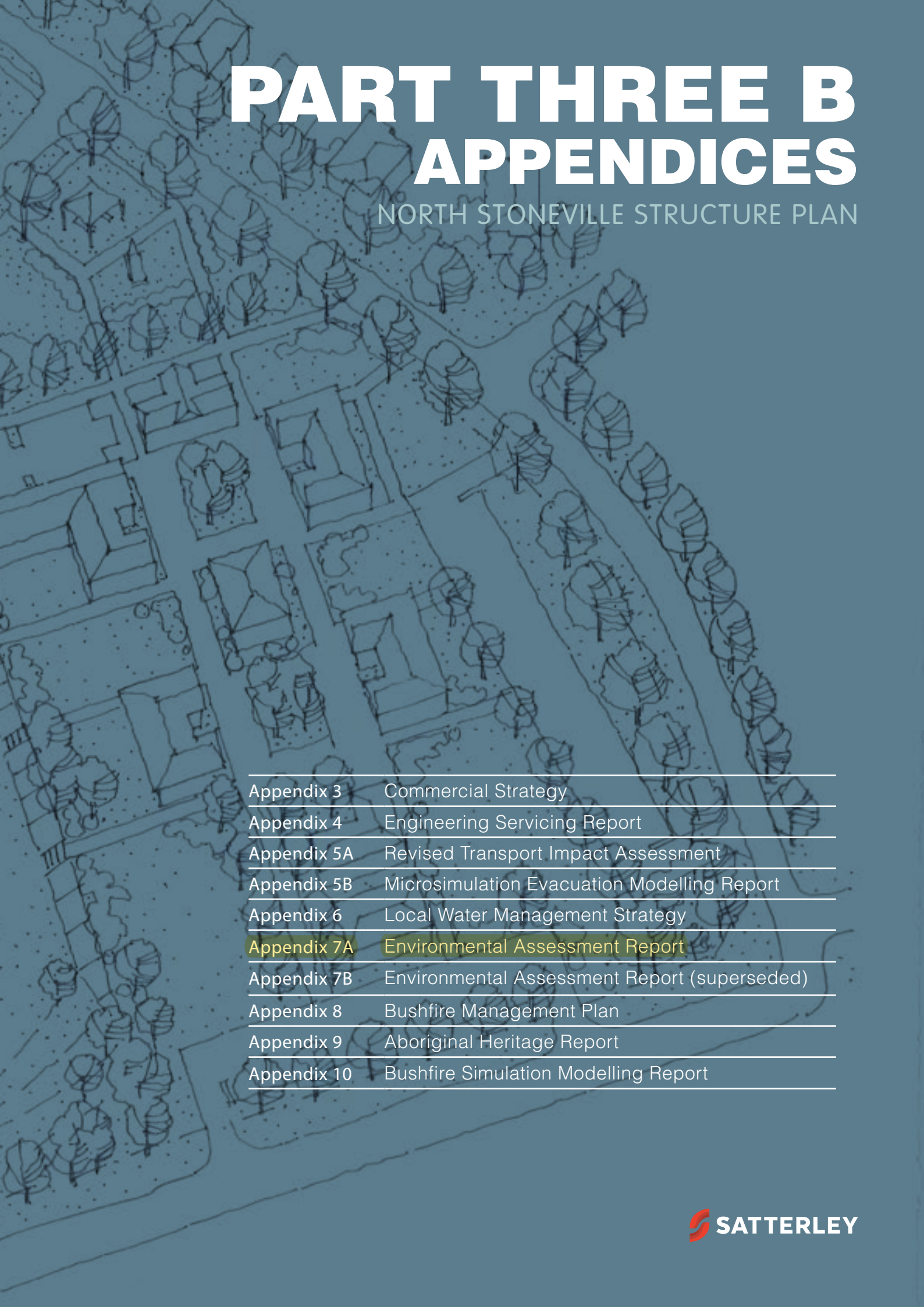
PART THREE B
APPENDICES

NORTH STONEVILLE STRUCTURE PLAN



Appendix 3	Commercial Strategy
Appendix 4	Engineering Servicing Report
Appendix 5A	Revised Transport Impact Assessment
Appendix 5B	Microsimulation Evacuation Modelling Report
Appendix 6	Local Water Management Strategy
Appendix 7A	Environmental Assessment Report
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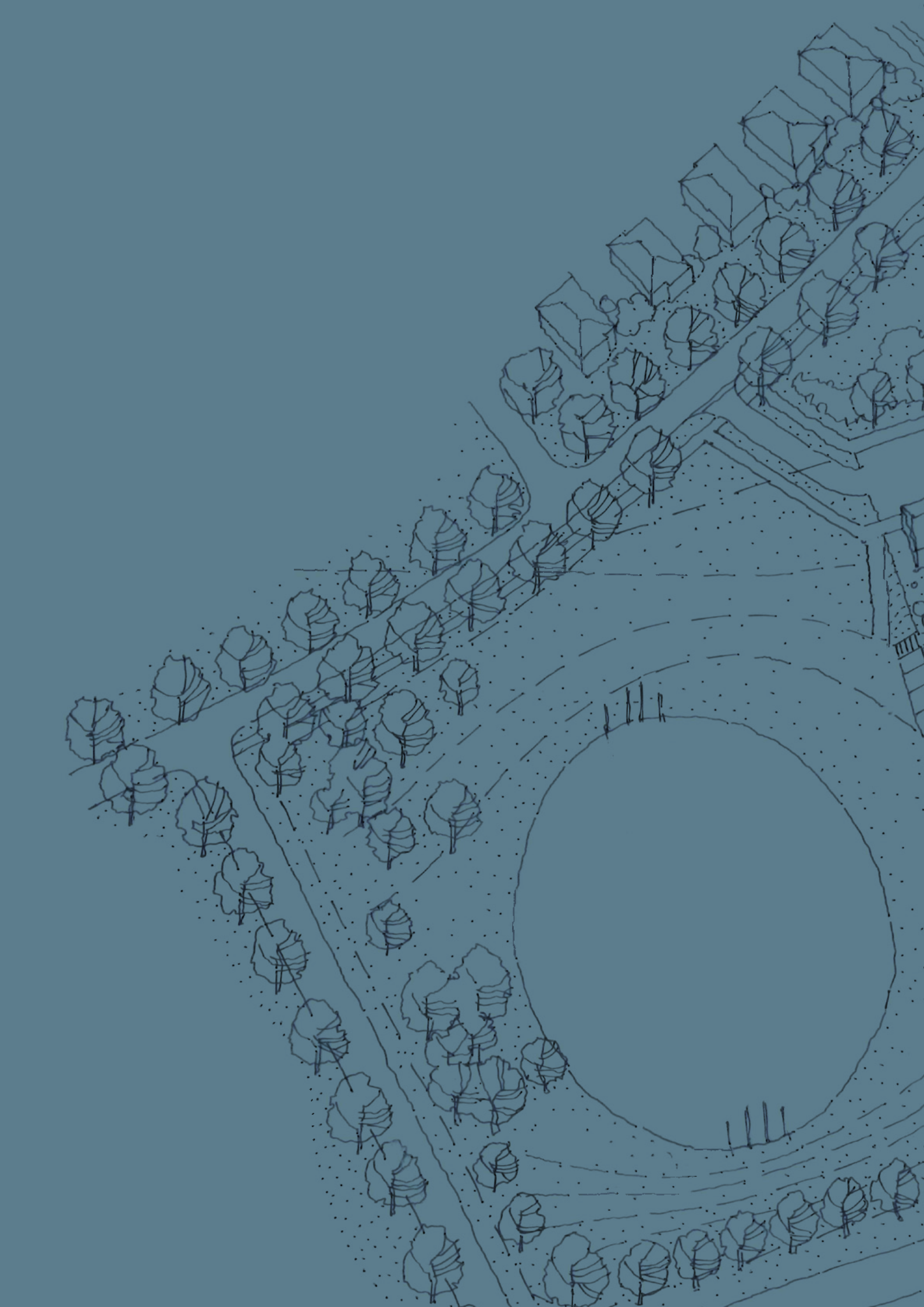
Appendix 8	Bushfire Management Plan
Appendix 9	Aboriginal Heritage Report
Appendix 10	Bushfire Simulation Modelling Report

SATTERLEY

APPENDIX 7A
ENVIRONMENTAL ASSESSMENT REPORT

SATTERLEY



Name:	Megan Adair	Date:	23 January 2023
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Modified North Stoneville Local Structure Plan - Environmental Assessment Report Addendum

1. Project Background

The North Stoneville townsite (Structure Plan 34 [SP34]) is an area of undeveloped 'Urban' zoned land north of the existing Stoneville townsite. Satterley Property Group (Satterley) lodged an application to modify SP34 in December 2018. In August 2019, council resolved to recommend the Western Australian Planning Commission (WAPC) reject the proposed modified SP34 for reasons of community safety (inadequate surrounding road network and bushfire risk) lack of public transport and environmental impacts. Subsequently, SP34 was refused by the Statutory Planning Committee, of which Satterley lodged an appeal with the State Administrative Tribunal (SAT). JBS&G understand that the SAT has now invited the WAPC to reconsider its previous refusal of SP34. As part of this process, Satterley are required to revise SP34 (Attachment A) and supporting technical studies for WAPC's consideration including the Environmental Assessment Report (EAR; Strategen 2018a) prepared by then Strategen (now JBS&G).

The purpose of this memorandum is to review the key findings and conclusions made in the original EAR (Strategen 2018a) in consideration of the revised SP34 and to demonstrate whether all environmental values and potential impacts associated with development of the site can continue to be managed as per the management and mitigation measures proposed in the 2018 EAR and in accordance with contemporary legislative and policy requirements.

2. Key findings from 2018 Environmental Assessment Report

The EAR (Strategen 2018a) developed for the original SP34 determined that the site was relatively unconstrained with the exception of vegetation and fauna habitat and the presence of Aboriginal heritage sites. Consideration was also given to the hydrological values and bushfire risk of the site however neither factors were considered to be a significant constraint to development of the site. Specifically, the key findings from the 2018 EAR were as follows:

- The site contains several drainage lines and man-made dams which required consideration in development design and ongoing management. These drainage lines have predominantly been retained in the development design through the strategic placement of public open space (POS) along creek-line corridors and landscaping where possible to improve both the ecological and hydrological value. A Local Water Management Plan (LWMS; Emerge Associates 2018) was prepared to support development of the site, which details how stormwater across the site would be managed to ensure that hydrological features were not negatively impacted;
- Vegetation present within the site was found to be regionally well represented and does not resemble any known Threatened or Priority Ecological Communities, nor were any Threatened or Priority flora species recorded during 2016 and 2017 Spring field surveys (Strategen 2017);

- A number of conservation significant fauna were considered to potentially utilise the site as habitat. Site investigations conducted by then Strategen (2017) identified potential black cockatoo foraging, breeding and roosting habitat evenly distributed within vegetation across the site, as well as vegetation suitable for use by Chuditch and Brush-tailed Phascogale;
- The retention of a large (approximately 90 ha) patch of remnant vegetation in the northern portion of the site within a 100 ha Conservation POS was proposed to contribute to the long-term conservation of the pre-European vegetation complexes and associations as well as providing foraging, roosting and potential breeding habitat for native fauna. Additionally, trees were proposed to be retained and planted in areas of POS and streetscaping to maintain and enhance the ecological value of the site;
- A Bushfire Management Plan (BMP; Strategen 2018b) was prepared to support the structure plan which detailed how the development will achieve compliance with the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas, and importantly manage the bushfire risk to future residents;
- The use of historical aerial photography available from Landgate (from 1965 to 2016) was used to consider the historical land uses within the site. The current and historical land use of extensive agriculture (predominantly grazing) is not identified as a potentially contaminating industry, activity or land use. There is the potential that isolated areas of contamination may occur due to current or historical asbestos and chemical use/storage on the site. However, such areas are not considered to present a constraint to development and can be managed through investigation and remediation if required at the subdivision stage; and
- Six registered Aboriginal Heritage Sites were identified within the site boundary. An application was submitted in 1998 pursuant to Section 18 of the *Aboriginal Heritage Act 1972* to use the land for residential subdivision and was approved subject to a number of conditions set out by the Minister Development of the site will be in accordance with the prescribed conditions and in accordance with the *Aboriginal Heritage Due Diligence Guidelines* (DAA 2013).

The EAR concluded that any potential environmental impacts could appropriately mitigated, managed or offset through the State planning process and through assessment under the Commonwealth *Environmental Protection and Biodiversity Act 1999* (EPBC Act).

3. Comparison of original and revised SP34 design

The current concept plan for SP34 (Attachment A) is located across Lot 48 Stoneville Road, Stoneville (Figure 5.1) and comprises the same land uses as proposed in the original SP34, including the following:

- Urban land use;
- Natural living land use;
- Two school sites;
- Recycled wastewater infrastructure;
- Internal road network;
- Area of Public Open Space (POS), including conservation of Aboriginal heritage values, and drainage; and

- 182 ha Conservation Area.

The design of this revised SP34 differs from the original SP34 in that Lot 1 Roland Road, Stoneville has been excluded from the structure plan area as the land zoning is not compatible for urban development. The total structure plan area has therefore reduced from 555 ha to 534 ha. Furthermore, the new SP34 concept plan expands the Conservation Area to a total area of 182 ha (previously approximately 100 ha), of which comprises 136 ha of native vegetation (previously approximately 90 ha) and includes 4 trees with hollows suitable for breeding by black cockatoos.

A comparison map of the original and revised structure plan between clearing and retention areas is demonstrated in Figure 5.2.

4. Comparison of potential environmental impacts, mitigation and management measures

A summary table has been provided overleaf (Table 4.1) detailing the potential environmental impacts, mitigation and management measures proposed in the original SP34 EAR (Strategen 2018a) and any changes resulting from the revised SP34. The key environmental aspects considered as part of this review include:

- Hydrology;
- Vegetation and flora; and
- Fauna habitat.

With respect to site contamination, an updated search of the contaminated sites DWER (2022) database was undertaken confirming there are no registered contaminated sites within 2 km of the site. As reported in the 2018 EAR, across the site there is no evidence to suggest there have been any historic land uses that may cause contamination. There is the potential that isolated areas of contamination may occur due to current or historical asbestos and chemical use/storage on the site. However, such areas are not considered to present a constraint to development and can be managed through investigation and remediation if required at the subdivision stage. There are no changes considered relevant to these finding based on the revised SP34.

At the time of the original SP34 lodgement, it was proposed that Aboriginal heritage would be managed through the existing Section 18 approval. However, the *Aboriginal Heritage Act 1972* is now superseded by the *Aboriginal Cultural Heritage Act 2021 (*ACH Act). JBS&G understand that Satterley have engaged a Heritage consultant to provide advice on this matter and therefore this will not be reviewed further in this memorandum.

The BMP (Strategen 2018b) developed to support the original SP34 lodgement is being updated in accordance with the revised concept plan and to ensure compliance with SPP3.7. This revised BMP will be submitted as part of the revised structure plan package and will also not be addressed further in this memorandum.

Table 4.1: Original and revised SP34 comparison proposed environmental impacts, management and mitigation measures

Potential Impacts		Proposed management and mitigation measures	
Original SP34	**Revised SP34**	**Original SP34**	**Revised SP34**
Hydrology			
Without appropriate consideration and management, the development has the potential to impact upon the pre-development hydrological cycle and water quality, including: • moisture in the shallow soil profile over the largely impermeable site; • surface water flow characteristics; and • surface water quality.	The revised SP34 does not pose any new or increased potential hydrological impacts to those described in the EAR (Strategen 2018a).	1. Proposed management of the site's pre-development hydrological characteristics, including these hydrological features is detailed in the LWMS prepared by Emerge Associates (2018). 2. Onsite wastewater treatment and recycling is proposed. The recycled water will be used to irrigate POS and potentially larger lots, dependent on demand and availability. A Recycled Water Plant (RWP) and approximately 70 – 90 ML of storage dams will be required to support the treatment and recycling of water. The recycled water collection, treatment and reuse scheme is proposed to be constructed by Satterley and Water West and managed by Water West in perpetuity. There will be no offsite discharge of recycled water from site, as all recycled water generated within the site will be used to meet irrigation requirements	There are no proposed changes and/or additions to the management and mitigation measures as described in the EAR (Strategen 2018).
Vegetation and Flora			
Potential **direct** impacts: • clearing of approximately 181 ha of native vegetation (including fuel reduction clearing for bush fire risk); Potential **indirect** impacts: • potential impacts to Local Natural Areas (LNAs) and ecological linkage if not factored into design of development; • potential for the introduction and/or spread of *Phytophthora cinnamomi* (Dieback) to retained vegetation and	The revised SP34 will result in a reduction of the amount of native vegetation proposed to be cleared and an increase in the amount of native vegetation to be retained. The revised SP34 does not pose any new or increased potential indirect impacts to those described in the EAR (Strategen 2018).	**Vegetation retention** • development strategically located to ensure that vegetation of greater quality is retained within conservation POS in the northern part of the site, and urban areas are concentrated in parts of the site which are predominantly 'Completely Degraded' (see Figure 5.3); • a Conservation Area of approximately 100 ha will protect approximately 90 ha of the highest quality vegetation on the site (Figure 5.3). The Conservation area will	**Vegetation retention** • the revised SP34 design remains responsive to the condition of vegetation on the site with the greater quality vegetation retained within the large Conservation Area and the urban areas concentrated in parts of the site predominately in a 'Completely degraded' condition (see Figure 5.3); • the Conservation Area has been expanded to include additional areas of native vegetation for retention. The

Potential Impacts		Proposed management and mitigation measures	
Original SP34	**Revised SP34**	**Original SP34**	**Revised SP34**
vegetation in areas adjacent to the site; and • clearing practices may also result in accidental clearing of vegetation and trees proposed for retention.		also provide the opportunity for both rehabilitation of vegetation and recreation pursuits. • approximately 45 ha of POS in the design which provides opportunity for the retention of vegetation and trees, where engineering and bushfire constraints permit; • rehabilitation of the north-south drainage corridor (POS), which in addition to the retention of vegetation within conservation POS will contribute to maintaining both an east-west and north-south ecological linkage across the site; and • development of a Conservation Management Plan to describe management for areas of retained native vegetation.	Conservation Area is approximately 182.1 ha of which comprises 136.2ha of the highest quality vegetation on the site (Figure 5.3). Of the 136.2 ha of native vegetation, approximately 5 ha will be partially cleared for bushfire requirements. The Conservation Area will also provide the opportunity for both rehabilitation of vegetation and recreation pursuits. To support the EPBC assessment and to define rehabilitation efforts, a Conservation Area Management Plan (CAMP; Strategen-JBS&G 2022) has been developed. The objectives of the CAMP include: ◦ provide measures to physically delineate areas that will be retained; ◦ define the nature of access to and within the Conservation Area; ◦ identify appropriate access, weed, dieback, waste, fauna, and bushfire management measures; ◦ identify suitable locations for revegetation and provide the methodology by which revegetation will be undertaken; ◦ develop an environmental monitoring program; ◦ outline trigger criteria for the implementation of contingency actions; ◦ Establish roles and responsibilities; and ◦ provide indicative timeframes for the implementation of the above objectives.

Potential Impacts		Proposed management and mitigation measures	
Original SP34	**Revised SP34**	**Original SP34**	**Revised SP34**
			• approximately 46 ha of POS remains in the design which provides opportunity for the retention of vegetation and trees, where engineering and bushfire constraints permit; • retention and rehabilitation of additional vegetation within the proposed Conservation Area will contribute to maintaining both an east-west and north-south ecological linkage across the site (see Figure 5.4).
		Dieback management • There are several potential pathways for dieback to be introduced or spread throughout the site and potentially to retained or adjacent vegetation. Management of these pathways should be a consideration at future planning stages to ensure mitigating the potential introduction and spread of dieback and particularly to protect vegetation within the conservation POS. Management measures can include methods such as establishing 'clean on entry' points during construction.	**Dieback management** A Construction Environmental Management Plan (CEMP; Strategen-JBS&G 2020) has been developed to support the EPBC assessment which details dieback management measures including the following actions: • all vehicles and machinery must be cleaned down of all soil and vegetation material prior to arriving on site; • all construction vehicles and machinery must be inspected for soil and vegetative material prior to arriving at the work site; • imported landscaping soil, or other potential weed mediums are to be sourced from certified weed free providers. • all stockpiles of soil will be stored hydrologically down gradient of the Conservation Area; and • stockpiles of soil will be kept a minimum of 50 m from the Conservation Area.
		Clearing controls • clearing of vegetation will be subject to general construction management	**Clearing controls** The CEMP (Strategen-JBS&G 2020) details clearing controls measures which include:

Potential Impacts		Proposed management and mitigation measures	
Original SP34	**Revised SP34**	**Original SP34**	**Revised SP34**
		practices, to be determined at future planning stages.	• provide GPS co-ordinates of areas approved to be cleared and retained to the contractor to ensure no unapproved clearing is undertaken; • clearing boundaries must be clearly delineated prior to undertaking clearing activities; • vegetation to be retained will be clearly marked with flagging tape at minimum and communicated to clearing personnel prior to the commencement of clearing. Following clearing activities temporary fencing will be erected to clearly mark, and restrict access to, retained vegetation; • install appropriate temporary signage where appropriate to restrict unauthorised access to retention areas (once defined); • temporary drainage to be constructed away from retained or adjacent vegetation such that altered surface water flows do not impact vegetation; and • no machinery, equipment or laydown areas to be located within areas of native vegetation to be retained.
Fauna habitat			
Potential impacts: • clearing of fauna habitat including for conservation significant species potentially occurring within the project area including: ◦ Black Cockatoos (Carnaby's cockatoo, Baudin's cockatoo and Forest red-tailed black cockatoo);	The revised SP34 does not pose any new or increased impacts to fauna habitat than those described in the EAR (Strategen 2018). Rather, the revised SP34 will result in a reduction of the amount of fauna habitat proposed to be cleared and an increase in the amount of valuable fauna habitat to be retained. Specifically, there will be a 52.8ha increase in suitable Chuditch and foraging	**Habitat retention** • the retention of approximately 90 ha of vegetation within the 100 ha Conservation Area in the north of the site, which will allow the continuation of ecological linkages for mobile fauna in accordance with the objectives of the Shire of Mundaring Local Biodiversity	**Habitat retention** • the revised SP34 design remains responsive to the fauna habitat on the site with 136.2ha of the highest quality vegetation on the site retained in the proposed Conservation Area (Figure 5.3). Note, of the 136.2 ha of native vegetation, approximately 5 ha will be partially cleared for bushfire

Potential Impacts		Proposed management and mitigation measures	
Original SP34	**Revised SP34**	**Original SP34**	**Revised SP34**
○ Chuditch/ Western Quoll (*Dasyurus geoffroii);* ○ Brush-tailed Phascogale (*Phascogale tapoatafa*); ○ Carter's Freshwater Mussel *(Westralunio carteri);* ○ Quenda/ southwestern brown bandicoot (*Isoodon fusciventer*); ○ Blue-billed duck (*Oxyura australis*); and ○ Peregrine Falcon (*Falco peregrinus*). • a large resident population of Western Grey Kangaroos within the site which will require consideration during clearing and development of the site to minimise vehicle strikes and ensure that the species can naturally disperse to the conservation POS and surrounding areas; and • Whilst the site will remain within the home range of the Wedge Tailed Eagles, it is understood that the increased use of the site by people is ultimately likely to cause the cessation of the utilisation of the site for breeding purposes. At least of one the known nesting sites on the property will be retained in the 100 ha Conservation area, however, as the site becomes increasingly developed over a 10 to 15 year period, the presence of human activity is likely to cause the breeding pair currently using the site to utilise their alternative breeding sites within the home range such as John Forest National Park.	habitat for Black Cockatoos (Carnaby's cockatoo, Baudin's cockatoo and Forest red-tailed black cockatoo) retained and a 23.6 ha decrease in the amount cleared.	Strategy 2009 and Wildlife Corridor Strategy 2000; • concentrating urban lots and public roads in the degraded portions of the site; • the retention of vegetation and black cockatoo habitat trees within POS and road reserves, and within APZs where this can be achieved in accordance with Schedule 1 of the Guidelines for Planning in Bushfire Prone Areas (up to 15% canopy cover); • planting of habitat trees and landscaping within POS and creek-line corridors, with species that provide habitat for conservation significant fauna (noting that the creek-line corridors are currently highly devoid of vegetation); **Clearing controls** • pre-clearing inspections for native fauna of conservation significance including black cockatoo habitat trees and potential nesting hollows, as well as any suitable den logs and den sites for the Chuditch; • clearing protocols including clearing toward areas of vegetation/ habitat for fauna species to allow them to naturally disperse into the surrounding area;	requirements. Of this native vegetation, all is considered suitable Chuditch habitat and represents the highest quality Black Cockatoo foraging habitat: ○ Excellent quality: 97.7 ha ○ Good quality: 20.8 ha ○ Moderate quality: 17.7 ha. • retention and rehabilitation of additional vegetation within the proposed Conservation Area will contribute to maintaining both an east-west and north-south ecological linkage across the site which will allow the continuation of ecological linkages for mobile fauna in accordance with the objectives of the Shire of Mundaring Draft Local Biodiversity Strategy 2022 and Wildlife Corridor Strategy 2000 (see Figure 5.3); • As mentioned in the EAR, planting of habitat trees and landscaping within POS and creek-line corridors, with species that provide habitat for conservation significant fauna. This is further detailed in the CAMP prepared for the project (Strategen-JBS&G 2022). **Clearing controls** Management measures proposed in the original EAR will continue to be implemented with the addition of those identified in the CEMP (Strategen-JBS&G 2020) which include: • vehicle speed limits are to be clearly signposted throughout the site; • in the event that fauna is struck by a vehicle report the incident immediately to the Site Supervisor;

Potential Impacts		Proposed management and mitigation measures	
Original SP34	**Revised SP34**	**Original SP34**	**Revised SP34**
		• relocation of logs providing potentially suitable den habitat for the Chuditch into vegetation retention areas within the project area • erection of 'wildlife crossing' signage along proposed roads to prevent vehicle strikes particularly for Western Grey Kangaroos.	• any injured fauna shall be left alone and observed until a suitably qualified person can attend to the animal; • a fauna interaction register is to be maintained to capture observations and interactions with fauna. • if left overnight, all excavations must have adequate egress for fauna that may become trapped; • all domestic waste will be disposed of in designated bins; and • feeding of fauna is not permitted; and • no domestic animals will be permitted to be brought into the site by construction personnel. Furthermore, the CAMP (Strategen-JBS&G 2022) includes the following fauna and pest management measures to be implemented: • engage a suitably qualified subcontractor to undertake pest fauna control / removal (including feral bee removal); • provide community education signage around throughout the Conservation Area detailing the potential risk that domestic cats and dogs may pose to native fauna; • installation of artificial nesting tubes throughout the Conservation Area, to increase the amount of breeding habitat available for Black Cockatoos; and • trees with hollows that are felled during the clearing stage of development are to be trimmed and relocated to the Conservation Area where they may provide habitat to native fauna. This will be done to the extent that no degradation to the environment occurs

Potential Impacts		Proposed management and mitigation measures	
Original SP34	**Revised SP34**	**Original SP34**	**Revised SP34**
			within the Conservation Area, and no impediment is made to revegetation, recreation, or fire management activities.
		EPBC Act Referral As part of the approvals process for the development, a referral will be submitted to the Department of Environment and Energy for impacts to matters of national environmental significance (MNES). As part of this process the proponent will be required to mitigate or offset these impacts to the satisfaction of DEE which will include retention of conservation POS on site and will likely include additional offset requirements.	**EPBC Act Referral** The proposed development was referred to the then Department of the Environment and Energy (DotEE; now the Department of Climate Change, Energy, the Environment, and Water [DCCEEW]) as a result of the anticipated impacts to Matters of National Environmental Significance (MNES), namely: • Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*) – Endangered; • Baudin's Black Cockatoo (*Calyptorhynchus Baudinii)* – Endangered; • Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso) – Vulnerable;* and • Chuditch (*Dasyurus geoffroii*) – Vulnerable. On 5 April 2019, a delegate of the Minister for the Environment determined that the proposed action is a controlled action and will be assessed by preliminary documentation under the EPBC Act (EPBC 2018/8382). The preliminary documentation for EPBC 2018/8382 has been submitted and currently, responses to the Commonwealth information requests are being prepared to support the assessment. An Offset Strategy has been prepared as part of the EPBC assessment to ensure significant residual impacts to MNES are counterbalanced.

5. Conclusion

The revised SP34 does not pose any new or increased environmental impacts to those described in the EAR in relation to the following aspects:

- Contamination;
- Hydrology;
- Vegetation and flora; and
- Fauna habitat.

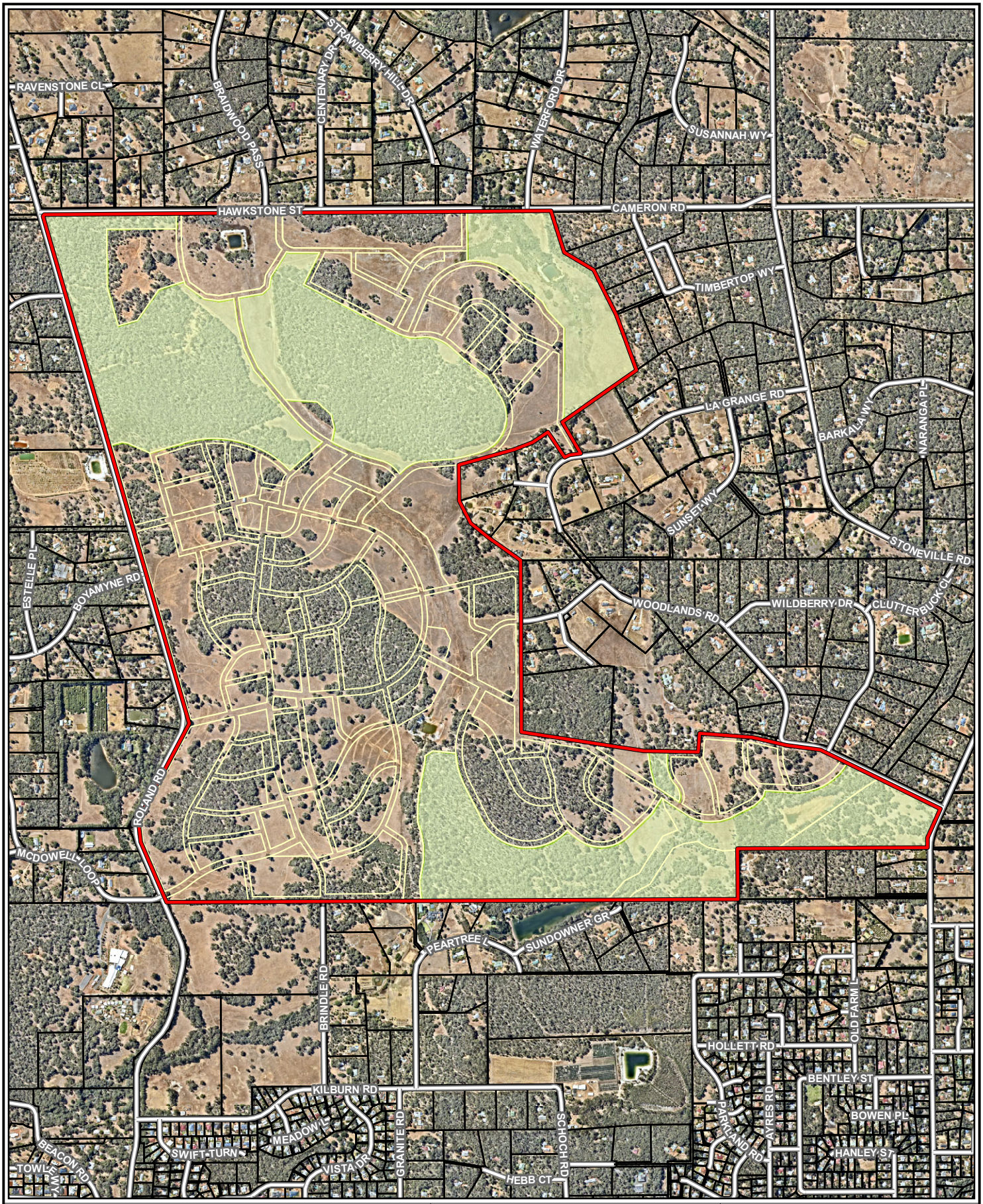
The revised SP34 includes a larger Conservation Area of 182.1 ha in size of which will retain four trees with hollows suitable for breeding by black cockatoos and 136.2 ha of native vegetation providing quality habitat for numerous conservation significant species. Of the 136.2 ha of native vegetation, approximately 5 ha will be partially cleared for bushfire requirements. Furthermore, approximately 21 ha has been removed from the structure plan area, resulting in reduced clearing of native vegetation.

Since the lodgement of the original SP34 and supporting EAR (Strategen 2018a), the proposed development was referred under the EPBC Act and determined to be a controlled action to be assessed via preliminary documentation. To support the EPBC 2018/8382 assessment, a CEMP and CAMP have been prepared of which provide additional mitigation and management measures for key environmental factors identified in the original EAR.

JBS&G consider that the revised SP34 does not necessitate a revision to the EAR as the environmental context of the site remains unchanged and the revised structure plan design provides a net increase in the protection and enhancement of native vegetation and conservation significant fauna habitat throughout the structure plan area, thus improving environmental outcomes in comparison to the original SP34.

The 2018 EAR concluded that any potential environmental impacts could appropriately mitigated, managed or offset through the State planning process and through assessment under the Commonwealth *Environmental Protection and Biodiversity Act 1999* (EPBC Act). Based on the review of the EAR in consideration of the revised SP34, this conclusion remains accurate.

Figures



Legend:

- Proposal Area
- Conservation area
- Cadastral boundary
- Proposed development
- Roads (MRWA)

Scale 1:20,000 at A4 (0 250 500 metres)		**Stoneville, WA**
Coord. Sys. GDA 1994 MGA Zone 50		**SITE LOCATION**
Job No: 57355		
Client: Satterley Property Group		**FIGURE 5.1**
Version: A	Date: 08-Jul-2022	strategen JBS&G
Drawn By: cthatcher	Checked By: CJ	

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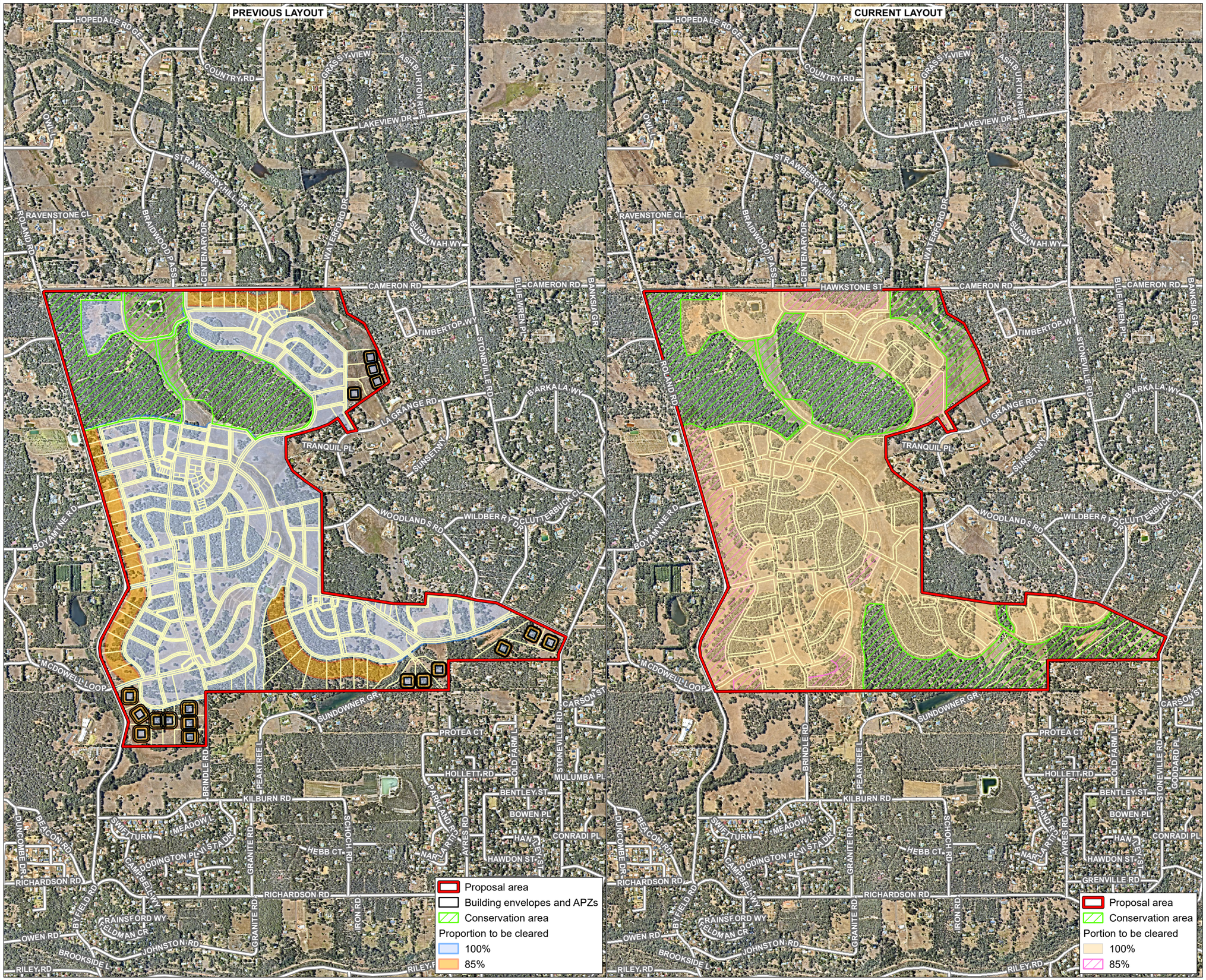

Legend

Proposed development

Roads (MRWA)

strategen JBS&G

Job No: 57355

Client: Satterley Property Group

Version: Rev A	Date: 09-Sep-2022
Drawn By: IA	Checked By: CT

Scale at A3 1:25,000

0 0.5 1

Kilometers

Coor. Sys. GDA 1994 MGA Zone 50

Stoneville, WA

PROPOSED CLEARING BOUNDARIES

FIGURE 5.2

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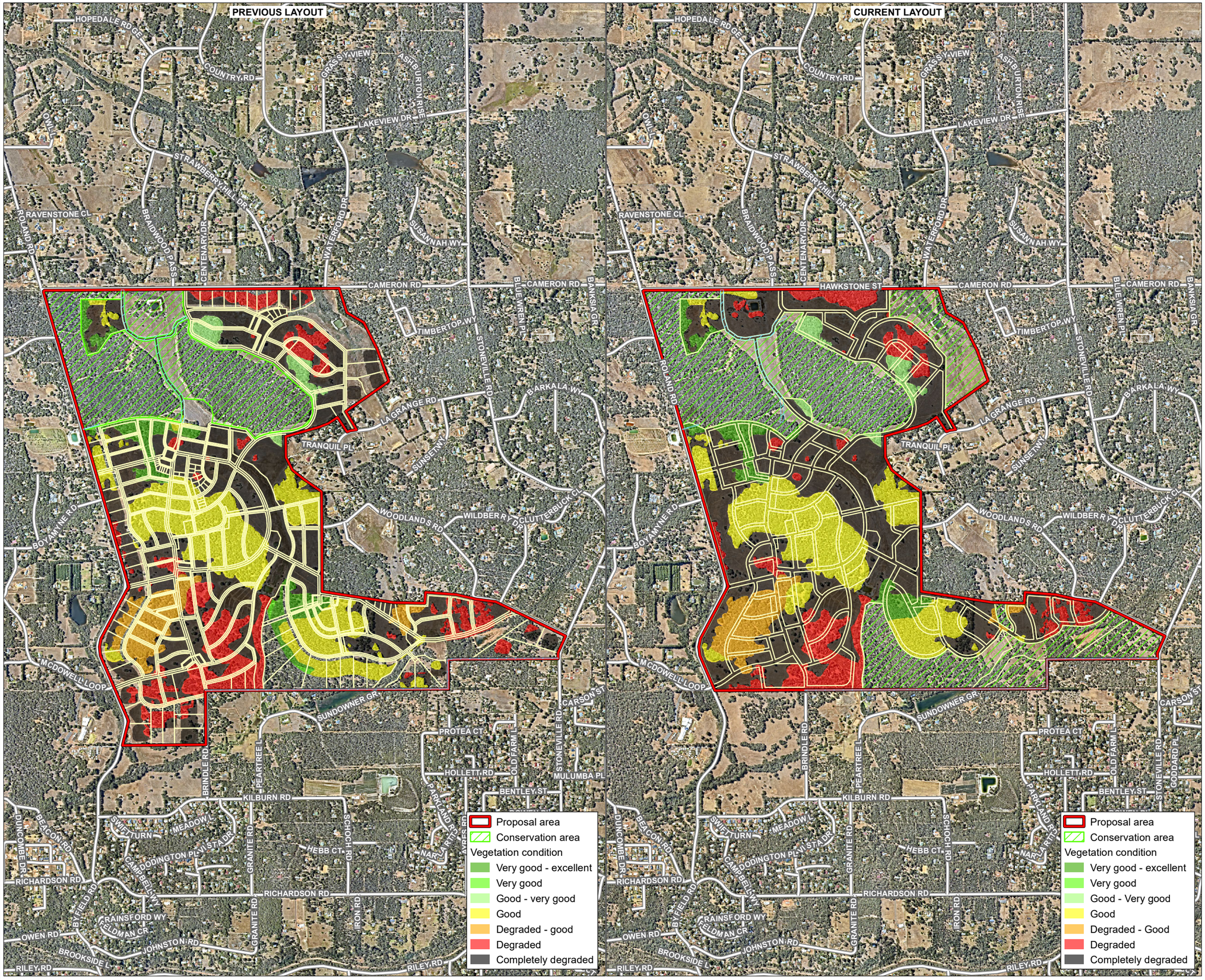

Legend

- Fire Service Access Route (6m)
- Proposed development
- Roads (MRWA)

strategen JBS&G

Job No: 57355

Client: Satterley Property Group

Version: Rev A	Date: 09-Sep-2022
Drawn By: IA	Checked By: CT

Scale at A3 1:25,000

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Kilometers

Coor. Sys. GDA 1994 MGA Zone 50

Stoneville, WA

CONDITION OF VEGETATION PROPOSED TO BE CLEARED

FIGURE 5.3

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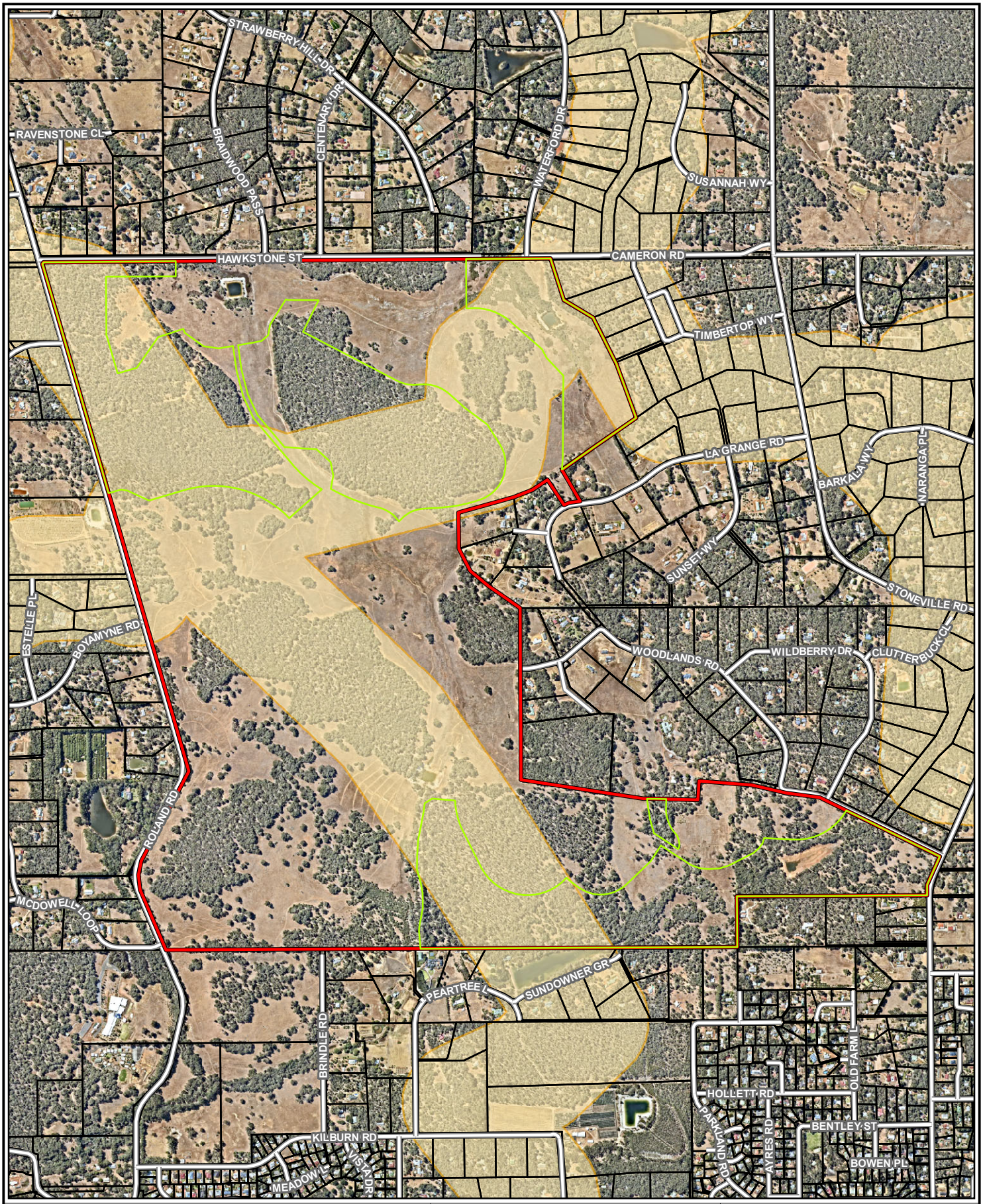

Legend:

- Proposal Area
- Conservation area
- Cadastral boundary
- Regional ecological linkages
- Roads (MRWA)

Scale 1:20,000 at A4	0 250 500 metres
Coord. Sys. GDA 1994 MGA Zone 50	
Job No: 57355	
Client: Satterley Property Group	
Version: A	Date: 08-Jul-2022
Drawn By: cthatcher	Checked By: CJ

Stoneville, WA

REGIONAL ECOLOGICAL LINKAGES

FIGURE 5.4

strategen JBS&G

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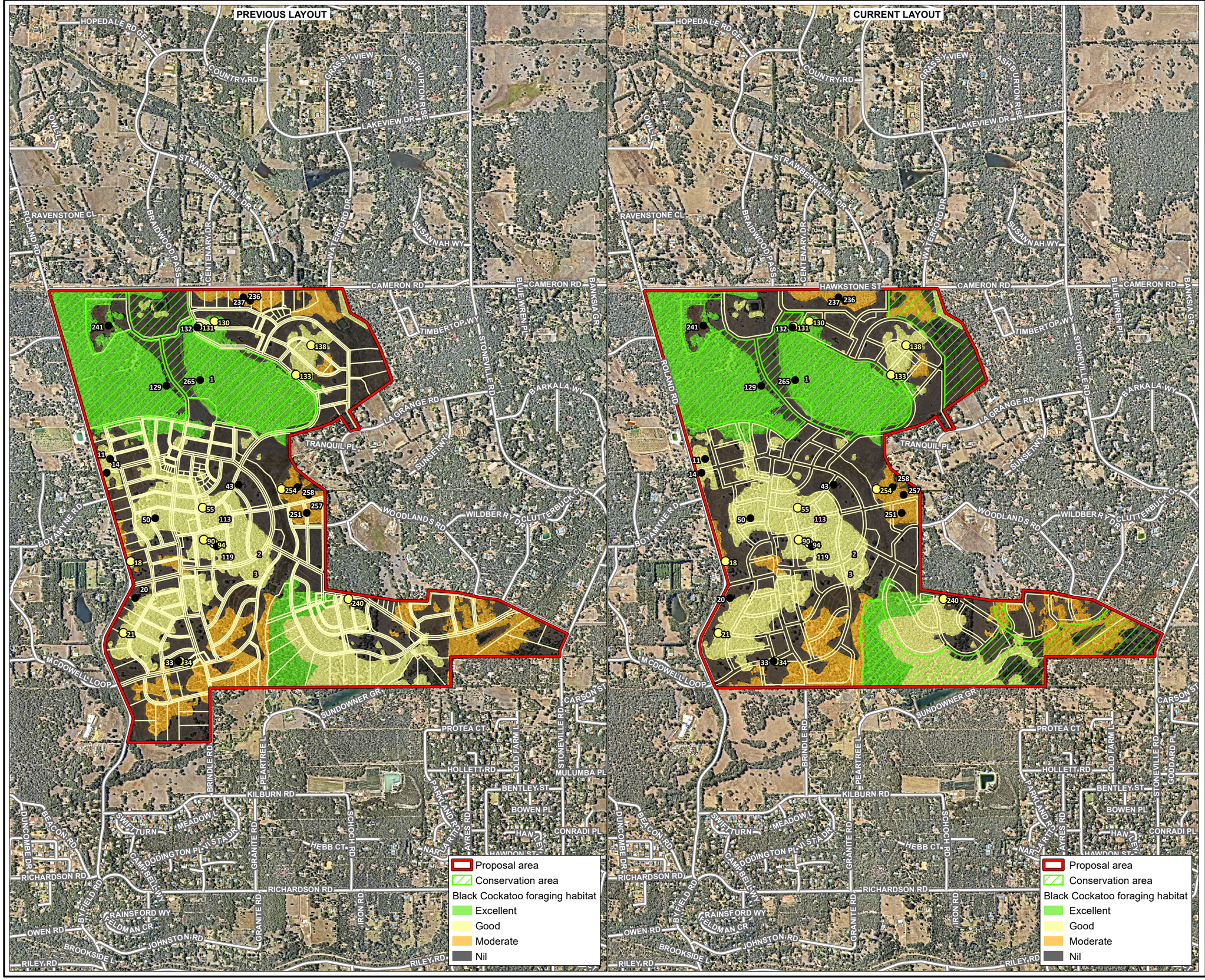

Legend

- Possible black cockatoo breeding tree
- Likely black cockatoo breeding trees
- Proposed development
- Roads (MRWA)

strategen JBS&G

Job No: 57355

Client: Satterley Property Group

Version: Rev A	Date: 09-Sep-2022
Drawn By: IA	Checked By: CT

Scale at A3 1:25,000

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Kilometers

Coor. Sys. GDA 1994 MGA Zone 50

Stoneville, WA

BLACK COCKATOO HABITAT

FIGURE 5.5

Document Path: W:\Projects\1)Open\Satterley Property Group\Stoneville\57355 Stoneville residential development\GIS\Maps\R06_Rev_A\57355_10_4_A3_BCHabitat_Comparison_v2.mxd
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6. References

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Attachment A Revised Design of Proposed Structure Plan (SP34)

Hawkstone Street (formerly Cameron Road)

VILLAGE 1

VILLAGE 2

VILLAGE 3

12m Fire Service Access Route

6m Fire Service Access Route

6m Fire Service Access Route

6m Fire Service Access Route

6m Fire Emergency Access Way

Roland Road

LEGEND

- Subject Site
- Village Area
- Public Open Space
- Special Site
- Conservation
- Aboriginal Heritage Sites
- Drainage Basin
- Education Site
- Local Centre - Retail / Civic Node
- 12m Fire Service Access Route
- Emergency Access Way / Fire Access Service Route

T2 Natural Living R1	42.8ha	42
T3 Suburban R7 - R5 (avg 1,700sqm)	110.1ha	647
T4 Village Urban R10 - R7 (avg 1,200sqm)	37.5ha	312
Approx Lot Yield		**1,001**

Note: approx lot yield is based on area calculations only and does not account for individual lot design which may be larger than the averages specified to achieve dimensions suitable for housing product.

REVISED DESIGN OF PROPOSED STRUCTURE PLAN (SP34)

REVISION OF PROPOSED STRUCTURE PLAN (SP34)

CADASTRAL INFORMATION
SOURCE: LANDGATE SLIP SERVICE
YYMMDD: VARIES
DWG REF: VARIES
PROJECTION: HUG94

AERIAL PHOTOGRAPHY
SOURCE: NEARMAPS
YYMMDD: 201010

N

SIZE A3_1:12500

0 metres 125 250 375 500 625

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
C	ROAD NAMES	220519	SJ	PC
B	FIRE EMERGENCY ACCESS WAY	220518	SJ	PC
A	189-200 SATTERLEY	220512	SJ	DC

DR 189 of 2020 - Satterley Property Group Pty Ltd v WAPC (confidential and subject to legal professional privilege)

North Stoneville

Shire of Mundaring

JOB CODE	DRAW NO.	REV.
SAT STO	**RD1 500**	**C**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY