

Public record pursuant to s. 39 of the *Environmental Protection Act 1986*

Proposal title: Sand and Limestone Extraction Project, Nowergup

Proposal description: Extractive industry development

Proposal location: Lot 107 Godel Road, Nowergup (City of Wanneroo)

APP number: 000-31203

Date referral received: 17-09-2025

Date more information received: 30-01-2026

Referrer: Ian Eliades

Proponent: Urban Resources Pty Ltd

Potential significant effects:

There are potential impacts on: flora and vegetation from the clearing of 13.94 ha of native vegetation including 8.02 ha of Tuart Woodland priority ecological community; terrestrial fauna from the clearing of 13.94 ha of moderate quality foraging habitat and at least 59 potential nesting trees for threatened black cockatoos; potential caves/karstic features, subterranean fauna and groundwater from the excavation of limestone; and air quality and social surroundings from operational dust and noise emissions.

Preliminary key environmental factors:

Flora and Vegetation, Terrestrial Fauna, Landform, Subterranean Fauna, Inland Waters, Air Quality and Social Surroundings.

Public comment on referral information:

Does the proposal need further assessment due to its potential significant impacts?

Yes 6 No 0

If the proposal requires further assessment, should the EPA include further opportunities for public review?

Yes 5 No 0

Total submissions: 6

Decision: s. 38G(1) – Assess

Level of assessment:

Public Environmental Review (s. 40(2)(a) and s. 40(4) of the *Environmental Protection Act 1986*)

Other details:

- (1) Additional information required by s. 40(2)(a)
- (2) Public review period (2 weeks)

Explanation of decision:

Detailed assessment is required to determine the extent of the proposal's direct and indirect impacts, with regard to cumulative impacts, and whether the EPA's environmental factor objectives can be met. Additional information is required to confirm impacts to threatened species habitat and demonstrate application of the mitigation hierarchy. A public review period is required as the proposal was referred by a third party and relates to a district structure plan covering the wider area.

Appeals: There are no rights of appeal in respect of this decision.



Anthony Sutton

Delegate of the Environmental Protection Authority

Date: 23 June 2026