




# Environmental Protection Authority

## Form for the referral of a proposal to the Environmental Protection Authority under Section 38 of the *Environmental Protection Act 1986*

Referrer information			
Who is referring this proposal?		<input checked="" type="checkbox"/> Proponent <input type="checkbox"/> Decision-making authority <input type="checkbox"/> Community member/third party	
Name Sue Brand			
Position	Principal Environmental Scientist	Organisation	MBS Environmental
Email	Sbrand@mbsenvironmental.com.au		
Address	4	Cook Street	
	West Perth	WA	6005
Date	12 March 2021		
Does the referrer request that the EPA treat any part of the proposal information in the referral as confidential? <i>Provide confidential information in a separate attachment.</i>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Referral declaration for organisations, proponents and decision-making authorities:</b> I, Susan Catherine Brand, ( <i>full name</i> ) declare that I am authorised to refer this proposal on behalf of The Borrello Family, and further declare that the information contained in this form is true and not misleading.			
Part A: Proponent and proposal description			
Proponent information			
Name of the proponent/s (including Trading Name if relevant)		The Borrello Family	
Australian Company Number(s)	<input type="checkbox"/>	N/A	
<b>OR</b> Australian Business Number(s)	<input type="checkbox"/>		
Contact for the proposal (if different from the referrer)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Please include: name, physical address, phone, and email.</i>	

<p>Does the proponent have the legal access required for the implementation of all aspects of the proposal?  <i>If yes, provide details of legal access authorisations / agreements / tenure.</i>  <i>If no, what authorisations / agreements / tenure is required and from whom?</i></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  The land is owned by the Borrello Family.</p>
<p><b>Proposal type</b></p>	
<p><b>What type of proposal is being referred?</b>  For a change to an approved proposal please state the Ministerial Statement number/s (MS No./s) of the approved proposal   For a derived proposal please state the Ministerial Statement number (MS No.) of the associated strategic proposal</p>	<p><input checked="" type="checkbox"/> significant – new proposal  <input type="checkbox"/> significant – change to approved proposal (MS No./s: _____)  <input checked="" type="checkbox"/> proposal under an assessed planning scheme  <input type="checkbox"/> strategic  <input type="checkbox"/> derived (Strategic MS No.: _____)</p>
<p>For a significant proposal:</p> <ul style="list-style-type: none"> <li>Why do you consider the proposal may have a significant effect on the environment and warrant referral to the EPA?</li> </ul>	<p>The proposal relates to the potential loss of ~ 14 ha of Banksia Woodlands of the Swan Coastal Plain threatened ecological community and associated impacts to black cockatoo habitat.</p>
<p>For a proposal under an assessed planning scheme, provide the following details:</p> <ul style="list-style-type: none"> <li>Scheme name and number</li> </ul> <p>For the Responsible Authority:</p> <ul style="list-style-type: none"> <li>What new environmental issues are raised by the proposal that were not assessed during the assessment of the planning scheme?</li> <li>How does the proposal not comply with the assessed scheme and/or the environmental conditions in the assessed planning scheme?</li> </ul>	<p>Refer proposed negotiated planning solution Lot 902 (No. 130) Flynn Drive, Neerabup, City of Wanneroo, prepared by Allerdig &amp; Associates, March 2013.  Refer also WAPC application 159748 referred by the WAPC in August 2020.  Issues relate to the presence of the Banksia Woodlands threatened ecological community and associated impacts to black cockatoo habitat.</p>
<p><b>Proposal description</b></p>	
<p>Title of the proposal</p>	<p>Subdivision of Lot 902 Flynn Drive Neerabup</p>
<p>Name of the Local Government Authority in which the proposal is located.</p>	<p>City of Wanneroo</p>
<p>Location:</p> <p>a) street address, lot number, suburb, and nearest road intersection; or  b) if remote the nearest town and distance and direction from that town to the proposal site.</p>	<p>Lot 902 (130) Flynn Drive Neerabup; nearest intersection is Old Yanchep Road.</p>
<p>Proposal description – including the key characteristics of the proposal.  <i>Provide as an attachment to the form</i></p>	<p>The proposal aims subdivide Lot 902 Flynn Drive Neerabup to create a 14.024 ha industrial development envelope that will be cleared, earth worked, and levelled, along with an 8.01 ha conservation lot.</p>
<p>Have you provided electronic spatial data, maps and figure in the appropriate format?  <i>Refer to instructions at the front of the form</i></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

What is the current land use on the property, and the extent (area in hectares) of the property?	Lot 902 is in the private ownership of the Borrello Family. It is a component of the broader Bush Forever Site No. 295 which covers a total area of 112.6 hectares. Lot 902 is approximately 22 hectares in size, which remains in a vegetated state.
Have you had pre-referral discussions with the EPA at DWER Services? If so, quote the reference number and/or the DWER contact.	This referral is in response to a Notice Requiring Further Information Letter, which was sent in response to the original referral submission (Reference CMS17923, Renee Blandin).

## Part B: Environmental impacts

### Environmental factors

What are the likely significant environmental factors for this proposal?	<input type="checkbox"/> Benthic Communities and Habitat <input type="checkbox"/> Coastal Processes <input type="checkbox"/> Marine Environmental Quality <input type="checkbox"/> Marine Fauna <input checked="" type="checkbox"/> Flora and Vegetation <input type="checkbox"/> Landforms <input type="checkbox"/> Subterranean Fauna <input type="checkbox"/> Terrestrial Environmental Quality <input checked="" type="checkbox"/> Terrestrial Fauna <input type="checkbox"/> Inland Waters <input type="checkbox"/> Air Quality <input type="checkbox"/> Greenhouse Gas Emissions <input type="checkbox"/> Social Surroundings <input type="checkbox"/> Human Health
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For **each** of the environmental factors identified above, complete the following table, or provide the information in a supplementary report

### Potential environmental impacts

1	EPA Factor	Flora and Vegetation
2	<b>EPA policy and guidance</b> - What have you considered and how have you applied them in relation to this factor?	<p>The following policies and guidance have been relevantly utilised in the assessment of this factor:</p> <ul style="list-style-type: none"> <li>• <i>Environmental Factor Guideline - Flora and Vegetation</i></li> <li>• <i>Technical Guidance 'Flora and Vegetation Surveys for Environmental Impact Assessment'</i></li> <li>• <i>Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (Clearing Regulations)</i>.</li> </ul> <p>The flora and vegetation surveys carried out by Natural Area in 2018 and 2019 were done so in accordance with the current technical guidance documents.</p>
3	<b>Consultation</b> – Outline the outcomes of consultation in relation to the potential environmental impacts	<p>The proposed negotiated planning solution is endorsed by the WAPC, with the DBCA, the City of Wanneroo, and others, also supporting the proposal. Consultation occurred when the NPS was advertised in 2013. It was also referred to relevant agencies when submitted to the WAPC as per WAPC 159748 in August 2020.</p>

4	<p><b>Receiving environment</b> – Describe the current condition of the receiving environment in relation to this factor.</p>	<p>Lot 902 comprises of 22 hectares of remnant bushland, currently classified within <i>Bush Forever (295)</i>. According to the Interim Biogeographical Regionalisation of Australia (IBRA) description, Neerabup is located in the Perth Swan Coastal Plain subregion (SW02), which is characterised by Banksia woodlands in sandy soils and paperbark in swampy areas. ATA Environmental conducted Level 2 flora surveys (2007) over the previous Lot 2477 and Natural Area Holdings conducted both a Level 1 flora survey (2018), followed by a Level 2 flora and vegetation survey in 2019 of the now subdivided Lot 902. In addition, MBS Environmental conducted desktop surveys in 2021 to identify the potential of any conservation significant species and communities, in order to update the current literature.</p> <p>The PMST search identified the following threatened ecological communities (TEC) as likely to occur within a 5km buffer for the survey site:</p> <ul style="list-style-type: none"> <li>• Banksia Woodlands of the Swan Coastal Plain</li> <li>• Tuart (<i>Eucalyptus gomphocephala</i>) Woodlands and Forests of the Swan Coastal Plain</li> </ul> <p>The 2019 level 2 survey by Natural Area confirmed the presence of the Banksia Woodlands of the Swan Coastal Plain (TEC) throughout the site. The 2018 level 1 survey assessed the site and concluded that this vegetation type was the only TEC within Lot 902. The vegetation condition of the site was assessed in the level 2 flora survey conducted by Natural Area, and ranged from Degraded to Excellent, with the majority being in Excellent condition (69.6%), as per the Keighery rating scale in <i>Bush Forever Volume 2</i>.</p> <p><b>Table 1</b> details the conservation significant flora with potential to occur within 5km of Lot 902, identified by both the PMST and NatureMap searches and their likelihood of occurring based on known preferred habitat type.</p>
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**Table 1: Conservation Significant Flora of Lot 902**

Species	Status			Database		Likelihood of Occurrence	Explanation
	EPBC Act	BC Act	Priority Species	NatureMap	PMST		
<i>Acacia benthamii</i>	-	-	P2	x		May Occur	This species has the potential to occur within Lot 902, as the soil type is suitable for its persistence. No individuals were identified within any of the previous surveys of the previous Lot 2477 or Lot 902.
<i>Andersonia gracilis</i> Slender Andersonia	EN	VU	-		x	Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
<i>Anigozanthos viridis</i> subsp. <i>terraspectans</i> Dwarf Green Kangaroo Paw	VU	VU	-		x	Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and associated vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
<i>Caladenia huegelii</i> King Spider-orchid	EN	CR	-		x	Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon the lack of suitable soil profiles for its persistence, prefers wetter areas that are not present. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
<i>Calectasia elegans</i> Elegant Tinsel Lily	CR	CR	-	x		May Occur	Difficult to determine the likelihood due to lack of suitable data.
<i>Cyathochaeta teretifolia</i>	-	-	P3	x		Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
<i>Diuris micrantha</i> Dwarf Bee-orchid	VU	VU	-		x	Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.

		<i>Diuris purdiei</i> Purdie's Donkey-orchid	E N	E N	-		x	Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Drakaea elastica</i> Glossy-leafed Hammer Orchid,	E N	C R	-		x	Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Drakaea micrantha</i> Dwarf Hammer-orchid	V U	E N	-		x	Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Drosera patens</i>	-	-	P1	x		Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Drosera x sidjamesii</i>	-	-	P1	x		Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Eleocharis keigheryi</i> Keighery's Eleocharis	V U	V U	-		x	Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Eucalyptus argutifolia</i> Yanchep Mallee	V U	V U	-	x	x	May Occur	This species has the potential to occur within Lot 902, as the soil type and associated vegetation habitat is suitable for its persistence. No individuals were identified within any of the previous surveys of the previous Lot 2477 or Lot 902.
		<i>Grevillea curviloba</i> <i>subsp. incurva</i> Narrow curved-leaf Grevillea	E N	E N	-		x	Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Jacksonia sericea</i>	-	-	P4	x		May Occur	This species has the potential to occur within Lot 902, as the soil type and associated vegetation habitat is suitable for its persistence. No individuals were identified within any of the previous surveys of the previous Lot 2477 or Lot 902.
		<i>Melaleuca sp.</i> <i>Wanneroo</i>	-	E N	-		x	May Occur	This species has the potential to occur within Lot 902, as the soil type and associated vegetation habitat is suitable for its persistence. No individuals were identified within any of the previous surveys of the previous Lot 2477 or Lot 902.

		<i>Poranthera moorokatta</i>	-	-	P2	x		Unlikely to Occur	Difficult to ascertain the likelihood of occurrence due to lack of suitable data. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Stenanthemum sublineare</i>	-	-	P2	x		Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Stylidium longitubum</i>	-	-	P4	x		Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Stylidium maritimum</i>	-	-	P3	x		May Occur	This species has the potential to occur within Lot 902, as the soil type and associated vegetation habitat is suitable for its persistence. No individuals were identified within any of the previous surveys of the previous Lot 2477 or Lot 902.
		<i>Styphelia filifolia</i>	-	-	P3	x		May Occur	This species has the potential to occur within Lot 902, as the soil type and associated vegetation habitat is suitable for its persistence. No individuals were identified within any of the previous surveys of the previous Lot 2477 or Lot 902.
		<i>Thelymitra dedmaniarum</i> Cinnamon Sun Orchid	E N	C R	-		x	Unlikely to Occur	This species is unlikely to occur within Lot 902 based upon unsuitable soil types and a lack of suitable vegetation habitats. No records of this species were found in any previous surveys of the previous Lot 2477 or Lot 902.
		<i>Tripterococcus sp. Brachylobus</i>	-	-	P4	x		May Occur	The paucity of data on this species makes it difficult to ascertain its likelihood of occurrence.
<p>No declared rare or priority flora listed as being conservation significant under the <i>Biodiversity Conservation Act 2016</i> (WA) or those listed as matters of national environmental significance (MNES) under the <i>EPBC Act 1999</i> were recorded within this survey. The Natural Area 2018 and 2019 flora and vegetation surveys were carried out by Sharon Hynes, the lead botanist/zoologist who has more than 10 years experience carrying out surveys on the Swan Coastal Plain, including the various declared rare and priority listed species indicated on the NatureMap and PMST reports.</p>									

5	<b>Proposal activities</b> – Describe the proposal activities that have the potential to impact the environment	The proposed clearing of 14.024 hectares within Lot 902 to accommodate the subdivision of the site as per the planning application submitted to the WAPC in August 2020 has the potential to result in a significant impact to the receiving environment.
6	<b>Mitigation</b> – Describe the measures proposed to manage and mitigate the potential environmental impacts.	The principal mitigation measure will be the retention of approximately 8.01 hectares of the Banksia Woodland ecological community in perpetuity, or approximately 37% of the vegetation remaining on site. This vegetation will provide a continued ecological linkage to other vegetated areas within the vicinity of the site, as well as acting as a fauna corridor, thus avoiding impacts to 8.01 ha of the TEC and black cockatoo habitat. This area will be ceded to the Crown at no cost for conservation purposes.
7	<b>Impacts</b> – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	<p>Direct impacts will include the loss of 14.024 ha of:</p> <ul style="list-style-type: none"> <li>▪ <i>Karrakatta Complex – Central and South</i> vegetation complex</li> <li>▪ Banksia Woodland TEC</li> <li>▪ associated black cockatoo foraging habitat</li> <li>▪ vegetation that is largely rated as being in Very Good or Excellent condition</li> <li>▪ up to five potential roosting trees</li> <li>▪ up to three trees with hollows potentially suitable for nesting.</li> </ul> <p>Mitigation:</p> <ul style="list-style-type: none"> <li>▪ avoiding clearing of 8.01 ha remnant vegetation, including Banksia Woodland TEC, that will be retained in perpetuity for conservation purposes</li> <li>▪ retention of at least one potential roosting tree</li> <li>▪ retention of at least three trees with hollows potentially suitable for nesting.</li> </ul> <p>No impacts will occur to the various threatened orchids listed under the EPBC Act and/or the BC Act as their habitat preferences are inconsistent with those present within Lot 902. As indicated in the Natural Area 2019 flora and vegetation report, no declared rare or priority listed species were recorded during the spring survey activities.</p>
8	<b>Assumptions</b> - Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	Based on the planning process that is well advanced for the site, along with general support by the City of Wanneroo and the WA Planning Commission, and the Department of Planning Lands and Heritage, it is assumed that the proposed mitigation measures are acceptable and provide a suitable balance between development and minimising environmental impacts.



1	<b>EPA Factor</b>	<b>Terrestrial Fauna</b>
2	<p><b>EPA policy and guidance</b> - What have you considered and how have you applied them in relation to this factor?</p>	<p>The following policies and guidance have been relevantly utilised in the assessment of this factor:</p> <ul style="list-style-type: none"> <li>▪ <i>Environmental Factor Guideline - Terrestrial Fauna</i></li> <li>▪ <i>Technical Guidance – Terrestrial Fauna Surveys</i></li> <li>▪ <i>Technical Guidance – Sampling Methods for Terrestrial Vertebrate Fauna</i></li> <li>▪ <i>EPBC Act Referral Guidelines for Three Threatened Black Cockatoo Species: Carnaby’s Cockatoo, Baudin’s Cockatoo and Forest Red-tailed Black Cockatoo.</i></li> </ul> <p>The level 1 fauna assessment and assessment of the Black Cockatoo habitat was carried out by Sharon Hynes, Natural Area’s lead botanist/zoologist, and has more than 7 years experience carrying out fauna survey and relocation activities on the Swan Coastal Plain.</p>
3	<p><b>Consultation</b> – Outline the outcomes of consultation in relation to the potential environmental impacts</p>	<p>The proposed negotiated planning solution is supported by the DBCA, the City of Wanneroo, and others. Consultation occurred when the NPS was advertised in 2013. It was also referred to relevant agencies when submitted to the WAPC as per WAPC 159748 in August 2020.</p>

4	<p><b>Receiving environment</b> – Describe the current condition of the receiving environment in relation to this factor.</p>	<p>ATA Environmental conducted a level 2 fauna survey (2007) of the site prior to subdivision (Known as Lot 2477). Natural Area have recently conducted opportunistic fauna surveys during level 1 and 2 flora surveys in 2018 and 2019. MBS Environmental conducted a PMST and NatureMap database searches to reconfirm.</p> <p><b>Table 2</b> presents the conservation significant fauna identified with potential to occur within Lot 902, along with an assessment of the likelihood of their being present.</p> <p><b>Table 2:</b> Conservation Significant Fauna of Lot 902</p> <table border="1" data-bbox="517 464 2175 1428"> <thead> <tr> <th rowspan="2">Species</th> <th colspan="3">Status</th> <th rowspan="2">Likelihood of Occurrence</th> <th rowspan="2">Explanation</th> </tr> <tr> <th>EPBC Act</th> <th>BC Act</th> <th>Priority Species</th> </tr> </thead> <tbody> <tr> <td><i>Calyptorhynchus latirostris</i> Carnaby's Cockatoo</td> <td>En</td> <td>En</td> <td>-</td> <td>Known to Occur.</td> <td>This species was recorded within the previous Lot 2477 during ATA Environmental's Level 2 Fauna Survey. The presence of suitable nesting, roosting and foraging habitat was noted by Natural Area during the Level 1 (2018) and Level 2 (2019) surveys of Lot 902, with evidence of feeding located in two locations near the western and northern boundaries in 2018. Evidence of feeding was not recorded in 2019. While suitable habitat is present within Lot 902, it was noted that no potential nesting or roosting trees displayed signs of active use (hollow scratching or scats) in both 2018 and 2019.</td> </tr> <tr> <td><i>Isoodon fusciventer</i> Quenda</td> <td>-</td> <td>-</td> <td>P4</td> <td>Known to Occur</td> <td>This species was not recorded during ATA Environmental's fauna survey, but suitable habitat was noted (dense shrub). Natural Area recorded this species during level 1 surveys, with diggings present in 3 locations along the southern end of Lot 902. Natural Area suggested that the lack of proximity to watercourses and preferred habitat suggests that if a population persists in the area, it is likely to be minimal in size.</td> </tr> <tr> <td><i>Falco peregrinus</i> Peregrine Falcon</td> <td></td> <td>OS</td> <td>-</td> <td>Known to Occur</td> <td>NatureMap database searches indicated the presence of this species in the area. ATA Environmental recorded this species in fauna surveys of the previous Lot 2477, but noted it was likely to be an infrequent visitor to the site. Natural Area did not record this species in either the level 1 or 2 surveys of Lot 902.</td> </tr> <tr> <td><i>Hylaeus globuliferus</i> Woollybush Bee</td> <td>-</td> <td>-</td> <td>P3</td> <td>Likely to Occur</td> <td>This species was originally suggested as being likely on the basis of habitat present, as Lot 902 is a component of <i>Bush Forever Site 295</i> and as per NatureMap searches. It was not recorded within any previous surveys of both the previous Lot 2477 and Lot 902. Suitable feeding flowers exist within this site (Woolly Bush, <i>Banksia</i> and <i>Jacksonia</i> species), as well as within the surrounding remnant bushland</td> </tr> </tbody> </table>	Species	Status			Likelihood of Occurrence	Explanation	EPBC Act	BC Act	Priority Species	<i>Calyptorhynchus latirostris</i> Carnaby's Cockatoo	En	En	-	Known to Occur.	This species was recorded within the previous Lot 2477 during ATA Environmental's Level 2 Fauna Survey. The presence of suitable nesting, roosting and foraging habitat was noted by Natural Area during the Level 1 (2018) and Level 2 (2019) surveys of Lot 902, with evidence of feeding located in two locations near the western and northern boundaries in 2018. Evidence of feeding was not recorded in 2019. While suitable habitat is present within Lot 902, it was noted that no potential nesting or roosting trees displayed signs of active use (hollow scratching or scats) in both 2018 and 2019.	<i>Isoodon fusciventer</i> Quenda	-	-	P4	Known to Occur	This species was not recorded during ATA Environmental's fauna survey, but suitable habitat was noted (dense shrub). Natural Area recorded this species during level 1 surveys, with diggings present in 3 locations along the southern end of Lot 902. Natural Area suggested that the lack of proximity to watercourses and preferred habitat suggests that if a population persists in the area, it is likely to be minimal in size.	<i>Falco peregrinus</i> Peregrine Falcon		OS	-	Known to Occur	NatureMap database searches indicated the presence of this species in the area. ATA Environmental recorded this species in fauna surveys of the previous Lot 2477, but noted it was likely to be an infrequent visitor to the site. Natural Area did not record this species in either the level 1 or 2 surveys of Lot 902.	<i>Hylaeus globuliferus</i> Woollybush Bee	-	-	P3	Likely to Occur	This species was originally suggested as being likely on the basis of habitat present, as Lot 902 is a component of <i>Bush Forever Site 295</i> and as per NatureMap searches. It was not recorded within any previous surveys of both the previous Lot 2477 and Lot 902. Suitable feeding flowers exist within this site (Woolly Bush, <i>Banksia</i> and <i>Jacksonia</i> species), as well as within the surrounding remnant bushland
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<i>Falco peregrinus</i> Peregrine Falcon		OS	-	Known to Occur	NatureMap database searches indicated the presence of this species in the area. ATA Environmental recorded this species in fauna surveys of the previous Lot 2477, but noted it was likely to be an infrequent visitor to the site. Natural Area did not record this species in either the level 1 or 2 surveys of Lot 902.																														
<i>Hylaeus globuliferus</i> Woollybush Bee	-	-	P3	Likely to Occur	This species was originally suggested as being likely on the basis of habitat present, as Lot 902 is a component of <i>Bush Forever Site 295</i> and as per NatureMap searches. It was not recorded within any previous surveys of both the previous Lot 2477 and Lot 902. Suitable feeding flowers exist within this site (Woolly Bush, <i>Banksia</i> and <i>Jacksonia</i> species), as well as within the surrounding remnant bushland																														

						sites, and the retained conservation lot. PGV Environmental indicates that the bee is unlikely to be present on the site (report included in NPS documents).	
		<i>Leioproctus contrarius</i> A Short-tongued Bee	-	-	P3	May Occur	This species is indicated as being likely within the surrounding area by NatureMap database searches. It was not recorded in any previous surveys of Lot 902 or the previous Lot 2477.
		<i>Notamacropus irma</i> Western Brush Wallaby	-	-	P4	May Occur	This species is indicated as being likely within the surrounding area by NatureMap database searches. It was not recorded in any previous surveys of Lot 902 or the previous Lot 2477.
		<i>Leipoa ocellata</i> Malleefowl	VU	VU	-	May Occur	A Protected Matters Search (PMST) within a 5km buffer of the site indicated that this species, or species habitat, is likely to occur within the area. A subsequent NatureMap search, of the same area, did not indicate any previous records of occurrence. This species was not recorded during any previous surveys, with no evidence of nesting within the site, and is primarily known from areas outside the Perth metropolitan region.
		<i>Apus pacificus</i> Fork-tailed Swift	-	IA	-	May Occur	Marine species. The PMST and NatureMap searches both indicated this species, or suitable habitat, was likely to occur within the surrounding area. As this species is a migratory marine bird, it is unlikely to frequently forage, nest, or roost within the site. This species was not recorded in any previous surveys of Lot 902 or the previous Lot 2477.
		<i>Botaurus poiciloptilus</i> Australasian Bittern	EN	EN	-	May Occur	Marine species; recorded with potential to occur within a 5km buffer of the site by the PMST. It was not recorded by the NatureMap search and was not identified in any previous surveys of Lot 902 or the previous Lot 2477.
		<i>Calidris canutus</i> Red Knot	EN	EN MI	-	May Occur	Marine species. This species was recorded with potential to occur within a 5km buffer of the site by the PMST. It was not recorded by the NatureMap search and was not identified in any previous surveys of Lot 902 or the previous Lot 2477. As it is listed as a migratory species by the EPBC Act, it is unlikely to utilise the site as a frequent nesting or foraging site.
		<i>Calidris ferruginea</i> Curlew Sandpiper	Cr	Cr MI	-	Unlikely to Occur	Marine species. This species, or suitable habitat for this species, was recorded as known to occur within a 5km buffer of the site by a PMST search. It was not recorded by the NatureMap search and was not identified in any previous surveys of Lot 902 or the previous Lot 2477. Due to its preferred habitat of coastal and watercourse areas, it is unlikely to occur within Lot 902, with any potential impacts mitigated by the retention of bushland for conservation purposes
		<i>Calyptorhynchus banksii naso</i> Forest Red-tailed Black-Cockatoo	VU	VU	-	May Occur	This species was identified as likely to occur within a 5km buffer of the site by the PMST. This species was not recorded by the NatureMap search and was not identified in any previous surveys of Lot 902 or the previous Lot 2477. As the site is located on the geographical edge of this species mapped distribution, its presence cannot be discounted, but it is unlikely to frequent the site.

<i>Numenius madagascariensis</i> Eastern Curlew	Cr	Cr MI	-	Unlikely to Occur	This species was identified with potential to occur within a 5km buffer of the site by the PMST. This species was not recorded by the NatureMap search and was not identified in any previous surveys of Lot 902 or the previous Lot 2477. Due to its coastal habitat preference, it is unlikely to frequent the site.
<i>Rostratula australis</i> Australian Painted Snipe	EN	EN	-	Unlikely to Occur	This species was identified as likely to occur within a 5km buffer of the site by the PMST. This species was not recorded by the NatureMap search and was not identified in any previous surveys of Lot 902 or the previous Lot 2477. Due to the lack of terrestrial wetlands within the site, it is unlikely to frequently occur outside its preferred habitat type.
<i>Sternula nereis nereis</i> Australian Fairy Tern	VU	VU	-	May Occur	This species was identified with potential to occur within a 5km buffer of the site by the PMST. This species was not recorded by the NatureMap search and was not identified in any previous surveys of Lot 902 or the previous Lot 2477. Due to the lack of suitable habitat within the site, it is unlikely to frequently occur.
<i>Hesperocolletes douglasi</i> Douglas' Broad-headed Bee	Cr	-	-	May Occur	This species was identified with potential to occur within a 5km buffer of the site by the PMST. This species was not recorded by the NatureMap search and was not identified in any previous surveys of Lot 902 or the previous Lot 2477. The lack of data relating to this species makes it difficult to determine its likelihood of occurrence.
<i>Dasyurus geoffroii</i> Chuditch	Vu	Vu	-	Unlikely to Occur	This species was identified as likely to occur within a 5km buffer of the site by the PMST. This species was not recorded by the NatureMap search and was not identified in any previous surveys of Lot 902 or the previous Lot 2477. ATA Environmental concluded it is unlikely this species occurs within the vicinity to the site, due to the lack of recent records in the surrounding area.
<i>Synemon gratiosa</i> Graceful Sunmoth	-	-	P4	May Occur	This species was identified as likely to occur within a 5km buffer of the site by the NatureMap search. This species was not recorded by the PMST search and was not identified in any previous surveys of Lot 902 or the previous Lot 2477. This species prefers coastal habitats with the presence of <i>Lomandra maritima</i> , a key species essential to its lifecycle and which is not present within Lot 902 (refer Natural Area, 2019).

Numerous species of birds classified as being of national environmental significance under the *EPBC Act 1999* were recorded within the PMST database search. However, the vast majority of these are marine or coastal species that are likely to inhabit the marine environment to the west of the survey area and are unlikely to breed or forage on site.

5	<b>Proposal activities</b> – Describe the proposal activities that have the potential to impact the environment	The proposed clearing of 14.024 hectares within Lot 902 to accommodate the subdivision of the site as per the planning application submitted to the WAPC in August 2020 has the potential to result in a significant impact to the receiving environment.
6	<b>Mitigation</b> – Describe the measures proposed to manage and mitigate the potential environmental impacts.	<p>The primary mitigation measure will be the retention of approximately 8.01 hectares of the Banksia Woodland ecological community in perpetuity, or approximately 36% of the vegetation remaining on site. This vegetation will provide continued habitat for faunal species, as well as a continued ecological linkage to other vegetated areas in the vicinity of the site. Accordingly, it will avoid impacts to black cockatoo and other fauna habitat. This area will be ceded to the Crown at no cost for conservation purposes.</p> <p>The retention of up at least one potential roosting tree and three trees containing hollows that could potentially be used by black cockatoos are also impact mitigation (avoidance) measures that apply to fauna species. Note that evidence of feeding/foraging by black cockatoos at the site is limited, suggesting it is not a favoured/preferred site, with several other locations where feeding can occur in proximity to Lot 902.</p> <p>A fauna management plan will be implemented prior to clearing of the 14.024 ha, with animals, such as bandicoots, reptiles, and any amphibians, relocated to the area to be retained or other suitable location, in accordance with DBCA fauna relocation licence conditions.</p>
7	<b>Impacts</b> – Assess the impacts of the proposal and review the residual impacts against the EPA objective.	<p>The proposed clearing of Lot 902 will impact local fauna through:</p> <ul style="list-style-type: none"> <li>▪ clearing of 14.024 ha of vegetated habitat in Very Good to Excellent condition</li> <li>▪ loss of 14.024 ha of black cockatoo foraging habitat</li> <li>▪ loss of up to five potential black cockatoo roosting tree</li> <li>▪ loss of up to three trees with hollows</li> <li>▪ injury or death of animals during clearing activities.</li> </ul> <p>Impact mitigation strategies include:</p> <ul style="list-style-type: none"> <li>▪ avoiding clearing of 8.01 ha remnant vegetation, including Banksia Woodland TEC that will be retained in perpetuity for conservation purposes</li> <li>▪ retention of at least one potential roosting tree</li> <li>▪ retention of at least three trees with hollows potentially suitable for nesting</li> <li>▪ implementation of a fauna management plan that includes the trapping and relocation of vertebrate fauna ahead of clearing, either to the remnant bushland to be retained and/or some other suitable relocation site.</li> </ul>

		Impacts to other species, including the: <ul style="list-style-type: none"> <li>▪ Peregrine Falcon (<i>Falco peregrinus</i>)</li> <li>▪ Rainbow Bee-eater (<i>Merops ornatus</i>)</li> <li>▪ Woollybush Bee (<i>Hylaeus globuliferus</i>)</li> <li>▪ a short-tongued bee (<i>Leioproctus contrarius</i>)</li> <li>▪ Graceful Sun-moth (<i>Synemon gratiosa</i>)</li> </ul> are expected to be minimal.
8	<b>Assumptions</b> - Describe any assumptions critical to your assessment e.g. particular mitigation measures or regulatory conditions.	Based on the planning process that is well advanced for the site, along with general support by the City of Wanneroo and the WA Planning Commission and the Department of Planning Lands and Heritage, it is assumed that the proposed mitigation measures are considered acceptable.

### Part C: Other approvals and regulation

#### State and Local Government approvals

Is rezoning of any land required before the proposal can be implemented? If yes, please provide details.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If this proposal has been referred by a decision-making authority, what approval(s) are required from you?	N/A

Please identify other approvals required for the proposal:

Proposal activities e.g. clearing, dewatering, mining, processing, dredging	Land tenure/access e.g. Crown land, Mining lease, specify legislation for access if relevant	Type of approval e.g. Native Vegetation Clearing Permit, licence, mining proposal,	Legislation regulating the activity e.g. EP Act 1986 – Part V, RiWI Act 1914, Mining Act 1979

#### Commonwealth Government approvals

Does the proposal involve an action that may be or is a controlled action under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has the proposed action been referred? If yes, when was it referred and what is the reference number (EPBC No.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date: _____ EPBC No.: _____
If referred, has a decision been made on whether the proposed action is a controlled action? If 'yes', check the appropriate box and provide the decision in an attachment.	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Decision – controlled action <input type="checkbox"/> Decision – not a controlled action
If the proposal is determined to be a controlled action, do you request that this proposal be assessed under the bilateral agreement or as an accredited assessment?	<input type="checkbox"/> Yes - Bilateral <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Accredited

Is approval required from other Commonwealth Government/s  
for any part of the proposal?

*If yes, describe.*

Yes

No

Approval:

## Attachment 1: Key Proposal Characteristics – New Proposal

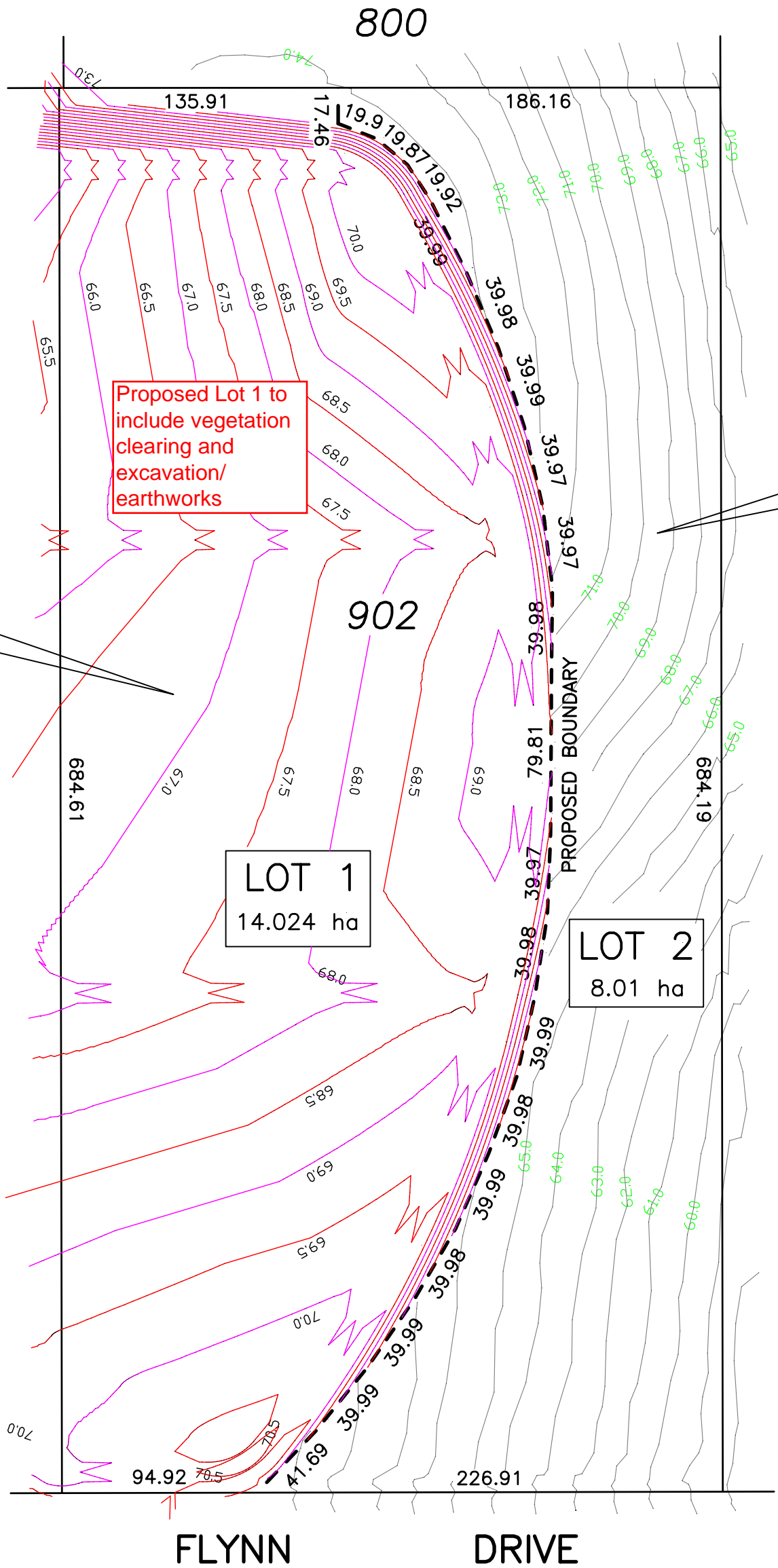
**Table A1: Summary of the Proposal**

<b>Proposal title</b>	Subdivision of Lot 902 Flynn Drive Neerabup
<b>Proponent name</b>	The Borrello Family
<b>Short description</b>	<p>The proposal aims to subdivide Lot 902 Flynn Drive Neerabup to create a 14.024 ha industrial development envelope that will be subject to clearing, earth working, and levelling (Lot 1). The development envelope will create a series of industrial Lots and associated infrastructure.</p> <p>The proposal will also create an 8.01 ha area will be retained as a conservation Lot (Lot 2).</p>

**Table A2: Location and proposed extent of physical and operational elements**

Element	Location	Proposed extent
Conservation Lot	Flynn Drive Neerabup, refer Figure 1	8.01 ha
Development envelope, including clearing and site works of what will become Lot 1	Flynn Drive Neerabup, refer Figure 1	<p>14.024 ha</p> <p>The proposed development envelope will result in the clearing, earthworking and levelling of 14.024 ha of remnant native vegetation in Very Good to Excellent condition that is identified as Banksia – Jarrah Woodland which is consistent with the EPBC ACT listed threatened ecological community Banksia Woodlands of the Swan Coastal Plain, as well as being foraging habitat for endangered black cockatoo species.</p>





CHECK CERTIFICATE OF TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS, ETC.  
 THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS OR FENCES.  
 ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES AND WALLS.  
 INFORMATION SHOWN ON THIS PLAN IS CURRENT AT THE DATE SHOWN.  
 ROSS McLOUGHLIN SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT HAVE OCCURED AFTER THIS DATE TO SITE LEVELS, FEATURES OR BUILDINGS.  
 CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY PLANS AND ARE SUBJECT TO FIELD SURVEY.  
 A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING ANY SITE WORKS OR CONSTRUCTION.

THIS PROPOSED SUBDIVISION PLAN IS SUBJECT TO APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION & LOCAL GOVERNMENT & IS SUBJECT TO FIELD SURVEY TO CONFIRM PROPOSED DIMENSIONS.



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**LOT 902 (No.130) FLYNN DRIVE - NEERABUP**

**SUBDIVISION PLAN**

SCALE: 1:2500 @ A3 SIZE	LOCAL AUTHORITY: CITY OF WANNEROO	SURVEYOR: RAM
DATE: 3.4.2020	PLAN: LOT 902 ON DEPOSITED PLAN 50843	DRAWN: RAM
DATUM: SITE	AREA: 22.0363 ha	SDR FILE: FY4