

Ballajura Station Precinct Structure Plan Project

Application Number: **02613**

Commencement Date:
02/10/2024

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Ballajura Station Precinct Structure Plan Project

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 *

01/01/2026

1.1.4 Estimated end date *

31/12/2041

1.2 Proposed Action details

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

METRONET is a Western Australian Government program to deliver integrated transport and land use outcomes with a vision of a well-connected Perth with more transport, housing and employment choices. The new Ballajura Station has been constructed as part of the METRONET Morley-Ellenbrook Line (MEL) project, to connect Ellenbrook to Morley and the Perth Central Business District (CBD) with new passenger

rail and stations. Investment in the MEL public transport infrastructure has provided the catalyst for future housing and employment locations within walking distance of new train stations. At the Ballajura Station, the MEL project has included the construction of rail track, a bus interchange, access roads, paths and car parking, the station, a public plaza, road realignment, space for pedestrian movement, and equipment and infrastructure for public transport operations. The MEL project has also delivered four development sites to allow for the station precinct to commence delivery of new homes (apartments) and mixed-use development as a first stage for realising the station precinct ambitions of the METRONET program.

The *North-East Sub-Regional Planning Framework*, part of the State's *Perth and Peel@3.5 million* suite of land use and infrastructure strategic planning documents, recognises the necessity of maximising land use opportunities in areas adjacent to rail and stations to support urbanisation of the north-east sub-region of Perth.

The Department of Planning, Lands and Heritage (DPLH) on behalf of the Western Australian Planning Commission (WAPC), the landowner, has prepared the draft Ballajura Station Precinct Structure Plan (PSP) (**Att M**) and draft Ballajura Station Improvement Scheme No. 1 (Improvement Scheme) (**Att K & Att L**), which together form the planning framework to enable development of a new medium density residential transit-oriented town centre in the precinct around the Ballajura Station. The Ballajura Station Precinct* (the Precinct) is located in the City of Swan local government area approximately 13 kilometres north-east of the Perth CBD, bounded by Tonkin Highway, Beechboro Road North and Marshall Road, and adjacent to the suburbs of Ballajura, Bennett Springs and Whiteman Park.

The 72.92 hectare Precinct sits within a broader 86.06 hectare Development Envelope (DE) which includes provision for stormwater drainage infrastructure associated with urban development. The location and extent are discussed in **Section 2**. The 72.92 hectare area is currently a portion of bushland, sparsely vegetated and vacant land, road, rail and services infrastructure, land cleared for the MEL and an electricity transmission line easement. In addition, the larger DE area includes a portion of unused paddocks, rail track and some vegetation. The DE includes the Proposed Action, vegetation retention area, cleared areas, Western Power easement area.

The purpose of the Proposed Action is to facilitate urban development for a transit-oriented town centre as outlined in the PSP. The plan provides for a mixed-use retail core to provide for everyday convenience around an active main street in the southern portion of the Precinct. The plan includes for a variety of housing options, including medium to higher density, the opportunity to work from home, and the potential for broader residential mixed-use development over time in the area that is currently the station car park. Infrastructure and amenity associated with an urban town centre including public open spaces, an internal streets and path network and provision for services infrastructure to connect to existing networks also feature in the PSP.

The prepared draft planning framework is intended to set the strategic and statutory framework to allow determination of future land sub-division and development applications, the timing of which will occur based on Government decisions and urban development market conditions.

The PSP proposes the facilitation of the following activities:

- Clearing of 41.50 ha of native vegetation
- Space for the construction of drainage, power, water and telecommunications infrastructure to facilitate development
- Construction of approximately 1400 residential dwellings of medium to higher density
- Mixed-use, commercial and retail town centre with up to 8000 square metres of retail floorspace for daily requirements
- Public open space for activity and recreation associated with urban development
- Implementation of a local street and footpath network and cycling routes within and to connect to surrounding neighbourhoods and destinations.

To facilitate this development, stormwater infrastructure is located adjacent to the rail line within the Marshall Road Paddocks, south of Whiteman Park. This infrastructure is required to provide a flow path for stormwater from the Precinct to Bennett Brook and to maintain pre-development stormwater flows while meeting the requirements of Better Urban Water Management (DoW 2008).

The Proposed Action comprises a development footprint of 72.92 ha with an 86.06 ha DE, as shown in **Att A – Figures 1 to 9, Figure 1**. A total of 41.50 ha of native vegetation within the DE will be cleared and 5.58 ha retained. The Proposed Action will impact the following Matters of National Significance:

- Banksia Woodlands of Swan Coastal Plain Threatened Ecological Community (Banksia Woodlands TEC): removal of 11.30 ha vegetation representative of *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) listed Banksia Woodlands TEC having 80% of vegetation in Very Good condition.
- Baudin's Cockatoo: removal of 23.76 ha of high quality foraging habitat across six types of habitat with the DE containing four suitable diameter at breast height (DBH) trees without nesting hollows.
- Carnaby's Cockatoo: removal of 21.37 ha of high quality foraging habitat across four types of habitat
- Forest Red-tailed Black Cockatoo: removal of 23.76 ha high quality foraging habitat across six types of habitats with vegetation condition ranging from Completely Degraded to Excellent.

Indirect impact on these protected matters may occur from potential introduction of weeds, dieback, fire and dust as outline in **section 4.1.4.2**.

As an avoidance measure, 5.58 ha of Black Cockatoo foraging habitat and 4.62 ha of the TEC will be retained within the DE as a Native Vegetation Retention Area.

*In July 2024 the Western Australian Government renamed the station 'Ballajura Station'. Documentation prepared prior to the name change may refer to the station's previous name, 'Malaga Station'.

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

No

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

The Proposed Action has been referred to the Western Australian Environmental Protection Authority (EPA) under Part IV of the *Environment Protection Act 1986* (EP Act) for a decision of whether assessment is required. If the EPA decides not to assess the Proposed Action, the clearing losses of vegetation in a Bush Forever area will require planning approval under the *Planning and Development Act 2005* in a manner consistent with State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region.

The Precinct is currently zoned 'Urban Deferred', 'Public Purposes' and 'Rural - Water Catchment' under the Metropolitan Regional Scheme (MRS) and as 'General Rural' under the City of Swan (CoS) Local Planning Scheme No.17. The 'Urban Deferred' and 'Public Purposes' zoning was adopted through MRS Amendment 1292/57 in 2017 and 1339/57 in 2019.

The draft PSP has been prepared in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and it is given effect through the Improvement Scheme. The Improvement Scheme replaces the MRS and CoS Local Planning Scheme No. 17, which do not apply to land within the Improvement Scheme area while it is in effect. The Improvement Scheme contains the statutory provisions to achieve the purposes of the Improvement Plan No.56 and the proposals of the Ballajura Station PSP.

The Improvement Scheme sets the zoning and land use permissibility in the area and the WAPC is the decision-making authority within the Improvement Scheme area and the Marshall Road paddocks area (east of Beechboro Road, **Att A - Figure 1**).

The Proposed Action may require excavation below water table and dewatering during construction and irrigation of public spaces. A Section 5C temporary license to abstract groundwater under the *Rights in Water and Irrigation Act 1914* (RIWI Act) was granted by Department of Water and Environment Regulation (DWER) along with a Section 26D License to construct a well for groundwater abstraction for irrigation of public open space.

The Proposed Action intersects with 5.28 ha of Bush Forever Site 304, it will require approval from the Western Australian Planning Commission (WAPC) to clear native vegetation within a Bush Forever Site under State Planning Policy 2.8.

Approval of the PSP and Improvement Scheme requires formal engagement with the City of Swan and consideration and approval by the WAPC and the Western Australian Minister for Planning. Prior to approval of the PSP, the City of Swan and DWER must be approve the associated Local Water Management Strategy (LWMS).

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. *

Key Stakeholders for the Proposed Action have been identified as:

- City of Swan
- Nearby Landowners
- Main Roads WA
- Department of Water and Environmental Regulation

Consultation has occurred on various occasions with these key stakeholders and other various stakeholders since 2021. The stakeholder consultation summary is provided in **Att B Part 1 - EIA Report, Section 4, pp 15-20**.

A 2021 community engagement survey asked questions including about use of, and method of getting to the station, future features and housing types within the Precinct in 10 years to inform the precinct planning process. The survey was completed by 148 people.

Under the *Planning and Development Act 2005*, formal public consultation and comment will occur to inform the review, determination and decision by the approval authorities (the Western Australian Planning Commission and the Minister for Planning) for the Improvement Scheme and Precinct Structure Plan.

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.

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Confirm that you have read and understand this Privacy Notice *

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details	
ABN/ACN	35482341493
Organisation name	WESTERN AUSTRALIAN PLANNING COMMISSION
Organisation address	140 William Street, Perth WA 6000
Referring party details	
Name	Zoe Chalwell-James
Job title	Planning Administration Coordinator (Schemes, Strategies, Amendments & Structure Plans)
Phone	08 9791 0573
Email	zoe.chalwell-james@dplh.wa.gov.au
Address	140 William 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	35482341493
Organisation name	WESTERN AUSTRALIAN PLANNING COMMISSION
Organisation address	140 William Street, Perth WA 6000
Person proposing to take the action details	
Name	Zoe Chalwell-James
Job title	Planning Administration Coordinator (Schemes, Strategies, Amendments & Structure Plans)
Phone	08 9791 0573
Email	zoe.chalwell-james@dplh.wa.gov.au
Address	140 William 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. *

The Western Australian Planning Commission (WAPC) is established under the *Planning and Development Act 2005* and has state-wide responsibility for urban, rural and regional integrated strategic and statutory land use planning and land development. The WAPC's Strategic Plan 2022-2025 (**Att D**) identifies its mission as 'Ensuring the planning system develops policy and enables planning decisions for the long-term benefit of the Western Australian community'. The Strategic Plan incorporates a number of principles including to 'Conserve the State's natural assets through sustainable development'.

The functions of the WAPC include acquiring land for public purposes to assist in strategic planning, and the WAPC owns approximately 21,800 hectares of reserved land, a portion of which has been acquired for the purposes of protecting environmental values including habitat for threatened species. The WAPC purchases land to be reserved for parks and recreation and to facilitate the conservation of bushland through the strategic Bush Forever policy. Since 2000, the WAPC has acquired 140 properties containing Bush Forever and undertaken and/or overseen primary management operations for many of these areas including preparation of bushfire management plans, fencing, rubbish removal, control of alien flora and fauna, liaison with neighbours and State and local government agencies. The WAPC is involved in revegetation and land improvement programs to meet planning and government priorities and requirements.

The Department of Planning Lands and Heritage (DPLH) is a department of State enabled by the Public Sector Management Act 1994 (PSM Act) which supports both Ministers exercise their portfolio functions; and statutory boards (including the WAPC) administer their respective land use planning functions in accordance with applicable legislation. DPLH provides the WAPC with the administrative, financial, and technical services necessary for its to fulfill its functions and pursues operational delivery of the strategic direction set by the Board. Many WAPC decisions are made by DPLH staff under delegation and report papers and recommendations for matters requiring a board position are similarly prepared by officers of the Department.

The 2,200-hectare Whiteman Park is owned by the WAPC and is zoned for Parks and Recreation. Approximately half the Park is reserved for conservation of fauna and flora, with management of natural bushland and rehabilitation of degraded areas contributing to the retention and improvement of the biodiversity values in the area. Over the past 30 years the WAPC has encouraged considerable environmental research to optimise the management of the natural environment, and this long-term custodianship and management has led to the Park being celebrated for its natural and environmental significance.

The WAPC has not been subject to proceedings against it under Commonwealth, State or Territory law for the protection of the environment or conservation and sustainable use of natural resources.

This proposal, planning for transit-oriented development within walking distance of high-quality public transport, aligns with State Government strategic planning and policy including the METRONET Program (*METRONET Station Precincts Gateway*) (**Att H**), the WAPC's *North-East Sub-Regional Planning Framework* (**Att G**), part of the State's *Perth and Peel @ 3.5 million* suite of land use and infrastructure strategic planning documents and the WAPC's *Development Control Policy 1.6 Planning to Support Transit Use and Transit Oriented Development* (**Att J**). The WAPC has not previously referred this proposal or related proposals 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

Attachments:

- **Att. C** - WAPC Annual Report 2022-23
- **Att. D** - WAPC Strategic Plan 2022-2025
- **Att. E** - State Planning Policy 2.8 - Bushland Policy for The Perth Metropolitan Region
- **Att. F** - Use of WAPC land for environmental offsets
- **Att. G** - North-East Sub-Regional Planning Framework 2018
- **Att. H** - METRONET Station Precincts Gateway
- **Att. J** - Development Control Policy 1.6 Planning to Support Transit Use and Transit Oriented Development

Links:

- WAPC Governance Manual

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	35482341493
Organisation name	WESTERN AUSTRALIAN PLANNING COMMISSION
Organisation address	140 William Street, Perth WA 6000

Proposed designated proponent details

Name	Zoe Chalwell-James
Job title	Planning Administration Coordinator (Schemes, Strategies, Amendments & Structure Plans)
Phone	08 9791 0573
Email	zoe.chalwell-james@dplh.wa.gov.au
Address	140 William 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	35482341493
Organisation name	WESTERN AUSTRALIAN PLANNING COMMISSION
Organisation address	140 William Street, Perth WA 6000
Representative's name	Zoe Chalwell-James
Representative's job title	Planning Administration Coordinator (Schemes, Strategies, Amendments & Structure Plans)
Phone	08 9791 0573
Email	zoe.chalwell-james@dplh.wa.gov.au
Address	140 William 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? *

No

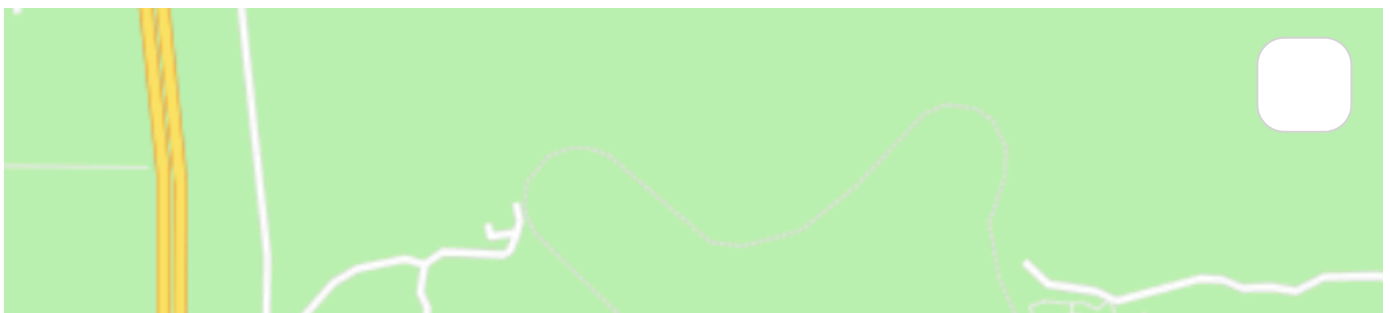
1.4 Payment details: Payment allocation

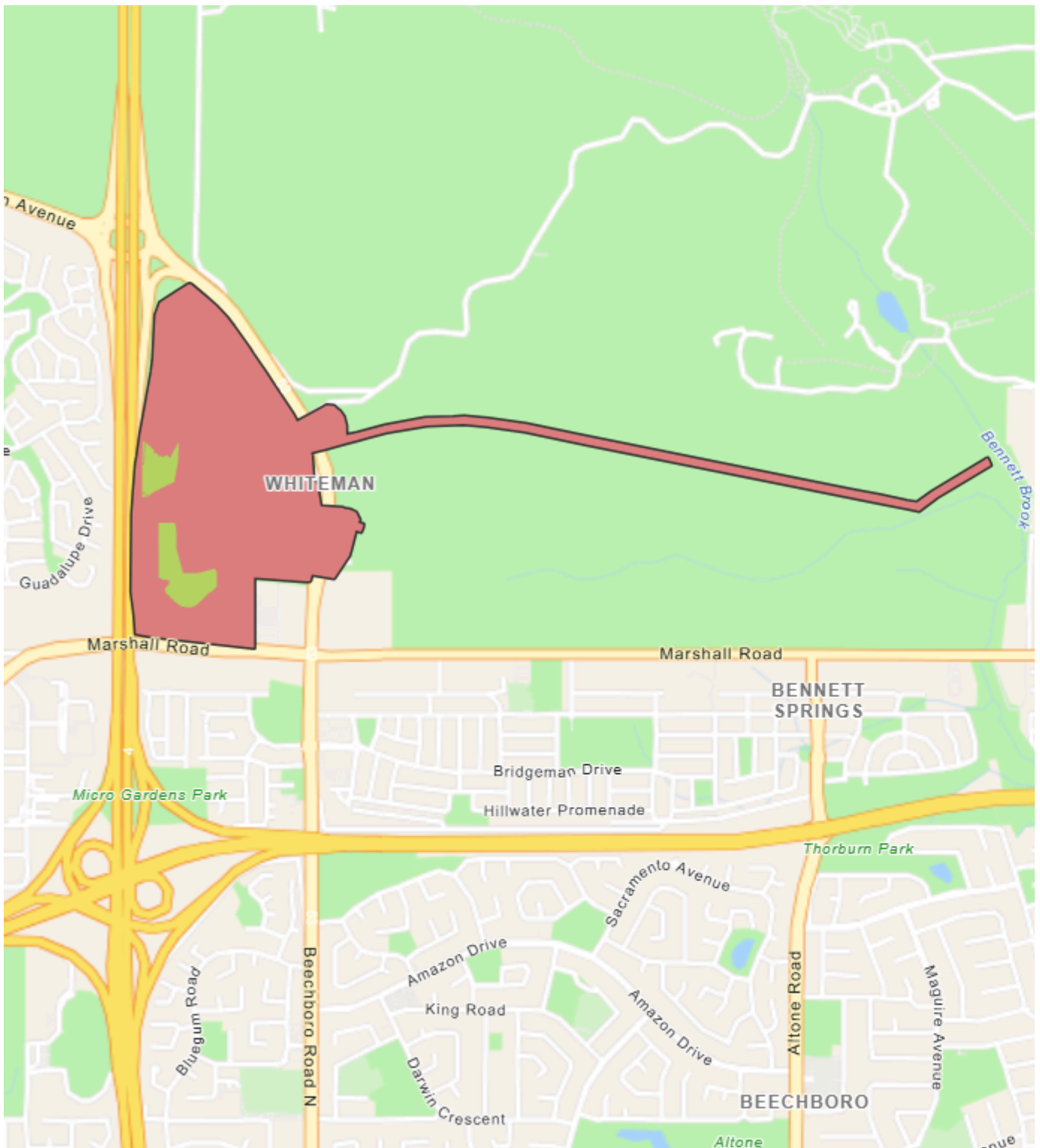
1.4.11 Who would you like to allocate as the entity responsible for payment? *

Referring party

2. Location

2.1 Project footprint





Project area (86.17 Ha) Disturbance footprint (86.17 Ha) Retention area (5.59 Ha)

Maptaskr © 2025 -31.825880, 115.986015

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2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Lot 810 and Lot 811 off Beechboro Road North, Whiteman (access to Ballajura Train Station)

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 majority of the 86.06 hectare Development Envelope which incorporates Lot 810 on Plan 418162 and Lot 11 on Plan 46462, Beechboro Road North, Whiteman and Lot 811 on Plan 405371, Beechboro North Road, Whiteman is owned by the West Australian Planning Commission as freehold land. Lot 34 Beechboro Road North Whiteman (0.5 hectares) is owned by Water Corporation and accessible by the Western Australian Planning Commission.

3. Existing environment

3.1 Physical description

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

The Proposed Action is located approximately 13 km from the Perth CBD and surrounded by major regional roads, Beechboro Road North to the north and east, Marshall Road to the south and Tonkin Highway to the west. Beyond, the surrounding land uses are predominantly residential suburbs of Ballajura and Bennett Springs and the conservation and recreation reserve of Whiteman Park.

The project area experiences a Mediterranean climate characterised by mild, wet winters and warm to hot, dry summers. The nearest Bureau of Meteorology (BoM) weather station at Perth Airport (Station No. 9225) records an average annual rainfall of 731 mm since 1993 (BoM, 2023). Rainfall may occur at any time of year; however, most occurs in winter in association with cold fronts from the south-west. Highest temperatures occur between December and March, with average monthly maximums ranging from 29.4°C in December to 31.5°C in February (BoM, 2023). Lowest temperatures occur between June and August,

with average monthly minimums ranging from 8.0°C in July to 8.6 °C in June (BoM, 2023). The soils of the DE are predominantly sandy at the surface, except for some peaty deposits in the north and elevation ranges from 17m AHD to 41m AHD.

The Precinct contains an easement for transmission line infrastructure, a power sub-station, passenger rail infrastructure including access roads, parking and a bus interchange. It contains a small area for a Water Corporation wellhead and areas of vegetation.

Clearing of vegetation in recent years has occurred for the MEL rail project and for the expansion of the surround road network (Tonkin Highway and Beechboro Road North). Vegetation in condition from Completely Degraded to Excellent remains in addition to areas of cleared and modified vegetation types **(described in Section 3.2.2)**.

Under the Metropolitan Regional Scheme (MRS), the Precinct is predominantly zoned 'Urban Deferred', with a portion of the current Lot 810 Tonkin Highway and the northern most portion of the site zoned 'Rural', and Lot 34 Beechboro Road North reserved for 'Public Purposes – Water Authority of WA' (**Att A, Figure 2**). Under the City of Swan Local Planning Scheme No. 17, the Precinct is zone 'Rural' with a small portion, Lot 34 Beechboro Road North, reserved 'Public Purpose Water Authority'. The MRS zones and reserves that are immediately adjacent to the Development Envelope are 'Primary Regional Road', 'Urban', 'Parks and Recreation' and 'Rural'.

The northern portion of rural zoned land within the Precinct intersects with a 'Water Catchment' categorised as a Public Drinking Water Source Area (PDWSA). The area of PDWSA is approximately 6.75 ha and is located on the southern edge of the approximately 77,000 ha PDWA/Gnangara Underground Water Pollution Control Area which extends 60 kilometres to the north. The small portion of PDWSA was separated from the larger portion by the construction of major road infrastructure (completed in 2019). The proposed location for stormwater drainage to the east of the Precinct is reserved for Parks and Recreation under the MRS (and is not expected to be amended).

The Precinct is currently under Planning Control Area 145 (PCA145), a statutory planning instrument used to protect strategic land from inappropriate development. PCA145 was declared for the construction of the MEL and associated works and will remain over the Precinct until 2025. The area to the east of the Precinct, the Marshall Road Paddocks, is reserved 'Parks and Recreation' under the MRS.

Establishment of the new planning framework (Precinct Structure Plan and Improvement Scheme) will replace the MRS and the local planning scheme which will not apply in the Improvement Scheme area while the Improvement Scheme has effect. The Improvement Scheme proposes to zone the majority of the Precinct to 'Urban Development' with 'Railways', 'Local Distributor Road' and reserves for 'Environmental Conservation Reserve' and 'Infrastructure Services' (**Att L**).

When the train station operations begin in late 2024, accessibility for buses and vehicles will be from Beechboro Road North to the east, which is a sealed road. Walking and cycling access will be by a footbridge over Tonkin Highway to the west and via an underpass under Beechboro Road North. Precinct planning proposes additional future access for vehicles, cyclists and pedestrians from Marshall Road with an additional Beechboro Road North connection.

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

The 72.92 hectare Precinct is currently partly bushland, sparsely vegetated and vacant land, road, rail and services infrastructure, land cleared for the MEL and an electricity transmission line easement. The larger DE area includes a portion of unused paddocks, rail track and some vegetation. Prior to the construction of the rail infrastructure, the land was predominantly paddocks and vegetation.

The Proposed Action is for a planned transit-oriented town centre development surrounding the new train station. The proposal includes medium to higher density residential, commercial and retail in mixed use buildings, and amenities associated with a local community and town centre, including a street and path

network and public open spaces. (**Att A, Figure 1**).

Subject to approval of the Precinct Structure Plan, construction of the internal road networks, public open space and drainage, power and water infrastructure will occur as required by the timing of development. The development of these land use is proposed within a DE of 86.06 ha of which 38.97 ha is already cleared and 5.58 ha of the native vegetation will be retained (**Att A, Figure 6**).

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

The DE does not contain any restricted landforms or unique geological features except for some prominent sandy dunal ridges on which native vegetation occurs. Such sandhills are common across the local area and Western Perth region.

Bush Forever Sites

Western Australia's *Bush Forever Policy* introduced in December 2000 is a strategic plan to protect approximately 51,200 ha (approximately 10% of the Swan Coastal Plain) of regionally significant bushland spread over 287 Bush Forever sites on the Swan Coastal Plain within the Perth Metropolitan Region. Bush Forever plays vital role in protecting urban bushland to ensure long-term conservation of biodiversity on the Swan Coastal Plain.

The DE overlaps the southern boundary of Bush Forever Site 304, which extends into the Whiteman Park (**Att A, Figure 3**). The Proposed Action proposes to clear 5.28 ha of the Bush Forever Site of which 0.77 ha is rehabilitation not planted as an offset and the remaining 4.51 ha is in Degraded to Completely Degraded condition, largely devoid of vegetation.

No other outstanding natural features and/or any other important or unique values occur in the DE.

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 DE has generally undulating topography with elevation ranging from approximately 17 m Australian height datum (mAHD) at its eastern extent to over 41 mAHD in the central north. The majority of the site slopes gently to the east. The topographic contours of the DE are shown in **Att A, Figure 4**

3.2 Flora and fauna

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

Flora

The Public Transport Authority (PTA) commissioned several project specific studies to gain an understanding of the flora and vegetation within and surrounding the MEL Project, which have been used to inform this project. The survey includes detailed flora and vegetation assessments undertaken in accordance with EPA (2016) *Technical Guidance for Flora and Vegetation Surveys*. Information from Main Roads WA for NorthLink WA were also considered to inform the Proposed Action (PA). The report for survey undertaken by RPS (2020) is provided as Appendix C of the EIA report. The EIA report is provided as **Att B Part 1 - EIA Report** The summary of the report relevant to the DE is as follows:

- A total of 374 vascular flora taxa were recorded during the field survey of which 290 (77.5%) were native within the DE. The taxa represent 74 families and 211 genera (**Att B Part 2, Appendix C, Section 4.2.1.1, pp 25**).
- A likelihood assessment of 72 conservation significant flora species was undertaken using information from the Protected Matter Search Tool (PMST), Western Australia Herbarium and Department of Biodiversity Conservation and Attractions (DBCA) data. The flora likelihood assessment is provided as Appendix A of the EIA report (**Att B Part 2, Appendix A**). The assessment suggests likely occurrence of eight DBCA listed Priority flora taxa and one threatened taxon. Grand Spider Orchid, listed as Critically Endangered under the *Biodiversity Conservation Act 2016* (BC Act) and Endangered under the EPBC Act, has been considered 'likely' to occur in the Precinct Area by RPS (2020) as the DE contained suitable habitat (**Att B Part 1, Section 7.3.5, pp 31**).
- Two Targeted surveys were undertaken for MEL project and confirmed that no *Caladenia huegelii* individuals are present within the DE. The nearest record of the taxon is 2 km from the DE to the southwest within Lightning Swam Reserve and another 5km to north in Whiteman Park. (**Att B Part 1, Section 7.3.5, pp 31**). The reports for these surveys are present as Appendix C of the EIA report. An assessment of significance of impact on the taxon based on critical habitat criteria under the recovery plan (DEC 2009b) indicates that the DE does not contain suitable habitat for the survival of *Caladenia huegelii* (**Att B Part 1, Section 10.4.1.4.2, pp 100**).
- Wavy-leaved Smokebush, listed as Vulnerable under both the BC Act and EPBC Act, was considered 'likely' to occur in the DE during the desktop assessment as the site's sandy soil may be suitable for the taxon. Several species encompassed within the site are associated with the Wavy-leaved Smokebush, however the species has not been identified within the DE (**Att B Part 1, Section 10.2.2, Table 25, pp 90**).
- Seven native vegetation types and one rehabilitation vegetation type have been mapped, with condition ranging from Completely Degraded to Excellent, in addition to a cleared/modified vegetation type as described in Section 3.2.2 of the referral form.
- Weed species recorded with the DE include Wild Gladiolus and a range of grass weeds. None of the weeds recorded were listed as Weeds Of National Significance (**Att B Part 2, Appendix C, Section 4.2.1.5.1, pp 34**).

Threatened Ecological Community (TEC)

TECs are formally protected under the Western Australian BC Act and/or the Commonwealth EPBC Act. PECs are defined by DBCA and include ecological communities of conservation concern not listed under the BC Act. Out of seven vegetation communities mapped within the DE, described in section 3.2.2, three

are representative of EPBC Act listed Banksia Woodland of the Swan Coastal Plain TEC and Western Australian DBCA listed Priority Ecological Community (PEC (Priority 3)). The Banksia Woodlands PEC includes the vegetation listed in the TEC plus additional vegetation of poorer quality and/or in smaller patches.

Woodman Environmental Consulting (2020) mapped 15.92 ha of vegetation in the DE as Banksia Woodlands TEC and 2.58 ha as Banksia Woodlands PEC with vegetation condition ranging from Degraded to Good (**Att A, Figure 6**). All of the Banksia Woodlands PEC/TEC was identified as Floristic Community Type 23a. Out of the 15.92 ha, 11.30 ha occurring within the PA area will be cleared, and the remaining 4.62 ha will be retained.

The TEC is dominated by vegetation type EtBaBmA_h comprising about 81% of the total TEC within the DE. The description of the EtBaBmA_h and other vegetation types within the DE are provided in Section 3.2.2 of the referral form.

Fauna

Ecological Australia (ELA) undertook a terrestrial fauna and Black Cockatoo habitat survey for the Morley- Ellenbrook Railway Line Project. ELA (2020) utilised survey results and data from previous fauna surveys to provide a comprehensive report of fauna and Black Cockatoo values within the DE. The survey report is provided as **Att B Part 6, Appendix G**. Invertebrate Solution (Invertebrate Solutions 2020) undertook an Invertebrate and short-range endemic fauna assessment for the PTA. A review of these studies and a desktop likelihood assessment has been undertaken to determine the potential impacts of the PA on fauna. Twelve fauna habitat types totalling 47.08 ha were mapped within the DE **Att A, Figure 5**, summarised below:

- **17.55 ha:** Good to Excellent condition Banksia woodlands.
- **4.47 ha:** Low to mid, open or closed woodland comprising of Melaleuca over a mixture of native and introduced species. Condition varies between areas of intact native vegetation to degraded areas impacted by weeds, clearing and rubbish.
- **0.58 ha:** Good condition mixed open or closed woodlands comprising a mixture of Banksia spp. and Eucalyptus/Corymbia species. Nuytsia and Allocasuarina are also present in some patches.
- **0.05 ha:** Open or closed woodland comprising native Eucalyptus/Corymbia species over a mix of native shrubs species, over a mix of introduced grasses. Condition varies between areas of intact native vegetation to degraded areas impacted by weeds, clearing and rubbish.
- **4.77 ha:** Degraded vegetation and isolated stands of, or individual occurrences of, trees or shrubs, often situated alongside the road or in private property. This habitat includes non-native Eucalyptus species and other natives over weeds.
- **1.89 ha:** Degraded habitat comprising of cleared paddocks with stands or individual occurrences of Melaleuca often interspersed with Grass Trees.
- **1.81 ha:** This habitat type comprises of cleared paddocks with stands of, or individual occurrences of Eucalyptus/Corymbia trees, sometimes interspersed with other native trees over introduced grasses. Whilst highly degraded, provides high value foraging and potential breeding habitat for black cockatoos. Evidence of foraging was predominantly associated with the Marri trees present in this habitat type.
- **0.77 ha:** This habitat consists of a mixture of native and non-endemic species over weeds. Occasional native and non-native Eucalypt species may also be present. Condition was generally degraded, with most areas being impacted by clearing, weeds, and rubbish.
- **4.59 ha:** This habitat type comprises vegetation with a significantly altered structure or that occurs sporadically, either in highly degraded or cleared areas or along the roadside. Modified vegetation has a high level of impact from clearing, weeds, feral animals, rubbish, and tracks.
- **0.06 ha:** The constructed wetlands habitat includes man-made areas of open water, including farmland dams and artificial drainage, with or without native and/or non-native vegetation. Vegetation may include Eucalyptus/Melaleucas and non-native Eucalypts over introduced species over weeds.

This habitat type is generally degraded but may provide some value to fauna in an otherwise fragmented landscape.

- **10.55 ha:** Cleared paddocks comprising of native and introduced grasses, often abundant with weed species and with the occasional, isolated native tree or patch of vegetation.

A likelihood assessment of 37 conservation significant fauna species was undertaken using information from Protected Matter Search Tool (PMST) and DBCA data. The fauna likelihood assessment is provided as Appendix H of the EIA report (**Att B Part 6, Appendix H**). The assessment suggests likely occurrence of three threatened species and seven DBCA Priority species (**Att B Part 1, Section 8.3.3, Table 19, pp 60-61**).

The three threatened species are the EPBC listed Baudin's Cockatoo, Carnaby's Cockatoo (Endangered) and Forest Red-tailed Black Cockatoo (Vulnerable). The DE provides 29.34 ha of high-quality foraging habitat for Baudin's Cockatoo and Forest Red-tailed Black Cockatoo and 26.96 ha high quality foraging habitat for Carnaby's Cockatoo across various habitats described above. Both Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo have been sighted flying over or nearby the DE and foraging in the Paddocks with *Eucalyptus/Corymbia* habitat (ELA, 2020). There are also numerous DBCA records of Carnaby's and Forest Red-tailed Black Cockatoos near the DE. The DE is considered to be on the edge of the geographical range of Baudin's Cockatoo (DAWE,2022). However, Baudin's Cockatoo were recorded within nearby Whiteman Park and observations since 2018 suggest the species to have become a regular visitor. The DE also contain eight potential breeding trees. While the DE is within the breeding range of Carnaby' Cockatoo and Forest Red-tailed Black Cockatoo, it is outside the breeding range of Baudin's Cockatoo. No known roosting sites for all three species of Black Cockatoo occurs within the DE, however, about 165 known Black Cockatoo roosting sites were identified by DBCA within 20 km of the DE. The Black Cockatoo habitats and potential breeding trees are depicted in **Att A, Figure 5a**.

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

The Interim Biogeographic Regionalisation for Australia (IBRA) divides Australia into bioregions based on major biological and geographical/geological attributes (Thackway and Cresswell 1995). The IBRA currently recognises 89 bioregions and 419 biological subregions in Australia. The DE lies within the Perth (SWA02) subregion of the Swan Coastal Plain bioregion. The Perth subregion is composed of colluvial and aeolian sands, alluvial river flats and coastal limestone and the vegetation is described by Mitchell et al. (2002) as Heath and/or Tuart woodlands on limestone, Banksia and Jarrah-Banksia woodlands on Quaternary marine dunes of various ages and Marri on colluvial and alluvial soils.

The DE is located within the Drummond Botanical subdistrict within the Swan Coastal Plain Subregion, which is mainly comprised of Banksia low woodland on leached sands with Melaleuca swamps on poorly drained areas and woodland of Tuart (*Eucalyptus gomphocephala*), Jarrah (*Eucalyptus marginata*) and Marri (*Corymbia calophylla*) on less leached soils (Beard 1990). The geology within the DE is described by Coffey (2019) as:

- 0 - 1.5 m: SAND– fine to medium grained, cream to grey.
- 1.5 – 4 m: Silty SAND (Coffee Rock): fine to medium grained, cream to dark brown in colour.

One Hedde et al. (1980) mapped vegetation complex, The Southern River Complex, occurs within the DE. The Southern River Complex has below 30% of its Pre-European extent remaining within the Swan Coastal Plain IBRA region but more than the 10% retention criteria used in the Metropolitan Area.

The DE contains 38.97 ha of cleared area and the remaining 47.08 ha consists of seven native vegetation types and a rehabilitation vegetation type, with condition ranging from Completely Degraded to Excellent, in addition to a cleared/modified vegetation type described below:

- BaBmBiXp - *Banksia attenuata*, *B. menziesii* and *B. ilicifolia* Low Woodland over *Xanthorrhoea preissii* Mid Open Shrubland over *Scholtzia involucrata* Low Sparse Shrubland over an Open to Closed Bushland / Forbland
- BmXbSi - *Banksia menziesii* Low Woodland over *Xanthorrhoea brunonis*, *Scholtzia involucrata* and *Eremaea pauciflora* Open Low Heath over *Alexgeorgea nitens*, *Lyginia barbata* and *Patersonia occidentalis* var. *occidentalis* Open Forbland
- EtBaBmAh - *Banksia attenuata* and *B. menziesii* Low Woodland with *Eucalyptus todtiana* Isolated Trees over *Allocasuarina humilis* Mid Open Shrubland over *Hibbertia hypericoides*, *Conostephium pendulum* and *Astroloma xerophyllum* Low Open Shrubland to Low Sparse Shrubland over *Alexgeorgea nitens* Sparse Rushland
- ErMr - *Eucalyptus rudis* subsp. *rudis* and *Melaleuca raphiophylla* Mid Open Forest over a mixed exotic Closed Forbland / Grassland MpAs - *Melaleuca preissiana* Low Woodland to Low Open Forest over *Astartea scoparia* Mid Shrubland to Mid Sparse Shrubland over a mixed Open Sedgeland / Rushland / Forbland / Grassland
- MpXp - *Melaleuca preissiana* Low isolated trees to Low Woodland over *Xanthorrhoea preissii* isolated Shrubs to Mid Open Shrubland over a mixed exotic Open Grassland
- Cc./Mp./Er. Cleared - Isolated remnant *Corymbia calophylla*, *Melaleuca preissiana* and/or *Eucalyptus rudis* subsp. *rudis* over pasture/weeds - previously cleared
- Rehab - Rehabilitated areas and native regrowth (post-clearing, rehab not planted as an offset)

1.

2. The Vegetation communities BaBmBiXp, BmXbSi and EtBaBmAh, were assessed to be representative of Floristic Community Type 23a (FCT 23a) Central *Banksia attenuata* – *Banksia menziesii* woodlands listed as Endangered under the EPBC Act and Priority 3 by DBCA.

The seven vegetation communities are provided in **Att A, Figure 6** and vegetation condition within the DE in **Att A, Figure 7**.

Glevan Consulting mapped 21.35 ha of the DE as being infested with *Phytophthora* dieback and 5.45 ha as uninfested (**Att A, Figure 8**).

Weed species recorded in the DE include Wild Gladiolus (*Gladiolus caryophyllaceus*) and a range of grass weeds, none of which are Weeds of National Significance (WONS).

3.3 Heritage

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

A search of Australian Heritage Database undertaken for the Proposed Action suggested that no National Commonwealth Heritage Places occur within the DE.

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

R&E O' Connor Pty Ltd (2022) assessed Aboriginal cultural heritage values potentially affected by the Proposed Action and concluded that no registered Aboriginal sites exist within the DE. Four Other Heritage Places occur in close proximity to the DE, however, all four sites are listed by DPLH as "stored data/not a site".

The survey report is provided as Appendix K of the EIA report (**Att B Part 7, Appendix K**).

3.4 Hydrology

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

The DE is a predominantly low-lying area dominated by flat, seasonally waterlogged palusplain and sandy ridges towards the centre and south of the DE.

Surface water

The Proposed Action occurs within Swan Avon-Lower Swan catchment with surface water flowing in a generally easterly direction via poorly defined flow pathways in Marshall Road Paddocks to the Brook.

Groundwater

The DE is located over a shallow, unconfined Superficial Aquifer, commonly known as the Gnangara Mound. According to the information from Water Register (DWER 2021), the groundwater beneath the DE occurs in a multi-layered system comprising Perth-Superficial Swan unconfined aquifer, Perth-Mirrabooka semi-confined aquifer and Perth-Leederville confined aquifer.

Groundwater levels across the DE range from approximately 26 to 29 m AHD with groundwater flowing in south-easterly direction. The peak groundwater levels have been estimated between 32 m AHD and 28 m AHD (**Att B Part 4, Appendix F, Section 3.6, pp 13**).

A Local Water Management Strategy has been prepared to manage the impacts of development and maintain predevelopment flows to Bennett Brook. The document is provided as Appendix F in the Environmental Impact Assessment Report, attached as **Att B Part 4 and Att B Part 5**.

Wetlands

A review of DBCA's Geomorphic *wetland*, *Swan Coastal Plan* identifies multiple wetlands across the DE including:

- 0.40 ha of Conservation Category Wetland of which 0.06 ha is currently cleared.
- 8.76 ha Multiple Use Wetland of which 0.85 remains currently cleared.
- 20.14 ha Resource Enhancement Wetland of which 14.53 ha remain cleared.

The remaining 0.34 ha of Conservation Category Wetland and 5.61 ha of Resource Enhancement Wetland are in Degraded to Completely Degraded condition. These wetlands are predominantly seasonally waterlogged with poor drainage.

The location of wetlands is provided in **Att A, Figure 9**.

4. Impacts and mitigation

4.1 Impact details

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

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

4.1.1 World Heritage

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

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

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

—

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

No

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

*

This is not an applicable Matters of National Significance (MNES) as there are no World Heritage Properties within the DE.

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.

*

The DE contains no National Heritage places and is not in the vicinity of such places, therefore, it is unlikely to have direct or indirect impact on this protected matter.

4.1.3 Ramsar Wetland

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

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

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

—

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

No

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

*

This is not an applicable Matters of National Significance (MNES) as there is no Ramsar Wetland within or in proximity to the Proposed Action. The nearest Ramsar Wetland is Forrestdale and Thomsons Lakes located about 32 km south of the DE. These wetlands do not have a hydrological connection to the DE.

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>Bettongia penicillata ogilbyi</i>	Woylie
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Caladenia huegelii</i>	King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes	Yes	<i>Calyptorhynchus banksii naso</i>	Forest Red-tailed Black-Cockatoo, Karrak
Yes	Yes	<i>Calyptorhynchus baudinii</i>	Baudin's Cockatoo, Long-billed Black-Cockatoo
No	No	<i>Dasyurus geoffroii</i>	Chuditch, Western Quoll
No	No	<i>Diuris drummondii</i>	Tall Donkey 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>Eleocharis keigheryi</i>	Keighery's Eleocharis
No	No	<i>Grevillea curviloba</i> subsp. <i>incurva</i>	Narrow curved-leaf Grevillea
No	No	<i>Leipoa ocellata</i>	Malleefowl
No	No	<i>Macarthuria keigheryi</i>	Keighery's Macarthuria
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew

Direct impact	Indirect impact	Species	Common name
No	No	Rostratula australis	Australian Painted Snipe
No	No	Synaphea sp. Fairbridge Farm (D.Papenfus 696)	Selena's Synaphea
No	No	Tringa nebularia	Common Greenshank, Greenshank
No	No	Trithuria occidentalis	Swan Hydatella
Yes	Yes	Zanda baudinii	Baudin's Cockatoo, Baudin's Black-Cockatoo, Long-billed Black-cockatoo
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	Empodisma peatlands of southwestern Australia
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. *

Banksia Woodlands of the Swan Coastal Plain- Endangered

The DE intersects with 15.92 ha the TEC, of which 11.30 ha of vegetation identified as Banksia Woodlands TEC predominantly in Very Good condition (80%) will be removed (**Att A, Figure 6**). The construction of the Proposed Action could potentially lead to the introduction of dieback and weeds, which are detrimental to the vegetation condition of the TEC.

Baudin's Cockatoo (Zanda baudinii) – Endangered, Carnaby's Cockatoo (Zanda latirostris) – Endangered and Forest Red-tailed Black Cockatoo (Calyptorhynchus banksii naso) – Vulnerable.

The Proposed Action will result in permanent loss of fauna habitat including:

- 23.76 ha Baudin's Cockatoo foraging habitat
- 21.37 ha Carnaby's Cockatoo foraging habitat
- 23.76 ha Forest Red-tailed Black Cockatoo foraging habitat.

- four potential breeding trees without hollows.

Additionally, potential injury or mortality to Black Cockatoos from vehicle strike and machinery movement during construction may occur.

The TEC could be subject to potential indirect impacts from the Proposed Action as a result of:

- Introduction and/or spread of weeds
- Introduction and/or spread of *Phytophthora cinnamomi* dieback
- Increased risk of fire
- Increased risk from dust generation

These indirect impacts are considered highly unlikely given that standard best practice construction management controls will be implemented as a part of the Proposed Action.

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. *

Impact Criteria Assessment - Significant Impact Guidelines 1.1 attached as **Att P**

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 is considered to be controlled action as it is considered to potentially have significant impact on four relevant MNES including Banksia Woodland of Swan Coastal Plain TEC and foraging habitat of three Threatened Black Cockatoo Species.

Baksai Woodlands TEC

- The Proposed Action and potential impacts on the TEC have been assessed against the significant impact criteria for threatened ecological community of the MNES *Significant Impact Guidelines 1.1 (2013)*.

- The Proposed Action proposes clearing of 11.30 ha of TEC, predominantly in Very Good condition. According to the Conservation Advice for Banksia Woodland of Swan Coastal Plain, for vegetation in Very Good condition, impact on patch size of 1 ha or more in is considered significant (*Link 1: Conservation Advice Banksia Woodland Swan Coastal Plain*).
- The Conservation Advice defines all patches of TEC as being critical for survival of the TEC, the Proposed Action is anticipated to affect the critical habitat to the survival of Banksia Woodland TEC by clearing 11.30 ha of the TEC, this impact at regional scale, constitutes around 0.004%.

Baudin's Cockatoo

- The Proposed Action and potential impacts on the Baudin's Cockatoo have been assessed against the significant impact criteria for threatened species listed as Endangered of the MNES *Significant Impact Guidelines 1.1 (2013)*.
- The Proposed Action will clear 23.76 ha of high-quality foraging habitat for Baudin's Cockatoo across six vegetation units. According to the Referral guideline for three Western Australian Black Cockatoo species, loss of high quality foraging habitat greater than 1 ha is significant (*Link 2: Referral guideline for three Western Australian Black Cockatoo species*). Foraging resources are considered critical for the survival of the species. The proposed clearing constitutes 0.5% of the 4,325 ha suitable foraging habitat within 10 km of the DE.
- The DE is on the northwestern boundary of the range of Baudin's Cockatoo and outside the predicted breeding range. No known breeding trees of Black Cockatoos are recorded within the DE.
- There are no known roosting sites within the DE, however, approximately 165 roosting sites are mapped within 20 km of the DE (DBCA ,2023). Anecdotal evidence suggest that the species may be roosting occasionally in and around Whiteman Park adjacent to the DE. Therefore, foraging habitat available within the DE has value supporting these roosting sites.

Carnaby's Cockatoo

- The Proposed Action and potential impacts on the Carnaby's Cockatoo have been assessed against the significant impact criteria for threatened species listed as Endangered in the MNES *Significant Impact Guidelines 1.1 (2013)*.
- The Proposed Action will clear 21.37 ha of high-quality foraging habitat for Carnaby's Cockatoo across four vegetation units within the DE. According to the Referral guideline for three Western Australian Black Cockatoo species, loss of high quality foraging habitat greater than 1 ha is significant. The Swan Coastal Plain is considered critical foraging area for Carnaby's Cockatoo Foraging resources are considered critical for the survival of the species. The proposed clearing constitutes 0.5% of the 4,325 ha suitable foraging habitat within 10 km of the DE.
- While Carnaby's Cockatoo were not directly observed foraging in the DE, it was recorded to be foraging about 7 km north of the DE. Evidence of foraging is also recorded around Whiteman Drive East after Drumpellier Drive located within 2 km of the DE boundary at Bennett Brook and 5 km from Ballajura Station. This indicates that the species is mostly likely foraging in the DE.
- There is no known breeding habitat within the DE and in vicinity. The nearest known breeding area is at Joondalup Health Campus approximately 18 km west of the DE.
- The nearest known roosting site for the species is in Gnangara-Pinjar Pine Plantation about 6 km from the DE. Multiple roosting sites are also known to occur in Whiteman Park. Around 165 roosting sites are mapped within 20 km of the DE. The foraging resources within the DE may have value supporting these roosting sites.

Forest Red-tailed Black Cockatoo

- The Proposed Action and potential impacts on the Baudin's Cockatoo have been assessed against the significant impact criteria for threatened species listed as Vulnerable in the MNES *Significant Impact Guidelines 1.1 (2013)*.
- The Proposed Action proposes to clear 23.76 ha of high-quality foraging habitat for Forest Red-tailed Black Cockatoo across six vegetation units within the DE. According to the Referral guideline for

three Western Australian Black Cockatoo species, loss of high quality foraging habitat greater than 1 ha is significant. All foraging habitats are critical for the species. The proposed clearing constitutes 0.7% of the 4,325 ha suitable foraging habitat within 10 km of the DE.

- While Forest Red-tailed Black Cockatoos were not directly observed foraging within the DE, it was recorded to be foraging along Drumpellier Road before the intersection with Gngangara Road located towards the north of about 7 km from the DE. Evidence of foraging are also recorded around Whiteman Drive east after Drumpellier Drive located within 2 km from DE boundary at Bennett Brook and 5 km from Ballajura Station. This indicates that the species is mostly likely foraging in the DE.
- The closest known breeding sites are at Red Hill, approximately 5 km from of the DE. The Proposed Action will result in loss of four potential breeding trees with no suitable hollows in an area of Forest Red-tailed Black Cockatoo residence.
- No known breeding trees will be impacted by the Proposed Action. The closest known breeding site for Forest Red-tailed Black Cockatoos on the Swan Coastal Plain is approximately 25 km southwest of the Development Envelope at Murdoch University. There are known breeding sites in the nearby Jarrah Forest at Red Hill approximately 5 km to the east. The foraging resources within the DE may have value supporting these breeding sites.
- The Proposed Action will result in the loss of 23.76 ha of high quality native foraging habitat for Forest Red-tailed Black Cockatoo. Multiple roost sites are known to occur in Whiteman Park. Around 165 roosting sites are mapped within 20 km of the DE.

The Proposed Action has also been referred to Western Australian EPA. Should both EPA and DCCEEW decide to formally assess the Proposed Action under EP Act Part IV and EPBC Act, the preference would be to address the Proposed Action via accredited assessment.

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

The avoidance and mitigation measures proposed for the Proposed Action to reduce impact on the TEC and Black Cockatoo are summarised below:

Loss of Black Cockatoo foraging habitat

Avoidance/minimise

- 58 ha of Black Cockatoo foraging habitat, including four potential breeding trees without hollows have been retained to minimise impacts to Black Cockatoos and roosting and foraging habitat.
- Where possible, the proposal minimises clearing of the amount of Good or better condition vegetation.
- Approximately 5.58 ha of native vegetation in the southern half of the Proposed Action that provides habitat for fauna is set to be retained to reduce permanent loss of habitat.
- A total of 4.62 ha of Banksia Woodland TEC will be retained.

Rehabilitate:

- Where clearing is not required for long term development, areas will be rehabilitated

Removal of four potential breeding trees, none contained hollows

Avoid/Minimise

- The DE has been aligned to avoid potential breeding trees where practicable, retaining four potential breeding trees without hollows.
- The VRA has been established to incorporate four potential BC breeding trees without hollows.

Potential BC strike (including low-flying birds) by vehicles or other machinery may possibly lead to injury or mortality.

- Movement of vehicles and machinery will be restricted only to the areas permitted for clearing within the DE.

Banksia Woodlands TEC

Avoid/Minimise

- 5.55 ha of Banksia Woodlands in Very Good or Excellent Condition is included in the VRA.
- Clearing will be restricted to 11.30 ha.

Spread of weeds and dieback affecting the viability of Banksia Woodland

Minimise:

- 'Wash-down zones' will be established during construction for all site vehicles and machinery to be scrubbed, cleaned, and inspected prior to entering site.
- Dieback Management protocols will be implemented during construction to prevent the spread of dieback into dieback free areas.

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

DPLH is in the process of preparing an Offset Strategy (**Att O**) to:

1. Provide DWER and DCCEE evidence of DPLH's ability to meet its offset requirements.
2. Outline DPLH's proposed Offsets Strategy to counterbalance the anticipated significant residual impacts of the Proposed Action, in accordance with relevant State and Commonwealth policy and guidance.

Potential offset sites have been identified and are being assessed for suitability to offset Banksia Woodland TEC and foraging habitats for the three Black Cockatoos.

4.1.5 Migratory Species

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

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

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

Direct impact	Indirect impact	Species	Common name
No	No	Actitis hypoleucos	Common Sandpiper

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

*

A total of 18 migratory and marine species were identified using PMST search. Ten of these were considered unlikely to occur in the DE as they are primarily marine species and are not anticipated to be found in the area. The remainder of the migratory and marine species include *Actitis hypoleucos* (Common Sandpiper), *Apus pacificus* (Fork-tailed Swift), *Calidris acuminata* (Sharp-tailed Sandpiper), *Motacilla cinerea* (Grey Wagtail), *Pandion haliaetus* (Osprey), *Plegadis falcinellus* (Glossy Ibis), *Tringa glareola* (Wood Sandpiper) and *Tringa nebularia* (Common Greenshank). These migratory species were considered unlikely to be dependent on the DE as it is not considered to represent primary coastal, sub-coastal or intertidal shoreline habitat preferred by these species, despite the proximity of some of these individual records. Therefore, none of these species are likely residents of the survey area and the survey area is not considered to represent core habitat crucial for the survival of the species. These are highly mobile migratory bird species and are unlikely to be restricted to or reliant on habitat present because similar and better-quality habitat is common and widespread in the region (**Att B Part 1, Section 10.2.3, pp 91**).

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 nuclear activity.

4.1.7 Commonwealth Marine Area

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

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

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

—

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

No

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

*

This is not an applicable MNES as there are no Commonwealth Marine Areas in this Project Area. The western boundary of the Proposed Action is located about 16 km from the coast.

4.1.8 Great Barrier Reef

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

No

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

*

This is not an applicable MNES as the Proposed Action located in the jurisdiction of Western Australia, over 3,500 km from 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 associated with water resource in relation to large coal mining development or coal seam gas.

4.1.10 Commonwealth Land

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

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

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

—

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

No

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

*

This MNES is not applicable to the Proposed Action. As the Proposed Action lies within land owned by or reserved in Western Australian Planning Commission rather than the Commonwealth. There is no Commonwealth land in proximity to the DE.

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.

*

The Proposed Action is within Australia and will not impact any Commonwealth Heritage Places Overseas.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

- 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. *

ALTERNATIVE TIMELINE:

The intent of the Proposal is to provide a transit-orientated medium to higher density residential town centre around the new Ballajura Station to support the sustainable growth of Perth.

In late 2024, the station will begin operations. Optimising the benefits to the community provided by the functioning station, and maximising the benefits of the significant investment in public transport will not be achieved with alternative timelines.

ALTERNATIVE LOCATION:

The intent of the Proposal is to provide a transit-orientated medium to higher density residential town centre around the new Ballajura Station to support the sustainable growth of Perth.

Alternatives were considered for the location of Ballajura Station and the Morley Ellenbrook Line as part of a planning process, design stages, the preparation of a business case and submission to Infrastructure Australia for the METRONET MEL Project. The Western Australian Government confirmed the route and station location in 2019, which was followed by further detailed planning, design and construction of the rail infrastructure.

The location of Ballajura Station and associated rail infrastructure is fixed, and the proposed transit-oriented town centre development cannot occur at another location.

The Western Australian and Australian governments jointly contributed \$1.65 billion towards the METRONET MEL and the transit-oriented town centre around the station will seek to maximise be benefits this significant investment in rail and public transport. On this basis, there is no further alternative locations possible for the Proposed Action.

ALTERNATIVE ACTIVITIES:

The intent of the Proposal is to provide a transit-orientated medium to higher density residential town centre around the new Ballajura Station to support the sustainable growth of Perth.

This proposal seeks to maximise the benefit of the investment in public transport infrastructure, including by locating residential dwellings, affordable housing, and employment locations within walking distance of high-quality and high-frequency public transport services.

Best practice land use planning seeks to optimise the place-making and development opportunities in close proximity to stations, with appropriate character and urban development, enhancing convenience, safety, health and wellbeing while allowing for integration with the surrounding urban fabric and landscape.

To inform the planning process and preparation of the planning framework for the Precinct, alternative design and spatial arrangement scenarios were considered by stakeholders. The alternatives considered included low, medium and high dwelling yield scenarios, which examined using increasing areas of land to accommodate residential, employment and retail land uses.

This proposal is informed by the preferred scenario due to the balance of the benefits from the public transport infrastructure, with a suitable yield of residential dwellings and employment floorspace, while considering and incorporating the existing urban context and land conditions of the Precinct location.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A - Figures 1 to 9.pdf Maps and figures relating to project area, vegetation, dieback, soil typology etc.		No	High
#2.	Document	Att K - Draft Ballajura Precinct Improvement Scheme Plan.pdf Associated Improvement Scheme plan		No	High
#3.	Document	Att L - Draft Ballajura Station Precinct Improvement Scheme No. 1.pdf Associated Improvement Scheme (Updated Version)		No	High
#4.	Document	Att M - Ballajura Station Precinct Structure Plan.pdf Precinct Structure Plan document		No	High
#5.	Link	Perth and Peel@3.5million Frameworks https://www.wa.gov.au/government/publications/pe..			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 A - Figures 1 to 9.pdf Maps and figures relating to project area, vegetation, dieback, soil typology etc.		No	High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att B Part 1 - EIA Report.pdf Environmental Impact Assessment Report (Excluding	09/09/2024	No	High

1.3.2.17 (Person proposing to take the action) Proposer's history of responsible environmental management

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att D - WAPC Strategic Plan 2022-25.pdf Western Australian Planning Commission (WAPC) Strategic Plan 2022-25		No	High
#2.	Document	Att G - North-East Sub-Regional Planning Framework (2018).pdf Strategic planning policy framework over the subject site	31/03/2018	No	High
#3.	Document	Att H - METRONET Station Precincts Gateway.pdf High level guidance document for planning for and around METRONET station precincts		No	High
#4.	Document	Att J - Development Control Policy 1.6 (DCP 1.6).pdf Development Control Policy for Planning to Support Transit Use and Transit Oriented Development		No	High
#5.	Link	Western Australian Planning Commission https://www.wa.gov.au/organisation/western-austr..			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 C - WAPC Annual Report 2022-23.pdf 2022-23 Annual Report for the WAPC		No	High
#2.	Document	Att D - WAPC Strategic Plan 2022-25.pdf Western Australian Planning Commission (WAPC) Strategic Plan 2022-25		No	High
#3.	Document	Att E - State Planning Policy 2.8 (SPP 2.8).pdf Bushland Policy for The Perth Metropolitan Region		No	High
#4.	Document	Att F - Use of WAPC Land for Environmental Offsets.pdf WAPC Land for Environmental Offsets Property Policy		No	High
#5.	Document	Att G - North-East Sub-Regional Planning Framework (2018).pdf Strategic planning policy framework over the subject site	30/03/2018	No	High
#6.	Document	Att H - METRONET Station Precincts Gateway.pdf High level guidance document for planning for and around METRONET station precincts		No	High
#7.	Document	Att J - Development Control Policy 1.6 (DCP 1.6).pdf Development Control Policy for Planning to Support Transit Use and Transit Oriented Development		No	High
#8.	Link				

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A - Figures 1 to 9.pdf Maps and figures relating to project area, vegetation, dieback, soil typology etc.		No	High
#2.	Document	Att L - Draft Ballajura Station Precinct Improvement Scheme No. 1.pdf Associated Improvement Scheme (Updated Version)		No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A - Figures 1 to 9.pdf Maps and figures relating to project area, vegetation, dieback, soil typology etc.		No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A - Figures 1 to 9.pdf Maps and figures relating to project area, vegetation, dieback, soil typology etc.		No	High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A - Figures 1 to 9.pdf Maps and figures relating to project area, vegetation, dieback, soil typology etc.		No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A - Figures 1 to 9.pdf Maps and figures relating to project area, vegetation, dieback, soil typology etc.		No	High
#2.	Document	Att B Part 1 - EIA Report.pdf Environmental Impact Assessment Report (Excluding Appendices)	08/09/2024	No	High
#3.	Document	Att B Part 2 - EIA Appendices A to D (Redacted - Jan 2025).pdf Appendices A to D for the Environmental Impact		No	High

	Assessment Report, with redacted figures, updated 21 Jan 2025.		
#4.	Document Att B Part 2 - EIA Appendices A to D.pdf Appendices A to D for the Environmental Impact Assessment Report	Yes	High
#5.	Document Att B Part 3 - EIA Appendix E (Redacted - Jan 2025).pdf Appendix E for the Environmental Impact Assessment Report, with redacted figures, updated 21 Jan 2025.	No	High
#6.	Document Att B Part 3 - EIA Appendix E.pdf Appendix E for the Environmental Impact Assessment Report	Yes	High
#7.	Document Att B Part 4 - EIA Appendix F Part 1.pdf Part 1 of 2 of Appendix F for the Environmental Impact Assessment Report	No	High
#8.	Document Att B Part 5 - EIA Appendix F Part 2.pdf Part 2 of 2 of Appendix F for the Environmental Impact Assessment Report	No	High
#9.	Document Att B Part 6 - EIA Appendices G to J Update_Redacted.pdf Appendices G to J for the Environmental Impact Assessment Report, with figures redacted.	No	High
#10.	Document Att B Part 6 - EIA Appendices G to J.pdf Appendices G to J for the Environmental Impact Assessment Report	Yes	High
#11.	Document Att B Part 7 - EIA Appendix K.pdf Appendix K for the Environmental Impact Assessment Report	Yes	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A - Figures 1 to 9.pdf Maps and figures relating to project area, vegetation, dieback, soil typology etc.		No	High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att B Part 7 - EIA Appendix K.pdf Appendix K for the Environmental Impact Assessment Report		Yes	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document				

	Att A - Figures 1 to 9.pdf Maps and figures relating to project area, vegetation, dieback, soil typology etc.	No	High
#2.	Document Att B Part 4 - EIA Appendix F Part 1.pdf Part 1 of 2 of Appendix F for the Environmental Impact Assessment Report	No	High
#3.	Document Att B Part 5 - EIA Appendix F Part 2.pdf Part 2 of 2 of Appendix F for the Environmental Impact Assessment Report	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 - Figures 1 to 9.pdf Maps and figures relating to project area, vegetation, dieback, soil typology etc.		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 Att P - Impact Criteria Assessment - Significant Impact Guidelines 1.1.pdf Assessment against the Significant Impact Guidelines 1.1-Matter of National Environmental Significance impact criteria.		No	High

4.1.4.11 (Threatened Species and Ecological Communities) Proposed offsets relevant to avoidance or mitigation measures

Type	Name	Date	Sensitivity	Confidence
#1.	Document Att O - Ballajura Station Precinct Offset Strategy Preliminary Guidance.pdf Ballajura Station Precinct Offset Strategy Preliminary Guidance		Yes	High

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

Type	Name	Date	Sensitivity	Confidence
#1.	Document Att B Part 1 - EIA Report.pdf Environmental Impact Assessment Report (Excluding Appendices)	08/09/2024	No	High

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	35482341493
Organisation name	WESTERN AUSTRALIAN PLANNING COMMISSION
Organisation address	140 William Street, Perth WA 6000
Representative's name	Zoe Chalwell-James
Representative's job title	Planning Administration Coordinator (Schemes, Strategies, Amendments & Structure Plans)
Phone	08 9791 0573
Email	zoe.chalwell-james@dplh.wa.gov.au
Address	140 William Street, Perth WA 6000

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

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

By checking this box, I, **Zoe Chalwell-James of WESTERN AUSTRALIAN PLANNING COMMISSION**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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

✔ Completed Person proposing to take the action's declaration

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

Same as Referring party information.

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

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

I, **Zoe Chalwell-James of WESTERN AUSTRALIAN PLANNING COMMISSION**, 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, **Zoe Chalwell-James of WESTERN AUSTRALIAN PLANNING COMMISSION**, the Person proposing the action, consent to the designation of **Zoe Chalwell-James of WESTERN AUSTRALIAN PLANNING COMMISSION** as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

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

Completed Proposed designated proponent's declaration

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

Same as Person proposing to take the action information.

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

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

I, **Zoe Chalwell-James of WESTERN AUSTRALIAN PLANNING COMMISSION**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

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