potential nesting trees with a diameter at breast height (DBH) greater than 500 mm were recorded within the Project Area (refer to Att1_Figures, Figure 6) (SLR, 2024), comprising:

- Six Jarrah (*Eucalyptus marginata*)
- Twenty-six Marri (*Corymbia calophylla*)
- Two *Melaleuca* sp.
- Eleven Tuarts (*Eucalyptus gomphocephala*)
- Four Stags
- Nineteen introduced Eucalypts

Six trees contained hollows observable from ground level, that are considered potentially suitable for use by Black Cockatoos (SLR, 2024) (refer to Att1_Figures, Figure 6) (Att6_Fauna & Black Cockatoo Assessment, Section 4.3.3, p.44-45).

Roosting Habitat and Watering Points

No direct evidence of roosting Black Cockatoos was recorded during the SLR (2024) survey. Approximately 4.57 ha of habitat within the Project Area, comprising Marri Woodlands, Eucalyptus Woodland, and Banksia Woodland, has the potential to support roosting. The 68 potential nesting trees may also provide roosting opportunities, particularly the Marri, Jarrah, and Tuarts (SLR, 2024) (Att6_Fauna & Black Cockatoo Assessment, Section 4.3.4, p.45).

Suitable water sources occur nearby, including Bollard Bulrush Swamp approximately 1.6 km to the northeast of the Project Area and Spectacles Wetland approximately 2.2 km southeast. Several smaller swamps are also present throughout the Survey Area (SLR, 2024).

Foraging Habitat

Black Cockatoo foraging habitat is present in the Project Area and evidence of foraging was recorded (Att1_Figures, Figure 5). Habitat suitability is primarily associated with the presence of Marri, Jarrah, Tuart and *Banksia* species (SLR, 2024) (Att6_Fauna & Black Cockatoo Assessment, Section 4.3.6, p.45).

Using the DAWE (2022) Foraging Quality Scoring Tool, both Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo foraging habitat received (SLR, 2024):

- Score of 10 – High foraging value: 4.25 ha (53% of the Project Area)

As such, the Project Area is considered to provide high-value foraging habitat for both species (Att6_Fauna & Black Cockatoo Assessment, Section 4.3.6, p.45).

Baudin's Cockatoo habitat was not formally scored due to the Project Area falling outside the modelled distribution and the species not recorded. Nevertheless, suitable foraging vegetation is considered present within the Banksia and Eucalyptus Woodland fauna habitats that comprise 1.6 ha (20%) of the Project Area (Att6_Fauna & Black Cockatoo Assessment, Section 5.2.3, p.49).

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

Soil landscapes and land system mapping of WA describes broad soil and landscape characteristics from regional to local scales, ranging from 1:20,000 to 1:125,000 (DPIRD, 2022). The Project Area lies within the Bassendean Systems, which are characterised by sand dunes and sandplains with pale deep sand, semi-wet and wet soil, as well as *Banksia* paperbark woodlands and mixed heaths (DPIRD, 2022). The Project Area is located across the following landscape subsystems (DPIRD, 2022). The Bassendean B1 Phase is the dominant subsystem within the Project Area, with Bassendean B3 Phase subsystem also present.

- **Bassendean B1 Phase** - Extremely low to very low relief dunes, undulating sandplain and discrete sand rises with deep bleached grey sands sometimes with a pale yellow B horizon or a weak iron-organic hardpan at depths generally greater than 2 m; *Banksia* dominate.
- **Bassendean B3 Phase** - Closed depressions and poorly defined stream channels with moderately deep, poorly to very poorly drained bleached sands with an iron-organic pan, or clay subsoil. Surfaces are dark grey sand or sandy loam.

Mapping of the pre-European broad vegetation types within WA was completed on a broad scale (1:1,000,000) by Beard (1976). These vegetation types were later re-assessed by Shepherd et al (2002), resulting in 819 vegetation associations within WA. Regional vegetation association mapping shows the Project Area is located in one vegetation association, Bassendean 1001 (DPIRD, 2018).

- **Bassendean 1001** – Low forest, woodland or low woodland with scattered trees; Jarrah, *Banksia* or casuarina *Eucalyptus marginata*, *Banksia* spp., *Allocasuarina* spp.

Ten vegetation types (VT) (excluding cleared) have been mapped across the Project Area as shown in Att1_Figures (Figure 7) and described below (360 Environmental, 2023) (Att5_Biological Survey, Section 4.2.9, p.20-24).

- **BmAf** – 0.59 ha (7.4% of the Project Area)
 - Low open woodland of *Banksia menziesii* and *Allocasuarina fraseriana* over mid sparse shrubland of *Acacia pulchella* over low shrubland of *Hibbertia hypericoides* over grassland of *Ehrharta calycina*.
- **BmBa** – 0.78 ha (9.8% of the Project Area)
 - Low woodland of *Banksia menziesii* and *B. attenuata* over mid open shrubland of *Acacia pulchella* over low open shrubland of *Hibbertia hypericoides* and *Styphelia conostephioides*.
- **CcBg** – 0.42 ha (5.3% of the Project Area)
 - Low open woodland of *Corymbia calophylla* and *Banksia grandis* over mid shrubland of *Astartea scoparia* and *Xanthorrhoea preissii*.
- **EmAf** – 0.86 ha (10.8% of the Project Area)
 - Low open woodland of *Eucalyptus marginata* and *Allocasuarina fraseriana* over tall open shrubland of *Xanthorrhoea preissii* and *Banksia ilicifolia*.
- **Eg** – 0.03 ha (0.4% of the Project Area)
 - Mature *Eucalyptus gomphocephala* over garden and/or weeds.
- **EmCcBssp.Ne** – 0.76 ha (9.5% of the Project Area)
 - Scattered mature trees of *Eucalyptus marginata*, *Corymbia calophylla*, multiple species of *Banksia* and non-endemic tree species over garden and/or weeds.
- **MpNeCc** – 0.82 ha (10.3% of the Project Area)
 - Low isolated trees of *Melaleuca preissiana*, non-endemic tree species and *Corymbia calophylla* over recently cleared understorey.
- **Ne** – 0.29 ha (3.6% of the Project Area)
 - Non-endemic tree species.
- **G (Garden)** – 0.5 ha (6.3% of the Project Area)
 - Mixed introduced and cultivated planted species.
- **Open Water** – 0.01 ha (0.1% of the Project Area)
- **Cleared** – 2.94 ha (36.8% of the Project Area)

Vegetation in the Project Area was mapped as being in Excellent to Completely Degraded condition (360 Environmental, 2023) (Att5_BiologicalSurvey, Section 4.2.8, p.20). Areas considered Already Cleared equate to 36.8% of the total Project Area. The vegetation condition within the Project Area was classified as follows (Att1_Figures, Figure 3):

- Excellent: 0.0002 ha (0.002% of the Project Area)
- Very Good: 0.82 ha (10.2% of the Project Area)
- Good, Very Good: 1.53 ha (19.2% of the Project Area)
- Good: 0.19 ha (2.4% of the Project Area)
- Degraded: 1.64 ha (20.5% of the Project Area)
- Completely Degraded: 3.82 ha (47.8% of the Project Area)

Threatened Ecological Communities

The PMST search (Att7_PMST Results) identified two threatened ecological communities (TEC) as potentially occurring in the Project Area:

- Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community (Critically Endangered) (Tuart Woodland TEC)
- Banksia Woodlands of the Swan Coastal Plain ecological community (Endangered) (Banksia Woodlands TEC)

Tuart Woodland TEC

The presence of Tuart (*Eucalyptus gomphocephala*) can be an indicator for the Tuart Woodland TEC. One VT, Eg, containing tuart trees was identified in the Survey Area by the 360 Environmental (2023) survey. VT Eg equates to 0.11 ha within the Survey Area, and 0.03 ha (0.4%) of the Project Area, and all of the VT is in Completely Degraded Condition (360 Environmental, 2023). Scattered tuarts were also present along verges and in gardens. Due to the size and condition of VT Eg, this does not meet the threshold for EPBC listed Tuart Woodland TEC.

Banksia Woodland TEC

VTs BmAf and BmBa have been determined to be an affiliation with the Floristic Community Type (FCT) SCP 23a – Central *Banksia attenuate* – *Banksia menziesii* woodlands, while VT EmAf is affiliated with FCT SCP 21a – Central *Banksia attenuata* – *Eucalyptus marginata* woodlands (360 Environmental, 2023) (Att5_BiologicalSurvey, Section 5.1.5, p. 72). Both of these FCTs have been identified as being a sub-community of the Commonwealth Banksia Woodlands TEC (360 Environmental, 2023) (Att5_BiologicalSurvey, Section 5.1.5, p. 72).

The Approved Conservation Advice for the Banksia Woodland TEC (DoEE, 2016) provides a stepwise methodology and key diagnostic characteristics for identifying occurrences of the Banksia Woodland TEC.

The survey identified nine patches consisting of VTs BmAf, BmBa and EmAf within the survey area based on the patch determination distance of being <30 m apart as per the Approved Conservation Advice (360 Environmental 2023). However, once the condition of these patches was taken into consideration, only three patches were determined to be representative of the EPBC Act listed Banksia Woodland TEC (Att5_BiologicalSurvey, Section 5.1.5, p.73). The other six patches failed to meet the diagnostic criteria.

The three patches representative of the Banksia Woodland TEC are considered to range from “Excellent” condition to “Good, Degraded” condition (Att1_Figures, Figure 8).

One of these patches (Patch 1) intersects the Project Area and ranges in condition from “Excellent” to “Good”:

- Excellent: 0.0002 ha (0.002% of the Project Area)
- Very Good: 0.45 ha (5.63% of the Project Area)
- Good, Very Good: 1.52 ha (19.04% of the Project Area)

- Good: 0.19 ha (2.37% of the Project Area).

3.3 Heritage

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

There are no Commonwealth, World or State Registered Heritage Places registered in or within the vicinity of the Project Area.

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

The Project Area is covered by the South West Settlement determination (WCD2021/010) and the Gnaala Karla Booja Indigenous Land Use Agreement (ILUA NNT No. WI2015/005) (Landgate, 2024).

There are no registered, lodged or historic Aboriginal Heritage sites in the Project area (DPLH, 2024b) (linked). The closest sites are (DPLH, 2024b):

- Historic Place: Mortimer/Woolcoot, Wellard (ID 3627) an artefacts/scatter place located approximately 0.07 km southwest of the Project Area.
- Registered Site: Thomas Road (ID 38661) a burial, artefacts/scatter, camp, ritual/ceremonial, water source site located approximately 1.25 km north of the Project Area.
- Lodged Place: Bellway Sand Quarry, Wellard (ID 3646) an artefacts/scatter place located approximately 1.13 km southwest of 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. *

Catchments

The Project Area is located within the Peel Estuary-Serpentine River catchment of the Murray River basin (DWER, 2024a).

Surface Water

The Project Area is located in the Serpentine River Catchment surface water area (DWER, 2024c).

Two swamps (insignificant tributaries) overlap the southern portion of the Project Area (DWER, 2018). No other surface water features intersect the Project Area.

DBCA (2025b) has digitally mapped geomorphic wetlands in the Swan Coastal Plain; two geomorphic wetlands have been mapped in the Project Area (Att1_Figures, Figure 9):

- UFI 16,241 – Dampland, Management Category: Resource Enhancement
- UFI 13,969 – Dampland, Management Category: Resource Enhancement

One geomorphic wetland (UFI: 16,242) classified as 'dampland' with a management category of 'Multiple Use' does not intersect the Project Area but it is situated in between the four lots (Att1_Figures, Figure 9).

There are no Ramsar sites or wetlands listed in the Directory of Important Wetlands Australia within the Project Area (DBCA, 2017; DBCA, 2018). The PMST search determined the Project Area is located within a 10 km radius of the Ramsar wetland, Forrestdale and Thomas Lakes, and is located 30-40 km upstream of the Ramsar Peel-Yalgorup System (Att7_PMSt Results).

The nearest wetland listed in the Directory of Important Wetlands in Australia, is Spectacles Swamp located approximately 1.9 km northwest of the Project Area (DBCA, 2018).

Groundwater

No Public Drinking Water Source Areas (PDWSA) occur within the Project Area, the nearest are (DWER, 2024b):

- Protection Area 1 and Protection Area 2 Jandakot Underground Water Pollution Control Area located approximately 0.6 km northeast of the Project Area.

The Project Area is located within the Serpentine Groundwater Area and Jandakot Mound 2 Groundwater Subarea (DWER, 2024d; SLR, 2025). The groundwater salinity in the Project Area ranges from 500 to 1000 mg/L (SLR, 2025).

The Perth Groundwater Map (linked) (DWER, 2022) indicates the historical maximum groundwater level under the Project Area has an elevation of around 13 mAHD to 15 mAHD.

Monthly groundwater monitoring was conducted within the Survey Area over three periods, October 2022 to March 2023, July 2023 to October 2023 and May 2024 to October 2024 (SLR, 2025). Maximum groundwater levels ranged from 11.06 to 13.2 mAHD, while minimum groundwater levels ranged from 9.2 to 11.8 mAHD (SLR, 2025) (Att9_Groundwater Monitoring, Section 5.1, p.12 and Figure 3). On average the maximum depth to groundwater is 2.57 metres below ground level (mbgl), and the minimum is 1.26 (mbgl) (Att9_Groundwater Monitoring, Section 5.1., p.11). Groundwater flow is to the west and ranges from 13 mAHD at the centre of the site to around 11 mAHD at the drain locations. There were no bores on the eastern half of the site, however maximum groundwater levels are known to be greater than 13 mAHD (SLR, 2025) (Att9_Groundwater Monitoring, Section 6.1, p.14 and Figure 4).

4. Impacts and mitigation

4.1 Impact details

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

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

4.1.1 World Heritage

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

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

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

—

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

No

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

*

No World Heritage Areas are located within or near the Project Area. The proposed action will, therefore, not result in direct or indirect impacts to a World Heritage Area.

4.1.2 National Heritage

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

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

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

—

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

No

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

*

No declared National Heritage places are located within or near the Project Area. The proposed action will, therefore, not result in direct or indirect impacts to a National Heritage place.

4.1.3 Ramsar Wetland

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

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

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

Direct impact	Indirect impact	Ramsar wetland
No	No	Forrestdale and Thomsons Lakes
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.

*

The PMST search identified the Project Area is located within 10 km of Ramsar wetland Forrestdale and Thomas Lakes and located 30-40 km upstream of the Ramsar Peel-Yalgorup System. The Ramsar sites do not overlap the Project Area and are separated and buffered by roads, and residential/commercial land uses. The proposed action will, therefore, not result in direct or indirect impacts to Ramsar sites.

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	Banksia mimica	Summer Honeypot
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Caladenia huegelii	King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris canutus	Red Knot, Knot
No	No	Calidris ferruginea	Curlew Sandpiper
Yes	Yes	Calyptrorhynchus banksii naso	Forest Red-tailed Black-Cockatoo, Karrak
No	No	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
Yes	Yes	Dasyurus geoffroii	Chuditch, Western Quoll
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	Morelotia australiensis	Southern Tetraria
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pristis pristis	Large-tooth Sawfish, Freshwater Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish

Direct impact	Indirect impact	Species	Common name
No	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>Sternula nereis nereis</i>	Australian Fairy Tern
No	No	<i>Thelymitra variegata</i>	Queen of Sheba
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank
Yes	Yes	<i>Zanda baudinii</i>	Baudin's Cockatoo, Baudin's Black-Cockatoo, Long-billed Black-cockatoo
Yes	Yes	<i>Zanda latirostris</i>	Carnaby's Black Cockatoo, Short-billed Black-cockatoo

Ecological communities

Direct impact	Indirect impact	Ecological community
Yes	Yes	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. *

Threatened Flora

No Threatened Flora species are known or considered likely to occur in the Project Area (360 Environmental, 2023) (Att8_Likelihood of Occurrence, Section 8.1, Table 1).

Threatened Fauna

A PMST search identified 16 Threatened fauna species as potentially occurring in the Project Area. Of the 16 species, 11 are considered unlikely to occur in the Project Area, and two may occur. Potential direct and indirect impacts to the two species recorded in the Project Area and the two species that may occur are provided below.

Carnaby's Black Cockatoo (*Zanda latirostris*) (Endangered) and Forest Red-tailed Black Cockatoo (*Calyptrorhynchus banksia naso*) (Vulnerable).

Likelihood of occurrence: Known to occur

Potential direct impacts:

- Loss of foraging and nesting habitat due to clearing,
- Potential fragmentation of foraging and nesting habitat due to clearing, and
- Potential loss of individuals due to vehicle strike.

Potential indirect impacts:

- Degradation of habitat due to altered hydrology,
- Degradation of habitat due to altered fire regime,
- Increased competition and/or predation due to changes in feral animal populations,
- Degradation of habitat due to dust and noise, and
- Degradation of habitat due to ingress of weeds or pathogens.

-

Baudin's Cockatoo (*Calyptrorhynchus baudinii*) (Endangered) and Chuditch (*Dasyurus geoffroyi*) (Vulnerable).

Likelihood of occurrence: May occur

Potential direct impacts:

- Loss of foraging and nesting habitat due to clearing,
- Potential fragmentation of foraging and nesting habitat due to clearing, and
- Potential loss of individuals due to vehicle strike.

Potential indirect impacts:

- Degradation of habitat due to altered hydrology,
- Degradation of habitat due to altered fire regime,
- Increased competition and/or predation due to changes in feral animal populations,
- Degradation of habitat due to dust and noise, and
- Degradation of habitat due to ingress of weeds or pathogens.

Threatened Ecological Communities

A PMST search identified two TECs as potentially occurring in the Project Area. The Tuart Woodlands TEC is not considered present in the Project Area, due to the size and condition of VT Eg not meeting the diagnostic criteria to be classified as the EPBC Act listed TEC (360 Environmental, 2023).

The Banksia Woodlands TEC is known to occur in the Project Area and potential impacts are provided below.

Banksia Woodlands of the Swan Coastal Plain Ecological Community (Endangered)

Likelihood of occurrence: Known to occur

Potential direct impact:

- Loss of Banksia Woodlands TEC due to clearing.

Potential indirect impacts:

- Degradation due to edge effects from changes in hydrology and generation of dust,
- Fragmentation of Banksia Woodlands TEC, and
- Degradation due to ingress of weeds or pathogens.

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

*

Yes

4.1.4.5 Describe why you consider this to be a Significant Impact. *

Following assessment of potential impacts against the Significant Impact Criteria (DEWHA, 2013), the referral guidance for Black Cockatoos (DAWE, 2022) and the Banksia Woodlands TEC (DoEE, 2019), it is considered the proposed action:

- May have a significant impact on Carnaby's Cockatoo, Forest Red-tailed Black Cockatoo and Banksia Woodlands TEC, and is
- Unlikely to have a significant impact on Baudin's Cockatoo and Chuditch.

A summary of the assessment for each relevant protected matter is provided below.

Detailed assessment for Carnaby's Cockatoo, Forest Red-tailed Black Cockatoo, Baudin's Cockatoo, Chuditch and the Banksia Woodlands TEC is provided in Att10_Assessment of Significance (Sections 10.1.1-10.1.5, Tables 1 to 8).

Carnaby's Black Cockatoo (*Zanda latirostris*) (Endangered)

The proposed action requires referral under the EPBC Act due to the proposed clearing of 4.25 ha of High-quality Carnaby's Cockatoo foraging habitat and 68 potential nesting trees of which 6 contain hollows, which exceed the referral thresholds of 1 ha of high-quality native foraging habitat and any loss or impact on nesting trees. Refer to Att10_Assessment of Significance (Section 10.1.1, Table 2) for further information.

The proposed action may have a significant impact on Carnaby's Cockatoo due to:

- Proposed clearing of 4.25 ha of high-quality Carnaby's Black Cockatoo foraging habitat and 68 potential breeding trees of which 6 contain hollows, will:
 - Likely adversely affect habitat critical to the survival of the species, given the nearby permanent water source (located 1.5 km northeast of the Project Area), and
 - Likely impact the breeding cycle of a population.

The remaining significant impact criteria are considered unlikely to be significantly impacted by the proposed action. Refer to Att10_Assessment of Significance (Section 10.1.4, Table 1) for a detailed assessment of significance against the Significant Impact Guidelines (DEWHA, 2013).

Forest Red-tailed Black Cockatoo (*Calyptrorhynchus banksia naso*) (Vulnerable)

The proposed action requires referral under the EPBC Act due to the proposed clearing of 4.25 ha of high-quality Forest Red-tailed Black Cockatoo foraging habitat and 68 potential nesting trees of which 6 contain hollows, which exceed the referral thresholds of 1 ha of high-quality native foraging habitat and any loss or impact on nesting trees. Refer to Att10_Assessment of Significance (Section 10.1.2, Table 4) for further information.

The proposed action may have a significant impact on Forest Red-tailed Black Cockatoo due to:

- Proposed clearing of 4.25 ha of high-quality Forest Red-tailed Black Cockatoo foraging habitat and 68 potential breeding trees of which 6 contain hollows, will:
 - Likely adversely affect habitat critical to the survival of the species, given the nearby permanent water source (located 1.5 km northeast of the Project Area), and
 - Likely impact the breeding cycle of a population

The remaining significant impact criteria are considered unlikely to be significantly impacted by the proposed action. Refer to Att10_Assessment of Significance (Section 10.1.2, Table 3) for a detailed assessment of significance against the Significant Impact Guidelines (DEWHA, 2013).

Banksia Woodlands of the Swan Coastal Plain Ecological Community (Endangered)

The proposed action may have a significant impact on the Banksia Woodlands TEC due to:

- Proposed clearing of 2.16 ha of Banksia Woodlands TEC that meets the diagnostic criteria of the EPBC Act listed TEC (360 Environmental, 2023) (Att5_Biological Survey, Section 5.1.7, p.73) will likely:
 - Reduce the extent of an ecological community,
 - Fragment the ecological community,
 - Adversely affect habitat critical habitat as defined by DoEE (2016, p.27),
 - Modify abiotic factors necessary for survival of the Banksia Woodlands TEC, and
 - May interfere with the recovery of the Banksia Woodlands TEC.

The remaining significant impact criteria are considered unlikely to be significantly impacted by the proposed action. Refer to Att10_Assessment of Significance (Section 10.1.5, Table 8) for a detailed assessment of significance against the Significant Impact Guidelines (DEWHA, 2013).

Baudin's Cockatoo (*Calyptrorhynchus baudinii*) (Endangered)

The proposed action is unlikely to have a significant impact on Baudin's Cockatoo due to a targeted black cockatoo assessment not recording the species, and the Project Area falling outside the modelled distribution of Baudin's Cockatoo (SLR, 2024) (Att6_Fauna & Black Cockatoo Assessment, Section 4.2.4, p.18).

The proposed action may impact individuals of this species (if present) through clearing of suitable foraging vegetation and nesting habitat. However, given the above, the proposed action is unlikely to have a significant impact on the Baudin's Cockatoo.

Refer to Att10_Assessment of Significance (Section 10.1.3, Table 5) for a detailed assessment of significance against the Significant Impact Guidelines (DEWHA, 2013).

Chuditch (*Dasyurus geoffroii*) (Vulnerable)

The proposed action is unlikely to have a significant impact on the Chuditch, due to the fauna assessment not recording the presence of the species, and the limited availability of habitat that may be used by the Chuditch.

The proposed action may impact individuals of this species (if present) through clearing of potentially suitable habitat. However, given the above, the proposed action is unlikely to have a significant impact on the Chuditch.

Refer to Att10_Assessment of Significance (Section 10.1.4, Table 7) for a detailed assessment of significance against the Significant Impact Guidelines (DEWHA, 2013).

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

Yes

4.1.4.8 Please elaborate why you think your proposed action is a controlled action. *

The proposed action may have a significant impact on Carnaby's Cockatoo, Forest Red-tailed Black Cockatoo, and the Banksia Woodlands TEC.

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. *

Avoid

The residential development has been designed to minimise disturbance. During the development of the Casuarina South LSP, a number of designs were considered to meet the requirements of the urban development while maximising the retention of natural features as much as possible, including the retention of Black Cockatoo habitat and Banksia Woodland TEC within Public Open Space, District Open Space, internal road reserves and lots, wherever practicable.

Minimise

The following management plans will be in place in future stages of the development to mitigate risks to the surrounding environment and manage risks to native fauna:

- Urban Water Management Plan:
- Construction Environmental Management Plan, which will include:
 - Weed and Dieback hygiene management;
 - Waste management procedures; and
 - Feral animal control; and
- Wetland and Wetland Buffer Management Plan.

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

Offsets for the proposed action will be proposed if the action is deemed a 'Controlled Action' and will be in accordance with the relevant policy, guidance, and calculators.

4.1.5 Migratory Species

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

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

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

Direct impact	Indirect impact	Species	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris 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>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>	Largetooth Sawfish, Freshwater 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 PMST search identified 12 Migratory species as potentially occurring in the Project Area, of which seven of these are also Threatened fauna species. All 12 Migratory species are considered unlikely to occur in the Project Area due to suitable habitat not being present and/or no existing record of the species from the locality (Att6_Fauna & Black Cockatoo Assessment, Section 4.2.4, pp. 16-43) (Att8_Likelihood of Occurrence, Section 8.3, Table 3). Therefore, the Migratory species are unlikely to be impacted by the proposed action.

4.1.6 Nuclear

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

No

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

*

The proposed action is not a nuclear action.

4.1.7 Commonwealth Marine Area

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

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

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

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

No

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

*

The Project Area is not within or near a Commonwealth Marine Area. The proposed action will, therefore, not result in direct or indirect impacts to Commonwealth Marine Areas.

4.1.8 Great Barrier Reef

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

No

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

*

The Project Area is not located within or near the Great Barrier Reef Marine Park. The proposed action will, therefore, not result in direct or indirect impacts to the Great Barrier Reef.

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

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

No

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

*

The Project does not include any coal seam gas developments or large coal mining developments. No direct or indirect impacts to a water resource from coal mining or coal seam gas development will result from the 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.

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

No

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

The Project Area is not located within or near Commonwealth Land. No direct or indirect impacts to Commonwealth Land will result from the Project.

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. *

No Commonwealth Heritage Places Overseas are located within or near the Project Area. No direct or indirect impacts to Commonwealth Heritage Places Overseas will result from the Project.

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:

- Threatened Species and Ecological Communities (S18)

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)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

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

No

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

The Project Area forms part of the Casuarina South Precinct Local Structure Plan, which has been prepared in accordance with the relevant planning scheme requirements. The Project Area did not require assessment by the EPA. The Local Structure Plan has been in the planning process for several years and has been designed to retain key environmental features as far as practicable while still delivering the planned urban outcome. The Local Structure Plan includes residential areas, commercial areas, a high school site, district open space, public open space, associated roads, parks, recreation and drainage areas (Att2_Local_Structure_Plan).

The design of the LSP area is a highly constrained by the following features (Att2_Local_Structure_Plan):

- Presence of a power easement running north-south through the LSP area,
- Presence of TECs in portions of the LSP area,
- Presence of Black Cockatoo foraging habitat including nesting trees,
- Connectivity to the existing Conservation Category Wetland to the north of the LSP area, and bushland/wetland values to the east,
- Requirement for wastewater infrastructure in the southern boundary of the LSP area,
- Connectivity to the existing local road network and to the approved LSP to the north,
- Connectivity to the proposed commercial centre within the LSP area, and
- High groundwater levels within the western portion of the LSP area generally associated with low lying wetland areas.

A detailed consultation process with the relevant authorities was undertaken during the design process of the LSP area. The Project Area was determined to be the most appropriate placement to accommodate residential development within the LSP area, as well as to connect to future residential development to the north (Central Casuarina Local Structure Plan).

The Project Area will also facilitate residential development to meet the strong demand for residential development within reasonable proximity to the Perth metropolitan area, and the housing supply shortage. Both of these have been high priority outcomes for the proposed action and broader LSP area.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att1_Figures.pdf Figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	21/07/2026	Yes	High
#2.	Document	Att1_Figures_REDACTED.pdf Redacted figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	21/07/2026	No	High
#3.	Document	Att2_Local Structure Plan.pdf Local Structure Plan of the Casuarina South Precinct	21/04/2026	No	High
#4.	Document	Att3_Acronym & References.pdf Acronyms and references for the Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	21/07/2026	No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att4_Environmental Policy.pdf Proponent's Environmental Policy	25/06/2026	No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att1_Figures.pdf Figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	20/07/2026	Yes	High
#2.	Document	Att1_Figures_REDACTED.pdf Redacted figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	20/07/2026	No	High
#3.	Document	Att5_360 Environmental (2023) Biological Survey.pdf Biological Survey for the Casuarina South Precinct	01/05/2023	No	High
#4.	Document				

		Att6_SLR (2024) Fauna & Black Cockatoo Assessment.pdf Fauna and Black Cockatoo Assessment for the Casuarina South Precinct	30/05/2024	Yes	High
#5.	Document	Att6_SLR (2024) Fauna & Black Cockatoo Assessment_REDACTED.pdf Redacted Fauna and Black Cockatoo Assessment for the Casuarina South Precinct	30/05/2024	No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att1_Figures.pdf Figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	20/07/2026	Yes	High
#2.	Document	Att1_Figures_REDACTED.pdf Redacted figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	20/07/2026	No	High
#3.	Document	Att5_360 Environmental (2023) Biological Survey.pdf Biological Survey for the Casuarina South Precinct	30/04/2023	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att1_Figures.pdf Figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	20/07/2026	Yes	High
#2.	Document	Att1_Figures_REDACTED.pdf Redacted figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	20/07/2026	No	High
#3.	Document	Att5_360 Environmental (2023) Biological Survey.pdf Biological Survey for the Casuarina South Precinct	30/04/2023	No	High
#4.	Document	Att6_SLR (2024) Fauna & Black Cockatoo Assessment.pdf	29/05/2024	Yes	High

Fauna and Black Cockatoo Assessment for the Casuarina South Precinct					
#5.	Document	Att6_SLR (2024) Fauna & Black Cockatoo Assessment_REDACTED.pdf Redacted Fauna and Black Cockatoo Assessment for the Casuarina South Precinct	29/05/2024	No	High
#6.	Document	Att7_PMST Results.pdf Protected Matters Search Tool Results for the Project Area	25/03/2026	No	High
#7.	Document	Att8_Likelihood of Occurrence.pdf Likelihood of Occurrence for Threatened Flora and Fauna	21/07/2026	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att1_Figures.pdf Figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	20/07/2026	Yes	High
#2.	Document	Att1_Figures_REDACTED.pdf Redacted figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	20/07/2026	No	High
#3.	Document	Att5_360 Environmental (2023) Biological Survey.pdf Biological Survey for the Casuarina South Precinct	30/04/2023	No	High
#4.	Document	Att7_PMST Results.pdf Protected Matters Search Tool Results for the Project Area	24/03/2026	No	High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	DLPH Aboriginal Cultural Heritage Inquiry System https://www.wa.gov.au/government/document-collection..			High

3.4.1 Hydrology characteristics that apply to the project area

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Type	Name	Date	Sensitivity	Confidence
#1.	Document Att1_Figures.pdf Figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	20/07/2026	Yes	High
#2.	Document Att1_Figures_REDACTED.pdf Redacted figures for Casuarina South Precinct Residential Development - Lots 110, 111, 108, 114 Lugg Place EPBC Referral	20/07/2026	No	High
#3.	Document Att7_PMST Results.pdf Protected Matters Search Tool Results for the Project Area	24/03/2026	No	High
#4.	Document Att9_SLR (2025) Groundwater Monitoring.pdf Groundwater Monitoring Report for the Casuarina South Precinct	13/05/2025	No	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 Att5_360 Environmental (2023) Biological Survey.pdf Biological Survey for the Casuarina South Precinct	30/04/2023	No	High
#2.	Document Att8_Likelihood of Occurrence.pdf Likelihood of Occurrence for Threatened Flora and Fauna	20/07/2026	No	High

4.1.4.5 (Threatened Species and Ecological Communities) Why you consider the direct and/or indirect impact to be a Significant Impact

Type	Name	Date	Sensitivity	Confidence
#1.	Document Att10_Assessment of Significance.pdf Assessment of Significance	21/07/2026	No	High
#2.	Document Att11_Local Water Management Strategy.pdf Local Water Management Strategy for the Casuarina South Precinct referenced in Att10_Assessment of Significance	14/05/2026	No	High
#3.	Document Att5_360 Environmental (2023) Biological Survey.pdf Biological Survey for the Casuarina South Precinct	30/04/2023	No	High

#4.	Document	Att6_SLR (2024) Fauna & Black Cockatoo Assessment.pdf Fauna and Black Cockatoo Assessment for the Casuarina South Precinct	29/05/2024	Yes	High
#5.	Document	Att6_SLR (2024) Fauna & Black Cockatoo Assessment_REDACTED.pdf Redacted Fauna and Black Cockatoo Assessment for the Casuarina South Precinct	29/05/2024	No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att6_SLR (2024) Fauna & Black Cockatoo Assessment.pdf Fauna and Black Cockatoo Assessment for the Casuarina South Precinct	29/05/2024	Yes	High
#2.	Document	Att6_SLR (2024) Fauna & Black Cockatoo Assessment_REDACTED.pdf Redacted Fauna and Black Cockatoo Assessment for the Casuarina South Precinct	29/05/2024	No	High
#3.	Document	Att8_Likelihood of Occurrence.pdf Likelihood of Occurrence for Threatened Flora and Fauna	20/07/2026	No	High

4.3.8 Why alternatives for your proposed action were not possible

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att2_Local Structure Plan.pdf Local Structure Plan of the Casuarina South Precinct	20/04/2026	No	High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	29001584612
Organisation name	SLR CONSULTING AUSTRALIA PTY LTD
Organisation address	2060 NSW
Representative's name	Genelle Abolis
Representative's job title	Principal Environmental Consultant
Phone	08 94225900
Email	gabolis@slrconsulting.com
Address	Level 1, 500 Hay Street, 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, **Genelle Abolis of SLR CONSULTING AUSTRALIA PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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	622355293
Organisation name	316 Property Group Pty Ltd
Organisation address	204/5 Harper Terrace, South Perth WA 6151
Representative's name	Jackson Chiang

Representative's job title	General Manager - Primestar Corporation Pty Ltd
Phone	0458 888 724
Email	jackson@primestarcorporation.com.au
Address	204/5 Harper Terrace, South Perth WA 6151

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

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

☒ I, **Jackson Chiang of 316 Property Group Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

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, **Jackson Chiang of 316 Property Group Pty Ltd**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

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.

