

Thursday, 19 June 2025



Our Ref: A25.163-LRP-DD_0_FINAL

Hesperia
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Subiaco WA 6008

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ATTENTION: Joshua Smithall

SUBJECT: 27 HATCH COURT HIGH WYCOMBE – ENVIRONMENTAL ASSESSMENT

Western Environmental Approvals Pty Ltd (WEPL) presents this environmental assessment for 27 Hatch Court, High Wycombe (the Site; Figure 1).

WEPL understands that Hesperia is investigating the environmental values of the Site and to identify potential constraints to development. The Site is 1.61 ha in area and is currently zoned as 'Urban' under the Metropolitan Regional Scheme (MRS) and 'Light Industry' under the City of Kalamunda Local Planning Scheme No. 3 (LPS 3) (City of Kalamunda, 2021).

This environmental assessment identifies any environmental and heritage issues that represent a potential constraint or opportunity to future development. The assessment identifies any further investigations, and environmental approvals that may apply.

Scope of Work

This letter report provides the findings of the desktop assessment supported by a Site walk-over by an ecologist. The scope of work is outlined below.

Desktop Assessment

The desktop assessment reviewed the following:

- Environmental characteristics (topography, geology, ASS, hydrology including groundwater levels/surface water, presence of geomorphic wetlands) of the Site and surrounding land.
- Publicly available historical aerial photographs to ascertain historical land use and development within and adjacent to the Site.
- Likely or possible presence of any Ecologically valuable flora and vegetation such as Environmentally Sensitive Areas, Threatened Ecological Communities (TECs) or Threatened and Priority Flora.
- Fauna habitat values.
- Presence of Aboriginal and non-Aboriginal heritage.

Site Walkover

A Site walkover was undertaken by a WEPL ecologist. The Site was not surveyed for ecological values in a manner consistent with any State or Commonwealth Guidance. The Site walkover was designed to gain a general understanding of the values present and to inform whether any further assessment was required to inform future development.

WEPL collected the following information during the Site visit:

- Condition of vegetation present.
- Broad descriptions of any vegetation community types present.
- Presence of any wetland attributes, such as changes in soil and open surface water.
- Broad fauna habitat values present.



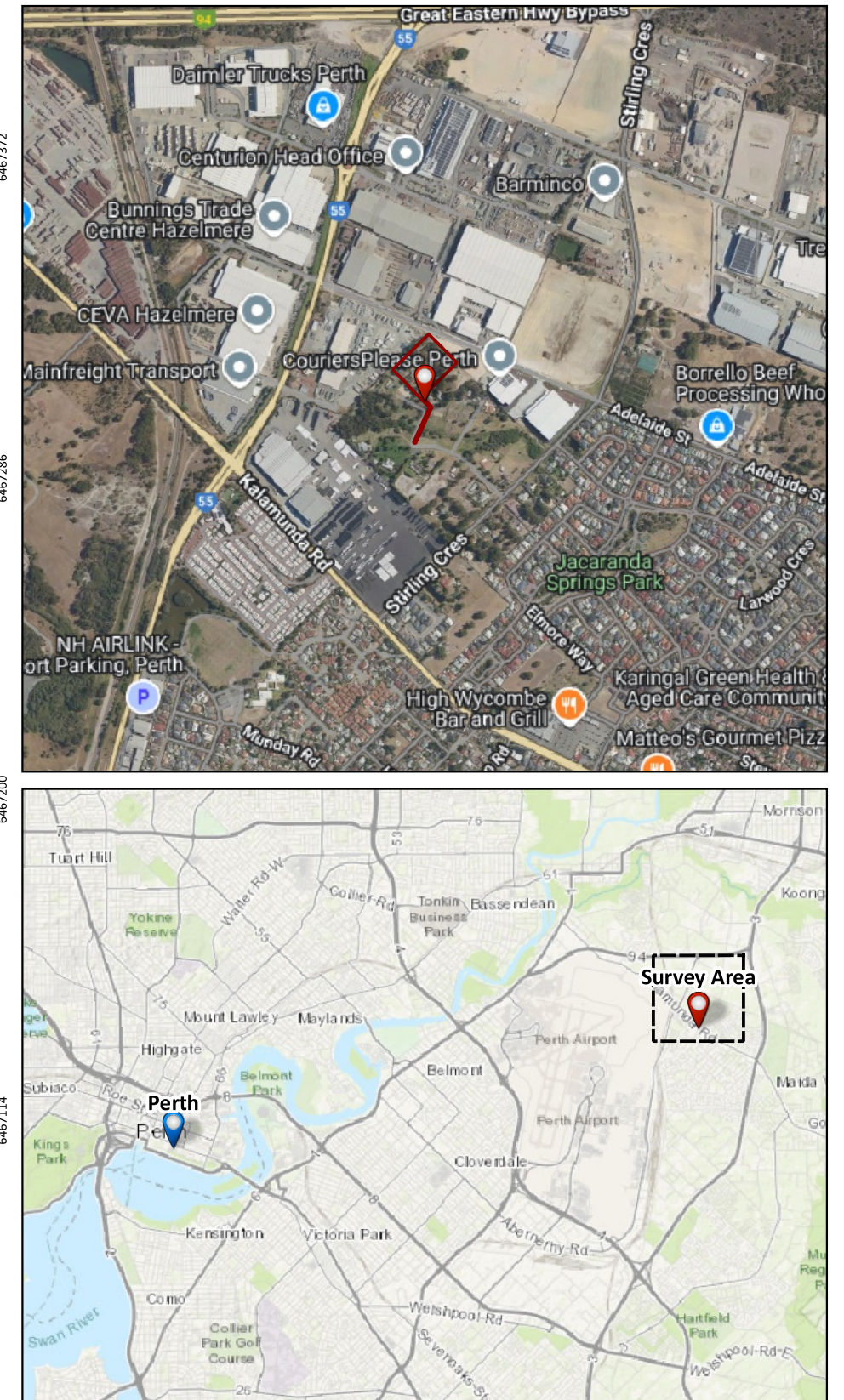


Figure 1: Project Area

N

0

25

50

75

100 m

SCALE

1:1,723

SHEET SIZE

A3 COLOUR

COORDINATE REFERENCE SYSTEM

GDA2020 / MGA zone 50

DATA SOURCE

NEARMAPS

PROJECT/REPORT NAME

Environmental Due Diligence Report
27 Hatch Court High Wycombe

CLIENT

Hesperia

PROJECT NUMBER

A25.163

VERSION

0

DRAWN BY / REVIEWED BY

MD/LT

DATE

9/6/2025

Legend

Project Area

Cadastre (No Attributes) (LGATE-001)

No

Description

Drawn

Approved

Date

A

Original issue

MD

LT

9/6/2025

NOTES:

Cadastral boundary (LGATE-002). Base map ESRI Topo. Townsites (LGATE-248).

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Methodology

A desktop assessment was undertaken and comprised of a review of the following publicly available information sources:

- Historical aerial photographs.
- Zoning maps to determine surrounding and adjacent land uses.
- Acid Sulfate Soils risk mapping (Department of Water and Environmental Regulation [DWER]-055).
- Geomorphic wetlands (Department of Biodiversity, Conservation and Attractions [DBCA]-019).
- Water resources (DWER-031, DWER-033, DWER-099, DWER-100).
- Contaminated sites register (DWER-059).
- Known locations of conservation significant flora and/or vegetation communities (DBCA-036, DBCA-038, DBCA-046, Department of Primary Industries and Regional Development [DPIRD]-005).
- Fauna habitat values (DBCA-037, DBCA-064).
- Aboriginal and non-Aboriginal heritage sites (Department of Planning, Lands and Heritage [DPLH]-099, DPLH-100, DPLH-005, DPLH-006).

Assumptions and Exclusions

A detailed site survey was not conducted as part of this preliminary assessment. The intention of this assessment was to identify potential environmental values which may represent a limitation to development and make recommendations. Recommendations include the need for additional investigations, where relevant.

Findings and Discussion

The desktop assessment findings are provided in Table 1, together with recommended future action.



Table 1: Findings and Recommendations

Issue	Summary	Discussion and Recommendation
Aerial Photography (Landgate, 2025)	Historical Aerial Photography indicates the following: • 1953 – No development, sparse vegetation on the Site, potentially partially cleared. • 1974 – The Site has been cleared except for a few isolated trees. • 1989 – The Site is fully cleared and a residential house has been developed. • 1995 – A shed and pool has been built as well as some tree has been planted. • 2004 – The lot immediately to the northwest is fully cleared for development. • 2005 – The development in the lot to the northwest is finished and appears some type of depot. • 2010 – The lot to the northeast is fully cleared. • 2013 – A large-scale shed is developed on the northeastern lot. • 2016 – The development in the northeastern lot is finished. • 2023 – Majority of the lot to the east is being cleared. • 2025 – The remaining lot to the east is cleared.	Historical aerial imagery does not indicate the presence of any former land uses that have the potential to contaminate the Site or limit future development.
Surrounding Land Uses	• North – The land adjacent to the north belongs to Perth Airport and is zoned as ‘Other Regional Roads’ and ‘Public Purposes – Commonwealth Government’ under the MRS. • East - Land east of the Site is currently being cleared. The land is zoned ‘Light Industry’ under the City of Kalamunda Local Planning Scheme No. 3 (LPS) and ‘Urban’ under the MRS. • South – Hatch Court borders the Site to the south. The land south of Hatch Court is zoned ‘Light Industry’ under the LPS and ‘Urban’ under the MRS. • West – The land to the west of the Site is zoned ‘Public Purposes – Commonwealth Government’ under the LPS and the MRS.	Surrounding land uses are considered compatible with future development.
Acid Sulfate Soil (DWER-055)	The DWER Acid Sulfate Soil (ASS) mapping tool indicates that majority of the Site has a moderate to low risk of ASS occurring within 3 m of the natural soil surface but a high to moderate risk of ASS beyond 3 m of the natural soil surface. The southern sliver of the Site associated with a driveway is mapped as having high to moderate risk of ASS occurring within 3 m of the natural soil surface (Figure 2).	Potential constraint to development if excavation or dewatering is proposed. In accordance with the <i>Guideline for Identification and Investigation of Acid Sulfate Soils and Acidic Landscapes</i> (DER, 2015) if at least 100 cubic metres of soil or sediment disturbance is required, or dewatering is required, then an investigation should be completed, and management may be required

Issue	Summary	Discussion and Recommendation
Geomorphic Wetlands (DBCA-019)	One Multiple Use Wetland (MUW) UFID 15898 (sumpland) intersects the driveway of the Site (Figure 2: Acid Sulfate Soil	The presence of MUW UFID 15898 is not considered a constraint to development due to its degraded condition.
	Figure 3). Mapping by DBCA shows a Resource Enhancement Wetland (REW) UFID 15939 (sumpland) on the adjacent lot to the south-west (29 Hatch Court). The REW is mapped as bordering the driveway of the Site as presented in Figure 3. Usually, a wetland buffer of 30 m would apply to the REW, which, if applied, would intersect the driveway of the Site.	The mapped REW UFID 15939 in the adjacent lot is not considered a constraint to development given that the REW is not mapped within the Site and the driveway where the 30 m buffer would intersect does not contain any vegetation.
Public Drinking Water Source Areas (DWER-033)	The Site is located 6.3 km to the northwest of a Priority 1 Public Drinking Water Source Area (Gnangara Underground Water Pollution Control Area). The planned land use is not considered a potential risk to groundwater pollution.	Not a constraint to development
Groundwater (DWER-096, DWER-096, DWER-099, DWER-100)	Groundwater contours indicate that groundwater flows from southeast to northwest. Depth to groundwater ranges from 3-5 m Australian Height Datum (m AHD), with the lowest point being in the northern corner.	Not considered a constraint to the proposed development.
Surface Water (DWER-031)	The assessment of aerial imagery as well as the site walk-over confirmed that there is no open surface water within or in proximity to the Site.	Not a constraint to development.
Potential Sources of Contamination (DWER-059)	The DWER database indicates that the Site is not registered as a contaminated site. The closest registered contaminated site is Lot 20 on Plan D076128, approximately 940 m east of the Site.	The groundwater flows from southeast to northwest within the Site (DWER-100). Any contamination that has leaked into the groundwater from the registered contamination site on Lot 20 is not considered to be a potential constraint to the development of the Site.
Flora and Vegetation (DBCA-036, DBCA-046)	Aerial imagery shows that the Site was cleared in the mid-1970s and rural development occurred subsequently.	Unlikely to constrain development.
Native Vegetation Extent (DPIRD-005)	Mapping by DBCA indicates that the Site is mapped as Southern River Complex, typically comprised by fringing woodland with localized occurrence of low open forest. Mapping by DPIRD indicates that none of the vegetation within the Site is mapped as remnant native vegetation.	Based on the information available, the vegetation is not expected to support significant conservation values (refer to <i>Threatened Ecological Communities</i> section below). Given the absence of remnant native vegetation, this is not expected to constrain development. Further discussion is provided in the <i>Site Inspection Results</i> section below.

Issue	Summary	Discussion and Recommendation
Threatened Ecological Communities (DBCA-038)	Mapping by DBCA indicates that the Site intersects with the buffers of mapped TECs. These TECs appear to be associated with the mapped REW in the adjacent lot. The Site walk-over however confirmed that no TECs or wetlands are present within the Site.	Not a constraint to development. A Site inspection was undertaken on May 21 st , 2025. No indicators for the presence of a TEC within the Site was recorded. More details are presented below in the <i>Site Inspection Results</i> section of this report.
Fauna (DBCA-037 & DBCA-064)	Fauna mapping by DBCA highlights the following: - No conservation significant fauna records are located within 1 km of the Site. - The Site is located 1.5 km from a buffered Black Cockatoo Roosting Site (1 km buffer). Black Cockatoos may however utilise the surrounding areas. Several roosting sites are mapped within a 5 km radius of the Site. The Site walkover identified several large Eucalyptus trees. All were planted non-native species, and the majority were considered potential nesting trees, which are trees that has a diameter at breast height (DBH) of ≥ 50 cm.	Potential constraint to development. The Site walk-over confirmed the presence of tall non-native Eucalyptus trees on Site, which have the potential to provide limited black cockatoo habitat. The Site comprises of small-fruited Eucalypt trees, this is further discussed the <i>Site Inspection Results</i> section of this report. Further survey effort would be required to accurately quantify potential habitat for black cockatoos. Further discussion is provided subsequently.
Aboriginal Heritage Places (DPLH-099)	Mapping by DPLH indicates that the Site does not intersect any registered Aboriginal Heritage Place. The closest registered Aboriginal Heritage Place is located 200 m south of the Site: Munday Swamp (ID 3719), located 200 m south of the Site. Type: Artefacts/Scatter; Camp; Ritual/Ceremonial; Creation/Dreaming Narrative; Hunting Place; Other; Plant Resource. The development of the Site is not considered to impact the heritage site.	Not a constraint to development.
European Heritage Places (DPLH-006)	Mapping by DPLH indicates that the Site does not intersect any registered European Heritage Place. The following registered European Heritage Place is mapped 2.5 km northwest of the Site: Early Graves, Guildford Cemetery (Place number P4647). The development of the Site is not considered to impact the heritage site.	Not a constraint to development.



Figure 2: Acid Sulfate Soils Risk

0

40

80

120

160 m

N

SCALE

1:5,178

SHEET SIZE

A3 COLOUR

COORDINATE REFERENCE SYSTEM

GDA2020 / MGA zone 50

DATA SOURCE

LANDGATE AERIAL IMAGERY NOW

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Legend

Project Area

Acid Sulfate Soil Risk Map, Swan Coastal Plain (DWER-055)

1 - High to moderate risk of ASS occurring within 3m of natural soil surface

2 - Moderate to low risk of ASS occurring within 3m of natural soil surface but high to moderate risk of ASS beyond 3m of natural soil surface

No	Description	Drawn	Approved	Date
A	Original issue	MD	LT	9/6/2025

NOTES:
Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number.

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Site Inspection Results

A preliminary Site assessment was undertaken by a WEPL ecologist on 21 May 2025 to inform this preliminary environmental assessment.

Key findings of the assessment are described in the following subsections.

Flora and Vegetation

The majority of the Site is used as a paddock for cattle, and all vegetation was identified to be in Completely Degraded condition due to historic clearing. Vegetation within the Site is planted and comprised of non-native species, with no remnant native vegetation present. One vegetation type was present within the Site, described as:

- Non-native Eucalyptus trees, with *Eucalyptus camaldulensis* and *Corymbia citriodora* being most common, and non-native shrubs over paddock.

No Threatened or Priority Flora species or Threatened or Priority ecological communities are present.

Fauna

No evidence of the presence of Threatened or Priority fauna was recorded on Site.

Potentially suitable habitat for conservation significant fauna was limited to three species, namely Carnaby's black cockatoo (*Zanda latirostris*) (Endangered), Baudin's Cockatoo (*Zanda baudinii*) (Endangered) and Forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*) (Vulnerable). A description of this habitat is provided below.

Breeding Habitat

According to the *Referral guideline for 3 WA threatened black cockatoo species* (Department of Agriculture, Water and the Environment [DAWE], 2022), any Eucalyptus species with a DBH of ≥ 50 cm is considered to have the potential to develop suitable nesting hollows for the three black cockatoo species. The majority of the trees within the Site have a DBH of ≥ 50 cm and hence are considered potential nesting trees, however the vegetation was fully cleared in the 1980s and so the trees within the Site were planted <50 years ago, which is not considered an old enough age to develop hollows. None of the Eucalyptus species recorded are listed as commonly used breeding species in the referral guidelines.

One tree appeared to have a hollow, however it was unsuitably placed and shaped for black cockatoo usage at <10 m from the ground. None of the remaining trees had signs of hollows or hollow development. The buffer of the closest black cockatoo breeding site is mapped by DBCA 14.5 km northeast of the Site (DBCA-063).

The Site does not support breeding habitat but does support trees that satisfy the requirements of potential nesting trees.



Foraging Habitat

The Site contains approximately 0.93 ha of low quality foraging habitat for black cockatoos (Figure 4), all associated with planted tree species. The trees present were non-native, mainly *Eucalyptus camaldulensis*, which provides low foraging habitat value for all three black cockatoo species. One planted *Corymbia ficifolia* were also present within the Site, which provides medium foraging value for Carnaby's black cockatoos.

No evidence of foraging was recorded during the Site visit.

Roosting Habitat

Any tall tree with a 2 km proximity to an open water source is considered potentially suitable roosting habitat for black cockatoos (DAWE, 2022). Considering that the Site contains tall trees and is located in close proximity of an open water body (<2 km), the Site is a potential suitable roosting habitat. The nearest known (buffered) black cockatoo roosting site is 1.6 km east of the Site (DBCA-064).

No roosting evidence such as foraged nuts, scats or broken twigs were recorded during the site visit. Based on the absence of roosting evidence, the Site is considered unlikely to currently support roosting habitat.

Given the degree of degradation and disturbance on the Site, the Site is unlikely to be utilised as regular habitat site.





Figure 4: Black Cockatoo Foraging Habitat

0

10

20

30

40 m

N

SCALE

1:1,099

SHEET SIZE

A3 COLOUR

COORDINATE REFERENCE SYSTEM

GDA2020 / MGA zone 50

DATA SOURCE

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9/6/2025

Legend

Project Area

Site Condition Score (Habitat Quality Score Tool)

0- None

3-Low to Moderate

No	Description	Drawn	Approved	Date
A	Original issue	MD	LT	9/6/2025

NOTES:

Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number.

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Summary of Key Findings

The preliminary environmental assessment reports the following key findings:

- The environmental and heritage values of the Site do not represent a constraint to development.
- One vegetation type was described across the Site. The vegetation was considered not native vegetation and was in Completely Degraded condition.
- The Site provides potential breeding habitat for the three black cockatoo species as defined by the referral guidelines, with many of the Eucalyptus trees present having a DBH of >50 cm. The trees within the Site do not contain suitable hollows, are of young age and the tree species present (mainly *E. camaldulensis*) are not listed as commonly used breeding trees (DAWE, 2022).
- Two black cockatoo foraging habitats were recorded within the Site:
 - FHT01 – Non-native Eucalyptus, mainly *Eucalyptus camaldulensis*. It provides low value foraging habitat for all three black cockatoo species. A total of 0.93 ha is present within the Site. According to DAWE (2022), the clearing of less than 10 ha of low value foraging habitat does not require formal referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DAWE, 2022). Therefore, clearing of FHT01 is considered not to require EPBC Act referral on the basis of impacts to foraging habitat.
 - FHT02 – *Corymbia ficifolia* trees. Covers approximately 0.02 ha within the Site. This species is native to the State but not to the locality. This tree species has a medium foraging value of Carnaby's black cockatoos. Considering the limited numbers of this species across the Site and that clearing of less than 1 ha of high value foraging habitat does not require referral under the EPBC Act, referral is not considered to be required on the basis of impacts to foraging habitat.
- The Site is located 1.6 km from a known black cockatoo roosting site. The Site consists of tall trees and is located <2 km from an open water source. No roosting evidence was recorded during the site visit. The Site is unlikely to provide suitable roosting habitat.

Conclusions and Recommendations

The findings of this environmental due diligence assessment suggest that there are no environmental constraints present on the Site that would preclude future development.

As the vegetation is not native, a native vegetation clearing permit under the *Environmental Protection Act 1986* will not be required.

WEPL do not consider the black cockatoo habitat values present on the Site are sufficient to warrant referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), however, given the limited nature of information collected during the Site walkover, WEPL are unable to be definitive on the



number of potential breeding trees present and therefore potentially impacted. An EPBC Act referral for development of the Site is not recommended, however, an additional survey of the Site recording all trees with a DBH of >50 cm would further inform this decision.

This report should be read in conjunction with the Schedule - Statement of Limitations. Should you have any queries regarding the above, please contact the undersigned on (08) 6162 8980.

Yours sincerely,

Western Environmental Approvals Pty Ltd



DALE NEWSOME

Director

Schedule

- Statement of Limitation



Statement of Limitations

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Scope of Services

This environmental report ("this report") has been prepared for the sole benefit and exclusive use of the Client for the purpose for which it was prepared in accordance with the agreement between the Client and WEPL ("the Agreement"). However, in addressing the requirements of the Contaminated Sites Act 2003, an Accredited Contaminated Sites Auditor may be engaged by the Client to undertake review of this report, prior to its submission to the DWER. The report shall be made available and can be relied upon for the purposes of the Contaminated Sites Act.

WEPL disclaims any and all liability with respect to any use of or reliance upon this report for any other purpose whatsoever.

In particular, it should be noted that this report is based on a scope of services defined by the Client, and is limited by budgetary and time constraints, the information supplied by the Client (and its agents) and, in some circumstances, access and/or site disturbance constraints.

The scope of services did not include any assessment of the title to or ownership of the properties, buildings and structures referred to in this report, or the application or interpretation of laws in the jurisdiction in which those properties, buildings and structures are located.

Reliance on Data

In preparing this report, WEPL has relied on data, surveys, analyses, designs, plans and other information provided by the Client (or its agents), other individuals and organisations ("the data").

Except as otherwise stated in this report, WEPL has not verified the accuracy or completeness of the data. WEPL does not represent or warrant that the data is true or accurate, and disclaims any and all responsibility or liability with respect to the use of the data.

To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in this report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data.



WEPL does not accept any responsibility or liability for any incorrect or inaccurate conclusions should any data be incorrect, inaccurate or incomplete or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WEPL.

The conclusions must also be considered in light of the agreed scope of services (including any constraints or limitation therein) and the methods used to carry out those services, both of which are as stated or referred to in this report.

Environmental Conclusions

In accordance with the scope of services, WEPL has conducted environmental field monitoring and/or testing in the preparation of this report. The nature and extent of monitoring and/or testing conducted is described in this report.

On all sites, varying degrees of non-uniformity of vertical and horizontal conditions in media (soil, water, air, waste or other media as described in the report) are encountered. Hence no monitoring, common testing or sampling technique can eliminate the possibility that monitoring or testing results/samples are not totally representative of media conditions encountered. The conclusions are based on the data and the environmental field monitoring and/or testing actually undertaken, and are therefore merely indicative of the environmental condition of the site at the time of preparing this report, including the presence or otherwise of contaminants or emissions. It should be recognised that site conditions, including the extent and concentration of contaminants, can change.

Within the limitations imposed by the scope of services, the monitoring, testing, sampling and preparation of this report have been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. To the maximum extent permitted by law, no other warranty, express or implied, is made.

Report for Benefit of Client

This report is confidential. Neither the whole nor any part of this report, or any copy or extract thereof, may be disclosed or otherwise made available to any third party without the prior written approval of WEPL.

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WEPL assumes no responsibility and disclaims any and all liability to any other person or organisation for or in relation to any matter dealt with or conclusions expressed in this report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this report (including without limitation matters arising from any negligent act or omission of WEPL or for any loss or damage suffered by any other party using or relying on the matters dealt with or conclusions expressed in this report, even if WEPL has been advised of the possibility of such use or reliance).



Other parties should not rely on this report or the accuracy or completeness of any conclusions contained in this report, and should make their own enquiries and obtain independent advice in relation to such matters.

If an Auditor is engaged by the Client to undertake review of this report, it shall be made available subject to the terms and conditions of the agreement between the Client and WEPL and the caveats in this statement.

Other Limitations

This report is intended to be read in its entirety, and sections or parts of this report should therefore not be read and relied on out of context.

WEPL will not be liable to update or revise this report to take into account any events or circumstances or facts becoming apparent after the date of this report.



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