

PRESTON INDUSTRIAL PARK PRECINCT 2

ENVIRONMENTAL ASSESSMENT REPORT

Prepared for: DevelopmentWA

Report Date: 17 July 2026

Version: 1

Report No. 2026-990

The logo for pgv ENVIRONMENTAL is located at the bottom of the page. It features the letters 'pgv' in a large, bold, white sans-serif font. To the right of 'pgv', the word 'ENVIRONMENTAL' is written in a smaller, all-caps, white sans-serif font. The background of the bottom half of the cover is a vibrant orange with a subtle, diagonal line pattern. A white, curved line arches over the logo, separating it from the text above.

pgv
ENVIRONMENTAL

CONTENTS

Contents	i
List of Tables and Plates	iii
List of Attachments	iv
1 INTRODUCTION	1
1.1 Location.....	1
1.2 Background	1
1.3 Scope of Works	1
2 LEGISLATION, POLICY AND GUIDELINES.....	3
2.1 Commonwealth Legislation	3
2.2 State Legislation.....	3
2.2.1 <i>Environmental Protection Act 1986</i>	3
2.2.2 <i>Biodiversity Conservation Act 2016</i>	3
2.2.3 <i>Aboriginal Heritage Act 1972</i>	4
2.3 State Policy and Guidance	4
2.3.1 State Planning Policy No. 2.9 Water Resources	4
2.3.2 Environmental Guidance for Planning and Development.....	4
2.4 Greater Bunbury Region Scheme.....	4
2.5 Shire of Dardanup	5
2.6 EPA Section 16(e) Advice	5
3 EXISTING ENVIRONMENT	7
3.1 Land Use.....	7
3.1.1 Historic Land Use	7
3.1.2 Surrounding Land Use	9
3.2 Environmentally Sensitive Areas.....	9
3.3 Topography	9
3.4 Geomorphology and Soils.....	9
3.4.1 Geology.....	9
3.4.2 Acid Sulphate Soils.....	10
3.5 Hydrology.....	10
3.5.1 Groundwater	10
3.5.2 Surface Water	10
3.5.3 Public Drinking Water Source Areas.....	10

3.5.4	Wetlands.....	11
3.6	Flora and Vegetation.....	11
3.6.1	Previous Studies	11
3.6.2	Vegetation Type.....	11
3.6.3	Floristic Community Types	13
3.6.4	Vegetation Condition.....	13
3.6.5	Conservation Significant Vegetation and Flora	13
3.7	Fauna.....	14
3.7.1	Level 1 Fauna Survey	14
3.7.2	Conservation Significant Species	15
3.7.3	Biodiversity Value	16
3.8	Heritage.....	16
3.8.1	European Heritage.....	16
3.8.2	Aboriginal Cultural Heritage	16
3.9	Contaminated Sites.....	16
4	ENVIRONMENTAL ASSESSMENT.....	17
4.1	Proposed Structure Plan	17
4.2	Land Use.....	17
4.3	Geology and Soils	17
4.4	Hydrology	17
4.5	Wetlands	17
4.6	Flora and Vegetation.....	18
4.7	Fauna.....	18
4.8	Heritage.....	19
5	ENVIRONMENTAL APPROVALS.....	20
5.1	State Approvals	20
5.1.1	Referral and Assessment	20
5.2	Commonwealth Approvals	20
6	SUMMARY AND CONCLUSIONS.....	21
6.1	Summary	21
6.2	Conclusion.....	21
7	REFERENCES	22

LIST OF TABLES AND PLATES

Tables

Table 1:	Vegetation Condition Rating Scale
Table 2:	Fauna Habitat Value
Table 3:	Impact of Structure Plan on Western Ringtail Possum Habitat

Plates

Plate 1:	Investigation Areas in EPA Section 16 Advice.
Plate 2:	EPA Section 16 Advice on Restoration and Enhancement
Plate 3:	Aerial Photograph from 1970 (Landgate, 2026)
Plate 4:	Aerial Photograph from 2000 (Landgate, 2026)
Plate 5:	Aerial Photograph from 2010 (Landgate, 2026)
Plate 6:	Aerial Photograph from 2024 (Landgate, 2026)
Plate 7:	Environmentally Sensitive Area Map
Plate 8:	MpAf Vegetation
Plate 9:	Mr Vegetation
Plate10:	EmCc Vegetation
Plate 11:	EmCcAf Vegetation
Plate 12:	CCW 50m Wetland Buffer

LIST OF ATTACHMENTS

Figures

- Figure 1: Site Location
- Figure 2: Site Boundary and Topography
- Figure 3: Soil Types
- Figure 4: Wetland Mapping
- Figure 5: Vegetation Types
- Figure 6: Black Cockatoo Foraging Habitat
- Figure 7: Black Cockatoo Significant Trees
- Figure 8: Western Ringtail Possum Habitat Mapping
- Figure 9: Western Ringtail Possum Observations
- Figure 10: Vegetation Types and Structure Plan
- Figure 11: Black Cockatoo Foraging Habitat and Structure Plan
- Figure 12: Black Cockatoo Significant Trees and Structure Plan
- Figure 13: Western Ringtail Habitat and Structure Plan

Appendices

- Appendix 1: PIPNP Structure Plan Approval
- Appendix 2: Precinct 2 Structure Plan

1 INTRODUCTION

1.1 Location

DevelopmentWA is planning to develop Precinct 2 of the Preston Industrial Park North Precinct (PIPNP) for General Industry. Precinct 2 includes Lots 2009 and Lot 2010 Giorgi Road and the unmade road reserve for Temple Road.

Precinct 2 (the site) is located approximately 5km to the east of the Bunbury Port within the Shire of Dardanup (Figure 1). The site is bound by Giorgi Road to the west, bushland to the north, South Western Highway to the south and industrial development to the east (Figure 2).

This Environmental Assessment Report was commissioned by DevelopmentWA to assist with the Structure Planning of the Precinct.

1.2 Background

The PIPNP is recognised for its strategic location to existing transport corridors, the Bunbury Port, labour market and other existing infrastructure. A Structure Plan was prepared for the PIPNP and endorsed by the WAPC in May 2009 (Appendix 1). A further review of the DSP was undertaken by the PIPNP landowners, and a revised DSP was referred to the Environmental Protection Authority (EPA) under section 38 of the EP Act in March 2011. The EPA (EPA, 2008a) gave Section 16e advice on the proposed development in relation areas of conservation significance. The EPA recommended that approximately 40% or 258ha of the land be conserved, which significantly reduced the developable area within PIPNP. The DSP shows 271.4ha of developable land and 233.05ha of Conservation Area (Appendix 1).

The EPA determined that the level of assessment on the PIPNP Structure Plan (Assessment 1900) would be an Assessment on Proponent Information (API) Category A. Several site surveys (flora, vegetation, fauna, ecological communities) were undertaken to inform the API Report.

DevelopmentWA withdrew the assessment from the EPA process on 16 August 2019 due to issues relating to the future management of the proposed 233.05ha of bushland being retained for conservation purposes.

1.3 Scope of Works

The scope of work for the Environmental Assessment Report (EAR) addresses the following:

- Site Description
 - Physical characteristics including a description of:
 - Landform and soils; and
 - Geological, hydrogeological and hydrological characteristics;
 - Recent and present land use including:
 - Assessment of current and historical activities on the site; and
 - Surrounding land uses;

- Flora and Vegetation description;
- Fauna description;
- Database searches including:
 - DWER Contaminated Sites; and
 - DPLH Heritage database.
- Environmental Impacts of the proposed Structure Plan;
- Implications, if any, under Western Australian policies and legislation such as the *Environmental Protection Act 1986* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act); and
- Strategies to specifically address the protection and/or enhancement of the site's important environmental features.

2 LEGISLATION, POLICY AND GUIDELINES

The environmental assessment of the site has taken into consideration the following legislation, policy and guidelines and these will guide the required and expected management outcomes from the Commonwealth, State and Local government agencies.

2.1 Commonwealth Legislation

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important heritage places, ecological communities, flora and fauna that are defined in the Act as Matters of National Environmental Significance (MNES).

The Environmental Assessment identifies any MNES that may be impacted by development on the site. There is fauna habitat within the SP area that provides resources for listed species of Black Cockatoos and the Western Ringtail Possum.

2.2 State Legislation

2.2.1 *Environmental Protection Act 1986*

The *Environmental Protection Act 1986* (EP Act) is administered by the Department of Water and Environment Regulation (DWER). The Act provides for conservation, preservation, protection, enhancement and management of the environment and for matters incidental to or connected with it. The Act establishes head powers to provide mechanisms for the development of Environmental Protection Policies (EPP), the referral and assessment of proposals, the control of pollution and enforcement.

The Act also provides for an Environmental Protection Authority (EPA) that is a statutory authority and is the primary provider of independent environmental advice to Government (Environmental Protection Authority, 2024). The EPA is assisted by the Office of the EPA that forms part of DWER.

Under the EP Act, clearing of native vegetation requires a permit from DWER unless there is an exemption under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. Proposals that have approval by means of a subdivision are exempt from requiring a clearing permit to clear native vegetation if implementing the subdivision in accordance with the subdivision conditions requires the clearing of native vegetation.

2.2.2 *Biodiversity Conservation Act 2016*

The *Biodiversity Conservation Act 2016* (BC Act) protects all native species and threatened ecological communities. The BC Act recognises that activities involving the taking of flora or fauna (other than threatened species) and the disturbing of fauna (including threatened species) that are approved under the EP Act do not require further approval under the BC Act, if they are undertaken in accordance with any biodiversity conservation conditions that are applied to an authorisation. These activities include clearing of native vegetation done in accordance with an implementation decision under Part IV of the EP Act.

2.2.3 Aboriginal Heritage Act 1972

The *Aboriginal Heritage Act 1972* (AH Act) protects all Aboriginal sites whether or not they are known and registered under the AH Act.

If any artefacts or other heritage values are discovered during preliminary searches consultation, clearing or construction works they will be required to be managed according to the AH Act.

2.3 State Policy and Guidance

2.3.1 State Planning Policy No. 2.9 Water Resources

State Planning Policy No. 2.9 Water Resources (SPP 2.9) (Government of Western Australia, 2006) aims to ensure the protection and appropriate management of water resources in line with state guidelines as included within the planning framework. The broad aims of this policy are to:

- Protect, conserve and enhance water resources;
- Assist in ensuring the availability of suitable water resources to maintain essential requirements for human and other biological life and to maintain or improve the quality and quantity of water resources; and
- Promote and assist in the management and sustainable use of water resources.

As a part of implementing this policy, the Better Urban Water Management framework was developed (WAPC, 2008). The framework provides detail on how water resources should be considered at each stage of planning by identifying the various actions and investigations required with regard to regional and local planning strategies, town planning schemes, structure plans, subdivisions, strata subdivision and development applications (WAPC, 2008).

2.3.2 Environmental Guidance for Planning and Development

The purpose of Environmental Protection Authority (EPA) Guidance Statement No. 33 *Environmental Guidance for Planning and Development* (EPA, 2008) is to outline the significance of environmental factors and to provide the key definitions associated with the environmental factors. Ensuring that environmental factors are considered in line with the EPA's principals and objectives and within the planning framework is what this EAR is primarily targeted at. In particular, EPA Guidance Statement No. 33 aims to:

- Provide an overview to environmental protection processes and information;
- Describe the referral and environmental impact assessment process under Part IV of the EP Act; and
- Provide the EPA's position and advice on a range of environmental factors, outlining how to protect, conserve and enhance the environmental values.

2.4 Greater Bunbury Region Scheme

The Greater Bunbury Region Scheme (GBRS) is a planning framework that guides land use and development in the Greater Bunbury region, covering areas such as the City of Bunbury and the shires of Harvey, Dardanup, and Capel.

The GBRS key features include:

- Zoning and Reservations;
- Planning Rules and
- Environmental Considerations.

The Structure Plan area is zoned Industrial under the GBRS.

2.5 Shire of Dardanup

Lot 2010 is zoned as Industrial development under the Shire of Dardanup *Local Planning Scheme No.9* (DPLH, 2025). Lot 2011 along the southern boundary of the SP area is not zoned in the Shire's Scheme.

2.6 EPA Section 16(e) Advice

The EPA gave Section 16(e) advice on Areas of Conservation Significance in the Preston Industrial Park in March 2008 (EPA Bulletin 1282). Investigation Areas 4 and 22 from the EPA report are within the Precinct 2 Structure Plan area (Plate 1).

Plate 1: Investigation Areas in EPA Section 16 Advice.



The advice in relation to the two Investigation Areas in the EPA report is as follows:

Investigation Area 4

- Investigation Area 4 is a regionally significant natural area of high value which should be retained within the future planning for the Preston Industrial Park area; and
- Investigation Area 4 should be retained as Regional Open Space as a future amendment to the GBRS and appropriately managed.

It should be noted that the Investigation Area 4 is a large area of native bushland predominantly located on Lots to the north of the Precinct 2 area. Only a small southern extension of Area 4 is within

Precinct 2. In addition the southern extension was not included in Conservation Area A which was recommended by the EPA to be protected.

Investigation Area 22

- Investigation Area 4 is an area of remnant vegetation that covers an area of approximately 2ha.
- Investigation Area 22 may have habitat for regionally significant fauna included three species of Black Cockatoo and the Western Ringtail Possum, but without further survey cannot be confirmed; and
- Investigation Area 22 may be a regionally significant natural area, but due to insufficient information, no specific recommendations have been made. However, since it may be regionally significant as habitat for threatened fauna, the EPA's precautionary principle means there is a presumption that this area shall be retained. The onus is on the proponent of any proposal for development in this area to demonstrate that this area is not a significant habitat for rare fauna species.

The EPA's advice in relation to wetlands in the PIPNP as follows:

- Appropriate buffers for wetlands be determined based on the values of the wetlands and proposed land uses, and protected and appropriately managed as part of any future rezoning, subdivision or development, whichever comes first.

The EPA also identified areas for enhancement or restoration in strategic locations between their recommended conservation areas to contribute to regionally significant ecological linkages. Within the Precinct 2 area the EPA identified one area of enhancement (yellow area on Plate 2) and one area of restoration (blue area on Plate 2).

Plate 2: EPA Section 16 Advice on Restoration and Enhancement



3 EXISTING ENVIRONMENT

3.1 Land Use

3.1.1 Historic Land Use

The earliest aerial photography available from 1970 (Landgate, 2026) shows the Structure Plan (SP) area has been heavily cleared and disturbed probably for grazing at this date (Plate 3). Some native plants remain. Lot 2010 is shown for reference.

Plate 3: Aerial Photograph from 1970 (Landgate, 2026)



In the aerial photograph from 2000 the SP area is largely unchanged (Plate 4). Industrial development has commenced on the western side of Giorgi Road and revegetation works have occurred along the southern boundary adjacent to South Western Highway. The vegetation in the north-central part of the site has been mostly cleared to excavate a farm dam.

The 2010 aerial photograph shows the SP area has remained the same as previous years. A biofuel facility has been constructed on Lot 2009 (Plate 5).

The 2026 aerial photograph shows the SP area has not changed (Plate 6). The biofuel facility on Lot 2009 has been decommissioned.

Plate 4: Aerial Photograph from 2000 (Landgate, 2026)



Plate 5: Aerial Photograph from 2010 (Landgate, 2026)



Plate 6: Aerial Photograph from 2026(Landgate, 2026)



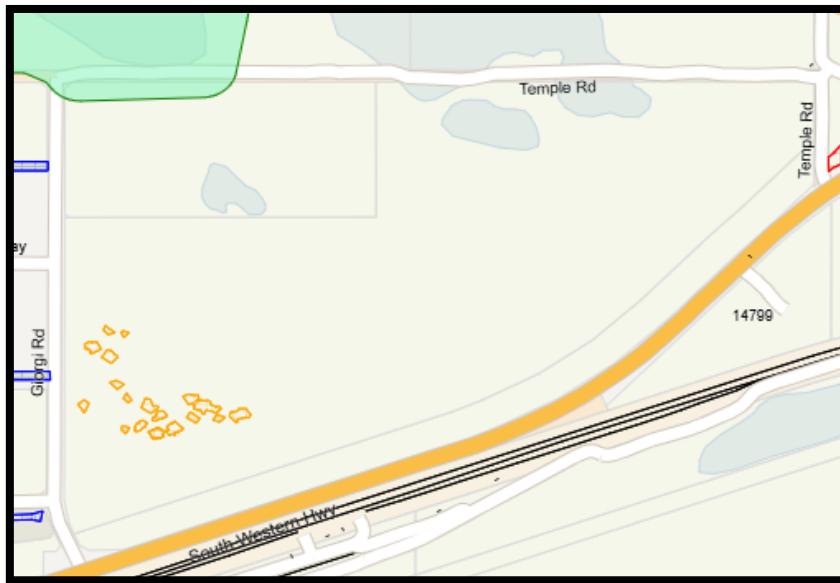
3.1.2 Surrounding Land Use

To the west of the SP area, there is general industry development within Lots 11 and 38. Native vegetation occurs on the lots to the north. The South Western Highway separates the SP area from marshalling yards and the PIPNP SP area to the south. A revegetated corridor extends along the southern boundary of Lot 2010 and was identified under the PIPNP to be retained (Figure 2).

3.2 Environmentally Sensitive Areas

The north-west corner of the SP area is mapped as an Environmentally Sensitive Area (Plate 7). The area is part of the 50m buffer to the Conservation Category wetland on the lot to the north.

Plate 7: Environmentally Sensitive Area Map



3.3 Topography

The SP area is flat to gently undulating with low lying areas around 10m Australian Height Datum (AHD) surrounding a slight rise in the centre with maximum elevation of around 14m AHD (Figure 2).

3.4 Geomorphology and Soils

3.4.1 Geology

The SP area is located on the western side of the Swan Coastal Plain.

The SP area is mapped on The Pinjarra Plain System that consists of broad low relief plain west of the foothills, comprising predominantly Pleistocene fluvial sediments and some Holocene alluvium associated with major current drainage systems (Bolland, 1998).

Four soil types are mapped in the SP area as shown in Figure 3 and described below:

Low-lying areas

- Pinjarra P5a Phase - dark cracking clays with subsoil becoming alkaline with a thin veneer of grey sand

- Pinjarra P1b Phase – Flat to very gently undulating plain with deep acidic mottled yellow duplex soils
- Pinjarra B6 Phase – Sandplain and broad extremely low rises with imperfectly drained deep or very deep grey siliceous sands

Raised dune ridge areas

- Bassendean B1a phase – Extremely low to very low relief dunes, undulating sandplain and discrete sand rises with deep bleached grey sands with an intensely coloured yellow B horizon occurring within 1m of the surface.

3.4.2 Acid Sulphate Soils

Acid sulphate soils (ASS) are wetland soils and unconsolidated sediments that contain iron sulphides which, when exposed to atmospheric oxygen in the presence of water, form sulphuric acid. ASS form in protected low energy environments such as barrier estuaries and coastal lakes and commonly occurs in low-lying coastal lands such as Holocene marine muds and sands. When disturbed, these soils are prone to produce sulphuric acid and mobilise iron, aluminium, manganese and other heavy metals. The release of these reaction products can be detrimental to biota, human health and built infrastructure.

The ASS Risk on the DA has been mapped by the Department of Water and Environmental Regulation (DWER) as being Moderate to Low (<3m from the surface) within three metres of the natural soil surface (SLIP, 2026).

3.5 Hydrology

3.5.1 Groundwater

The SP area is located within the Dardanup sub area of the Bunbury Groundwater area. This groundwater area is protected under the Rights in Water and Irrigation (RiWI) Act 1914; therefore, a licence to take water in this sub-area must be applied for and granted by DWER if required. Groundwater quality in the SP area is consistent with nutrient trends associated with past rural land use on Bassendean sands (TME, 2014).

3.5.2 Surface Water

The SP area is located within the Collie Coastal, Lower Collie Tributaries and Ferguson Sub-areas of the Preston and Collie Surface Water Allocation Areas. These areas are not managed under the RiWI Act 1914 (TME, 2014)

The SP area contains some minor any drainage lines (TME, 2014). An excavated dam is located in the eastern end of the SP area as well as on Lot 2009.

3.5.3 Public Drinking Water Source Areas

The Geographic Data Atlas (DWER) identified no Public Drinking Water Source Areas (PDSWA) located within the SP area.

3.5.4 Wetlands

Five Multiple Use (MU) wetlands are mapped on the site as shown on Figure 4 and described below:

- MU Palusplain UFI 14329 – mapped over most of the low-lying parts of the site. Part of an extensive wetland that extends across 5,085ha.
- MU Sumpland UFI 1243 – a small 1.4ha wetland near the north-west corner
- MU Dampland UFI 1401 – a small 3.0ha wetland in the north-east corner
- MU Sumpland UFI 1414 – a very small 0.5ha wetland near the south-west corner
- MU Sumpland UFI 1400 – in the central north of the site and part of a 20.3ha wetland that is predominantly on the lots to the north.

A Conservation Category dampland wetland (UFI 1237) is located on Lot 43 to the north of the north-west corner of the SP area. The 50m buffer to the CCW extends into Lot 2009.

3.6 Flora and Vegetation

3.6.1 Previous Studies

The flora and vegetation within the wider PIPNP including the SP area has been assessed in a number of studies undertaken to inform the structure planning process. Of note are four surveys that were undertaken in accordance with EPA Guidance Statement No. 51, namely:

- Bennett Environmental Consulting Pty Ltd 2002. Botanical Survey Picton. Unpublished report to Thompson McRobert Edgeloe, Western Australia;
- Bennett Environmental Consulting Pty Ltd 2003a. Vegetation and flora of Selected Area, Bunbury Outer Ring Road and Port Access Road. Unpublished report to Main Roads, Perth, Western Australia;
- Bennett Environmental Consulting Pty Ltd 2003b. Vegetation and Flora Port Access Road Route off Boyanup-Picton Road, Reserve 40552, Loc 5545. Unpublished report to Main Roads, Perth, Western Australia.
- Bennett Environmental Consulting Pty Ltd 2005. Preston Industrial Park. Unpublished Report to ENV Environmental, Perth, Western Australia.

PGV Environmental refined the mapping of Bennett (2005) in June 2015. In addition, PGV Environmental undertook a site inspection of the native vegetation across the SP area in April 2025 to verify the vegetation mapping of Bennett Environmental Consulting (2005) and to update the vegetation condition.

3.6.2 Vegetation Type

The SP area has been extensively cleared and used for rural purposes for many years as shown in Plates 1-4.

The native vegetation types mapped on the site by PGV Environmental, 2015 are shown in Figure 5 and summarised below:

- EmCcAf - *Eucalyptus marginata*/*Corymbia calophylla* Low Woodland to Open Forest over *Agonis flexuosa*/*Xylomelum occidentale* Low Woodland with occasional *Kunzea glabrescens* over *Xanthorrhoea brunonis*/*Dasypogon bromeliifolius* Low Shrubland;

- EmCcBa - *Eucalyptus marginata*/*Corymbia calophylla*/*Banksia attenuata* Low Woodland to Open Forest with occasional *Kunzea glabrescens*, *Nuytsia floribunda* and *Agonis flexuosa*;
- ErMp - *Eucalyptus rudis*/*Melaleuca preissiana*/*Melaleuca raphiophylla* Low Open Woodland over *Lepidosperma longitudinale*/ *Xanthorrhoea brunonis*/*Pericalymma ellipticum* Sedgeland/Low Shrubland
- EmCc - *Eucalyptus marginata*/*Corymbia calophylla* Low Woodland to Open Forest with *Xylomelum occidentale*;
- Mp - *Melaleuca preissiana* Low Open Woodland over *Juncus pallidus* Sedgeland and pasture grasses; and
- MpAf - *Melaleuca preissiana* Low Open Woodland to Forest over *Astartea fascicularis* Shrubland to Open Heath
- Mr – *Melaleuca raphiophylla* Low Open to Closed Forest

There is no native understorey associated with any of the areas containing native vegetation. The understorey consists largely of pasture grasses.

Plates 8-11 show representative photos of the main vegetation types.

Plate 8: MpAf Vegetation



Plate 9: Mr Vegetation



Plate 10: EmCc Vegetation



Plate 11: EmCcAf Vegetation



3.6.3 Floristic Community Types

Bennett (2005) assigned Floristic Community types (FCTs) to each of the vegetation types in the PIPNP using a desktop comparison of the survey data with Table 12 in Gibson *et al.* (1994).

The FCTs assigned by Benett (2005) in the wider PIPNP area were:

- FCT21a 'Central *Banksia attenuata*- *Eucalyptus marginata* woodlands' (EmCcAf, EmCcBa)'
- FCT21c 'Low lying *Banksia attenuata* woodlands or shrublands' (EmCc, BaKg);
- FCT17 '*Melaleuca raphiophylla* and *Gahnia trifida* wetlands(Mr, CcAf);
- FCT11 'Wet forests and woodlands' (ErMp); and
- FCT4 '*Melaleuca preissiana* dampland' (Mr, MpAf,Kg).

The parkland cleared trees and shrubs in the SP area are too degraded to be representative of any of these FCTs.

3.6.4 Vegetation Condition

The condition of the vegetation in the SP area was assessed by Bennett in 2005 and by PGV Environmental in 2025 according to the system devised by Keighery and described in Bush Forever (Government of Western Australia, 2000) (Table 1).

Table 1: Vegetation Condition Rating Scale

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species.
Very Good	Vegetation structure altered, obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbance. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
Completely Degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Source: Government of Western Australia, 2000.

The vegetation in the SP area is all in Completely Degraded Condition.

3.6.5 Conservation Significant Vegetation and Flora

The SP area is in a completely degraded condition and does not contain any conservation significant vegetation or flora. There are a few *Banksia* trees in the upland areas, but they are not dominant and the vegetation is in Completely Degraded condition. Therefore, these areas are not considered part of the *Banksia* Woodlands of the Swan Coastal Plain Threatened Ecological Community.

3.7 Fauna

3.7.1 Level 1 Fauna Survey

PGV Environmental (2015) undertook a Level 1 Fauna Survey in accordance with Guidance Statement 56: *Terrestrial Fauna Surveys for Environmental Impact Assessment in Western Australia* (EPA, 2004) over the wider PIPNP area that included the SP area. The survey included:

- Review of the previous studies undertaken on the site;
- Desktop searches and review of DPaW's Threatened Fauna database and Naturemap for the general area for Threatened and Priority Species;
- A search of the Commonwealth Government's database of fauna of national environmental significance to identify species potentially occurring within the area that are protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) or international migratory bird agreements (JAMBA/CAMBA);
- A review of the significance of the site for conservation significant species in a local and regional context;
- A reconnaissance site visit to identify fauna habitat types and to assess the condition and quality of available fauna habitat;
- Identification of potential impacts/risks to fauna from proposed vegetation clearing; and
- Recommendations that will avoid, mitigate or minimise impacts on fauna and fauna habitat, including specially protected fauna.

Fauna habitat can be assessed using several factors including, the size of the habitat, the level of habitat connectivity, availability of specific resources (e.g. tree hollows) and overall vegetation quality. The habitat was assessed according to the categories provided in Table 2 (Coffey Environments, 2009).

Table 2: Fauna Habitat Criteria

Fauna Habitat Condition	Description
High Quality	These areas closely approximate the vegetation mix and quality that would have been in the area prior to any disturbance. The habitat has connectivity with other habitats and is likely to contain the most natural vertebrate fauna assemblage.
Very Good	These areas show minimal signs of disturbance (e.g. grazing, clearing, fragmentation, weeds) and generally retain many of the characteristics of the habitat if it had not been disturbed. The habitat has connectivity with other habitats and fauna assemblages in these areas are likely to be minimally affected by disturbance
Good	These areas showed signs of disturbance (e.g. grazing, clearing, fragmentation, weeds) but generally retain many of the characteristics of the habitat if it had not been disturbed. The habitat has connectivity with other habitats and fauna assemblages in these areas are likely to be affected by disturbance.

Fauna Habitat Condition	Description
Disturbed	These areas showed signs of significant disturbance. Many of the trees, shrubs and undergrowth are cleared. These areas may be in the early succession and regeneration stages. Areas may show signs of significant grazing, contain weeds or have been damaged by vehicle or machinery. Habitats are fragmented or have limited connectivity with other fauna habitats. Fauna assemblages in these areas are likely to differ significantly from what might be expected in the area had the disturbance not occurred.
Highly Degraded	These areas often have a significant loss of vegetation, an abundance of weeds, and a large number of vehicle tracks or are completely cleared. Limited or no fauna habitat connectivity. Faunal assemblages in these areas are likely to be significantly different to what might have been in the area pre-disturbance

Coffey Environments, 2009

The fauna habitats on the SP area are considered to be Highly Degraded in areas with no or limited native trees and shrubs to Disturbed for parkland cleared treed areas.

3.7.2 Conservation Significant Species

GHD undertook a Western Ringtail Possum survey of the Structure Plan area in 2014 as part of a survey of the whole Preston Industrial Park precinct. GHD recorded some High, Medium and Low WRP habitat in the SP area (Figure 8).

PGV Environmental undertook a Black Cockatoo habitat assessment of the SP area in 2016, also as part of a broader survey of the Preston Industrial Park. PGV Environmental recorded Good foraging habitat and around 80 potential breeding habitat trees in the SP area.

Due to the age of those surveys, an updated survey of WRP and Black Cockatoo Habitat was undertaken for the SP area.

The Targeted Western Ringtail Possum survey and Black Cockatoo Habitat Tree Assessment was undertaken in the SP area by Terrestrial Ecosystems over a period from July 2025 through to March 2026. A summary of the results as well as observations from PGV Environmental in 2025 are provided below:

- The Jarrah and Marri trees and the few Banksia trees provide foraging habitat for Black Cockatoos; Carnaby's Cockatoo (*Zanda latirostris*), Baudin's Cockatoo (*Zanda baudinii*) and the Forest Red-tailed Black-cockatoo (*Calyptorhynchus banksii naso*). Evidence of foraging by Black Cockatoos has been observed on Marri nuts and Banksia cones. Foraging habitat is restricted to Lots 2009 and 2010. The trees in the rehabilitation strip do not provide foraging habitat for Black Cockatoos. The amount of foraging habitat in the SP area is shown in Figure 6 and is 1.62ha
- The site contains 84 native trees with a Diameter at Breast Height of 50cm or more and are therefore considered potential breeding habitat for Black Cockatoos. The total consisted of 51 Jarrah, 31 Marri and 2 Flooded Gum. There are also 4 Standing Dead Trees. Two Jarrah trees had hollows large enough for Black Cockatoos to breed in, however no evidence of breeding was observed. (Figure 7)
- A further 60 cockatoo habitat trees of an exotic Eucalyptus species were recorded in the strip of rehabilitation along the southern boundary.

- Western Ringtail Possums (WRP) were observed in the SP area on multiple occasions (Figure 9). The possums were observed in Jarrah, Marri, Peppermint trees as well as non-native trees within the rehabilitation area adjacent to the South Western Highway. One WRP drey was recorded in a Peppermint tree on Lot 2009.

3.7.3 Biodiversity Value

The EPA's (2002) *Terrestrial Biological Surveys as an Element of Biodiversity Protection Position Statement No. 3* indicated an ecological assessment of a site must consider its biodiversity value at the genetic, species and ecosystem levels; and its ecological functional value at the ecosystem level.

The vegetation and fauna habitat in the SP area is fragmented with little to no ecological linkage and is disturbed, with the likely presence of feral species such as foxes, cats and rabbits which would have highly modified the fauna assemblage from pre-European settlement.

3.8 Heritage

3.8.1 European Heritage

Heritage sites can be listed under the following lists/registers:

- World Heritage Sites;
- National Heritage Sites;
- Commonwealth Heritage Sites;
- Sites on the register of the National Estate; and
- Sites on the Western Australian Heritage Council Register.

There are no listed Heritage Sites or Interim Heritage Sites on the SP area (National Map, 2025; Heritage Council of Western Australia, 2025; DCCEEW, 2025).

3.8.2 Aboriginal Cultural Heritage

There are no registered Aboriginal Cultural Heritage Sites mapped on the SP area.

3.9 Contaminated Sites

There are no known or suspected contaminated sites mapped on or near the SP area (DWER, 2026).

4 ENVIRONMENTAL ASSESSMENT

4.1 Proposed Structure Plan

The proposed Structure Plan (SP) for Precinct 2 is provided as Appendix 2.

The SP includes the following land uses:

- Most of the site as proposed for General Industry.
- The eastern end of the SP area is designated Industrial Development Investigation Area (IDIA).
- A southern strip of Public Open Space (POS)/Drainage. The POS width of the POS area is around 70m. The drainage basin is enlarged in the south-west corner of the Precinct.
- Road access is proposed in the northwestern corner and near the southeastern corner. The northern route of the access road follows the Temple Road reserve.

The SP as shown also includes the future alignment of the South Western Highway in Lot 2011. However, construction and environmental approvals for the Highway re-alignment will be the responsibility of Main Roads WA.

4.2 Land Use

The previous land use on the SP area is not a constraint to future development.

4.3 Geology and Soils

The Pinjarra Plain System soils are not a constraint for development. There are similar developments on these land units in the surrounding area.

The soils mapped on the site have a high risk of being susceptible to wind erosion and therefore dust controls will be required during construction. Wind erosion risk will be minimised once the site is fully developed as the ground disturbing activities have been completed.

The soils on the site do not provide an environmental impediment to the development of the site.

4.4 Hydrology

Stormwater management will be required to be addressed in accordance with SPP 2.9: *Water* (Government of Western Australia, 2026). The SP includes a drainage basin located in the south-west corner of the site. The management of stormwater is not considered a constraint to development.

4.5 Wetlands

Most of the SP area is located in on areas mapped as Multiple Use (MU) wetlands. The MU rating of the wetlands is considered appropriate given the mostly cleared and parkland cleared nature of the wetlands. MU wetlands are not an environmental constraint to development.

Conservation Category Wetland (CCW) UFI 1237 occurs to the north of the north-west corner of the SP area. The nominal 50m buffer of the CCW extends into the north-west corner of the SP area. The

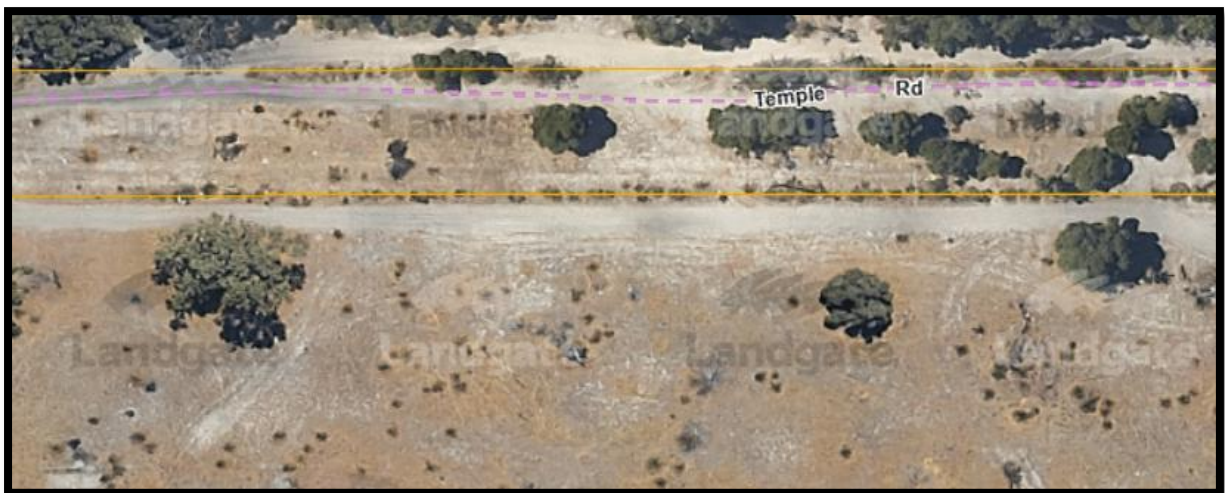
first 20m of the buffer is the unmade section of Temple Road road reserve. The next 30m is within Lot 2009.

The 50m wetland buffer is mostly cleared, with one Marri tree in the section of buffer on Lot 2009 and some *Melaleuca preissiana* shrubs within the road reserve section and Lot 2009 (Plate 12).

The Structure Plan proposes to construct Temple Road in the designated road reserve. This will result in a zero buffer to the CCW. Aligning the road reserve outside the buffer was considered by the project team but Temple Road would then meet Giorgi Road too close to the right-angle left-hand bend and would be unsafe as well as not workable for the size of trucks proposed to use the future industrial development.

Construction of Temple Road next to the CCW will be managed by a Construction Environment Management Plan (CEMP) to ensure no direct or indirect impacts on the CCW.

Plate 12: CCW 50m Wetland Buffer



4.6 Flora and Vegetation

The flora and vegetation on the SP area have been significantly impacted by historical clearing (pre 1970) and rural land use and is Completely Degraded. The proposed development would not result in conservation significant flora or conservation significant vegetation being impacted.

The impact of the Structure Plan on the vegetation types is shown in Figure 10.

4.7 Fauna

The SP area contains trees that provide habitat for three listed species of Black Cockatoos as well as Western Ringtail Possums.

The impact of the Structure Plan on Black Cockatoo foraging habitat is shown in Figure 11. The Structure Plan would likely lead to the clearing of most of the 1.60ha foraging habitat in the General Industry area. The eastern IDIA area has a further 0.02ha of foraging habitat. There is opportunity to revegetate some of the eastern IDIA area with Black Cockatoo habitat species.

The impact of the Structure Plan on Black Cockatoo potential breeding habitat is shown in Figure 12. A total of 88 Jarrah and Marri habitat trees are located on Lots 2009 and 2010. Most (84) are located in the General Industry area and are highly unlikely to be able to be retained due to the requirement to cut and fill the lots to accommodate industrial development. Four trees are in the eastern Industrial Development Investigation Area and may be retained. Sixty exotic Eucalyptus trees are in the southern rehabilitation strip which will be retained.

Western Ringtail Possums (WRPs) were observed in Jarrah, Marri, Peppermint trees on Lots 2009 and 2010 as well as non-native trees within the southern rehabilitation strip. One WRP drey was recorded in a Peppermint tree on Lot 2009.

The impact of the Structure Plan on Western Ringtail Possum habitat is shown in Figure 13 and summarised in Table.

Clearing of trees will have an impact on WRPs by reducing habitat trees. There is opportunity to revegetate some of the eastern IDIA area with Western Ringtail Possum habitat trees and create an ecological linkage between the vegetation along the southern boundary of the Structure Plan area and the vegetation in the Lots to the north.

Table 3: Impact of Structure Plan on Western Ringtail Possum Habitat

Habitat Value	Area of Habitat (ha)		
	General Industry and Local road	Public Open Space/Drainage	Industrial Development Investigation Area
High	1.27	3.82	1.10
Medium	4.94	0	0.74
Low*	34.60	2.47	3.23
TOTAL	40.81	6.29	5.07

* The Low Habitat Value on Figure 13 are very scattered trees. Therefore, the full hectare amount is well over the actual canopy cover of trees.

4.8 Heritage

There are no known Aboriginal Cultural Heritage Site mapped on the SP area.

5 ENVIRONMENTAL APPROVALS

5.1 State Approvals

5.1.1 Referral and Assessment

Due to the potential impact on State listed Black Cockatoo species and the Western Ringtail Possum, a referral of development should be made to the Environmental Protection Authority. However, a Structure Plan is not able to be assessed under Section 38 of the *Environmental Protection Act 1956*. Therefore, the referral could be a future subdivision or individual Development Applications (DAs). The referral of individual DAs would have the advantage that a particular DA area that would not have an impact on Black Cockatoos or WRPs, such as the southwestern portion of Lot 2010 and western half of Lot 2009 would not be caught up in an assessment of the whole Structure Plan area.

5.2 Commonwealth Approvals

Any Action that is likely to have a significant impact on Matters of National Environmental Significance (MNES) must be referred under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The three species of Black Cockatoo and the Western Ringtail Possum are MNES listed under the EPBC Act.

Full clearing of the General Industry land would impact on 1.60ha of Black Cockatoo foraging habitat and species and 88 potential breeding habitat trees. The EPBC Act Black Cockatoo Referral Guidelines state that the clearing of more than 1ha of quality foraging habitat and just one breeding habitat tree could have a significant impact and a Referral is highly recommended. On that basis, a Referral is recommended. However, based on the amount of clearing, a full assessment may not be required if only the impact on Black Cockatoo habitat is considered.

Full clearing of the General Industry land would impact on 1.27ha of High WRP habitat and 4.94ha of Medium habitat and retention of 3.82ha of Medium habitat in POS. The Structure Plan area is within the Supporting Habitat area for WRPs. According to the EPBC Act Significant Impact Guidelines for Western Ringtail Possums the following could lead to a significant impact on WRPs in the Supporting Habitat area:

- Clearing in a remnant habitat patch that is greater than 0.5ha in size
- Clearing of more than 50 per cent of a remnant habitat patch that is between 0.2 and 0.5ha in size, or
- Fragmentation of existing habitat linkages.

The clearing of High and Medium WRP habitat would meet the first two criteria above. Therefore, a Referral would be required and a full Controlled Action assessment the likely outcome of the referral.

A Structure Plan is able to be assessed under the EPBC Act. In order to not sterilise land that does not contain MNES, a Referral will need to carefully consider the boundaries of the area referred and assessed. A full assessment under the EPBC Act will require offsets to be identified. The time from Referral to a decision could take at least 12 months and sometimes considerably longer if an offset package proves difficult to find.

6 SUMMARY AND CONCLUSIONS

6.1 Summary

The Environmental Assessment of the Precinct 2 Structure Plan has found the following:

- The historic and current land-uses on the site are not a constraint to development;
- There are no listed contaminated sites mapped in the area;
- The Multiple Use wetlands mapped on the site are not a constraint to development;
- Construction of Temple Road next to the CCW will be managed by a Construction Environment Management Plan (CEMP) to ensure no direct or indirect impacts on the CCW.
- There are no Threatened or Priority flora species in the SP area. Therefore flora is not a constraint to development;
- The vegetation on the site is Completely Degraded and is not representative of a Threatened or Priority Ecological Community. Therefore, vegetation is not considered to be a constraint to development;
- The Structure Plan area contains habitat for three species of Black Cockatoos including 1.62ha of foraging habitat and 88 potential breeding habitat trees;
- Clearing for development will result in most of the foraging and breeding habitat trees being cleared. Sixty Eucalyptus trees of a non-native species but with Black Cockatoo habitat value will be retained in the POS area along the southern boundary and potentially in the IDIA area;
- The Structure Plan area contains habitat for the Western Ringtail Possum. Clearing for development will result in 1.92ha of High and 4.94ha of Medium habitat being cleared and 3.82ha of High habitat being retained in Public Open Space/Drainage areas;
- Due to the potential impact of development on Black Cockatoos and Western Ringtail Possums future development that involves habitat clearing will need to be referred to both the State and Commonwealth environmental agencies for a decision on whether a full assessment is required or not; and
- There are no Aboriginal Heritage sites or sites of other heritage values in the SP area.

6.2 Conclusion

The Environmental Assessment of the Precinct 2 Structure Plan concludes that development of the site will have some impact on Black Cockatoo Habitat and Western Ringtail Possum habitat. There is an opportunity to mitigate impacts by planting Black Cockatoo Habitat trees and WRP trees in the eastern Industrial Development Investigation Area and create an ecological linkage between the vegetation along the southern boundary of the SP area and the vegetation in Lots to the north of the SP area. This would be consistent with the EPA's Section 16 advice with regards to the restoration in strategic locations to contribute to regionally significant ecological linkages.

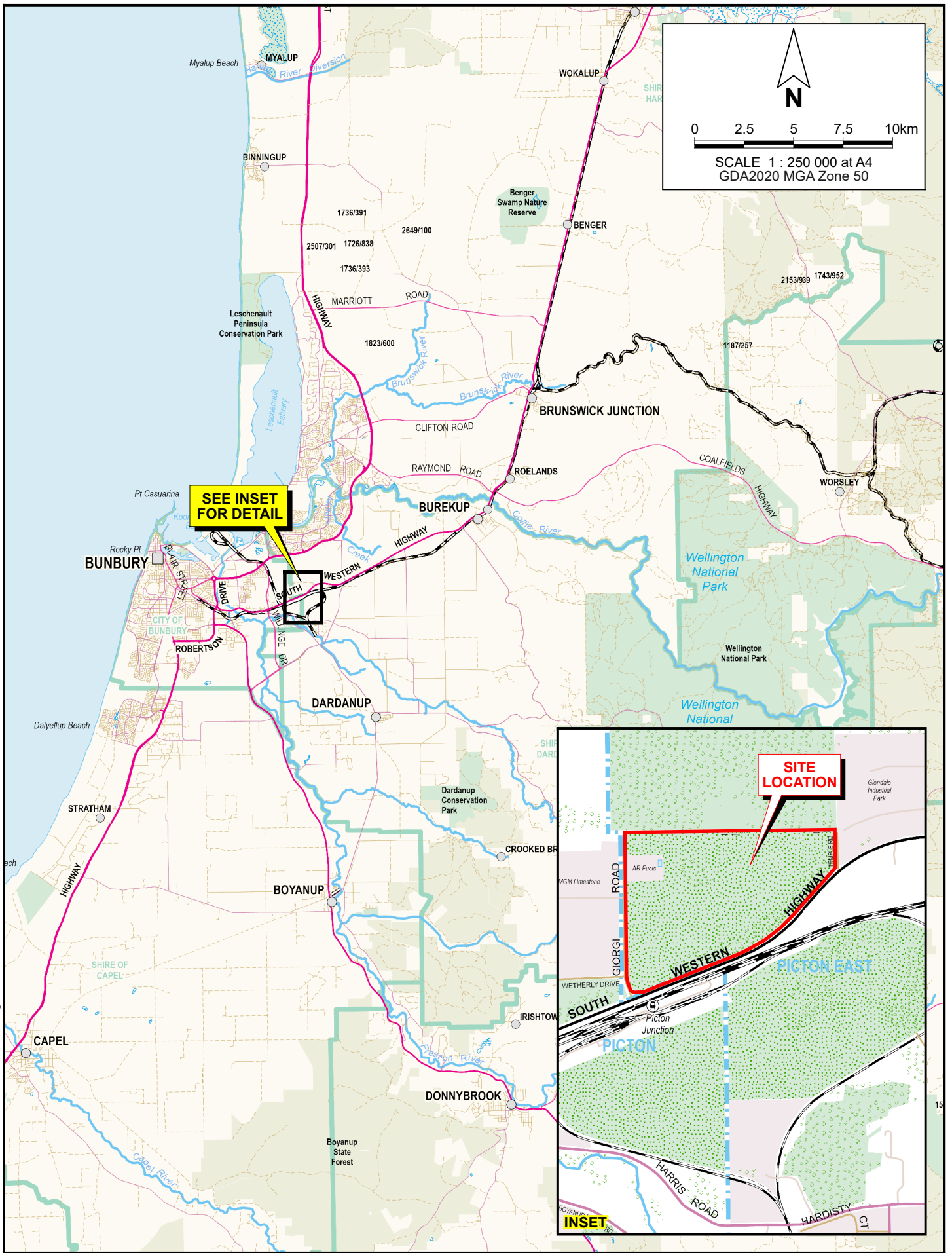
7 REFERENCES

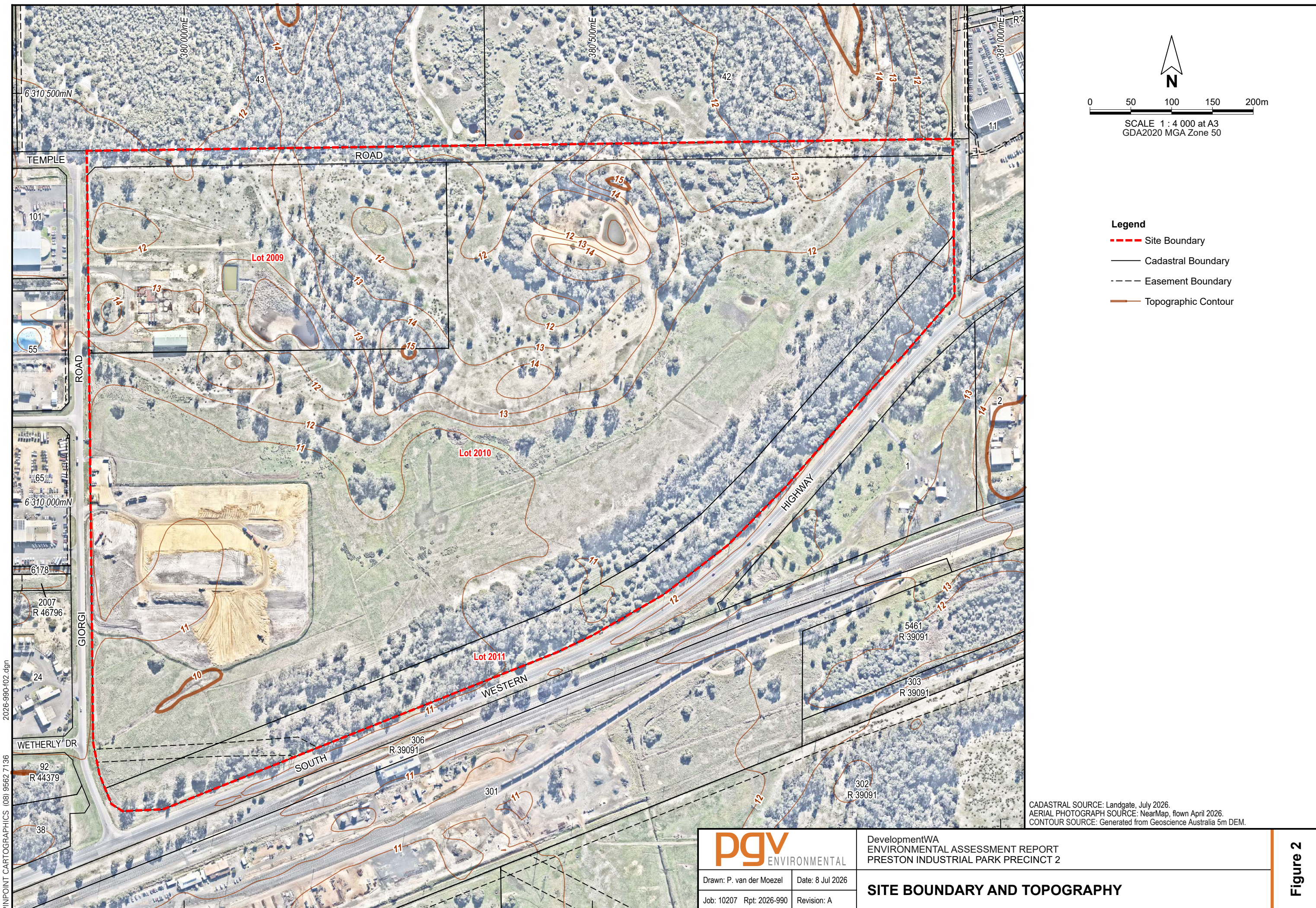
- Department of Planning, Lands and Heritage (DPLH) (2026) Aboriginal Heritage Inquiry System <https://espatial.dplh.wa.gov.au/AHIS/index.html?viewer=AHIS> Accessed September 2025 Perth, Western Australia
- Department of Primary Industries and Regional Development (DPIRD) (2026) Natural Resource Information. Accessed January 2026 <http://maps.agric.wa.gov.au/nrm-info/> Government of Western Australia, Perth.
- Department of Water and Environmental Regulation (DWER) (2026) *Contaminated Sites Database* <https://dow.maps.arcgis.com/apps/webappviewer/index.html?id=c2ecb74291ae4da2ac32c441819c6d47> Accessed September 2025 Perth, Western Australia
- Environmental Protection Authority (EPA) (2008) Guidance Statement No. 33 *Environmental Guidance for Planning and Development* Perth Western Australia
- Environmental Protection Authority (EPA) (2016) *Technical Guidance: Flora and Vegetation Surveys for Environmental Impact Assessment* Perth Western Australia
- Environmental Protection Authority (EPA) (2020) *Technical Guidance: Fauna Surveys for Environmental Impact Assessment* Perth Western Australia
- Environmental Protection Authority (EPA) (2008) *Advice of the Environmental Protection Authority to the Minister for the Environment under Section 16(e) of the Environmental Protection Act 1986*. Bulletin 1282
- GHD (2014). *Preston Industrial Park Conservation Area Ecological Studies*. Prepared for LandCorp
- Government of Western Australia (2000) *Bush Forever - Keeping the Bush in the City. Volume 2: Directory of Bush Forever Sites*. Perth, Western Australia.
- Government of Western Australia (2026) SLIP <https://maps.slip.wa.gov.au/landgate/locate/> Accessed February 2026 Government of Western Australia.
- Heritage Council State Heritage Office (2025) *State Register of Heritage Places*. inHerit Database. Accessed February 2026 <http://stateheritage.wa.gov.au/about-inherit> Government of Western Australia, Perth.
- Landgate (2026) Historical Aerial Photography Accessed February 2026 <https://www.landgate.wa.gov.au/bmvf/app/mapviewer/> Government of Western Australia.
- Landgate (2026) Shared Land Information Platform (SLIP) Accessed January 2026 <https://maps.slip.wa.gov.au/landgate/locate/> Government of Western Australia.
- PGV Environmental (2015) *Preston Industrial Park North Precinct Black Cockatoo Habitat Assessment*. Report 2015-222 Prepared for LandCorp 28 November 2016.

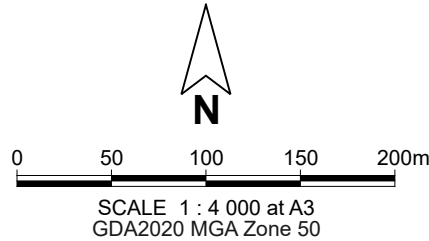
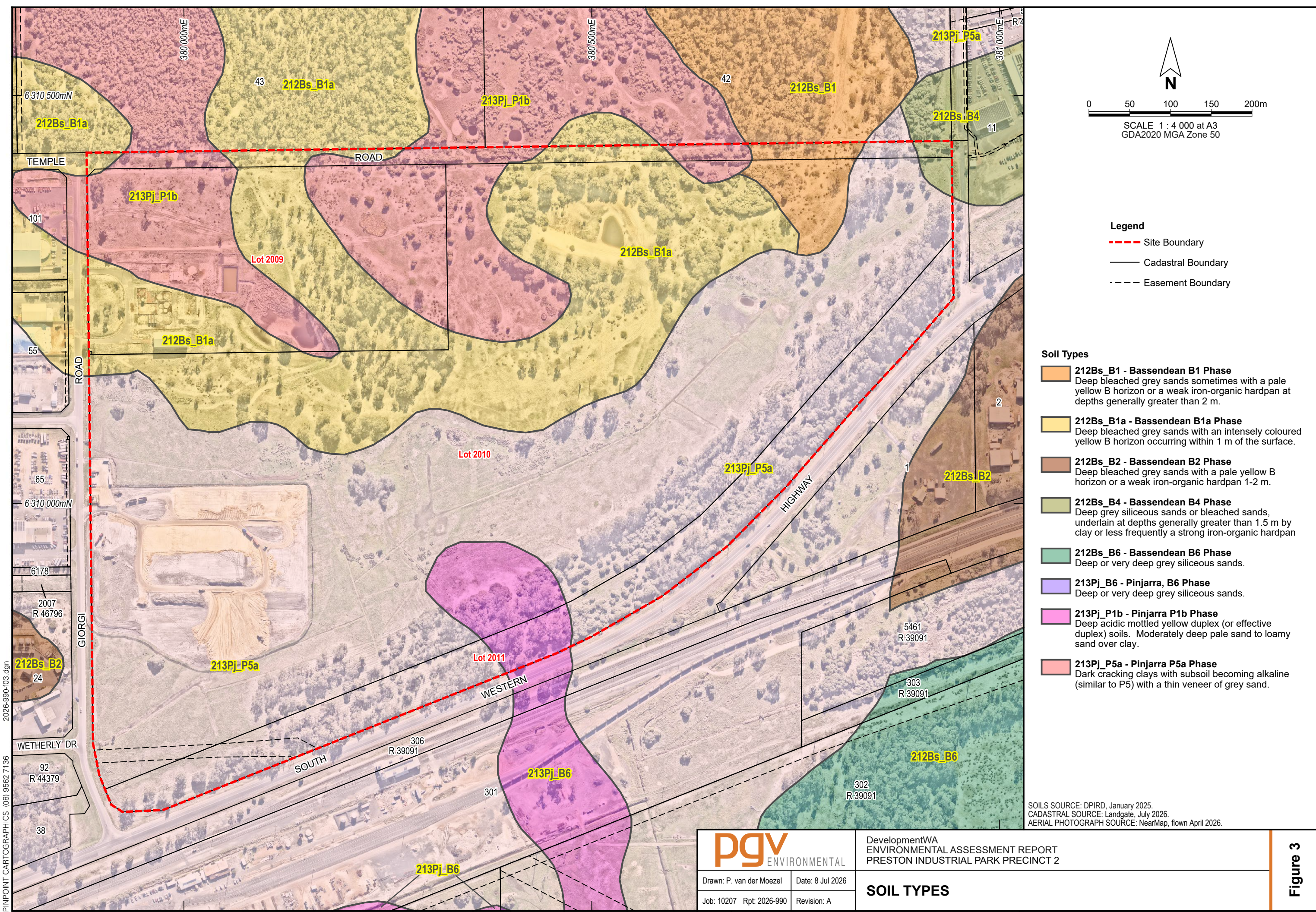
TME (2014) Preston Industrial Park - Northern Precinct District Structure Plan and Environmental Appraisal

Terrestrial Ecosystems (2025) *Targeted Western Ringtail Possum survey and Black-Cockatoo habitat tree assessment for Lots 200 and 44 Giorgi Road and Lots 2009 and 2010 Temple Road, Picton.*

FIGURES







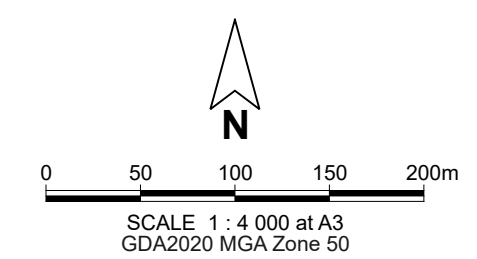
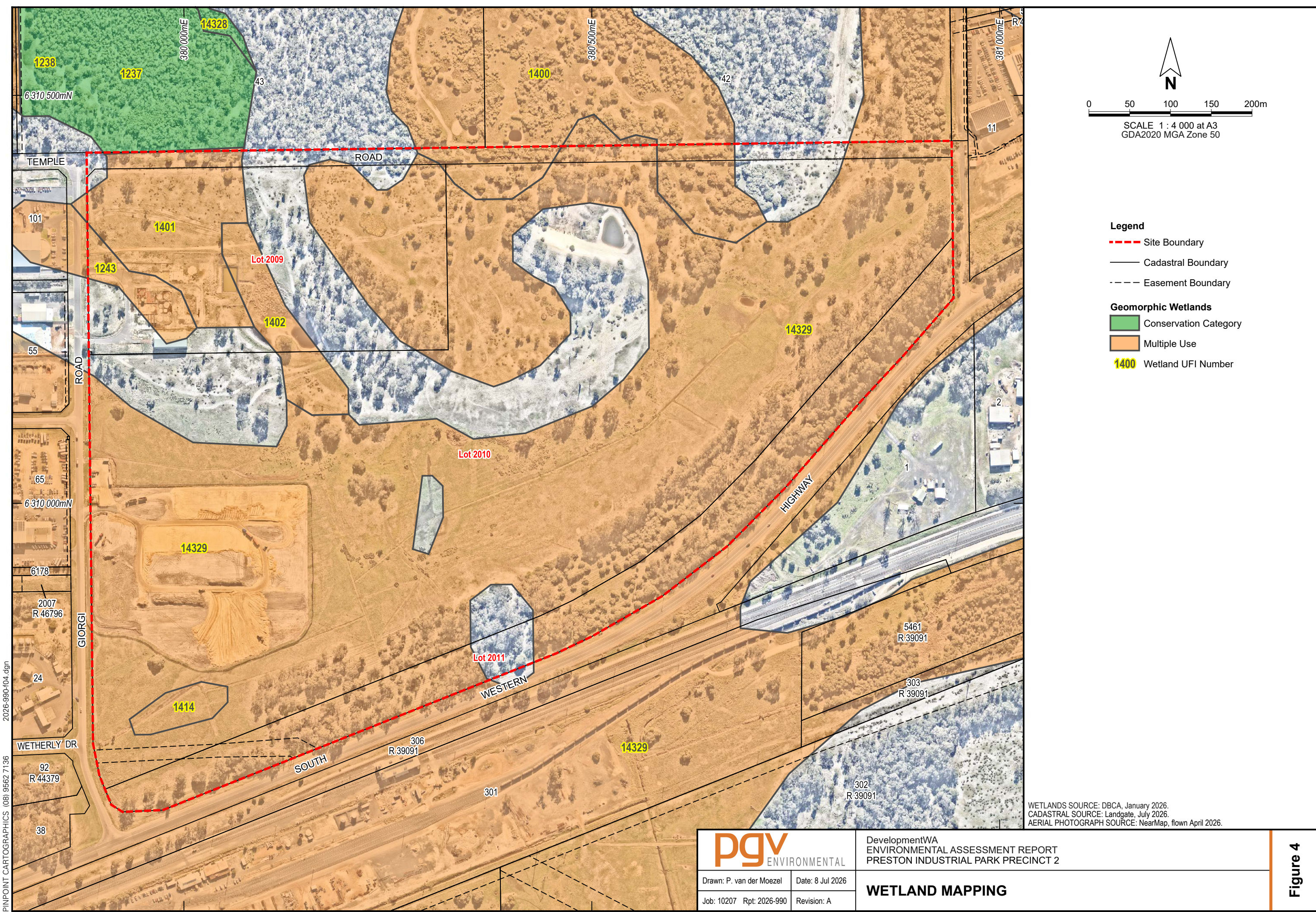
- Legend**
- Site Boundary
 - Cadastral Boundary
 - - - Easement Boundary

- Soil Types**
- 212Bs_B1 - Bassendean B1 Phase**
Deep bleached grey sands sometimes with a pale yellow B horizon or a weak iron-organic hardpan at depths generally greater than 2 m.
 - 212Bs_B1a - Bassendean B1a Phase**
Deep bleached grey sands with an intensely coloured yellow B horizon occurring within 1 m of the surface.
 - 212Bs_B2 - Bassendean B2 Phase**
Deep bleached grey sands with a pale yellow B horizon or a weak iron-organic hardpan 1-2 m.
 - 212Bs_B4 - Bassendean B4 Phase**
Deep grey siliceous sands or bleached sands, underlain at depths generally greater than 1.5 m by clay or less frequently a strong iron-organic hardpan
 - 212Bs_B6 - Bassendean B6 Phase**
Deep or very deep grey siliceous sands.
 - 213Pj_B6 - Pinjarra, B6 Phase**
Deep or very deep grey siliceous sands.
 - 213Pj_P1b - Pinjarra P1b Phase**
Deep acidic mottled yellow duplex (or effective duplex) soils. Moderately deep pale sand to loamy sand over clay.
 - 213Pj_P5a - Pinjarra P5a Phase**
Dark cracking clays with subsoil becoming alkaline (similar to P5) with a thin veneer of grey sand.

SOILS SOURCE: DPIRD, January 2025.
CADASTRAL SOURCE: Landgate, July 2026.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2026.

		DevelopmentWA ENVIRONMENTAL ASSESSMENT REPORT PRESTON INDUSTRIAL PARK PRECINCT 2	
Drawn: P. van der Moezel	Date: 8 Jul 2026	SOIL TYPES	
Job: 10207 Rpt: 2026-990	Revision: A		

Figure 3

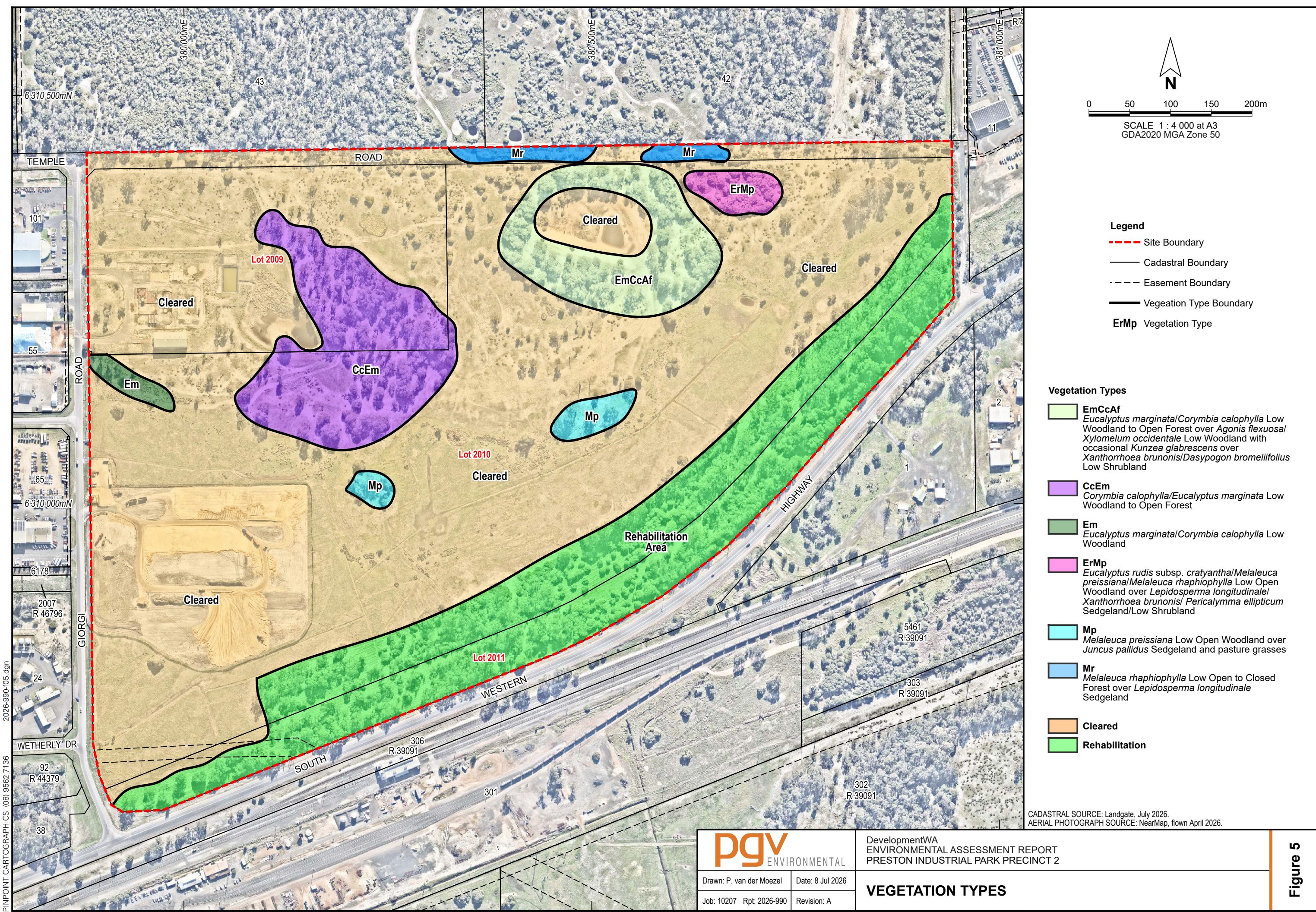


- Legend**
- Site Boundary
 - Cadastral Boundary
 - - - Easement Boundary
- Geomorphic Wetlands**
- Conservation Category
 - Multiple Use
 - 1400** Wetland UFI Number

WETLANDS SOURCE: DBCA, January 2026.
CADASTRAL SOURCE: Landgate, July 2026.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2026.

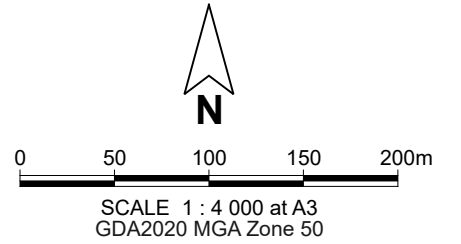
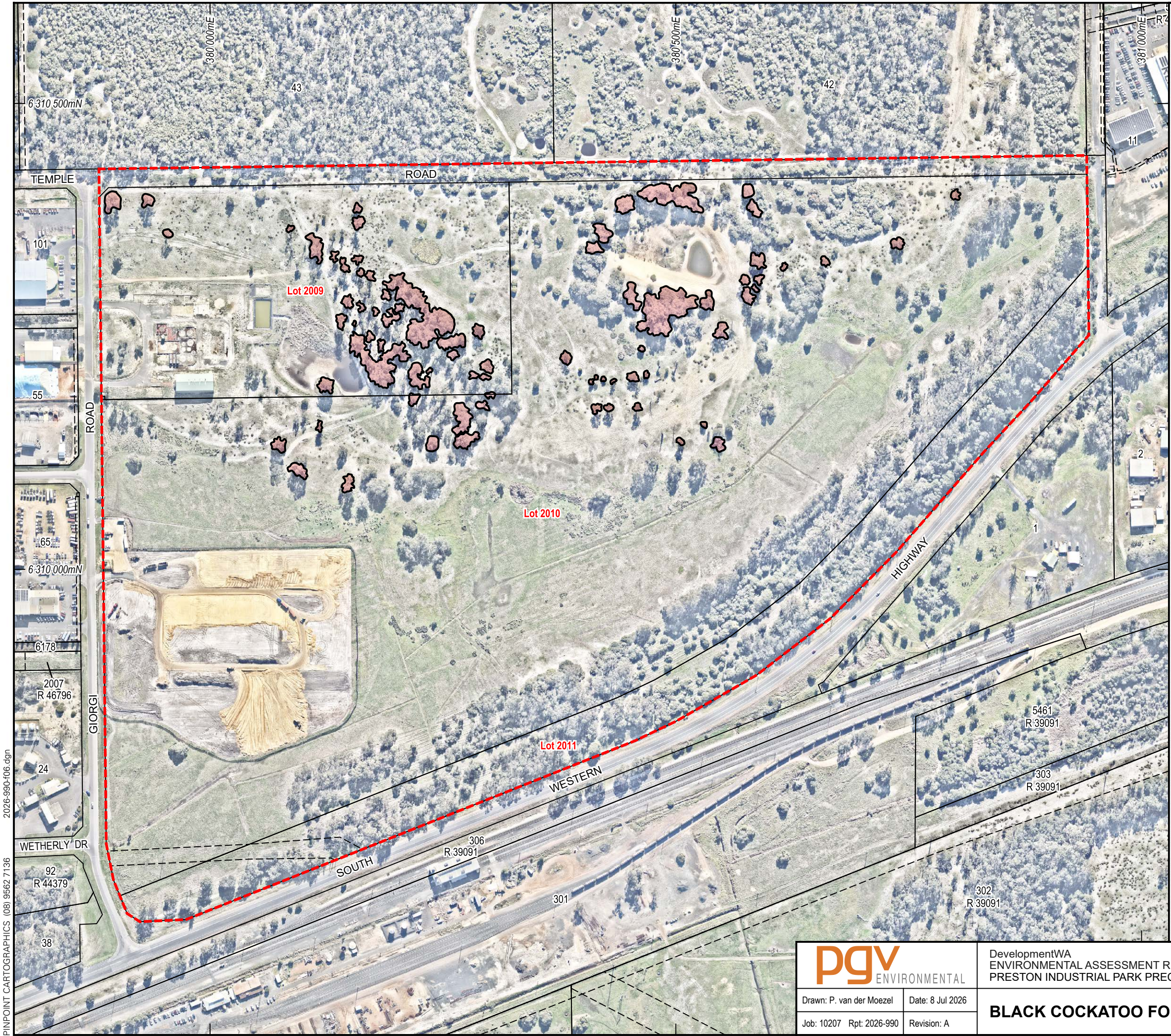
		DevelopmentWA ENVIRONMENTAL ASSESSMENT REPORT PRESTON INDUSTRIAL PARK PRECINCT 2		Figure 4
		WETLAND MAPPING		
Drawn: P. van der Moezel	Date: 8 Jul 2026			
Job: 10207 Rpt: 2026-990	Revision: A			

PINPOINT CARTOGRAPHICS (08) 9562 7136 2026-990-f04.dgn



PINPOINT CARTOGRAPHICS (08) 9562 7136 2026-990-f05.dgn

CADASTRAL SOURCE: Landgate, July 2026.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2026.

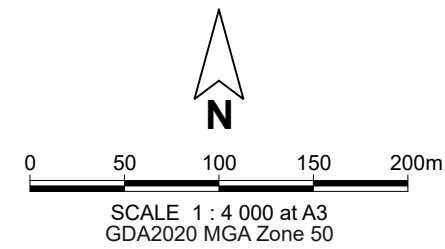
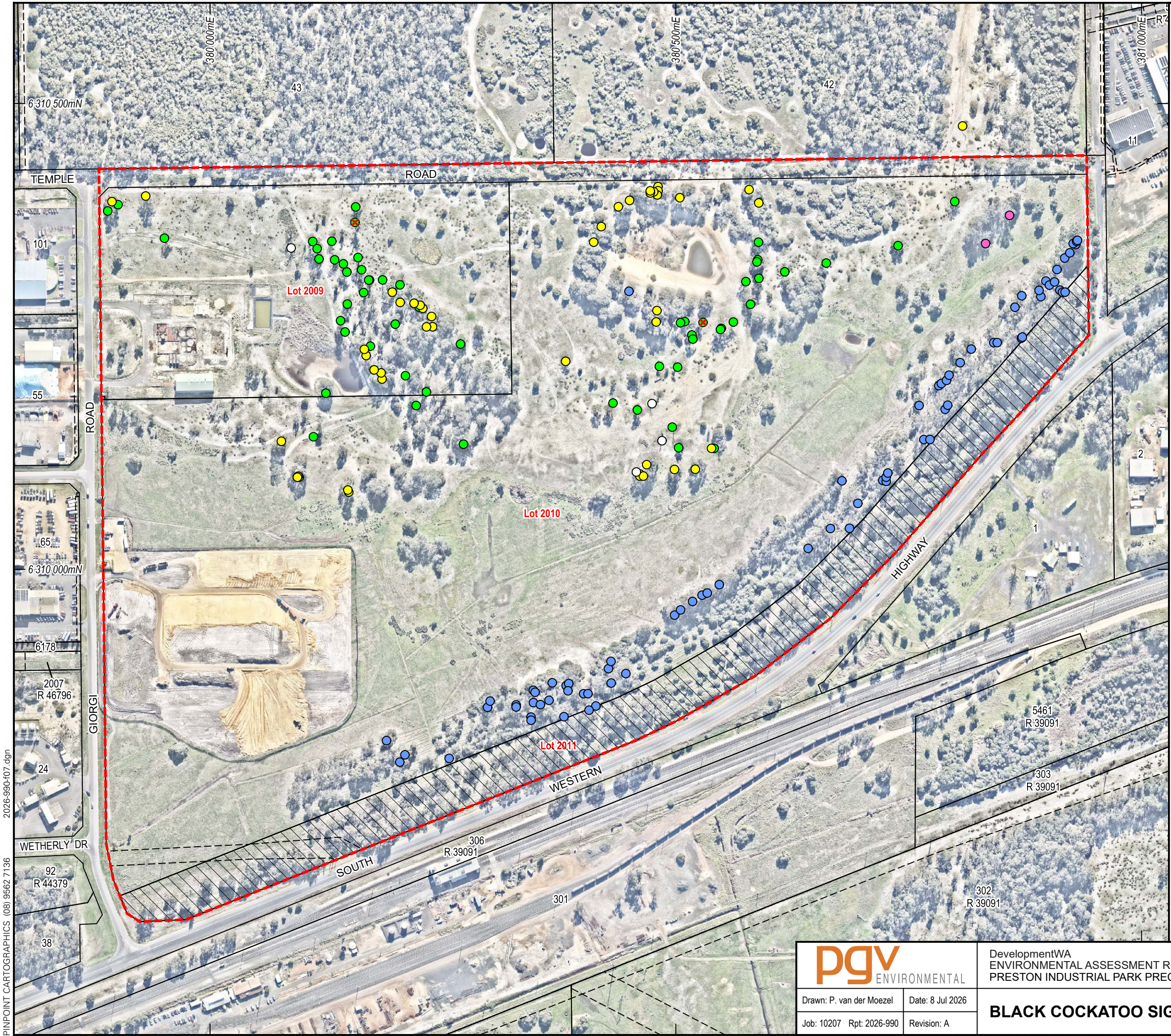


- Legend**
- Site Boundary
 - Cadastral Boundary
 - - - Easement Boundary
 - Black Cockatoo Foraging Habitat

CADASTRAL SOURCE: Landgate, July 2026.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2026.

		DevelopmentWA ENVIRONMENTAL ASSESSMENT REPORT PRESTON INDUSTRIAL PARK PRECINCT 2	
Drawn: P. van der Moezel	Date: 8 Jul 2026	BLACK COCKATOO FORAGING HABITAT	
Job: 10207 Rpt: 2026-990	Revision: A		

Figure 6



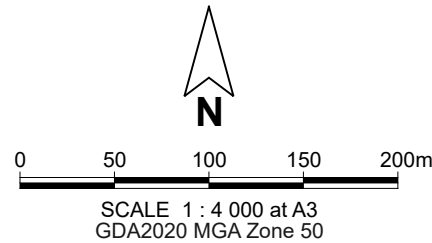
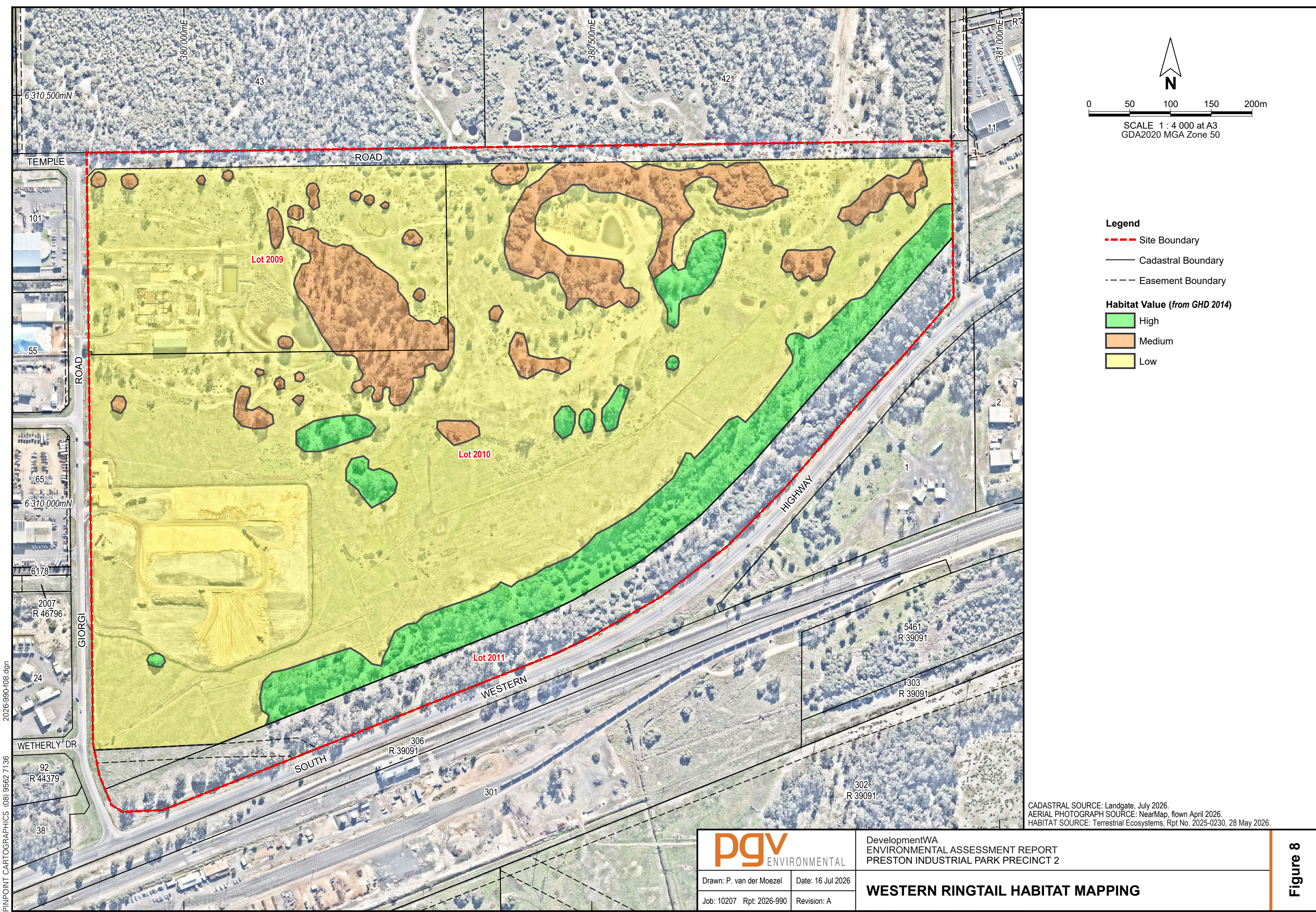
- Legend**
- Site Boundary
 - Cadastral Boundary
 - - - Easement Boundary
- Significant Trees**
- [Hatched Box] Area Not Assessed
 - [Yellow Circle] Marri (*Corymbia calophylla*)
 - [Green Circle] Jarrah (*Eucalyptus marginata*)
 - [Pink Circle] Flooded Gum (*Eucalyptus rudis*)
 - [Blue Circle] *Eucalyptus* species
 - [White Circle] Standing Dead Tree
 - [Red X] Tree with Hollow

CADASTRAL SOURCE: Landgate, July 2026.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2026.
SIGNIFICANT TREES SOURCE: Terrestrial Ecosystems, Rpt No. 2025-0230, 28 May 2026.

		DevelopmentWA ENVIRONMENTAL ASSESSMENT REPORT PRESTON INDUSTRIAL PARK PRECINCT 2	
Drawn: P. van der Moezel	Date: 8 Jul 2026	BLACK COCKATOO SIGNIFICANT TREES	
Job: 10207 Rpt: 2026-990	Revision: A		

Figure 7

PINPOINT CARTOGRAPHICS (08) 9562 7136 2026-990-107.dgn

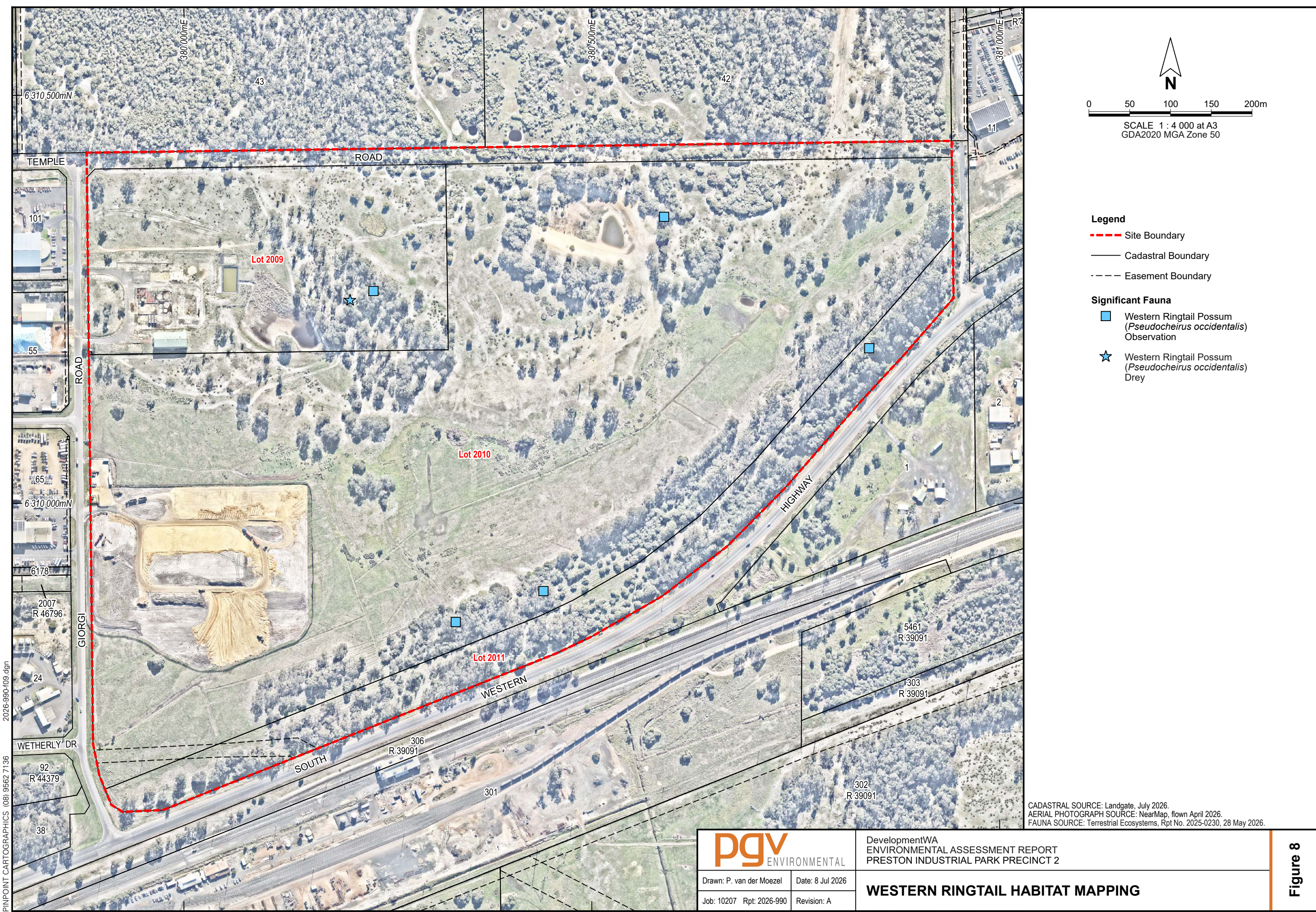


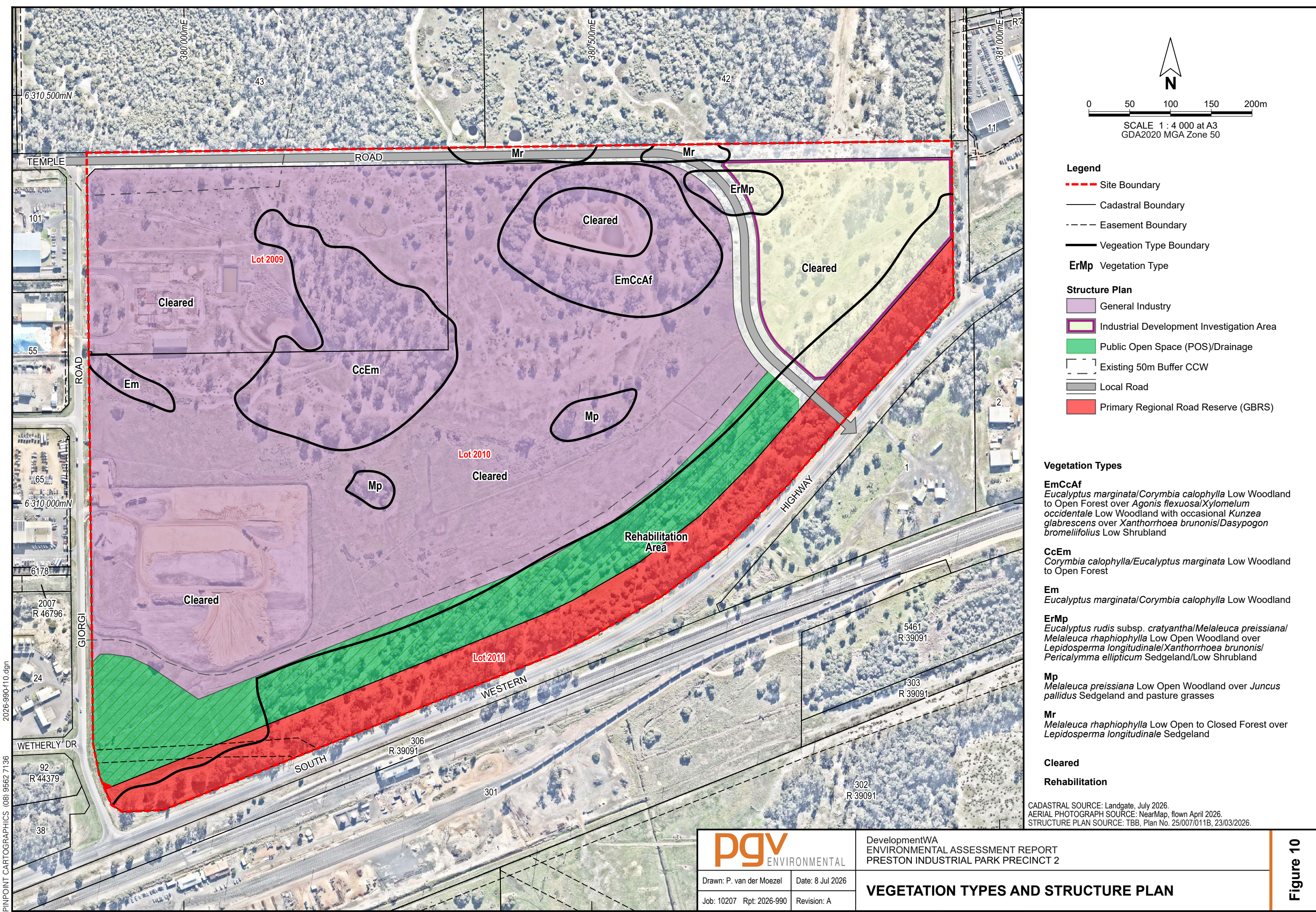
- Legend**
- Site Boundary
 - Cadastral Boundary
 - - - Easement Boundary
- Habitat Value (from GHD 2014)**
- High
 - Medium
 - Low

CADASTRAL SOURCE: Landgate, July 2026.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2026.
HABITAT SOURCE: Terrestrial Ecosystems, Rpt No. 2025-0230, 28 May 2026.

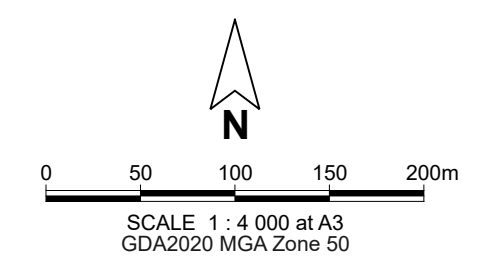
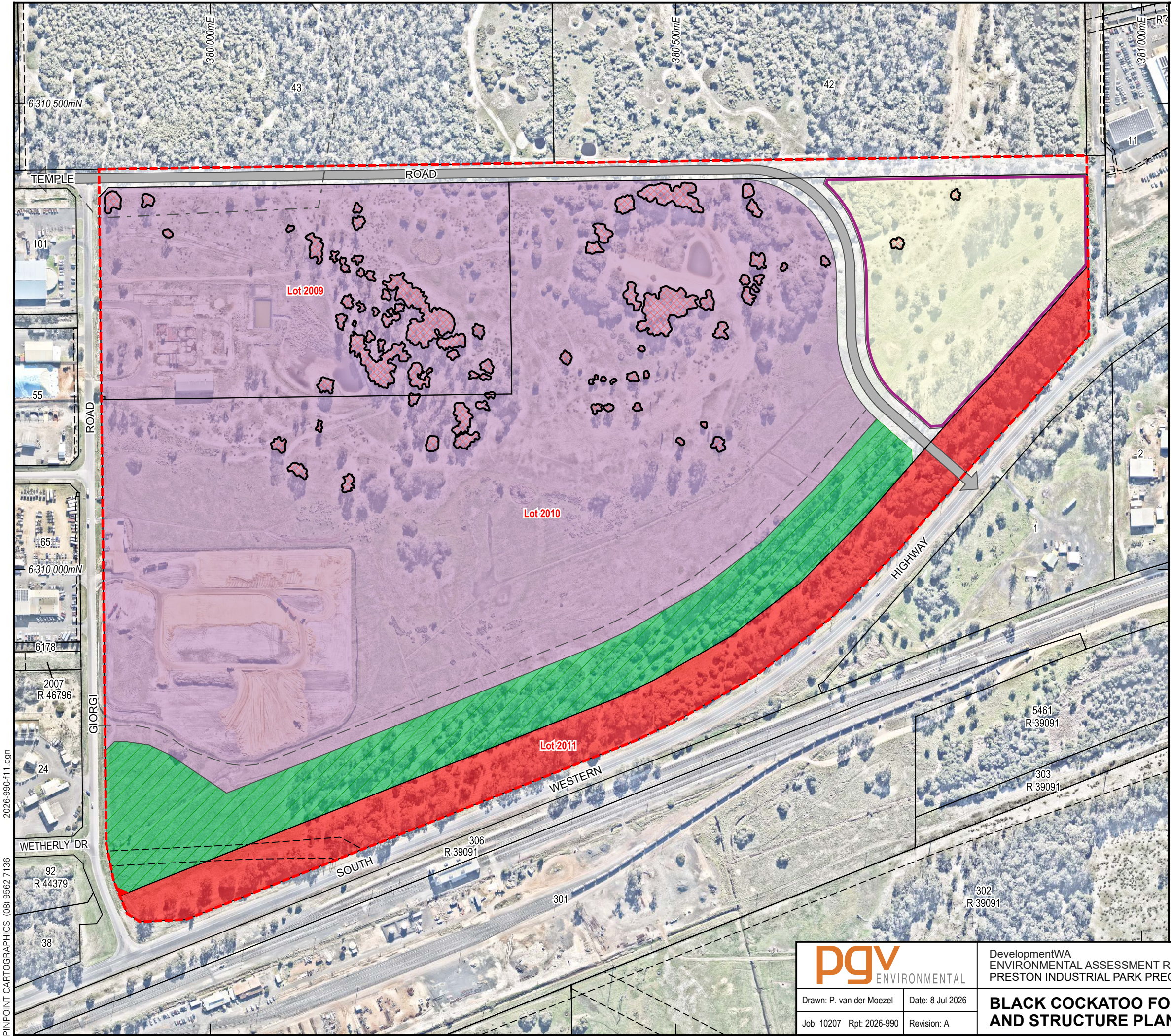
		DevelopmentWA ENVIRONMENTAL ASSESSMENT REPORT PRESTON INDUSTRIAL PARK PRECINCT 2
Drawn: P. van der Moezel	Date: 16 Jul 2026	WESTERN RINGTAIL HABITAT MAPPING
Job: 10207 Rpt: 2026-990	Revision: A	

Figure 8





PINPOINT CARTOGRAPHICS (08) 9562 7136 2026-990-f10.dgn



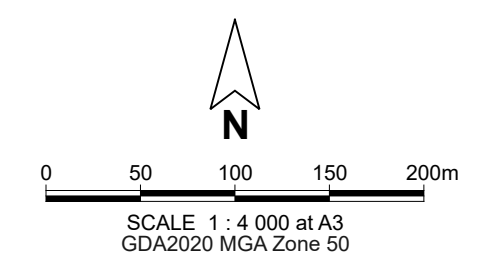
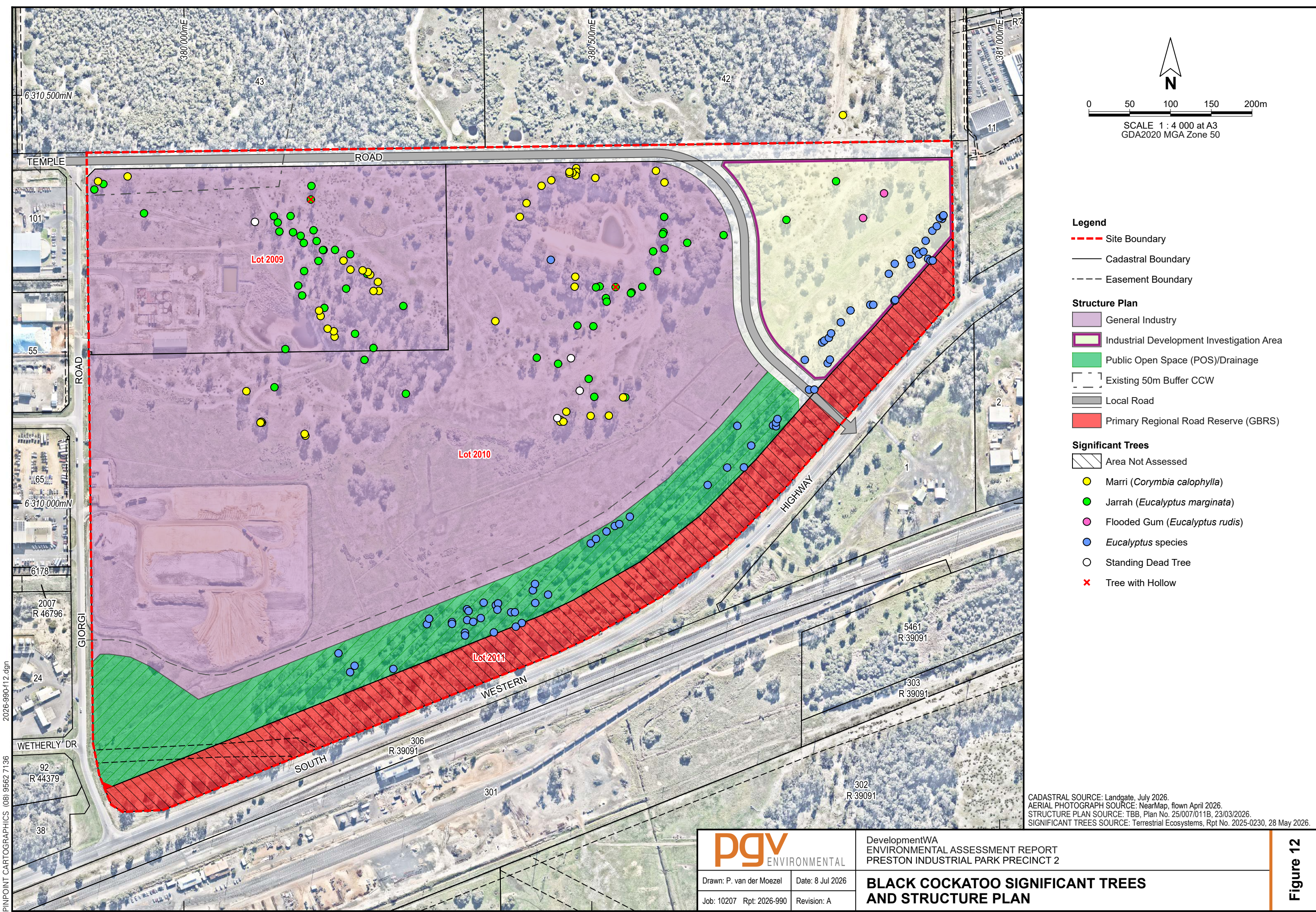
- Legend**
- Site Boundary
 - Cadastral Boundary
 - - - Easement Boundary
 - [Red Hatched Box] Black Cockatoo Foraging Habitat
- Structure Plan**
- [Purple Box] General Industry
 - [Green Box] Industrial Development Investigation Area
 - [Blue Box] Public Open Space (POS)/Drainage
 - [Dashed Box] Existing 50m Buffer CCW
 - [Grey Box] Local Road
 - [Red Box] Primary Regional Road Reserve (GBRS)

CADASTRAL SOURCE: Landgate, July 2026.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2026.
STRUCTURE PLAN SOURCE: TBB, Plan No. 25/007/011B, 23/03/2026.

		DevelopmentWA ENVIRONMENTAL ASSESSMENT REPORT PRESTON INDUSTRIAL PARK PRECINCT 2	
Drawn: P. van der Moezel	Date: 8 Jul 2026	BLACK COCKATOO FORAGING HABITAT AND STRUCTURE PLAN	
Job: 10207 Rpt: 2026-990	Revision: A		

Figure 11

PINPOINT CARTOGRAPHICS (08) 9562 7136 2026-990-f11.dgn



Legend

- Site Boundary
 - Cadastral Boundary
 - - - Easement Boundary
- Structure Plan**
- General Industry
 - Industrial Development Investigation Area
 - Public Open Space (POS)/Drainage
 - Existing 50m Buffer CCW
 - Local Road
 - Primary Regional Road Reserve (GBRS)

Significant Trees

- Area Not Assessed
- Marri (*Corymbia calophylla*)
- Jarrah (*Eucalyptus marginata*)
- Flooded Gum (*Eucalyptus rudis*)
- Eucalyptus* species
- Standing Dead Tree
- Tree with Hollow

CADASTRAL SOURCE: Landgate, July 2026.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown April 2026.
STRUCTURE PLAN SOURCE: TBB, Plan No. 25/007/011B, 23/03/2026.
SIGNIFICANT TREES SOURCE: Terrestrial Ecosystems, Rpt No. 2025-0230, 28 May 2026.



DevelopmentWA
ENVIRONMENTAL ASSESSMENT REPORT
PRESTON INDUSTRIAL PARK PRECINCT 2

Drawn: P. van der Moezel
Job: 10207 Rpt: 2026-990

Date: 8 Jul 2026
Revision: A

**BLACK COCKATOO SIGNIFICANT TREES
AND STRUCTURE PLAN**

Figure 12

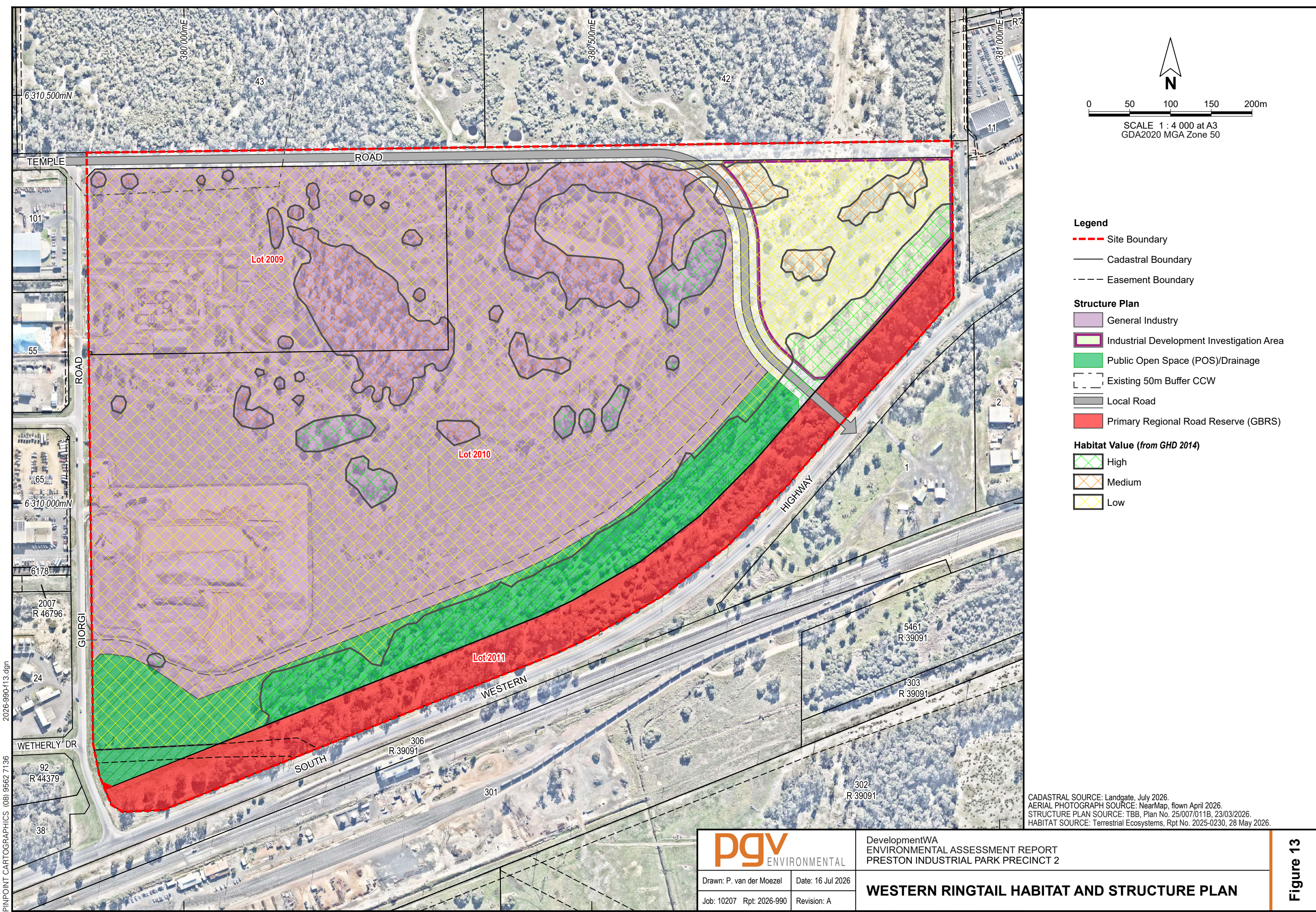


Figure 13

APPENDIX 1

PIPNP Structure Plan Approval

Endorsement Page

This structure plan is prepared under the provisions of the City of Bunbury Local Planning Scheme No. 8.

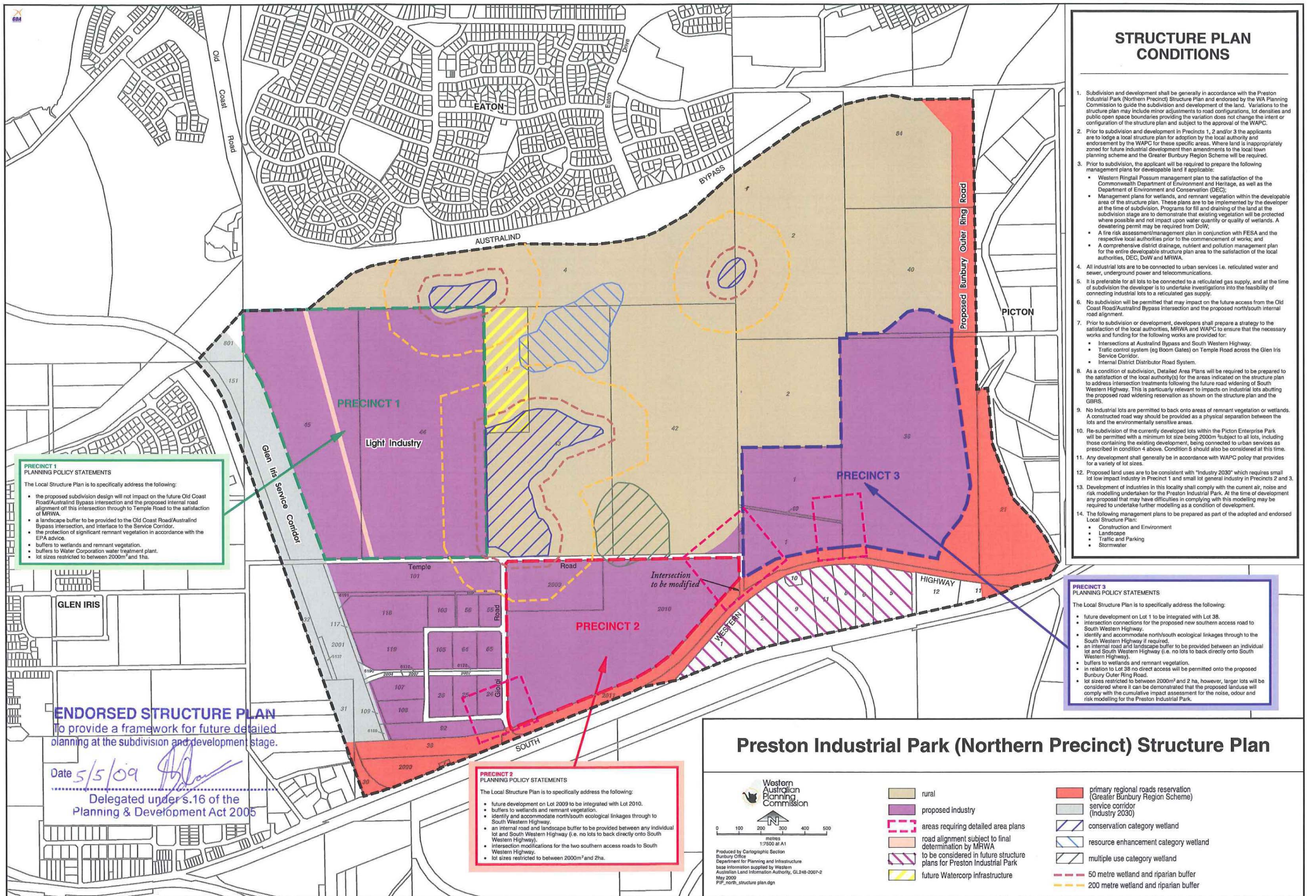
IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

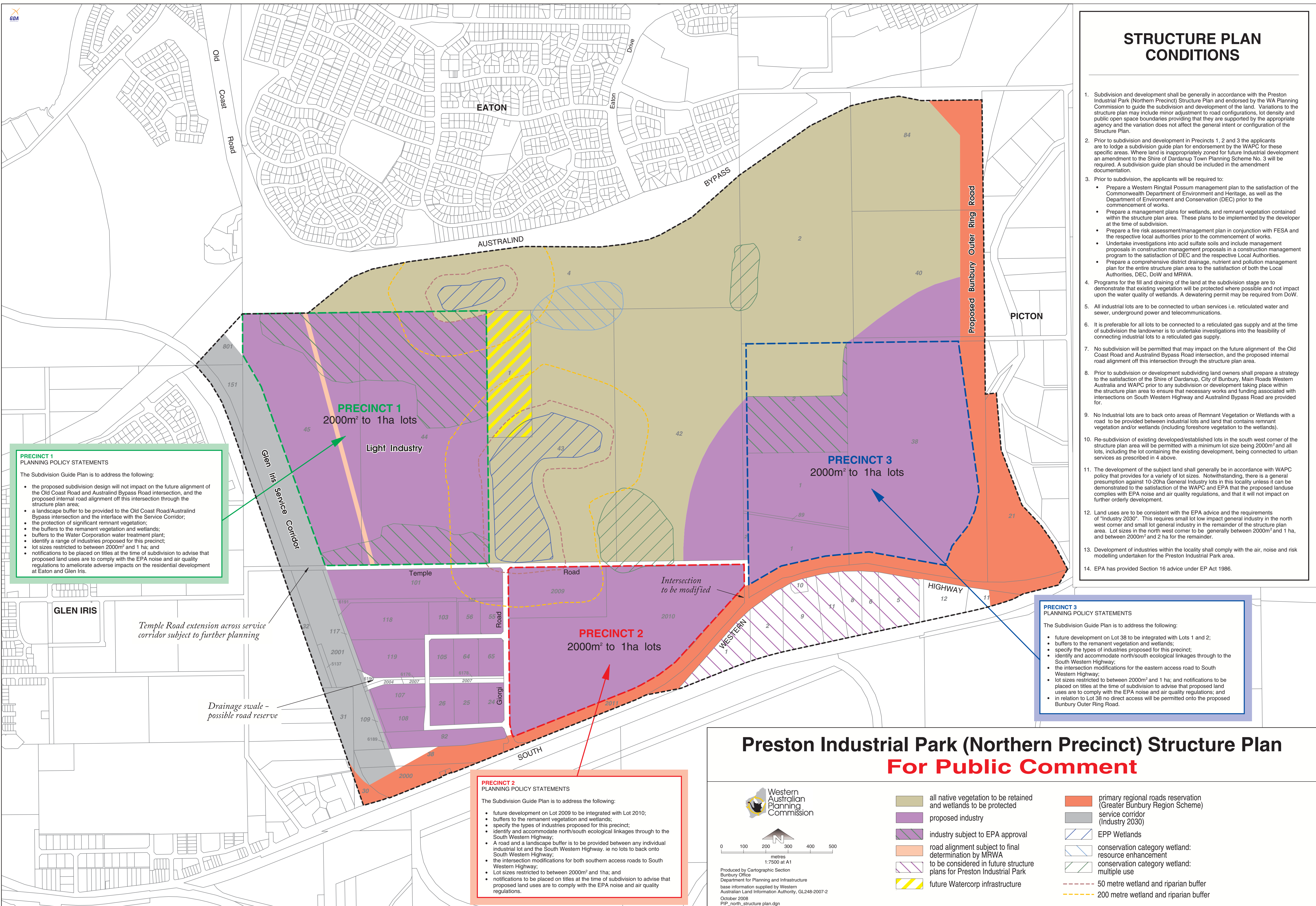
05 MAY 2009

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 OCTOBER 2028





Your Ref: N/A
Our Ref: 801/06/01/0028P
Enquiries: Luke Mifsud
(Luke.Mifsud@dplh.wa.gov.au)

Chief Executive Officer
City of Bunbury
PO Box 21
Bunbury WA 6231

Transmission via electronic mail to records@bunbury.wa.gov.au ; info@bunbury.wa.gov.au ; records@dardanup.wa.gov.au ; admin@tbbplanning.com.au

Dear Sir/Madam

**EXTENSION OF APPROVAL PERIOD – PRESTON INDUSTRIAL PARK (NORTHERN PRECINCT)
STRUCTURE PLAN
WAPC REFERENCE: 801/06/01/0028P**

Pursuant to Clause 28 (2), Part 4, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Western Australian Planning Commission on 14 July 2025, approved an extension of the approval period for the Preston Industrial Park (Northern Precinct) Structure Plan for a further period of 3 years, expiring on 19 October 2028.

A copy of the current approved structure plan is attached to this emailed correspondence.

Yours sincerely



Ms Sam Boucher
Secretary
Western Australian Planning Commission

15 July 2025

APPENDIX 2

Precinct 2 Structure Plan

