

Industrial Development - Pederick Road, Neerabup

Application Number: 03331

Commencement Date:
10/02/2026

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Industrial Development - Pederick Road, Neerabup

1.1.2 Project industry type *

Commercial Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/07/2026

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. *

DevelopmentWA (the Proponent) plans to undertake subdivisional works within Lot 1001 and 2001 north of Pederick Road within the suburb of Neerabup (the Proposed Action), approximately 38 km north of the Perth Central Business District (CBD), within the City of Wanneroo (**Att_A_Figure 1**).

Subdivisional works will facilitate development of land for General Industrial use, intended to provide attractive industrial sites harmonious with surrounding land uses. The Proposed Action includes installation of supporting infrastructure along Mather Road and upgrades to the local road network required under conditions of the subdivision approval.

A new road is proposed that will run south terminating at Pederick Road. Battering is required for a traffic bulge where it intersects the new road, extending a short distance into Lot 2001 on the south side of Pederick Road, in order to address requirements of a traffic impact assessment and to accommodate 'lane correct' Restricted Access Vehicle (heavy or oversized vehicle) movements.

Surface water management infrastructure will be in accordance with the local authority approved Urban Water Management Plan and will include but not be limited to:

- Lot specific drainage infrastructure (all rainfall within the lot to be contained)
- Road stormwater drainage infrastructure.

Elements of the Proposed Action will include, but are not limited to:

- Clearing of vegetation
- Earthworks to stabilise and level the subdivision area to provide for development of 11 commercial lots
- Installation of supporting infrastructure (water, sewerage, power and telecommunications)
- Installation of drainage infrastructure
- Installation / upgrading of the local road network.

The Project Area covers 18.80 ha and is shown on **Att_A_Figure 1**.

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)

EPBC Number	Project Title
2021/8917	Neerabup Industrial Area, WA
2012/6424	Neerabup Industrial Estate, Lot 701 Flynn Drive Neerabup WA

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

The Proposed Action occurs within the Neerabup Industrial Area (NIA). As the Western Australian State Government's land development agency, DevelopmentWA have a large portfolio of land within strategic land development areas, including Neerabup. DevelopmentWA, along with City of Wanneroo are key landholders within the NIA. Development of the NIA is a strategic priority for the City of Wanneroo, which anticipates that the NIA will provide economic growth opportunities and local employment.

Land parcels within the NIA have been developed over time by DevelopmentWA, City of Wanneroo and other landholders, including DevelopmentWA's approved development and land release at Meridian Park under EPBC 2012/6424.

In March 2021, an EPBC Act referral (EPBC Number 2021/9817) with the proposed action "to clear native vegetation for commercial development, construction and supporting infrastructure, within Lot 2001 Pederick Road, Neerabup, Western Australia" was lodged for Lot 2001, south of Pederick Road, located directly to the south of the Proposed Action. DevelopmentWA is in support of a thorough assessment to ensure potential environmental impacts are well understood and minimised in any future development of Lot 2001 South. As part of this, DevelopmentWA is currently investing significant effort in identifying and securing appropriate offsets for the action, which is prolonging the assessment period. In addition, the economic viability of the current referred action is now likely to be determined based on the outcomes of these on-going offset investigations. Subdivision design and planning is yet to occur and there is currently no immediate timeframe for commencement of the action. Due to these complicating factors, DevelopmentWA has made a decision to look at other options to ensure continuity of industrial land supply within the Neerabup area.

The Proposed Action is a separate action and is not related to the works referred under 2021/8917. The new road and traffic bulge will provide access to industrial land north of Pederick Road only. The two actions are proposed to occur on different time scales, have different levels of certainty regarding whether they will ultimately proceed, and are not contingent on one another. The economic feasibility of development of land south of Pederick Road will be determined by the outcomes of the on-going offset investigations, whereas the development of the less environmentally constrained land north of Pederick Road (the Proposed Action) is more feasible, further progressed and is actively being pursued by DevelopmentWA.

Other industrial subdivision activities involving other proponents within the NIA, referred under the EPBC Act include:

- Subdivision Lot 4 Flynn Drive and Earthworks for Industrial Development, 240 FI (EPBC Number 2009/5028)
- Meridian Business Park Industrial Development (EPBC Number 2007/3479).

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

In addition to referral under the Commonwealth EPBC Act, the Proposed Action is also subject to the provisions of the Western Australian *Environmental Protection Act 1986* (EP Act). The Industrial zoning of the Neerabup Industrial Area (NIA) was considered under this Act by the (then) Western Australian Department of Environmental Protection as part of City of Wanneroo District Planning Scheme 2. Proposals within the NIA are also required to be referred to the Environmental Protection Authority where a significant residual impact is likely to occur. DevelopmentWA does not intend to refer the Proposed Action. An application for a Native Vegetation Clearing Permit has been submitted under Part IV of the EP Act for clearing in areas where no relevant exemptions apply.

The Project Area reflects a regional planning framework that has prioritised retention of those areas of the highest conservation value. The Neerabup Industrial Area Structure Plan No. 17 outlines the intended development of the NIA (**Att_B_Part 1 and Att_B_Part 2**). Nearby conservation areas identified in the Structure Plan include Bush Forever site 293 and surrounds, Bush Forever site 295 and Mather Reserve (**Att_B_Part 1 and Att_B_Part 2**).

The application to subdivide Lot 1001 and 2001 for the purpose of industrial land use was approved by the Western Australian Planning Commission (WAPC) on 19 December 2024 (WAPC Ref 200820; **Att_C**).

Other approvals that will be required for the Proposed Action include:

- Water licences will be required under the *Rights in Water and Irrigation Act 1914* (WA) (RiWI Act) for the abstraction of water for construction use (only)
- An Urban Water Management Plan prepared in consultation with Department of Water and Environmental Regulation (DWER) and that is consistent with any approved Local Water Management Strategy / Drainage and Water Management Plan / overarching documentation
- A Dieback Hygiene Plan prepared in accordance with the Neerabup Industrial Area Agreed Local Structure Plan No. 17 and in consultation with the local government.

Policy and guidance relevant to Matters of National Environmental Significance (MNES) related to the Proposed Action includes:

- *Referral guideline for 3 WA threatened black cockatoo species* (DAWE 2022)
- *EPBC Referral Guidance – Banksia Woodlands of the Swan Coastal Plain ecological community* (DEE 2019)
- *Approved Conservation Advice (incorporating listing advice for the Banksia Woodlands of the Swan Coastal Plain ecological community)* (DAWE 2016)
- *Carnaby's Cockatoo (Calyptorhynchus latirostris) recovery plan* (DPaW 2013)
- *Forest Black Cockatoo (Baudin's Cockatoo Calyptorhynchus baudinii and Forest Red-tailed Black Cockatoo Calyptorhynchus banksii naso) Recovery Plan* (DEC 2008)
- *Survey guidelines for Australia's threatened birds* (DEWHA 2010)
- *Significant Impact Guidelines 1.1 – Matters of Environmental Significance* (DoE 2013)
- *Draft Survey Guidelines for Australia's Threatened Orchids* (Commonwealth of Australia 2013)
- *Grand spider orchid (Caladenia huegelii) recovery plan* (DEC 2009)
- *National Light Pollution Guidelines for Wildlife* (DCCEE 2023).

The reference list for literature cited throughout this document is provided in **Att_D_References**.

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 was undertaken with the larger landowners of the Neerabup Industrial Area (NIA) during development of the Neerabup Industrial Area Structure Plan No. 17 (**Att_B_Part 1_Appendix 1**). Interested landowners attended a meeting to discuss opportunities and constraints and inform the preparation of the Structure Plan. Stakeholders who were made aware of this meeting included:

- Existing industrial landowners
- Barbagallo Raceway
- Government stakeholders including:
 - City of Wanneroo
 - Ministry for Planning
 - Water and Rivers Commission
 - Water Corporation
 - Department of Minerals and Energy.

1.3.1 Identity: Referring party

Privacy Notice:

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN 34868192835
Organisation name WESTERN AUSTRALIAN LAND AUTHORITY
Organisation address Level 7, 5 Spring Street, Perth WA 6000

Referring party details

Name Chee Lai
Job title Development Manager
Phone 08 6200 4002
Email chee.lai@developmentwa.com.au
Address Level 7, 5 Spring Street, Perth WA 6000

1.3.2 Identity: Person proposing to take the action

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

Yes

Person proposing to take the action organisation details

ABN/ACN 34868192835
Organisation name WESTERN AUSTRALIAN LAND AUTHORITY
Organisation address Level 7, 5 Spring Street, Perth WA 6000

Person proposing to take the action details

Name Chee Lai
Job title Development Manager
Phone 08 6200 4002
Email chee.lai@developmentwa.com.au
Address Level 7, 5 Spring Street, 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. *

DevelopmentWA has and continues to demonstrate its commitment to responsible environmental management through its approach in maintaining environmental integrity (discussed in further detail below). As a Western Australian State government agency, DevelopmentWA works closely with government, partners, industry and community to secure sustainable community outcomes.

No proceedings have been taken against the Proponent or are known to be in the process of being taken against the Proponent under the EPBC Act or any State or Territory law for the protection of the environment.

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

The *Western Australian Land Authority Act 1992* requires DevelopmentWA to take account of and balance social, economic and environmental outcomes.

The Proponent's approach to sustainability is outlined in the DevelopmentWA Sustainable Development Outcomes Framework which details objectives relating to economic wellbeing, environmental integrity, social inclusion, design excellence and governance. Environmental integrity objectives include:

- To encourage ecologically sustainable design
- To protect and manage natural systems, habitat and biodiversity; and
- To respond to climate change and efficiently and innovatively manage energy, water, resources and materials.

To support the delivery of the Sustainable Development Outcomes Framework, the Proponent has developed a set of Minimum Sustainability Standards that apply across metropolitan, regional and industrial programs, ensuring projects meet a baseline level of sustainability performance (**Att_E**).

In November 2021, the Proponent launched a Net Zero Transition Plan, outlining a pathway to net zero emissions by 2050 (**Att_F**).

The Proponent produces an Annual and Sustainability report to share the results of their annual environmental performance, which is available from:

<https://developmentwa.com.au/documents/publications/sustainability-reports>.

Further details on the Proponent's approach and management approaches are available from:

<https://developmentwa.com.au/documents/our-approach>

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 34868192835
Organisation name WESTERN AUSTRALIAN LAND AUTHORITY
Organisation address Level 7, 5 Spring Street, Perth WA 6000

Proposed designated proponent details

Name Chee Lai
Job title Development Manager
Phone 08 6200 4002
Email chee.lai@developmentwa.com.au
Address Level 7, 5 Spring Street, 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	34868192835
Organisation name	WESTERN AUSTRALIAN LAND AUTHORITY
Organisation address	Level 7, 5 Spring Street, Perth WA 6000
Representative's name	Chee Lai
Representative's job title	Development Manager
Phone	08 6200 4002
Email	chee.lai@developmentwa.com.au
Address	Level 7, 5 Spring Street, Perth WA 6000

✔ Confirmed Person proposing to take the action's identity

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

Same as Referring party information.

✔ Confirmed Proposed designated proponent's identity

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

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

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

No

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

No

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

No

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

No

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

Yes

1.4.10 Enter purchase order number *

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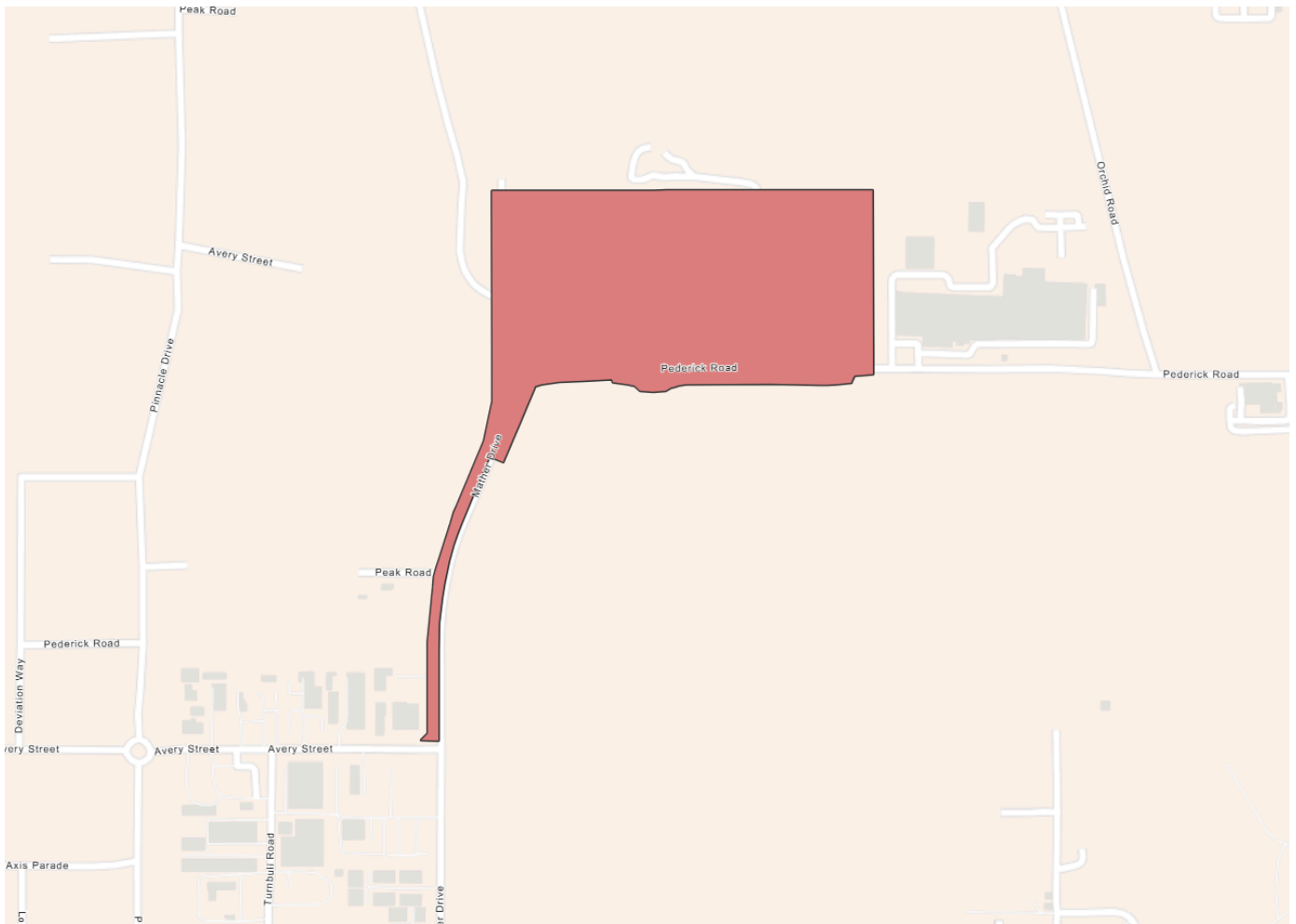
1.4 Payment details: Payment allocation

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: 18.83 Ha Disturbance Footprint: 18.83 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Lot 1001 and 2001 Pederick Road, Neerabup, Western Australia

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 occupies 18.80 ha, with the majority occurring within Lot 1001 and 2001 Pederick Road Neerabup, Western Australia. These are freehold lots under the private ownership of DevelopmentWA.

The Project Area also encompasses the following roads and road reserves:

- Mather Drive, from its intersection with Avery Street in the south to the end of the road in the north that is parallel to the northern boundary of Lot 2001 north of Pederick Road
- Road reserves to the east and west of Mather Drive including where Mather Drive intersects with Pederick Road
- Pederick Road, including road reserves to the north and south.

3. Existing environment

3.1 Physical description

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

The Project Area comprises road verges, embankments and previously cleared lots zoned 'Industrial' under the Metropolitan Region Scheme and identified for general industrial use under the City of Wanneroo Local Structure Plan. It forms part of the Meridian Park Industrial Estate, within the greater Neerabup Industrial Area (NIA).

The Project Area is bound on the north and west side by limestone extraction operations. On cessation of these operations this land will be developed for industrial land use. Existing industrial land uses are present immediately to the east of the Project Area and west of Mather Drive. South of the Project Area and separated from the bulk of the Project Area by Pederick Road, the remaining portion of Lot 2001 (the subject of EPBC 2021/8917) is covered by in-tact native vegetation.

Vegetation condition within the Project Area ranges from Completely Degraded to Excellent, with the majority of the Project Area either cleared (41.6%) or in Completely Degraded condition (33.0%) due to historical clearing, earthworks and infrastructure development. Of the remainder, 33.2% is in Degraded condition, 4.7% is in Good condition and 0.5% is in Excellent condition (**Att_A_Figure 2**).

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

The Project Area falls within the Neerabup Industrial Area, with all land immediately surrounding the Project Area identified through the relevant planning schemes for industrial purposes. Lots 2001 (North) and Lot 1001 are proposed to be developed for General Industrial use.

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 intersect any outstanding natural features, or important or unique values.

The closest conservation area, Mather Reserve, is located approximately 170 m south of the Project Area and is subject to a Conservation Area Management Plan (Wilson 2020a).

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

The Project Area is gently undulating. The highest point of elevation is approximately 68 m above sea level in the north-west of the site, with the lowest point of elevation being approximately 64 m above sea level in the southern portion of the site.

Remnant vegetation within Lot 2001 South is elevated above the remainder of the Project Area, separated from Pederick Road and Mather Drive by embankments of approximately 2.5 to 3 m in height.

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.

At least eight historical and contemporary botanical surveys have been conducted within and in the vicinity of the Project Area and have helped inform this referral (ATA 2007; ELA 2022, 2021a, 2021b, 2013, 2025a, 2025b; RPS 2006).

In June 2025, Eco Logical Australia (ELA) undertook a Reconnaissance vegetation and flora survey, Basic fauna survey and Targeted black cockatoo habitat assessment covering an area of 21.5 ha closely aligned with the Project Area (**Att_G**). Based on the results of this survey, in October 2025 a follow up targeted survey was undertaken for *Caladenia huegelii*, *Thelymitra variegata* and *Poranthera moorokatta* within the Project Area, as well as a TEC clarification survey to define the occurrence and boundaries (if present) of the Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community (Banksia Woodlands TEC) (**Att_H**).

A Detailed and Targeted flora and vegetation survey and Black Cockatoo habitat assessment (**Att_I**) was undertaken in 2019 within Lot 2001 south of Pederick Road immediately adjacent to the Project Area, followed by a Targeted survey for *Caladenia huegelii* in 2020 (**Att_J**), providing further context for the Project Area. Targeted searches for *Caladenia huegelii* during this survey extended into the Project Area.

The results from these field assessments are discussed below.

Flora

A total of 37 flora species (27 native and nine introduced) from 18 families and 32 genera were recorded during the Reconnaissance flora and vegetation survey covering the Project Area (**Att_G_Section 4.2_Pg 25**). The families with the greatest number of species were Fabaceae, Myrtaceae and Proteaceae.

During the follow up spring survey, a total of 60 taxa (29 native and 31 introduced) from 55 genera and 26 families were recorded across seven quadrats established within two patches of regrowth identified during the Reconnaissance survey as areas requiring further investigation. Flora species recorded in the survey area were found to be typical of the Swan Coastal Plain IBRA bioregion (DBCA and WAH 2025), with over 50% of the taxa recorded comprising introduced species (**Att_H_Section 4.1_Pg 12**).

No Threatened or Priority flora listed under the EPBC Act, the BC Act or by DBCA have been recorded within the Project Area.

The Reconnaissance flora and vegetation survey identified one EPBC Act listed Threatened flora species and two additional state-listed conservation significant flora species with the potential to occur within small areas of potentially suitable habitat (**Att_G_Section 4.2.1_Pg 25**):

- *Caladenia huegelii* (listed as Endangered under the EPBC Act and Critically Endangered under the BC Act)
- *Thelymitra variegata* (listed as Critically Endangered under the BC Act)
- *Poranthera moorokatta* (listed as P2 by DBCA).

A targeted spring survey for these species was subsequently undertaken within Vegetation Type 3 and Vegetation Type 5 (**Att_H**).

No individuals of *C. huegelii*, *T. variegata* or *P. moorokatta* were recorded within the survey area, despite survey timing aligning with known flowering times (DEC 2009; Jeanes 2009; Barrett 2012). A total of three other orchid species were recorded, namely, *Caladenia flava* (Cowslip Orchid), *Disa bracteata* (South African Weed Orchid) and *Microtis media* (Common Mignonette Orchid). The presence of numerous common orchids flowering in the survey area, indicate that conditions supporting flowering were appropriate. As such, it was inferred that if *C. huegelii*, *T. variegata* or *P. moorokatta* were present, the species would also have been in a flowering stage and therefore visible. As such, these species are considered Unlikely to occur within the survey area (**Att_H_Section 5.1_Pg 17**).

This is consistent with the findings of a targeted survey for *C. huegelii* survey in 2020, comprising parallel transects at a spacing of 10 m intersecting the portion of the Project Area south of Pederick Road. No records of *C. huegelii* were observed during this survey, and the species was considered 'highly unlikely to occur' (**Att_J**).

A likelihood of occurrence assessment for significant flora within the Project Area is provided in **Att_K**.

No introduced (weed) flora species listed as a Declared Pest under the *Biosecurity and Agriculture Management Act 2007* (BAM Act) or as a Weed of National Significance (WoNS) have been recorded within the Project Area.

Fauna

Two broad fauna habitat types have been mapped across the Project Area (**Att_A_Figure 3**):

- Regrowth of mixed shrublands on sandy soils
- Open Jarrah woodland and Banksia shrubland on sandy soils

Fauna habitat identified and mapped within the survey area is considered to provide suitable habitat for several terrestrial and avian fauna, of which most are widespread and common species. Connectivity to the survey area is restricted by roads and/or fencing and was therefore considered unlikely to support Threatened mammal dispersal (**Att_G_Section 5.2_Pg 44**).

The Basic fauna survey undertaken within the Project Area recorded a total of 14 vertebrate fauna species including 11 birds, two mammals and one reptile (**Att_G_Section 4.3_Pg 31**). Of these, one species was introduced, namely the Red Fox (listed as a Declared Pest – s (22) under the BAM Act).

Of the fauna species that have been recorded within and in the vicinity of the Project Area, two are listed under the EPBC Act and the BC Act (**Att_G_Section 4.3.2_Pg 31**):

- Carnaby's Cockatoo, listed as Endangered under the EPBC Act and the BC Act
- Forest Red-tailed Black Cockatoo, listed as Vulnerable under the EPBC Act and the BC Act.

Both were recorded flying over the Project Area and may utilise habitat within the Project Area for foraging.

An additional four conservation significant fauna species are considered to have the potential to occur within the Project Area due to the presence of suitable habitat and proximity of nearby records (**Att_G_Section 4.3.2_Pg 31**), of which one is listed as Threatened under the EPBC Act:

- Baudin's Cockatoo (*Zanda baudinii*), listed as Endangered under the EPBC Act and the BC Act
- Black-striped Snake, Black-striped Burrowing Snake (*Neelaps calonotos*), listed as P3 by DBCA
- Quenda, Southwestern Brown Bandicoot (*Isoodon fusciventer*), listed as P4 by DBCA
- Western Brush Wallaby (*Notamacropus irma*), listed as P4 by DBCA.

A likelihood of occurrence assessment for EPBC Act listed vertebrate fauna within the Project Area is provided in **Att_L**.

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

The Project Area is situated within the Swan Coastal Plain Interim Biogeographic Regionalisation for Australia (IBRA) bioregion and within the Perth subregion (DCCEEW 2024).

The Spearwood System is the only soil mapping unit to occur within the Project Area. It is described as “sand overlaying cemented coastal limestone (i.e. Tamala Limestone). Yellow deep sands pale deep sands, and yellow/brown shallow sands that lay to the east of the Quindalup dune system” (DPIRD 2022).

The first broad-scale vegetation mapping of Western Australia was conducted by J.S. Beard in 1979. Several revisions and updates have been made since, resulting in the most recent and comprehensive iteration, detailed in Beard et al. (2013). The Project Area extends across one of Beard’s Vegetation Associations, namely Spearwood 6.

Vegetation within the Swan Coastal Plain has also been described by Heddle et al. (1980) as System 6 vegetation complexes. Two vegetation complexes intersect the Project Area, namely Cottesloe Complex-Central and South and Karrakatta Complex-Central and South.

Large parts of the Project Area are completely cleared. Cleared areas comprise approximately 7.82 ha of the Project Area (41.60%) with scattered isolated trees covering an additional 0.03 ha (0.16%). Of the remaining areas, the majority comprises regrowth in either Completely Degraded or Degraded condition (**Att_A_Figure 2**).

Five vegetation types and one vegetation community have been described within the Project Area (**Att_A_Figure 4**):

- 6.2 ha of Vegetation Type 1 (Completely Degraded): regrowth comprising *Jacksonia sternbergiana*, *Acacia rostellifera*, *Jacksonia furcellata* tall sparse shrubland over mixed weeds
- 3.78 ha of Vegetation Type 2 (Degraded): regrowth comprising *J. sternbergiana*, *A. rostellifera*, *Acacia saligna* tall shrubland over mixed native herbs and sedges
- 0.75 ha of Vegetation Type 3 (Good): *Eucalyptus marginata*, *Allocasuarina fraseriana* low open woodland over *Banksia attenuata*, *Banksia menziesii* tall open shrubland over mixed natives (regrowth on embankment)
- 0.13 ha of Vegetation Type 5 (Good): *E. marginata* mid open woodland and *B. attenuata* and *B. menziesii* low woodland over mixed natives (regrowth)
- 0.09 ha of Vegetation community EmBAf (Excellent): *E. marginata*, *A. fraseriana* and *B. attenuata* Woodland over Open Shrubland of *Xanthorrhoea preissii* over Low Shrubland of *Hibbertia hypericoides*, *Stirlingia latiflora*, *Eremaea pauciflora*, *Desmocladius asper* and *Mesomelaena pseudostygia* on grey loamy sands.
- <0.01 ha of Vegetation Type 4 (Degraded): *E. marginata* mid open woodland and *B. attenuata* low open woodland over *X. preissii* mid sparse shrubland over mixed natives and weeds

The 0.09 ha area of EmBAf located within the southern portion of Lot 2001 comprises in-tact remnant vegetation. This area has been confirmed through floristic analysis as representative of floristic community type (FCT) 28 and meets the diagnostic criteria for Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community (listed as Endangered under the EPBC Act and as Priority 3 by the Western Australian Department of Biodiversity, Conservation and Attractions [DBCA]) (**Att_G_Section 5.1.2_Pg 43; Att_M_Section 4.3_Pg 18**).

No other vegetation within the Project Area is considered to represent Threatened or Priority ecological communities.

Vegetation Type 3 represents a narrow strip of regrowth on a steep man-made embankment, adjacent to EmBAf. An assessment of Vegetation Type 3 against the key diagnostic criteria for Banksia Woodlands TEC determined that this area is not representative of the TEC, as it does not meet the ‘structure and composition’ criteria (**Att_H**). Although key diagnostic Banksia tree species, including *Banksia attenuata* and *B. menziesii* are present, the roadside regrowth that defines Vegetation Type 3 lacks a distinctive intact midstorey and understorey, with weeds occurring to the exclusion of native flora species. No FCT affiliations

were identified owing to the lack of high native species cover and understorey dominated by weed species. Considering the lack of any FCT affiliations and the firebreak separation from EmBAf, vegetation within Vegetation Type 3 was not considered to form a significant functional component of the adjacent patch of Banksia Woodlands TEC (**Att_H_Section 5.2_Pg 17-18**).

Similarly, an assessment of Vegetation Type 5 (where it occurs within the Project Area) found that this area is not representative of the TEC (**Att_H**). Although one quadrat within Vegetation Type 5 was shown to have a moderate affiliation with FCT21c (recognised as a subcomponent of the Banksia Woodland TEC), two other quadrats were not affiliated with any FCTs likely due to the greater weed species composition and lack of intact native woodland structure. Considering the high weed species cover in the understorey of the regrowth, in addition to the lack of direct connectivity with remnant vegetation located to the north, Vegetation Type 5 within the Project Area was considered unlikely to form an integral functional component of the vegetation to the north, regardless of that vegetation's status as Banksia Woodlands TEC, and as such not representative of the TEC (**Att_H_Section 5.2_Pg 17-18**).

3.3 Heritage

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

No Commonwealth Heritage Places or National Heritage Places occur within the Project Area.

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

No Indigenous heritage values are known to occur within the Project Area.

The closest place occurs approximately 1.4 km from the western boundary of the Project Area and is a lodged Aboriginal Cultural Heritage (ACH) site, namely Lake Neerabup (ACH-00003693; DPLH 2025).

3.4 Hydrology

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

Surface Water

There are no minor or major drainage lines within the Project Area with the closest water feature being Lake Pinjar, situated approximately 1.5 km north-east of the Project Area. Lake Pinjar is mapped as a conservation category wetland under the Geomorphic Wetlands of the Swan Coastal Plain dataset (DBCA 2025a; Hill 1996).

Groundwater

The Project Area is located within two sub-catchments, Lake Joondalup, forming part of the Wanneroo Coastal Lakes catchment, and an unnamed sub-catchment forming part of the Swan Avon -Lower Swan catchment (DWER 2024).

Groundwater mapping undertaken in 2019 for the Gnangara and Jandakot areas indicates that the maximum depth of groundwater ranges from 26-27 m across most of the Project Area (DWER 2021).

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.

*

There are no World Heritage Properties within the vicinity of 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.

*

There are no National Heritage Places within the vicinity of 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.

*

There are no Ramsar Wetlands within the vicinity of 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>Anigozanthos viridis</i> subsp. <i>terraspectans</i>	Dwarf Green Kangaroo Paw
No	No	<i>Banksia mimica</i>	Summer Honeypot
No	No	<i>Caleana dixonii</i>	Sandplain Duck Orchid
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	Yes	<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 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>Eucalyptus argutifolia</i>	Yanchep Mallee, Wabling Hill Mallee
No	No	<i>Hesperocolletes douglasi</i>	Douglas' Broad-headed Bee, Rottnest Bee
No	No	<i>Leipoa ocellata</i>	Malleefowl
No	No	<i>Macarthuria keigheryi</i>	Keighery's Macarthuria
No	No	<i>Melaleuca</i> sp. Wanneroo (G.J.Keighery 16705)	
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew

Direct impact	Indirect impact	Species	Common name
No	No	Pristis pristis	Largetooth Sawfish, Freshwater Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
No	No	Rostratula australis	Australian Painted Snipe
No	No	Sternula nereis nereis	Australian Fairy Tern
No	No	Tringa nebularia	Common Greenshank, Greenshank
Yes	Yes	Zanda latirostris	Carnaby's Black Cockatoo, Short-billed Black-cockatoo

Ecological communities

Direct impact	Indirect impact	Ecological community
Yes	Yes	Banksia Woodlands of the Swan Coastal Plain ecological community
No	No	Honeymyrtle shrubland on limestone ridges of the Swan Coastal Plain Bioregion
No	No	Tuart (Eucalyptus gomphocephala) Woodlands and Forests of the Swan Coastal Plain ecological community

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

Yes

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

Threatened ecological communities

One Threatened ecological community, Banksia Woodlands TEC (listed under the EPBC Act as Endangered), is known to occur within the Project Area. No other Threatened ecological communities have been recorded or are considered to have the potential to occur within the Project Area.

A total of 0.09 ha of Banksia Woodlands TEC within Lot 2001 south of Pederick Road will be cleared within the Project Area, occurring at the edge of a large patch of intact remnant vegetation. This vegetation (EmBAf) has been confirmed through floristic analysis as representative of FCT28, a sub-component of the Banksia Woodlands TEC, and meets key diagnostic criteria for the TEC (**Att_J_Section 4.3_Pg 18**). FCT 28 is not listed as Priority or Threatened at a State level.

Potential impacts to Banksia Woodlands TEC relate primarily to clearing of the TEC. The potential for introduction of new threats and resulting indirect impacts outside of the Project Area is low due to the nature of the activities and location adjacent to an existing road. Indirect impacts that will be mitigated include:

- Degradation of habitat through changes in hydrological regimes and soil structure.
- Introduction or spread of weeds and diseases through vehicle movements and earthmoving activities which can lead to degradation, structural changes and altered fire regimes.
- Generation of dust during clearing and construction in high wind conditions, which could deposit on vegetation.

Threatened fauna

A likelihood of occurrence assessment for significant vertebrate fauna within the Project Area is provided in **Att_L**. Two EPBC Act listed Threatened species, Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo, listed as Endangered and Vulnerable under the EPBC Act respectively, are known to occur within the region and were recorded flying over the Project Area during the Reconnaissance survey.

Carnaby's Cockatoo foraging habitat within the Project Area includes 0.97 ha of high quality foraging habitat comprising a relatively high density of foraging species within in-tact vegetation types in proximity of known roosting and breeding sites. This includes (**Att_A_Figure 6**):

- 0.75 ha of 'Moderate to high' quality foraging habitat with primary foraging species (*Banksia attenuata* and *B. menziesii*) at approximately 50% projected foliage cover (PFC) and secondary foraging species (*Eucalyptus marginata*, *Allocasuarina fraseriana*, *Jacksonia furcellata*) at approximately 70% PFC (**Att_G_Section 4.4_Pg 34 36**)
- 0.09 ha of 'Good' quality foraging habitat containing >60% PCF of foraging species, dominated by proteaceous plant species, particularly *Banksia* spp., with food sources present at only one or two strata (**Att_I_Section 4.3_Pg 17**)
- 0.13 ha of 'Moderate' quality foraging habitat due to the presence of *B. attenuata* and *B. menziesii* at an average PFC of 25% and secondary foraging species, including *E. marginata* and *X. preissii* (**Att_G_Section 4.4_Pg 34-36**).

The site also includes 9.88 ha of patchy regrowth in previously cleared and highly degraded areas, where a number of suitable foraging species for Carnaby's Cockatoo were recorded at very low PFC (<5%). This includes (**Att_A_Figure 6**):

- 3.78 ha of 'Low' quality foraging habitat with one suitable primary foraging species (*B. menziesii*) at <2% PFC
- 6.20 ha of 'Negligible to low' quality foraging habitat due to the presence of some scattered foraging species (*B. menziesii*, *E. marginata*, *J. furcellata*) at <5% total PFC (**Att_G_Section 4.4_Pg 34-36**).

Foraging habitat within the Project Area for Forest Red-tailed Black Cockatoo comprises 0.84 ha of high quality foraging habitat within in-tact vegetation types. This includes (**Att_A_Figure 7**):

- 0.75 ha of 'Moderate to high' quality foraging habitat with suitable foraging species including, *E. marginata* and *A. fraseriana* present at >65% PFC (**Att_G_Section 4.4_Pg 34-36**)
- 0.09 ha of 'Moderate' quality foraging habitat with suitable foraging species including, *E. marginata* and *A. fraseriana* with a foliage cover of 20-40% at one stratum (**Att_I_Section 4.3_Pg 17**)
- <0.01 ha of 'Low to moderate' quality foraging habitat with *E. marginata* present at low densities (5-20% PFC) (**Att_G_Section 4.4_Pg 34-36**).

The Project Area also includes 6.33 ha of patchy regrowth in previously cleared areas, where a number of suitable foraging species for Forest Red-tailed Black Cockatoos were recorded at very low PFC (mostly <2%), including (**Att_A_Figure 7**):

- 0.13 ha of 'Low' quality foraging habitat with suitable foraging species including, *E. marginata*, *A. fraseriana* and *Hakea* spp. occurring at a PFC of <5% (**Att_G_Section 4.4_Pg 34-36**)
- 6.20 ha of 'Negligible to low' quality foraging habitat with only one suitable foraging species (*E. marginata*) occurring at <2% PFC (**Att_G_Section 4.4_Pg 34-36**).

No suitable or potential breeding or roosting habitat for Black Cockatoo species occurs within the Project Area.

Although identified as potentially occurring within the Project Area, the site is outside of the known range of Baudin's Cockatoo. As such, this species is likely to occur as a vagrant only and is therefore unlikely to rely on habitat within the Project Area. Baudin's Cockatoo is not discussed further.

Potential direct impacts to Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo as a result of the Proposed Action include:

- Clearing of suitable foraging habitat.
- Direct injury or mortality during clearing and construction activities or as a result of increased vehicle movements.

Due to the nature of the Proposed Action and limited immediately adjacent habitat, the potential for indirect impacts as a result of the Proposed Action is low. Potential indirect impacts to Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo as a result of the Proposed Action that will be mitigated include:

- Introduction or spread of weeds and diseases through vehicle movements and earthmoving activities which can lead to degradation, structural changes and altered fire regimes.
- Generation of dust during clearing and construction in high wind conditions, which could deposit on vegetation, reducing fauna habitat quality.

Threatened flora

No Threatened flora have been recorded within the Project Area. Two targeted spring surveys for *C. huegelii* recorded no occurrences of this species in potential habitat within the Project Area and these species were subsequently considered unlikely to occur within the Project Area (**Att_H; Att_J; Att_K**).

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. *

Banksia Woodlands TEC

A total of 0.09 ha of Banksia Woodlands TEC occurs within the Project Area (representing 0.48% of the Project Area). This area of Banksia Woodlands TEC, mapped as vegetation community EmBAf, is affiliated with FCT28 (not listed on a State level) and occurs at the edge of a larger patch extending south from Lot 2001 into Mather Reserve and adjacent areas, covering approximately 80 ha. Mather Reserve has been gazetted as a conservation reserve and is subject to a Conservation Area Management Plan (Wilson 2020). Clearing of 0.09 ha represents an impact to less than 0.11% of the overall patch.

An additional 9,300 ha of Banksia woodlands TEC has been mapped within 12 km of the Project Area occurring in multiple patches to the north, south and east, including within Gngangara - Moore River State Forest, Lake Joondalup Nature Reserve and Jandabup Nature Reserve (DBCA 2025b).

Although the Proposed Action will impact up to 0.09 ha of Banksia Woodlands TEC, impacts will be linear in nature at the edge of the larger patch. The Proposed Action is therefore unlikely to increase fragmentation of the Banksia Woodlands TEC. In addition, it will not introduce new threats that are not already present in the roadside location.

In the vicinity of the TEC, the Proposed Action is limited to clearing and road widening/ battering. As such the duration of activities will be short, minimising the potential for any on-going indirect impacts. Potential impacts due to weed and disease spread and/or dust are proposed to be mitigated through industry best practice.

TEC within Lot 2001 (South) is elevated relative to Pederick Road and Mather Drive, separated by an embankment of approximately 2.5 to 3 m in height. Due to this height differential between adjacent vegetation and the existing/new road, there is no potential for runoff into adjacent TEC and current hydrological regimes will be maintained.

Given the small scale, incremental, linear nature of this impact, location at the edge of a larger patch and implementation of measures such as hygiene control and fencing to mitigate indirect impacts, impacts to Banksia Woodlands TEC as a result of the Proposal are unlikely to be significant.

Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo

No evidence of black cockatoo foraging has been recorded within the Project Area and no suitable or potentially suitable Black Cockatoo roosting or breeding habitat occurs within the Project Area (**Att_G_Section 4.4.2_Pg 37; Att_H_Section 4.3_Pg 17**). It is recognised that two relatively small areas of vegetation within the Project Area provide high quality potential foraging habitat for both Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo.

The Referral guideline for 3 WA Threatened Black Cockatoos stipulates that a loss of greater than or equal to 1 ha of high quality suitable foraging habitat or loss of greater than or equal to 10 ha of lower quality foraging habitat is considered a significant impact (DAWE 2022). The Project Area does not contain more than 1 ha of high quality foraging habitat or 10 ha of lower quality habitat.

The Proposed Action will involve clearing of up to 0.97 ha of high quality foraging habitat for Carnaby's Cockatoo and up to 0.84 ha of high quality foraging habitat for Forest Red-tailed Black Cockatoo, both of which are below the 1 ha threshold. Using the referral guideline scoring, a habitat quality score of 8 and 6 respectively would be attributed to these areas for Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo, owing to the proximity of known breeding and roosting, and connectivity of the site within the landscape.

Vegetation that would meet the definition of high quality habitat within the Referral guideline for Carnaby's Cockatoo includes (**Att_A_Figure_6**):

- 0.75 ha of 'Moderate to high' quality foraging habitat (Vegetation Type 3). Primary foraging species present include *Banksia attenuata* and *B. menziesii* at approximately 50% cover, and secondary foraging species include *Eucalyptus marginata*, *Acacia fraseriana* and *Jacksonia furcellata* at approximately 70% cover.
- 0.09 ha of similar quality habitat previously mapped as 'Good' quality foraging habitat (EmBAf). This area was noted to contain high density (>60%) of foraging species dominated by proteaceous plant species, particularly *Banksia* spp., with food sources present at only one or two strata (e.g. canopy and midstorey).
- 0.13 ha of 'Moderate' quality habitat (Vegetation Type 5) due to the presence of *B. attenuata* and *B. menziesii* at an average PFC of 25% and presence of secondary foraging species, including *E. marginata* and *X. preissii*.

Vegetation that would meet the definition of high quality habitat within the Referral guideline for Forest Red-tailed Black Cockatoo includes (**Att_A_Figure_7**):

- 0.75 ha of 'Moderate to high' quality foraging habitat (Vegetation Type 3). Suitable foraging species include *E. marginata* and *A. fraseriana*, present at >65% cover.
- 0.09 ha of 'Moderate' quality foraging habitat (EmBAf). Suitable foraging species include *E. marginata* and *A. fraseriana* with a foliage cover of between 20-40% at one stratum.
- <0.01 ha of 'Low to Moderate' quality foraging habitat (Vegetation Type 4). Suitable foraging species include *E. marginata* with PFC of (5-20%) at one stratum.

High quality habitat occurs in two linear patches, the majority of which occurs along the northern edge of a relatively large expanse of high quality habitat extending south outside of the Project Area through to Flynn Drive and covering approximately 80 ha in total (**Att_A_Figure 5**). Occurrence at the edge of a large patch means that clearing will not increase habitat fragmentation. Mitigation measures are proposed to ensure that there will be no indirect impact to this adjacent foraging habitat.

Although scattered individuals of suitable foraging species occur elsewhere within the Project Area, these occur within patchy Degraded or Completely Degraded regrowth at very low density (<5% foliage cover). The relevant vegetation types that include these scattered plants are:

- Vegetation Type 1 (Completely Degraded): regrowth comprising *Jacksonia sternbergiana*, *Acacia rostellifera*, *Jacksonia furcellata* tall sparse shrubland over mixed weeds
- Vegetation Type 2 (Degraded): regrowth comprising *J. sternbergiana*, *A. rostellifera*, *Acacia saligna* tall shrubland over mixed native herbs and sedges

Instances of cleared areas with scattered foraging species at very low density are not explicitly considered within the referral guidance. However, these areas do not appear to meet the guideline's definition of habitat which lists vegetation types 'dominated by proteaceous plant species' and 'Eucalypt woodland and forest' for Carnaby's Cockatoo, and 'Jarrah or Marri woodland', 'edge of Karri forest', or sites with Wandoo and Blackbutt for Forest Red-tailed Black Cockatoos as the basis for attributing a habitat quality score. Given the low density of foraging species present, DevelopmentWA does not consider it appropriate to attribute these areas with a habitat quality score.

Black Cockatoo foraging habitat within the Project Area represents a small fraction of habitat available to the two species both locally and regionally. Substantial areas of alternative suitable foraging habitat are present within the immediate vicinity of the site, including approximately 80 ha of high quality in-tact remnant Proteaceae dominated woodlands immediately to the south of the Project Area, the majority of which is managed for conservation within Mather Reserve. Black Cockatoos are highly mobile and are also likely to utilise the 15,793 ha of potential Black Cockatoo foraging habitat that occurs within the open space, conservation zones, nature reserves and national parks within 12 km of the Project Area (**Att_A_Figure 8**),

much of which occurs within large protected areas including Gnangara - Moore River State Forest, Lake Joondalup Nature Reserve and Jandabup Nature Reserve (**Att A_Figure 9**). Within 2 km of the Project Area, approximately 2,000 ha of vegetation with similar characteristics to Banksia Woodlands TEC (suitable Carnaby's Cockatoo foraging habitat) occurs in existing protected Bush Forever areas (**Att A_Figure 9**).

The presence of large protected areas of high quality habitat locally and regionally means clearing of Black Cockatoo habitat within the Project Area is unlikely to significantly alter Black Cockatoo movement through the landscape or lead to a decline in the local population.

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.

*

Significant impacts are not considered likely. See Section 4.1.4.6.

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 Project Area reflects a regional planning framework that has prioritised retention of those areas of the highest conservation value. Conservation areas identified in the Structure Plan for the greater Neerabup Industrial Area include Bush Forever site 293 and surrounds, Bush Forever site 295 and Mather Reserve, all of which include Proteaceae dominated woodlands in high condition.

During planning for the Proposed Action, engineers, ecologists and DevelopmentWA worked together to minimise clearing areas. For example, the clearing corridor along the road verge to facilitate the widening of Pederick Road to the south was reduced to limit clearing of high quality Black Cockatoo habitat and Banksia Woodlands TEC within Lot 2001 (South) and the adjacent embankment as far as practicable.

Mitigate

The Proponent will follow organisational protocols and procedures to minimise impacts to the environment during clearing and construction using industry best practice.

To prevent excessive clearing of vegetation, precise site boundaries and retained vegetation areas will be surveyed and clearly demarcated before the commencement of any clearing activities. Clearing will be undertaken in a slow and staged manner towards areas of retained vegetation.

Adequate fencing will be maintained along the northern and southern boundary of the Project Area to protect adjacent remnant vegetation. Dust suppression measures will be utilised during clearing and construction, including use of water trucks, chemical and physical dust suppressants as appropriate.

In addition to standard hygiene and weed protocols, a Dieback Hygiene Plan for the Project Area is required to be prepared, approved and implemented under the conditions of subdivision, to manage potential impacts of *Phytophthora cinnamomic*. The Plan will include clean-on-entry protocols and requirements for fill to be certified Dieback free.

Through conditions of subdivision, the Proponent is required to ensure that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Due to these measures and the highly permeable sandy soils, there will be no changes to hydrological regimes outside of the Project Area.

With these mitigation measures, indirect impacts are likely to be minimised such that they do not result in significant impact to values outside of the Project Area as a result of the Proposed Action.

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

No offsets are proposed.

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.

*

Migratory species are unlikely to occur in the Project Area due to the lack of suitable habitat.

4.1.6 Nuclear

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

No

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

*

The Proposed Action does not include any activities that would involve nuclear impacts.

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.

*

The Proposed Action will not occur within any Commonwealth marine areas.

4.1.8 Great Barrier Reef

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

No

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

*

The Proposed Action occurs in Western Australia and will not impact the Great Barrier Reef.

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

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

No

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

*

The Proposed Action is not a coal mining or coal seam gas development.

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.

*

The Proposed Action will not occur on Commonwealth Land.

4.1.11 Commonwealth Heritage Places Overseas

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

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

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

—

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

No

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

*

There are no Commonwealth Heritage Places in the vicinity of the Proposed Action.

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. *

It is considered that there is no alternative to undertaking the Proposed Action at Lots 2001 and 1001 Pederick Road north.

A shortfall in industrial land has been identified in the Perth Metropolitan Area (PMA). On behalf of the WAPC, the WA Department of Planning, Lands and Heritage (DPLH) prepared *Directions 2031 and Beyond* (Directions 2031; DPLH 2021a), a high-level spatial framework and strategic plan designed to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate a range of growth scenarios in the Perth Metropolitan and Peel regions. Subsequently, the *Economic and Employment Lands Strategy: Non Heavy Industrial – Perth Metropolitan and Peel Regions* (EELS; DPLH 2021b) and the *Smart Growth Strategy* (City of Wanneroo 2005) identify the need for industrial land in the north-west corridor (NW corridor) of the PMA.

The EELS was developed over a four-year period, and an extensive amount of research was undertaken to better understand the current industrial market conditions and the reasons behind the significance shortfall in industrial land in the Perth and Peel market.

It is estimated that by 2031, the population of the NW corridor will have grown by 39% to 395,000. To achieve the employment objectives proposed within Directions 2031, an additional 69,000 jobs are required to increase the level of employment self-sufficiency in the NW corridor up to 60% and moderate the current weak local employment base. Development of the NIA is critically important as it is the only remaining zoned industrial area between Wangara and Yanchep (a distance of 35 km) and has the potential to create, based on development to maximum density and diversity, up to 20,000 direct jobs and a further 50,000 indirect jobs. The development will provide a broad range of manufacturing, fabrication, processing and warehousing and bulk goods handling activities at one end of the scale and provide household needs at the other.

Based on economic research undertaken in connection with the Wangara Industrial Area, which also includes DevelopmentWA's Enterprise Park Industrial Estate, it is estimated that the development of the estate has a substantial impact on the Western Australian economy. The research was undertaken by the Institute for Research into International Competitiveness (IRIC) and estimate the total whole of life (1981-2020) economic impact (direct and indirect) of the estate is \$3.7bn (Koshy 2005). No figures are available on the economic impacts of the development of the NIA, but the impact from flow-on effects is expected to be significant when using Wangara as a comparison.

Regional planning and scheme amendments to the Metropolitan Region Scheme (MRS) in the NW Corridor place heavy emphasis on conservation at a regional scale. Under the MRS, the designation of urban/industrial land compared to conservation land in the NW corridor has been subject to environmental, social and economic considerations over several decades. The overall conservation effort for threatened species has been considered at a regional scale in the designation of National Parks, regional open space (parks and recreation), and Bush Forever sites. Furthermore, the conservation of threatened species has been approached through retention of large areas of similar habitat within regional open space designated during scheme and amendments to the MRS. The result of these environmental considerations is that the urban and industrial areas have generally been designated in the NW corridor between areas of high conservation value.

The Proposed Action reflects an outcome of significant long-term land use planning addressing social, economic and environmental requirements in the NW corridor. The population growth in Perth, with the subsequent increase in demand for housing and employment provides the impetus for commencing developed of Lot 2001 and 1001. Notwithstanding previous environmental planning outcomes, recent changes in expectations for biodiversity conservation are accommodated by the Proposed Action.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_A_All figures.pdf Figures relating to project referral.	10/02/2026	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.	Document	Att_B_NIA Structure Plan reduced_Part 1.pdf Neerabup Industrial Area - Structure Plan - Part 1	25/02/2026	No	High
#2.	Document	Att_B_NIA Structure Plan reduced_Part 2.pdf Neerabup Industrial Area - Structure Plan - Part 2	25/02/2026	No	High
#3.	Document	Att_C_Decision Letter.pdf WAPC Decision Letter	10/02/2026	No	High
#4.	Document	Att_D_References.pdf References List	10/02/2026	No	High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_B_NIA Structure Plan reduced_Part 1.pdf Neerabup Industrial Area - Structure Plan - Part 1	24/02/2026		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	Att_E_Minimum Sustainability Standards.pdf Minimum sustainability standards	09/02/2026		High
#2.	Document	Att_F_Net Zero Transition Plan reduced.pdf Net Zero Transition Plan	09/02/2026		High
#3.	Link	DevelopmentWA Approach https://developmentwa.com.au/documents/our-appro..			High
#4.	Link	Sustainability Reports https://developmentwa.com.au/documents/publicati..			High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_A_All figures.pdf Figures relating to project referral.	09/02/2026		High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_A_All figures.pdf Figures relating to project referral.	09/02/2026		High
#2.	Document	Att_G_Neerabup North Subdivision Survey reduced.pdf Neerabup North Subdivision Survey	10/02/2026	No	High
#3.	Document	Att_H Spring survey technical memo.pdf Spring Survey Technical Memo	10/02/2026	No	High
#4.	Document	Att_I_Neerabup Lot 2001 Pederick Rd Flora, Vegetation and Black Cockatoo Survey_Confidential.pdf Lot 2001 Flora, Vegetation & Black Cockatoo Survey - CONFIDENTIAL	25/02/2026	Yes	High
#5.	Document	Att_I_Neerabup Lot 2001 Pederick Rd Flora, Vegetation and Black Cockatoo Survey_Redacted.pdf Lot 2001 Flora, Vegetation & Black Cockatoo Survey - REDACTED	25/02/2026	No	High
#6.	Document	Att_J_Caladenia huegellii targeted survey report.pdf Caladenia huegellii targeted survey report	10/02/2026	No	High
#7.	Document	Att_K Flora Likelihoods.pdf Flora Likelihoods	10/02/2026	No	High
#8.	Document	Att_L Fauna Likelihoods.pdf Fauna Likelihoods	10/02/2026	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_A_All figures.pdf Figures relating to project referral.	09/02/2026		High
#2.	Document	Att_G_Neerabup North Subdivision Survey reduced.pdf Neerabup North Subdivision Survey	09/02/2026		High

#3.	Document	Att_H Spring survey technical memo.pdf Spring Survey Technical Memo	09/02/2026		High
#4.	Document	Att_M_Pederick Rd TEC Clarification Report.pdf Pederick Rd TEC Clarification Report	10/02/2026	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	Att_A_All figures.pdf Figures relating to project referral.	09/02/2026		High
#2.	Document	Att_G_Neerabup North Subdivision Survey reduced.pdf Neerabup North Subdivision Survey	09/02/2026		High
#3.	Document	Att_H Spring survey technical memo.pdf Spring Survey Technical Memo	09/02/2026		High
#4.	Document	Att_I_Neerabup Lot 2001 Pederick Rd Flora, Vegetation and Black Cockatoo Survey_Confidential.pdf Lot 2001 Flora, Vegetation & Black Cockatoo Survey - CONFIDENTIAL	24/02/2026	Yes	High
#5.	Document	Att_I_Neerabup Lot 2001 Pederick Rd Flora, Vegetation and Black Cockatoo Survey_Redacted.pdf Lot 2001 Flora, Vegetation & Black Cockatoo Survey - REDACTED	24/02/2026	No	High
#6.	Document	Att_J_Caladenia huegellii targeted survey report.pdf Caladenia huegellii targeted survey report	09/02/2026		High
#7.	Document	Att_K Flora Likelihoods.pdf Flora Likelihoods	09/02/2026		High
#8.	Document	Att_L Fauna Likelihoods.pdf Fauna Likelihoods	09/02/2026		High

4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att_A_All figures.pdf Figures relating to project referral.	09/02/2026		High
#2.	Document	Att_G_Neerabup North Subdivision Survey reduced.pdf	09/02/2026		High

Neerabup North Subdivision Survey

#3.	Document Att_H Spring survey technical memo.pdf Spring Survey Technical Memo	09/02/2026	High
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5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	34868192835
Organisation name	WESTERN AUSTRALIAN LAND AUTHORITY
Organisation address	Level 7, 5 Spring Street, Perth WA 6000
Representative's name	Chee Lai
Representative's job title	Development Manager
Phone	08 6200 4002
Email	chee.lai@developmentwa.com.au
Address	Level 7, 5 Spring Street, 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. *

By checking this box, I, **Chee Lai of WESTERN AUSTRALIAN LAND AUTHORITY**, 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.

Same as Referring party information.

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

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

I, **Chee Lai of WESTERN AUSTRALIAN LAND AUTHORITY**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

I, **Chee Lai of WESTERN AUSTRALIAN LAND AUTHORITY**, the Person proposing the action, consent to the designation of **Chee Lai of WESTERN AUSTRALIAN LAND AUTHORITY** 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.

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, **Chee Lai of WESTERN AUSTRALIAN LAND AUTHORITY**, 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.