Government of Western Australia
Department of Water and Environmental Regulation

Clearing Permit Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 10888/3
Permit type:	Purpose permit
Applicant name:	Australia Western Railroad Pty Ltd
Application received:	27 January 2026
Application area:	1.324 hectares of native vegetation
Purpose of clearing:	Expansion of rail depot operations
Method of clearing:	Mechanical
Property:	Lot 511 on Deposited Plan 41203 Lot 512 on Deposited Plan 41203
Location (LGA area/s):	City of Kwinana
Localities (suburb/s):	Kwinana Beach

1.2. Description of clearing activities

This amendment is to increase the area authorised to be cleared by 0.034 hectares within Lot 512 on Deposited Plan 41203, Kwinana Rail Depot, to facilitate the expansion of rail depot operations into undeveloped areas of land. The application was revised during the assessment process from clearing an additional 1.26 hectares of native vegetation to 0.034 hectares. The additional clearing is required to support associated rail depot infrastructure and operational facilities. The entire clearing permit footprint sought under CPS 10888/3 is 1.324 hectares (see Figure 1 and 2, Section 1.5).

CPS 10888/2 authorised the clearing of 1.29 hectares of native vegetation across Lots 511 and 512 to expand rail depot operations, including construction of an asset team yard, site entry boom gate, workshops and a rail crossing.

1.3. Decision on application

Decision:	Granted
Decision date:	29 September 2026
Decision area:	1.324 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit amendment application was submitted, accepted, assessed and determined in accordance with sections 51E and 51O of the *Environmental Protection Act 1986* (EP Act). The Department of Water and Environmental Regulation (DWER) advertised the application for 21 days and 1 submission was received. Consideration of matters raised in the public submission are summarised in Appendix A.

In making this decision, the Delegated Officer had regard for:

- avoidance and minimisation actions implemented by the applicant (see section 3.1);
- relevant planning instruments and any other matters considered relevant to the assessment (see Section 3);

- site characteristics (see Appendix B);
- photographs supplied by the applicant (see Appendix D);
- relevant datasets (see Appendix E.1); and
- the clearing principles set out in Schedule 5 of the EP Act (see Appendix C).

In addition, the Delegated Officer also took into consideration the following when making the decision to grant the clearing permit application:

- the previous assessment was undertaken less than two years ago, and the additional area represents a 0.034-hectare increase;
- that during the assessment process, the applicant reduced the clearing area from 1.26 hectares to 0.034 hectares to avoid and minimise impacts to environmental values.

A review of current environmental information determined that the assessment against the clearing principles has not changed from that undertaken for CPS 10888/1, and that the current conditions of CPS 10888/2 are sufficient in managing and mitigating the impacts of the clearing. The Delegated Officer decided to grant an amended clearing permit.

1.5. Site map



Figure 1 Map of the application area

The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

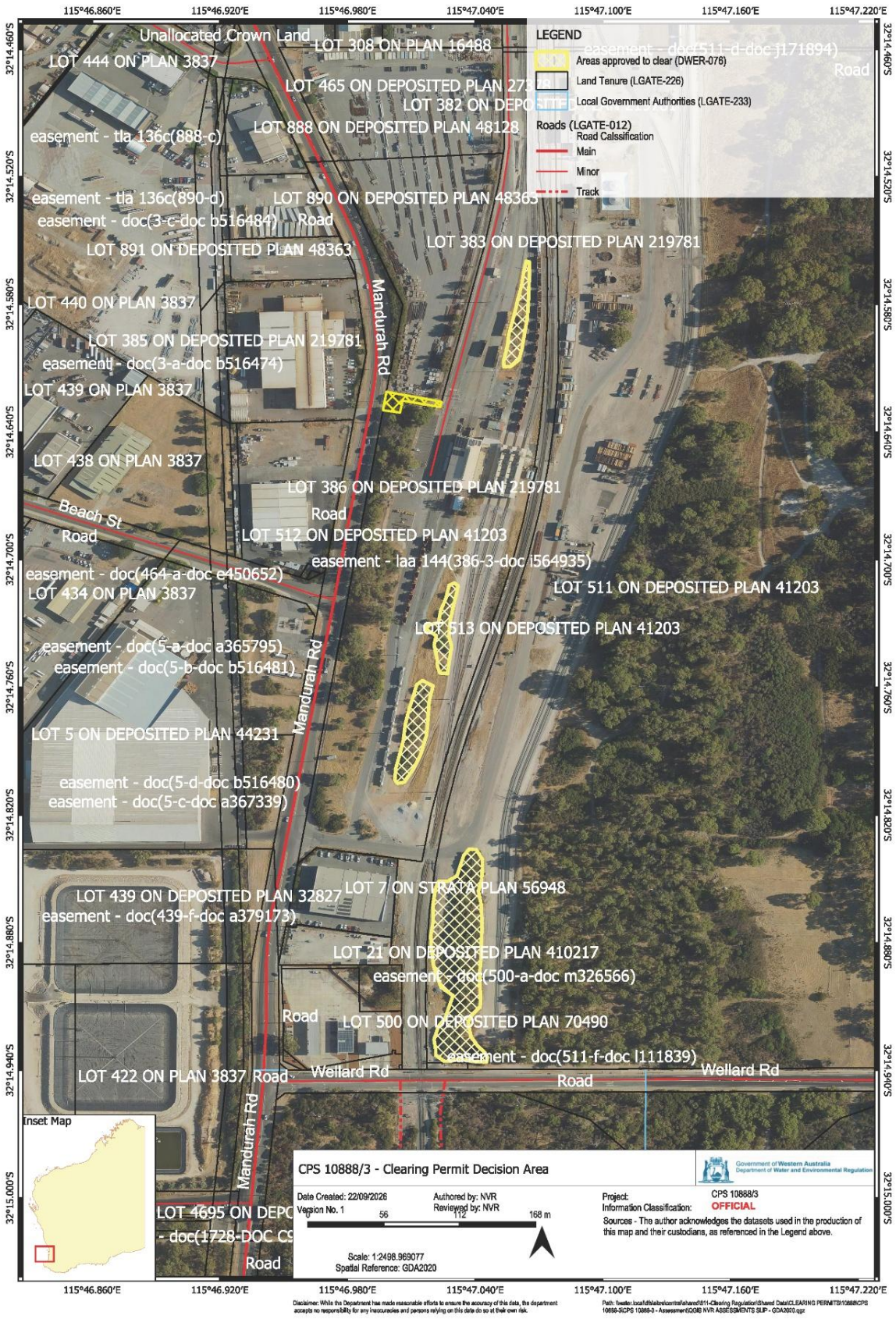


Figure 2 Map of the application area

The area crosshatched yellow indicates the area authorised to be cleared under the granted clearing permit.

2 Legislative context

The clearing of native vegetation in Western Australia is regulated under the EP Act and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations).

In addition to the matters considered in accordance with section 51O of the EP Act (see Section 1.4), the Delegated Officer has also had regard to the objects and principles under section 4A of the EP Act, particularly:

- the precautionary principle
- the principle of intergenerational equity
- the principle of the conservation of biological diversity and ecological integrity.

Other legislation of relevance for this assessment include:

- *Biodiversity Conservation Act 2016* (WA) (BC Act)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013)
- *Procedure: Native vegetation clearing permits* (DWER, October 2019)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – *Terrestrial Fauna Surveys for Environmental Impact Assessment* (EPA, 2016)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant supplied the following information to demonstrate consideration of avoidance and minimisation measures (Australia Western Railroad Pty Ltd, 2026; JBS&G, 2026):

- the location of the proposed clearing area has been selected with consideration of the existing environment and condition of native vegetation;
- the amendment application was revised during the assessment process from 1.26 hectares to 0.034 hectares, following the removal of an area previously proposed for a laydown area and no longer required;
- the development footprint has been located within degraded areas, as far as practicable;
- the development has avoided areas of Threatened Ecological Communities (TECs) and areas that may provide potentially suitable breeding habitat for black cockatoos;
- the proposed clearing area is located within a broader area of historically cleared and industrially developed land, and incidental impacts to the surrounding environment are not expected;
  the vegetation required to be cleared will be clearly marked prior to clearing to avoid impacts to retained vegetation;
- management actions will include:
  - a suitably qualified wildlife spotter/handler will be on call during clearing works;
  - cleared areas will be stabilised using methods such as wetting, mulching, or other suitable sealing material;
  - dust and hygiene measures will be implemented during clearing works to minimise impacts to retained vegetation and fauna in the surrounding area.

Noting the location and condition of the proposed clearing area, and the avoidance and mitigation measures proposed, the Delegated Officer was satisfied that the applicant has undertaken reasonable measures to avoid and minimise potential impacts of the proposed clearing on environmental values.

3.2. Assessment of impacts on environmental values

A review of current environmental information (Appendix B) reveals that the assessment against the clearing principles has not changed from the Clearing Permit Decision Report CPS 10888/1. The additional clearing is therefore not expected to result in any additional impacts to environmental values beyond those previously assessed. The Delegated Officer considers that the existing conditions on Permit CPS 10888/1 are sufficient in mitigating and managing the impacts of the clearing and determined that the proposed amendment to CPS 10888/1 is unlikely to lead to an unacceptable risk to the environment.

Assessment relating to additional area:
The proposed amendment to CPS 10888/2 includes an additional clearing area of 0.034 hectares (Figure 3).

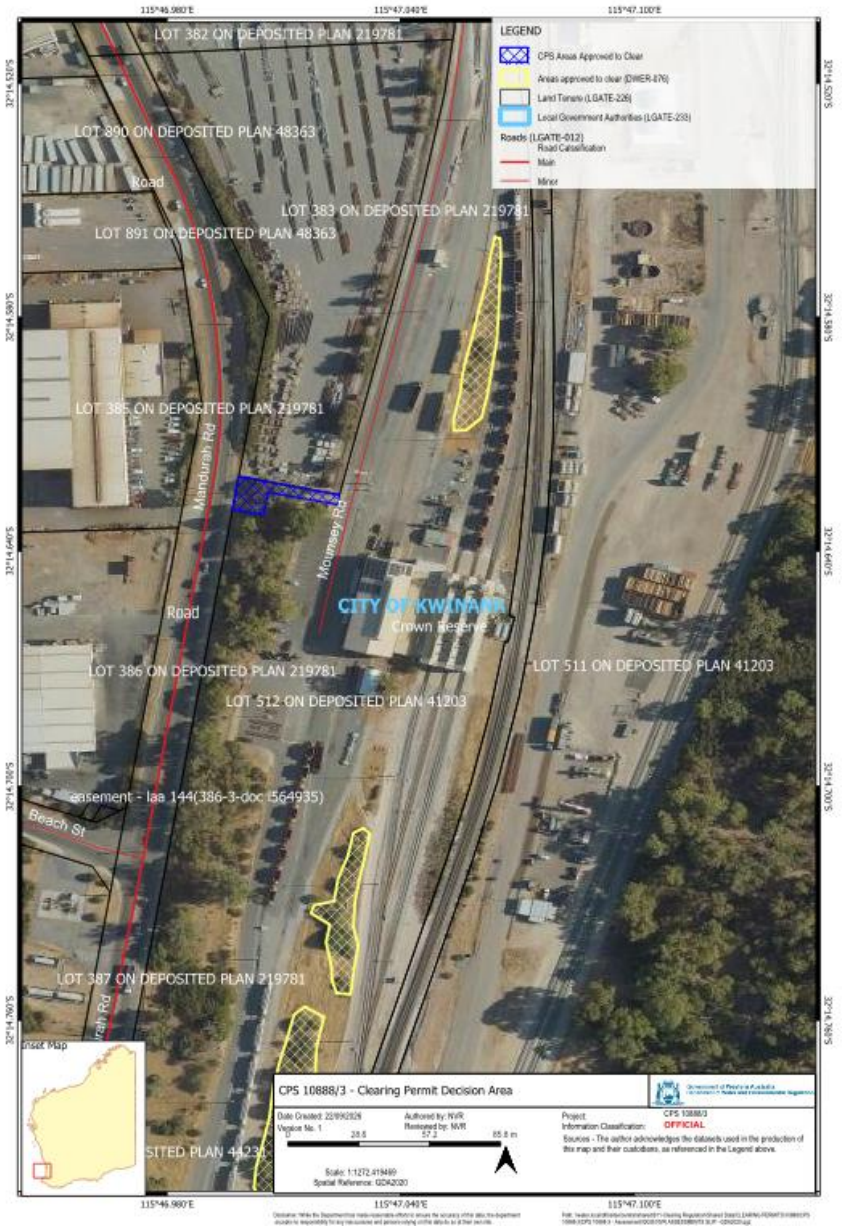


Figure 3: A representation of the area approved under CPS 10888/2 (cross-hatched yellow) and the additional area proposed for clearing under CPS 10888/3 (cross-hatched blue).

Consideration of potential impacts to black cockatoos was undertaken as part of the amendment assessment, as detailed below:

Black Cockatoos

A review of available data identified records of Carnaby's cockatoo (*Zanda latirostris*), forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*) and Baudin's cockatoo (*Zanda baudinii*) within the local area. The application area is within the known range of Carnaby's cockatoo and forest red-tailed black cockatoo and is approximately 4.8 kilometres northeast of the mapped range of Baudin's cockatoo.

A targeted black cockatoo habitat assessment undertaken by Focused Vision Consulting (2023) identified no confirmed breeding habitat or evidence of breeding or roosting by black cockatoos within the application area. No trees containing suitable breeding hollows were recorded within the additional clearing area.

The revised 0.034-hectare amendment area contains one medium marri (*Corymbia calophylla*) and five sheoak (*Allocasuarina fraseriana*) trees (see Appendix E). While these species may provide a food resource for black cockatoos, the vegetation is in degraded to completely degraded condition, with very minimal foraging value present. Further, no evidence of black cockatoo foraging was recorded within the application area (Bamford, 2024; DAWE, 2022; Focused Vision Consulting, 2023; JBS&G, 2026; Shah, B, 2006). The marri tree is a medium sized tree with very minimal calorific value, and the five sheoak trees provide minimal secondary foraging habitat for black

cockatoos, with better quality foraging habitat present within less build up areas towards the east of the application area.

Conclusion
Noting the small extent of the additional clearing, degraded to completely degraded condition of the vegetation, absence of breeding or roosting habitat and availability of remnant vegetation in the surrounding area, the additional 0.034 hectares is not considered to comprise significant habitat for black cockatoos. The proposed amendment is therefore unlikely to result in a significant impact to black cockatoos or result in a significant residual impact requiring an environmental offset.

Conditions
No additional fauna management conditions required.

3.3. Relevant planning instruments and other matters

Local Government Approvals

DWER contacted the City of Kwinana asking for advice regarding this amendment, and no comment was received. The City's previous advise still applies, the vegetation proposed to be cleared is wholly located within a Regional Reserve for Railways under the Metropolitan Region Scheme (MRS), which means the clearing/development is exempt from requiring planning approval under the City's LPS2. The amendment area is located within the same rail depot landholding and is associated with the same rail depot operations (City of Kwinana, 2022).

Contaminated Sites

The proposed clearing area falls within a mapped contaminated site. Previous advice from DWER's Contaminated Sites branch for CPS 10888/1 noted that the site was considered suitable for ongoing commercial/industrial land use and that DWER had no objection to the proposed clearing from a contamination perspective (DWER, 2026).

As part of the amendment assessment, DWER sought advice from the Contaminated Sites branch regarding whether the revised clearing footprint intersects with identified impacted areas and whether the previous contamination advice remained applicable. The Contaminated Sites branch advised that, based on available information, the revised clearing footprint does not appear to intersect impacted areas. The Contaminated Sites branch further advised that, consistent with previous advice, the site is considered suitable for ongoing commercial/industrial land use and that the department has no objection to the proposed clearing from a contamination perspective (DWER, 2026).

Aboriginal Sites of Significance

It is the permit holder's responsibility to comply with the *Aboriginal Heritage Act 1972* (WA) and ensure that no Aboriginal Sites of Significance are damaged through the clearing process.

End

Appendix A. Details of public submissions

Summary of comments	Consideration of comment
Clearing of tuart woodland and request for an offset (Submission, 2026): • the proposed clearing will remove tuart woodland in an area subject to substantial historical clearing and industrial development and contribute to the trend of land development; • an offset should be required to compensate for the loss of Tuart woodland and contribute to the protection of similar vegetation in the local area.	During the assessment, the applicant revised the amendment area from 1.26 hectares to 0.034 hectares, avoiding impacts to the Tuart Woodland TEC. Although the revised application area is mapped within Tuart woodland TEC, the vegetation to be cleared does not meet the diagnostic criteria for the TEC, nor is it mapped within the TEC. No tuart trees are proposed to be cleared under the revised application area. The extent of remnant vegetation within the local area and mapped vegetation complex remains above relevant biodiversity conservation targets. A review of the environmental values within the revised 0.034-hectare area determined that the proposed clearing would not result in a significant residual impact requiring an environmental offset (refer section 3.2 for further details).

Appendix B. Site characteristics

C.1. Site characteristics

The vegetation description and condition of the additional clearing site are detailed below. All other site characteristics are similar to CPS 10888/1 and can be found in the Clearing Permit Decision Report CPS 10888/1.

Characteristic	Details
Vegetation description and condition	A vegetation survey undertaken by JBS&G (2026) indicates that vegetation within the additional areas proposed to be cleared under the amendment application consists of *Acacia rostellifera, Allocasuarina fraseriana,* and *Corymbia calophylla* with no recorded *Eucalyptus gomphocephala.* The application area is mapped within: Tuart Woodland - *Eucalyptus gomphocephala* woodland over *Acacia rostellifera* tall open shrubland over weeds, inconsistent with the surveyed vegetation. The vegetation type is broadly consistent with the mapped vegetation complex occurring across the proposed clearing area, being: • Quindalup Complex (55), described as a coastal dune complex consisting mainly of the strand and fore-dune alliance and the mobile and stable dune alliance. Local variations include low closed forest of *Melaleuca lanceolata* (Rottnest Teatree) and *Callitris preissii* (Rottnest Island Pine), closed scrub of *Acacia rostellifera* (Summer-scented Wattle), and low closed *Agonis flexuosa* (Peppermint) forest of Geographe Bay (Heddle et al., 1980). The mapped vegetation type retains approximately 61 per cent of their original extents respectively (Government of Western Australia, 2019). JBS&G (2026) and Focused Vision Consulting (2023) indicates the vegetation within the proposed clearing area is in Degraded to Completely Degraded (Keighery, 1994) condition, described as: • Degraded - Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.

Characteristic	Details
	• Completely degraded - The structure of the vegetation is no longer intact, and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs. Photographs of the vegetation are available in Appendix D.

Appendix C. Assessment against the clearing principles

A review of current environmental information determined that the assessment against the clearing principles has not changed from that undertaken for CPS 10888/1. The additional 0.034 hectares proposed to be cleared does not alter the previous assessment against any of the clearing principles.

The assessment against the clearing principles provided in the Clearing Permit Decision Report for CPS 10888/1 therefore remains applicable to this amendment.

Appendix D. Vegetation condition rating scale

Vegetation condition is a rating given to a defined area of vegetation to categorise and rank disturbance related to human activities. The rating refers to the degree of change in the vegetation structure, density and species present in relation to undisturbed vegetation of the same type. The degree of disturbance impacts upon the vegetation's ability to regenerate. Disturbance at a site can be a cumulative effect from a number of interacting disturbance types. Considering its location, the scale below was used to measure the condition of the vegetation proposed to be cleared. This scale has been extracted from Keighery (1994).

Measuring vegetation condition for the South West and Interzone Botanical Province (Keighery, 1994)

Condition	Description
Pristine	Pristine or nearly so, no obvious signs of disturbance.
Excellent	Vegetation structure intact, with disturbance affecting individual species; weeds are non-aggressive species.
Very good	Vegetation structure altered, with obvious signs of disturbance. For example, disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and/or grazing.
Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and/or grazing.
Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and/or grazing.
Completely degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees or shrubs.

Appendix E. Photographs of the vegetation



Figure 2: Photographs supplied by the applicant (JBS&G, 2026)

Upper: left: Acacia rostelifera; middle and right: Allocasuraina fraseriana

Lower: left: Allocasuraina fraseriana; middle: Corymbia calophylla; right: dead vegetation

Appendix F. Sources of information

F.1. GIS databases

Publicly available GIS Databases used (sourced from www.data.wa.gov.au):

- 10 Metre Contours (DPIRD-073)
- Aboriginal Heritage Places (DPLH-001)
- Aboriginal Heritage Places (DPLH-001)
- Cadastre (LGATE-218)
- Cadastre Address (LGATE-002)
- Contours (DPIRD-073)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Groundwater Salinity Statewide (DWER-026)
- Hydrography – Inland Waters – Waterlines
- Hydrological Zones of Western Australia (DPIRD-069)

- IBRA Vegetation Statistics
- Imagery
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Offsets Register – Offsets (DWER-078)
- Pre-European Vegetation Statistics
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- Remnant Vegetation, All Areas
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Flood Risk (DPIRD-007)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality – Subsurface Acidification Risk (DPIRD-011)
- Soil Landscape Land Quality – Water Erosion Risk (DPIRD-013)
- Soil Landscape Land Quality – Water Repellence Risk (DPIRD-014)
- Soil Landscape Land Quality – Waterlogging Risk (DPIRD-015)
- Soil Landscape Land Quality – Wind Erosion Risk (DPIRD-016)
- Soil Landscape Mapping – Best Available
- Soil Landscape Mapping – Systems
- Wheatbelt Wetlands Stage 1 (DBCA-021)

Restricted GIS Databases used:

- ICMS (Incident Complaints Management System) – Points and Polygons
- Threatened Flora (TPFL)
- Threatened Flora (WAHerb)
- Threatened Fauna
- Threatened Ecological Communities and Priority Ecological Communities
- Threatened Ecological Communities and Priority Ecological Communities (Buffers)

F.2. References

Australia Western Railroad Pty Ltd (2026) *Clearing permit application CPS 10888/3*, received 15 September 2026 (DWER Ref: DWERDT1396167).

Bamford Consulting Ecologists (2024) *Black Cockatoos: Assessment of foraging values*. Viewed 21 September 2026. Available from: https://ecologists.bamford.id.au/ecological-consulting/black-cockatoos

City of Kwinana (2022) *Advice concerning CPS 9807/1.* Received 12 September 2022. DWER Ref: DWERDT657728

Commonwealth of Australia (2001) *National Objectives and Targets for Biodiversity Conservation 2001-2005*, Canberra.

Department of Agriculture, Water and the Environment (DAWE) (2022) *Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black cockatoo*. Australian Government, Canberra. Viewed 21 September 2026. Available from: https://www.dcceew.gov.au/sites/default/files/documents/referral-guideline-3-wa-threatened-black-cockatoo-species-2022.pdf

Department of Environment Regulation (DER) (2013). *A guide to the assessment of applications to clear native vegetation*. Perth. Available from: https://www.der.wa.gov.au/images/documents/your-environment/native-vegetation/Guidelines/Guide2_assessment_native_veg.pdf.

Department of Primary Industries and Regional Development (DPIRD) (2019). *NRInfo Digital Mapping. Department of Primary Industries and Regional Development.* Government of Western Australia. URL: https://maps.agric.wa.gov.au/nrm-info/

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Focused Vision Consulting (2023) *Attachment 4: Detailed Biological Assessment – Kwinana Depot Expansion.* Received 27 January 2026. DWER Ref: DWERDT1397923

Government of Western Australia (2019) *2018 South West Vegetation Complex Statistics. Current as of March 2019*. WA Department of Biodiversity, Conservation and Attractions, Perth, https://catalogue.data.wa.gov.au/dataset/dbca

Government of Western Australia. (2019) *2018 Statewide Vegetation Statistics incorporating the CAR Reserve Analysis (Full Report). Current as of March 2019.* WA Department of Biodiversity, Conservation and Attractions. https://catalogue.data.wa.gov.au/dataset/dbca-statewide-vegetation-statistics

Heddle, E. M., Loneragan, O. W., and Havel, J. J. (1980) *Vegetation Complexes of the Darling System, Western Australia*. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.

JBS&G (2026) *Supporting information for clearing permit application CPS 10888/3 amendment application,* received 15 September 2026 (DWER Ref: DWERDT1396167).

Keighery, B.J. (1994) *Bushland Plant Survey: A Guide to Plant Community Survey for the Community*. Wildflower Society of WA (Inc). Nedlands, Western Australia.

Mattiske, E.M. and Havel, J.J. (1998) *Vegetation Complexes of the South-west Forest Region of Western Australia.* Maps and report prepared as part of the Regional Forest Agreement, Western Australia for the Department of Conservation and Land Management and Environment Australia.

Molloy, S., Wood, J., Hall, S., Wallrodt, S. and Whisson, G. (2009) *South West Regional Ecological Linkages Technical Report*, Western Australian Local Government Association and Department of Environment and Conservation, Perth.

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Shepherd, D.P., Beeston, G.R. and Hopkins, A.J.M. (2001) *Native Vegetation in Western Australia, Extent, Type and Status*. Resource Management Technical Report 249. Department of Agriculture, Western Australia.

Submission (2026) *Public submission in relation to clearing permit application CPS 10888/3.* Received 16 April 2026 (DWER Ref: DWERDT1308138).