



Butler North Secondary School Native Vegetation Clearing Permit Application

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Abbreviations

Abbreviation	Description
BAM Act	<i>Biosecurity and Agriculture Management Act 2007</i>
CBD	Central Business District
DBCA	Department of Biodiversity, Conservation and Attractions
DEC	Department of Environment and Conservation
DotEE	Department of the Environment and Energy
DWER	Department of Water and Environmental Regulation
ELA	Eco Logical Australia
EP Act	<i>Environmental Protection Act 1986</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cwth)</i>
ha	Hectare/s
km	Kilometre
NVCP	Native Vegetation Clearing Permit
SEWPaC	Department of Sustainability, Environment, Water, Population and Communities
TEC	Threatened Ecological Community
WA	Western Australia
WAPC	Western Australian Planning Commission
WC Act	<i>Wildlife Conservation Act 1950 (WA)</i>
WoNS	Weed of National Significance

1 Introduction

1.1 Development overview and background

The Department of Education proposes to construct the Butler North Secondary School ('the Development') within Lot 2018 (Deposited Plan 410670), located in Alkimos, Western Australia ('the Development Area'; **Figure 1**). The Development involves the clearing of vegetation and topsoil, followed by earthworks and construction of a school, hard courts and a playing field. A total of 7.8 hectares (ha) of native vegetation clearing will be undertaken within the 9 ha Development Area; the remaining 1.2 ha will also be cleared, and currently contains tracks, paths, infrastructure and previously cleared areas (regrowth - modified land).

The Development Area is in Alkimos at the intersection of Santorini Promenade and Hollington Boulevard. Alkimos and the neighbouring southern suburb of Butler are located 40 km from the Perth Central Business District (CBD) and 15 km north of the Joondalup Town Centre. These suburbs are newly developed, and the Butler North Secondary School is required to support the growing population in the municipality of the City of Wanneroo. The Development Area is north of the existing John Butler Primary College.

This document has been prepared to support a Native Vegetation Clearing Permit (NVCP) application and has been prepared for assessment and approval under Part V of the Western Australia (WA) *Environmental Protection Act 1986* (EP Act).

1.2 Project approvals history

The Butler Jindalee District Structure Plan was prepared for the broader Butler, Ridgewood, Alkimos and Jindalee area in 2005, and included Lots within Butler, Ridgewood, Alkimos and Jindalee. Under this District Structure Plan (as amended 22 January 2016), the Development Area is identified for a Government High School.

The Local Structure Plan for Lots 1001 & 1002 Marmion Avenue, Alkimos (LWP 2009) was originally adopted by resolution of Western Australian Planning Commission (WAPC) on 13 November 2009 and by resolution of the Council of the City of Wanneroo on 27 January 2010. This Local Structure Plan covered a 226 ha area, originally known as Lot 3 Romeo Road Alkimos, which now encompasses Lot 2018. The Structure Plan Map (and amendments on 23 June 2016) show the Development Area, combined with adjoining land owned by the City of Wanneroo, as 'Educational and District Open Space'.

The Local Structure Plan was referred to the Department of the Environment, Water, Heritage and the Arts (DEWHA) under the *Environment Protection of Biodiversity Conservation Act 1999* (EPBC Act) in November 2008. On 18 December 2008, the project was deemed to be a controlled action under the controlling provision Listed threatened species and communities (section 18 and 18A), and the level of assessment was set at preliminary documentation on 9 January 2009. Supplementary information was provided to DEWHA on 15 April, 3 June and 14 August 2009. The action was approved subject to conditions (EPBC 2008/4601) on 29 September 2009 (approval effective until 11 September 2034). These conditions included offsets for Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*). The approval conditions were varied in September 2011 (Conditions 4, 5 and 7) and on 2 August 2016 (updating of the figure in Attachment A of the conditions).

The Development is associated with a proposal for the development of District Open Space on adjoining land to the east of the Development Area (Lot 9041 on Deposited Plan 410670), owned by the City of Wanneroo. The City of Wanneroo's proposed development is for recreational sporting

facilities (playing fields, hard courts, a pavilion and associated infrastructure), which will be utilised jointly by the Butler North Secondary School students and the community. The northern multi-purpose playing field is located partially within Lot 2018, and therefore forms part of the Development (**Figure 2**). The City of Wanneroo will separately apply for a NVCP for the proposed development located within Lot 9041.

1.3 Purpose of this document

The Development will require the clearing of native vegetation and therefore an assessment of the proposed vegetation clearing against the ten native vegetation Clearing Principles contained in Schedule 5 of the EP Act is required. This NVCP application has been prepared for the Department of Water and Environmental Regulation (DWER) to address this requirement.



Figure 1: Location of the Development Area

2 Description of the Development

2.1 Development overview

The Development involves clearing of 7.8 ha of native vegetation within a 9 ha Development Area for the development of the Butler North Secondary School and associated sporting facilities (**Figure 2**). The development will cater for 725 students and comprise a mix of single storey and double storey buildings. This includes the construction of buildings for a:

- Student Services and Medical Centre;
- Administration;
- Information Resource Centre with a Staffroom;
- Community Classroom Blocks;
- Science Learning Area;
- Technology and Enterprise Learning Area;
- Food and Textiles Studios;
- Health and Physical Education Learning Area;
- Cafeteria;
- Outdoor sporting facilities, comprising a shared multipurpose playing field (this field is partially situated on the adjacent Lot 9041); and
- Four multipurpose courts and two shared cricket practice nets.

2.2 Schedule

Initial vegetation clearing works are proposed to commence in early to mid-2018. The practical completion of the Butler North Secondary School is expected by mid-November 2019 (including contingency) and ready for occupation in 2020. This assumes that all approvals and clearing permits are in place to commence the project by early March 2018.

2.3 Proposed works

Clearing of the site is to be undertaken for the school facilities and associated infrastructure, considered necessary to support the surrounding community. Environmental values, including the retention of specific vegetation complexes and key fauna habitat, have been considered at each of the stages of development, including preparation of the Butler Jindalee District Structure Plan and the Lots 1001 and 1002 Marmion Avenue Alkimos Local Structure Plan (LWP 2009). Areas of remnant vegetation within the Butler Jindalee District Structure Plan area have been identified and set aside according to regional and local conservation priorities outside of the Development Area.

Proposed works will comply with the EPBC 2008/4601 approval conditions, including (paraphrased):

- Condition 1: clearing will only occur in areas in which construction will commence in the succeeding 12 months.
- Condition 9: topsoil greater than 1 ha removed off-site as part of the clearance will be made available to the Department of Biodiversity, Conservation and Attractions (DBCA; previously the Department of Environment and Conservation). The approved topsoil salvage plan will be implemented where agreed with DBCA.
- Condition 10: 75% of harvestable seed from Carnaby's Black Cockatoo foraging species onsite (minus seed required for the Urban Forest Program) will be provided to DBCA, as per the approved seed harvesting plan.
- Condition 12: accurate records of all activities associated with the EPBC 2008/4601 approval will be maintained and made available to the Department of the Environment and Energy (DotEE; previously DEWHA) at their request.

The impact of clearing and earthworks required for the Development will be minimised by undertaking standard avoidance and mitigation measures applicable to construction activities. These measures include:

- Any areas of native vegetation to be retained (if clearing is undertaken in a staged approach) will be clearly demarcated by temporary fencing, flagging or other means.
- All workers will receive an environmental induction, including the location and purpose of any exclusion areas relating to retention of vegetation.
- A trapping and relocation program will be undertaken for common vertebrate fauna prior to clearing.
- Plants identified as suitable for translocation (including salvaging suitable tree hollows) will be relocated prior to earthworks commencing.
- An experienced fauna handler will be present during on-site clearing activities to inspect all tree hollows, nests and vegetated debris for fauna immediately prior to clearing commencing, and to relocate displaced fauna.
- Vegetation clearing will occur from a disturbed edge, where possible, to encourage any remaining mobile fauna (e.g. Western Grey Kangaroo, *Macropus fuliginosus*) to naturally relocate to retained vegetated areas (if still present on the eastern boundary).
- Weed hygiene and fire management practices will be developed and implemented during vegetation clearing.
- Proper handling of chemicals and hydrocarbons to avoid soil and groundwater contamination.



Figure 2: Indicative site design for the Development Area and surrounds

3 Assessment against the Ten Clearing Principles

An assessment of the proposed vegetation clearing against the ten native vegetation Clearing Principles contained in Schedule 5 of the EP Act is provided in Sections 3.1 to 3.10.

3.1 Comprises high level of biological diversity

Principle (a): Native vegetation should not be cleared if it comprises a high level of biological diversity.

The 7.8 ha of native vegetation in the 9 ha Development Area is a mixture of *Banksia attenuata* and *Banksia menziesii* low woodland and mixed *Banksia sessilis* open shrubland, and is representative of intact *Banksia* woodland in the northern metropolitan area. A flora and vegetation assessment of the Development Area by Eco Logical Australia (ELA; 2017a, b) resulted in delineation of two vegetation communities, BaBmLW (2.7 ha) and BsXpHtTOS (5.1 ha); see **Table 1** and **Figure 3**.

Table 1: Vegetation communities in the Development Area

Code	Habitat	Area to be cleared (ha)
BaBmLW	<i>Banksia attenuata</i> and <i>Banksia menziesii</i> low woodland over <i>Xanthorrhoea preissii</i> , <i>Hibbertia hypericoides</i> subsp. <i>hypericoides</i> and <i>Leucopogon polymorphus</i> open low heath over <i>Mesomelaena pseudostygia</i> very open sedgeland and * <i>Briza maxima</i> and * <i>Ehrharta calycina</i> very open grassland over <i>Burchardia congesta</i> , <i>Waitzia suaveolens</i> var. <i>suaveolens</i> and <i>Podothea gnaphalioides</i> very open herbland	2.7
BsXpHtTOS	<i>Banksia sessilis</i> var. <i>cygnorum</i> , <i>Xanthorrhoea preissii</i> and <i>Hakea trifurcata</i> tall open scrub over <i>Acacia pulchella</i> var. <i>glaberrima</i> , <i>Calothamnus quadrifidus</i> , <i>Acacia pulchella</i> var. <i>glaberrima</i> and <i>Hibbertia hypericoides</i> open low heath <i>Mesomelaena pseudostygia</i> and <i>Desmocladius fasciculatus</i> very open sedgeland and * <i>Briza maxima</i> and <i>Microlaena stipoides</i> very open grassland over <i>Podothea chrysantha</i> , <i>Acanthocarpus preissii</i> and <i>Waitzia suaveolens</i> var. <i>suaveolens</i> very open herbland.	5.1

A total of 105 taxa of terrestrial vascular flora representing 89 genera and 38 families have been recorded within the Development Area (9.0 ha), including 27 weed species. No conservation listed species were recorded within the Development Area and no other conservation listed species are considered likely or to potentially occur. The number of species in the Development Area is comparable to a similar scale survey (7 ha) conducted nearby, 1.5 km to the north east at Romeo Rd (ELA 2016). The survey found 91 taxa of terrestrial vascular flora representing 72 genera and 40 families, including 27 introduced weed species.

The number of native flora species recorded was comparable to the number of species recorded from similar, nearby bushland areas. Overall flora species diversity (native and introduced taxa) within the quadrats (35.3 species per quadrat; ELA 2017a) was slightly higher than the site at Romeo Rd (22.3 species per quadrat; ELA 2016).

A total of 36.9% of the Development Area is in Good to Excellent condition, 10.3% is in Good condition, 46.2% in Degraded or Completely Degraded condition and the remaining 6.6% is existing tracks and infrastructure. A total of 1.2 ha has previously been cleared within the Development Area (including for existing tracks and infrastructure). Of the 27 introduced flora species recorded in the Development Area, one species is classified as Declared Pests under s22(2) of the *Biosecurity and Agriculture Management Act 2007* (BAM Act); **Asparagus asparagoides* (Bridal Creeper). **Asparagus asparagoides* is also a Weed of National Significance (WoNS).

The fauna habitat that occurs within the Development Area ('Mixed woodlands' habitat type) is common on the Swan Coastal Plain, and is well represented outside the Development Area in the locality (ELA 2016, 2017a, b). The Level 1 survey conducted by ELA (2017a) found 21 vertebrate fauna species, within the Development Area, comprising two reptiles, 16 birds and three mammals (including two introduced species). The number of species found in the Development Area is comparable to a similar scale of survey (7 ha) conducted nearby, 1.5 km to the north east at Romeo Rd (ELA 2016), which found a total of 14 vertebrate fauna species, including two reptiles, ten birds and two mammals (one native and one introduced). The findings of the two surveys are comparable in terms of species richness and fauna habitat.

The fauna and flora of the Development Area has a comparable biodiversity to the wider area and is consistent with surveys undertaken in nearby vegetation. Two conservation listed fauna species have been recorded in the Development Area; Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*) and the Rainbow Bee-eater (*Merops ornatus*). A further five conservation listed species are considered to potentially occur (see Section 3.2).

None of the mapped vegetation communities or fauna habitat found within the Development Area are restricted and all extend well beyond the boundaries of the Development Area. The Butler Jindalee District Structure Plan specifies areas of vegetation that have been highlighted for conservation within the wider area. There are no known Rare or Priority flora records located in the Development Area and the number of conservation listed fauna species occurring or likely to occur in the Development Area is not considered high.

The Development Area is not considered to contain an unusually high level of biological diversity or significant species for this region.

3.2 Potential impact to any significant habitat for fauna indigenous to Western Australia

Principle (b): Native vegetation should not be cleared if it comprises the whole, or part of, or is necessary for the maintenance of, a significant habitat for fauna indigenous to Western Australia.

A total of 19 native vertebrate fauna species have been recorded within the Development Area and the vicinity, including two reptiles, 16 birds and one mammal (ELA 2017a, b). Of these terrestrial fauna species, two are conservation listed: Carnaby's Black Cockatoo (Endangered under the *Wildlife Conservation Act 1950* (WC Act) and EPBC Act) and the Rainbow Bee-eater (Migratory under the WC Act). A further five conservation listed species are considered to have the potential to occur:

- Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*) (Vulnerable under the WC Act and EPBC Act).
- Fork-tailed Swift (*Apus pacificus*) (Migratory under the WC Act and EPBC Act).
- Grey Wagtail (*Motacilla cinerea*) (Migratory under the WC Act and EPBC Act).
- Black-striped Snake (*Neelaps calonotus*) (listed as Priority 3 by DBCA).
- Graceful Sun-moth (*Synemon gratiosa*) (listed as Priority 4 by DBCA).

The Development Area is not considered to constitute significant habitat for these species, if present. The aerial nature and large home range of Forest Red-tailed Black Cockatoo, Fork-tailed Swift and Grey Wagtail means the Development Area would only be used on an occasional basis by these species. The Rainbow Bee-eater occurs in a wide range of habitats, and is likely to find alternative foraging and breeding sites nearby. The habitat present is not considered significant in a local or regional context for the Rainbow Bee-eater, Black-striped Snake and Graceful Sun-moth, and similar habitat is present within the Local Structure Plan area.

No Carnaby's Black Cockatoo potential breeding habitat was recorded in the Development Area, however, approximately 7.8 ha (86.8%) of the Development Area represents suitable foraging habitat for Carnaby's Black Cockatoo and occurs within both vegetation communities: BaBmLW and BsXpHtTOS (**Figure 3**). The foraging habitat is considered to be of moderate to high value due to the proximity (i.e. 6 to 12 km) of a known breeding site, Yanchep National Park, 9.8 km north (ELA 2017a, b). This project has been assessed and approved under the EPBC Act, and offsets for significant residual impacts to Black Cockatoo habitat have been provided under EPBC 2008/4601. These offsets have been fulfilled by LWP Property Group Pty Ltd on behalf of the Northern Corridor Developments Ltd, prior to land sale of Lot 2018 to the Department of Education.

The Development will cause the destruction of actual or potential habitat for other fauna species. Clearing will potentially cause mortality or forced relocation away from the Development Area of individuals, if present. The vegetation is not considered to be significant habitat for any species other than potentially Carnaby's Black Cockatoo. Nevertheless, management measures to be implemented to mitigate potential impact include vegetation clearing to be undertaken in stages to facilitate the movement of fauna species into the surrounding vegetation (where present), and a fauna relocation program will be undertaken prior to commencement of each stage. A fauna handler will also be present at all times during vegetation clearing to facilitate the capture and relocation of fauna.

3.3 Potential impact to any rare flora

Principle (c): Native vegetation should not be cleared if it includes, or is necessary for the continued existence of Rare flora.

No Rare flora species have been recorded in the Development Area (ELA 2017a, b); therefore the Development is not considered to be at variance with this Principle.

3.4 Potential of any threatened ecological communities

Principle (d): Native vegetation should not be cleared if it comprises the whole, or part of, or is necessary for the maintenance of a threatened ecological community (TEC).

Banksia species are present at the Development Area, however there are no State-listed TECs present in the Development Area.

3.5 Significance as a remnant of native vegetation in the area that has been extensively cleared

Principle (e): Native vegetation should not be cleared if it is significant as remnant vegetation in an area that has been extensively cleared.

The Development Area intersects one vegetation association defined by Shepherd et al. (2002), Guilderton 949 (bLi) – Low Woodland *Banksia*. The Development Area contains 0.7% of the current extent of Guilderton 949 (bLi) within the Swan Coastal Plain sub-region (Government of WA 2016). A total of 1,110.88 ha (33.1%) of Guilderton vegetation association 949 remains on the Swan Coastal Plain.

The State Government is committed to the National Objectives and Targets for Biodiversity Conservation (Commonwealth of Australia 2001) that includes a target that prevents a clearance of ecological communities with an extent below 30% of that present prior to European settlement. The Development will not reduce the extent of this vegetation community below 30% of its pre-European extent.

3.6 Impact on any watercourses and/or wetlands

Principle (f): Native vegetation should not be cleared if it is growing in, or in association with, an environment associated with a watercourse or wetland.

There are no watercourses or wetlands located within the Development Area. The closest wetland is Carbooda Lake, approximately 2.3 km to the east. Given the separation distance of the Development Area to the nearest watercourse/wetland, and the nature of the Development, the Development is not anticipated to have an impact to any watercourses or wetlands.

3.7 Potential to cause appreciable land degradation

Principle (g): Native vegetation should not be cleared if the clearing of vegetation is likely to cause appreciable land degradation.

The Development Area will be cleared for construction of the Secondary School. The potential impacts of clearing and construction, such as land degradation from erosion and sedimentation, will be managed by undertaking the standard avoidance and mitigation measures applicable to construction activities, such as the installation of wind fencing around the perimeter of the site. Given the timeframe between vegetation clearance and development on the site is relatively short, it is unlikely the proposed clearing will result in significant wind erosion. The occurrence of 27 weed species within the Development Area has implications for the spread of weeds. The Development Area has native vegetation present adjacent to its eastern boundary (however, this site is anticipated to be cleared in the future as part of the proposed City of Wanneroo Public Open Space development; see Section 1.2). However, until the neighbouring development is undertaken, the risk of weed spread into remnant vegetation will be managed by implementing weed management and hygiene measures during vegetation clearing and construction. The Development is not anticipated to cause appreciable land degradation.

3.8 Potential to impact on the environmental values of adjacent or nearby conservation areas

Principle (h): Native vegetation should not be cleared if the clearing of the vegetation is likely to have an impact on the environmental values of any adjacent or nearby conservation area.

There are no Bush Forever Sites or conservation areas within or adjacent to the Development Area. The closest Bush Forever Sites are Site 383 (Neerabup National Park), 1.2 km to the east and Site 397 (Coastal Strip from Wilbinga to Mindarie), 1.8 km to the west of the Development Area. Given the separation distance, the Development is not anticipated to impact any environmental values of conservation areas.

3.9 Potential deterioration in the quality of surface or underground water

Principle (i): Native vegetation should not be cleared if the clearing of the vegetation is likely to cause deterioration in the quality of surface or underground water.

There are no watercourses or wetlands located within the Development Area. The closest water features are Carbooda Lake (Resource Enhancement Category Wetland) and Nowergup Lake (Conservation Category Wetland), located 2.3 km to the north-east and 3.1 km to the east respectively.

Given the distance to the closest surface water body, the Development is not considered likely to cause deterioration to the quality of the surface water in the vicinity of the Development Area.

The depth to the groundwater within the Development Area varies between 48 and 50 m (Department of Water 2017). The soils of the Development Area are porous and are Karrakatta Sands, hence it is likely that the surface water rapidly infiltrates the soil, though large rainfall events are likely to result in surface run off. Appropriate chemical and hydrocarbon storage and handling will ensure protection of groundwater and surface water quality during the vegetation clearing and construction.

3.10 Potential of clearing to cause, or exacerbate, the incidence of flooding

Principle (j): Native vegetation should not be cleared if the clearing of vegetation is likely to cause, or exacerbate, the incidence of flooding.

The Development is considered unlikely to cause or exacerbate the incidence of flooding. The Development Area is flat, reducing the chance of water pooling. There are no watercourses or wetlands located within the Development Area. The soils of the Development Area are porous Karrakatta Sands; hence it is likely that the surface water would rapidly infiltrate the soil rather than form sheet flow (with the exception of large rainfall events, which are likely to result in some surface run off). Stormwater drainage would be managed through the design of the school. The Development is not anticipated to significantly alter drainage flows or overland sheet flow.

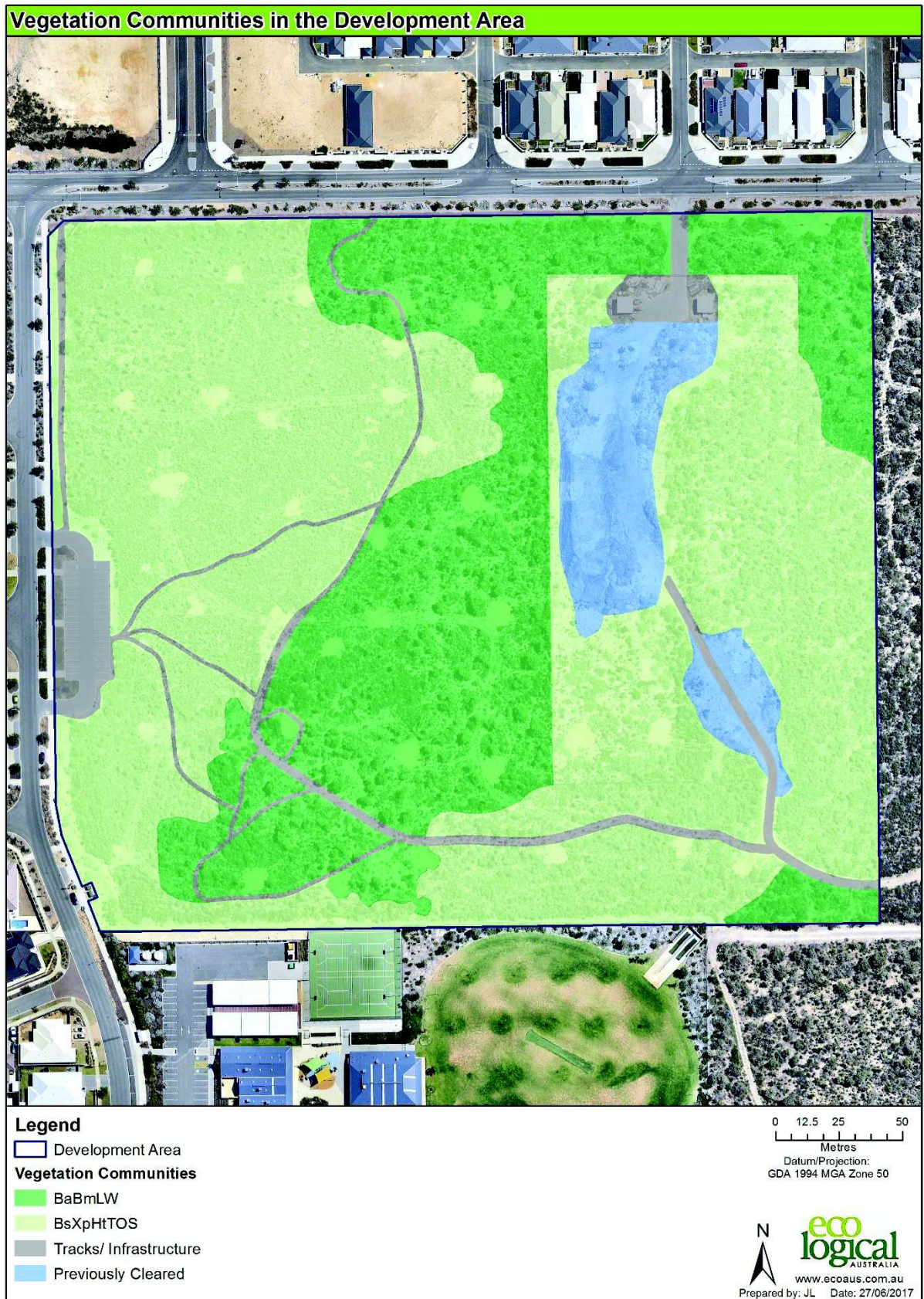


Figure 3: Vegetation communities, tracks, infrastructure and previously cleared areas in the Development Area.

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