GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11079/2

File Number: DWERVT18829

Duration of Permit: From 10 October 2025 to 10 October 2032

PERMIT HOLDER

Serenitas Communities Holdings Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 31 on Deposited Plan 423283, Vasse

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.85 hectares of *native vegetation* within the area cross-hatched yellow in Figure 1 of Schedule 1.

CONDITIONS

1. Period during which clearing is authorised

The permit holder must not clear any *native vegetation* after 10 October 2027.

2. Avoid, minimise, and reduce impacts and extent of clearing

In determining the *native vegetation* authorised to be cleared under this permit, the permit holder must apply the following principles, set out in descending order of preference:

(a) avoid the clearing of *native vegetation*;

(b) minimise the amount of *native vegetation* to be cleared; and

(c) reduce the impact of clearing on any environmental value.

3. Weed and dieback management

When undertaking any clearing authorised under this permit, the permit holder must take the following measures to minimise the risk of introduction and spread of *weeds* and *dieback*:

(a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;

(b) ensure that no known *dieback* or *weed*-affected soil, *mulch*, *fill*, or other material is brought into the area to be cleared; and

(c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.

4. The permit holder must:

(a) conduct clearing authorised under this permit in the direction of adjacent *native vegetation*; and

(b) allow a reasonable time for fauna present within the area being cleared to move into adjacent *native vegetation* ahead of the clearing activity.

5. Fauna Management - South western snake necked turtle

(a) Immediately prior to clearing authorised under this permit, the permit holder must:

(i) engage a *fauna specialist* to undertake a targeted search for snake-necked turtles (*Chelodina colliei*) within the area cross-hatched yellow in Figure 1 of Schedule 1.

(ii) where snake-necked turtles are identified under condition 5(a) of this Permit, engage a *fauna specialist* to remove and relocate South western snake-necked turtles to an area of *suitable habitat*.

(b) If a turtle(s) is identified under condition 5(a), clearing of an area must not occur within the south western snake necked turtle breeding season (October, November and December), unless a *fauna specialist* has undertaken a targeted search for active snake-necked turtle nest(s), and confirmed that no such nests are present in that area.

(b) If an active turtle nest(s) is identified in an area under condition 5(b), clearing of that area cannot occur during the south western snake necked turtle breeding season (October, November and December), unless a *fauna specialist* has confirmed that the snake-necked turtle nest is no longer in use.

6. Fauna management – western ringtail possums and south-western brush-tailed phascogales

(a) In relation to the area cross-hatched yellow in Figure 1 of Schedule 1, the permit holder must engage a *fauna specialist* to inspect that area, including all trees and any tree hollows present, within 24 hours prior to, and for the duration of clearing, for the presence of *Pseudocheirus occidentalis* (western ringtail possum(s)) and *Phascogale tapoatafa* (southwestern brush-tailed phascogales).

(b) Clearing activities must cease in any area where fauna referred to in condition 6(a) are identified until either:

(i) the western ringtail possum(s) and/or south-western brush-tailed phascogale individual(s) has moved on from that area to adjoining *suitable habitat*; or

(ii) the western ringtail possum(s) individua(s) has been removed by a *western ringtail possum specialist* and/or the south-western brush-tailed phascogale individual(s) has been removed by a *fauna specialist*

(c) Any western ringtail possum individuals removed in accordance with condition 6(b)(ii) of this permit must be relocated by a *western ringtail possum specialist* to *suitable habitat.*

(d) Any south-western brush-tailed phascogale individuals removed in accordance with condition 6(b)(ii) of this permit must be allowed to disperse into adjacent vegetation or must be relocated by a *fauna specialist* to *suitable habitat*.

(e) Where fauna is identified under condition 6(a) of this permit, the permit holder must provide the following records to the *CEO* as soon as practicable:

(i) the number of individuals identified;

(ii) the date each individual was identified;

(iii) the location where each individual was identified recorded using a Global Positioning System (GPS) unit set to Geocentric Datum Australia 2020(GDA2020), expressing the geographical coordinates in Eastings and Northings or decimal degrees;

(iv) the number of individuals removed and relocated;

(v) the date each individual was removed;

(vi) the method of removal;

(vii) the date each individual was relocated;

(viii) the location where each individual was relocated to, recorded using a GPS unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings or decimal degrees; and

(ix) details pertaining to the circumstances of any death of, or injury sustained by, an individual.

7. Revegetation – Mitigation planting

The Permit Holder must, within five years of undertaking clearing authorised under this permit:

(a) undertake deliberate *planting* of at least 1.7 hectares of *Corymbia calophylla* (marri) plants and at least 0.25 hectares of *Agonis flexuosa* (peppermint) plants within the area cross-hatched red in Figure 2 of Schedule 1;

(b) ensure only *local provenance* propagating material of plants are used;

(c) ensure *planting* is undertaken at the *optimal time*;

(d) undertake *weed* control and watering of *plantings* for at least three years post *planting*;

(e) the permit holder must, within 36 months of *planting* the *Corymbia calophylla* and *Agonis flexuosa* (peppermint) native plants in accordance with condition 7(a) of this permit;

(i) engage an *environmental specialist* to make a determination that at least 1.7 hectares of *Corymbia calophylla* (marri) plants and at least 0.25 hectares of *Agonis flexuosa* (peppermint) plants will survive; and

(ii) if the determination made by the *environmental specialist* under condition 7(e)(i) that at least 1.7 hectares of *Corymbia calophylla* (marri) plants and at least 0.25 hectares of *Agonis flexuosa* (peppermint) plants will not survive, the permit holder must plant additional *Corymbia calophylla* and *Agonis flexuosa* (peppermint) native plants that will result in at least 1.7 hectares of *Corymbia calophylla* (marri) plants and at least 0.25 hectares of *Agonis flexuosa* (peppermint) plants persisting within the area cross-hatched red in Figure 2 of Schedule 1.

(f) Where additional *planting* of *Corymbia calophylla* (marri) and *Agonis flexuosa* (peppermint) native plants is undertaken in accordance with condition 7(e)(ii), the permit holder must repeat the activities required by condition 7(b), 7(c), and 7(d) of this permit.

8. Records that must be kept

The permit holder must maintain records relating to the listed relevant matters in accordance with the specifications detailed in Table 1.

Table 1: Records that must be kept

No.	Relevant matter	Specifications
1.	In relation to the authorised clearing activities generally	(a) the species composition, structure, and density of the cleared area; (b) the location where the clearing occurred, recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) the date that the area was cleared; (d) the direction of the clearing; (e) the size of the area cleared (in hectares); and (f) actions taken to avoid, minimise, and reduce the impacts and extent of clearing in accordance with condition 2; and (g) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 3; (h) actions taken in accordance with condition 5 to mitigate impacts on the South western snake-necked turtles; and (i) actions taken to manage and mitigate impacts to western ringtail possums and south-western brush-tailed phascogales in accordance with condition 6.

No.	Relevant matter	Specifications
2.	In relation to *revegetation* pursuant to condition 7	(a) *Revegetation* activities undertaken in accordance with condition 7 of this permit including: (i) the date that *revegetation* activities commenced; (ii) the number of *Corymbia calophylla* and *Agonis flexuosa* plants planted; (iii) the area *revegetated* recorded using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (iv) *revegetation* actions taken; (v) *weed* control and watering activities undertaken; (vi) determination by an *environmental specialist* that the trees planted under condition 7(a) will survive and persist; and (vii) The date and activities undertaken where additional planting is required.

9. Reporting

(a) The Permit Holder must provide to the CEO on or before 30 June of each year, a written report:

(i) of records required under condition 8 of this Permit; and

(ii) concerning activities done by the Permit Holder under this Permit between 1 January to 31 December of the preceding calendar year.

(b) If no clearing authorised under this Permit has been undertaken, a written report confirming that no clearing under this Permit has been undertaken, must be provided to the CEO on or before 30 June of each year.

(c) Prior to 10 October 2032, the Permit Holder must provide to the CEO a written report of records required under condition 8 of this Permit where these records have not already been provided under condition 9(a) of this Permit.

DEFINITIONS

In this permit, the terms in Table 2 have the meanings defined.

Table 2: Definitions

Term	Definition
CEO	Chief Executive Officer of the department responsible for the administration of the clearing provisions under the *Environmental Protection Act 1986*.
clearing	has the meaning given under section 3(1) of the EP Act.

Term	Definition
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
dieback	means the effect of *Phytophthora* species on native vegetation.
department	means the department established under section 35 of the *Public Sector Management Act 1994* (WA) and designated as responsible for the administration of the EP Act, which includes Part V Division 3.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent, and has a minimum of 2 years work experience relevant to the type of environmental advice that an environmental specialist is required to provide under this permit, or who is approved by the CEO as a suitable
EP Act	*Environmental Protection Act 1986* (WA)
fauna specialist	means a person who holds a tertiary qualification specialising in environmental science or equivalent, and has a minimum of 2 years work experience in fauna identification and surveys of fauna native to the region being inspected or surveyed, or who is approved by the *CEO* as a suitable fauna specialist for the bioregion, and who holds a valid fauna licence issued under the *Biodiversity Conservation Act 2016*.
fill	means material used to increase the ground level, or to fill a depression.
local provenance	means native vegetation seeds and propagating material from natural sources within 50 kilometres and the same Interim Biogeographic Regionalisation for Australia (IBRA) subregion of the area cleared.
mulch	means the use of organic matter, wood chips or rocks to slow the movement of water across the soil surface and to reduce evaporation.
native vegetation	has the meaning given under section 3(1) and section 51A of the EP Act.
optimal time	optimal time means the period from May to July for undertaking planting.
planting	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species.
revegetate/ed/ion	means the re-establishment of a cover of local provenance native vegetation in an area using methods such as natural regeneration, direct seeding and/or planting, so that the species composition, structure and density is similar to pre-clearing vegetation types in that area
suitable habitat (south-western brush-tailed phascogale)	means habitat known to support south-western brush-tailed phascogale within the known current distribution of the species. This often includes dry sclerophyll forests and open woodlands, with hollow-bearing trees (usually eucalypts) and sparse understorey.
suitable habitat (western ringtail possum)	means habitat known to support western ringtail possums (*Pseudocheirus occidentalis*) within the known current distribution of the species, typically characterised by abundant foliage, presence of suitable nesting structures such as tree hollows, as well as high canopy cover and continuity. Known habitat includes peppermint (*Agonis flexuosa*) dominated woodlands, jarrah (*Eucalyptus marginata*) and marri (*Corymbia calophylla*) forests, riparian vegetation with a canopy of Bullich (*Eucalyptus megacarpa*) or flooded gum (*Eucalyptus rudis*), karri (*Eucalyptus diversicolor*) forests, sheoak (*Allocasuarina fraseriana*)

Term	Definition
	dominated woodlands, and other stands of myrtaceous trees growing near swamps, watercourses or floodplains.
Suitable habitat (South western snake necked turtle)	means habitat known to support *Chelodina colliei* within the known current distribution of the species, typically characterised by seasonal and permanent freshwater habitats including wetlands, lakes and rivers. They are also capable of living in urban and agricultural environments, such as urban lakes in the Perth metropolitan region, and farm dams (as long as there is sufficient habitat, food resources, and water quality).
weeds	means any plant – (a) that is a declared pest under section 22 of the *Biosecurity and Agriculture Management Act 2007*; or (b) published in a Department of Biodiversity, Conservation and Attractions species-led ecological impact and invasiveness ranking summary, regardless of ranking; or (c) not indigenous to the area concerned.
western ringtail possum specialist	means a *fauna specialist* who holds a tertiary qualification specialising in environmental science or equivalent, has a minimum of two years of work experience in western ringtail possum (*Pseudocheirus occidentalis*) identification, surveys of western ringtail possums and capture and handling of western ringtail possums, and holds a valid fauna licence issued under the *Biodiversity Conservation Act 2016*.

END OF CONDITIONS



Meenu Vitarana
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

21 October 2026

SCHEDULE 1

The boundary of the area authorised to be cleared is shown in the map below (Figure 1).

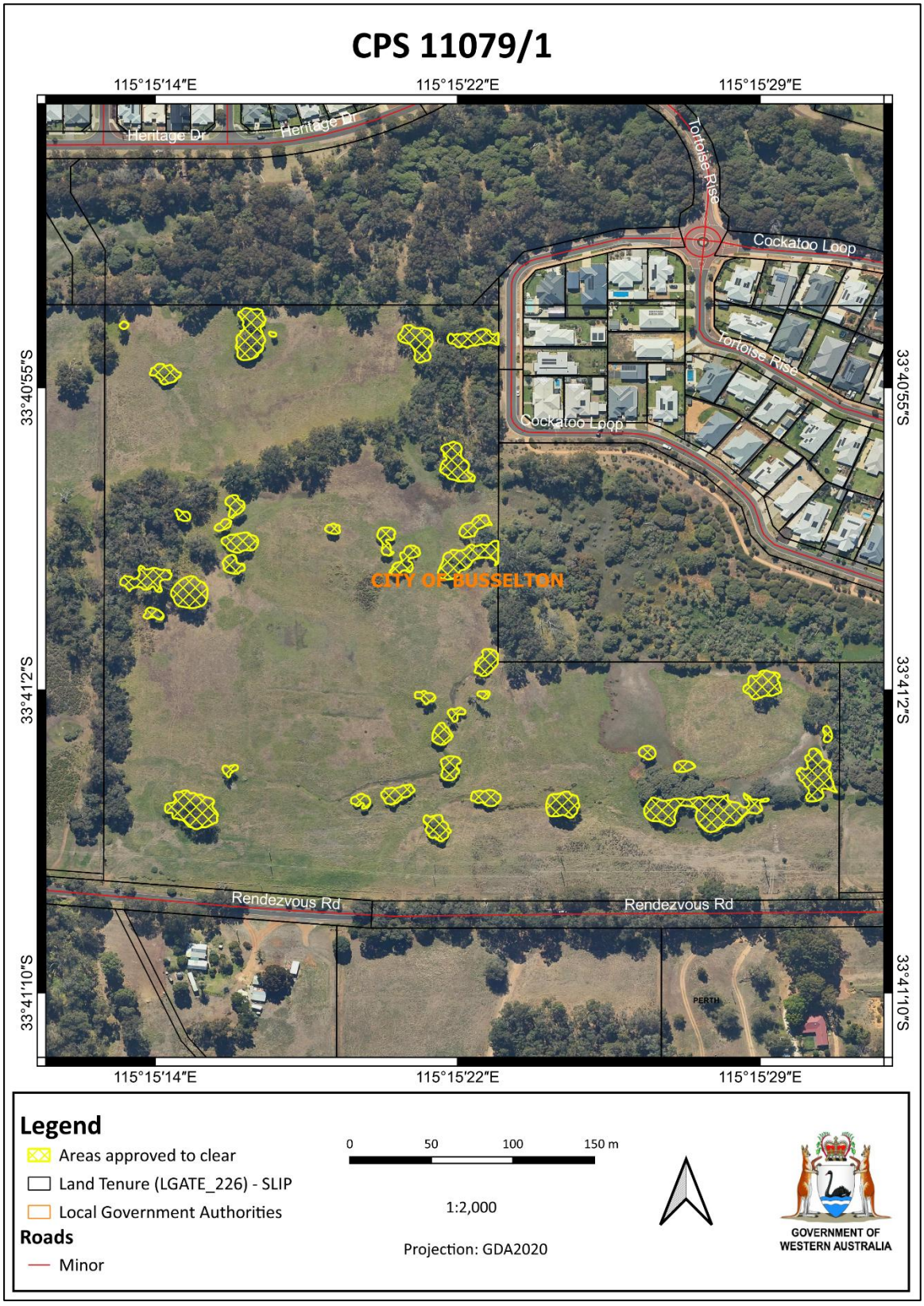


Figure 1: Map of the boundary of the area within which clearing may occur



Figure 2: Map of the boundary of the area within which conditions apply