

# Graylands Campus Project

Application Number: **03112**

Commencement Date:  
**05/09/2025**

Status: **Locked**

---

## 1. About the project

### 1.1 Project details

#### 1.1.1 Project title \*

Graylands Campus Project

#### 1.1.2 Project industry type \*

Commercial Development

#### 1.1.3 Project industry sub-type

—

#### 1.1.4 Estimated start date \*

04/06/2026

#### 1.1.4 Estimated end date \*

28/04/2029

## 1.2 Proposed Action details

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

The Department of Housing and Works (Office of Major Infrastructure Delivery) (OMID, the proponent) proposes to implement the Graylands Reconfiguration Program (GRP) Stage 1 development and the relocation of the Claremont Therapeutic Riding Centre (CTRC) (the proposed action). The GRP Stage 1 development is situated on Lot 15061 on Plan 036844 Mount Claremont, whilst the proposed CTRC relocation is situated on Lot 551 Deposited Plan 429101, John XXIII Avenue within the City of Nedlands (the proposed action area).

The proposed action area is 6.26 hectares (ha) in size and is situated approximately 5.5 kilometres (km) west of the Perth Central Business District. The CTRC development area is directly north of the GRP Stage 1 development, whilst the GRP Stage 1 development area is located within the central / north-eastern portion of the existing Graylands Hospital Campus. The location and extent of the proposed action area is shown in **Att. 1\_Likelihood of Occurrence\_RPS-2025 – Figure 1**.

The proposed action will involve the clearing of planted trees and the construction of various buildings along with associated infrastructure works. The disturbance footprint extends over 4.42 ha as shown in **Att. 1\_Likelihood of Occurrence\_RPS-2025 – Figure 1**. The proposed action will have the following impacts on Matters of National Environmental Significance (MNES):

- Clearing of Carnaby's cockatoo and forest red-tailed black cockatoo habitat: Permanent removal of approximately 1.19 ha of foraging habitat.
- Clearing of up to seventy-three (73) potential nesting trees for Carnaby's cockatoo and forest red-tailed black cockatoo, none of which support suitable nesting hollows.

As part of the planning and preliminary design for the proposed action, the proponent has considered a number of options, some that would have resulted in more substantial impacts on MNES. The proposed action as presented in this referral was selected on the basis that it avoided significant impacts on MNES while still meeting the operational requirements of the GRP. Avoidance measures are further discussed in Section 4.1.4.10.

### 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? \*

## Commonwealth

The proposed action is being referred for consideration by the Commonwealth Minister for the Environment pursuant to the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This referral pertains to impacts on MNES in the proposed action area that have been considered with reference to the *Significant impact Guidelines 1.1 - Matters of National Environmental Significance* (significant impact guidelines) (Department of the Environment, Water, Heritage and the Arts (DEWHA) 2013).

## State

### Environmental Protection Act 1986

The proposed action is not being referred under Part IV of the *Environmental Protection Act 1986* (EP Act) because it is not a significant proposal. The trees within the proposed action area have been planted. A Clearing Permit under Part V of the EP Act will not be required because planted trees do not meet the 'native vegetation' definition (under the EP Act).

### Planning and Development Act 2005

The GCP development area is currently reserved for 'Public purposes – Hospital' under the Metropolitan Region Scheme (MRS), and 'Public purposes – Hospital' under the City of Nedlands Local Planning Scheme (LPS) No. 3. The CTRC development area is currently zoned for 'Urban' land uses under the MRS and reserved for 'Public purposes' under LPS No. 3.

The proponent is required to submit Development Application(s) to the City of Nedlands / Western Australian Planning Commission (WAPC) for approval under the *Planning and Development Act 2005* for the proposed action area. The proposed redevelopment of the proposed action area is consistent with the current reservation and zoning status under the MRS and LPS No. 3.

### Heritage Act 2018

Trees within the proposed action area are situated within the mapped extent of the Registered State Heritage Place (13630): Graylands Hospital and may require removal to facilitate the proposed action. In order to provide the regulatory planning framework to address the loss of the trees / other related values within the mapped extent of the heritage place, a Heritage Impact Statement (HIS) may need to be submitted to DPLH as part of a future Development Application. The requirement for a HIS to be provided is dependent on; a) the significance of the place; and b) the likely impact of the proposal on that significance. Liaison with DPLH will be undertaken to determine if a HIS is required to be provided to support the Development Application (**Att. 3 \_Environmental Impact Summary\_RPS-2025b**).

**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. \***

In late 2020, the multi-agency Graylands Reconfiguration and Forensic Taskforce (GRAFT) was formed by the WA State Government to inform its planning and investment decisions regarding the forensic mental health services at Graylands Hospital.

Following GRAFT's investigation, it was concluded that the continued use of Graylands Hospital for mental health services was the most viable option for consumers, their families and carers, as well as the highly specialised and limited workforce.

In 2023, the State Government allocated funding for the Graylands Campus Project (GCP).

The first action would see the relocation of the existing CTIRC operation to Lot 551 (No. 9) John XXIII Avenue, Mount Claremont. Works are anticipated to commence mid-2026.

Consultation has occurred with the City of Nedlands to advise it of the project and seek feedback, with no specific commentary received to date.

Public advertising will occur as part of the EPBC Act referral process and potentially the Development Approval process.

## 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.

See our Privacy Policy to learn more about accessing or correcting personal information or making a complaint.

Alternatively, email us at [privacy@dcceew.gov.au](mailto:privacy@dcceew.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** 99593347728  
**Organisation name** Department of Housing and Works  
**Organisation address** Djookanup, 16 Parkland Road, Osborne Park WA 6017

Referring party details

**Name** Susan Cowling  
**Job title** Manager Planning - Statutory Planning  
**Phone** +61865511483  
**Email** da@finance.wa.gov.au  
**Address** 16 Parkland Road, Osborne Park WA 6017

## 1.3.2 Identity: Person proposing to take the action

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

No

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

Yes

Person proposing to take the action organisation details

**ABN/ACN** 99593347728  
**Organisation name** Department of Housing and Works – Office of Major Infrastructure Delivery  
**Organisation address** Djookanup, 16 Parkland Road, Osborne Park WA 6017

Person proposing to take the action details

**Name** Phil Davidson  
**Job title** Principal Project Manager Office of Major Infrastructure Delivery  
**Phone** +6186551 2344  
**Email** phil.davidson@dohw.wa.gov.au  
**Address** Locked Bag 11, Cloisters Square, Perth WA 6850

**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 Department of Housing and Works - Office of Major Infrastructure Delivery (DohW - OMID) (the Proponent) is the entity responsible for progressing the Proposed Action within the Project Area. The Proponent has a record of responsible environmental management and engages qualified professionals to ensure appropriate land, planning and environmental requirements are considered and appropriately responded to in accordance with environmental legislation and advice from other government agencies and authorities.

DoHW - OMID complies with all state and commonwealth environment laws, and endeavours to maintain as much of the natural environment as is possible and consider the significance of environmental values within its relevant developments.

There are no environmental non-compliances / present or past legal proceedings (interpreted as court action) against the Proponent.

DoHW (formerly the Department of Finance) has previously referred actions under the EPBC Act.

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

DoHW complies with the EPBC Act of which the objectives are to provide for the protection of the environment, especially those aspects of the environment that are MNES, and to promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources.

DoHW complies with the EP Act which provides for the prevention, control and abatement of pollution and environmental harm, for the conservation, preservation, protection, enhancement and management of the environment and for matters incidental to or connected with the foregoing. Significant proposals are referred to the Environmental Protection Authority (EPA) pursuant to the EP Act.

DoHW also operates under and in accordance with the suite of the Western Australian State Planning Policies that are relevant to land use planning decisions and include consideration of the natural environment.

## 1.3.3 Identity: Proposed designated proponent

### 1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? \*

Yes

#### Proposed designated proponent organisation details

<b>ABN/ACN</b>	99593347728
<b>Organisation name</b>	Department of Housing and Works – Office of Major Infrastructure Delivery
<b>Organisation address</b>	Djookanup, 16 Parkland Road, Osborne Park WA 6017

#### Proposed designated proponent details

<b>Name</b>	Phil Davidson
<b>Job title</b>	Principal Project Manager Office of Major Infrastructure Delivery
<b>Phone</b>	+6186551 2344
<b>Email</b>	phil.davidson@dohw.wa.gov.au
<b>Address</b>	Locked Bag 11, Cloisters Square, Perth WA 6850

## 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	99593347728
Organisation name	Department of Housing and Works
Organisation address	Djookanup, 16 Parkland Road, Osborne Park WA 6017
Representative's name	Susan Cowling
Representative's job title	Manager Planning - Statutory Planning
Phone	+61865511483
Email	da@finance.wa.gov.au
Address	16 Parkland Road, Osborne Park WA 6017

---

## ✔ Confirmed Person proposing to take the action's identity

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

---

ABN/ACN	99593347728
Organisation name	Department of Housing and Works – Office of Major Infrastructure Delivery
Organisation address	Djookanup, 16 Parkland Road, Osborne Park WA 6017
Representative's name	Phil Davidson
Representative's job title	Principal Project Manager Office of Major Infrastructure Delivery
Phone	+6186551 2344
Email	phil.davidson@dohw.wa.gov.au
Address	Locked Bag 11, Cloisters Square, Perth WA 6850

---

## ✔ Confirmed Proposed designated proponent's identity

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

---

Same as Person proposing to take the action information.

## 1.4 Payment details: Payment exemption and fee waiver

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

No

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

No

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

No

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

No

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

No

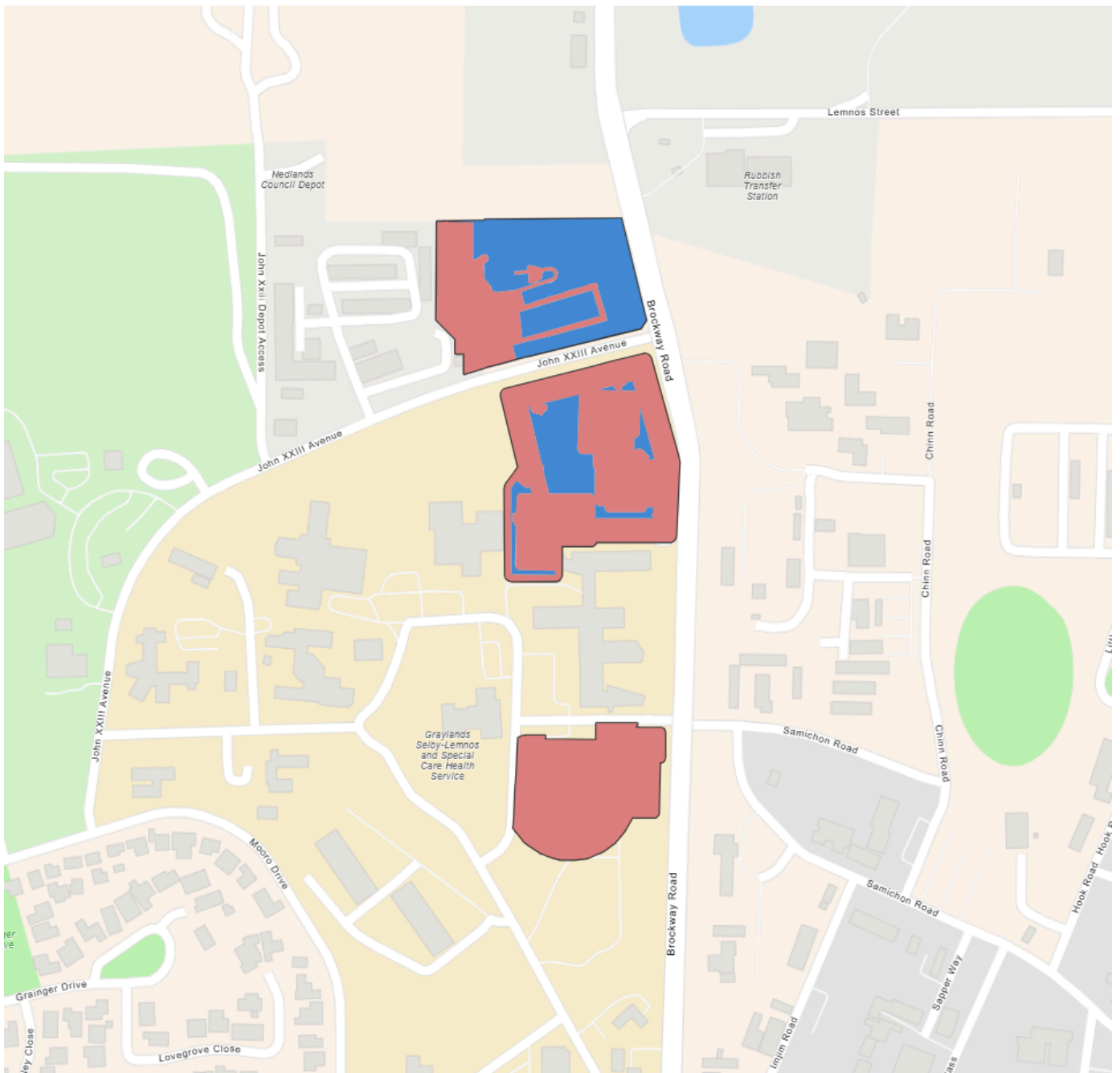
## 1.4 Payment details: Payment allocation

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

Person proposing to take the action

## 2. Location

## 2.1 Project footprint



**Project Area: 6.27 Ha Disturbance Footprint: 4.42 Ha Avoidance Area: 1.85 Ha**

## 2.2 Footprint details

### 2.2.1 What is the address of the proposed action? \*

9 John XXIII Avenue, Lot 551 Deposited Plan 429101, Mount Claremont & 1 Brockway Road, Le

### 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 proposed action area extends across two parcels of land:

- 9 John XXIII Avenue, Mount Claremont, WA 6010 (Lot 551 Deposited Plan 429101). The site is Crown Reserve 39478, for the purpose of 'Health purposes'. A Management Order for the Crown Reserve is held by the Health Ministerial Body, with the Department of Health as the Responsible Agency.
- 1 Brockway Road, Mount Claremont, WA 6010 (Lot 15061 on Plan 036844). The site is Crown Reserve 8636, for the purpose of 'Government requirements'. A Management Order for the Crown Reserve is held by the Health Ministerial Body, with the Department of Health as the Responsible Agency.

## 3. Existing environment

## 3.1 Physical description

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

The proposed action area extends across two parcels of land, 9 John XXIII Avenue, Lot 551 Deposited Plan 429101, Mount Claremont and 1 Brockway Road, Lot 15061 on Plan 036844, Mount Claremont within the City of Nedlands approximately 5.5 km west of the Perth Central Business District. The location and extent of the proposed action area is shown in **Att. 1\_Likelihood of Occurrence\_RPS-2025 - Figure 1**.

The proposed action area has been subject to significant historical disturbances, clearing and development works, primarily for the establishment of the existing Graylands Hospital Campus. This includes cleared areas associated with car parks, infrastructure and built-up areas. The proposed action area was cleared prior to 1953 to facilitate both agricultural land use purposes (CTRC development area) and the existing land use purposes as a mental health facility (GRP Stage 1 development area).

There are no areas within the proposed action area which support intact remnant vegetation (**Att. 2\_Environmental Impact Summary\_RPS-2025a, Att. 3\_Environmental Impact Summary\_RPS-2025b**). The proposed action area contains planted trees in a parkland cleared setting.

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

The GCP development area currently supports existing car parks, mental health / hospital buildings, existing CTRC and other associated infrastructure which comprise the Graylands Hospital Campus. The CTRC development area is currently vacant land, with planted trees in a parkland cleared setting.

The proposed action involves the reconfiguration of the existing Graylands Hospital Campus and the relocation of the existing CTRC, which will involve the construction of new hospital buildings, car parks, connecting roads, a new riding centre and other associated infrastructure.

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

The proposed action area does not contain any outstanding natural features, landforms or any other important or unique values.

### 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 proposed action area has generally flat topography, with the elevation ranging from 8 metres in relation to the Australian height datum (mAHD) to 12 mAHD (Department of Primary Industries and Regional Development (DPIRD) 2019).

## 3.2 Flora and fauna

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

## **Flora**

The distribution and habitat preferences of the threatened flora species identified by the Protected Matters Search Tool (PMST) were reviewed against contextual information of the proposed action area. Likelihood of occurrence of threatened flora species within the proposed action area was classified as either 'locally absent', 'unlikely', 'possible', 'likely', and recorded, as outlined in **Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Table 2**.

RPS also conducted searches of the Department of Biodiversity, Conservation and Attraction's (DBCA) databases to inform the list of conservation significant flora species (i.e. those protected under the EPBC Act) that may occur within the proposed action area. The outcomes of the searches are outlined in **Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Figure E**.

No occurrences of threatened or priority flora species have been previously recorded within the proposed action area by the DBCA search **Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Figure E**. The proposed action area is comprised of planted trees in a parkland cleared setting. Due to the proposed action area's developed setting and current use, all conservation significant flora species identified in the desktop assessment are considered to be locally absent within the proposed action area.

## **Fauna**

The distribution and habitat preferences of the threatened fauna species identified by the PMST were reviewed against site contextual information of the proposed action area and relevant DBCA searches. Likelihood of occurrence of threatened fauna species within the proposed action area was classified as 'locally absent', 'unlikely', 'possible', 'likely', and recorded, as outlined in **Att. 1\_Likelihood of Occurrence\_RPS-2025 – Table 2**.

RPS also conducted searches of the DBCA's databases to inform the list of conservation significant fauna species (i.e. those protected under the EPBC Act) that may occur within the proposed action area. The outcomes of the searches are outlined in **Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Figure B**.

No occurrences of threatened or priority fauna species were recorded within the proposed action area by the DBCA search **Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Figure B**. All conservation significant species identified by the desktop searches are generally common and widespread across the Swan Coastal Plain, or identified due to the proximity to coastal, marine, wetland environments which are not present within the proposed action area. The largely disturbed nature of the site, and planted trees in a parkland cleared setting suggests the site is of low habitat value for native fauna species.

Evidence of low level black cockatoo foraging within the proposed action area was identified during the field assessment, (**Att. 3 \_Environmental\_Impact\_Summary\_RPS-2025b – Figure 4**).

Two EPBC Act listed species were therefore assessed as likely to occur with the proposed action area including *Zanda latirostris* (Carnaby's cockatoo) and *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo) (**Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Table 2**).

## **Black cockatoo roosting habitat**

There are no known black cockatoo roosting sites within the proposed action area (**Att. 3 \_Environmental\_Impact\_Summary\_RPS-2025b - Potential black cockatoo roosting habitat**) (**Att. 2 \_Environmental\_Impact\_Summary\_RPS-2025a – Section 3.2 Fauna**). The proposed action area is approximately 0.18 km south of the mapped buffered extent of a confirmed Carnaby's cockatoo roost site (**Att. 2 \_Environmental\_Impact\_Summary\_RPS-2025a – Section 3.2.3 Potential black cockatoo roosting habitat**). No secondary evidence of roosting such as branch clippings, droppings or feathers were observed within the proposed action area.

Therefore, there is no reason to suspect that roosting by black cockatoos has recently occurred within the proposed action area. Nevertheless, the proposed action area contains many tall trees and groups of tall trees that have the potential to provide roosting habitat for black cockatoos (**Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Section 3.3 Key findings**).

### **1\_Likelihood\_of\_Occurrence\_RPS-2025 – Section 3.3 Key findings**

#### **Black cockatoo foraging habitat**

The proposed action area contains native foraging habitat for black cockatoos. Potential foraging habitat within the proposed action area is associated with the listed tree species below:

- *Agonis flexuosa* (weeping peppermint tree)
- *Angophora floribunda* (rough-barked apple)
- *Araucaria heterophylla* (Norfolk Island pine)
- *Callistemon viminalis* (bottlebrush)
- *Callistemon* sp. (bottlebrush)
- *Casuarina cunninghamiana* (river sheoak)
- *Corymbia calophylla* (marri)
- *Corymbia ficifolia* (WA red flowering gum)
- *Eucalyptus camaldulensis* (river red gum)
- *Eucalyptus citriodora* (lemon scented gum)
- *Eucalyptus erythrocorys* (red cap gum)
- *Eucalyptus grandis* (flooded gum)
- *Eucalyptus erythrocorys* (red cap gum)
- *Eucalyptus gomphocephala* (tuart)
- *Eucalyptus grandis* (Flooded gum)
- *Eucalyptus lehmannii* (bushy yate)
- *Eucalyptus loxophleba* (York gum)
- *Eucalyptus marginata* (jarrah)
- *Eucalyptus minniritchi* (minniritchi mallee)
- *Eucalyptus tottiana* (prickly bark)
- *Eucalyptus* sp.
- *Ficus carica* (Edible fig)
- *Grevillea robusta* (silk oak)
- *Melia azedarach* (Cape Lilac)
- *Pinus radiata* (monterey pine)
- *Tipuana tipu* (pride of Bolivia).

The total potential foraging habitat available within the disturbance area for black cockatoos is 1.75 ha (**Att. 1\_Likelihood\_of\_Occurrence\_RPS - 2025 - Figure D**).

#### **Black cockatoo breeding habitat**

The disturbance area contains 124 trees of the appropriate species and appropriate size (diameter at breast height (DBH) equal to or greater than 300 millimetres (mm)) to be considered potential breeding trees (**Att. 1\_Likelihood\_of\_Occurrence\_RPS - 2025 - Figure C**). These trees do not currently provide nesting habitat due to a lack of suitable hollows. These trees have the potential to form suitable hollows in the future; however, it could take many decades for hollows to form that are large enough to be suitable for use by black cockatoos for breeding.

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

## **Soil**

The proposed action area occurs on the Swan Coastal Plain, the geomorphic unit that characterises a majority of the Perth metropolitan area, and specifically within the 'Spearwood System' which is described as "Sand dunes and plains: Yellow deep sands, pale deep sands and yellow / brown shallow sands" (DPIRD 2025a).

Fine scale soil landscape mapping by DPIRD shows the 'EnvGeol S7 phase' soil unit occurs across the entire proposed action area. This unit comprises "sand - pale and olive yellow, medium to coarse-grained, sub-angular to sub-rounded quartz, trace of feldspar, moderately sorted, of residual origin" (DPIRD 2025b).

## **Vegetation**

Native vegetation is described and mapped at different scales to illustrate patterns in its distribution. At a continental scale the *Interim Biogeographic Regionalisation for Australia* (IBRA) divides Australia into floristic subregions.

The proposed action area is located within the Swan Coastal Plain IBRA region. The Swan Coastal Plain IBRA region has approximately 38.62% of its pre- European (1750) vegetation extent remaining, of which 10.26% is protected (DBCA 2019).

Prior to clearing, the vegetation complex within the proposed action area would have comprised of the 'Karrakatta Complex – Central and South' predevelopment. The Karrakatta Complex – Central and South is described as predominantly open forest of *Eucalyptus gomphocephala* (Tuart) - *Eucalyptus marginata* (Jarrah) - *Corymbia calophylla* (Marri) and woodland of *Eucalyptus marginata* (Jarrah) - Banksia species.

The proposed action area is currently comprised of planted trees in a parkland cleared setting (**Att. 2\_ Environmental\_Impact\_Summary\_RPS-2025a, Att. 3\_ Environmental\_Impact\_Summary\_RPS-2025b**).

A search using the PMST (DCCEEW 2025) identified four (4) Threatened Ecological Communities (TEC) occurring or potentially occurring within a 5 kilometre radius of the proposed action area. TECs identified in the desktop assessment were assessed for their likelihood of occurrence, with the complete likelihood of occurrence assessment provided in **Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Figures A**. All TECs identified are considered locally absent within the proposed action area.

## 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.

The PMST did not identify any Commonwealth Heritage Places occurring within the proposed action area (**Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Appendix A**). The following Commonwealth Heritage Places were identified by the PMST search within a 5 kilometre radius of the proposed action area:

- Army Magazine Building Irwin Barracks (Place ID 105215) located immediately adjacent to the proposed action area, east of Brockway Road within the Irwin Barracks site
- Claremont Post Office (Place ID 1105526) located approximately 2.15 kilometres south west of the proposed action area.

A search of the State and Local Heritage Register identified that a minor portion of the mapped extent of the Registered State Heritage Place (13630): Graylands Hospital, intersects within the proposed action area (**Att. 3 \_Environmental\_Impact\_Summary\_RPS-2025b – Figure 2**). In order to provide the regulatory planning framework to address the loss of the trees / other related values within the mapped extent of the heritage place, a HIS may need to be submitted to the WAPC as part of a future Development Application.

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

The proposed action area is located within an area under the traditional ownership of the Noongar people, the traditional owners of the south-west region of Western Australia. The Whadjuk (Noongar) are the people of the Swan River plains, whose country is now occupied by the greater metropolitan area of Perth including the City of Nedlands encompassing the proposed action area.

The Department of Planning, Lands and Heritage (DPLH) maintains the Aboriginal Cultural Heritage Inquiry System (ACHIS), which is a directory containing locations and information about Aboriginal Cultural Heritage (ACH) in Western Australia. A search of the ACHIS database identified that there are no ACH sites within the proposed action area (DPLH 2025).

## 3.4 Hydrology

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

#### Groundwater

The Department of Water and Environmental Regulation's (DWER) data indicates the historical maximum depth to groundwater is approximately 10 metres below ground level.

#### Surface water

The DWER Hydrography Linear dataset (DWER 2018) does not show any surface water-related features within the proposed action area. The nearest recorded surface water features are associated with the Swan River approximately 13.2 km south of the proposed action area.

#### Wetlands

There are no streams, creeks or major drains that intersect the proposed action area.

No Ramsar wetlands occur within / within proximity of the proposed action area. No Geomorphic Wetlands of the Swan Coastal Plain (DBCA 2025) were identified within the proposed action area. The nearest geomorphic wetland is associated with Perry Lakes South (UFI 8195), a Conservation Category Wetland located approximately 1.6 km north of the proposed action area (DBCA 2025).

## 4. Impacts and mitigation

## 4.1 Impact details

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

<b>EPBC Act section</b>	<b>Controlling provision</b>	<b>Impacted</b>	<b>Reviewed</b>
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.**

\*

There are no World Heritage sites listed within or in close proximity to the proposed action area, so this is not an applicable MNES for this referral.

### **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.**

\*

There are no National Heritage sites listed within or in close proximity to the proposed action area, it is therefore considered that this is not an applicable MNES for this referral.

### **4.1.3 Ramsar Wetland**

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

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

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

—

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

No

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

\*

There are no Ramsar Wetlands listed within or close proximity to the proposed action area, it is therefore considered that this is not an applicable MNES for this referral.

**4.1.4 Threatened Species and Ecological Communities**

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

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

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

### Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Andersonia gracilis</i>	Slender Andersonia
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes	No	<i>Calyptorhynchus banksii naso</i>	Forest Red-tailed Black-Cockatoo, Karrak
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Dasyurus geoffroii</i>	Chuditch, Western Quoll
No	No	<i>Diuris drummondii</i>	Tall Donkey Orchid
No	No	<i>Diuris micrantha</i>	Dwarf Bee-orchid
No	No	<i>Diuris purdiei</i>	Purdie's Donkey-orchid
No	No	<i>Drakaea elastica</i>	Glossy-leafed Hammer Orchid, Glossy-leaved Hammer Orchid, Warty Hammer Orchid
No	No	<i>Drakaea micrantha</i>	Dwarf Hammer-orchid
No	No	<i>Hesperocolletes douglasi</i>	Douglas' Broad-headed Bee, Rottnest Bee
No	No	<i>Leipoa ocellata</i>	Malleefowl
No	No	<i>Macroderma gigas</i>	Ghost Bat
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pristis pristis</i>	Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish

Direct impact	Indirect impact	Species	Common name
No	No	<i>Pseudocheirus occidentalis</i>	Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Sternula nereis nereis</i>	Australian Fairy Tern
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank
Yes	No	<i>Zanda latirostris</i>	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	Honeymyrtle shrubland on limestone ridges of the Swan Coastal Plain Bioregion
No	No	Tuart ( <i>Eucalyptus gomphocephala</i> ) 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. \***

#### Threatened species (black cockatoo)

The proposed action would result in the removal of habitat for the two species of black cockatoo listed pursuant to the EPBC Act.

Foraging habitat quality within the site 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). Based on the targeted black cockatoo assessment undertaken, the potential foraging habitat identified is considered high-quality foraging habitat in accordance with the EPBC Act black cockatoo referral guidelines (DAWE 2022) (see **Att. 2\_ Environmental\_Impact\_Summary\_RPS-2025a – Table 3** and **Att. 3\_ Environmental\_Impact\_Summary\_RPS-2025b – Table 3**).

#### Black cockatoo breeding / nesting habitat

A total of 69 potential black cockatoo nesting trees would be removed during the implementation of the proposed action (as shown in **Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 - Figure C**). The black cockatoo potential nesting trees identified do not currently support suitable nesting hollows for black cockatoos and therefore could not currently support black cockatoo breeding activity within the proposed action area.

#### Black cockatoo foraging habitat

The proposed action will require the clearing of approximately 1.12 ha of 'high quality foraging habitat' for Carnaby's cockatoo and Forest red-tailed black cockatoo in accordance with the black cockatoo referral guidelines (DAWE 2022). These impacts will be permanent.

The impact of the proposed action on Carnaby's cockatoo and Forest red-tailed black cockatoo foraging habitat within the proposed action area in terms of the extent of loss of suitable habitat is shown in **Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025-Figure D**.

#### Black cockatoo roosting

There are no currently known black cockatoo roost sites within the proposed action area (see **Att. 3\_ Environmental\_Impact\_Summary\_RPS-2025b - Potential black cockatoo roosting habitat**) (**Att. 2\_ Environmental\_Impact\_Summary\_RPS-2025a – Section 3.2 Fauna**), so no known black cockatoo roosts will be impacted or cleared as a result of the proposed action.

#### **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 impacts on MNES have been assessed against the relevant referral guidelines. The assessment has determined that the proposed action would not have a significant impact on MNES.

### **Black cockatoos**

The *Referral guideline for 3 WA threatened black cockatoo species* (DAWE 2022) provides a risk-based framework to determine when it is likely that impacts on black cockatoo warrant referral pursuant to the EPBC Act. The following are provided as thresholds for considering the need for referral:

- The loss or impact upon known, suitable or potential nesting trees.
- The loss of greater than or equal to 1 ha of high-quality foraging habitat for Black Cockatoos.
- The loss of greater than or equal to 10 ha of lower-quality foraging habitat
- The loss of greater than or equal to 1 ha of predominantly exotic habitat (e.g. Cape Lilac trees and pine trees)
- The removal of any part of a known night roosting site.

Based on the above, and the proposal involving the clearing of 1.12 ha of high-quality foraging habitat for the two listed species of black cockatoos, and the loss of 69 potential nesting trees, the proposed action is being referred pursuant to the EPBC Act.

To support consideration of this referral the impacts on Carnaby's and forest red-tailed black cockatoo have been assessed against the MNES Significant Impact Guidelines 1.1 (DotE 2013). This assessment is attached as (**Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Tables 4 and 5**) and identified that the removal of the trees within the proposed action area is unlikely to be at variance with any of the risk factors. Therefore, it is considered that any of the black cockatoo species will not be significantly impacted by the removal of the trees within the proposed action area.

#### **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 considered to not be a controlled action given:

- All potential MNES species and communities that were considered to potentially occur within the proposed action area were specifically considered as part of ecological surveys and deemed to have a low likelihood of occurrence within the proposed action area (see **Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Table 2**).

For those MNES species that were considered likely to occur within the proposed action area, which were Carnaby's cockatoo and the forest red-tailed black cockatoo, the potential impacts have been assessed against the significant impact criteria of the MNES Significant Impact Guidelines 1.1 (DotE 2013). The assessment concluded that the proposed action is considered unlikely to have significant adverse impacts on these MNES (**Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Section 6 Concluding Remarks**).

#### **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**

The proposed action has been informed by ecological considerations (**Att. 2\_ Environmental\_Impact\_Summary\_RPS-2025a, Att. 3 \_Environmental\_Impact\_Summary\_RPS-2025b**), which have identified the extent of MNES and MNES habitat within the proposed action area and ultimately informed the need to avoid significant impacts to MNES through design. The approach for the proposed action design is centred on the existing Graylands Hospital Campus and already highly disturbed areas.

The proposed action in this referral has avoided impacts within the proposed action area as outlined by the avoidance footprint, including:

- At least 55 potential black cockatoo breeding trees
- At least 77 potential black cockatoo foraging habitat trees, which provides approximately 0.63 hectares of high quality potential black cockatoo foraging habitat.

1.

## **Mitigation measures**

A 5 metre (m) buffer has been applied to all buildings, including patient courtyards, to address the potential loss of trees (and potential black cockatoo breeding / foraging habitat) during building construction. The potential black cockatoo breeding / nesting trees within the 5 m buffer has been included within the proposed action's disturbance area but have the potential to be retained or removed according to construction requirements.

A detailed set of management actions and mitigation measures proposed to be implemented pre, during and post construction have been provided below according to pre-construction, construction and post-construction / monitoring phases of development:

### **Pre-construction**

- Civil engineer to undertake detailed pre-construction assessment to determine if any of the trees within the 5 m buffer area are capable of being retained
- Clearly demarcate the approved disturbance and clearing areas on-site prior to the commencement of vegetation removal works to prevent accidental disturbance to retained and / or surrounding trees / vegetation
- Proposed action area to be fenced during prior to construction to prevent accidental or unauthorised clearing occurring to trees outside of the area
- Retained trees within the proposed action area to be fenced in accordance with the AS4970 2009 Protection of Trees on Development Sites prior to construction commencing.

-

### **Construction**

- Approved disturbance and clearing areas will be clearly defined and demarcated on appropriate plans, as well as on-site, and all site personnel responsible for tree and vegetation removal to be fully briefed on the removal task during toolbox meetings
- Appropriate hygiene protocols implemented during construction
- Removed native vegetation will be mulched on-site or disposed of at an appropriate off-site facility. Mulched vegetation may also be used for any on-site rehabilitation
- No vegetation or weed material is to be burnt on-site under any circumstances
- Ensure no weed or pathogen affected soil, mulch or other material is brought to the management area
- Confine vehicle movements to specific work areas

- Appropriate stockpiling of excavated materials located away from trees to be retained.
- Prior to removal works, a brief search should be undertaken to identify any potential fauna within the trees to be removed
- If native fauna is encountered during removal works it should, initially, be allowed to make its own way from the works area. However, if this is not possible or practicable, a qualified wildlife handler will be contacted to relocate it (see contact details below)
- If any injured fauna are found on-site during removal works, the Wildcare Helpline (08 9474 9055) will be contacted
- Vehicle speeds traversing the proposed action area will be low (<40 km/hr) to reduce the risk of fauna collision
- Any incidents of fauna injury will be recorded.

#### **Post-construction / monitoring**

- Inspection of demarcated approved clearing area to ensure that tree removal has been conducted in authorised areas only
- Any damage caused by the civil engineer to trees outside the approved clearing area will be recorded and submitted to Department of Finance
- Remove fencing after civil works completed.

#### **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 be a controlled action as it is unlikely to have a significant adverse impact on the relevant MNES, including Carnaby's cockatoo and forest red-tailed black cockatoo. The implementation of the avoidance and mitigation measures eliminate the need for any offsets given the residual impact is not expected to be significant. Therefore, offsets have not been considered further for the purposes of this EPBC Act referral.

#### **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.

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

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

No

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

\*

All potential Migratory Species that were considered to potentially occur within the proposed action area as a result of the PMST search were specifically considered as part of detailed likelihood of occurrence assessment (see **Att. 1\_Likelihood\_of\_Occurrence\_RPS-2025 – Table 2**). All Migratory Species were assessed as being very unlikely to occur within the proposed action area due to an absence of preferred habitat. It is therefore considered the proposed action is unlikely to have a direct and/or indirect impact on the listed Migratory Species.

#### **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.**

\*

There are no existing or proposed nuclear actions within or in close proximity to the proposed action area, so this is not an applicable MNES for this referral.

#### **4.1.7 Commonwealth Marine Area**

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

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

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

—

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

No

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

\*

There are no Commonwealth marine areas within or in close proximity to the proposed action area, so this is not an applicable MNES for this referral.

#### **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 for this referral as the proposed action area is located in Western Australia.

**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.**

\*

There are no large coal mining developments or coal seam gas projects within or in close proximity to the proposed action area. It is therefore considered this is not an applicable MNES for this referral.

**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.

Direct impact	Indirect impact	Commonwealth land area
Yes	Yes	Commonwealth Land -
Yes	Yes	Defence - IRWIN BARRACKS - KARRAKATTA

**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.**

\*

Given the Proposed Action is not being taken on Commonwealth land, nor is it expected to impact upon Commonwealth land, this is not an applicable MNES for this referral.

**4.1.11 Commonwealth Heritage Places Overseas**

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

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

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

—

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

No

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

\*

There are no Commonwealth heritage places overseas that are relevant to the proposed action area, so this is not an applicable MNES for this referral.

## 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. \***

Alternatives for the proposed action are not available due to historic planning decisions which have chosen the most appropriate land for the hospital land use, with the entire project area reserved for Public purposes under the MRS and LPS No.3. The proposed action has minimised the clearing of the planted trees within the existing Graylands Hospital Campus area.

## 5. Lodgement

## 5.1 Attachments

### 1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 - redacted.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC and the Graylands Campus Project development area.	01/09/2025	No	High
#2.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 .pdf Likelihood of occurrence report for Matters of National Environmental Significance from the proposed action.	01/09/2025	Yes	High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. 3_Environmental_Impact_Summary_RPS-2025b.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with GCP development area.	01/09/2025	No	High
#2.	Link	<a href="https://www.dcceew.gov.au/environment/epbc/publications/significant-impact-guidelines-1.1-matters-of-national-environmental-significance">Significant Impact Guidelines 1.1 – Matters of National Environmental Significance.</a> <a href="https://www.dcceew.gov.au/environment/epbc/publications/significant-impact-guidelines-1.1-matters-of-national-environmental-significance">https://www.dcceew.gov.au/environment/epbc/publi..</a>			High

### 3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 - redacted.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC and the Graylands Campus Project development area.	31/08/2025	No	High
#2.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 .pdf Likelihood of occurrence report for Matters of National Environmental Significance from the proposed action.	31/08/2025	Yes	High
#3.	Document				

Att. 01/09/2025 No High  
 2\_Environmental\_Impact\_Summary\_RPS-2025a (1).pdf  
 Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC development area.

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	2 metre contours (DPIRD – 072). <a href="https://catalogue.data.wa.gov.au/en/dataset/dpir..">https://catalogue.data.wa.gov.au/en/dataset/dpir..</a>			High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 - redacted.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC and the Graylands Campus Project development area.	31/08/2025	No	High
#2.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 .pdf Likelihood of occurrence report for Matters of National Environmental Significance from the proposed action.	31/08/2025	Yes	High
#3.	Document	Att. 2_Environmental_Impact_Summary_RPS-2025a (1).pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC development area.	31/08/2025	No	High
#4.	Document	Att. 3_Environmental_Impact_Summary_RPS-2025b.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with GCP development area.	31/08/2025	No	High

3.2.2 Vegetation within the project area

	Type	Name	Date	Sensitivity	Confidence
--	------	------	------	-------------	------------

#1.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 - redacted.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC and the Graylands Campus Project development area.	31/08/2025	No	High
#2.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 .pdf Likelihood of occurrence report for Matters of National Environmental Significance from the proposed action.	31/08/2025	Yes	High
#3.	Document	Att. 2_Environmental_Impact_Summary_RPS-2025a (1).pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC development area.	31/08/2025	No	High
#4.	Link	<a href="https://catalogue.data.wa.gov.au/dataset/dbca-st..">DBCA Statewide Vegetation Statistics.</a> <a href="https://catalogue.data.wa.gov.au/dataset/dbca-st..">https://catalogue.data.wa.gov.au/dataset/dbca-st..</a>			High
#5.	Link	<a href="https://catalogue.data.wa.gov.au/dataset/soil-la..">Soil Landscape Mapping – Best Available (DPIRD – 027)</a> <a href="https://catalogue.data.wa.gov.au/dataset/soil-la..">https://catalogue.data.wa.gov.au/dataset/soil-la..</a>			High
#6.	Link	<a href="https://catalogue.data.wa.gov.au/dataset/soil-la..">Soil Landscape Mapping - Systems (DPIRD – 064).</a> <a href="https://catalogue.data.wa.gov.au/dataset/soil-la..">https://catalogue.data.wa.gov.au/dataset/soil-la..</a>			High

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

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 - redacted.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC and the Graylands Campus Project development area.	31/08/2025	No	High
#2.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 .pdf	31/08/2025	Yes	High

Likelihood of occurrence report for Matters of National Environmental Significance from the proposed action.

#3.	Document	Att. 3_Environmental_Impact_Summary_RPS-2025b.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with GCP development area.	31/08/2025	No	High
-----	----------	---	------------	----	------

### 3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Aboriginal Cultural Heritage – Register (DPLH-099). <a href="https://catalogue.data.wa.gov.au/en/dataset/abor..">https://catalogue.data.wa.gov.au/en/dataset/abor..</a>			High

### 3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Geomorphic Wetlands, Swan Coastal Plain (DBCA-109) <a href="https://catalogue.data.wa.gov.au/en/dataset/geom..">https://catalogue.data.wa.gov.au/en/dataset/geom..</a>			High
#2.	Link	Hydrography, Linear (Hierarchy) (DWER-031) <a href="https://catalogue.data.wa.gov.au/dataset/hydrogr..">https://catalogue.data.wa.gov.au/dataset/hydrogr..</a>			High

### 4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 - redacted.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC and the Graylands Campus Project development area.	31/08/2025	No	High
#2.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 .pdf Likelihood of occurrence report for Matters of National Environmental Significance from the proposed action.	31/08/2025	Yes	High

#3.	Document	Att. 2_Environmental_Impact_Summary_RPS-2025a (1).pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC development area.	31/08/2025	No	High
#4.	Document	Att. 3_Environmental_Impact_Summary_RPS-2025b.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with GCP development area.	31/08/2025	No	High
#5.	Link	<a href="https://www.dcceew.gov.au/sites/default/files/do..">Referral guideline for 3 WA threatened black cockatoo species.</a> <a href="https://www.dcceew.gov.au/sites/default/files/do..">https://www.dcceew.gov.au/sites/default/files/do..</a>			High

4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 - redacted.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC and the Graylands Campus Project development area.	31/08/2025	No	High
#2.	Document	Att. 1_Likelihood_of_Occurrence_RPS-2025 .pdf Likelihood of occurrence report for Matters of National Environmental Significance from the proposed action.	31/08/2025	Yes	High
#3.	Link	<a href="https://www.dcceew.gov.au/sites/default/files/do..">Referral guideline for 3 WA threatened black cockatoo species</a> <a href="https://www.dcceew.gov.au/sites/default/files/do..">https://www.dcceew.gov.au/sites/default/files/do..</a>			High
#4.	Link	<a href="https://www.dcceew.gov.au/environment/epbc/publi..">Significant Impact Guidelines 1.1 – Matters of National Environmental Significance</a> <a href="https://www.dcceew.gov.au/environment/epbc/publi..">https://www.dcceew.gov.au/environment/epbc/publi..</a>			High

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

Type	Name	Date	Sensitivity	Confidence
#1.	Document Att. 1_Likelihood_of_Occurrence_RPS-2025 - redacted.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC and the Graylands Campus Project development area.	31/08/2025	No	High
#2.	Document Att. 1_Likelihood_of_Occurrence_RPS-2025 .pdf Likelihood of occurrence report for Matters of National Environmental Significance from the proposed action.	31/08/2025	Yes	High
#3.	Link <a href="https://www.dcceew.gov.au/environment/epbc/publications/significant-impact-guidelines-1.1-matters-of-national-environmental-significance">Significant Impact Guidelines 1.1 – Matters of National Environmental Significance.</a> <a href="https://www.dcceew.gov.au/environment/epbc/publications/significant-impact-guidelines-1.1-matters-of-national-environmental-significance">https://www.dcceew.gov.au/environment/epbc/publi..</a>			High

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

Type	Name	Date	Sensitivity	Confidence
#1.	Document Att. 2_Environmental_Impact_Summary_RPS-2025a (1).pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC development area.	31/08/2025	No	High
#2.	Document Att. 3_Environmental_Impact_Summary_RPS-2025b.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with GCP development area.	31/08/2025	No	High

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

Type	Name	Date	Sensitivity	Confidence
#1.	Document Att. 1_Likelihood_of_Occurrence_RPS-2025 - redacted.pdf Described and assessed the significance of potential impacts to flora vegetation and fauna associated with CTRC and the Graylands Campus Project development area.	31/08/2025	No	High

#2.	Document Att. 1_Likelihood_of_Occurrence_RPS-2025 .pdf Likelihood of occurrence report for Matters of National Environmental Significance from the proposed action.	31/08/2025	Yes	High
-----	--	------------	-----	------

## 5.2 Declarations

---

## Completed Referring party's declaration

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

---

ABN/ACN	99593347728
Organisation name	Department of Housing and Works
Organisation address	Djoekanup, 16 Parkland Road, Osborne Park WA 6017
Representative's name	Susan Cowling
Representative's job title	Manager Planning - Statutory Planning
Phone	+61865511483
Email	da@finance.wa.gov.au
Address	16 Parkland Road, Osborne Park WA 6017

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

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

By checking this box, I, **Susan Cowling of Department of Housing and Works**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. \*

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

---

## Completed Person proposing to take the action's declaration

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

---

ABN/ACN	99593347728
Organisation name	Department of Housing and Works – Office of Major Infrastructure Delivery
Organisation address	Djoekanup, 16 Parkland Road, Osborne Park WA 6017
Representative's name	Phil Davidson

Representative's job title	Principal Project Manager Office of Major Infrastructure Delivery
Phone	+6186551 2344
Email	phil.davidson@dohw.wa.gov.au
Address	Locked Bag 11, Cloisters Square, Perth WA 6850

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

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

I, **Phil Davidson of Department of Housing and Works – Office of Major Infrastructure Delivery**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. \*

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

---

### **Completed Proposed designated proponent's declaration**

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

---

Same as Person proposing to take the action information.

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

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

I, **Phil Davidson of Department of Housing and Works – Office of Major Infrastructure Delivery**, 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. \*

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

