



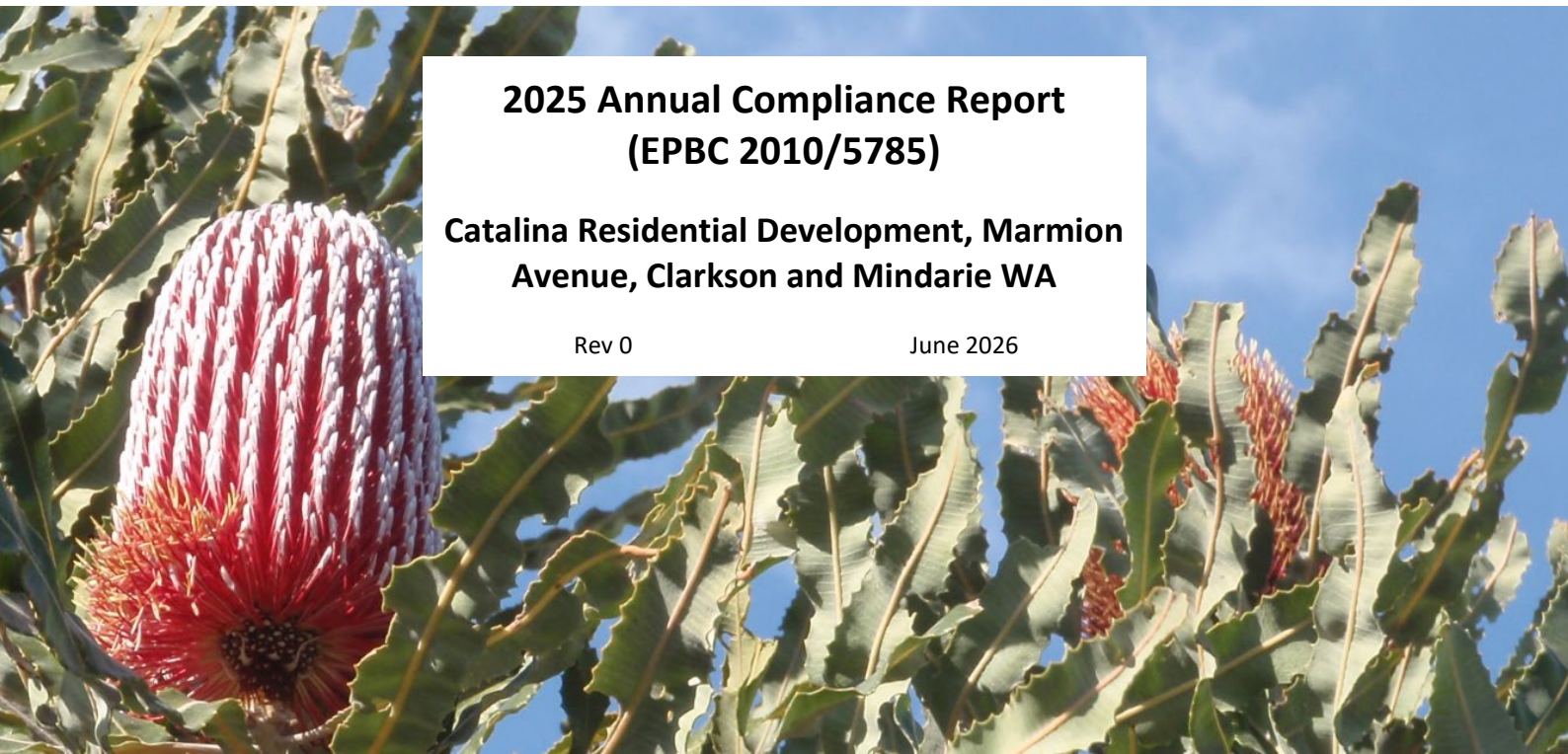
COTERRA
ENVIRONMENT

**2025 Annual Compliance Report
(EPBC 2010/5785)**

**Catalina Residential Development, Marmion
Avenue, Clarkson and Mindarie WA**

Rev 0

June 2026



CALIBRE | COMMITMENT | COLLABORATION

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1 Introduction

1.1 Background

The Catalina Residential Development comprises a 180 ha land parcel being developed at former Lot 9504 Marmion Avenue, Clarkson (Figure 1; the site). The development comprises land uses consisting of predominantly residential housing, mixed/commercial use, a school precinct, Public Open Space (POS) and conservation areas. The site is 34 km north of the Perth Central Business District and is dissected by Marmion Avenue and Connolly Drive, dividing the site into central (Catalina Central), western (Catalina Beach) and eastern (Catalina Green) precincts.

The project was referred to and subsequently assessed by the now Department of Climate Change, Energy, the Environment and Water (DCCEEW) under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Approval under the EPBC Act was issued on 10 August 2011, subject to conditions in relation to listed threatened species and communities (section 18 & 18A) (EPBC Ref: 2010/5785; Appendix 1). Several variations to the approval have been sought and granted since this original assessment (see Section 1.5).

1.2 Proponent Details

The Tamala Park Regional Council (TPRC) has historically been the project proponent for the Catalina Estate. As of 1 August 2023, the TPRC became the Catalina Regional Council (CRC). For the purposes of the project, the CRC functions in the same manner as the TPRC.

The DCCEEW were notified of the name change to CRC on 1 August 2023.

1.3 Protected Matters and Conservation Areas

Vegetation clearing required for the development includes habitat suitable for Carnaby's Black Cockatoo (*Zanda latirostris*) (Figure 2). The site contains 0.5% of the total habitat for Carnaby's Black Cockatoo within the City of Wanneroo and whilst foraging evidence was recorded on site, no evidence of nesting or breeding were recorded (Eco Logical, 2009). A number of the EPBC Act approval conditions specifically relate to this species.

The site was also identified as providing habitat for the Graceful Sun-moth (*Synemon gratiosa*), which was listed as Endangered under the EPBC Act at the time of referral. This species was later removed from the EPBC Act listed of threatened species and the projects' EPBC approval was amended to remove conditions relating to this species (see Section 1.5).

The site contains two Biodiversity Conservation Areas (BCAs) (Figure 3) within the Catalina Central precinct, being the Northern BCA (Figure 4) and Southern BCA (Figure 5). The BCAs are subject to Conservation Area Management Plans (CAMPs) which are referred to in the EPBC Act approval (Strategen, 2012; Eco Logical, 2014).

The residential development of the site is being progressed in accordance with a Staging Plan (Figure 6). Current development has been largely completed through Catalina Central and Catalina Central precincts, and in the 2025 period further progressed in the Catalina Green precinct.

1.4 Compliance Reporting History

The CRC have been progressing the Catalina Residential Development in accordance with EPBC Approval 2010/5785 ('the approval') since 2013 (Table 1-1). The approval remains in effect until 31 December 2036.

Table 1-1 EPBC Approval 2010/5785

Approval	Details
Person to whom approval is granted	Catalina Regional Council (formerly Tamala Park Regional Council)
ABN	77 069 468 271
Approved action	Clearing of native vegetation on Lot 9504 and the construction of a residential development at 1700 Marmion Avenue, Clarkson, WA
Variation of conditions of approval	Refer to Table 1-3
Date of original decision	10 August 2011
Date of consolidated approval notice	1 December 2017
Date of effect of most recent approval amendment	5 October 2018

1.4.1 Person Responsible for the Report

Coterra Pty Ltd (trading as Coterra Environment) have prepared this report on behalf of CRC.

This report has been prepared in compliance with Condition 7 of the approval which states:

“Within three months of every 12 month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the department at the same time as the compliance report is published.”

1.4.2 Dates for Reporting Period

This annual compliance report is being prepared for the period 1 January 2025 to 31 December 2025, inclusive.

1.4.3 Previous Compliance Reporting

Annual compliance reporting has been undertaken since 2013 (Table 1-2).

Table 1-2: Historical EPBC reporting

Report Title	Author	Reporting Period
<i>Catalina EPBC Annual Compliance Report 2013</i>	Eco Logical Australia	CY2013
<i>Catalina EPBC Annual Compliance Report 2014</i>	Eco Logical Australia	CY2014
<i>Catalina EPBC Annual Compliance Report 2015</i>	Eco Logical Australia	CY2015
<i>Catalina EPBC Annual Compliance Report 2016</i>	Eco Logical Australia	CY2016
<i>Catalina EPBC Annual Compliance Report 2017</i>	Eco Logical Australia	CY2017
<i>Catalina EPBC Annual Compliance Report 2018</i>	Eco Logical Australia	CY2018
<i>Catalina EPBC Annual Compliance Report 2019</i>	Eco Logical Australia	CY2019
<i>Catalina EPBC Annual Compliance Report 2020</i>	Eco Logical Australia	CY2020
<i>Catalina EPBC Annual Compliance Report 2021</i>	Eco Logical Australia	CY2021

Report Title	Author	Reporting Period
2022 Annual Compliance Report (EPBC 2010/5785) – Catalina Residential Development	Coterra Environment	CY2022
2023 Annual Compliance Report (EPBC 2010/5785) – Catalina Residential Development	Coterra Environment	CY2023
2024 Annual Compliance Report (EPBC 2010/5785) – Catalina Residential Development	Coterra Environment	CY2024

1.5 Variations and Management Plans

Several variations have been sought in relation to the approval conditions from 2011 – 2018 (Table 1-3). No variations have been sought since 2018.

Several management plans were prepared in support of the approval. Where required, management plans were updated in concurrence with variations to conditions (Table 1-4).

Table 1-3: Variation applications sought through section 143 of the EPBC Act

Variation number	Summary	Date Variation Lodged	Date approved by DotEE
Variation 1	Application for realignment of the entry road to the east of Marmion Avenue due to engineering and planning constraints.	September 2011	14 October 2011
Supplementary Variation Request	Redefining the boundary of the western cell to exclude area that is not Black Cockatoo habitat in the boundary which is constrained by Condition 5 and 6 of the approval.	January 2012	No formal/final decision was issued, an alternate location for the site was secured.
Variation 2	Application to clear three patches of POS containing Black Cockatoo habitat, compensated by an increase in POS previously identified for retention. This amendment also sought to remove conditions associated with the de-listed Graceful Sunmoth.	August 2013	October 2013
Variation 3	Application to clear a small patch of isolated Carnaby's Black Cockatoo habitat, subject to edge effects.	October 2014	1 February 2015
Variation 4	Application to enable management of the BCA's in relation to internal access pathway areas.	February 2015	20 May 2015
Variation 5	Application to clear a partially degraded area containing Black Cockatoo habitat to replace with higher quality habitat.	November 2017	1 December 2017
Variation 6	Application to change the number of plants required to be used in streetscaping and other public areas for the improved safety of the Carnaby's Black Cockatoo.	July 2018	5 October 2018

Source: Eco Logical (2021)

Table 1-4: Summary of management plans prepared in support of the approval

Management Plan	Author	Additional Details	Date approved by DotEE	Status
Mitigation and Offsets Management Plan	Eco Logical Australia (2010)	N/A	10 August 2011	Currently implemented/ Completed
Catalina Biodiversity Conservation Area Phase One (North) – Conservation Area Management Plan	Strategen Environmental Consultants (2012).	N/A	-	Currently implemented
Clearing and Revegetation Management Plan	Eco Logical Australia (2013)	N/A	February 2013	Superseded
Catalina Biodiversity Conservation Area Phase Two (South) Conservation Area Management Plan	Eco Logical Australia (2014)	N/A	-	Currently implemented
Clearing and Revegetation Management Plan Version 2	Eco Logical Australia (2015)	To facilitate Variation 3 and Variation 4 (refer Table 1-3)	16 November 2015	Superseded
Clearing and Revegetation Management Plan Version 3	Eco Logical Australia (2017)	To facilitate Variation 5 (refer Table 1-3)	18 January 2018	Superseded
Clearing and Revegetation Management Plan Version 4	Eco Logical Australia (2018)	To facilitate compliance with condition (8) of the EPBC Act and Variation 6 (refer Table 1-3)	20 December 2018	Currently implemented
Stage 45 Conservation POS Area Conservation Area Management Plan	Coterra Environment (2025)	Although not a requirement of this approval, the CAMP relates directly to the retained EPBC vegetation area.	N/A	Currently implemented

2 EPBC Compliance

2.1 Description of Activities

During this reporting period, the following relevant activities occurred:

- Clearing of vegetation comprising Carnaby's Black Cockatoo foraging and breeding habitat within Stage 45
- Clearing of some isolated trees within stages 44 and 46 which were retained previously subject to detailed engineering design
- Management of the BCA's to ensure bushfire compliance.

Further details of activities undertaken during this period are outlined in Table 3-1.

2.2 New or Increased Environmental Risks

The DCCEEW's *Annual Compliance Report Guidelines (2023)* requires reporting of new environmental risks, as detailed below:

"3.9 The compliance report must discuss any new environmental risks that have become apparent during the reporting period. New environmental risks may include new pests or diseases, new information on groundwater levels, unexpected erosion etc. If new risks are identified, there must be a risk analysis and reporting. A commitment to revise the appropriate management plan (if required) must be included in the compliance report."

In the 2024 reporting period one potential risk was identified, being the being the Polyphagous Shot-hole Borer (*Euwallacea fornicatus*; PSHB). The PSHB has a symbiotic relationship with a Fusarium fungus, cultivating the fungus inside plants, which can ultimately lead to tree death.

As of 12 November 2025, PSHB management is in transition from an eradication strategy to a long-term management approach as it was determined by the National Management Group that eradication was no longer technically feasible. The national Transition to Management (T2M) is being facilitated by the State Department of Primary Industries and Regional Development (DPIRD) and focuses on the development and implementation of strategies to slow the spread of PSHB through targeted surveillance, the creation of an Integrated Pest Management Program and provision of support and training for landowners to build capacity for long-term pest management.

The Catalina Residential Estate is on the outer perimeter of the 'Management Zone' of the quarantine area, and the T2M plan is designed to focus on the outer Perth metropolitan area that poses a risk of spread of the pest outside of the identified Quarantine Area. Onus is otherwise on landowners and/or land managers to manage borer-affected trees.

As the Catalina Residential Estate falls within the 'Management Zone', there is no requirement for any active management of the PSHB by landowners or managers, unless the species is suspected/identified. As the species is not known or suspected from within the Catalina area (City of Wanneroo, p. comm 15 June 2026), no active management is currently proposed and therefore no updates to any existing management plans are required.

Should the PSHB be determined to impact any part of the implementation of the site's EPBC Approval, a management plan/s will be prepared and provided to the DCCEEW for approval. The CAMP prepared by Coterra and approved by the City of Wanneroo for the Conservation Area located within Stage 45 (aligning with the retention area identified in 'Attachment B' of the EPBC approval) addresses potential impacts to this area from PSHB invasion.

3 Compliance Summary Table

As required under Condition 7 of the approval, the below (Table 3-1) has been compiled to outline details of compliance against the various Conditions of the approval.

3.1 Compliance definitions

Compliance definitions have been used to assess project status, as follows (Commonwealth of Australia, 2023):

- Compliant
 - ‘Compliance’ is achieved when all the requirements of a condition have been met, including the implementation of management plans or other measures required by those conditions.
- Non-compliant
 - A designation of ‘non-compliant’ should be given where the requirements of a condition or elements of a condition, including the implementation of management plans and other measures, have not been met.
- Not applicable
 - A designation of ‘not applicable’ should be given where the requirements of a condition or elements of a condition fall outside of the scope of the current reporting period. For example, a condition that applies to an activity that has not yet commenced.

3.2 Non-compliances

In accordance with the conditions of approval provided by the DCCEEW and associated monitoring reports, works conducted to date do not indicate any non-compliances in relation to the project’s implementation.

Table 3-1: EPBC Condition Compliance Summary

Condition Number	Condition	Compliant/Non-Compliant/Not Applicable	Evidence/Comments
1	Within 30 days after the commencement of the action, the person taking the action must advise the Department in writing of the actual date of commencement.	Compliant	On 15 September 2011, Tamala Park Regional Council (now CRC) advised DotEE (now DCCEE) on the commencement of the project.
2	The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the management plan required by this approval, and must make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.	Compliant	Record keeping is ongoing and satisfactory to date and can be provided if requested.
3	<p>To protect habitat for listed threatened species, the person taking the action must ensure that:</p> <p>3a) No more than 72.5 ha of foraging habitat and 11 ha of potential breeding habitat for Carnaby's Black Cockatoo (<i>Calyptorhynchus latirostris</i>) is cleared.</p>	Not Applicable Condition commenced but not completed within this reporting period.	<p>In 2025, clearing was undertaken in Stages 44 to 46, consisting of isolated trees in Stages 44 and 46, and the remaining buffer between the development and the Stage 45 POS area which was to remain in place until approval of the CAMP (see Table 1-4) (Figure 7).</p> <p>The project remains in compliance with the maximum clearing extent allowed, as less than 72.5 ha of Carnaby's Black Cockatoo potential breeding habitat has been cleared to date. The extent of this condition falls outside the scope of this reporting period and full compliance will be confirmed once clearing for the development has been completed.</p> <p>A cumulative total of Carnaby's Black Cockatoo foraging habitat and breeding trees which have been cleared across the whole development will be reconciled closer to completion of the project.</p>

Condition Number	Condition	Compliant/Non-Compliant/Not Applicable	Evidence/Comments
	3b) No clearing of native vegetation is undertaken in the areas marked with the numbers '2' and '3' in Attachment A, except for maintenance of necessary management or formalisation of passive use pathways within the Northern and Southern Biodiversity Conservation Areas (BCAs). These areas are to be maintained as natural bushland as per the Northern and Southern Conservation Area Management Plans (CAMPs).	Compliant	<p>The site contains two Biodiversity Conservation Areas (BCAs) that have not been developed, for the purposes of retention of Black Cockatoo habitat. Conservation Area Management Plans (CAMPs) have been prepared and implemented in relation to BCA North (Area '2') (Strategen, 2012) and BCA South (Area '3') (Eco Logical, 2014).</p> <p>BCAs are being managed in accordance with the applicable CAMPs.</p> <p>Clearing within the BCAs has occurred only for the installation of management accessways for bushfire compliance.</p>
	3c) All previously cleared or disturbed land in areas marked with the numbers '2' and '3' in Attachment A, and at least 50% of the previously cleared land in the area marked with number '1' in Attachment A are revegetated.	Compliant	<p>Northern BCA (Area '2') revegetation works were completed in 2017, and the southern BCA (Area '3') revegetation works reached practical completion in 2021. Additional revegetation has occurred on occasion in the south of this area.</p> <p>Area 1 is currently not proposed for development as it is contained within the Mindarie Regional Council's landfill waste disposal facility buffer. These areas are fenced and inaccessible to the public.</p>
	3d) No clearing of native vegetation that is potential foraging or breeding habitat for Carnaby's Black Cockatoo is undertaken within the areas marked in dark blue in Attachment B, except for maintenance or formalisation of necessary management or passive use pathways within the Northern and Southern Biodiversity Conservation Areas (BCAs). These areas are to be maintained as natural bushland per the Northern and Southern CAMPs.	Compliant	<p>On 1 December 2017 a variation to the EPBC approval was approved to amend the location of areas identified for retention for Carnaby's habitat (dark blue in Attachment B). No clearing has been undertaken in the amended areas identified for retention in 2025, except where required for management pathways in compliance with bushfire management (notably in the BCAs which are under management of the City of Wanneroo, and are therefore subject to management actions required as a result of the <i>Bushfire Act 1954</i> and any related Local Acts/Management Plans).</p>

Condition Number	Condition	Compliant/Non-Compliant/Not Applicable	Evidence/Comments
	3e) Within 2 years of the commencement of the action, the areas marked with the numbers '2' and '3' in Attachment A must be protected in perpetuity under an irrevocable conservation covenant	Compliant	<p>Northern and Southern BCAs have been retained and managed in accordance with relevant CAMPs.</p> <p>Area 2 was registered to the State of Western Australia as a Reserve for Conservation on 11 March 2016 (Certificate of Title: LR3164/683, Reserve Number: 52272). The City of Wanneroo accepted handover for Area 2 on 13 June 2023 (Appendix 2).</p> <p>Area 3 was registered to the State of Western Australia as a Reserve for Conservation in 2022 (Certificate of Title: LR3174/223, Reserve Number: 54032). Area 3 was handed over to the City of Wanneroo on 31 October 2024 (Appendix 2).</p> <p>The BCAs have therefore been vested with the City of Wanneroo for management. This vesting and conservation reserve listing will ensure the long-term protection of these areas.</p>
	3f) Plantings of trees and shrubs in street-scaping and other public areas (excluding the areas described in condition 3c) include a minimum of 1,600 trees (including <i>Xanthorrhoea preissii</i>) and 20,000 shrubs that are primary feeding plants for Carnaby's Black Cockatoo.	Not Applicable Condition commenced but not completed within this reporting period.	<p>Planting works have been progressed in accordance with conditions required by the approval.</p> <p>A total of 500 trees for Carnaby's and 18,945 shrubs for Carnaby's have been planted across the project to date, representing approximately 32% of the trees and 95% of the shrub completion targets. A cumulative total of tree and shrub plantings across the whole development will be confirmed closer to completion of the project.</p> <p>Planting works for 2026 have commenced and will continue to work toward the above target, including planting works in the Stage 45 CAMP area.</p>
4	4a) To offset the loss of habitat for Carnaby's Black cockatoo, the person taking the action must: Within 6 months after the commencement of the action, provide funds to the DEC for the acquisition of the offset as	Compliant	Funds transfer was completed in June 2013.

Condition Number	Condition	Compliant/Non-Compliant/Not Applicable	Evidence/Comments
	<p>described on pages 6 - 8 of the Eco Logical Australia report <i>Catalina Residential Development Assessment Documentation - Further Information</i> dated March 2011, and the offset as described on page 3 of a letter by Tamala Park Regional Council dated 23 June 2011.</p> <p>4b) If the abovementioned offsets cannot be acquired, the person taking the action must provide details of an alternative offset package to the Department. Any alternative offset package must include one or more land parcels that contain a total of at least 420 ha of Carnaby's Black Cockatoo foraging habitat and 66 ha of Carnaby's Black Cockatoo potential breeding habitat. If the Department considers that an alternative offset package does not provide sufficient Carnaby's Black Cockatoo habitat to compensate for the impacts of the action, then the person taking the action must provide details of further alternative offset package to the Department. Once the written approval of the Department has been obtained for an alternative offset package, the person taking the action must provide sufficient funds to DEC to acquire the land parcel(s) in the offset package within 6 months of the Department's written approval.</p>	Compliant	Abovementioned offsets have been acquired, therefore this Condition is not applicable.
5	<p>The person taking the action must prepare and submit a Clearing and Revegetation Management Plan for the Minister's approval to demonstrate how the impact of clearing of habitat for listed threatened species will be minimised. The plan must detail how:</p> <ul style="list-style-type: none"> • On-site revegetation will be undertaken; • Seed from native vegetation will be collected from the area contained within the red lines marked in Attachment C; • Topsoil obtained from the clearing of native vegetation on the proposal site within the red lines marked in Attachment 	Not Applicable. Condition commenced but not completed within this reporting period.	<p>An updated and revised Clearing and Revegetation Management Plan (CRMP (V4); Eco Logical, 2018) was approved on 20 December 2018. This CRMP required that seed collection was to occur in the corresponding areas at the time of clearing, during optimal periods of seed availability (i.e., peak seed setting season for each target species).</p> <p>Seed collection from the western area indicated in Attachment C was undertaken in 2012, 2014, 2018 and 2020 (Eco Logical, 2021), corresponding with the times that clearing was undertaken. No additional seed collection has</p>

Condition Number	Condition	Compliant/Non-Compliant/Not Applicable	Evidence/Comments
	<p>C will be used for revegetation onsite or stored and made available for the DEC or other conservation agencies for the purpose of revegetation elsewhere; and</p> <ul style="list-style-type: none"> The DEC, or other conservation agencies, have been consulted in the development of the plan to determine the optimal time for clearing and provision of seed or soil for revegetation. <p>If the Minister approves the plan, then the approved plan must be implemented.</p>		<p>been undertaken within the red lines marked in Attachment C in the 2025 reporting period.</p> <p>In the 2025 period, approximately 10,362 m³ of topsoil was retained for landscaping purposes. The remainder was blended with clean sand and used for deep fill within the development.</p> <p>Although outside of the EPBC approval area, Seed West has undertaken seed collection for the Catalina Beach access road between October 2021 and April 2022, in association with requirements of the Western Australian environmental approval which facilitated this clearing (Native Vegetation Clearing Permit CPS 8794/1). Seed was collected at the optimum time during spring and summer, as per industry standards.</p>
6	<p>The person taking the action must not undertake any clearing in the area within the red lines marked in Attachment C unless:</p> <ul style="list-style-type: none"> The Clearing and Revegetation Management Plan described in condition 5 has been approved by the Minister; and Evidence has been provided to the Department confirming that the purchase(s) of the land parcels required for offsets under conditions 4a of condition 4b has been completed. 	Compliant	Plans have been approved (Condition 5) and offsets are secured (Condition 4a).
7	<p>Within three months of every 12 month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published.</p>	Compliant	<p>This report addresses the requirements of Condition 7. Previous reports can be found at: https://www.catalina.wa.gov.au/</p>

Condition Number	Condition	Compliant/Non-Compliant/Not Applicable	Evidence/Comments
8	<p>The person taking the action may choose to revise a Plan approved by the Minister under condition 5 without submitting it for approval under section 143A of the EPBC Act, if the taking of the action in accordance with the revised Plan would not be likely to have a new or increased impact. If the person taking the action makes this choice, they must:</p> <ul style="list-style-type: none"> i) Notify the Department in writing that the approved Plan has been revised and provide the Department with an electronic copy of the revised Plan; ii) Implement the revised Plan from the date that the Plan is submitted to the Department; and iii) For the life of this approval, maintain a record of the reasons the person taking the action considers that taking the action in accordance with the revised Plan would not be likely to have a new or increased impact. 	Compliant	<p>No changes to approved plans have been sought on the project since 2018.</p> <p>Approved management plans (CAMPs and CRMP) are continuing to be implemented across the project.</p>
	8a) The person taking the action may revoke their choice under condition 8 at any time by notice to the Department. If the person taking the action revokes the choice to implement a revised Plan, without approval under section 143A of the EPBC Act, the Plan approved by the Minister must be implemented.	Compliant	Noted.
	<p>8b) If the Minister gives a notice to the person taking the action that the Minister is satisfied that the taking of the action in accordance with the revised Plan would be likely to have a new or increased impact, then:</p> <ul style="list-style-type: none"> a) Condition 8 does not apply, or ceases to apply, in relation to the revised Plan; and c) The person taking the action must implement the Plan approved by the Minister. To avoid any doubt, this condition does not affect any operation of conditions B and BA in the period before the day the notice is given. At the 	Compliant	Noted.

Condition Number	Condition	Compliant/Non-Compliant/Not Applicable	Evidence/Comments
	<p>time of giving the notice the Minister may also notify that, for a specified period of time, condition 8 does not apply for one or more specified Plans required under the approval</p> <p>8c) Conditions 8, 8A and 8B are not intended to limit the operation of section 143A of the EPBC Act which allows the person taking the action to submit a revised Plan to the Minister for approval.</p>	Compliant	Noted.
9	If the Minister believes that it is necessary or convenient for the better protection of listed threatened species to do so, the Minister may request that the person taking the action make specified revisions to the management plan specified in the conditions and submit the revised management plan for the Minister's written approval. The person taking the action must comply with any such request. The revised approved management plan must be implemented. Unless the Minister has approved the revised management plan, then the person taking the action must continue to implement the management plan originally approved, as specified in the conditions.	Not Applicable	Nil requested to date.
10	Unless otherwise agreed to in writing by the Minister, the person taking the action must publish the management plan referred to in these conditions of approval on their website. The management plan must be published on the website within 30 calendar days of being approved.	Compliant	<p>The most recent CRMP is available at https://www.catalina.wa.gov.au/council/governance/public-documents.aspx</p> <p>The CAMPs are available on request.</p>
11	If, at any time after 5 years from the date of this approval, the person taking the action has not commenced the action, then the person taking the action must not commence the action without the written agreement of the Minister	Compliant	The project commenced within the timeframe.

4 Conclusion

This report details continued compliance of CRC's Catalina Residential Development under EPBC Approval 2010/5785. During the 2025 reporting period, no non-compliances were reported.

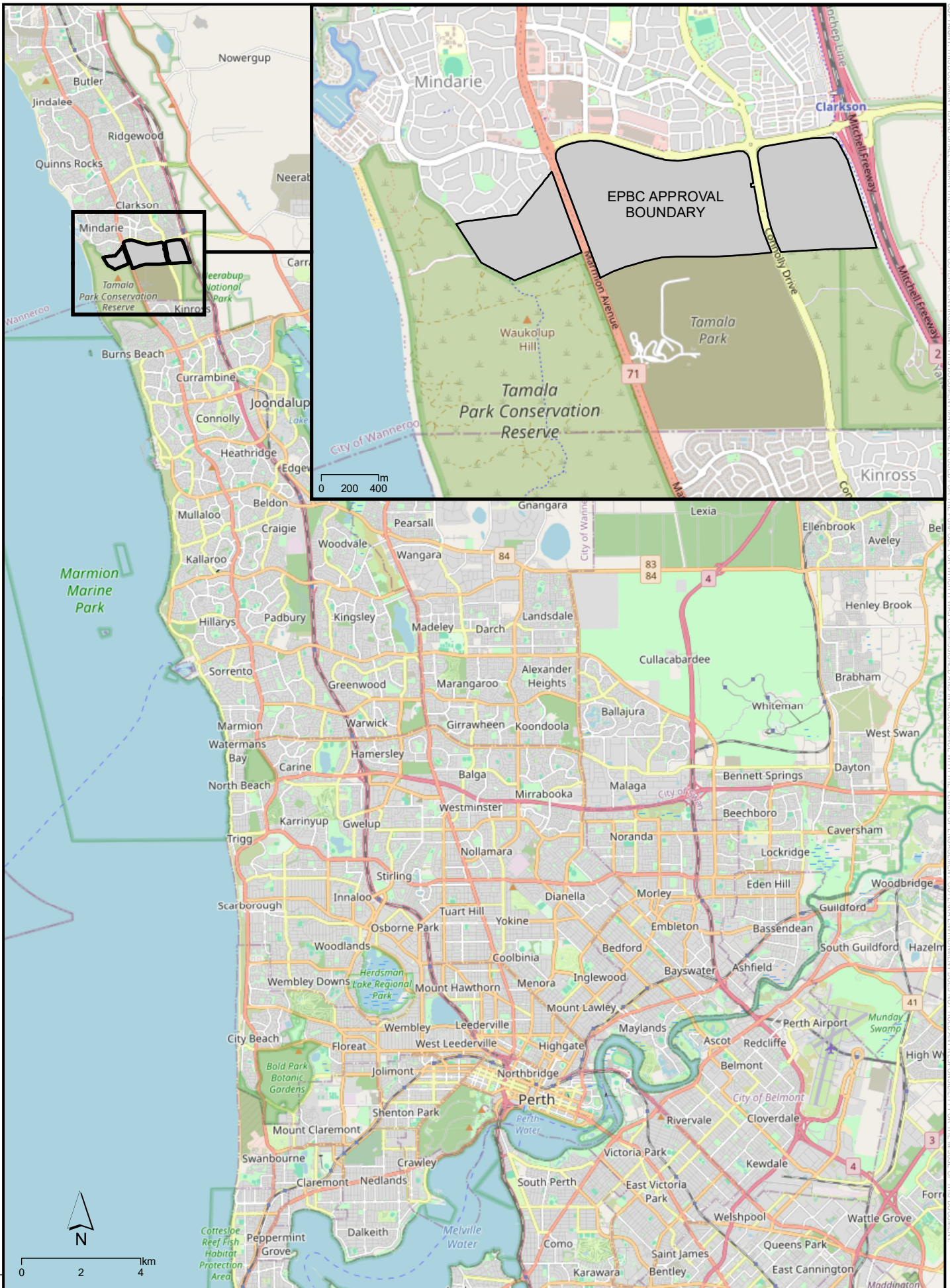
It is anticipated that Conditions under this approval will be fulfilled to their completion in the forthcoming 12-24 months, and a variation to remove the annual reporting Condition (Condition 7) will be requested from the DCCEEW. A full compliance report detailing the project status will be provided at this time.

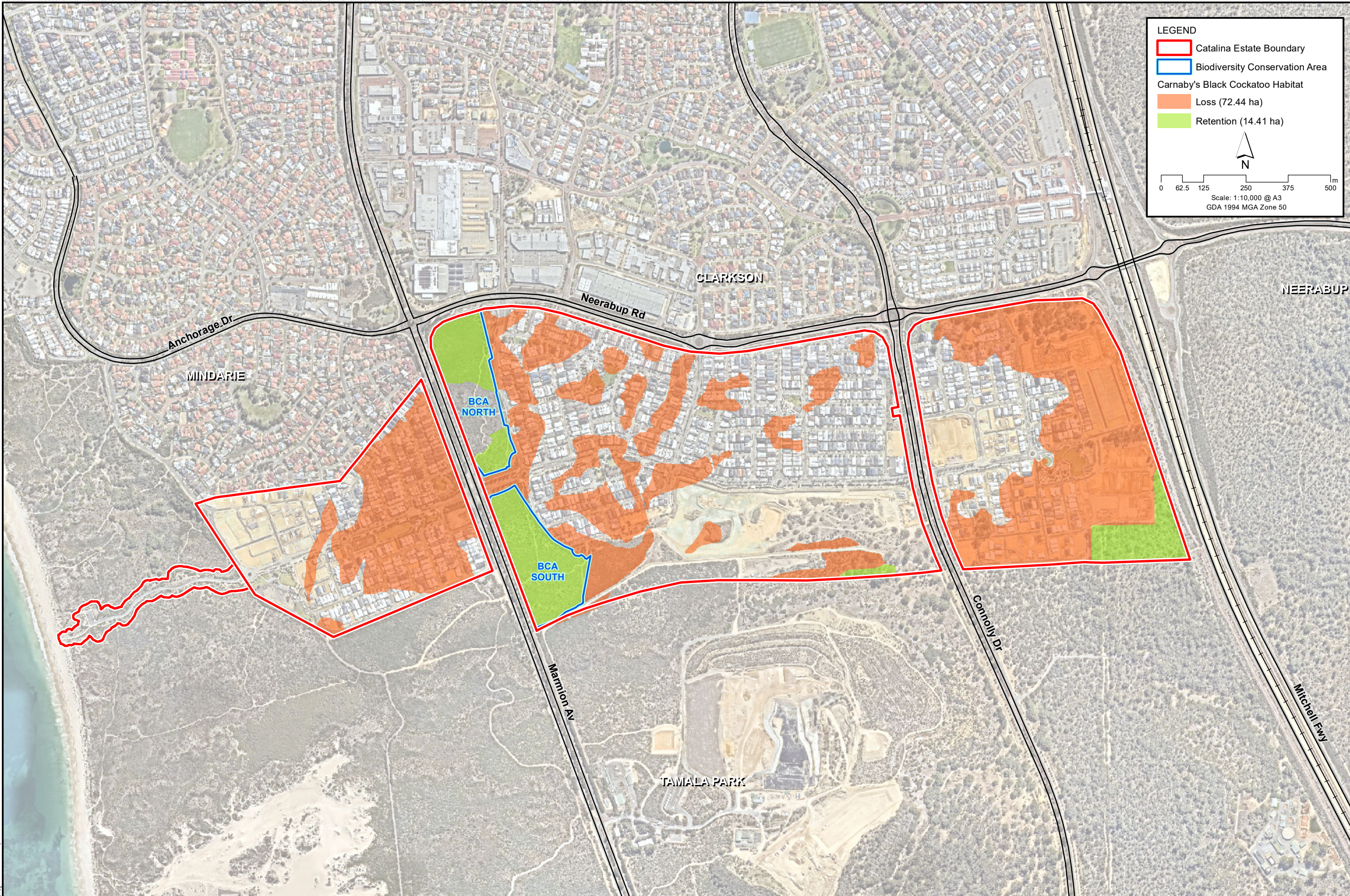
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- Strategen Environmental Consultants (2012). *Catalina Biodiversity Conservation Area Phase One (North) – Conservation Area Management Plan*, Report prepared for Satterley Property Group, Perth, Western Australia.



Figures





LEGEND

- Catalina Estate Boundary
- Biodiversity Conservation Area

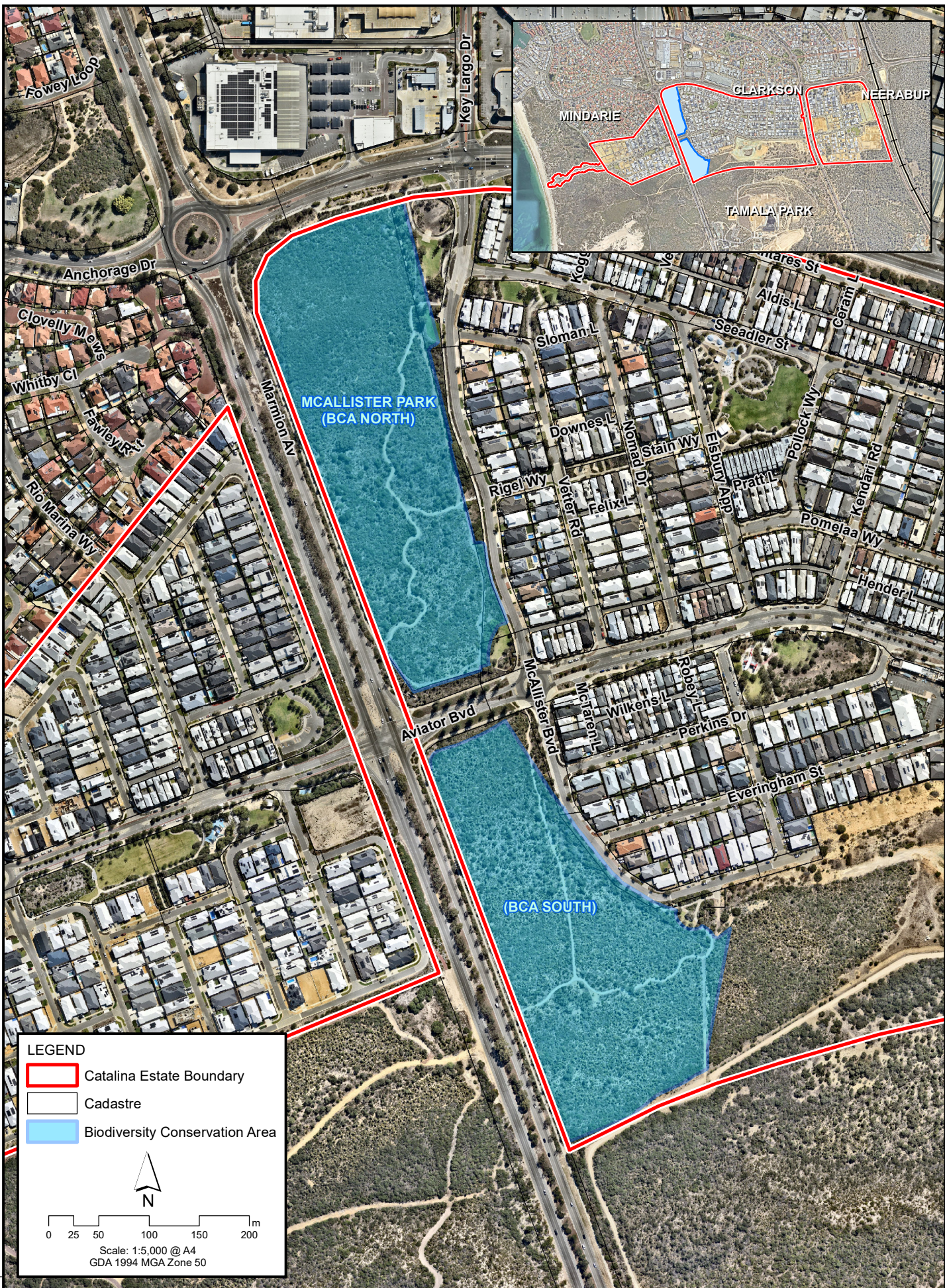
Carnaby's Black Cockatoo Habitat

- Loss (72.44 ha)
- Retention (14.41 ha)

N

0 62.5 125 250 375 500 m

Scale: 1:10,000 @ A3
GDA 1994 MGA Zone 50



LEGEND

- Catalina Estate Boundary
- Cadastre
- Biodiversity Conservation Area

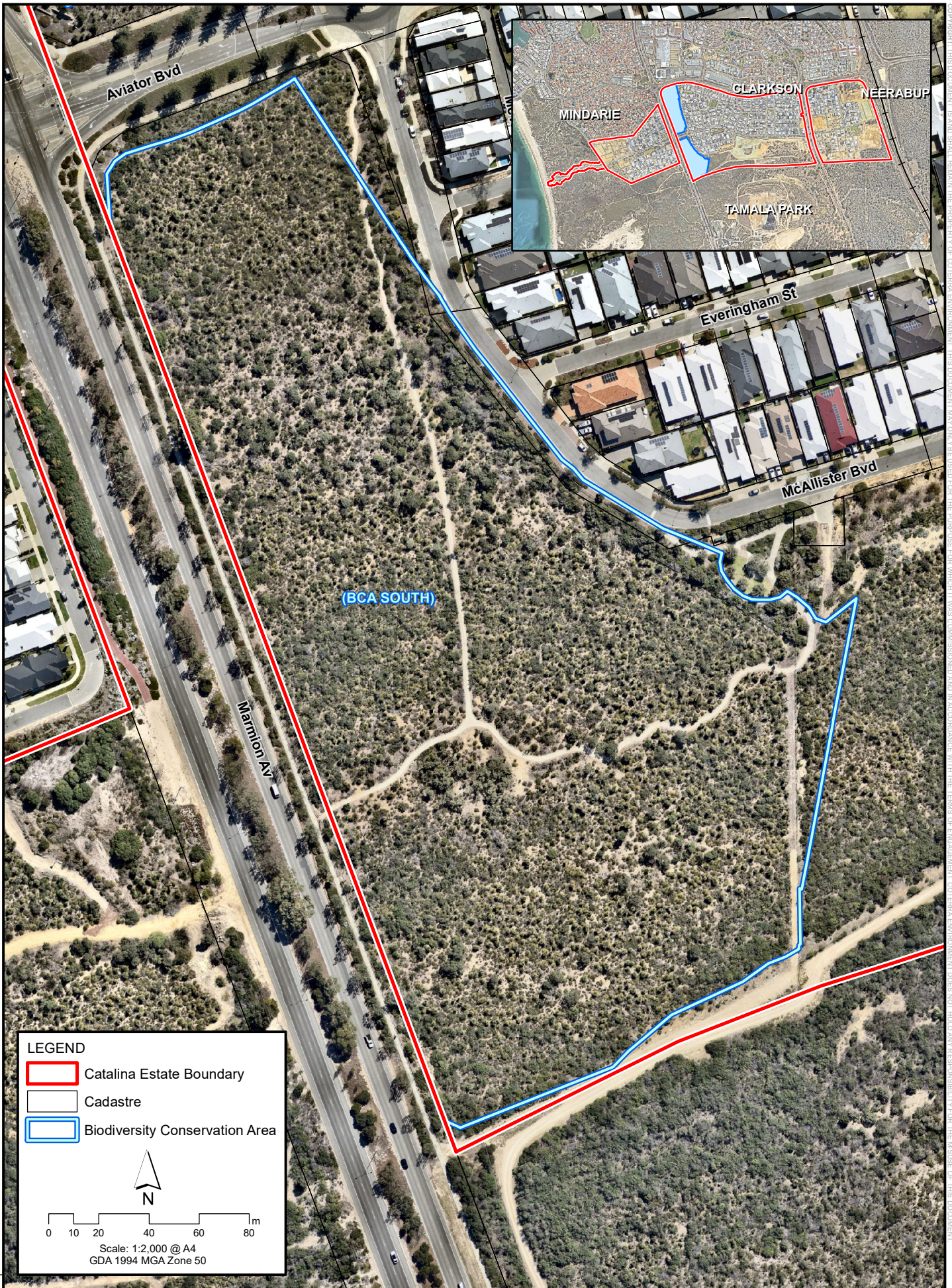
Scale: 1:5,000 @ A4
GDA 1994 MGA Zone 50



LEGEND

- Catalina Estate Boundary
- Cadastre
- Biodiversity Conservation Area

Scale: 1:2,000 @ A4
GDA 1994 MGA Zone 50




LEGEND

- Catalina Estate Boundary
- Cadastre
- Biodiversity Conservation Area


Scale: 1:2,000 @ A4
GDA 1994 MGA Zone 50

LEGEND

- Catalina Estate Boundary
- Stage Boundary
- Proposed Development
- Biodiversity Conservation Area

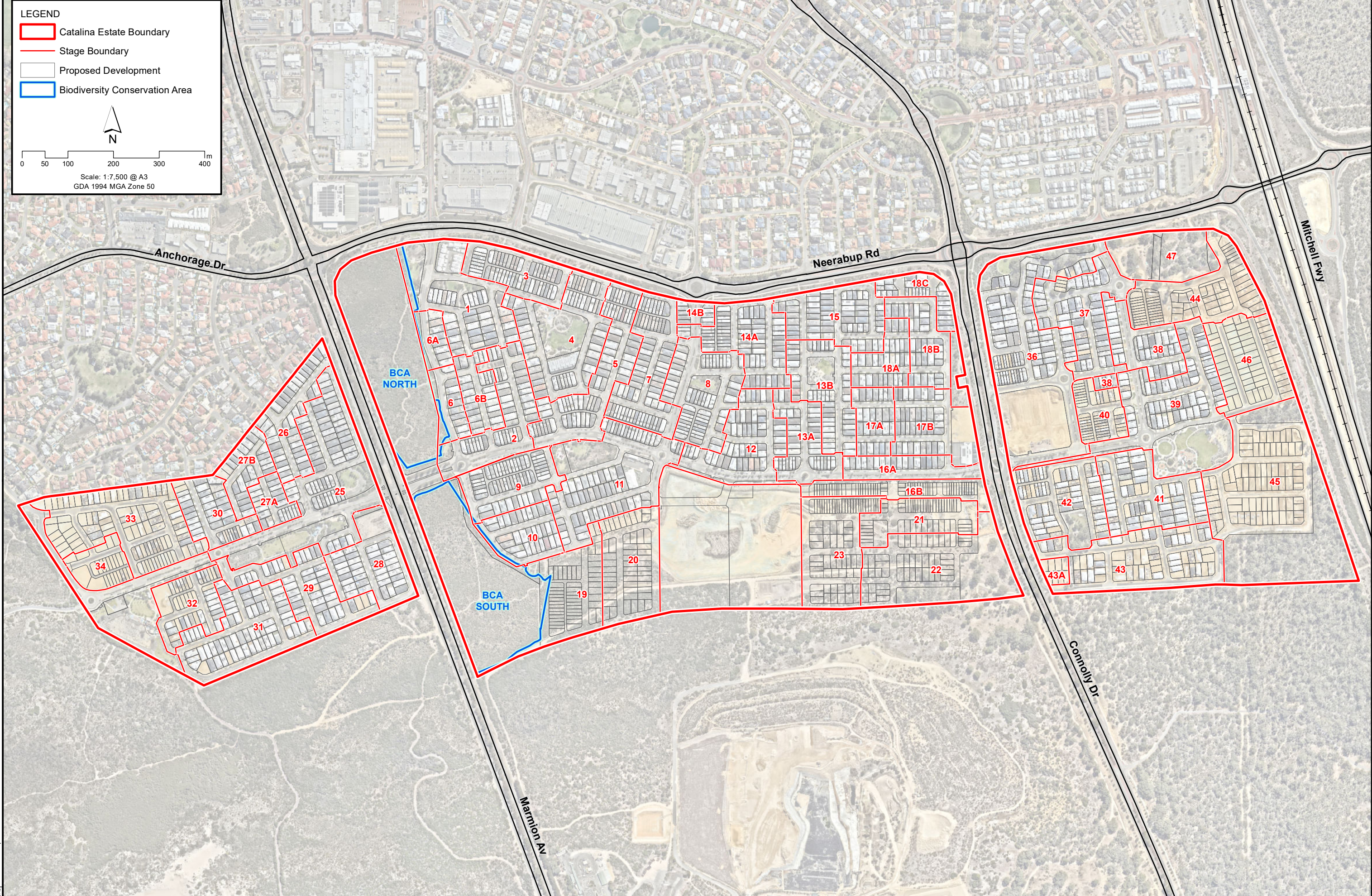


N



0 50 100 200 300 400 m

Scale: 1:7,500 @ A3
GDA 1994 MGA Zone 50



ENVIRONMAPS | 0406 590 006
Environmental Mapping Solutions | www.environmaps.com.au

Source: Cadastre - Landgate
Development - Niche Studio, 30.01.25
Orthophoto - NearMaps, 03.04.26

COTERRA
ENVIRONMENT

Job: SATCAT44
Doc: 006
Date: 21/05/2026
Ph: (08) 9381 5513
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Catalina Regional Council
EPBC COMPLIANCE REPORT 2025
CATALINA RESIDENTIAL DEVELOPMENT, MINDARIE

STAGING PLAN

Figure 6

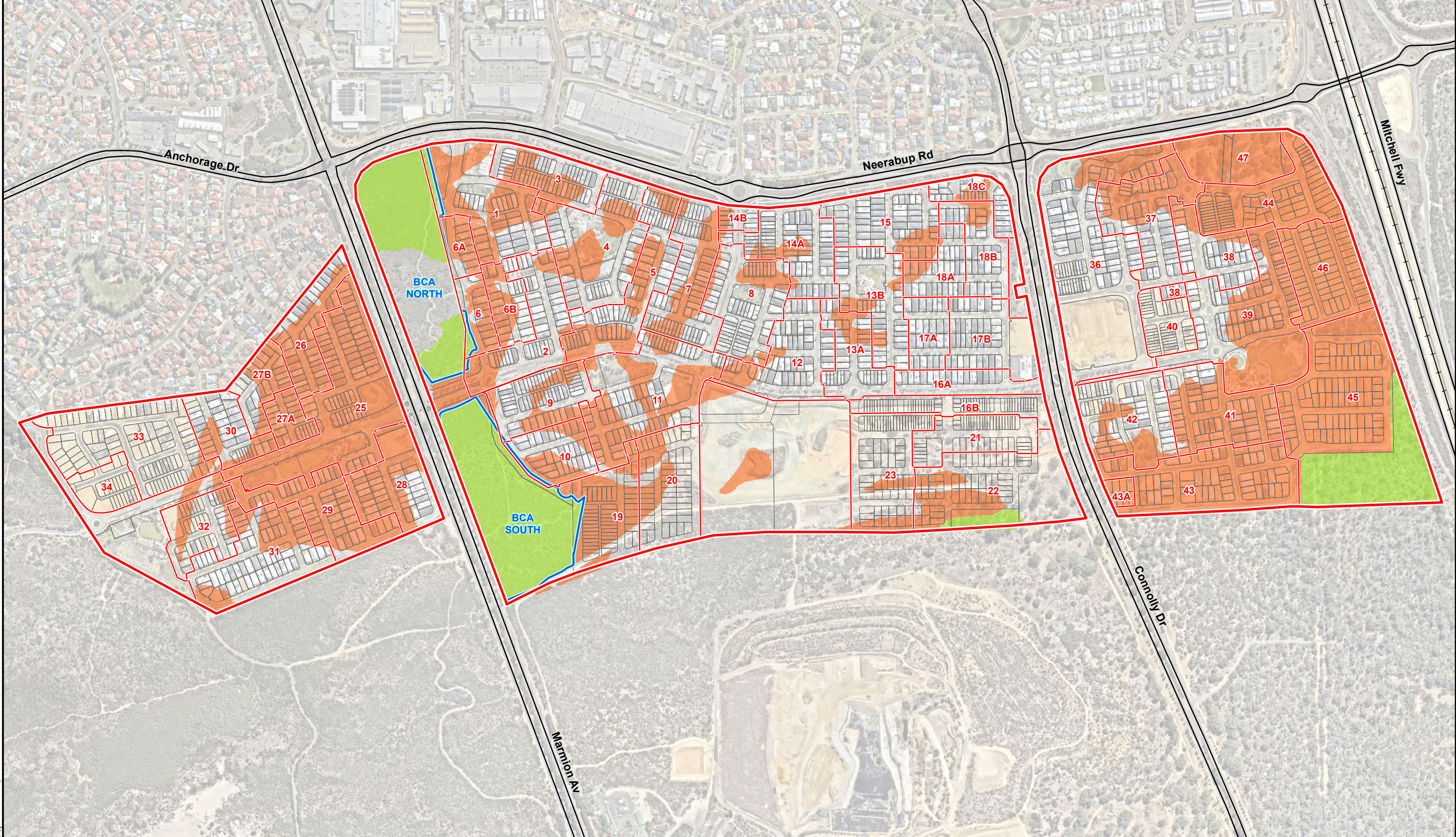
LEGEND

- Catalina Estate Boundary
- Stage Boundary
- Proposed Development
- Biodiversity Conservation Area

Carnaby's Black Cockatoo Habitat

- Loss (72.44 ha)
- Retention (14.41 ha)

Scale: 1:7,500 @ A3
GDA 1994 MGA Zone 50



ENVIRONMAPS | 0406 590 006
Environmental Mapping Solutions | www.environmaps.com.au

Source: Cadastre - Landgate
Development - Niche Studio, 30.01.25
Orthophoto - NearMaps, 03.04.2026

COTERRA
ENVIRONMENT

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Doc: 007
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Catalina Regional Council
EPBC COMPLIANCE REPORT 2025
CATALINA RESIDENTIAL DEVELOPMENT, MINDARIE

BLACK COCKATOO RETENTION AREAS

Figure 7



Appendix 1 Consolidated EPBC Approval (EPBC 2010/5785)



CONSOLIDATED APPROVAL NOTICE

Catalina residential development, Marmion Avenue, Clarkson, WA (EPBC 2010/5785)

The attached notice (Attachment A) is provided to consolidate the approval conditions for the above project, approved on 10 August 2011. The approval conditions were subject to variation at various times during the post approval phase. These decisions are publicly available on the Department's website at <http://epbcnotices.environment.gov.au/referralslist/>

The publication of this notice does not alter the dates of: effect for the approval; the variations to conditions; the expiry date of the approval; or any other dates mentioned in conditions. The consolidated approval notice is for ease of reference only.

Name and position	Greg Manning Assistant Secretary Assessments (WA, SA, NT) and Post Approvals Branch
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Date of Consolidated Approval Notice	1 / 12 / 2017
---	---------------



Australian Government

Department of the Environment and Energy

**Catalina residential development, Marmion Avenue, Clarkson, WA
(EPBC 2010/5785)**

This decision is made under sections 130(1) and 133 of the *Environment Protection and Biodiversity Conservation Act 1999*.

Proposed action

person to whom the approval is granted Tamala Park Regional Council

proponent's ABN 77 069 468 271

proposed action Clearing of native vegetation on Lot 9504 and the construction of a residential development at 1700 Marmion Avenue, Clarkson, WA [See EPBC Act referral 2010/5785].

Approval

Controlling Provision	Decision
Listed threatened species and communities (sections 18 & 18A)	Approved

conditions of approval

This approval is subject to the conditions specified below.

expiry date of approval

This approval has effect until 31 December 2036

Decision-maker

name and position Barbara Jones
Assistant Secretary
Environment Assessment Branch

signature **SIGNED**

Conditions attached to the approval

1. Within 30 days after the **commencement** of the action, the person taking the action must advise the **Department** in writing of the actual date of commencement.
2. The person taking the action must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement the management plan required by this approval, and must make them available upon request to the **Department**. Such records may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.
3. To protect habitat for **listed threatened species**, the person taking the action must ensure that:
 - a) no more than 72.5 ha of **foraging habitat** and 11 ha of **potential breeding habitat** for Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*) is **cleared**;
 - b) no **clearing** of native vegetation is undertaken in the areas marked with the numbers '2' and '3' in Attachment A, except for maintenance of necessary management or **formalisation** of passive use pathways within the Northern and Southern Biodiversity Conservation Areas (BCAs). These areas are to be maintained as **natural bushland** as per the Northern and Southern Conservation Area Management Plans (CAMPs);
 - c) all previously **cleared** or disturbed land in areas marked with the numbers '2' and '3' in Attachment A, and at least 50% of the previously cleared land in the area marked with number '1' in Attachment A are **revegetated**;
 - d) no **clearing** of native vegetation that is potential foraging or breeding habitat for Carnaby's Black Cockatoo is undertaken within the areas marked in dark blue in Attachment B, except for maintenance or **formalisation** of necessary management or passive use pathways within the Northern and Southern Biodiversity Conservation Areas (BCAs). These areas are to be maintained as **natural bushland** per the Northern and Southern CAMPs;
 - e) within 2 years of the **commencement** of the action, the areas marked with the numbers '2' and '3' in Attachment A must be protected in perpetuity under an irrevocable conservation covenant: and
 - f) at least 50% of plantings of trees and shrubs in street-scaping and other public areas (excluding the areas described in condition 3.c) must consist of plant species known to be **primary feeding plants** for Carnaby's Black Cockatoo.
4. To offset the loss of habitat for Carnaby's Black Cockatoo, the person taking the action must:
 - a) within 6 months after the commencement of the action, provide funds to the **DEC** for the acquisition of the offset as described on pages 6 - 8 of the Eco Logical Australia report Catalina Residential Development Assessment Documentation – Further Information dated March 2011, and the offset as described on page 3 of a letter by Tamala Park Regional Council dated 23 June 2011; or
 - b) if the abovementioned offsets cannot be acquired, the person taking the action must provide details of an alternative offset package to the **Department**. Any alternative offset package must include one or more land parcels that contain a total of at least 420 ha of Carnaby's Black Cockatoo foraging habitat and 66 ha of

Carnaby's Black Cockatoo **potential breeding habitat**. If the **Department** considers that an alternative offset package does not provide sufficient Carnaby's Black Cockatoo habitat to compensate for the impacts of the action, then the person taking the action must provide details of further alternative offset package to the **Department**. Once the written approval of the **Department** has been obtained for an alternative offset package, the person taking the action must provide sufficient funds to **DEC** to acquire the land parcel(s) in the offset package within 6 months of the **Department's** written approval.

5. The person taking the action must prepare and submit a *Clearing and Revegetation Management Plan* for the **Minister's** approval to demonstrate how the impact of **clearing** of habitat for **listed threatened species** will be minimised. The plan must detail how:
 - on-site **revegetation** will be undertaken;
 - seed from native vegetation will be collected from the area contained within the red lines marked in Attachment C;
 - topsoil obtained from the **clearing** of native vegetation on the proposal site within the red lines marked in Attachment C will be used for **revegetation** on-site or stored and made available for the **DEC** or other conservation agencies for the purpose of **revegetation** elsewhere; and
 - the **DEC**, or other conservation agencies, have been consulted in the development of the plan to determine the optimal time for **clearing** and provision of seed or soil for **revegetation**.

If the **Minister** approves the plan then the approved plan must be implemented

6. The person taking the action must not undertake any **clearing** in the area within the red lines marked in Attachment C unless:
 - the *Clearing and Revegetation Management Plan* described in condition 5 has been approved by the **Minister**; and
 - evidence has been provided to the **Department** confirming that the purchase(s) of the land parcels required for offsets under condition 4a or condition 4b has been completed.
7. Within three months of every 12 month anniversary of the commencement of the action, the person taking the action must publish a report on their website addressing compliance with each of the conditions of this approval, including implementation of any management plans as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published.
8. The person taking the action may choose to revise a Plan approved by the **Minister** under condition 5 without submitting it for approval under section 143A of the **EPBC Act**, if the taking of the action in accordance with the revised Plan would not be likely to have a new or increased impact. If the person taking the action makes this choice they must:
 - a) notify the **Department** in writing that the approved Plan has been revised and provide the **Department** with an electronic copy of the revised Plan;
 - b) implement the revised Plan from the date that the Plan is submitted to the Department; and
 - c) for the life of this approval, maintain a record of the reasons the person taking the action considers that taking the action in accordance with the revised Plan would not be likely to have a **new or increased impact**.

8A. The person taking the action may revoke their choice under condition 8 at any time by notice to the **Department**. If the person taking the action revokes the choice to implement a revised Plan, without approval under section 143A of the **EPBC Act**, the Plan approved by the **Minister** must be implemented.

8B. If the **Minister** gives a notice to the person taking the action that the **Minister** is satisfied that the taking of the action in accordance with the revised Plan would be likely to have a **new or increased impact**, then:

- a) condition 8 does not apply, or ceases to apply, in relation to the revised Plan; and
 - c) the person taking the action must implement the Plan approved by the **Minister**.
- To avoid any doubt, this condition does not affect any operation of conditions 8 and 8A in the period before the day the notice is given.

At the time of giving the notice the **Minister** may also notify that, for a specified period of time, condition 8 does not apply for one or more specified Plans required under the approval.

8C. Conditions 8, 8A and 8B are not intended to limit the operation of section 143A of the **EPBC Act** which allows the person taking the action to submit a revised Plan to the **Minister** for approval.

9. If the **Minister** believes that it is necessary or convenient for the better protection of listed threatened species to do so, the **Minister** may request that the person taking the action make specified revisions to the management plan specified in the conditions and submit the revised management plan for the **Minister's** written approval. The person taking the action must comply with any such request. The revised approved management plan must be implemented. Unless the **Minister** has approved the revised management plan, then the person taking the action must continue to implement the management plan originally approved, as specified in the conditions.
10. Unless otherwise agreed to in writing by the **Minister**, the person taking the action must publish the management plan referred to in these conditions of approval on their website. The management plan must be published on the website within 30 calendar days of being approved.
11. If, at any time after 5 years from the date of this approval, the person taking the action has not **commenced** the action, then the person taking the action must not **commence** the action without the written agreement of the **Minister**.

Definitions

Clearing: The removal of vegetation.

Commencement of the action is the commencement of **construction**.

Construction includes **clearing** associated with the proposed action or the erection/building of any infrastructure, excluding fences and signage.

DEC: is the Western Australian Government's Department of Environment and Conservation (or equivalent agency).

The **Department:** The Australian Government Department administering the *Environment Protection and Biodiversity Conservation Act 1999*.

Diameter-at-breast-height is a measurement of tree diameter, which measures the diameter of the widest part of the tree at approximately 1.3m from the ground.

EPBC Act is the *Environment Protection and Biodiversity Conservation Act 1999*.

Foraging habitat for Carnaby's Black Cockatoo is any vegetation community that is known to provide foraging resources for Carnaby's Black Cockatoo.

Formalisation includes the mapping of tracks, potential signage and defining the specific geographic layout.

Listed Threatened Species: Species listed under the **EPBC Act** including Carnaby's Black-Cockatoo (*Calyptorhynchus latirostris*).

Minister: The Minister administering the *Environment Protection and Biodiversity Conservation Act 1999* and includes a delegate of the Minister.

Natural bushland must have a tree canopy, an understorey and ground cover of native vegetation.

New or increased impact means a new or increased environmental impact or risk relating to any **Listed Threatened Species**, when compared to the likely impact under an management plan that has been approved by the **Minister** (as outlined in the Guidance on 'New or Increased Impact' relating to changes to approved management plans under EPBC Act environmental approvals (2017) available from <http://www.environment.gov.au/epbc/publications/new-increased-impact-guidance>).

Potential breeding habitat for Carnaby's Black Cockatoo includes any known tree of a species known to be used by Carnaby's Black Cockatoo for breeding that are greater than 500mm **diameter-at-breast-height**. In the project area Tuart (*Eucalyptus gomphocephala*) is a species known to be used for breeding by Carnaby's Black Cockatoo. In mapping and calculating areas, the **Department** considers potential breeding habitat to be any 0.5 ha patch of native vegetation that contains 3 or more trees that are greater than 500mm **diameter-at-breast-height**.

Preliminary documentation is the referral submitted to the **Department** 21 December 2010, including figures and attachments and the additional information provided to the Department on 28 March 2011 including figures and attachments.

Primary feeding plants for Carnaby's Black Cockatoo include: any *Banksia* sp., any plants identified in a web search of the Department of Biodiversity, Conservation and Attractions "Plants for Carnaby's Search Tool", or other plants approved in writing by the **Department**.

Revegetation is the removal of weeds and the establishment of native vegetation.

Attachment A



Attachment B



Attachment C





Appendix 2 Certificates of Title: BCA North and BCA South

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

LR3164 683

RECORD OF CERTIFICATE
OF
CROWN LAND TITLE
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 8001 ON DEPOSITED PLAN 402700

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: CITY OF WANNEROO OF LOCKED BAG 1 WANNEROO WA 6946
(XE N273835) REGISTERED 11/3/2016

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

1. EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 7033/1940
2. N273834 RESERVE 52272 FOR THE PURPOSE OF CONSERVATION REGISTERED 11/3/2016.
N273835 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. REGISTERED 11/3/2016.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP402700
PREVIOUS TITLE: 2839-731
PROPERTY STREET ADDRESS: 2K NEERABUP RD, CLARKSON.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO
RESPONSIBLE AGENCY: DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE

REGISTER NUMBER: 8001/DP402700 VOLUME/FOLIO: LR3164-683

PAGE 2

NOTE 1: N273834 CORRESPONDENCE FILE 00855-2015-01RO

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

LR3174 223

RECORD OF CERTIFICATE
OF
CROWN LAND TITLE
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 8021 ON DEPOSITED PLAN 422785

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: RESERVE WITHOUT MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

1. P374114 RESERVE 54032 FOR THE PURPOSE OF CONSERVATION REGISTERED 1/12/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP422785
PREVIOUS TITLE: 4007-807
PROPERTY STREET ADDRESS: 135 ROULETTES PDE, CLARKSON.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO
RESPONSIBLE AGENCY: DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: P374114 CORRESPONDENCE FILE 00106-2022

COTERRA ENVIRONMENT

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West Perth WA 6005

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