



Attachment 4 Master Plan

Lot 11 and 74 Beenyup Road, Banjup

Response to Submissions

EPA Assessment Number: 2255

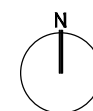
Aigle Royal Developments

SLR Project No.: 675.072616.00001

23 July 2025



MASTER PLAN
LOTS 11 & 74 BEENYUP ROAD
BANJUP & AUBIN GROVE



0 100m
SCALE @ A3: 1:3000
4080-FIG-31-D

DRAWN: JS
DATE CREATED: 2025.07.08
PROJECTION: MGA50 GD94
CADASTRE: LANDGATE
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N:\TOWN PLANNING\4000-4999\4080\DRAWING\A-CAD - JS - 2025.07.08



Attachment 5 Figures

Lot 11 and 74 Beenyup Road, Banjup

Response to Submissions

EPA Assessment Number: 2255

Aigle Royal Developments

SLR Project No.: 675.072616.00001

23 July 2025

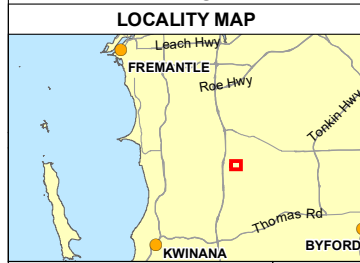
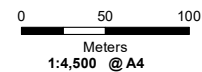


- Legend**
- Development Envelope
 - Development Area
 - Conservation Area
 - Survey Area
 - Banksia Woodlands of the Swan Coastal Plain TEC (PGV, 2023)
 - Banksia Woodlands of the Swan Coastal Plain TEC (360 Environmental, 2021)
 - FCT SCP21c (PGV, 2023)
 - FCT SCP23a (360 Environmental, 2021)

- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS
 - LOCALITY MAP SOURCED LANDGATE 2020
 - AERIAL PHOTOGRAPHY SOURCED LANDGATE AUG 2020
 (© Western Australian Land Information Authority 2020)

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PROJECT ID 1350	DATE 3/04/2024		
HORIZONTAL DATUM AND PROJECTION GDA 1994 MGA Zone 50			
CREATED JH	CHECKED KF	APPROVED KF	REVISION 1

Aigle Royal Developments
Lot 11 and 74 Beenyup Road, Banjup
S38 Consolidated ERD

Figure 7
TEC/PEC

6441500

6441000

6441500

6441000



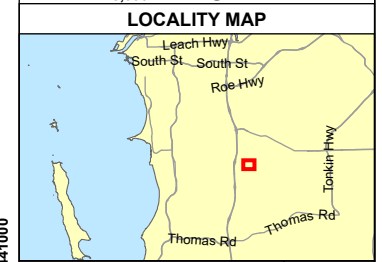
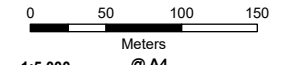


- Legend**
- Development Envelope
 - Development Area
 - Conservation Area
 - Survey Area
 - Potential Breeding Trees (360 Environmental, 2017)
 - Potential Breeding Tree (Terrestrial Ecosystems, 2023)
 - Potential Breeding Tree with Hollows
- Fauna Habitat (Terrestrial Ecosystems, 2023)**
- Mixed Banksia and Eucalypt woodland

- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS
 - LOCALITY MAP SOURCED LANDGATE 2020
 - AERIAL PHOTOGRAPHY SOURCED LANDGATE AUG 2020
 (© Western Australian Land Information Authority 2020)

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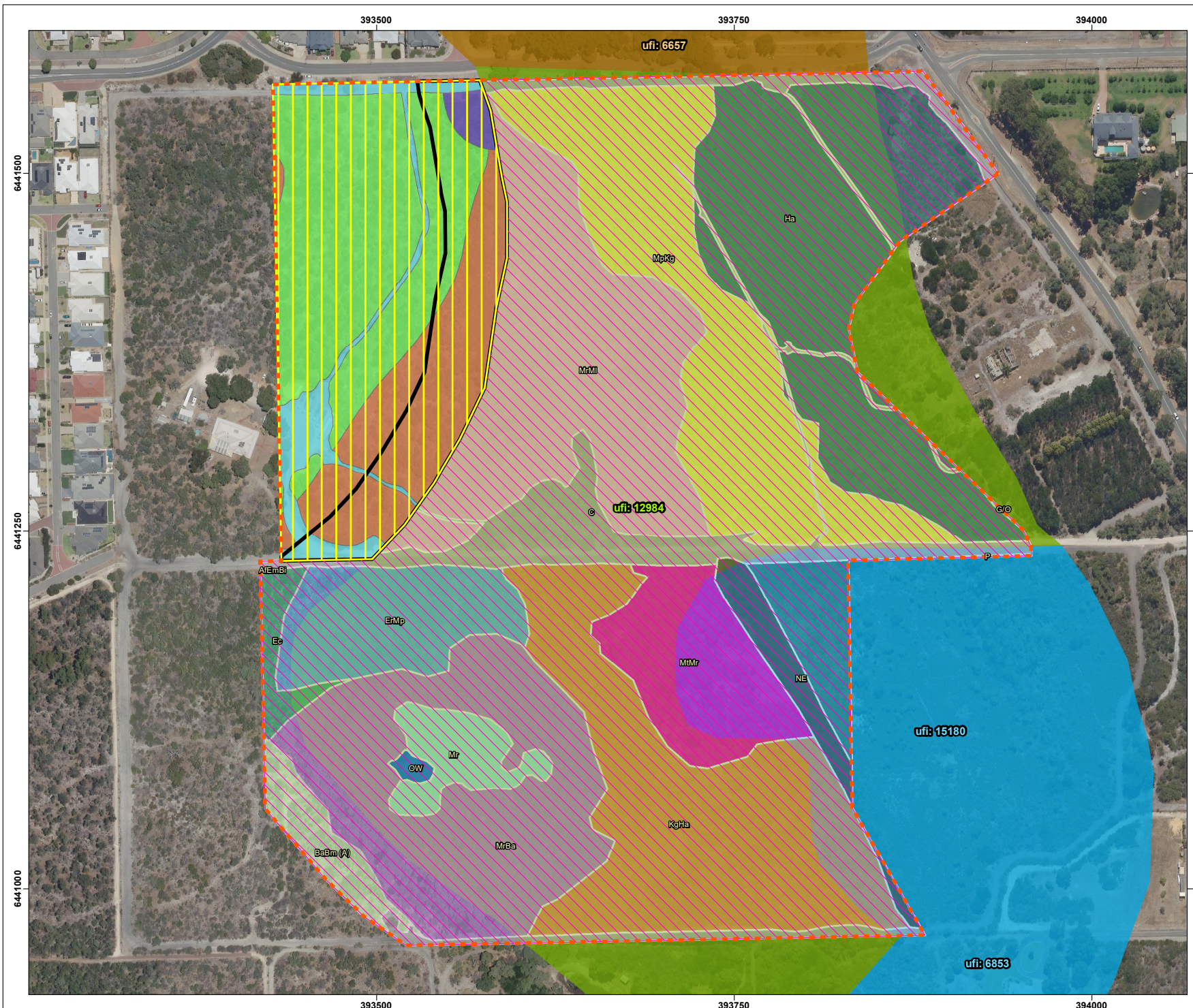


PROJECT ID 1350		DATE 9/05/2025	
HORIZONTAL DATUM AND PROJECTION GDA 1994 MGA Zone 50			
CREATED JH	CHECKED KF	APPROVED KF	REVISION 1

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Lot 11 and 74 Beenup Road, Banjup
S38 Consolidated ERD

Figure 10
Black cockatoo foraging habitat and potential breeding trees



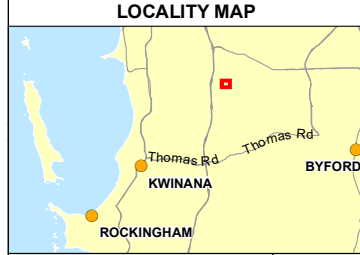
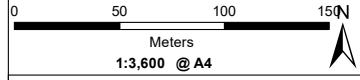


- Legend**
- Development Envelope
 - Development Area
 - Conservation Area
 - UFI12984 with 50m Buffer
- Vegetation Association (PGV, 2023)**
- AIKg
 - AFBaBmKg
 - AFBiKg
 - cleared
- Vegetation Association (360 Environmental, 2021)**
- BaBm (A)
 - AFEmBi
 - Ec
 - ErMp
 - Ha
 - KgHa
 - MpKg
 - Mr
 - MrBa
 - MrMI
 - MiMr
 - Non Endemic Eucalypt species
 - Open Water
 - Planted non endemic and endemic species
 - Cleared
 - Garden/Orchard
- Geomorphic Wetlands**
- Conservation Category
 - Resource Enhancement Category
 - Multiple Use Category
- NOTE THAT POSITION ERRORS CAN BE >5M IN SOME AREAS
 - LOCALITY MAP SOURCED LANDGATE 2021
 - AERIAL PHOTOGRAPHY SOURCED LANDGATE AUG 2021
 - © Western Australian Land Information Authority 2021

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PROJECT ID	1350	DATE	22/07/2025
HORIZONTAL DATUM AND PROJECTION			
GDA 1994 MGA Zone 50			
CREATED	JH	CHECKED	EH
APPROVED	KF	REVISION	1

Aigle Royal Developments

Lot 11 and 74 Beenyup Road, Banjup
 S38 Consolidated ERD

Figure 14
 Proposed Wetland
 UFI 12984 buffer



Attachment 6 Management Plan Framework

Lot 11 and 74 Beenyup Road, Banjup

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23 July 2025

Table 3: Management Plan Framework

Management Plan	EPA Factor	Management Target	Management Actions	Monitoring	Reporting
Construction Environmental Management Plan (CEMP)	Flora and Vegetation	No clearing of vegetation outside the Development Area during civil construction	Demarcate the Conservation Area through fencing. Clearing procedures i.e. Clearing in a slow and progressive manner across the site in a southeast direction toward to the Conservation Area. All clearing areas will be clearly designated and pegged to ensure no erroneous clearing occurs.	Daily visual inspection during clearing of Development Area and fencing.	Report any unauthorised clearing as an incident to DWER.
		Clearing of native vegetation within the Development Area will not exceed 3.99 ha in Very Good and Good condition and not include more than 2.52 ha of Banksia Woodland of the SCP TEC and 0.11 ha of transitional wetland dependent vegetation attributable to civil construction			
		No introduction of new weed species into the Development Envelope attributable to construction.	Inductions to include information on significance of retained vegetation and weed management practices. Weed hygiene controls including equipment and vehicle washdown prior to entering the Development Envelope, soil movement controls and run-off / drainage sediment controls.	Daily visual inspection for evidence of unauthorised access to Conservation Area. Monthly visual inspections for weeds along the clearing edge adjacent to native vegetation during construction activities.	Report to the DWER any increase in weed species, density and or numbers from preconstruction.
		No fires onsite attributable to construction	All construction vehicles to be fitted with fire extinguisher. Prohibit clearing on extreme fire danger days.	Daily inspection of cleared areas for evidence of smoke/smouldering vegetation.	Report uncontrolled fires to DFES. Maintain records of minor fires controlled within the Development Envelope.
		Operation and movement of plant, machinery and vehicles during construction (including generation of dust)	Dust control will be completed mainly via water carts and water sprays, as required during construction activities and avoiding works (e.g. Stripping, excavation, etc.) during dry and windy conditions.	Visual site inspection.	Maintain records of inspections.
		Operation and movement of plant machinery and vehicles during construction (including dieback management)	Dieback management procedures will be implemented during the construction activities to minimise the spread of dieback disease	Daily inspection.	Maintain records of inspections and report to DBCA should dieback be suspected.
	Terrestrial Fauna	No clearing of fauna habitat outside the Development Envelope.	Demarcate the Development Area through controlled access and fencing interface with the Conservation Area.	Review of proposed and approved clearing areas. Visual inspection of the Development Envelope to ensure that clearing boundaries have been clearly marked.	Report any unauthorised clearing as an incident to DWER.
		Minimise fauna injuries and fatalities of conservation significant fauna during vegetation clearing for construction.	Clearing procedures i.e. clearing in a slow and progressive manner across the site in a southeasterly direction towards the Conservation Area. Inductions for all staff and contractors involved in clearing and ground disturbance activities will include information on potential impacts to fauna, management measures, handling, and reporting requirements.	Visual inspection to identify injured fauna. Pre-clearance survey to identify suitable nesting hollow/s.	Maintain records of observed and injured fauna species in proximity of the Development Area and where fauna species were taken to if injured. Report any injury or death as an incident DWER. Pre-clearance survey report Report any suitable nesting hollow/s being used by Carnaby's



Management Plan	EPA Factor	Management Target	Management Actions	Monitoring	Reporting
	Inland Waters	Minimise erosion and sediment during construction and operational phases of the development	A list of local wildlife carers and vets will be maintained to use in the event of conservation significant fauna injury In accordance with Condition 7 of EPBC 2017/7923, if clearing will be undertaken during the breeding season, at least six (6) months prior to any clearing, an assessment of Carnaby's Black Cockatoo breeding habitat must be undertaken by a suitably qualified ecologist to identify suitable nesting hollow/s.		Black Cockatoo to DBCA within 1 week of detection.
		Manage stormwater runoff and retention within the Development Area	Erosion and sediment control measures	Visual inspection of construction and operational works in accordance with Erosion and Sediment Control Plan.	Should any impacts result during the project phases, reporting to the DWER/DBCA will be required.
		Minimise impact on Conservation Area and Development Area	Stormwater management strategy	Visual inspection of stormwater infrastructure in accordance with the Stormwater Management Strategy endorsed by the DWER.	Should any direct impacts resultant from stormwater runoff or retention occur, reporting to the DWER will be required.
		Minimise groundwater abstraction and impact on groundwater within the Conservation Area and Development Area	Geotechnical investigations	Visual inspection of Conservation Area in accordance with findings from Geotechnical Investigation supporting UWMP.	Should any direct impacts result on the Conservation Area and Development Area, reporting to the DPLH, DBCA and DWER will be required.
			Groundwater management	Visual inspection of Development Area. Review of an approved UWMP to confirm management measures are being implemented. Changes to surface water and groundwater and drainage will be monitored in accordance with an approved UWMP.	Should any direct impacts result from development of Development Area, reporting to the DWER will be required. Should any direct impacts result from development of Development Area, reporting to the DWER will be required.
Wetland Buffer Management Plan	Terrestrial Fauna	No clearing of fauna habitat within the CCW and wetland buffer	Demarcate the wetland and wetland boundary through controlled access and fencing	Visual inspection of the Wetland and Wetland Buffer to ensure that clearing boundaries have been clearly marked.	Report any unauthorised clearing as an incident to DWER.
		All management activities to be undertaken in accordance with endorsed Wetland Buffer Management Plan	Compliance reporting to confirm management actions in management plan being achieved	Visual site inspection.	Report any unauthorised actions as an incident to the DBCA.
	Inland Waters	Establish 50m wetland buffer to the CCW	Demarcation of the 50m wetland buffer to minimise impact of unauthorised access and manage the transitional zone between the CCW and edge effect of the buffer.	Visual inspection of the landscaping measures implemented within the 50m wetland buffer in accordance with the approved WMP.	Should any direct impacts occur to the wetland and its associated buffer, reporting to DBCA and DWER will be required.



Management Plan	EPA Factor	Management Target	Management Actions	Monitoring	Reporting
		In consultation with DBCA prepare and implement rehabilitation strategy for the CCW and associated buffer.	Rehabilitation strategy to consider: <ul style="list-style-type: none"> • Seed collection within the Development Envelope • Seeding and planting species, densities, and timeframes • Hygiene management • Fauna management • Relevant management and transition zones • Site preparation • Weed control and management Maintenance and monitoring including monitoring reports, completion criteria (key performance indicators) and contingency measures.	Visual inspection of rehabilitation measures in accordance with approved WMP.	Should any of the rehabilitation strategy and associated measures not being achieve, reporting to the DBCA and DWER will be required.
		Cost to implement, scheduling and responsibilities associated with the rehabilitation strategy	Agreement between the responsible managers to implement the rehabilitation strategy, including meeting costs and schedules.	Visual inspection of the CCW and associated wetland to confirm compliance with rehabilitation strategy.	Reporting to the DBCA, City of Cockburn and the DWER, should the rehabilitation strategy and associated commitments not be fulfilled.

