Development of Stage 13 and 16 Dalyellup Beach Estate

Application Number: **02947** Commencement Date: **30/05/2025** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Development of Stage 13 and 16 Dalyellup Beach Estate

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 *

27/02/2026

1.1.4 Estimated end date *

28/02/2027

1.2 Proposed Action details

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

The project area is situated on Lot 9111 Dalyellup Boulevard, Dalyellup, WA, in the Shire of Capel (Att 1_Figures A to M_RPS 2025, Figure A). The site is bound by Dalyellup Boulevard to the south, coastal foreshore reserve to the west and Norton Promenade/Killerby Drive to the north and existing residential areas and Public Open Space (POS) to the east.
The residential development of Stage 13 and 16 encompasses a project area of approximately 12.82 ha, inclusive of a previously cleared area (approximately 0.95 ha) and an area of native vegetation (approximately 11.87 ha). The disturbance footprint, including 2.67 ha of native vegetation that is proposed to be cleared, is approximately 2.75 ha (Att 1_Figures A to M_RPS 2025, Figure B).
The 2.67 ha of native vegetation proposed to be cleared comprises potential fauna habitat for the following EPBC Act listed fauna species:
• Western Ringtail Possum (WRP) (*Psuedocheirus occidentalis*) (Att 1_Figures A to M_RPS 2025, Figure C):
– 1.60 ha of suitable habitat and 1.17 ha of unsuitable/poor quality habitat is present within the disturbance footprint.
• The three EPBC Act listed species of black cockatoo; Baudin's Cockatoo (*Zanda baudinii*), Forest Red-tailed Black cockatoo (*Calyptorhynchus banksia naso*) and Carnaby's Cockatoo (*Zanda latirostris*):

- 2.67ha of potential foraging habitat

- Fourty five (45) potential black cockatoo nesting trees with a diameter at breast height (DBH) >300mm (Att 1_Figures A to M_RPS 2025, Figure E). The 45 trees do not contain suitable hollows for black cockatoos.

The EPBC Act listed threatened ecological community (TEC) 'Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain' has been recorded over the project area and surrounding vegetation. The overall patch size is estimated at 12.41 ha that is mapped across the project area (Att 1_Figures A to M_RPS 2025, Figure K).
Approximately 45 Tuarts (>150 mm DBH) are proposed to be removed which will result in the loss of 2.27 ha of the Tuart TEC patch that overlaps the project area (Att 1_Figures A to M_RPS 2025, Figure K).

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
2006/3075	Dalyellup Beach Estate - Stages 13 and 16

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

The Dalyellup Beach Estate Local Structure Plan (LSP) was endorsed by the Western Australian Planning Commission (WAPC) in 1999 and has been separated into a staged construction process. Nineteen stages have been progressively developed by Satterley, driven by market demand. Stage 13 and 16 contains some of the last areas to be developed.

A referral under the EPBC Act for Stages 13 and 16 was submitted to the (then) Commonwealth DEH in September 2006 (EPBC 2006/3075). This was exclusive of Stage 13G, as it was proposed after this time. This referral considered potential impacts to WRP habitat and black cockatoo foraging habitat. On 26 October 2006 it was determined to not be a controlled action, provided it was undertaken in a particular manner.

A portion of Stage 13 north of Dalyellup Boulevard has been partially developed with an amount of undeveloped land remaining. Residential lots have been completed directly (Stages 13C and D with 13E under construction). No changes have been made to Stage 16, which is allocated as POS in the Dalyellup Beach Estate LSP.

SPG has considered the Staged Development Policy Statement (DSEWPC) (DCCEEW 2013) and considers that the referral for Stage 13 and 16 is considered as a split referral under section 74A of the EPBC Act. Each stage of Dalyellup Beach Estate has been submitted for assessment (where required) separately to the Commonwealth, with management and mitigation for each MNES prescribed to promote the objectives of the EPBC Act and not result in perverse outcomes for the MNES impacted.

Other stages of Dalyellup Beach Estate that are relevant (but independent of Stage 13 and 16) are outlined in Att 17_ EPBC Referral Support Doc_RPS 2025_section 1.3.1, pp.6.

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

Environmental Protection and Biodiversity Conservation Act 1999

The proposed action is being referred under the Commonwealth EPBC Act due to impacts to MNES, including:

- Clearing of 1.60 ha of suitable habitat for the EPBC Act-listed Western Ringtail Possum (*Pseudocheirus occidentalis*) and 1.17 ha of unsuitable/poor quality WRP habitat (Att 1 Figures A to M_RPS 2025, Figure C)
- Clearing of approximately 2.67 ha of foraging habitat for the three EPBC Act listed species of black cockatoo; Baudin's Cockatoo (*Zanda baudinii*), Forest Red-tailed Black cockatoo (*Calyptorhynchus banksia naso*) and Carnaby's Cockatoo (*Zanda latirostris*) (Att 1 Figures A to M_RPS 2025, Figure F, noting Harewood (2024) considers all native vegetation within the project area is considered potential foraging habitat for black cockatoos)
- Clearing 2.27 ha of a larger patch of the EPBC Act listed Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community (Tuart TEC) (Att 1 Figures A to M_RPS 2025, Figure K).

Planning and Development Act 2005

Stage 13 and 16 is zoned as Urban under the GBRS and as Urban Development under the Shire of Capel's Town Planning Scheme No. 8 (TPS No. 8) (DPLH 2025a). Under the TPS No. 8, the project area is also listed as a Special Control Area - Regional Ecological Linkages.

Planning approval (Application 164368) for the proposed development (Stage 8G, covering the western portion of the project) was granted on the 31st of May 2024 under the Western Australian *Planning and Development Act 2005* (P&D Act) (Att 5a_WAPC approval_ 2024). Planning approval (Application 161366) for Lots 9106,9108,9109,9532 and 9533 Gutman Parkway; Stage 13C, 13D, 13E and 16) was granted on the 21st of September 2021 under the Western Australian Planning and Development Act 2005 (P&D Act) (Att 5b_WAPC approval_ 2021). Planning approval (Application 163596) for Stage 13F was granted on the 12th of May 2023 under the Western Australian Planning and Development Act 2005 (P&D Act) (Att 5c_WAPC approval_ 2023).

Environment Protection Act 1986

To clear native vegetation, a permit would be required from the Department of Water and Environmental Regulation (DWER) under the *Environment Protection Act 1986* (EP Act). Exemptions from requiring a DWER clearing permit are listed in Schedule 6 of the EP Act and in the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (Regulations) (DWER 2019). As the disturbance area is not located within an Environmentally Sensitive Area (ESA) (Att 1_Figures A to M_RPS 2025_Figure J), an exemption that may be applicable to the proposed action is for clearing in accordance with a subdivision approval given by the responsible authority under the P&D Act (clause 9 of Schedule 6 of the EP Act).

Biodiversity Conservation Act 2016

If any EPBC Act listed species (or state listed species), such as WRP, require relocation during clearing activities, a Ministerial Authorisation to take or disturb threatened species will be required under the State *Biodiversity Conservation Act 2016* (BC Act).

State Planning Policies

The State Planning Policy 2.7 – Public drinking water source is relevant to the proposed action as the project area is within the Bunbury Water Reserve, a Priority Area – P3 Public Drinking Water Source Area (Landgate 2025a) (Att 1_Figures A to M_RPS 2025, Figure G). Under this policy, Priority 3 source protection areas are defined to manage the risk of pollution from land uses so that water supply sources can co-exist with other land uses, such as residential development.

The State Planning Policy 3.7 – Planning in bushfire prone areas is relevant to the proposed action as the project area is mapped as a bushfire prone area. A Bushfire Management Plan has been prepared for Stages 13D, 13E, 13F, 13G and 8G of the Daylellup Beach Estate to address the requirements of this policy (Att 4, Bushfire MP_ Strategen-JBS&G 2021, Section 1.2, pp.5).

The State Planning Policy No. 2.6 – State Coastal Planning (SPP 2.6) is relevant to the proposed action as the development is within a coastal zone. A Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) was prepared for Stage 13 that identified a setback of 149 m for freehold development to meet the 100 year planning horizon (Att 7_CHRMAP MP Rogers & Associates 2016, Section 5.2.1, pp 30; MP Rogers and Associates 2016). This setback is illustrated in Figure B (Att 1_Figures A to M_RPS 2025, Figure B) and has required modified setback for the proposed 'coastal link road' along the western extent of the project area location of the project area's western extent.

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. *

As the proposed action is within an existing residential estate and there is no change to land use, stakeholder engagement has been undertaken with relevant government agencies and regulators as required. No public consultation has been undertaken for the project to date.

Through the Western Australian planning process (i.e. submission of the proposed subdivision plan) consultation has been undertaken with various government regulatory entities including the Shire of Capel, DPLH, DBCA and DWER.

A review of the DPLH's Aboriginal Heritage Inquiry System did not identify any Registered Sites or Other Heritage Places within the project area (DPLH 2025). The project area is located within the Gnaala Karla Booja Corporation (GKB) Indigenous Land Use Agreement (ILUA). Representatives of the GKB were engaged by SPG as part of an archaeological survey (Snappy Gum 2025, Att 18_Archaeo survey_Snappy Gum 2025, pp.2) and ethnographic survey (Ethnosciences 2025, Ethno survey_Ethnosciences 2025, pp.32-35) undertaken for the Stage 13G and Stage 14F project areas. While Stage 13 and 16 was not able to be included in the surveys, the GKB representatives did not have any objections to the proposed residential development within Stage 13 and 16. No ethnographic sites or archaeological sites or isolated finds were recorded within the 13G and Stage 14F project areas, proximate to the stage 13 and 16 project area.

1.3.1 Identity: Referring party

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	97117883173
Organisation name	RPS AAP CONSULTING PTY LTD
Organisation address	Level 8, 31 Duncan Street, Fortitude Valley QLD 4006

Referring party details

Name	Bree Brown
Job title	Senior Consultant
Phone	08 9211 1121
Email	bree.brown@rpsconsulting.com
Address	PO Box 170 West Perth WA 6872

1.3.2 Identity: Person proposing to take the action

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

No

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

Yes

Person proposing to take the action organisation details

ABN/ACN	38009054979
Organisation name	SATTERLEY PROPERTY GROUP PTY LTD
Organisation address	6005 WA

Person proposing to take the action details

Name	Drew Tomkins
Job title	Project Director
Phone	+61 8 9368 9043
Email	drewt@satterley.com.au
Address	Level 3, 27-31 Troode Street, West Perth WA 6005

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. *

Satterley Property Group Pty Ltd (SPG) has previously referred the following projects;

- Residential Development of Stage 14F Dalyellup, WA (2025/10199)
- Residential Development of Lot 48 Stoneville Road and Lot 1 Roland Road, Stoneville (2018/8382)
- Residential estate, multiple lots, Mandogalup, WA (EPBC 2018/8264)
- Upper Swan Urban Development, 25km north, north-east of Perth, WA (EPBC 2017/8062)
- Residential development of Lots 302, 308, 320 and part of Lot 9502, Hawtin Rd, Forrestfield, WA (EPBC 2016/7770)
- Urban and Residential Development at Lot 9 Brighton (EPBC 2011/6137)
- Urban Residential Development at Lot 9049 Marmoin Avenue (EPBC 2009/5155)
- Upgrade of Port Keats Road (EPBC 2007/3708).

SPG, the proponent who will be undertaking the proposed action, has a satisfactory record of responsible environmental management. This is reflected in the range of evidence for excellence in environmental performance, including the Urban Development Institute of Australia (UDIA) State Award for Environmental Excellence in 1999, 1998, 2000, 2012 and 2017, the UDIA State Award for Excellence in Environmental Sustainable Development – Land Based in 2009, the UDIA State Award for Envirodevelopment Chairman's Choice Award in 2019, the UDIA National Award for Environmental Excellence in 2013 and 2000, and the Environmental Protection Authority (EPA) Award for Environmental Excellence in 1988.

SPG has undertaken a number of actions referred and assessed under the EPBC Act. SPG has not breached the EPBC Act and has a documented record of compliance with approval conditions.

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 action will be taken in accordance with the relevant SPG environmental policy (Att 16_Environmental Policy_SPG 2014, pp 1) and planning frameworks.

The following is an extract from SPG's environmental policy:

Satterley Property Group (SPG) respects the environment and accepts their responsibility to conduct all activities with due concern for their environmental impact.

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	38009054979
Organisation name	SATTERLEY PROPERTY GROUP PTY LTD
Organisation address	6005 WA

Proposed designated proponent details

Name	Drew Tomkins
Job title	Project Director
Phone	+61 8 9368 9043
Email	drewt@satterley.com.au
Address	Level 3, 27-31 Troode Street, West Perth WA 6005

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	97117883173
Organisation name	RPS AAP CONSULTING PTY LTD
Organisation address	Level 8, 31 Duncan Street, Fortitude Valley QLD 4006
Representative's name	Bree Brown
Representative's job title	Senior Consultant
Phone	08 9211 1121
Email	bree.brown@rpsconsulting.com
Address	PO Box 170 West Perth WA 6872

Confirmed Person proposing to take the action's identity

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

ABN/ACN	38009054979
Organisation name	SATTERLEY PROPERTY GROUP PTY LTD
Organisation address	6005 WA
Representative's name	Drew Tomkins
Representative's job title	Project Director
Phone	+61 8 9368 9043
Email	drewt@satterley.com.au
Address	Level 3, 27-31 Troode Street, West Perth WA 6005

Confirmed Proposed designated proponent's identity

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

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

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

No

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

No

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

No

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

No

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

No

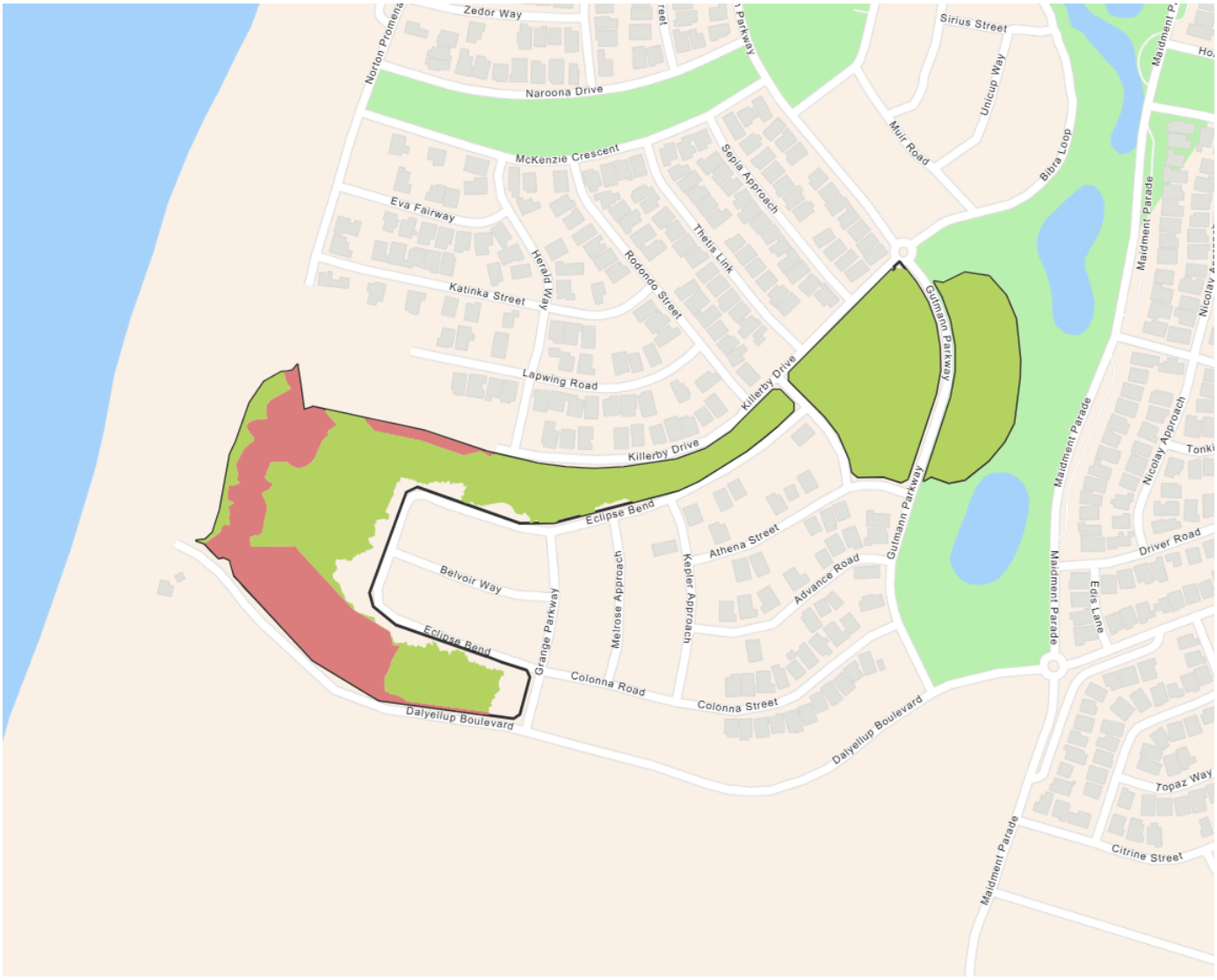
1.4 Payment details: Payment allocation

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

Person proposing to take the action

2. Location

2.1 Project footprint



Project Area: 12.82 Ha **Disturbance Footprint:** 2.75 Ha **Retention Area:** 9.13 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Lot 9111 Dalyellup Boulevard, Dalyellup, WA.

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? *

Stage 13 and 16 is located on Lot 9111 on Deposited Plan 424136. The land is freehold land that is privately owned by Satterley Property Group.

3. Existing environment

3.1 Physical description

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

The approximate 12.82 ha project area includes 11.91 ha of remnant vegetation and 0.95 ha of previously cleared land. The project area is zoned as Urban under the GBRS and as Urban Development under the Shire of Capel's TPS No. 8. The proposed action is in accordance with this zoning.

Regional geology mapping over the project area suggests that the project area is located on the Quindalup South (211Qu) system. The Quindalup South System comprises coastal dunes of the Swan Coastal Plain, with calcareous deep sands and yellow sands and coastal scrub.

Seven vegetation units were recorded within the project area, these are described in Att 17_EPBC Support Doc_RPS 2025, Table 4, pp.12 (with areas (ha) and condition of vegetation) and are shown in Att 1_Figures A to M_RPS 2025, Figure C.

- **AcDcLg:** *Acacia cochlearis, Spyridium globulosum*, *Hibbertia cuneiformis* tall to mid (open) shrubland over *Lepidosperma gladiatum* isolated sedges.
- **AcSgDdAf:** *Acacia cochlearis, Spyridium globulosum, Dodonaea dampieri* mid shrubland over *Alyxia buxifolia* low open shrubland to low sparse shrubs over *Conostylis aculeata* low sparse forbs, *Austrostipa flavescens* sparse tussock grasses (includes areas of almost bare sand)
- **AfSgLg:** *Agonis flexuosa* mid closed forest over *Spyridium globulosum* mid open shrubland over *Lepidosperma gladiatum*.
- **EgAfAbLg:** *Eucalyptus gomphocephala*, *Agonis flexuosa* mid closed forest over *Alyxia buxifolia, Diplolaena dampieri* low shrubland to sparse shrubland over *Lepidosperma gladiatum* sedgeland to open sedgeland
- **EgAfAcLg:** *Eucalyptus gomphocephala, Agonis flexuosa* mid closed forest over *Acacia cochlearis, Spyridium globulosum, Acacia rostellifera* mid shrubland over *Lepidosperma gladiatum* sparse shrubland*, Austrostipa flavescens* sparse tussock grasses
- **EgAfArLg:** *Eucalyptus gomphocephala, Agonis flexuosa, Acacia rostellifera* mid open to closed forest over *Spyridium globulosum* mid sparse shrubland over *Lepidosperma gladiatum* sparse sedgeland
- **EgAfHcLg:** *Eucalyptus gomphocephala, Agonis flexuosa* mid closed forest over *Hibbertia cuneiformis* isolated shrubs over *Lepidosperma gladiatum* sedgeland.

The majority of the vegetation within the project area was mapped as Very Good or Excellent condition, with the remaining mapped as Good condition. The vegetation that was recorded as Good condition was primarily assessed that way due to weed invasion, as it comprised some vegetation structure but is missing the lower vegetation stratum because of weed cover.

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

The proposed action is within an existing residential estate.

The surrounding existing land uses are residential, community and Regional Open Space.

An area of 9.12 ha of native vegetation will be retained within the project area that forms part of an existing east-west ecological corridor (Dalyellup/Gelorup/Crooked Brook Ecological Linkage) (Att 1_Figures A to M_RPS 2025, Figure M).

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

The proposed action area does not contain any outstanding natural features or landforms. Conservation significant fauna and vegetation values are discussed further below in section 3.2. The existing east-west ecological corridor (Dalyellup/Gelorup/Crooked Brook Ecological Linkage) (Att 1_Figures A to M_RPS 2025, Figure M) is an important feature partly encompassed by the project area. The corridor connects suitable habitat for Western Ringtail Possum (WRP) in the 130 ha coastal reserve in the western part of Dalyellup with remnant vegetation adjacent to Bussell Highway, located east of the project area (Att 1_Figures A to J_RPS 2025, Figure L). This vegetated corridor contains WRP habitat characteristics such as daytime refuges and high moisture forage. An area of 9.12 ha of native vegetation will be retained within the project area that forms part of the ecological corridor. The primary aim of the linkage habitat corridor is to conserve the natural environment and habitat values of the area (ATA 2008).

Other important or unique values proximate to the project area are discussed below.

There are National, State and Regional Parks within a 20 km radius of the project area (Landgate 2025a), including:

- Tuart Forest National Park is located approximately 8.4 km to the south-west at its closest extent
- Kalgulup Regional Park, located approximately 2 km to the north-east
- North Boyanup State Forest is located approximately 7.7 km to the east at its closest extent

The project area is within the Bunbury Water Reserve, a Priority Area – P3 Public Drinking Water Source Area (Landgate 2025). The objective of P3 source protection areas is to manage water quality contamination risks so that the drinking water source is maintained for as long as possible. Key management practices in P3 areas include deep sewerage. The proposed residential development will be connected to deep sewer.

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 elevations range between 6 m to 26 m AHD (Att 1_Figures A to M_RPS 2025, Figure H).

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

Key flora and vegetation findings from the flora and vegetation survey (Att 8_Flora and Veg Survey_RPS 2022, section 5.2.2.2, pp.11-17) are summarised below (with flora descriptions provided previously in section 3.1.1):

- No Threatened species listed under the BC Act or the EPBC Act were recorded within the survey area.
- No DBCA-listed Priority species were recorded within the survey area.

The flora and vegetation survey was undertaken during the flowering period for orchid species identified in the database searches. None of these species were recorded within the project area. Due to the degraded condition of the vegetation and the extent of weed invasion replacing the native understory, it is considered unlikely that conservation significant orchid species are present.

Fauna

During fauna surveys, only one listed threatened species, the WRP, was recorded within the project area (Att 12_Fauna Assessment Report_Harewood 2024). WRP survey results are summarised below.

The project area was found to contain several plant species used for foraging by one or more species of black cockatoos, however no actual evidence of foraging was observed during the survey period. No evidence of black cockatoo roosting within the project area was observed (Harewood 2024). The potential for black cockatoo breeding habitat within the project area is provided below and in more detail in Att 17_EPBC Supporting Document_Section 3.4.2.2, pp.15.

No evidence of any other migratory, threatened or priority species using the project area has been found to date.

Western Ringtail Possum surveys

Daytime field surveys were carried out in August, September and October 2024 and nocturnal surveys were carried out on the 28th and 30th of October 2024 by Harewood (2024) (Att 12_Fauna Assessment Report_Harewood 2024). The results (Att 1_Figures A to M_RPS 2025_Figure C) of these surveys found:

- Nine WRP dreys located within the project area. No dreys are located within the proposed disturbance footprint.
- Sixty-four trees containing hollows were recorded within the project area, ten of which were recorded within the development footprint. However, not all hollows are likely to be suitable for WRP to utilise.
- Eleven WRP were observed during the night survey on the 28 October 2024 and thirteen WRP were observed during the night survey on the 30 October 2024. All WRP were sighted outside the development footprint.

Surveys for WRP have been carried out biannually within the project area since 2013, with an average of twenty nine WRP recorded during the survey period for the past twelve years of surveys. The December 2024 survey results (21 recorded on first night of nocturnal surveys) were below the average for WRP at this site (Harewood 2024a) (Att 13_WRP Biannual Report Dec_Harewood 2024, section 3, pp.3).

WRP field surveys carried out by Biota (2025), recorded seven WRP in the Stage 13 and 16 survey area in August/September 2024 (low season) and thirteen WRP were recorded during the January 2025 survey (peak season).

Biota (2025) (Att 20_Dalyellup WRP Surveys_Biota 2025, section 1.0, pp.5) found that, across the 182.3 ha survey area buffer (which included the Stage 13 and 16 project area), the average home range estimate is 0.83+/-0.43 per ha for female WRP and 1.68+/- 0.86 per ha for males. These estimates fall within the typical range of WRP home range estimates available in the literature (Biota, 2025).

The population size density ranged from 1.14 individual WRPs per ha in the low season survey period (June-August) to 1.67 per ha in the high season survey period (December to January). However, Biota (2025) noted that site-specific home ranges and precise patterns of habitat usage would require individual movement studies and will be impacted by a variety of key habitat variables, such as availability of high-quality foliage, daytime refuges, canopy connectivity and protection from predation and fire.

Black cockatoo survey

A total of 2.67 ha of potential foraging habitat for black cockatoo species was recorded within the development footprint. Approximately 9.12 ha of vegetation, comprising potential black cockatoo habitat, is to be retained within the project area (Att 1_Figures A to M_RPS 2025, Figure B).

The quality of this foraging habitat was assessed based on the foraging quality scoring tool template provided in the *Referral Guideline for Three WA Threatened Black Cockatoo Species* (DAWE, 2022). Harewood (2024) determined the quality score of the foraging habitat to be 8, which is considered high-quality native foraging habitat.

Potential breeding habitat within the survey area comprised *Eucalyptus gomphocephala* trees with a DBH of over 300 mm. Two hundred and ninety three (293) potential breeding trees were identified within the project area, including:

- 45 potential breeding trees to be cleared (none with suitable hollows)
- 248 potential breeding trees to be retained, three of which contain a hollow potentially suitable for use by black cockatoos for breeding.

The potential breeding trees could potentially also be used for roosting, however as no signs of black cockatoos were observed within the project area, it is considered unlikely that the project area is currently used for roosting, although there is potential roosting habitat present.

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

Soil

Regional geology mapping over the project area suggests that the project area is located on the Quindalup South (211Qu) system. The Quindalup South System comprises coastal dunes of the Swan Coastal Plain, with calcareous deep sands and yellow sands and coastal scrub (Biggs, 1981).

Vegetation

Regional scale pre-European vegetation mapping for Western Australia identified two mapped vegetation associations within the project area (Att 1_Figures A to M_RPS 2025, Figure I):

- Spearwood 3 – Mainly jarrah and marri: *Eucalyptus marginata*, *Corymbia calophylla*,
- Spearwood 6 – Woodland southwest: Jarrah, marri and wandoo; *Eucalyptus marginata*, *Corymbia calophylla*, *E. wandoo*.

Seven vegetation units were recorded within the project area, these are described below and shown in Att 1_Figures A to M_RPS 2025, Figure C:

- **AcDcLg:** *Acacia cochlearis, Spyridium globulosum*, *Hibbertia cuneiformis* tall to mid (open) shrubland over *Lepidosperma gladiatum* isolated sedges.
- **AcSgDdAf:** *Acacia cochlearis, Spyridium globulosum, Dodonaea dampieri* mid shrubland over *Alyxia buxifolia* low open shrubland to low sparse shrubs over *Conostylis aculeata* low sparse forbs, *Austrostipa flavescens* sparse tussock grasses (includes areas of almost bare sand)
- **AfSgLg:** *Agonis flexuosa* mid closed forest over *Spyridium globulosum* mid open shrubland over *Lepidosperma gladiatum*.
- **EgAfAbLg:** *Eucalyptus gomphocephala*, *Agonis flexuosa* mid closed forest over *Alyxia buxifolia, Diplolaena dampieri* low shrubland to sparse shrubland over *Lepidosperma gladiatum* sedgeland to open sedgeland
- **EgAfAcLg:** *Eucalyptus gomphocephala, Agonis flexuosa* mid closed forest over *Acacia cochlearis, Spyridium globulosum, Acacia rostellifera* mid shrubland over *Lepidosperma gladiatum* sparse shrubland*, Austrostipa flavescens* sparse tussock grasses
- **EgAfArLg:** *Eucalyptus gomphocephala, Agonis flexuosa, Acacia rostellifera* mid open to closed forest over *Spyridium globulosum* mid sparse shrubland over *Lepidosperma gladiatum* sparse sedgeland
- **EgAfHcLg:** *Eucalyptus gomphocephala, Agonis flexuosa* mid closed forest over *Hibbertia cuneiformis* isolated shrubs over *Lepidosperma gladiatum* sedgeland.

The majority of the vegetation within the project area was mapped as Very Good or Excellent condition, with the remaining mapped as Good condition.

The flora and vegetation survey (RPS 2022) identified the TEC Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain within the project area.

The DBCA listed PEC and EPBC Listed TEC *'Tuart* (Eucalyptus gomphocephala) *woodlands and forests of the Swan Coastal Plain*' is present in (possibly) previously unreported stands.

The primary defining feature of this TEC is the presence of *Eucalyptus gomphocephala* (tuart) in the uppermost canopy, although this may co-occur with various other tree species (Department of the Environment and Energy, 2019). Tuart trees were present within the native vegetation at the site and the flora and vegetation survey confirmed that this TEC is present.

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 world heritage properties known to occur within or proximate to the project area.

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

A search of the DPLH Aboriginal Heritage Enquiry System did not identify any registered Aboriginal cultural heritage (ACH) sites within or proximate to the project area.

3.4 Hydrology

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

Groundwater

The project area is located within the Bunbury Groundwater Area and the Bunbury West sub-area and is part of the Public Drinking Water Source Area; the Bunbury Water Reserve (Landgate 2025) (Att 1_Figures A to M_RPS 2025, Figure G).

Groundwater beneath the project area is characterised by a superficial and Yarragadee formations at depth in DWER's Water Register (DWER 2025). The superficial formation is generally shallow in thickness and is recharged from rainfall infiltration. The Yarragadee formation underlies the superficial formation and is at shallow depth (10 m) in Dalyellup. Regional groundwater in the Yarragadee formation flows in a north-westerly direction (Att 10 Water Management Plan_ JDA Consulting Hydrologists 2010_Part 1, Section 2.3, pp 11).

Pre-urban annual average maximum groundwater levels (AAMGL) beneath the project area ranged from approximately 3.5 m AHD to approximately 1.5 m AHD towards the coastline, with a slight increase in levels shown in the post-urban development modelling, AAMGLs ranging from approximately 3.6 m AHD to 1.5 m AHD (Att 10 Water Management Plan_ JDA Consulting Hydrologists 2010_Part 1, Figures 12 and 15).

There are two groundwater licences which overlap the project area. The GWL 111211 is held by the Shire of Capel to extract up to 311,000 kL annually from the superficial formation and GWL 204082 is held by Dalyellup Beach Pty Ltd to extract up to 20,000 kL annually from the superficial formation (DWER 2025).

Surface water

There are no surface water bodies within the project area. The closest wetland is located approximately 250m to the south east (Resource Enhancement Wetland, UFI 15 821) (Landgate 2025) on the opposite side of Harewoods Road.

An Urban Water Management Plan (UWMP) has been prepared by JDA Consulting Hydrologists (2022) for Stages 13C-13E and Part of Stages 13F. The UWMP indicates that two proposed drainage basins will be installed in the project area (Att 11_UWMP _Figure 7_JDA 2022).

4. Impacts and mitigation

4.1 Impact details

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

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

4.1.1 World Heritage

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

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

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

—

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

No

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

No World Heritage properties known to occur proximate to the project area.

4.1.2 National Heritage

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

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

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

—

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

No

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

No National Heritage properties known to occur proximate to the project area.

4.1.3 Ramsar Wetland

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

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

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

—

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

No

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

No Ramsar Wetlands known to occur proximate to the project area.

4.1.4 Threatened Species and Ecological Communities

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

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

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

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	Anous tenuirostris melanops	Australian Lesser Noddy
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Caladenia huegelii	King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid
No	No	Calidris canutus	Red Knot, Knot
No	No	Calidris ferruginea	Curlew Sandpiper
Yes	Yes	Calyptorhynchus banksii naso	Forest Red-tailed Black-Cockatoo, Karrak
Yes	Yes	Calyptorhynchus baudinii	Baudin's Cockatoo, Long-billed Black-Cockatoo
Yes	Yes	Calyptorhynchus latirostris	Carnaby's Cockatoo, Short-billed Black-Cockatoo
No	No	Carcharodon carcharias	White Shark, Great White Shark
No	No	Caretta caretta	Loggerhead Turtle
No	No	Dasyurus geoffroii	Chuditch, Western Quoll
No	No	Diomedea amsterdamensis	Amsterdam Albatross
No	No	Diomedea dabbenena	Tristan Albatross
No	No	Diomedea epomophora	Southern Royal Albatross
No	No	Diomedea exulans	Wandering Albatross
No	No	Diuris micrantha	Dwarf Bee-orchid
No	No	Eubalaena australis	Southern Right Whale
No	No	Falco hypoleucos	Grey Falcon
No	No	Limosa lapponica menzbieri	Northern Siberian Bar-tailed Godwit, Russkoye Bar-tailed Godwit

Direct impact	Indirect impact	Species	Common name
No	No	Macronectes giganteus	Southern Giant-Petrel, Southern Giant Petrel
No	No	Natator depressus	Flatback Turtle
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Phaethon rubricauda westralis	Red-tailed Tropicbird (Indian Ocean), Indian Ocean Red-tailed Tropicbird
Yes	Yes	Pseudocheirus occidentalis	Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit
No	No	Rhincodon typus	Whale Shark
No	No	Sphyrna lewini	Scalloped Hammerhead
No	No	Thalassarche impavida	Campbell Albatross, Campbell Black-browed Albatross
No	No	Thalassarche melanophris	Black-browed Albatross
No	No	Thalassarche steadi	White-capped Albatross
No	No	Tringa nebularia	Common Greenshank, Greenshank

Ecological communities

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

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

Yes

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

The Protected Matters Tool Search (DCCEEW 2024), and results from the fauna assessment survey (Harewood 2024) and Flora and Vegetation Survey (RPS 2022) were analyzed and found the following MNES are likely to be directly and/or indirectly impacted by the proposed action:

- Western Ringtail Possum (*Pseudocheirus occidentalis*), Critically Endangered under the EPBC Act and BC Act
- Carnaby's Cockatoo (*Zanda latirostris*, listed as *Calyptorhynchus latirostris*), Endangered under the EPBC Act and BC Act
- Baudin's Cockatoo (*Zanda baudinii*, listed as *Calyptorhynchus baudinii*), Endangered under the EPBC Act and BC Act
- Forest Red-tailed Black cockatoo (*Calyptorhynchus banksii* subsp. *naso*), Vulnerable under the EPBC Act and BC Act
- Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain ecological community.

Direct impacts to threatened fauna

Black Cockatoos

Site surveys identified potential black cockatoo foraging and breeding habitat within the project area. The proposed development may result in direct impacts to threatened fauna (black cockatoo species) or habitat as the proposed development requires vegetation clearing.

The proposed development will result in the following direct impacts to potential black cockatoo habitat:

- Clearing up to 45 potential black cockatoo breeding trees (none of these trees have suitable hollows for black cockatoo species)
- Clearing up to 2.67 ha of potential black cockatoo foraging habitat (that does not represent primary foraging habitat).

Western Ringtail Possums

Site surveys identified WRP foraging and breeding habitat within the project area. The proposed development may result in direct impacts to WRP and their habitat as the proposed development requires vegetation clearing.

The proposed development will result in the following direct impacts to potential WRP habitat:

- Clearing 2.67 ha of WRP habitat, of which:
    - 1.60 ha comprises suitable WRP habitat
    - 1.17 ha is considered unsuitable/poor quality WRP habitat
- Clearing ten trees that contain hollows that may be suitable for WRP.

Indirect impacts to threatened fauna

Introduction and / or distribution of weeds, pests and diseases

There is the potential for Declared Pests, other weed species and disease to be introduced and / or spread during clearing activities associated with the proposed development. However, the risk of impacts from weed or disease spread can be managed through the implementation of hygiene protocols. Weed control will also be undertaken within areas of retained vegetation if new weeds are detected.

Injury or mortality during clearing activities

Construction of the proposal may result in increased vehicle movements within the development area, which would increase the risk associated with vehicle strike. There is also potential for injury or mortality of displaced fauna during vegetation clearing activities. Construction activities will be undertaken in accordance with measures identified in the Construction Environmental Management Plan (CEMP, Att 15_RPS 2025) to ensure that the risk of these impacts is minimised.

Accidental clearing of vegetation

It is proposed that 2.67 ha of native vegetation is cleared. However, there is a risk that areas outside the proposed clearing area is disturbed during clearing activities.

To ensure only the approved area of clearing is impacted, a CEMP will be implemented. The CEMP will include measures such as, the proposed clearing area will be clearly defined and demarcated on appropriate plans, as well as on-site, and all site personnel responsible for vegetation removal to be fully briefed on the removal task during toolbox meetings.

Disturbance of black cockatoos and WRP during breeding season

Proposed clearing activities may disturb black cockatoos and WRP during their breeding season. The risk of disturbance can be managed by the timing of clearing avoiding peak breeding times, where practical, for each species. Peak breeding times will be outlined in the CEMP and include:

- Carnaby's Cockatoo - September to January
- Forest Red-tailed Black cockatoo – April to June and August to September
- Baudins Cockatoo – August/September to February/March
- WRP – April to July and September to November.

Predation

There is a risk of increased predation of WRP from cats and dogs that will reside in the proposed residential lots. This risk will be minimised by the installation of dog proof fencing along the boundary of the retained ecological corridor. Cat enclosures will be promoted to future residents.

Fire

Vegetation to be retained is at risk from bushfires, including those started elsewhere, from ignition sources within the works area during construction and from activities on the future residential lots (e.g. backyard fire pits or burning off activities). The CEMP will outline measures to be implemented during the construction of the proposed development. Residents will need to adhere to fire ban periods to lower the risk of fire to the vegetation corridor.

Impact on threatened ecological communities

The vegetation types EgAfArLg, EgAfHcLg, EgAfAbLg and EgAfAcLg (Att 1_Figures A to M_RPS 2025, Figure F) are analogous with the EPBC listed Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain TEC.

Implementation of the proposed action will require clearing 2.67 ha of native vegetation within the project area, including 1.42 ha of vegetation type EgAfAbLg, which is described by RPS (2022) as *Eucalyptus gomphocephala*, *Agonis flexuosa* mid closed forest over *Alyxia buxifolia, Diplolaena dampieri* low shrubland to sparse shrubland over *Lepidosperma gladiatum* sedgeland to open sedgeland. This vegetation type is representative of the Tuart woodlands TEC.

The proposed development will also retain 9.12 ha of the Tuart woodlands TEC that comprises:

- 3.94 ha of EgAfAbLg
- 0.22 ha of EgAfAcLg
- 0.77 ha of EgAfArLg
- 4.19 ha of EgAfHcLg.

Direct impacts to threatened ecological communities

The proposed action includes the clearing of 45 Tuarts (>150 mm DBH) that form part of an estimated total 12.41 ha patch of the Tuart TEC (Att 1_Figures A to M_RPS 2025, Figure F). This 12.41 ha TEC patch comprises:

- 2.27 ha of Tuart TEC patch to be lost (inclusive of 1.42 ha of Tuart Woodlands TEC vegetation within the disturbance footprint which is proposed to be cleared). 0.85 ha of the 2.27 ha is considered to be part of the TEC patch (defined as an area extending 30m form the edge of the canopy), but does not necessarily contain Tuart woodland.
- 10.14 ha of Tuart TEC patch to be retained (inclusive of 9.12 ha of Tuart Woodlands TEC vegetation within the project area which will be retained).

The Tuart TEC patch to be lost excludes areas where retained mature Tuarts are located within 30m of the edge of the canopies of Tuarts to be cleared. It is anticipated that the retained Tuarts will maintain ecological function of the patch in those areas. Therefore, the area of Tuart TEC patch to be lost is calculated to be 2.27 ha (Att 1_Figures A to M_RPS 2025, Figure F).

Indirect impacts to threatened ecological communities

Introduction and / or distribution of weeds, pests and diseases

There is the potential for Declared Pests, other weed species and disease to be introduced and / or spread during clearing activities associated with the proposed development. However, the risk of impacts from weed or disease spread can be managed through the implementation of hygiene protocols. Weed control will also be undertaken within areas of retained vegetation if new weeds are detected.

Accidental clearing of vegetation

It is proposed that 1.42 ha of Tuart Woodland TEC is cleared. However, there is a risk for accidental clearing of the TEC outside the proposed clearing area during clearing activities. To ensure only the approved 1.42 ha is cleared, a CEMP will be implemented. The CEMP will include measures such as, the proposed clearing area will be clearly defined and demarcated on appropriate plans, as well as on-site, and all site personnel responsible for vegetation removal to be fully briefed on the removal task during toolbox meetings.

Fire

Vegetation to be retained is at risk from bushfires, including those started elsewhere, from ignition sources within the works area during construction and from activities on the future residential lots (e.g. backyard fire pits or burning off activities). The CEMP will outline measures to be implemented during the construction of the proposed development. Residents will need to adhere to fire ban periods to lower the risk of fire to the vegetation corridor.

Changes to hydrology

Dewatering is unlikely to be required during construction. Measures to address the risk of changes to hydrology impacting vegetation will be outlined in the CEMP.

Superficial groundwater extraction may occur post-construction if residents install garden bores.

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. *

Black cockatoos

The development of the project area will require clearing of:

- Approximately 45 potential black cockatoo breeding trees (i.e. Tuarts >300mm DBH); none contained hollows suitable for use by black cockatoos (Harewood, 2024)
- Approximately 2.67 ha of potential black cockatoo foraging habitat (that does not represent primary foraging habitat due to the flora species present (Harewood (2024).

The project area contains Tuart (*Eucalyptus gomphcephala*), Peppermint (*Agonis flexuosa*) and Acacia species that are known to be used by one or more species of black cockatoos. However, Harewood (2024) notes that Tuart is only foraged upon very sporadically by Carnaby's Cockatoo and Forest Red-tailed black cockatoos and that Peppermint and Acacia are rarely utilised as primary food sources. Primary food sources include Marri, Jarrah and Banksia species, all of which are absent from the project area (RPS 2022).

The quality of this foraging habitat was assessed based on the foraging quality scoring tool template provided in the *Referral Guideline for Three WA Threatened Black Cockatoo Species* (DAWE, 2022). Harewood (2024) determined the quality score of the foraging habitat to be 8, which is considered high-quality native foraging habitat (Att 17_EPBC Referral Supporting Document_RPS 2025, section 3.4.2.2, pp.15).

Loss of greater than or equal to 1 ha of foraging habitat with a foraging quality score of 5 to 10 requires an EPBC referral.

An assessment of the impacts to black cockatoo habitat from the proposed action has been undertaken against the significant impact guidelines 1.1 (DEWHA 2013) in Att 17_EPBC Referral supporting document_RPS 2025, Tables 14 to 15 , pp 33-33. The proposed action was deemed unlikely to be at variance with the significant impact criteria of the EPBC Act significant impact guidelines.

Foraging habitat within 12 km of the project area which may comprise better quality or primary food sources for black cockatoo species is provided in Att 1, Figures A to M_RPS 2025, Figure D. There is 7,500 ha of potential foraging habitat within national parks and reserves within 12km of the site. Consequently, direct impacts to 2.67 ha of potential foraging habitat (non-primary) represents a small portion (approximately 0.04%) of the vegetation protected in these reserves. Therefore, the clearing of up to 2.67 ha of foraging habitat and the clearing of 45 potential nesting trees is unlikely to have a significant impact on impact on any listed black cockatoo species.

Western Ringtail Possums

The development of the project area will require the clearing of:

- Approximately 1.60 ha of suitable WRP habitat identified as vegetation unit AfSgLg (RPS 2022) (shaded in blue) on Att 1_Figures A to M_RPS 2025, Figure C and EgAfAbLg (shaded as orange on the same figure).
- Approximately 1.17 ha comprised of shrubland and considered unsuitable/poor quality WRP habitat (identified as vegetation units AcSgDdAf and AcDcLg, shaded in yellow and pink respectively on Att 1_Figures A to M_RPS 2025, Figure C.

Due to the permanent loss of 'Supporting Habitat' greater than 0.5 ha in size, the proposal is at variance with the EPBC Act significant impact guidelines for the Vulnerable Western Ringtail Possum (*Pseudocheirus occidentalis*) in the southern Swan Coastal Plain, Western Australia (DEWHA 2009) (Att 17_EPBC referral supporting document_RPS 2025, Table 16, pp 34-37).

A significant impact assessment against the EPBC Act significant impact guidelines 1.1 (DEWHA 2013) by RPS (2025; Att 17, EPBC referral supporting document_RPS 2025, Table 16, pp 42) found that the proposal may be at variance with the following significant impact criteria:

- Reduce the area of occupancy of the species
- Result in an invasive species that are harmful to a vulnerable species becoming established in the endangered or critically endangered species' habitat.

It is considered that the loss of approximately 2.67 ha of WRP habitat (of which, 1.17 ha is considered poor quality habitat) is a small, localised reduction in the habitat extent that is unlikely to lead to a long-term reduction in the size of a population of WRP due to:

- The fact that the overall connectivity via the east-west WRP corridor contained within the project area will be maintained
- Habitat retained within the project area (of which the north and north eastern sections are part of the WRP corridor) includes:
    - 9.12 ha of WRP habitat
    - 54 hollow-bearing trees
    - nine trees containing dreys (Att 1, Figures A to J_RPS 2025, Figure C).

Given the that 2.67 ha of proposed clearing required to develop Stage 13 and 16, when compared to the amount of suitable remaining habitat proximate to the project area, such as in Regional Open Space areas (3,542 ha) within a 20 km radius, inclusive of the Tuart Forest National Park and Kalgulup Regional Park conservation areas (Att 1, Figures A to L_RPS 2025, Figure D) it is not expected that the proposal will have a significant impact on Western Ringtail Possums.

Management measures are proposed to minimize the impact of invasive species (in particular predatory animals such as domestic cats and dogs).

Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community

A 12.41 ha patch of the Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community (Tuart TEC), which is listed as Critically Endangered under the EPBC Act, has been mapped over the project area and adjacent areas of vegetation. A patch of Tuart TEC is a discrete and mostly contiguous area of vegetation that meets the key diagnostic characteristics for this TEC (Department of the Environment and Energy 2019a). To define a patch, the patch boundary is 30 m from the outer canopy of established tuart trees (DBH ≥ 150 mm), including dead tuarts.

The 12.41 ha of Tuart TEC patch comprises mostly vegetated areas, with some smaller areas cleared previously (EPBC 2006/3075) for existing residential development. The 12.41 ha patch of Tuart TEC, includes:

- 2.27 ha of Tuart TEC patch to be lost (inclusive of 1.42 ha of Tuart Woodlands TEC vegetation within the disturbance footprint which is proposed to be cleared)
- 10.14 ha of Tuart TEC patch to be retained (inclusive of 9.12 ha of Tuart Woodlands TEC vegetation within the project area which will be retained)

A total of 293 Tuart trees with a DBH of >150 mm were recorded within the project area (Harewood 2024). It is proposed that approximately 45 Tuart trees will be removed within the proposed clearing area. A total of 248 Tuart trees with a DBH of >150 mm will be retained the project area (Att 1_Figures A to M_RPS 2025, Figure F). Of the 248 Tuarts to be retained, 63% have a DBH >500mm DBH.

A significant impact assessment against the EPBC Act significant impact guidelines 1.1 (Att 17_EPBC referral supporting document_RPS 2025, Table 17, pp 47) found that the proposal may be at variance with the following significant impact criteria:

- Reduce the extent of an ecological community.

The proposed action is considered unlikely to significantly reduce the extent of an ecological community due to:

- Development of the project area will result in clearing approximately 1.42 ha of the Tuart TEC vegetation, which comprises 12% of the overall 12.41 ha TEC patch (inclusive of previously cleared areas).
- During the impact assessment to determine whether the proposed action will significantly reduce the total extent of the Tuart TEC, the following local and regional extents of Tuart TEC were calculated:
    - At a regional level, the 2015 area of occupancy of Tuart TEC was estimated to be 17,070 ha (Department of the Environment and Energy 2019a).
    - At a local level, there is currently approximately 300 ha of the Tuart TEC (i.e. Tuart Woodlands) remaining within a 7.5 km radius of the project area (Landgate 2025b).
    - The proposed clearing of 1.42 ha of vegetation within the Tuart TEC equates to 0.48% of the approximate 300 ha of Tuart TEC remaining within a 12 km radius of the project.

Given the minor extent of proposed clearing required to develop Stage 13 and 16 when compared to the amount of tuart woodlands proximate to the project area within a 12 km radius, such as 300 ha in the Tuart Forest National Park conservation area, and approximately 17,070 ha within the Swan Coastal Plain (Department of the Environment and Energy 2019a), it is not expected that the proposal will have a significant impact on the Tuart TEC.

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. *

Black cockatoos

The proposed action will result in clearing 2.67 ha of vegetation, comprising:

- 2.67 ha of potential black cockatoo foraging habitat
- Up to 45 potential black cockatoo breeding trees (none with suitable hollows).

There is 7,500 ha of potential foraging habitat within national parks and reserves within 12km of the site. Consequently, direct impacts to 2.67 ha of (non-primary) potential foraging habitat represents a small portion (approximately 0.04%) of the vegetation protected in these reserves. When considering the potential black cockatoo habitat protected in reserves within vicinity of the project area, impacts to black cockatoo habitat within the project area are not considered significant, especially as 9.12 ha of black cockatoo foraging habitat within the project area is to be retained.

While the proposal has been assessed against the referral thresholds and the loss of / impact on a known, suitable or potential nesting tree does trigger an EPBC Act referral, the proposed development of the site is unlikely to interfere with the recovery of black cockatoos, in accordance with the *Referral guidelines for three WA threatened black cockatoo species* (DCCEEW, 2022).

The clearing of 2.67 ha of foraging habitat and 45 potential breeding trees (none with suitable hollows) is a residual impact of the proposed action but is unlikely to interfere with the recovery of the species, reduce the area of occupancy of the species or adversely affect habitat critical to their survival.

Therefore, impacts to the Carnaby's cockatoo (*Zanda latirostris*), Baudin's cockatoo (*Zanda baudinii*), Forest red-tailed black-cockatoo (*Calyptorhynchus banksii naso*) will not be at variance to the significant impact criteria outlined in the Matters of National Environmental Significance Significant impact guidelines 1.1 and does not constitute a controlled action.

Western Ringtail Possums

Impacts to the Western Ringtail Possum (*Psuedocheirus occidentalis)* may be at variance to the following significant impact criteria outlined in the Matters of National Environmental Significance Significant impact guidelines 1.1:

- Reduce the area of occupancy of the species
- Result in an invasive species that are harmful to a vulnerable species becoming established in the endangered or critically endangered species' habitat.

However, when considering the area of WRP habitat protected in reserves within vicinity of the site, impacts to WRP habitat within the project area are not considered significant, especially as (in addition to the large areas of habitat protected regionally within reserves) 9.12 ha of WRP habitat is to be retained within the project area. Approximately 3,542 ha of habitat suitable for WRP are located within Regional Open Space reserves and are inclusive of areas legislated by the DBCA (i.e. the Tuart Forest National Park, located approximately 8.3 km to the south) and areas found to have regionally significant value for conservation (i.e. the Kalgulup Regional Park, located approximately 2 km to the north-east). The 1.60 ha of suitable WRP habitat to be cleared represents less than 0.02% of the remaining very high, high and medium habitat suitability for WRP within a 20 km radius of the project area (Landgate 2025).

The vegetation proposed to be cleared, which includes WRP habitat, is located within a proposed east/west ecological linkage that was implemented under the Greater Bunbury Regional Scheme (GBRS). It forms part of larger ecological corridor comprising the Dalyellup/Gelorup/Crooked Brook Ecological Linkage (Att 1_Figures A to M_RPS 2025, Figure M). The corridor connects suitable habitat for WRP in the 130 ha coastal reserve in the western part of Dalyellup with remnant vegetation adjacent to Bussell Highway, located east of the project area (Att 1_Figures A to M_RPS 2025, Figure M). The primary aim of the linkage habitat corridor is to conserve the natural environment and habitat values of the area (ATA 2008).

EPBC 2006/3075 (Att 2_EPBC 2006-3075 Decision) included four ‘manners’ by which the not-controlled action was to be undertaken. The manners focused on implementing measures to ensure that significant impacts on WRP were avoided and included:

1. The retention of 5.66 ha of native vegetation along the northern boundary, north-eastern corner, and a portion along the southern boundary. These areas will be maintained to retain and enhance values of WRP including as a viable linkage habitat for the northern and north east portions (of native vegetation).
2. The development of a WRP Management Plan (WRPMP) to address measures to maintain the southern east-west linkage to the immediate south of Stage 13.
3. All trees to be removed will be searched for WRP and dreys the day prior to the proposed day of clearing.
4. Translocation of up to three WRP may occur to an approved off-site location if agreed by Department of Environment and Conservation (now Department of Biodiversity, Conservation and Attractions).

The current WRPMP was developed in 2006 and was last updated in 2008 (Att 4_WRPMP_ATA 2008).

It outlines the proponent’s obligations with all particular manners of EPBC 2006/3075. It provides an overview of the management actions and strategies that have been employed to date to ensure the ecological corridor within the project area is maintained (Att 1_Figures A to M_RPS 2025, Figure L).

It is proposed that approximately 9.12 ha of native vegetation will be retained in the project area, which is considered to comprise habitat suitable for WRP. It is estimated that more than 6.5 ha of suitable WRP habitat to be retained is located within the ecological corridor located in the northern and northeast portions of the project area and forms part of existing and proposed POS.

Therefore, the proposed action is not considered to be a controlled action as 9.12 ha of retained native vegetation will maintain the functionality of the ecological linkage corridor for WRP within the project area, that has a WRP Management Plan in place.

Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community

The 12.41 ha patch of Tuart TEC mapped over the project area, includes:

- 2.27 ha of Tuart TEC patch to be lost (inclusive of 1.42 ha of Tuart Woodlands TEC vegetation within the disturbance footprint which is proposed to be cleared)
- 10.14 ha patch of Tuart TEC to be retained

When considering the (300 ha) area of Tuart TEC protected in reserves within 7.5 km of the project area, impacts to the TEC within the project area are not considered significant, especially as (in addition to the large areas of habitat within reserves) approximately 10.14 ha the Tuart TEC patch is to be retained adjacent to the proposed clearing area.

While the significant impact assessment against the EPBC Act significant impact guidelines 1.1 (Att 17_EPBC referral supporting document_RPS 2025, Table 17, pp 47) found that the proposal may be at variance with the significant impact criteria concerning ‘reducing the extent of an ecological community,’ the impact is small when compared to the extent of the Tuart TEC at regional and local levels.

This impact to the Tuart TEC will not significantly reduce the total extent of the Tuart TEC. At a regional level, the 2015 area of occupancy of Tuart TEC was estimated to be 17,070 ha (Department of the Environment and Energy 2019a). At a local level, there is currently approximately 300 ha of the Tuart TEC (i.e. Tuart Woodlands) remaining within a 7.5 km radius of the project area (Landgate 2025b). The proposed clearing of 1.42 ha of vegetation within the Tuart TEC equates to 0.48% of the approximate 300 ha of Tuart TEC remaining within a 12 km radius of the project.

Through the retention of 10.14 ha of Tuart TEC and implementation of the proposed action in accordance with the CEMP (Att 15_CEMP_RPS 2025, section 7, pp.32) which addresses threats identified in the conservation advice, the primary conservation objective for this ecological community to ‘mitigate the risk of extinction of the of the Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain ecological community, and help recover its biodiversity and function through protecting it from significant impacts as a Matter of National Environmental Significance under national environmental law, and by guiding implementation of management and recovery, consistent with the recommended priority conservation and research actions’ (set out in the Conservation Advice) will be met.

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. *

Black cockatoos

Avoidance measures

- 9.12 ha of potential black cockatoo habitat has been retained within the project area
- 248 Tuart trees (>300mm DBH) will be retained, three with potentially suitable hollows.

During the design phase of the proposal, concept engineering was remodeled to reduce the disturbance footprint to reduce impacts on the number of tuart trees (in particular >300 mm DBH) as possible. Revised engineering solutions have included:

- replacement of 1:6 batters with steeper 1:4 or 1:2 batters to reduce encroachment on tuart tree protection zones (TPZs)
- liaison with Shire of Capel to reduce speed zones from 70km/hr to 50km/hr along the proposed coastal linkage road which enables narrower road width, lessening encroachment on tuart TPZs.

Mitigation measures

- The risk of impacts from weeds or diseases can be managed through good vehicle hygiene during clearing and construction.
- Weed control should be carried out within the 12 months following clearing activities to reduce impacts on the area of retained vegetation in the ecological corridor.
- Avoidance of clearing activities during breeding season
- Delineation of the proposed clearing area prior to commencement of clearing activities (e.g. via a survey and the installation of temporary fencing or flagging) to prevent clearing outside of proposed areas of disturbance
- A fauna spotter will be employed to manage any encounters with black cockatoos during clearing activities.
- All site personnel to undertake environmental induction, including information on required fire management actions (e.g. no smoking on site, adherence to all fire ban notices, storage of flammable materials, access to fire extinguishers).

Measures to minimise impacts are discussed further in the CEMP (Att 15_CEMP_RPS 2025).

Western Ringtail Possum

Avoidance measures

- 9.12 ha of potential WRP habitat has been retained within the project area
- Fifty four hollow bearing trees will be retained including nine trees containing dreys.

Mitigation measures

- Weed control should be carried out within retained vegetation 12 months following clearing activities to reduce impacts on the area of retained vegetation in the ecological corridor.
- Delineation of the proposed clearing area prior to commencement of clearing activities (e.g. via a survey and the installation of temporary fencing or flagging) to prevent clearing outside of proposed areas of disturbance
- A fauna spotter will be employed to move an WRP encountered during clearing activities.
- Clearing activities will avoid wherever possible, peak breeding times described by Jones *et al.* (1994); April to July and September to November
- The risk of impacts from weeds or diseases can be managed through good vehicle hygiene during clearing and construction
- Dog-proof conservation fence and gates will be installed around the boundary of retained vegetation within POS or conservation areas.
- Cat enclosures to be recommended by developers to future landowners for all properties where cats are to be kept.

- All site personnel to undertake environmental induction, including information on required fire management actions (e.g. no smoking on site, adherence to all fire ban notices, storage of flammable materials, access to fire extinguishers).

Measures to minimise impacts are discussed further in the CEMP (Att 15_CEMP_RPS 2025).

Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community

Avoidance measures

- A 10.14 ha patch of Tuart TEC has been retained within the project area that comprises Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain Threatened Ecological Community (Tuart TEC).
- Approximately 248 Tuart trees with a DBH of >150 mm will be retained within the project area

Mitigation measures

- The risk of impacts from weeds or diseases can be managed through good vehicle hygiene during clearing and construction
- Delineation of the proposed clearing area prior to commencement of clearing activities (e.g. via a survey and the installation of temporary fencing or flagging) to prevent clearing outside of proposed areas of disturbance
- Weed control should be carried out within the 12 months following clearing activities to reduce impacts on the area of retained Tuart TEC in the ecological corridor
- Measures can be implemented during any dewatering activities to reduce groundwater draw down and cone of influence impacts on vegetation.
- All site personnel to undertake environmental induction, including information on required fire management actions (e.g. no smoking on site, adherence to all fire ban notices, storage of flammable materials, access to fire extinguishers).

Measures to minimise impacts are discussed further in the CEMP (Att 15_CEMP_RPS 2025).

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

Potential offset sites are being investigated should the proposed action be deemed a controlled action and an Offset Plan be required.

4.1.5 Migratory Species

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

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

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

Direct impact	Indirect impact	Species	Common name
No	No	Actitis hypoleucos	Common Sandpiper
No	No	Apus pacificus	Fork-tailed Swift
No	No	Ardenna carneipes	Flesh-footed Shearwater, Fleshy-footed Shearwater
No	No	Ardenna grisea	Sooty Shearwater
No	No	Balaenoptera edeni	Bryde's Whale
No	No	Balaenoptera musculus	Blue Whale
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris canutus	Red Knot, Knot
No	No	Calidris ferruginea	Curlew Sandpiper
No	No	Calidris melanotos	Pectoral Sandpiper
No	No	Caperea marginata	Pygmy Right Whale
No	No	Carcharhinus longimanus	Oceanic Whitetip Shark
No	No	Carcharias taurus	Grey Nurse Shark
No	No	Carcharodon carcharias	White Shark, Great White Shark
No	No	Caretta caretta	Loggerhead Turtle
No	No	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
No	No	Chelonia mydas	Green Turtle
No	No	Dermochelys coriacea	Leatherback Turtle, Leathery Turtle, Luth
No	No	Diomedea amsterdamensis	Amsterdam Albatross
No	No	Diomedea dabbenena	Tristan Albatross

Direct impact	Indirect impact	Species	Common name
No	No	Diomedea epomophora	Southern Royal Albatross
No	No	Diomedea exulans	Wandering Albatross
No	No	Diomedea sanfordi	Northern Royal Albatross
No	No	Eubalaena australis	Southern Right Whale
No	No	Hydroprogne caspia	Caspian Tern
No	No	Lagenorhynchus obscurus	Dusky Dolphin
No	No	Limosa lapponica	Bar-tailed Godwit
No	No	Macronectes giganteus	Southern Giant-Petrel, Southern Giant Petrel
No	No	Macronectes halli	Northern Giant Petrel
No	No	Megaptera novaeangliae	Humpback Whale
No	No	Mobula alfredi	Reef Manta Ray, Coastal Manta Ray
No	No	Mobula birostris	Giant Manta Ray
No	No	Motacilla cinerea	Grey Wagtail
No	No	Natator depressus	Flatback Turtle
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Onychoprion anaethetus	Bridled Tern
No	No	Orcinus orca	Killer Whale, Orca
No	No	Phoebetria fusca	Sooty Albatross
No	No	Pristis pristis	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
No	No	Rhincodon typus	Whale Shark
No	No	Thalassarche carteri	Indian Yellow-nosed Albatross
No	No	Thalassarche cauta	Shy Albatross

Direct impact	Indirect impact	Species	Common name
No	No	Thalassarche impavida	Campbell Albatross, Campbell Black-browed Albatross
No	No	Thalassarche melanophris	Black-browed Albatross
No	No	Thalassarche steadi	White-capped Albatross
No	No	Tringa nebularia	Common Greenshank, Greenshank

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

No

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

No migratory species were recorded within the project area during the 2024 fauna surveys nor was critical habitat considered to be present within the project area. Therefore, no migratory species will be impacted by the proposed action.

4.1.6 Nuclear

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

No

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

The proposal is not a nuclear action.

4.1.7 Commonwealth Marine Area

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

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

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

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

No

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

As the project is for a residential development, it will not impact on a Commonwealth Marine Area.

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 proposal is in Western Australia and is not proximate to the Great Barrier Reef.

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

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

No

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

The proposal does not involve coal seam gas and is not a large coal mining 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.

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

No

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

There are no Commonwealth Lands located within or proximate to the project's indicative Disturbance Footprint, therefore direct or indirect impacts are unlikely.

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.

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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 project is in Western Australia and not proximate to 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:

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. *

The development of the residential lots requires unavoidable clearing of native vegetation as the blocks were not able to be reconfigured. The clearing required for the proposed coastal linkage road was unavoidable due to the requirement to connect with existing roads to the south and north and batter requirements to address the undulating sand-dune geomorphology. No alternatives to the proposed action are relevant, however concept engineering has been remodelled to reduce the disturbance footprint to reduce impacts on the number of tuart trees as possible. Revised engineering solutions have included:

- replacement of 1:6 batters with either 1:4 or 1:2 batters to reduce encroachment on tuart tree protection zones (TPZs)
- liaison with Shire of Capel to reduce speed zones from 70km/hr to 50km/hr along the proposed coastal linkage road which enables narrower road width, lessening encroachment on tuart TPZs.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	17/11/2025	Yes	High
#2.	Document	Att 1_Figures A to M_RPS 2025_Redacted.pdf Booklet of figures relating to referral information (redacted)	17/11/2025	No	High

1.2.5 Information about the staged development

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 17_EPBC Referral Support Doc_RPS 2025.pdf Supporting information document for EPBC referral	01/12/2025	No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	16/11/2025	Yes	High
#2.	Document	Att 5a_WAPC Approval 164368_2024.pdf WAPC approval	31/05/2024	No	High
#3.	Document	Att 5b_WAPC approval 161366_2021.pdf WAPC planning approval	21/09/2021	No	High
#4.	Document	Att 5c_WAPC approval_163596_2023.pdf WAPC planning approval Stage 13F	12/05/2023	No	High
#5.	Document	Att 6_BMP_JBS&G 2023.pdf Bushfire Management Plan	29/11/2023	No	High
#6.	Document	Att 6_BMP_JBS&G 2023_Redacted.pdf Bushfire Management Plan	29/11/2023	No	High
#7.	Document	Att 7 CHRMAP_MP Rogers & Associates 2016.pdf Coastal Hazard Risk Management and Adaption Plan	01/10/2016	No	High
#8.	Link	PlanWA https://espatial.dplh.wa.gov.au/PlanWA/Index.htm..			High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 18_Archaeo survey_Snappy Gum 2025.pdf Archaeological survey report for Dalyellup	31/03/2025	Yes	High
#2.	Document	Att 18_Archaeo survey_Snappy Gum 2025_Redacted.pdf Archaeological survey report for Dalyellup	31/03/2025	No	High
#3.	Document	Att 19_Ethno survey_Ethnosciences 2025.pdf Ethnographic survey report of Dalyellup	31/03/2025	Yes	High
#4.	Document	Att 19_Ethno survey_Ethnosciences 2025_Redacted.pdf Ethnographic survey report of Dalyellup (Redacted)	31/03/2025	No	High
#5.	Link	Aboriginal Cultural Heritage Inquiry System https://espatial.dplh.wa.gov.au/ACHIS/index.html..			High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	16/11/2025	Yes	High
#2.	Document	Att 17_EPBC Referral Support Doc_RPS 2025.pdf Supporting information document for EPBC referral	30/11/2025	No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	16/11/2025	Yes	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	16/11/2025	Yes	High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	16/11/2025	Yes	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 12_Fauna Assessment Report_Harewood 2024.pdf Fauna Assessment Report for Stages 13 and 16 Dalyellup Beach Estate	01/11/2024	Yes	High
#2.	Document	Att 12_Fauna Assessment Report_Harewood 2024_Redacted.pdf Fauna Assessment Report for Stages 13 and 16 Dalyellup Beach Estate (Redacted)	01/11/2024	No	High
#3.	Document	Att 13_WRP Biannual Report Dec_Harewood 2024.pdf Biannual WRP survey report	31/01/2025	Yes	High
#4.	Document	Att 13_WRP Biannual Report Dec_Harewood 2024_Redacted.pdf Biannual WRP survey report (Redacted)	31/01/2025	No	High
#5.	Document	Att 17_EPBC Referral Support Doc_RPS 2025.pdf Supporting information document for EPBC referral	30/11/2025	No	High
#6.	Document	Att 20_Dalyellup WRP Surveys_Biota 2025.pdf Dalyellup Stage 13G, 13/16 and 14F Western Ringtail Possum Survey Report	31/03/2025	Yes	High
#7.	Document	Att 20_WRP Surveys_Biota 2025_Redacted.pdf Dalyellup Stage 13G, 13/16 and 14F Western Ringtail Possum Survey Report (Redacted)	31/03/2025	No	High
#8.	Document	Att 8_Flora and veg survey_RPS 2022.pdf Flora and vegetation survey report	08/02/2022	Yes	High
#9.	Document	Att 8_Flora and veg survey_RPS 2022_Redacted.pdf	08/02/2022	No	High

Flora and vegetation survey report
(redacted)

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	16/11/2025	Yes	High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	16/11/2025	Yes	High
#2.	Document	Att 10_Water Management Plan_JDA 2010.pdf Water Management Plan Dalyellup Beach Estate	01/10/2010	No	High
#3.	Document	Att 11_UWMP_Fig 7_JDA 2022.pdf Dalyellup Beach Urban Water Management Plan, Figure 7 (Stormwater Management Plan)	01/12/2022	No	High
#4.	Link	Locate https://maps.slip.wa.gov.au/landgate/locate/			High
#5.	Link	Water register https://maps.water.wa.gov.au/#/webmap/register			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 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	16/11/2025	Yes	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 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	16/11/2025	Yes	High
#2.	Document				

Att 17_EPBC Referral Support Doc_RPS 2025.pdf Supporting information document for EPBC referral	30/11/2025	No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1_Figures A to M_RPS 2025.pdf Booklet of figures relating to referral information	16/11/2025	Yes	High
#2.	Document	Att 15_CEMP_RPS 2025.pdf Construction and Environmental Management Plan	04/12/2025	Yes	High
#3.	Document	Att 15_CEMP_RPS 2025_Redacted.pdf Construction and Environmental Management Plan (Redacted)	04/12/2025	No	High
#4.	Document	Att 2_EPBC 2006-3075 decision.pdf EPBC approval 2006/3075	26/10/2006	No	High
#5.	Document	Att 4_WRPMP_ATA 2008 .pdf WRP Management Plan Stages 13 and 16 Dalyellup	01/11/2008	Yes	Medium
#6.	Document	Att 4_WRPMP_ATA 2008 _Redacted.pdf WRP Management Plan Stages 13 and 16 Dalyellup (Redacted)	01/11/2008	No	Medium

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 15_CEMP_RPS 2025.pdf Construction and Environmental Management Plan	03/12/2025	Yes	High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	97117883173
Organisation name	RPS AAP CONSULTING PTY LTD
Organisation address	Level 8, 31 Duncan Street, Fortitude Valley QLD 4006
Representative's name	Bree Brown
Representative's job title	Senior Consultant
Phone	08 9211 1121
Email	bree.brown@rpsconsulting.com
Address	PO Box 170 West Perth WA 6872

☑ 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, **Bree Brown of RPS AAP CONSULTING PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

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

Completed Person proposing to take the action's declaration

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

ABN/ACN	38009054979
Organisation name	SATTERLEY PROPERTY GROUP PTY LTD
Organisation address	6005 WA
Representative's name	Drew Tomkins

Representative's job title	Project Director
Phone	+61 8 9368 9043
Email	drewt@satterley.com.au
Address	Level 3, 27-31 Troode Street, West Perth WA 6005

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

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

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

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

✔ Completed Proposed designated proponent's declaration

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

Same as Person proposing to take the action information.

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

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

☑ I, **Drew Tomkins of SATTERLEY PROPERTY GROUP PTY LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

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