Hammond Road Residential Development

Application Number: **02821** Commencement Date: **16/03/2025** Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Hammond Road Residential Development

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 *

01/12/2025

1.1.4 Estimated end date *

31/12/2027

1.2 Proposed Action details

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

Dorothy Guerini (herein referred to as 'the Proponent') is proposing to progress the residential development of Lot 176 (119) Hammond Road, Success, involving approximately 2.1 ha of land (herein referred to as 'the Project Area') located within the City of Cockburn (CoC) (see **Attachment (Att.) A, Figure 1**). The Project Area is located approximately 30 km south of the Perth Central Business District (CBD) and forms the entirety of approved Structure Plan 2210 Lot 176 Hammond Road Success (Lot 176 SP) (see **Att. B**). The Project Area is bound by Beeliar Drive to the north, Hammond Road to the west, existing residential areas to the south and east, as well as Chaplin Park further to the east.

To provide context for the land use layout of the broader developed Lakeside area which surrounds the Project Area, the Lakeside Success Hammond Road Local Structure Plan (LSLSP) has been provided in **Att. C**; given the Project Area was initially part of the LSLSP, prior to the decision by the Proponent to progress an individual structure plan for the Project Area (i.e. just Lot 176). The LSLSP and Lot 176 SP provisions, considerations and decisions, are relevant to the rationale for the land use and associated development proposed (the Proposed Action) within the Project Area.

The Proposed Action involves a Disturbance Footprint of 2.1 ha (see **Att. A, Figure 2**) to progress the proposed residential development. The Lot 176 SP specifies the provision of an area of public open space (POS) that would allow for the retention of some environmental features within the Project Area. Proposed mitigation includes the reduction and minimisation of impacts to fauna (inclusive of black cockatoo) through the implementation of construction environmental management measures, as well as the landscaping and the vegetation retention opportunity that exists for the proposed POS area. The full avoidance and mitigation approach is described further in the relevant section of this referral.

The following unavoidable impacts to Matters of National Significance (MNES) are associated with implementing the Proposed Action:

- Removal of 1.3 ha of high-quality native and 0.09 ha of exotic foraging habitat for Carnaby's black cockatoo (CBC), which comprises 1.28 ha of primary native, 0.02 ha secondary native, and 0.09 ha primary non-native foraging habitat based on Emerge Associates (2024) (see **Att. D**).
- Removal of 1.28 ha of high-quality native and 0.04 ha of exotic foraging habitat for the forest red-tailed black cockatoo (FRTBC), which comprises 1.26 ha primary native, 0.02 ha secondary native, and 0.04 ha primary non-native foraging habitat based on Emerge Associates (2024) (see **Att. D**).
- Removal of six (6) black cockatoo potential nesting trees, none of which support hollows that could be used for nesting by black cockatoo (Emerge Associates (2024) (see **Att. D**)), with potential for the retention of one of these potential nesting trees within the POS.

For the purposes of the above comparison of the assessed foraging habitat within the Project Area by Emerge Associates (2024) (see **Att. D**) and the *Referral guidelines for 3 WA threatened black cockatoo species* (DAWE 2022) (referred to herein as 'the referral guidelines'), primary and secondary native black cockatoo foraging habitat has been considered collectively equivalent to 'high-quality native foraging habitat' and primary non-native foraging habitat equivalent to 'exotic foraging habitat'.

Following the initial clearing of the Project Area, the following works are required to progress residential development across the Project Area, but are not anticipated to have any material direct or indirect impacts on the relevant MNES:

- Bulk earthworks, including cutting and filling of the land.
- Civil construction works, including the construction of the residential lot, internal roads, and landscaping of POS.
- Servicing of the residential lots and creation of internal roads and landscaped verges.

Separate to the activities associated with the Proposed Action, development surrounds the Project Area, having occurred in accordance with the LSLSP. Whilst separate to this Proposed Action and associated referral, residential, POS and commercial development within the broader LSLSP area (which includes the Project Area) provides broader context for the Proposed Action, and in particular the areas targeted for the

provision of POS specifically for native vegetation and associated fauna habitat retention. While these areas fall outside the Project Area, it demonstrates the strategic avoidance of impacts to MNES that was undertaken at a broader planning level prior to considering any development within the Project Area associated with the Proposed Action.

As part of the Proposed Action, there will be the retention of some vegetation and landscaping (with native locally occurring plant species) within the northwestern area of the Project Area, within the designated POS. Given the need for detailed earthworks design and the overall minor nature of the potential impacts on MNES associated with the Proposed Action, this retention has not been considered or specified as a formal Avoidance Area, and while some retention (i.e. impact avoidance) within the Project Area will be achieved, it would not be to the extent that it would influence the overall significance of the impacts and so has not been presented as such in this referral.

The development of the Proposed Action will be guided by the Lot 176 SP, and the Project Area is the only landholding that the Proponent owns and intends to develop, therefore the Proposed Action is not part of a larger action, or a staged development as specified in the staged development section of this referral.

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

No

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

Based on historic and more recent ecological assessments including the Project Area, two nationally significant (MNES) fauna species were identified as likely occurring within the Project Area. The following policies and guidance documents have therefore been considered:

- *Significant Impact Guidelines 1.1* (Department of the Environment 2013)
- *Carnaby's Cockatoo (Calyptorhynchus latirostris) Recovery Plan* (DPaW 2013)
- *Approved Conservation Advice for Calyptorhynchus banksia naso (Forest Red-tailed Black Cockatoo)* (DEWHA 2009)
- *Referral Guideline for 3 WA Threatened Black Cockatoo Species* (DAWE 2022).

The referral guidelines (DAWE 2022) provide impact referral thresholds and a foraging habitat scoring tool and has been considered as part of completing this referral and considering the potential significance of the proposed impacts to black cockatoo.

In addition, the *Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community* (DoEE 2016) provides thresholds and a condition/quality scoring tool that has been considered when preparing this referral. Based on the approved conservation advice the Banksia Woodlands of the Swan Coastal Plain ecological community (Banksia woodlands TEC) does not occur within the Project Area and so there are no impacts on this EPBC Act listed community associated with the Proposed Action.

Referral of the Proposed Action pursuant to the *Environment Protection and Biodiversity Conservation Act 1999* (*EPBC Act)* has been undertaken to confirm and support the Proponent's opinion that impacts on any Matters of National Environmental Significance (MNES) as a result of the implementation of the Proposed Action are not likely to be considered significant.

Western Australia

Metropolitan Region Scheme (MRS)

The Project Area is zoned 'Urban' under the Metropolitan Region Scheme, with two significant areas adjacent west and north-west of the Project Area reserved 'Parks and Recreation' and designated as 'Bush Forever areas' (Bush Forever Sites 391 and 256).

City of Cockburn Town Planning Scheme No. 3 2002 (TPS)

The Project Area is zoned 'Development' under the City of Cockburn Town Planning Scheme No. 3, with a range of land use classifications in the surrounding areas including Development, Residential, Light service and industry, and areas reserved for Parks and Recreation associated with Bush Forever sites.

Structure Plan 2210 Lot 176 Hammond Road Success (Lot 176 SP)

Development of the Project Area will be subject to the approved Lot 176 SP. The Lot 176 SP was prepared for the 2.1 ha area of lot 176 (119) Hammond Road, Success, located within the municipality of the CoC. The Lot 176 SP guides the future subdivision of the Project Area and establishes the layout of the proposed residential land use, POS and public road network.

Lakeside Success Local Structure Plan (LSLSP)

Development of the Project Area will coincide with the wider LSLSP (the Project Area is situated within) as the Lot 176 SP was designed to align with the surrounding LSLSP area. The LSLSP was prepared to guide the subdivision and urban development of around 30 ha of land within the locality of Success (CoC).

The LSLSP has been developed in accordance with the provisions of the City's Town Planning Scheme No. 3 and had regard for various environmental features. This included a wetland buffer and the establishment of three areas of POS that were intended to respond to the environmental values within the LSLSP area and avoid impacts to environmental values including MNES.

Environmental Protection Act 1986 (WA)

The Proposed Action has not been referred to the Environmental Protection Authority (EPA) pursuant to under s38 of the Environmental Protection Act 1986 (EP Act) and would not be considered a significant proposal requiring referral to the EPA.

Under Part V of the EP Act, where clearing of native vegetation is undertaken in accordance with a subdivision approval under the *Planning and Development Act 2005* (PD Act), it is exempt from requiring a clearing permit under Schedule 6 of the EP Act. The clearing exemptions available under state legislation does not mean Commonwealth environmental considerations (e.g. significant impacts on MNES pursuant to the EPBC Act) are not relevant and regardless of these exemptions EPBC Act approval for any significant impacts on MNES arising from the Proposed Action would still be required.

It is anticipated that all environmental impacts associated with the implementation of the future residential subdivision and development works across the Project Area will be able to be managed in accordance with the PD Act and *Local Government Act 1995* (LG Act). Conditions of subdivision approval will ensure development addresses environmental matters, including protection and management of native vegetation and fauna habitat, environmental management, landscaping and bushfire.

Biodiversity Conservation Act 2016 (WA)

The *Biodiversity Conservation Act 2016* (BC Act) provides for the listing of flora, fauna and threatened ecological communities and Ministerial authorisation (Section 40) to 'take', 'disturb' or modify listed flora, fauna and communities respectively. For activities expected to impact threatened fauna or flora, the Proponent would be required to obtain an authorisation to take or disturb. This includes a requirement to outline how the mitigation hierarchy (avoidance, mitigation) has been applied, and monitoring to support implementation. The authorisation details conditions in terms of how activities that cause harm will be managed and is approved by the Minister.

It is not expected that any authorisation pursuant to the BC Act will be required to implement the Proposed Action.

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 Project Area is located within the CoC and has previously been subject to public advertising and consultation processes which are a result of the land use planning history outlined in the previous section. To date key public consultation has included:

- Lot 176 SP – public advertising occurred from January 29th to February 26th, 2019, as part of the structure plan preparation and approval process. Lot 176 SP attracted a total of 12 public submissions with 10 (83%) in support and two (2) opposed (17%). One objection raised the perceived risk of vehicular collision with property, the desire for the construction of a park instead of the proposed residential development, and their desire for the retention of the existing bushland. The second objection related to the obstruction of the natural view and reimbursement that should be received from previously designing their home in accordance with Bushfire Attack Level (BAL) 19 rating that would no longer be required if the Project Area was developed (see **Attachment E**).
- Consultation with the CoC regarding the structure plan layout and considerations associated with vegetation retention in the proposed POS.

1.3.1 Identity: Referring party

Privacy Notice:

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

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

The Department of Climate Change, Energy, the Environment and Water (the department) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the department to consider your submission and contact you in relation to your submission. If you fail to provide some or all of the personal information requested on this platform (name and email address), the department will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

Personal information may be disclosed to other Australian government agencies, persons or organisations where necessary for the above purposes, provided the disclosure is consistent with relevant laws, in particular the Privacy Act 1988 (Privacy Act). Your personal information will be used and stored in accordance with the Australian Privacy Principles.

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Alternatively, email us at privacy@awe.gov.au.

☑ **Confirm that you have read and understand this Privacy Notice ***

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN	57144772510
Organisation name	Emerge Environmental Services Pty Ltd
Organisation address	6008 WA

Referring party details

Name	Jason Hick
Job title	Director, Principal Environmental Consultant
Phone	08 9380 4988
Email	jason.hick@emergeassociates.com.au
Address	Suite 4, 26 Railway Road, Subiaco WA 6008

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? *

No

Person proposing to take the action details

Name	Dorothy Guerini
Job title	Property Owner
Phone	0407194575
Email	dorothyguerini@gmail.com
Address	PO BOX 45 Margaret River WA 6285

1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

1.3.2.15 Are you proposing the action as part of a Trust? *

No

1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

The Proponent has a satisfactory record of responsible environmental management and is aware of its duties/obligations in relation to the environment, as demonstrated by the preparation and submission of this referral. As the proponent has not previously been exposed to environmental management in relation to environmental approvals or development processes for residential development they are working with an experienced environmental consultant and engaging with the relevant DCCEEW policies and guidance to ensure environmental impacts are considered and appropriately managed in accordance with the relevant Commonwealth and State environmental and planning legislation.

There are no current proceedings against the Proponent under Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing the action.

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

N/A. The person proposing to take the action is not a corporation

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 details

Name	Dorothy Guerini
Job title	Property Owner
Phone	0407194575
Email	dorothyguerini@gmail.com
Address	PO BOX 45 Margaret River WA 6285

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	57144772510
Organisation name	Emerge Environmental Services Pty Ltd
Organisation address	6008 WA
Representative's name	Jason Hick
Representative's job title	Director, Principal Environmental Consultant
Phone	08 9380 4988
Email	jason.hick@emergeassociates.com.au
Address	Suite 4, 26 Railway Road, Subiaco WA 6008

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.

Name	Dorothy Guerini
Job title	Property Owner
Phone	0407194575
Email	dorothyguerini@gmail.com
Address	PO BOX 45 Margaret River WA 6285

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)?

Yes

1.4.2 Select reason for exemption

An Individual

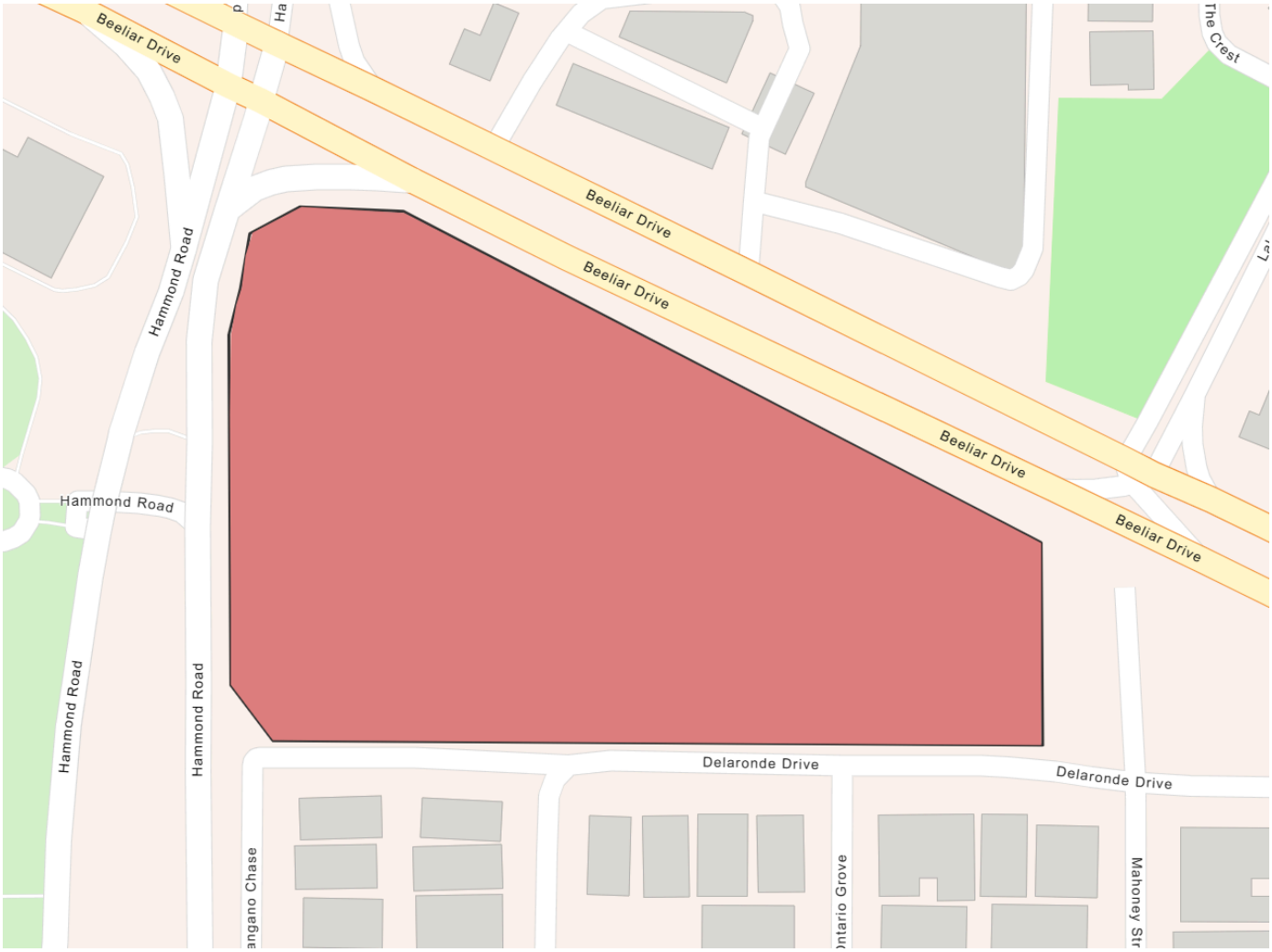
1.4 Payment details: Payment allocation

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: 2.10 Ha **Disturbance Footprint:** 2.09 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Lot 176 (119) Hammond Road, Success, WA 6164

2.2.2 Where is the primary jurisdiction of the proposed action? *

Western Australia

2.2.3 Is there a secondary jurisdiction for this proposed action? *

No

2.2.5 What is the tenure of the action area relevant to the project area? *

The Project Area is held as freehold land, which extends over one parcel of land, which is 119 Hammond Road, Success (Lot 176 on Deposited Plan 036818).

Roads constructed within the Project Area will extend into existing and constructed Langano Chase and Delaronde Drive road reserves. Access to these road reserves will be enabled as part of the development approval under the PD Act.

3. Existing environment

3.1 Physical description

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

The Project Area is located approximately 30 km south of the Perth Central Business District (CBD) within the CoC and suburb of Success. The Project Area is bound by Beeliar Drive to the north, Hammond Road to the west, existing/established residential areas to the south and east, as well as Chaplin Park further to the east (see **Att. A, Figure 1**). Abutting the Project Area to the south is the LSLSP area, which is comprised of residential zoned land and POS that has been built out. The Project Area is approximately 4.5 km south-east of neighbouring Success suburb Aubin Grove and approximately 5 km east of suburb Atwell.

The broader Success area is also known to support significant areas of Banksia woodlands and Tuart woodlands ecological communities. Recent ecological surveys conducted across the Project Area and immediate surrounds have ruled out the occurrence of any EPBC Act listed Threatened Ecological Communities (TEC) within the Project Area.

The Project Area is zoned 'Urban' under the MRS and 'Development' under the CoC's TPS (Department of Planning 2002). Parks and recreation reserves are present to the southwest of the Project Area (Thomsons Lake, and a number of unnamed conservation parks) and are associated with areas of wetland and also native remnant vegetation.

Current access to the Project Area is possible via Beeliar Drive and Delaronde Drive. Future access to the Project Area will be established through the implementation of the road network specified in the Lot 176 SP and identified in the Lot 176 SP map (see **Att. F**). Future access will be provided through the construction of a new local road (when constructed) that will be established through the Project Area and connect to Lagano Chase and Delaronde Drive.

A review of the historical aerial imagery available from 1965 identifies the following environmental features within the Project Area (refer **Att. G**):

- The earliest available aerial imagery (1953) depicts vegetation throughout the entirety of the Project Area (undisturbed native vegetation).
- After 1961 approximately a quarter of the vegetation in the western portion of the Project Area was cleared, leaving clearly observable bare ground.
- The 1970 imagery shows vegetation in the Project Area completely cleared and a building (dwelling/house) in the northwest.
- Unsealed roads and driveways, and replanted trees appear throughout the Project Area in the aerial imagery from 1974.
- Vegetation abutting the Project Area to the north was cleared to construct a road (Beeliar Drive) after 1989.
- An aerial captured in 2000 indicates the vegetation throughout the Project Area has been re-established, and vegetation along the southern border was cleared to provide internal access and a fire break .
- The house located in the northwest (constructed circa 1970) was removed in 2018.

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

The Project Area currently contains areas of native vegetation, bare ground, and unsealed informal access tracks. The north-western portion of the Project Area was historically (since 1970) used for private residential purposes, and this residence was removed between in 2018 and 2019.

The Project Area is proposed to be developed for residential purposes as indicated by the Disturbance Footprint (see **Att. A, Figure 2**). The subdivision and residential development of the Project Area in accordance with the 'Urban' and 'Development' zoning set out in the MRS and TPS respectively and intended by WAPC approved structure plans, will allow for the establishment of residential lots and a POS area within the northwestern portion of the Project Area which will potentially facilitate the retention of some black cockatoo foraging habitat and a potential habitat tree. The Project Area is located in an area with an existing public road network, with local roads Lagano Chase located to the south-east of the Project Area, Delaronde Drive to the south, and arterial road Beeliar Drive to the immediate north of the Project Area.

The Project Area is located within the Lot 176 SP area (see **Att. B**). Residential subdivision has occurred throughout the abutting LSLSP for areas south of the Project Area.

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

The Project Area does not contain any unique values, restricted landforms or unique geological features.

Thomsons Lake Nature Reserve is located approximately 1.2 km to the southwest of the Project Area. The reserve contains a Conservation Category Wetland (CCW) (UFI 6608). A large unnamed reserve under the management of the Department of Biodiversity Conservation and Attractions (DBCA) is situated approximately 0.4 km to the west and southwest of the Project Area.

No Bush Forever sites are present within the Project Area, however Bush Forever Site 391 (Beeliar Regional Park) is located approximately 0.4 km west and southwest of the Project Area. Bush Forever Site 256 (Yangebup Lake) is present approximately 0.7 km to the northwest of the Project Area (see **Att. A - Figure 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 has a maximum elevation of 29 metres Australian Height Datum (m AHD) in its eastern extent to its lowest elevation of 25 m AHD in its western extent (see **Att. A – Figure 4**). The areas surrounding the Project Area also exhibit a western aspect (slope from the highest in the east to lowest in the west) and generally varies from approximately 39 m AHD to 17 m AHD. The Project Area and surrounding areas are all gently sloped, and do not exhibit any steep slopes or changes in surface elevation. There is no inundation or areas of permanent water within the Project Area, so water depths are not relevant to the Project Area.

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

Eco Logical Australia conducted an environmental assessment to support the preparation of the Lot 176 SP. A detailed and targeted flora and vegetation survey was undertaken on the 25th of September 2018 (see **Att. H**). The assessment was completed to a 'detailed' survey standard of a flora and vegetation survey in accordance with the Environmental Protection Authority's (EPA's) *Technical Guidance –Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA 2016).

A summary of values identified in the detailed and targeted flora and vegetation survey are listed below:

- A total of 96 flora taxa from 81 genera and 38 families were recorded within the Project Area.
- No threatened flora species listed under the EPBC Act or BC Act were recorded within the Project Area.
- No priority flora species were recorded within the Project Area.
- Five conservation significant flora species identified in the PMST search were initially considered to have the potential to occur within the Project Area, however, were not recorded during the survey and were not considered to occur within the Project Area following the survey. An assessment of likelihood of occurrence of the flora species identified by the PMST included within Attachment H (see **Att. H, pp. 61-66**).

Emerge Associates conducted a targeted flora survey for the Project Area on the 27th September and 31st October 2022, 2nd August, 20th September and 4th October 2024, to further investigate the potential occurrence of threatened or priority flora, with a particular focus on EPBC Act listed flora species (including *Caladenia huegelii* (see **Att. D**)).

The findings from the targeted flora survey for the Project Area were:

- No threatened or priority flora species were recorded within the Project Area and none were considered likely to occur.
- *Caladenia huegelii* was considered unlikely to occur within the Project Area following extensive targeted searches over two spring seasons (2022 and 2024).

An assessment of likelihood of occurrence with consideration of the flora species identified by the PMST is included within Attachment I (see **Attachment I**).

Vegetation and ecological communities

Eco Logical Australia conducted a detailed and targeted vegetation survey on the 25th of September 2018 which considered vegetation and ecological communities within the Project Area, which identified the following:

- 1.24 ha of vegetation unit 'EmBaBm' occurs within the Project Area in 'Very good', 'Good' and 'Degraded' condition.
- 0.43 ha of vegetation unit 'Planted Pines' occurs within the Project Area in 'Completely Degraded' condition.
- 0.41 ha of the Project Area comprises cleared areas and tracks in 'Completely Degraded' condition.
- No threatened or priority ecological communities were recorded. Vegetation association 'EmBaBm' was assessed against the DCCEEW (2016) criteria and did not meet the size/condition thresholds and therefore was not considered to represent the Banksia woodlands TEC.

Emerge Associates conducted vegetation assessment for the Project Area on the 7th September and 31st October 2022, 2nd August, 20th September and 4th October 2024 that considered the vegetation and ecological communities within the Project Area, which identified the following:

- One vegetation unit (EmBaBm) occurs within the Project Area in 'Very good', 'Good' and 'Degraded' condition (see **Att. A Figures, Figure 5**).

- The remainder of the Project Area comprises ‘predominately non-native vegetation’ in ‘Completely Degraded’ condition.
- No threatened or priority ecological communities were recorded. Vegetation association ‘EmBaBm’ was assessed against the DCCEEW (2016) criteria and did not meet the size/condition thresholds and therefore was not considered to represent the Banksia woodlands TEC.

Banksia woodlands TEC

Two separate targeted vegetation assessments have been conducted to understand the vegetation within the Project Area which has included the assessment of vegetation unit ‘EmBaBm’ for its representation of the Banksia woodland TEC. The assessments have determined that although the ‘EmBaBm’ vegetation comprises a number of banksia species that are characteristic of the Banksia woodland TEC which is listed as endangered under the EPBC Act, when assessed against the criteria outlined in the approved Conservation Advice (DoEE 2016), it has been consistently determined that the vegetation does not meet the size or condition thresholds to be representative of the Banksia woodlands TEC, and therefore the Banksia woodlands TEC does not occur within the Project Area and potential impacts to the Banksia woodlands TEC not considered further.

Fauna

Eco Logical Australia conducted a fauna assessment to support the preparation of the Lot 176 SP (see **Att. H**). A summary of the findings from the assessment are listed below:

- No listed species under the EPBC Act were recorded during survey.
- A PMST search identified 35 conservation significant fauna species as having the potential to occur within the Project Area, it was determined that the forest red-tailed black cockatoo (FRTBC) (*Calyptorhynchus banksia naso*) and Carnaby’s Black Cockatoo (CBC) (*Calptorhynchus latirostris*) were the only threatened species listed under the EPBC Act considered to potentially occur within the Project Area, given the presence of suitable foraging habitat.
- The Fork-tailed Swift (*Apus pacificus*), Osprey (*Pandion halliaetus*) and Grey Wagtail (*Motacilla cinerea)* were the only migratory species listed under the EPBC Act with the potential to occur within the Project Area.

An assessment of likelihood of occurrence with consideration of the fauna species identified by the PMST is included within Appendix C, pp. 74-81, Attachment H (see **Att. H, pp. 74-81**).

A targeted black cockatoo assessment was undertaken by Eco Logical on the 25 of September 2018. The targeted black cockatoo assessment is included as Attachment H, (see **Att. H**). The assessment was undertaken in accordance with the Department of Climate Change, Energy, the Environment and Water (DCCEEW) *EPBC Act Referral Guidelines for Three Threatened Black Cockatoo Species* (DSEWPaC 2012).

The targeted black cockatoo assessment found:

- The Project Area contains 1.3 ha of suitable foraging habitat for CBC (0.39 ha good, 0.59 ha moderate, and 0.32 ha poor).
- Scattered signs of CBC foraging was observed during the survey.
- The Project Area contains 1.24 ha of suitable foraging habitat for FRTBC (all poor quality).
- 11 potential black cockatoo habitat trees were recorded within the Project Area (three (3) roosting only trees, and 8 breeding and roosting trees).
- 1 Potentially suitable nesting hollow (tree ID 11) occurs within the Project Area.
- Multiple confirmed roosting sites occur within 20 km of the Project Area.
- The Project Area is located approximately 9 km west of a confirmed breeding area (i.e. the 12 km buffer from a known breeding location).
- A confirmed FRTBC roost site occurs approximately 3.7 km southwest of the Project Area.

- There are possible breeding areas that occur approximately 6.7 km north and 7.1 km east of the Project Area (i.e. the 12 km buffer from potential breeding areas).

Emerge Associates conducted a specific and targeted black cockatoo hollow inspection for the Project Area on the 27 September and 31 October 2022 and a targeted black cockatoo habitat assessment on the 2 August, 20 September and 4 October 2024 (see **Att. D**).

Internal inspection of two nesting hollows (within tree ID 11), formerly considered potentially suitable from initial ground-level inspection (Eco Logical 2018), determined the hollows to be unsuitable for use by black cockatoos (Emerge Associates 2024).

A summary of the findings from the Emerge Associates (2024) targeted black cockatoo assessment are listed below:

- The Project Area contains 6 potential black cockatoo habitat trees. None of the potential habitat trees currently contain hollows suitable for nesting by black cockatoos.
- No direct or secondary evidence of black cockatoo roosting was opportunistically observed during survey.
- The Project Area contains 1.3 ha native and 0.09 ha of non-native foraging habitat for CBC of which provides 1.28 ha of primary native ('high-quality native foraging habitat'), 0.02 ha of secondary native ('high-quality native foraging habitat') and 0.09 ha of primary non-native ('exotic foraging habitat') foraging habitat (see **Att. A, Figure 8**).
- The Project Area contains 1.28 ha of native and 0.04 ha of non-native foraging habitat for FRTBC, of which provides 1.26 ha of primary native ('high-quality native foraging habitat'), 0.02 ha of secondary native ('high-quality native foraging habitat'), and 0.04 ha of primary non-native ('exotic foraging habitat') foraging habitat (see **Att. A, Figure 9**).

It noted that for the purposes of the above comparison of the assessed foraging habitat within the Project Area by Emerge Associates (2024) (see **Att. D**) and the referral guidelines, primary and secondary native black cockatoo foraging habitat is considered to be collectively equivalent to 'high-quality native foraging habitat' and primary non-native foraging habitat is equivalent to 'exotic foraging habitat'.

The results from the DCCEEW 'Habitat Scoring System for WA black cockatoo foraging habitat', are also provided in Attachment J (see **Att. J**).

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

The Project Area is located on the Swan Coastal Plain, the geomorphic unit that characterises much of the Perth metropolitan area. The Swan Coastal Plain is further divided into four geomorphic subunits, which includes the Bassendean dunes system, in which the Project Area is located. The Bassendean dunes system is described as: 'Swan Coastal Plain from Busselton to Jurien. Sand dunes and sandplains with pale deep sand, semi-wet and wet soil. Banksia-paperbark woodlands and mixed heaths.'

Heddle et al. (1980) regional vegetation complex mapping identifies the Project Area as comprising the 'Bassendean Central and South Complex' which is described as "Vegetation ranges from woodland of Eucalyptus marginata (Jarrah) - Allocasuarina fraseriana (Sheoak) - Banksia species to low woodland of Melaleuca species, and sedgelands on the moister sites". This area includes the transition of *Eucalyptus marginata* (Jarrah) to *Eucalyptus todtiana* (Pricklybark) in the vicinity of Perth.

The Bassendean Central and South Complex has approximately 21.47% of its original pre-European extent remaining across the Swan Coastal Plain (Government of Western Australia 2018).

Eco Logical Australia identified two vegetation units (and one cleared vegetation unit) over the Project Area. A description of the vegetation types are detailed below, and the extents are shown in Attachment H, Figure 2, pp. 39 (see **Att. H, Figure 2**):

- 1.24 ha of 'EmBaBm' - '*Banksia attenuata*, *Eucalyptus marginata* subsp. *marginata* and *Banksia menziesii* woodland over *Allocasuarina humilis* and *Xanthorrhoea preissii* open to sparse shrubland over *Hibbertia hypericoides*, *Gompholobium tomentosum* and *Stirlingia latifolia* shrubland to open shrubland over '*Ehrharta calycina* and **Briza maxima* isolated clumps of grasses over **Gladiolus caryophyllaceus* isolated clumps of forbs over *Mesomelaena pseudostygia* sparse sedgeland' (Eco Logical 2018).
- 0.43 ha of 'Planted Pines' – 'Planted Pines (**Pinus pinaster*) and *Eucalyptus robusta* with other exotic trees and shrubs with cleared areas' (Eco Logical 2018).
- 0.41 ha 'Cleared' – 'Cleared areas, tracks and previously cleared dwellings' (Eco Logical 2018).

Vegetation condition within the Project Area was assessed in accordance with the EPA Technical Guidance (EPA 2016) and is outlined in the environmental assessment. (see **Att. H, pp.16-17**). A summary of vegetation condition is outlined below and extents are shown in Attachment H, Figure 7, pp. 40 (see **Att. H, Figure 7**).

Vegetation within the Project Area ranged from very good to completely degraded condition. The vegetation condition within the Project Area comprises:

- 0.39 ha in very good condition.
- 0.53 ha in good condition.
- 0.32 ha in degraded condition.
- 0.84 ha in completely degraded condition.

The most recent assessment of the Project Area (Emerge Associates 2024) identified one native vegetation unit and one predominantly non-native vegetation unit over the Project Area. A description of the vegetation types are detailed below, and the extents shown in Figure 5 (see **Att. A, Figure 5**):

- 1.27 ha of 'EmBaBm' - '*Banksia attenuata*, *Eucalyptus marginata* subsp. *marginata* and *Banksia menziesii* woodland over *Allocasuarina humilis* and *Xanthorrhoea preissii* open to sparse shrubland over *Hibbertia hypericoides*, *Gompholobium tomentosum* and *Stirlingia latifolia* shrubland to open shrubland over '*Ehrharta calycina* and **Briza maxima* isolated clumps of grasses over **Gladiolus caryophyllaceus* isolated clumps of forbs over *Mesomelaena pseudostygia* sparse sedgeland'(Emerge Associates 2024).
- 0.81 ha of 'Non-native' - heavily disturbed areas comprising predominantly pasture grasses and forbs and/or scattered non-native and planted trees with occasional native species (Emerge Associates 2024).

Vegetation condition within the Project Area was assessed in accordance with the Keighery (1994) methodology and is outlined in Attachment D, pp.10-11 (see **Att. D, pp.10-11**). A summary of vegetation condition from the latest environmental assessment is outlined below (Emerge Associates 2024) and extents are shown in Figure 6 (see **Att. A, Figure 6**).

Vegetation within the Project Area ranged from very good to completely degraded condition with areas considered completely degraded comprising pasture grasses and forbs and/or scattered non-native and planted trees. The vegetation condition within the Project Area comprises:

- 0.34 ha in very good condition
- 0.63 ha in good condition
- 0.3 ha in degraded condition
- 0.81 ha in completely degraded condition.

Four distinct fauna habitats were identified within the Project Area (see **Att. A, Figure 7**):

- 0.59 ha of bare ground and grassland
- 0.08 ha of mixed woodland
- 1.22 ha of native woodland.
- 0.19 ha of scattered trees and shrubs.

3.3 Heritage

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

A search of the Australian Heritage Database was undertaken for the Project Area. No Commonwealth Heritage Places were identified to occur within the Project Area.

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

The Aboriginal Heritage Inquiry System (AHIS) is maintained pursuant to Section 38 of the *Aboriginal Heritage Act 1972* (AH Act) by the Department of Planning, Lands and Heritage (DPLH), containing information on Registered Aboriginal Heritages Sites and Other Heritage Places throughout Western Australia.

According to the State Government Department of Planning, Lands and Heritage (DPLH) dataset for Aboriginal Heritage Places (DPLH-001), the Project Area lies within registered Aboriginal heritage site 'Yangebup Lake' (ID 18937), as shown in **Attachment A, Figure 3** (see Figure 3). This site is recognised as a place for ritual, ceremony of creation or dreaming narrative, and a historical plant resource and water source.

G given the extent of historic disturbance within and surroundign the Project Area (including removal of native vegetation and previous construction of a house in the northwest), the extended distance of the Project Area from Yangebup Lake (approx. 1 km southeast) and the predominantly 'built' nature of the neighbouring area within the heritage site boundary (Cockburn Central), the risk of disturbing this Aboriginal heritage site is low.

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. *

A Drainage Strategy was prepared by Porter Consulting Engineers to address the requirements of *Better Urban Water Management* (WAPC, 2020) and support the Lot 176 SP (Porter Consulting Engineers 2018). The Department of Water and Environmental Regulation (DWER) deemed the preparation of a full local water management strategy unnecessary given the relatively small infill style nature of the Project Area (Porter Consulting Engineers 2018). The Drainage Strategy details the existing drainage infrastructure and hydrological conditions, and the measures in place to manage drainage in the Project Area, which has been provided in Attachment K (see **Att. K**).

Wetlands

A review of the Geomorphic Wetlands, Swan Coastal Plain dataset did not identify any wetland features within the Project Area (DBCA 2020a). One 'resource enhancement' category sumpland (UFI 6527) occurs to the southeast (approximately 140m from the Project Area), and one 'conservation' category sumpland (UFI 6525) occurs to the west (approximately 250m from the Project Area). The locations of the geomorphic wetlands in the vicinity of the Project Area are shown in Attachment A, Figure 4 (see **Att. A, Figure 4**).

Surface Water

A review of the Department of Water and Environmental Regulation's (DWER) Hydrography Linear dataset (DWER 2020) does not show any surface water-related features within the Project Area.

In terms of the future development of the Project Area, stormwater runoff from residential lots (up to the 5% Annual Exceedance Probability (AEP) event) has been designed to flow into soakwells which are to be installed at the building stage (each lot will require two approximately 1.8 x 0.9m soakwells), with excess runoff (up to the 1% AEP event) to be contained within the adjacent road reserve drainage network (Porter Consulting Engineers 2018).

Geotechnical and topographical analysis which has previously occurred within the Project Area as part of development of the Drainage Strategy (Porter Consulting Engineers 2018) indicate that there are no defined surface runoff channels/drains/streamlines that would convey water from the Project Area. Any runoff leaving the Project Area would only be likely to occur in response to infrequent and large rainfall events and via overland flow towards Kogolup Lake, west of the Project Area (UFI 6529).

Groundwater

A review of the regional groundwater contours in the Perth Groundwater Map indicates that groundwater flows in a southeasterly direction across the Project Area, with the maximum depth of groundwater approximately 23 m AHD (i.e. within 3 m to 5 m below the natural surface) (DWER 2024).

Site investigations indicated that groundwater does not occur above 2m depth. It was estimated that the maximum ground water level is within 3m of the surface (Porter Consulting Engineers 2018).

4. Impacts and mitigation

4.1 Impact details

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

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

4.1.1 World Heritage

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

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

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

—

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

No

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

This is not an applicable MNES as there are no World Heritage sites listed within or in close 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. *

This is not an applicable MNES as there are no National Heritage sites listed within or in close proximity 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.

Direct impact	Indirect impact	Ramsar wetland
No	No	Forrestdale and Thomsons Lakes

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. *

Ramsar Wetland sites Thomsons and Forrestdale Lake are located over 1 km to the south and over 8.4 km to the south-east of the Project Area respectively. Given this distance, the Proposed Action will not have any direct impact, and given the relatively small extent and intensity of the proposed development, the Proposed Action will not have any indirect impact on either Ramsar Wetlands.

In accordance with the drainage strategy (Porter Consulting Engineers 2018), provided as attachment K (see **Att. K**), the development within the Project Area will be managed such that runoff is contained onsite and runoff from extreme storm events is conveyed and contained firslty within the road netweokr and then allowed to pass offsite into the natural low-lying surroundings, to reflect pre-development conditions.

With consideration of the location of the Project Area in relation to Ramsar Wetlands, and the drainage strategy that has supported the Lot 176 SP, the Proposed Action will not directly or indirectly impact either Thomsons or Forrestdale Lakes.

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	Andersonia gracilis	Slender Andersonia
No	No	Banksia mimica	Summer Honeypot
No	No	Botaurus poiciloptilus	Australasian Bittern
No	No	Caladenia huegelii	King Spider-orchid, Grand Spider-orchid, Rusty Spider-orchid
No	No	Calidris acuminata	Sharp-tailed Sandpiper
No	No	Calidris canutus	Red Knot, Knot
No	No	Calidris ferruginea	Curlew Sandpiper
Yes	Yes	Calyptorhynchus banksii naso	Forest Red-tailed Black-Cockatoo, Karrak
No	No	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
No	No	Dasyurus geoffroii	Chuditch, Western Quoll
No	No	Diuris drummondii	Tall Donkey Orchid
No	No	Diuris micrantha	Dwarf Bee-orchid
No	No	Diuris purdiei	Purdie's Donkey-orchid
No	No	Drakaea elastica	Glossy-leafed Hammer Orchid, Glossy-leaved Hammer Orchid, Warty Hammer Orchid
No	No	Drakaea micrantha	Dwarf Hammer-orchid
No	No	Leipoa ocellata	Malleefowl
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pristis pristis	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish

Direct impact	Indirect impact	Species	Common name
No	No	Pseudocheirus occidentalis	Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit
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
No	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. *

As part of the full range of ecological assessments undertaken within the Project Area (see, **Att. D and Att. H**), two Likelihood of Occurrence assessments for MNES threatened flora and fauna species and ecological communities identified by the PMST (which include the threatened species and ecological communtiies identified above) within and surrounding the Project Area were conducted, the assessments are provided in Attachment H and I (see **Att. H, pp. 61-66 and Att. I**).

The assessments discounted the likelhood of any EPBC Act listed threatened flora species occurring within the Project Area. The Proposed Action is therefore not anticipated to directly and/or indirectly impact any listed flora species.

The assessments discounted the liklihood of the majority of the EPBC Act listed fauna species occurring within the Project Area, except fow two, which have the potential to be directly and/or indirectly impacted by the Proposed Action. These were:

- CBC (Zanda latirostris, previously known as *Calyptorhynchus latirostris*): Endangered.
- FRTBC (*Calyptorhynchus banksii naso*): Vulnerable.

The assessments determined that none of the EPBC Act listed ecological communities were likely to occur within the Project Area. Although vegetation in the Project Area was found to comprise a number of flora species associated with the Banksia woodlands TEC, two separate ecological assessments determined that the vegetation does not meet the size or condition thresholds (DoEE 2016) to be representative of the Banksia woodlands TEC, and therefore the Banksia woodlands TEC does not occur within the Project Area.

CBC (*Zanda latirostris*)

The Proposed Action within the Project Area will impact on CBC through the clearing of approximately 1.3 ha of native and 0.09 ha of non-native CBC foraging habitat, which comprises 1.28 ha of primary native ('high-quality native foraging habitat'), 0.02 ha secondary native ('high-quality native foraging habitat'), and 0.09 ha primary non-native ('exotic foraging habitat') foraging habitat. Additionally, six (6) potential nesting trees will be removed, none of which contain suitable nesting hollows for use by CBC (with potential for retention of one of these potential nesting trees within the POS). These impacts will be permanent.

Foraging habitat quality within the Project Area has been determined using the foraging habitat quality scoring tool defined in the EPBC Act Referral guideline for 3 WA threatened black cockatoo species (DAWE 2022) (see **Att. J**). The Proposed Action will result in the clearing of 1.3 ha of 'high-quality native foraging habitat' and 0.09 ha of 'exotic foraging habitat' (based on DCCEEW's scoring methodology).

The direct impact of the Proposed Action on the CBC within the Project Area and the associated loss of suitable habitat within the disturbance footprint is shown in Figure 2 (see **Att. A -Figures, Figure 2**).

Potential indirect impacts from, machinery, noise, dust and disease are considered a temporary potential impact as they are only likely to become an issue during construction (and can be mitigated).

The potential impacts of the Proposed Action on the species are unlikely to result in a significant impact, as discussed in **Section 4.1.4.6**.

FRTBC (*Calyptorhynchus banksia naso*)

The Proposed Action within the Project Area will impact on FRTBC through the clearing of approximately 1.28 ha of native and 0.04 ha of non-native FRTBC foraging habitat, which comprises 1.26 ha of primary native ('high-quality native foraging habitat'), 0.02 ha secondary native ('high-quality native foraging habitat'), and 0.04 ha primary non-native ('exotic foraging habitat') foraging habitat. Additionally, six (6) potential nesting trees will be removed, none of which contain suitable nesting hollows for use by FRTBC (with potential for retention of one of these potential nesting trees within the POS). These impacts will be permanent.

Foraging habitat quality within the Project Area has been determined using the foraging habitat quality scoring tool defined in the EPBC Act Referral guideline for 3 WA threatened black cockatoo species (DAWE 2022) (see **Att. J**). The Proposed Action will result in the clearing of 1.28 ha of 'high-quality native foraging habitat' and 0.04 ha of 'exotic foraging habitat' (based on DCCEEW's scoring methodology).

The impact of the Proposed Action on the FRTBC within the Project Area and the associated loss of suitable habitat within the disturbance footprint is shown in Figure 2 (see **Att. A -Figures, Figure 2**).

Potential indirect impacts from, machinery, noise, dust and disease are considered a temporary potential impact as they are only likely to become an issue during construction (and can be mitigated).

The potential impacts of the Proposed Action on the species are unlikely to result in a significant impact, as discussed in **Section 4.1.4.6**.

It is noted that no suitable trees or roosting habitat for any of the two black cockatoo species were identified to occur within the Project Area during the targeted surveys.

The potential impacts of the Proposed Action on the species can be suitably mitigated such that they are unlikely to result in a significant impact, as discussed in the relevant section below.

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. *

The impact on CBC and FRTBC has been initially assessed against the referral guidelines, and in this regard:

- The Proposed Action will result in the loss of just over 1 ha of high-quality native foraging habitat for CBC or FRTBC, with 1.3 ha and 1.28 ha of high-quality native foraging habitat for CBC and FRTBC to be impacted respectively.
- The Proposed Action will not result in the loss of more than 1 ha of exotic foraging habitat for CBC or FRTBC, with 0.09 ha and 0.04 ha of exotic non-native foraging habitat for CBC and FRTBC to be impacted respectively.
- The Proposed Action will not impact on a known roosting site for either species, as the Project Area is not within or part of a known roosting site.
- The Proposed Action would result in the loss of six (6) potential nesting trees (with the retention of one nesting tree within the POS), which do not support suitable hollows, and therefore could not currently be used by black cockatoo for breeding.

The extent of impact on high-quality native foraging habitat (i.e. greater than 1 ha) and the loss of six (6) potential nesting trees has been the primary driver for the Proponent preparing this referral, to secure certainty in relation to the impacts on black cockatoo species, given the consideration tthe referral guidelines.

Notwithstanding the above, the impact on CBC and FRTBC has been assessed against the MNES Significant Impact Guidelines 1.1 (2013) significant impact criteria (DotE 2013) (referred to herein as 'the significant impact criteria'). CBC and FRTBC have different listing status (CBC 'Threatened' and FRTBC 'Vulnerable') and as such different significant impact criteria apply, as applied separately below.

1) Lead to a long-term decrease in the size of a population (for FRTBC: important population)

Unlikely to occur.

To lead to a long-term decrease in the size of a population, the Proposed Action would need to bring about a sustained reduction in birth rates and/or a sustained increase in mortality rates for the species. The Proposed Action is unlikely to result in either occurring for CBC or FRTBC.

The Project Area does not contain suitable or known nesting trees for either CBC or FRTBC and as such the Project Area would not currently support nesting by either species. Whilst the Project Area contains foraging habitat that could potentially be used by CBC or FRTB that may breed nearby, there are other abundantly available foraging resources in the local area (5025 ha of CBC and 5025 ha FRTBC protected foraging habitat within a 12 km radius with 1325 ha of CBC and 1325 ha FRTB within a 6km radius based on the extent of Regional Parks, Bush Forever sites and other DB CA managed land) (see **Att. A, Figure 10**), such that foraging habitat within the Project Area would not be significantly relied upon to support any potential nearby breeding individuals. As such, the Proposed Action is unlikely to result in a sustained reduction in birth rates for either species.

The Proposed Action does not propose the removal of substantial areas of habitat to the extent that CBC or FRTBC would be at risk of mortality in the medium to long term, nor does it propose activities that would pose a risk of bird mortalities in the short term. As such, the Proposed Action is unlikely to result in a sustained increase in mortality rates for either species.

2) Reduce the area of occupancy of the species

Unlikely to occur.

The Project Area is situated in a local area that supports surrounding CBC and FRTBC habitat. There are secure reserves within 6 km to the west, southwest, and east of the Project Area (associated with Thomsons Lake Nature Reserve, Harry Waring Marsupial Reserve, Crown Conservation Parks and Piara Nature Reserve), with an estimated 1325 ha of CBC and 1325 ha FRTBC protected foraging habitat. The

removal of a small proportion of this habitat (0.11% CBC and 0.10% for FRTBC within 6 km) within the Project Area is unlikely to reduce the area of occupancy of the CBC species, or an important FRTBC population across the local area given the residual availability of habitat.

3) Fragment an existing population into two or more populations

Unlikely to occur.

CBC and FRTBC are highly mobile species recorded to travel within 12 km of nests for foraging. There is substantial habitat within 12 km north and east and within 6 km north-east, east and south of the Project Area providing black cockatoo potential foraging, breeding and roosting habitat. These areas are large and contiguous in nature, interfaced with small patches of vegetation connected in close proximity (see **Att. A, Figure 10**). Given the extensive availability of suitable habitat within the local area and the highly mobile nature of both species, it is unlikely that the Proposed Action would fragment an existing population of CBC or FRTBC into two or more populations.

4) Adversely affect habitat critical to survival of a species

Unlikely to occur.

The Project Area does not support suitable or known nesting hollows. It does support foraging habitat that has the potential to be used for roosting (no evidence of such activity has been observed). As such, vegetation within the Project Area may meet the broad definition of habitat critical to survival, similar to all vegetated areas of the Swan Coastal Plain which also contain Eucalyptus trees. Such habitat is common, widespread and abundant locally and regionally compared to the magnitude of the proposed loss.

Clearing associated with the Proposed Action may affect habitat critical to the survival of the species, but the quantum is at a relatively small scale considering similarly available local and regional habitat.

5 Disrupt the breeding cycle of a population (for FRTBC: important population)

Unlikely to occur.

A review of DBCA's dataset (DBCA-054) indicates that the Project Area is not mapped within the confirmed breeding areas for CBC, with the closest approximately 9 km east (DBCA 2018a). Thence the disruption of a known breeding cycle for CBC is not anticipated.

No known CBC or FRTBC breeding occurs within the Project Area due to the absence of suitable or known nesting hollows, nor would existing foraging habitat within the Project Area be relied upon to support any potential nearby breeding individuals given the extensive local habitat availability.

6 Modify, destroy, remove, isolate or decrease availability of quality of habitat to the extent that species is likely to decline

Unlikely to occur.

The Proposed Action will not result in a magnitude of impact that would be so substantial that either species is likely to decline. As outlined in the above criteria, there is substantial CBC and FRTBC foraging, roosting and breeding habitat in the local and regional area (5025 ha of CBC and 5025 ha FRTBC protected foraging habitat within a 12 km radius with 1325 ha of CBC and 1325 ha FRTB within a 6km radius based on Regional Parks, Bush Forever sites and DBCA managed land) (see **Att. A, Figure 10**). This habitat would continue to support any CBC or FRTBC utilising the local area such that the removal of a small portion (0.03% CBC and 0.03% FRTBC within 12km) of this habitat within the Project Area would not lead to an outcome whereby either the CBC or FRTBC at a species scale or important population scale, is likely to decline.

7 Result in invasive species that are harmful to a critically endangered or endangered or vulnerable species becoming established in the critically endangered or endangered or vulnerable species' habitat

Unlikely to occur.

The native and introduced corellas, galahs, Australian shelducks and wood ducks, and feral European honeybees, are known to compete with CBC or FRTBC for nesting and foraging resources. However, this introduction is not a relevant concern since no suitable or known nesting hollows occur.

It is unlikely the Proposed Action would result in species becoming established, as they are likely already established across the local and regional urbanised area, where such invasive species are relatively common and widespread (compared to remote areas of undisturbed remnant bushland).

8 Introduce disease that may cause the species to decline

Unlikely to occur.

CBC and FRTBC can be susceptible to beak and feather diseases, avian polyomavirus and chlamydophilosis viruses, insects, dieback and other soil-borne, foliar and canker pathogens.

As mentioned in criterion 7, existing human interaction, disturbance, land clearing and land uses makes it likely that diseases have already been introduced to the Project Area, and therefore the Proposed Action is unlikely to be responsible.

However, as part of initial clearing and construction activities, best-practice construction management mitigation measures will be implemented to avoid the introduction of soil-borne pathogens and weeds, by ensuring clean machinery is used, clearing is restricted to permitted areas only and imported soils are from certified pathogen and disease-free sources.

9 Interfere with the recovery of the species (for FRTBC: interfere substantially, rather than interfere)

Unlikely to occur.

The CBC and FRTBC Recovery Plan recovery objective is “to stop further decline in the breeding populations of threatened black cockatoo species and to ensure their persistence throughout their current range in the south-west of Western Australia”.

As outlined above, the Proposed Action will not interfere with or disrupt the breeding cycle of CBC or FRTBC, nor will it result in a reduction in their current range. The attainment of the recovery objective would not be compromised by the Proposed Action.

Overall summary

It is not expected that the Proposed Action has the potential to significantly impact CBC or FRTBC based on the minor exceedances of the referral guidelines thresholds (removal of 6 potential habitat trees and 1.3 ha and 1.28 ha high-quality native foraging habitat for CBC and FRTBC respectively), and the application of the significant impact criteria.

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. *

The Proposed Action is not considered to be a controlled action as it is unlikely to have a significant adverse impact on the two relevant MNES; CBC and FRTBC. The key reasons were outlined above and are summarised further below:

The Proposed Action and associated potential impacts on CBC and FRTBC have been assessed against the referral guidelines, with the assessment concluding that the Proposed Action requires referral. Based on an assessment using the significant impact criteria, it is considered highly unlikely to pose a risk of there being a significant impact on either of the species.

There are no known black cockatoo roosts that occur within or in close proximity to the Project Area, and no known breeding within 12 km of the Project Area.

The removal of six (6) potential black cockatoo nesting trees (5 (Jarrah) *Eucalyptus marginata* and a (Tuart) *Eucalyptus gomphocephala*), is unlikely to pose the risk of a significant impact, on the basis that none support hollows that could be used for nesting by black cockatoos, and there is potential for the retention of one of these potential nesting trees within the POS. The Project Area and immediate surrounds do not support known breeding activity, and although the Project Area does support high-quality foraging habitat greater than 1 ha, it cannot be considered significant once the prevalence of habitat within close proximity is considered (5,025 ha within 12 km for both species).

Despite the removal of 1.3 ha of high-quality native foraging habitat for CBC and 1.28 ha of high-quality native foraging habitat for FRTBC considered in the context of the thresholds of an action likely to require referral (<1 ha of high-quality native foraging habitat, <1 ha of exotic foraging habitat and <10 ha low-quality foraging habitat), the Proposed Action is not likely to have a significant impact on either species.

CBC

The Proposed Action is not considered likely to have a significant impact upon CBC due to the limited extent of the proposed clearing (removal of 1.3 ha of high-quality native foraging habitat) and the availability of other foraging habitat within 12 km of the Project Area protected within reserves (approximately 5,025 ha). The Proposed Action does not impact upon any known breeding or roosting habitat.

FRTBC

The Proposed Action is not considered likely to have a significant impact upon FRTBC due to the limited extent of the proposed clearing (removal of 1.28 ha of high-quality native foraging habitat) and the availability of other foraging habitat within 12 km of the Project Area protected within reserves (approximately 5,025 ha). The Proposed Action does not impact upon any known breeding or roosting habitat.

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. *

Avoidance

Given the small extent of the Project Area, the associated limitations for habitat retention, and the broader impact avoidance adopted throughout the historical planning process, it is not possible to further avoid impacts and also facilitate the residential development in accordance with the Project Area's zoning and land use designation under the prevailing planning framework, and state objectives to bolster the housing supply.

Strategic avoidance has been carefully considered in the wider Lakeside Success locality as part of the land use planning process. As outlined in **Section 1.2.6** the planning and environmental processes have been considered in relation to the broader project context, including the retention of more significant vegetation within public open space in the broader Lakeside Success area.

Mitigation measures

The potential impacts to MNES will be mitigated and managed in accordance with standard practice construction management mitigation measures to be implemented to minimise potential impacts to fauna and vegetation, including:

- Revegetation of POS areas with commercially available and locally occurring native species.
- Mandatory site inductions for construction staff.
- Pre-start civil contractor briefings to highlight no-go areas.
- Pre-works fauna inspections and fauna spotter onsite during construction by suitably qualified zoologist.
- Adoption of construction vehicle speed limits.
- Directional clearing to encourage bird dispersal.
- Use of clean machinery.
- Required imported soil will be from certified sources free of pathogens and disease.
- Fencing/demarcation of retained vegetation (within the POS), including the potential establishment of a tree protection zone for one of the potential nesting trees.
- Restricting access of vehicles to the construction site to minimise the risk of weed spread or introduction.
- Use of water carts and ground stabilisation to minimise wind-blown dust emissions.

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

The Proposed Action is not considered to pose significant residual impacts and there is unlikely to have a significant adverse impact on the relevant MNES, namely CBC and FRTBC. The implementation of the mitigation measures removes the need for any offset requirements given the residual impact is not significant. Therefore, the need for offsets have not been considered further.

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	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	Charadrius leschenaultii	Greater Sand Plover, Large Sand Plover
No	No	Motacilla cinerea	Grey Wagtail
No	No	Numenius madagascariensis	Eastern Curlew, Far Eastern Curlew
No	No	Pandion haliaetus	Osprey
No	No	Pristis pristis	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
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. *

Multiple fauna surveys (see, **Att. D and Att. H**) were undertaken to determine whether migratory species identified in the PMST occur within the Project Area, and this is reflected in the likelihood of occurrence assessments, which are provided as attachments H and I (see, **Att. H and Att. I**). The assessments determined that the majority of the migratory species identified in the PMST are unlikely to occur within the Project Area due to a lack of suitable habitat and recent and reliable records within 10 kms of the Project Area.

The *Apus pacificus (*Pacific swift) has been considered as a possible occurrence. Noting that the species is highly mobile and may opportunistically fly over the Project Area on commute or in search of prey for short periods of time as part of a much larger home range. The species was also not identified within the Project Area during any of the environmental assessments conducted over 25th September 2018, 27th September and 31 October 2022 and 2nd August, 20 September and 4th October 2024, nor was it determined likely to breed within the Project Area.

On this basis, it is considered unlikely that project actions will have a direct or indirect impact on Pacific Swift.

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. *

This is not an applicable MNES as there are no nuclear action associated with the Project Area or the Proposed 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. *

This is not an applicable MNES as there are no Commonwealth Marine Areas associated with the Project Area or the Proposed Action.

4.1.8 Great Barrier Reef

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

No

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

This is not an applicable MNES as the Project Area does not occur 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. *

This is not an applicable MNES as the Proposed Action is not associated with a water resource in relation to coal mining or coal seam gas project.

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. *

This is not an applicable MNES as the Proposed Action is not associated with any Commonwealth lands.

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. *

This is not an applicable MNES as there are no Commonwealth Heritage places overseas that are associated with the Project Area.

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 Proposed Action is a result of extensive historic planning associated with the MRS, TPS, LSLSP and Lot 176 SP.

The MRS is the highest order strategic framework that guides the regional planning and development for the entire metropolitan region, with one of the main purposes being to reserve and protect land for conservation, recreation, cultural and public purposes (Government of Western Australia 2024). Notwithstanding this, the Project Area is zoned ‘Urban’ under the MRS, which is in line with the proposed use (residential development). Two areas with environmentally significant values are adjacent west and north-west of the Project Area, and are reserved ‘Parks and Recreation’ and designated as ‘Bush Forever areas’ (Bush Forever Sites 391 and 256).

Under the TPS the Project Area is zoned ‘Development’ along with the rest of the residential developments abutting in the south, and mixed zoning in the surrounding areas (Development, Residential, Light service and industry, etc.) and both ‘Bush Forever area’ and reserved ‘Parks and Recreation’.

The LSLSP has been developed in accordance with the provisions of the TPS and had regard for various environmental features. This included a wetland buffer and the establishment of three areas of POS that were intended to respond to the environmental values within the LSLSP area and avoid impacts to environmental values including MNES. Lot 176 originally formed part of the LSLSP, which has been developed for residential purposes, prior to the pursual and eventual approval of a separate structure plan in Lot 176 SP. These historic planning processes have considered the most appropriate strategic impact avoidance outcomes and also identified those areas most suitable for the provision of development and housing outcomes, with the Project Area being identified as suitable urban development. Additionally, the Project Area represents some of the last available, fully serviced and appropriately zoned land for urban development within immediate proximity to Cockburn Central, with areas directly abutting or within less than 500 m of the Project Area being already developed and used for commercial, industrial, or residential purposes.

Amidst a housing supply shortage and high demand for housing within reasonable proximity to the Perth metropolitan area, maximising the extent of the Project Area being developed for this intended purpose and maximising the use of existing services and utilities in line with the LSLSP and the Lot 176 SP are the highest priority outcomes for the Project Area.

It is also important to consider that given the small size of the Project Area, there are not material avoidance opportunities available within the Project Area.

Further alternatives to the Proposed Action are not considered necessary given the historical planning process and seeing as the Proposed Action is not likely to significantly impact MNES.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Figure set for the referral	01/11/2024	No	High
#2.	Document	Attachment B - Structure Plan 2210 Lot 176 Hammond Road Success.pdf The structure plan report for Lot 176 Hammond Road.	26/09/2019	No	High
#3.	Document	Attachment C - Lakeside Success Hammond Road Structure Plan Report.pdf The Lakeside Success local structure plan report.	02/03/2013	No	High
#4.	Document	Attachment D - Targeted Flora, Vegetation, Fauna and Black Cockatoo Assessment.pdf Environmental Assessment conducted by Emerge Associates.	04/12/2024	No	High
#5.	Link	Referral guideline for 3 WA threatened black cockatoo species https://www.dcceew.gov.au/environment/epbc/publi..			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.	Link	Approved Conservation Advice for Calyptorhynchus banksii naso https://www.environment.gov.au/biodiversity/thre..			High
#2.	Link	Banksia Woodlands of the Swan Coastal Plain https://www.agriculture.gov.au/sites/default/fil..			High
#3.	Link	Carnabys Cockatoo Recovery Plan https://www.dcceew.gov.au/environment/biodiversi..			High
#4.	Link	Referral guideline for 3 WA threatened black cockatoo species https://www.dcceew.gov.au/environment/epbc/publi..			High
#5.	Link	Significant Impact Guidelines 1.1 - Matters of National Environmental			High

Significance

https://www.dcceew.gov.au/environment/epbc/publi..

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment E - Lot 176 SP Public Submissions Summary .pdf The schedule of submissions during the approval process of the Lot 176 structure plan.	11/04/2019	No	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Figure set for the referral	31/10/2024		High
#2.	Document	Attachment F - Lot 176 Approved Structure Plan Layout.pdf The approved structure plan layout for Lot 176.	07/01/2019	No	High
#3.	Document	Attachment G - Historical Aerial Imagery.pdf Historical aerials of the Project Area sourced from Landgate.		No	High

3.1.2 Existing or proposed uses for the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Figure set for the referral	31/10/2024		High
#2.	Document	Attachment B - Structure Plan 2210 Lot 176 Hammond Road Success.pdf The structure plan report for Lot 176 Hammond Road.	25/09/2019	No	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Figure set for the referral	31/10/2024		High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document				

Attachment A - Figures.pdf Figure set for the referral	31/10/2024	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Figure set for the referral	31/10/2024		High
#2.	Document	Attachment D - Targeted Flora, Vegetation, Fauna and Black Cockatoo Assessment.pdf Environmental Assessment conducted by Emerge Associates.	03/12/2024	No	High
#3.	Document	Attachment H - Eco Logical report.pdf The environmental assessment conducted by Eco Logical Australia.	09/05/2019	No	High
#4.	Document	Attachment I - Likelihood of Occurrence and PMST.pdf Likelihood of Occurrence and PMST	14/11/2024		High
#5.	Document	Attachment J - BC Habitat Quality Scoring.pdf Habitat scoring system for WA black cockatoo foraging habitat.		No	High
#6.	Link	Banksia Woodlands of the Swan Coastal Plain https://www.agriculture.gov.au/sites/default/fil..			High
#7.	Link	Referral guideline for 3 WA threatened black cockatoo species https://www.dcceew.gov.au/sites/default/files/do..			High
#8.	Link	Technical Guidance - Flora and Vegetation Surveys for Environmental Impact Assessment https://www.epa.wa.gov.au/policies-guidance/tech..	13/12/2016		High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment A - Figures.pdf Figure set for the referral	31/10/2024		High
#2.	Document	Attachment D - Targeted Flora, Vegetation, Fauna and Black Cockatoo	03/12/2024	No	High

		Assessment.pdf Environmental Assessment conducted by Emerge Associates.			
#3.	Document	Attachment H - Eco Logical report.pdf The environmental assessment conducted by Eco Logical Australia.	08/05/2019		High
#4.	Link	Statewide Vegetation Statistics incorporating the CAR Reserve Analysis https://catalogue.data.wa.gov.au/dataset/dbca-st..			High
#5.	Link	Technical Guidance - Flora and Vegetation Surveys for Environmental Impact Assessment https://www.epa.wa.gov.au/policies-guidance/tech..	13/12/2016		High
#6.	Link	Vegetation Complexes - Swan Coastal Plain (DBCA-046) https://catalogue.data.wa.gov.au/dataset/vegetat..			High

3.3.1 Commonwealth heritage places overseas or other places that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Australian Heritage Database https://www.environment.gov.au/cgi-bin/ahdb/sear..			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	Attachment A - Figures.pdf Figure set for the referral	31/10/2024	No	High
#2.	Document				

Attachment K - Lot 176 Hammond Road Success Drainage Strategy.pdf Drainage strategy for Lot 176 Hammond Road, Success, prepared by Porter Consulting Engineers.		19/12/2018	No	High	
#3.	Link	Geomorphic Wetlands, Swan Coastal Plain (DBCA-019) https://catalogue.data.wa.gov.au/dataset/geomorp..			Medium
#4.	Link	Hydrography, Linear (Hierarchy) (DWER-031) https://catalogue.data.wa.gov.au/dataset/hydrogr..			High
#5.	Link	Perth Groundwater Map https://maps.water.wa.gov.au/Groundwater/			High

4.1.3.3 (Ramsar Wetland) Why your action is unlikely to have a direct and/or indirect impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment K - Lot 176 Hammond Road Success Drainage Strategy.pdf Drainage strategy for Lot 176 Hammond Road, Success, prepared by Porter Consulting Engineers.	18/12/2018		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	Attachment A - Figures.pdf Figure set for the referral	31/10/2024		High
#2.	Document	Attachment D - Targeted Flora, Vegetation, Fauna and Black Cockatoo Assessment.pdf Environmental Assessment conducted by Emerge Associates.	03/12/2024	No	High
#3.	Document	Attachment H - Eco Logical report.pdf The environmental assessment conducted by Eco Logical Australia.	08/05/2019		High
#4.	Document	Attachment I - Likelihood of Occurrence and PMST.pdf Likelihood of Occurrence and PMST	13/11/2024		High
#5.	Document	Attachment J - BC Habitat Quality Scoring.pdf Habitat scoring system for WA black cockatoo foraging habitat.			High

#6.	Link	Banksia Woodlands of the Swan Coastal Plain https://www.agriculture.gov.au/sites/default/fil..	High
#7.	Link	Referral guideline for 3 WA threatened black cockatoo species https://www.dcceew.gov.au/sites/default/files/do..	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	Attachment A - Figures.pdf Figure set for the referral	31/10/2024		High
#2.	Link	Carnabys Cockatoo Confirmed Breeding Areas within the Swan Coastal Plain and Jarrah Forest https://catalogue.data.wa.gov.au/dataset/carnaby..			High
#3.	Link	Referral guideline for 3 WA threatened black cockatoo species https://www.dcceew.gov.au/sites/default/files/do..			High
#4.	Link	Significant Impact Guidelines 1.1 - Matters of National Environmental Significance https://www.dcceew.gov.au/environment/epbc/publi..			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	Attachment D - Targeted Flora, Vegetation, Fauna and Black Cockatoo Assessment.pdf Environmental Assessment conducted by Emerge Associates.	03/12/2024	No	High
#2.	Document	Attachment H - Eco Logical report.pdf The environmental assessment conducted by Eco Logical Australia.	08/05/2019		High
#3.	Document	Attachment I - Likelihood of Occurrence and PMST.pdf Likelihood of Occurrence and PMST	13/11/2024		High

4.3.8 Why alternatives for your proposed action were not possible

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Metropolitan Region Scheme https://www.wa.gov.au/organisation/department-of..			High

5.2 Declarations

Completed Referring party's declaration

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

ABN/ACN	57144772510
Organisation name	Emerge Environmental Services Pty Ltd
Organisation address	6008 WA
Representative's name	Jason Hick
Representative's job title	Director, Principal Environmental Consultant
Phone	08 9380 4988
Email	jason.hick@emergeassociates.com.au
Address	Suite 4, 26 Railway Road, Subiaco WA 6008

☑ 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, **Jason Hick of Emerge Environmental Services 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.

Name	Dorothy Guerini
Job title	Property Owner
Phone	0407194575
Email	dorothyguerini@gmail.com

Address	PO BOX 45 Margaret River WA 6285

☑ 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, **Dorothy Guerini**, 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, **Dorothy Guerini**, 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. *