

Residential Development - Elliot and Nicholas Road, Wanneroo

Application Number: 02893

Commencement Date:
24/04/2025

Status: Locked

1. About the project

1.1 Project details

1.1.1 Project title *

Residential Development - Elliot and Nicholas Road, Wanneroo

1.1.2 Project industry type *

Residential Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/05/2026

1.1.4 Estimated end date *

01/12/2035

1.2 Proposed Action details

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

Satterley East Wanneroo Pty Ltd trading as Satterley Property Group (the proponent; SPG) intend to progress the development of several parcels of land located within the 'Precinct 3' area of the East Wanneroo District Structure Plan (EWDSP; **Attachment 1**). The EWDSP was prepared by the Western Australian Planning Commission (WAPC) with the intent of guiding the progressive and coordinated urbanisation of East Wanneroo, dividing an 8,300 hectare (ha) area into 28 precincts. Precinct 3 is located within the southwestern portion of the EWDSP area, and extends over approximately 135 ha within the suburb of Wanneroo (**Attachment 2, Figure 1**).

Further to the EWDSP a Local Structure Plan (LSP) for Precinct 3 has also been prepared and is currently progressing through the State planning assessment and approvals process. A copy of the LSP is provided in **Attachment 3**.

Landholdings which are subject to this EPBC referral are detailed below:

- Part Lot 3 (No. 178) Elliot Road
- Part Lot 4 (No. 186) Elliot Road
- Part Lot 29 (No. 179) Elliot Road
- Part Lot 30 (No. 191) Elliot Road
- Part Lot 31 (No. 207) Elliot Road
- Part Lot 32 (No. 215) Elliot Road
- Part Lot 33 (No. 223) Elliot Road
- Part Lot 41 (No. 220) Elliot Road
- Part Lot 42 (No. 206) Elliot Road
- Part Lot 62 (No. 62) Nicholas Road

Of these landholdings, a total of 22.07 ha pertains to the area being referred under this application (the 'project area'). The disturbance footprint within the referral area is 15.84 ha (**Attachment 2, Figure 2**).

Within the project area, the 'proposed action' will include:

- Staged clearing of selected areas of vegetation within the project area, via mechanical clearing
- Staged subdivision and development.

Based on the above proposed actions, the following impacts to MNES have been identified (**Attachment 4a; Attachment 4b**):

- Loss of up to 10.72 ha of vegetation which is considered high value Carnaby's Black Cockatoo (*Zanda latirostris*) (CBC) and moderate value Forest Red-tailed Black Cockatoo (*Calyptrorhynchus banksii naso*) (FRTBC) foraging habitat (**Attachment 2, Figure 3**)
- Loss of 10 potential black cockatoo breeding trees, none of which contain potentially suitable breeding hollows (**Attachment 2, Figure 3**)
- Loss of up to 8.09 ha of vegetation which represents the Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community (BWTEC) (**Attachment 2, Figure 4**).

Avoidance and onsite mitigation actions which form part of the proposal include:

- Retention and protection of 4.26 ha of BWTEC, 5.73 ha of CBC and FRTBC foraging habitat and 11 potential breeding trees within the future Parks and Recreation Reserve.

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

Yes

1.2.3 Is the proposed action the first stage of a staged development (or a larger project)?

No

1.2.4 Related referral(s)

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

The proposed action being undertaken by the proponent is part of the broader implementation of the EWDSP and Precinct 3 LSP, which are subject to individual development parcels by private development entities, and as such, does not form part of this referral (**Attachment 1; Attachment 3**).

The overall SPG development areas extend over approximately 38.41 ha and comprise areas which are cleared of native vegetation and used for horticultural and residential purposes. As such, the project area being referred (22.07 ha) relates to the portions of the overall site which contain values representing Matters of National Environmental Significance (MNES), as well as some cleared areas adjacent to the MNES (**Attachment 2, Figure 3; Figure 4**).

The areas of the SPG landholdings, that are not included in the referred project area (16.34 ha), do not contain MNES and are therefore proposed to be developed in accordance with the Precinct 3 LSP and subdivision and/or development approvals once received. The technical studies, of which most covered the entire Precinct 3 LSP area, demonstrate that these areas do not contain MNES (**Attachment 4a; Attachment 4b**).

Therefore, a staged development approach is proposed, whereby all areas containing MNES are included within the referred project area (22.07 ha). Areas with no MNES will proceed outside the referral process (total 16.34 ha), with design and management carefully planned to avoid any indirect impacts on adjacent MNES. As such, all potential impacts to MNES which may occur as a result of the proposed action will be assessed through this referral.

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

The project area is zoned 'Urban Deferred' and 'Rural' under the Perth Metropolitan Region Scheme (MRS), and 'Rural' under the City of Wanneroo District Planning Scheme No. 2 (DPS 2) (DPLH, 2025). The proponent is preparing an MRS application to amend the zoning to 'Urban' for the proposed development areas, in line with other recently rezoned precincts in the EWDSP.

The EWDSP identifies the project area as 'Suburban Neighbourhood', 'Parklands' and 'Parklands - Subject to Confirmation' (**Attachment 1**). The proposed development, as shown in the Precinct 3 LSP, generally aligns with the EWDSP with the 'Parklands - Subject to Confirmation' refined as part of the development design (**Attachment 3**).

Commonwealth Legislation and Guidance

The proposed action may impact on MNES, namely two south-western Black Cockatoo species (Carnaby's Black Cockatoo and Forest Red-tailed Black Cockatoo) and the BWTEC. Relevant Commonwealth legislation and guidelines include:

- *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)
 - relevant due to potential impacts on MNES listed under the Act
- *Matters of National Environmental Significance - Significant Impacts Guidelines 1.1* (DEWHA, 2013)
 - relevant as provides guidance on the significance of impacts on MNES
- *Referral Guideline for 3 WA Threatened Black Cockatoo Species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black Cockatoo* (DAWE, 2022) -
 - relevant as details that the project area is within the modelled distribution of the Carnaby's Cockatoo and Forrest Red-tailed Cockatoo and is outside the modelled distribution of Baudin's Black cockatoo, and meets the referral guideline thresholds
- *EPBC Referral Guidance - Banksia Woodlands of the Swan Coastal Plain ecological community* (DoEE, 2019)
 - relevant as the project area contains BWTEC and details referral guidelines for impacts on BWTEC

State Legislation and Guidance

Western Australian State Legislation, planning policies and guidance relevant to the project include:

- *Environmental Protection Act 1986* (EP Act)
 - relevant as it is the overarching environmental legislation in Western Australia
- *Western Australian Biodiversity Conservation Act 2016* (BC Act)
 - relevant due to the listing of species and ecological communities in Western Australia
- *Planning and Development Act 2005* (PD Act)
 - the PD Act requires that all proposed schemes and scheme amendments are referred to the Environmental Protection Authority (EPA) under Section 48A of the EP Act, with the project area forming part of an area referred to the EPA in 2015 (MRS Amendment 1308-41) with the purpose of changing the MRS zoning of the area from 'Rural' to 'Urban Deferred'
 - in February 2016, the EPA determined that the MRS Amendment 1308-41 did not require assessment under Part IV of the EP Act
- *EPA Guidance Statement No. 33 - Environmental Guidance for Planning and Development* (EPA, 2008)
 - relevant due to assessment of environmental factors in accordance with EPA standards (as noted above)
- *EPA Technical Guidance - Terrestrial Vertebrate Fauna Surveys* (EPA, 2020)
 - relevant for detailing how surveys should be undertaken to determine fauna and fauna habitat values within a site
- *EPA Technical Guidance - Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)

- relevant for detailing how surveys should be undertaken to determine flora and vegetation values within a site

Local Policies and Guidelines (City of Wanneroo)

The City of Wanneroo Local Planning Policies and Guidelines which are relevant to the proposal include:

- Local Planning Policy 1.1 - Conservation Reserves
 - provides guidance on the classification of Public Open Space (POS) as 'Conservation' under DPS 2
- Local Planning Policy 3.1 - Local Housing Strategy Implementation
 - provides a framework that guides identified housing precincts/ infill developments
- Local Planning Policy 3.3 - Fauna Management
 - aims to ensure the management of macro-fauna by landowners and/or developers of land proposed for urban development
- Local Planning Policy 4.3 - Public Open Space
 - designed to be considered during scheme amendments, structure plans, local development plans, subdivision applications and development applications to guide the provision, location, design and development of POS
- Local Planning Policy 5.3 - East Wanneroo
 - provides guidance on the consideration of planning proposals within the EWDSP area, of which the project area is within
- Local Planning Policy 4.8 - Tree Preservation
 - this Policy is designed to provide a mechanism to protect significant trees within land subject to future development, and proposed POS spaces

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. *

The preparation of the EWDSP allowed for numerous consultation sessions (DPLH, 2021). This has included:

- Creation of a Steering Group which comprises key government agencies, specialist consultants working on behalf of the Department of Planning, Lands and Heritage (DPLH), the City of Wanneroo, a community reference group (CRG) and the Whadjuk Working Party, as well as representatives from the following:
 - Department of Water and Environmental Regulation (DWER)
 - Department of Biodiversity, Conservation and Attractions (DBCA)
 - Department of Fire and Emergency Services (DFES)
 - Department of Education (DoE)
 - Department of Health (DoH)
 - Department of Transport (DoT)
 - Public Transport Authority (PTA) / Metronet
 - Main Roads Western Australia (MRWA)
 - Water Corporation
 - Western Power
- Establishment of the East Wanneroo CRG, comprising 36 local representatives, with two workshops held in 2018 to allow for community-led preparation of the EWDSP
- Consultation with the Whadjuk Working Party, part of the South West Aboriginal Land and Sea Council (SWALSC), with note that consultation will continue as each Precinct reaches Local Structure Plan (LSP) stage
- Consultation with the City of Wanneroo (Local Government), relevant State Government agencies, and utility providers
- Direct landowner engagement.

In September 2019, the EWDSP was released for public comment and received over 450 submissions. These submissions were then reflected in the updated EWDSP, where required and as appropriate.

The Precinct 3 LSP has been advertised for public comment by the City of Wanneroo, with comment received to inform the City's assessment of the plan.

1.3.1 Identity: Referring party

Privacy Notice:

Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

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1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	92143411456
Organisation name	COTERRA PTY LTD
Organisation address	6005 WA

Referring party details

Name	Kristen Watts
Job title	Director
Phone	08 9381 5513
Email	kristen.watts@coterra.com.au
Address	L1, 98 Colin Street, West Perth WA 6005

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 20659467517

Organisation name SATTERLEY EAST WANNEROO PTY LTD

Organisation address 6005 WA

Person proposing to take the action details

Name Kris Tilaka

Job title Senior Development Manager

Phone (08) 9368 9000

Email krist@satterley.com.au

Address Level 3/27-31 Troode Street, West Perth 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 has a satisfactory history of undertaking responsible environmental management.

The proponent has no past or present proceedings under a Commonwealth or State law for the protection of the environment.

The proponent has progressed numerous developments of similar nature in line with approvals issued under the EPBC Act. Previous referrals under the EPBC Act by the proponent include:

- 2018/8382 - Stoneville Townsite Development, Perth, WA
- 2017/8062 - Upper Swan Urban Development, 25 km north, north-east of Perth, WA
- 2016/7846 - Residential Development and bushfire protection within part Lot 9006 Reilly Road, Harrisdale WA
- 2015/7516 - Lindum Vale residential development, Mickleham, Vic
- 2014/7308 - Mandogalup Urban Development, Mandogalup, WA
- 2011/6137 - Urban and Residential Development at Lot 9 Brighton, WA
- 2010/5476 - Honeywood Estate Development, WA
- 2009/5155 - Urban Residential Development at Lot 9049 Marmion Avenue, WA
- 2007/3885 - Austin Cove Estate Phase II Residential Development, WA
- 2007/3361 - Dalyellup Beach Estate - Residential Development, WA

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 proposed development will be undertaken in line with SPG's Environmental Policy (**Attachment 5**). The Policy outlines SPG's commitment to reducing environmental impacts associated with development through continuous improvement in the outputs provided by SPG, and states: "*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	20659467517
Organisation name	SATTERLEY EAST WANNEROO PTY LTD
Organisation address	6005 WA
Proposed designated proponent details	
Name	Kris Tilaka
Job title	Senior Development Manager
Phone	(08) 9368 9000
Email	krist@satterley.com.au
Address	Level 3/27-31 Troode Street, West Perth 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	92143411456
Organisation name	COTERRA PTY LTD
Organisation address	6005 WA
Representative's name	Kristen Watts
Representative's job title	Director
Phone	08 9381 5513
Email	kristen.watts@coterra.com.au
Address	L1, 98 Colin Street, West Perth WA 6005

✔ 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	20659467517
Organisation name	SATTERLEY EAST WANNEROO PTY LTD
Organisation address	6005 WA
Representative's name	Kris Tilaka
Representative's job title	Senior Development Manager
Phone	(08) 9368 9000
Email	krist@satterley.com.au
Address	Level 3/27-31 Troode Street, West Perth 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? *

Yes

1.4.10 Enter purchase order number *

62974

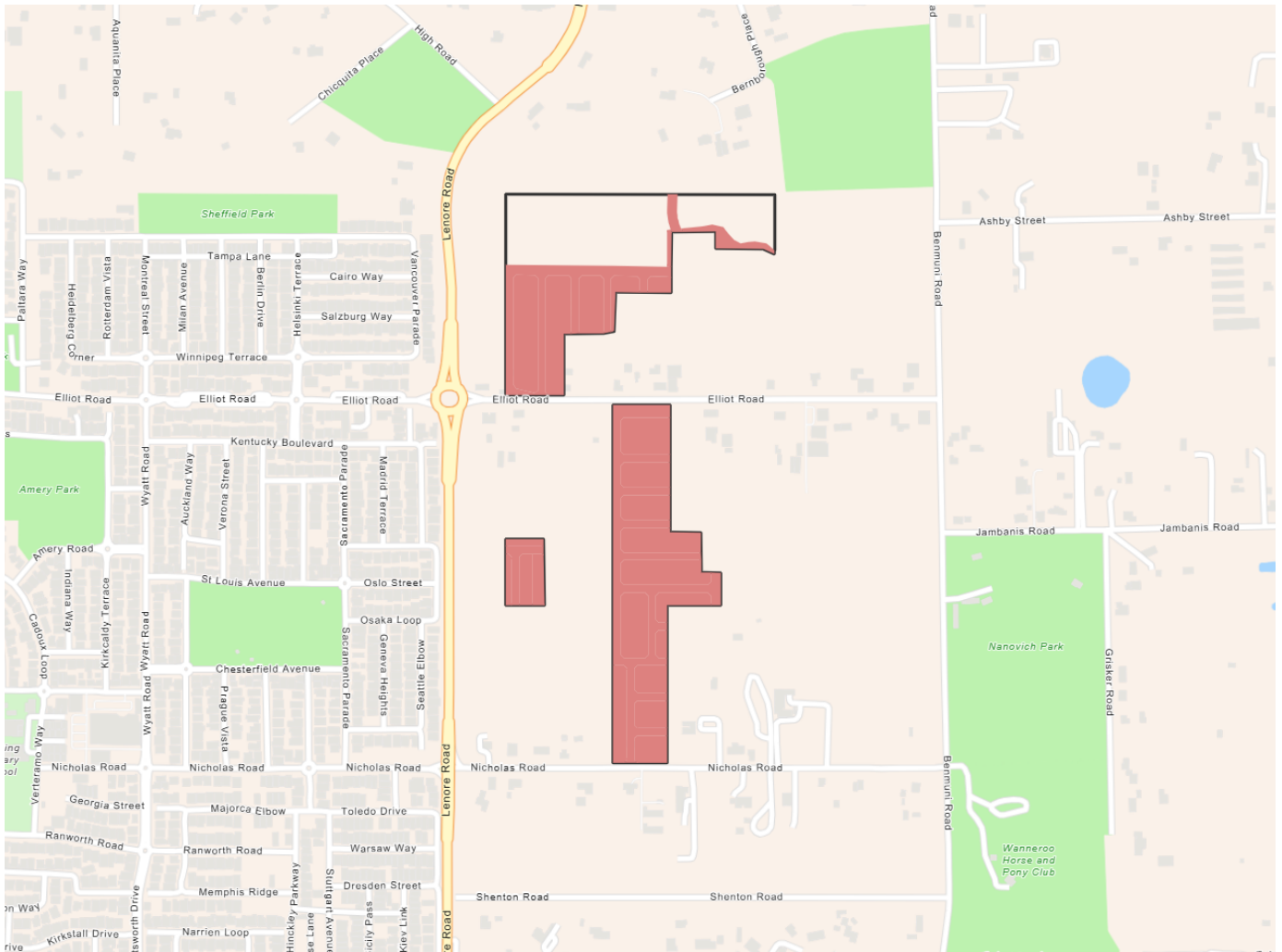
1.4 Payment details: Payment allocation

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: 22.10 Ha Disturbance Footprint: 15.87 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Various Lots, Elliot Road and Nicholas Road, Wanneroo

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? *

All lots within the proposed action area are contracted for purchase by SPG or are already owned by SPG.

3. Existing environment

3.1 Physical description

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

The project area is 22.07 ha in size, and is located within the City of Wanneroo, approximately 21 km north of the Perth Central Business District (CBD), and is zoned 'Urban Deferred' and 'Rural' under the MRS, and 'Rural' under the City of Wanneroo District Planning Scheme 2 (DPS2) (**Attachment 2, Figure 2; Figure 3**). To facilitate the proposed development, the 'Urban Deferred' zone within the project area (and relevant surrounding land parcels) will be changed to 'Urban' under the MRS and 'Residential' under DPS2. The 'Rural' zone under the MRS will be changed to 'Parks and Recreation'.

The project area presently contains a variety of land uses consistent with the zoning of 'Rural'. Land uses include:

- Rural residential housing and associated land uses (e.g., work sheds)
- Market gardens and orchards
- Equestrian activities
- Remnant bushland

Adjacent land uses to the project area comprise (DPLH, 2025):

- 'Residential' (DSP2) / 'Urban' (MRS) zoned lots associated with the development to the west of the project area
- 'Rural' (DSP2) / 'Urban Deferred' (MRS) zoned lots to the immediate south and northeast of the project area
- 'Urban Deferred' (DSP2) / 'Regional Open Space' associated with the State of Western Australia land containing the Wanneroo Harness Racing Club to the southeast of the project area
- Bush Forever Area 471 within and adjacent to the northernmost boundary of the project area, zoned 'Regional Open Space' under the MRS

Access to the project area is provided by both Elliot and Nicholas Road, which run parallel in an east-west alignment, and will remain in place as part of the proposed development as outlined in the LSP (**Attachment 3**).

During the 1960's, the project area was subdivided to create the existing rural residential lots. Since then, further vegetation clearing and development, primarily for agricultural purposes, has occurred. As a result of the historical and current land uses, and associated clearing activities, the ecological values of the project area are mixed.

Within the project area, the following ecological values are present (**Attachment 2, Figure 3; Figure 4**):

- 12.35 ha of vegetation representative of the Banksia Woodland TEC
- 16.45 ha of Banksia Woodland vegetation identified as fauna habitat
- 7 Class 4 Black Cockatoo breeding trees (trees with large hollows that were not suitable to support Black Cockatoo breeding)
- 14 Class 5 Black Cockatoo breeding trees (trees currently without large hollows)

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

The development of the project area will facilitate urban infill, being residential housing, and includes the provision of public open space and Parks and Recreation reserve (**Attachment 3**).

The proposed development generally aligns with the EWDSP, zoning of the project area, and proposed Precinct 3 LSP (**Attachment 1; Attachment 3**).

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

The project area's natural features are limited, due to it's historical rural land use which has led to the environment being highly modified and degraded.

A portion of the northern most boundary of the project area is zoned under the MRS as 'Rural' and encompasses 'Part C' of Bush Forever Site 471. This area is designated as a Bush Forever area, and is identified within the Western Australian State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region. The proposed Precinct 3 LSP has designated this area 'Parks and Recreation' as shown in the EWDSP (**Attachment 1; Attachment 3**).

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 ranges in elevations from 57 to 76 metres Australian Height Datum (mAHD) (**Attachment 2, Figure 5**).

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

A Detailed Flora and Vegetation Survey was undertaken over the project area in spring 2025 by Ecoscape (**Attachment 4a and 4b**). This assessment found a total of 80 vascular flora taxa, from 132 genera and 54 families, recorded in quadrats, opportunistically and during targeted searches for conservation significant flora. Of these, 49 species were introduced (weeds), representing approximately 27% of the total flora observed within the project area. Weed species ranged from a minimum of 3% cover, to a maximum 30% cover, with a mean coverage of 12.3% per quadrat. The Declared Weed *Opuntia stricta* (Common Prickly Pear) was recorded at one location within Lot 34.

The native species present comprised an average of 29.7 species per quadrat, and the most commonly represented genera were *Acacia* (eight taxa) and *Banksia* (five taxa). No Threatened flora listed under the EPBC Act, other significant flora or flora of taxonomic interest were recorded during the Ecoscape survey of the project area.

A previous Detailed Flora and Vegetation survey over part of the project area, including Lots 3, 29, 30, 42 and 63 was undertaken by PGV Environmental in spring 2022 (**Attachment 6**). No Threatened flora listed under the EPBC Act, or other significant flora of taxonomic interest were recorded during this survey (PGV Environmental, 2023).

Fauna

Two fauna surveys have occurred within the Precinct 3 area. These are:

- Fauna Survey and Black Cockatoo Habitat Assessment with field work undertaken during spring 2022 by PGV Environmental (2023), including targeted sites within Precinct 3 (including Lots 3, 29, 30, 42 and 43 Elliott Road and Lot 62 Nicholas Road, Wanneroo, which are within the project area) (**Attachment 6**)
- Fauna Survey and Black Cockatoo Habitat Assessment with field work undertaken during February 2025 by Ecoscape (Ecoscape, 2025) (**Attachment 4a; Attachment 4b**).

Key findings of the PGV (2023) survey include (**Attachment 6**):

- Potentially suitable habitat within the survey area was identified for three black cockatoo species (Carnaby's Black Cockatoo (CBC), Baudin's Black Cockatoo (BBC) and Forest Red-tailed Black Cockatoos (FRTBC)
- The survey area is located outside of the modelled breeding area distribution for BBC, noting the species is considered a possible intermittent visitor to the site
- A total of 2 Jarrah trees which had a Diameter at Breast Height (DBH) of greater than 500mm, were mapped within the project area subject to this referral
- No black cockatoo roosting was observed within the survey area, and it was determined to have limited roosting habitat present
- Thirteen foraging plant species for black cockatoos were recorded
- Potential habitat for two EPBC listed Marine species, Great Egret (*Ardea alba*) and Rainbow Bee-eater (*Merops ornatus*), was noted but it was concluded that these species may occur onsite but area unlikely to rely on it for survival. No evidence of these species occurrence onsite was noted during the field survey.

Key findings of the Ecoscape (2025) survey included (**Attachment 4a; Attachment 4b**):

- One fauna habitat type was recorded during the field survey, being *Banksia* Woodland, described as 'Open *Banksia* Woodland with *Allocasuarina fraseriana* and emergent *Eucalyptus marginata* subsp. *marginata* over shrubs and grasses on a grey sandy plain
- MNES identified from the post-survey likelihood assessment as 'known', 'likely' or 'may' occur on site were:
 - *Calyptorhynchus banksii naso* (Forest Red-tailed Black Cockatoo) - known

- *Zanda latirostris* (Carnaby's Cockatoo) - known

The black cockatoo habitat assessment findings are discussed further below.

Black Cockatoo Habitat assessment

Ecoscape (2025) assessed potential black cockatoo breeding habitat in accordance with the criteria outlined in the Commonwealth Black Cockatoo referral guidelines, with additional information recorded using the grading classification provided by Bamford Consulting Ecologists (BCE). A total of 21 jarrah (*Eucalyptus marginata*) trees were recorded within the project area, which were considered suitably sized to be potential black cockatoo breeding trees (i.e., had a DBH of greater than 500mm). These trees comprise (Ecoscape, 2025):

- 14 trees (including 1 dead tree) classed as 'Class 5' – trees currently without large hollows
- 7 trees (including 3 dead trees) classed as 'Class 4' – trees with large hollows that weren't suitable for black cockatoos

Foraging habitat present in the survey area includes mixed *Banksia* species (*Banksia attenuata*, *Banksia prionotes*, *Banksia menziesii*) utilised by Carnaby's, *Allocasuarina fraseriana* utilised by Forest Red-tailed Black Cockatoos and *Eucalyptus marginata* subsp. *marginata* (Jarrah) utilised by both Black Cockatoo species. Evidence of previous foraging was identified within the survey area in the form of chewed *Banksia* cones. The total extent of foraging habitat within the project area is 16.45 ha, and is representative of high quality foraging habitat for Carnaby's Black Cockatoo (BCE score of 8) and moderate quality foraging habitat for Forest Red-tailed Black Cockatoo (BCE score of 6) (Ecoscape, 2025).

No known roost locations are registered within the project area and the closest recorded roost (FRTBC roost site) is approximately 870 m east of the survey area. Although the project area contains large eucalyptus trees which can provide roosting habitat for black cockatoos, no evidence of roosting was observed during the survey (Ecoscape, 2025).

Ecoscape also noted that the EWDSP Precinct 3 area is outside of the mapped distribution for BBC (Ecoscape, 2025).

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

Soils and Geology

Soils within the site are mapped as comprising Sand derived from Tamala Limestone (Unit: S7), which is described as 'Sand - pale and olive yellow, medium to coarse-grained, sub-angular quartz with a trace of feldspar, moderately sorted, of residual origin' (Gozzard, 1982) (**Attachment 2, Figure 5**).

The Department of Primary Industries and Regional Development (DPIRD) soil landscape mapping identifies that the site comprises the Karrakatta Sand Yellow Phase. This system is described as 'Low hilly to gently undulating terrain. Yellow sand over limestone at 1-2 m. *Banksia* spp. woodland with scattered emergent *Eucalyptus gomphocephala* and *Eucalyptus marginata* and a dense shrub layer' (Landgate, 2025).

The project area is not mapped as being at risk for Acid Sulphate Soils (Landgate, 2025; **Attachment 2, Figure 5**).

Pre-European Vegetation

Broad scale mapping of pre-European vegetation within the Perth region was undertaken by Beard (1976) which recorded major categories of plants. Shepherd et al. (2002) reassessed and digitised Beard's mapping. Based on this mapping there are a total of 819 vegetation associations mapped across the state. The project area is mapped containing the following broad vegetation association (Landgate, 2025):

- Spearwood_6: Jarrah, marri and wandoo; *Eucalyptus marginata*, *Corymbia calophylla*, *E. wandoo*
- Bassendean_949: Other acacia, banksia, peppermint, cypress pine, casuarina, York gum; *Acacia* spp., *Banksia* spp., *Agonis flexuosa*, *Callitris* spp., *Allocasuarina* spp., *Eucalyptus loxophleba*.

The remnant native vegetation of the Spearwood_6 association within the Swan Coastal Plain (SCP) bioregion is approximately 23.7%, with approximately 21.9% remaining within the City of Wanneroo. The remnant native vegetation of the Bassendean_949 association within the SCP bioregion is approximately 57.3%, with approximately 46.3% remaining within the City of Wanneroo (Government of Western Australia, 2019a).

Vegetation Complex

Vegetation complexes across the southern SCP bioregion were mapped by Heddle et. al. (1980) based on a combination of landforms, soils and rainfall. Vegetation at the site is identified to be part of the Karrakatta Complex-Central and South which is described as (Heddle et. al., 1980):

- Predominantly open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri) and woodland of *Eucalyptus marginata* (Jarrah) - *Banksia* species. *Agonis flexuosa* (Peppermint) is co-dominant south of the Capel River

Approximately 23.5% of the original extent of the Karrakatta Complex-Central and South remains within the SCP bioregion with approximately 12.9% remaining within the City of Wanneroo (Government of Western Australia, 2019b).

Remnant Native Vegetation

Vegetation Types

The project area contains a two vegetation types, as described by Ecoscape, 2025 (**Attachment 4a; Attachment 4b**). These are:

- BaLOF: *Banksia attenuata*, *Allocasuarina fraseriana* and *Banksia menziesii* low open forest over *Eremaea pauciflora*, *Xanthorrhoea brunonis* and *Daviesia divaricata* mid open shrubland over *Mesomelaena pseudostygia* and *Hibbertia hypericoides* subsp. *hypericoides* low open sedgeland / shrubland
- EmmLW: *Eucalyptus marginata* subsp. *marginata*, *Banksia prionotes*, *Allocasuarina fraseriana* low woodland over *Xanthorrhoea brunonis*, *Daviesia nudiflora* mid sparse shrubland over *Hibbertia*

hypericoides subsp. *hypericoides*, *Mesomelaena pseudostygia* low sparse shrubland / sedgeland.

Vegetation Condition

The project area contains varying vegetation condition, as mapped by Ecoscape, 2025 (**Attachment 4a; Attachment 4b**). These are:

- Very Good: 6.32 ha
- Good: 6.14 ha
- Degraded: 2.90 ha
- Completely Degraded: 1.09 ha

Banksia Woodlands of the Swan Coastal Plain TEC

Floristic Community Type (FCT) analysis undertaken by two independent specialists (Ecoscape (2025) and Plantecology (refer PGV Environmental, 2023)) indicated that areas of vegetation within the project area correspond with FCT SCP28, being 'Spearwood *Banksia attenuata* or *B. attenuata*-Eucalyptus woodlands'. FCT 28 is not listed as a TEC in itself, however it does form part of the BWTEC. Assessment against the BWSCP TEC key diagnostic characteristics and condition thresholds was undertaken, and it was determined that patches within both vegetation types (BaLOF and EmmLW) are representative of the BWTEC. High disturbance pressures, combined with decreasing annual rainfall for the region have compromised the usually characteristically high average floristic diversity, and therefore, whilst only moderate, floristic diversity was considered adequate to meet the key diagnostic characteristics for BWTEC (Ecoscape, 2025).

The project area contains a total of 12.35 ha of BWTEC.

Other Conservation Significant Vegetation

No vegetation which has other significance according to the Flora and Vegetation Technical Guidance (EPA, 2016) were recorded during the survey.

References

- Beard, J. S., Beetson, G. R., Harvey, J. M., Hopkins, A. J. M and Shepherd, D. P (2002). *The Vegetation of Western Australia: 1:3,000,000 map with explanatory memoir 2nd Edition*. Conservation Science in Western Australia - Special Publication. Department of Conservation and Land Management.
- Gozzard, J. R. (1983). *Perth, Sheet 2034 II and Part 2034 III and 2134 III*. Perth Metropolitan Region Environmental Geology Series, Geological Survey of Western Australia.
- Hedde E. M., Loneragan, O. W. and Havel J. J (1980). *Vegetation of the Darling System. Atlas of Natural resources, Darling System, Western Australia*. Department of Conservation and Environment, Perth, Western Australia.

3.3 Heritage

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

There are no Commonwealth heritage places overseas or other Commonwealth heritage places within the project area.

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

The DPLH Aboriginal Cultural heritage (ACH) Inquiry System does not identify any registered or other heritage site within the project area (DPLH, 2025).

3.4 Hydrology

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

Regional mapping by the DWER indicates that the maximum groundwater level within the project area ranges from approximately 40 to 42 mAHD, with groundwater flowing in a westerly direction toward the coast (DWER, 2025) (**Attachment 2, Figure 6**). Based on the project area's topographic elevations, this equates to approximately 14 to 35 metres below ground level (mBGL) .

The project area does not contain any surface water features, and no external water catchments drain into the site. Surface water runoff infiltrates through the sandy subsurface profile, including during major events.

The project area does not contain any mapped geomorphic wetlands (**Attachment 2, Figure 6**).

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 are located within or in proximity 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 places are located within or adjacent 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.
*

The project area is located over 40 kilometres (km) from the closest existing Ramsar site (Forrestdale & Thomsons Lakes). As such, no impacts on any Ramsar listed sites will occur as a result of the proposed action.

4.1.4 Threatened Species and Ecological Communities

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

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

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

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Andersonia gracilis</i>	Slender Andersonia
No	No	<i>Anigozanthos viridis</i> subsp. <i>terraspectans</i>	Dwarf Green Kangaroo Paw
No	No	<i>Banksia mimica</i>	Summer Honeypot
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Caladenia huegelii</i>	King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes	Yes	<i>Calyptorhynchus banksii</i> naso	Forest Red-tailed Black-Cockatoo, Karrak
Yes	Yes	<i>Calyptorhynchus latirostris</i>	Carnaby's Cockatoo, Short-billed Black-Cockatoo
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Dasyurus geoffroii</i>	Chuditch, Western Quoll
No	No	<i>Diuris micrantha</i>	Dwarf Bee-orchid
No	No	<i>Diuris purdiei</i>	Purdie's Donkey-orchid
No	No	<i>Drakaea elastica</i>	Glossy-leaved Hammer Orchid, Glossy-leaved Hammer Orchid, Warty Hammer Orchid
No	No	<i>Drakaea micrantha</i>	Dwarf Hammer-orchid
No	No	<i>Eleocharis keigheryi</i>	Keighery's Eleocharis
No	No	<i>Eucalyptus argutifolia</i>	Yanchep Mallee, Wabbling Hill Mallee
No	No	<i>Hesperocolletes douglasi</i>	Douglas' Broad-headed Bee, Rottnest Bee
No	No	<i>Leipoa ocellata</i>	Malleefowl

Direct impact	Indirect impact	Species	Common name
No	No	Macarthuria keigheryi	Keighery's Macarthuria
No	No	Macroderma gigas	Ghost Bat
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pristis pristis	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
No	No	Rostratula australis	Australian Painted Snipe
No	No	Sternula nereis nereis	Australian Fairy Tern
No	No	Tringa nebularia	Common Greenshank, Greenshank
Yes	Yes	Zanda latirostris	Carnaby's Black Cockatoo, Short-billed Black-cockatoo

Ecological communities

Direct impact	Indirect impact	Ecological community
Yes	No	Banksia Woodlands of the Swan Coastal Plain ecological community
No	No	Tuart (Eucalyptus gomphocephala) Woodlands and Forests of the Swan Coastal Plain ecological community

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

Yes

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

Carnaby's Black Cockatoo (*Zanda latirostris*; listed as former name *Calyptrorhynchus latirostris*)

The site is mapped within the DCCEEW modelled range (non-breeding) for Carnaby's Black Cockatoo (*Zanda latirostris*). Carnaby's Black Cockatoo (CBC) were observed within and near the project area during the fauna survey, and evidence of previous foraging was observed within the referral area (Ecoscape, 2025; **Attachment 4a; Attachment 4b**).

The proposed action will include clearing of up to 10.72 ha of vegetation which is considered high value foraging habitat for CBC. The proposed action will also include clearing of up to three Class 4, and seven Class 5 potential black cockatoo breeding trees, described as:

- Class 4: Tree with large hollows or broken branches that might contain large hollows, but hollows or potential hollows are not vertical or near-vertical; thus a tree with or likely to have hollows of sufficient size but not to have hollows of the angle preferred by Black Cockatoos. Also, a tree with hollows that might be large enough for a Black-Cockatoo, but in a trunk or branch of insufficient diameter to contain a hollow of preferred size.
- Class 5: Tree lacking large hollows or broken branches that might have large hollows a tree with more or less intact branches and a spreading crown.

As such, the potential breeding trees within the project area would not currently provide suitable breeding habitat for CBC.

The closest confirmed CBC breeding area is located approximately 15 km south-west of the project area, with an unconfirmed (indicative) breeding area located approximately 9 km from the site (Ecoscape, 2025).

The project area did not contain any evidence of roosting by CBC. The closest confirmed CBC roost site is located approximately 2.2 km 1.2 km west of the project area, and the closest unconfirmed (indicative) CBC roost site is located approximately 1.2 km west of the project area (Ecoscape, 2025).

Forest Red-tailed Black Cockatoo (*Calyptrorhynchus banksii naso*)

The site is mapped within the DCCEEW modelled range (likely to occur) for Forest Red-tailed Black Cockatoos (*Calyptrorhynchus banksii naso*). Forest Red-tailed Black Cockatoos (FRTBC) were observed near the project area during the fauna survey. Evidence of previous foraging was observed onsite (Ecoscape, 2025).

The proposed action will include clearing of up to 10.72 ha of vegetation which is considered moderate value foraging for FRTBC. The proposed action will also include clearing of up to three Class 4, and seven Class 5 potential black cockatoo breeding trees, described as (Ecoscape, 2025):

- Class 4: Tree with large hollows or broken branches that might contain large hollows, but hollows or potential hollows are not vertical or near-vertical; thus a tree with or likely to have hollows of sufficient size but not to have hollows of the angle preferred by Black Cockatoos. Also, a tree with hollows that might be large enough for a Black-Cockatoo, but in a trunk or branch of insufficient diameter to contain a hollow of preferred size.
- Class 5: Tree lacking large hollows or broken branches that might have large hollows a tree with more or less intact branches and a spreading crown.

No known breeding locations of Forest Red-Tailed Black Cockatoo occur within 20km of the survey area (Ecoscape, 2025).

The project area did not contain any evidence of roosting activities by FRTBC. The project area is located approximately 870 m west of the closest FRTBC roost site (Ecoscape, 2025).

Banksia Woodlands of the Swan Coastal Plain ecological community

The proposed action will involve clearing of 8.09 ha of BWTEC. Based on the data provided within the Conservation Advice, the remaining extent of BWTEC within its range is estimated to be 81,800 ha. The BWTEC is widespread within East Wanneroo, but highly fragmented and restricted in extent due to ongoing land use change.

Other MNES

Regarding other MNES identified as potentially occurring within the project area, a likelihood assessment has been undertaken and is provided in **Attachment 7**.

No additional MNES are considered to occur within the project area.

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

*

Yes

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

The proposed action is considered likely to constitute a significant impact due to the clearing of:

- 10.72 ha of high quality foraging habitat for CBC and medium quality foraging habitat for FRTBC including 10 potential breeding trees.
- 8.09 ha of BWTEC

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

Yes

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

Given the proposed action is likely to cause a significant impact to the identified MNES, the proponent considers that the proposed action is likely to constitute a controlled action.

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. *

As a part of the development design, the following avoidance, minimisation and rehabilitation measures as they relate to MNES values will be undertaken:

Avoidance:

- Retention of approximately 4.26 ha of BWTEC, including future reservation of the areas designated as Parks and Recreation under the MRS to ensure long-term protection
- Avoidance of approximately 5.73 ha of high value Carnaby's Black Cockatoo and moderate value Forest Red-tailed Black Cockatoo foraging habitat, all of which is within the future Parks and Recreation Reserve
- Avoidance of four trees ranked 'Class 4' for Black Cockatoo breeding, and inclusion of the land in which these trees are sited within the future Parks and Recreation Reserve
- Avoidance of seven trees ranked 'Class 5' for Black Cockatoo breeding, and inclusion of the land in which these trees are sited within the future Parks and Recreation Reserve.

Minimisation:

Tree retention in road reserves, public open space and/or drainage basins may be considered once detailed engineering and planning design has been undertaken.

Development and implementation of a Conservation Area Management Plan (or similar) to guide provide guidance relating to vegetation and fauna habitat retention, revegetation zones, revegetation species and density, weed and disease control, drainage and nutrient management, access control, signage and bushfire prevention/risk management.

Development and implementation of a Vegetation and Fauna Management Plan (or similar) to ensure best practice management is undertaken during clearing and subdivision works, prevent damage to vegetation retention areas and appropriately trap and relocate fauna prior to and during clearing will occur closer to subdivision stage of the project.

Development and implementation of a Construction Environmental Management Plan (or similar) which will strategies, protocols, and measures to ensure that construction activities are carried out in an environmentally responsible and sustainable manner.

Rehabilitation

Onsite planting of native vegetation, including potential black cockatoo foraging and nesting species within public open space and streetscapes.

Native vegetation retained onsite will be subject to management and revegetation including weed control and targeted revegetation planting, where appropriate, to improve the condition and ecological value of these areas. The details of the weed control and revegetation works will be outlined within Conservation Area Management Plan (or similar).

Mitigation

In addition to the above, specific management actions are proposed to be implemented to avoid and mitigate potential impacts of the proposed development within adjacent portions of the SPG development area which do not form part of this referral, including:

- Delineation of clearing areas with construction fencing to ensure no inadvertent access or over-clearing occurs.
- Construction fencing will also serve to exclude movement of vehicles/ persons into the retained areas, reducing risk for disease/weed spread as opposed to alternative options such as bunting flags.

- Shade/dust cloth will be installed around retention areas (likely on the construction fencing) to prevent wind-blown dust spreading across retained vegetation areas. This fencing will also allow for trapping of other wind-blown materials, such as litter, preventing spread into retained vegetation areas.
- Accumulated dust/ rubbish will be regularly removed from the dust cloth on fencing boundaries.
- Where dust generation is considered to be a risk of potentially impacting areas beyond the construction site boundaries, additional control measures will be employed such as use of water tanker/s or temporary relocation of work areas to sites with less risk of dust impacts to retained vegetation areas.
- Clearing will not be carried out where the WA Bureau of Meteorology predicts that wind will be in excess of 30 knots.
- All areas of the site which are loose or exposed will be stabilised with an appropriate dust suppressant if intended to be left undeveloped for extended periods of time.
- On-site contractor inductions detailing nearby sensitive environmental values and retention areas to ensure it is understood no works can occur in these areas will occur prior to all stages of works commencing.

The above measures, amongst others, will be included within a Construction Environmental Management Plan (or similar), to be prepared and submitted to the City of Wanneroo for approval prior to construction commencing.

It is noted that dewatering of groundwater will not be required as a part of the construction program. As such, changes to the local hydrology as a result of construction would not be anticipated.

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

Potential offset opportunities are being investigated in preparation for an offset proposal being required should the proposed action be deemed a controlled action.

4.1.5 Migratory Species

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

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

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

Direct impact	Indirect impact	Species	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Calidris ruficollis</i>	Red-necked Stint
No	No	<i>Calidris subminuta</i>	Long-toed Stint
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Motacilla cinerea</i>	Grey Wagtail
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pandion haliaetus</i>	Osprey
No	No	<i>Pristis pristis</i>	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
No	No	<i>Tringa glareola</i>	Wood Sandpiper
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank

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

No

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

*

The fauna likelihood assessment undertaken by PGV (2023) and Ecoscape (2025) determined that migratory birds are unlikely to occur within the project area, given the siting of the project area and there being no suitable habitat (**Attachment 4a; Attachment 4b; Attachment 6**).

4.1.6 Nuclear

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

No

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

*

The proposed action does not involve any nuclear components.

4.1.7 Commonwealth Marine Area

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

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

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

—

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

No

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

*

The proposed action is not within or in proximity to 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 not within or in proximity 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 proposed action does not involve any large coal mining or coal seam gas.

4.1.10 Commonwealth Land

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

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

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

—

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

No

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

The proposed action is not located within or in proximity to Commonwealth land.

4.1.11 Commonwealth Heritage Places Overseas

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

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

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

—

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

No

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

The proposed action is not located within or in proximity to an overseas Commonwealth heritage place.

4.1.12 Commonwealth or Commonwealth Agency

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

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

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

- Threatened Species and Ecological Communities (S18)

Conclusion on the likelihood of unlikely significant impacts

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

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

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

No

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

The designation of urban land use within the project area and the wider East Wanneroo area was already set out in the EWDSP (which was approved by the State Minister for Planning in August 2021), including rezoning under the MRS to facilitate future urban development (**Attachment 1**).

As such, every LSP (including Precinct 3) is required to be consistent with the EWDSP and therefore, no other alternatives were possible and the proposed development design is in line with the endorsed EWDSP (**Attachment 3**).

The siting of the development areas and proposed residential lots has been carefully considered to protect areas which are of highest ecological value.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attch 1 - East Wanneroo District Structure Plan.pdf Map of the East Wanneroo District Structure Plan	01/11/2020	No	High
#2.	Document	Attch 2 - Figures.pdf EPBC Referral supporting figures	15/08/2025	No	High
#3.	Document	Attch 3 - SAT PR3 03-07-01 Local Structure Plan (A3P 5000).pdf East Wanneroo Precinct 3 LSP	10/03/2025	No	Medium
#4.	Document	Attch 4a - Final Precinct 3 LSP Ecological Report (Text, Map 1 + Map 2).pdf Ecological assessment of the survey area (report text and Maps 1 and 2).	08/04/2025	No	High
#5.	Document	Attch 4b - Final Precinct 3 LSP Ecological Report (Map 3- 7, Appendices).pdf Ecological assessment of the survey area (Map 3 - 7 and Appendices).	08/04/2025	No	High

1.2.5 Information about the staged development

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attch 1 - East Wanneroo District Structure Plan.pdf Map of the East Wanneroo District Structure Plan	31/10/2020		High
#2.	Document	Attch 2 - Figures.pdf EPBC Referral supporting figures	13/08/2025		High
#3.	Document	Attch 3 - SAT PR3 03-07-01 Local Structure Plan (A3P 5000).pdf East Wanneroo Precinct 3 LSP	17/03/2025		Medium
#4.	Document	Attch 4a - Final Precinct 3 LSP Ecological Report (Text, Map 1 + Map 2).pdf Ecological assessment of the survey area (report text and Maps 1 and 2).	07/04/2025		High
#5.	Document	Attch 4b - Final Precinct 3 LSP Ecological Report (Map 3- 7, Appendices).pdf Ecological assessment of the survey area (Map 3 - 7 and Appendices).	07/04/2025		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	Attch 1 - East Wanneroo District Structure Plan.pdf Map of the East Wanneroo District Structure Plan	31/10/2020		High
#2.	Document	Attch 3 - SAT PR3 03-07-01 Local Structure Plan (A3P 5000).pdf East Wanneroo Precinct 3 LSP	17/03/2025		Medium
#3.	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.	Link	East Wanneroo District Structure Plan https://www.wa.gov.au/government/publications/ea..			High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attch 5 - Satterley-Environmental-Policy.pdf Satterly Property Group's Environmental Policy	15/08/2014	No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attch 2 - Figures.pdf EPBC Referral supporting figures	14/08/2025		High
#2.	Document	Attch 3 - SAT PR3 03-07-01 Local Structure Plan (A3P 5000).pdf East Wanneroo Precinct 3 LSP	17/03/2025		Medium
#3.	Link	PlanWA https://espatial.dplh.wa.gov.au/PlanWA/Index.htm..			High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document				

	Atatch 1 - East Wanneroo District Structure Plan.pdf Map of the East Wanneroo District Structure Plan	31/10/2020	High	
#2.	Document Atatch 3 - SAT PR3 03-07-01 Local Structure Plan (A3P 5000).pdf East Wanneroo Precinct 3 LSP	17/03/2025	Medium	

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Atatch 1 - East Wanneroo District Structure Plan.pdf Map of the East Wanneroo District Structure Plan	31/10/2020	High	
#2.	Document	Atatch 3 - SAT PR3 03-07-01 Local Structure Plan (A3P 5000).pdf East Wanneroo Precinct 3 LSP	09/03/2025	Medium	

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Atatch 2 - Figures.pdf EPBC Referral supporting figures	14/08/2025	High	

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Atatch 4a - Final Precinct 3 LSP Ecological Report (Text, Map 1 + Map 2).pdf Ecological assessment of the survey area (report text and Maps 1 and 2).	07/04/2025	High	
#2.	Document	Atatch 4b - Final Precinct 3 LSP Ecological Report (Map 3- 7, Appendicies).pdf Ecological assessment of the survey area (Map 3 - 7 and Appendicies).	07/04/2025	High	
#3.	Document	Atatch 6 - Flora, Vegetation and Fauna survey (PGV Environmental).pdf Ecological assessment of the survey area.	15/02/2023	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence

#1.	Document	Attch 2 - Figures.pdf EPBC Referral supporting figures	14/08/2025	High
#2.	Document	Attch 4a - Final Precinct 3 LSP Ecological Report (Text, Map 1 + Map 2).pdf Ecological assessment of the survey area (report text and Maps 1 and 2).	07/04/2025	High
#3.	Document	Attch 4b - Final Precinct 3 LSP Ecological Report (Map 3- 7, Appendices).pdf Ecological assessment of the survey area (Map 3 - 7 and Appendices).	07/04/2025	High
#4.	Link	DBCA Southwest Vegetation Complex Statistics https://catalogue.data.wa.gov.au/dataset/dbca		High
#5.	Link	DBCA Statewide Vegetation Statistics https://catalogue.data.wa.gov.au/dataset/dbca- st..		High
#6.	Link	Shared Location Information Platform (SLIP) https://maps.slip.wa.gov.au/landgate/locate/		High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity Confidence
#1.	Link	Aboriginal Cultural Heritage Inquiry System https://espatial.dplh.wa.gov.au/ACHIS/index.html..		High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity Confidence
#1.	Document	Attch 2 - Figures.pdf EPBC Referral supporting figures	14/08/2025	High
#2.	Link	Perth Groundwater Map https://maps.water.wa.gov.au/Groundwater/		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
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#1.	Document	Attch 4a - Final Precinct 3 LSP Ecological Report (Text, Map 1 + Map 2).pdf Ecological assessment of the survey area (report text and Maps 1 and 2).	07/04/2025	High
#2.	Document	Attch 4b - Final Precinct 3 LSP Ecological Report (Map 3- 7, Appendices).pdf Ecological assessment of the survey area (Map 3 - 7 and Appendices).	07/04/2025	High
#3.	Document	Attch 7 - MNES Likelihood Assessment.pdf Likelihood assessment of potential MNES within the project area.	15/08/2025 No	High

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

	Type	Name	Date	Sensitivity Confidence
#1.	Document	Attch 4a - Final Precinct 3 LSP Ecological Report (Text, Map 1 + Map 2).pdf Ecological assessment of the survey area (report text and Maps 1 and 2).	07/04/2025	High
#2.	Document	Attch 4b - Final Precinct 3 LSP Ecological Report (Map 3- 7, Appendices).pdf Ecological assessment of the survey area (Map 3 - 7 and Appendices).	07/04/2025	High
#3.	Document	Attch 6 - Flora, Vegetation and Fauna survey (PGV Environmental).pdf Ecological assessment of the survey area.	14/02/2023	High

4.3.8 Why alternatives for your proposed action were not possible

	Type	Name	Date	Sensitivity Confidence
#1.	Document	Attch 1 - East Wanneroo District Structure Plan.pdf Map of the East Wanneroo District Structure Plan	31/10/2020	High
#2.	Document	Attch 3 - SAT PR3 03-07-01 Local Structure Plan (A3P 5000).pdf East Wanneroo Precinct 3 LSP	09/03/2025	Medium

5.2 Declarations

✔ Completed Referring party's declaration

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

ABN/ACN	92143411456
Organisation name	COTERRA PTY LTD
Organisation address	6005 WA
Representative's name	Kristen Watts
Representative's job title	Director
Phone	08 9381 5513
Email	kristen.watts@coterra.com.au
Address	L1, 98 Colin Street, West Perth WA 6005

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

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

☒ By checking this box, I, **Kristen Watts of COTERRA 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. *

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

✔ Completed Person proposing to take the action's declaration

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

ABN/ACN	20659467517
Organisation name	SATTERLEY EAST WANNEROO PTY LTD
Organisation address	6005 WA
Representative's name	Kris Tilaka

Representative's job title	Senior Development Manager
Phone	(08) 9368 9000
Email	krist@satterley.com.au
Address	Level 3/27-31 Troode Street, West Perth 6005

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

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

☒ I, **Kris Tilaka of SATTERLEY EAST WANNEROO 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. *

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

☒ Completed Proposed designated proponent's declaration

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

Same as Person proposing to take the action information.

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

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

☒ I, **Kris Tilaka of SATTERLEY EAST WANNEROO 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. *

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