



Australian Government

Department of Climate Change, Energy,  
the Environment and Water

## Notification of variation of proposal to take action

### Land Development, James Street and Well Street, East Wanneroo, Elberton Property (EPBC 2021/9106)

This decision is made under section 156B of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

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**proposed action** to clear native vegetation for future housing and roads on Lots 36 and 49 at 20 James Street Mariginiup and 31 Wells Street, Mariginiup, WA [See EPBC Act referral 2021/9106 as varied by variation request dated 24 March 2022].

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**varied proposed action** to construct a residential development including earthworks, road access, and landscaping activities at Lot 36 (Number 20) James Street and Lot 39 (Number 31) Wells Street and Harris Street road reserve, Mariginiup, within the City of Wanneroo and 25 km north of Perth CBD, Western Australia (See EPBC Act referral 2021/9106, subject to the variations of the Action accepted by the Minister under section 156B on 20 May 2022 and submitted to the department dated 4 July 2025).

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**person proposing to take the action** Elberton Developments Pty Ltd  
ACN: 122 581 784

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#### Variation decision: accepted

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**variation** To increase the development envelope from 5.75 ha to 7.48 ha to incorporate Harris Street road reserve and the road verges of Wells, Tapping and James Street, Mariginiup, to facilitate road access and services.

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#### Person authorised to make decision

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**name and position** Kylie Calhoun  
Branch Head  
Environment Assessments West

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**signature**

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**date of decision** 8 August 2025

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