GOVERNMENT OF
WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: CPS 11335/1

File Number: DWERVT20415

Duration of Permit: From 3 September 2026 to 3 September 2033

PERMIT HOLDER

Shire of Serpentine Jarrahdale

LAND ON WHICH CLEARING IS TO BE DONE

Lot 151 on Deposited Plan 13067, Byford

Lot 58 on Deposited Plan 13067, Byford

AUTHORISED ACTIVITY

The permit holder must not clear more than 27 native trees within the areas 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 3 September 2028.

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. On-site *rehabilitation*

(a) Within 24 months of the commencement of *clearing* authorised under this permit and no later than 3 September 2029, the permit holder must *revegetate* and *rehabilitate* 0.46 hectares of *native vegetation* within the areas cross-hatched red in Figure 2 of Schedule 1, with species that are representative of the *Guildford vegetation complex*.

(b) In undertaking the *revegetation* and *rehabilitation* required under *condition* 4(a) of this permit, the permit holder must:

(i) rip or bore the ground to remove soil compaction prior to *revegetating* and *rehabilitating* the areas cross-hatched red in Figure 2 of Schedule 1;

(ii) ensure only *local provenance* seeds and propagating material are used;

(iii) undertake *revegetation* and *rehabilitation* activities at an *optimal time* with *native vegetation*;

(iv) undertake *weed* control activities and watering to achieve the minimum completion criteria specified in Table 3 of Schedule 2;

(v) establish at least two 10 x 10 metre quadrats within the *revegetation* and *rehabilitation* areas, in the areas cross-hatched red in Figure 2 of Schedule 1;

(vi) engage an *environmental specialist* to monitor quadrats specified in *condition* 4(b)(v) annually until the completion criteria, outlined in Table 3 of Schedule 2, have been met and maintained for a minimum of two years.

(vii) if the monitoring required under *condition* 4(b)(vi) indicates that the completion criteria outlined in Table 3 of Schedule 2 have not been met, undertake remedial actions, including:

(i) deliberately *planting native vegetation* within the areas cross-hatched red in Figure 2 of Schedule 1, that will result in the completion criteria specified in Table 3 of Schedule 2 being met, ensuring only *local provenance* seeds and propagating material are used;

(ii) undertake additional *weed* control activities;

(iii) continue the annual monitoring of *revegetation* and *rehabilitation* areas, in the areas cross-hatched red in Figure 2 of Schedule 1, by an *environmental specialist* until the completion criteria outlined in Table 3 of Schedule 2, are met and maintained for a minimum of two years.

(c) Where an *environmental specialist* has determined that the completion criteria outlined in Table 3 of Schedule 2 have been met, that report is to be provided to the *CEO*.

(d) If the *CEO* does not agree with the determinations made by an *environmental specialist* under *condition* 4(c) of this permit, the *CEO* may require the permit holder to repeat the required actions under *condition* 4(a) and 4(b) of this permit.

5. Offset – Rehabilitation

(a) Within 24 months of the commencement of *clearing* authorised under this permit and no later than 3 September 2029, the permit holder must *revegetate* and *rehabilitate* 0.26 hectares of *native vegetation* within the areas cross-hatched red in Figure 3 of Schedule 1, with species that are representative of the *Guildford vegetation complex*.

(b) In undertaking the *revegetation* and *rehabilitation* required under *condition* 5(a) of this permit, the permit holder must:

(i) rip or bore the ground to remove soil compaction prior to *revegetating* and *rehabilitating* the areas cross-hatched red in Figure 3 of Schedule 1;

(ii) ensure only *local provenance* seeds and propagating material are used;

(iii) undertake *revegetation* and *rehabilitation* activities at an *optimal time* with *native vegetation*;

(iv) undertake *weed* control activities and watering to achieve the minimum completion criteria specified in Table 3 of Schedule 2;

(v) establish at least two 10 x 10 metre quadrats within the *revegetation* and *rehabilitation* areas, in the areas cross-hatched red in Figure 3 of Schedule 1;

(vi) engage an *environmental specialist* to monitor quadrats specified in *condition* 5(b)(v) annually until the completion criteria, outlined in Table 3 of Schedule 2, have been met and maintained for a minimum of two years.

(vii) if the monitoring required under *condition* 5(b)(vi) indicates that the completion criteria outlined in Table 3 of Schedule 2 have not been met, undertake remedial actions, including:

(i) deliberately *planting native vegetation* within the areas cross-hatched red in Figure 3 of Schedule 1, that will result in the completion criteria specified in Table 3 of Schedule 2 being met, ensuring only *local provenance* seeds and propagating material are used;

(ii) undertake additional *weed* control activities;

(iii) continue the annual monitoring of *revegetation* and *rehabilitation* areas, in the areas cross-hatched red in Figure 3 of Schedule 1, by an *environmental specialist* until the completion criteria outlined in Table 3 of Schedule 2, are met and maintained for a minimum of two years.

(c) Where an *environmental specialist* has determined that the completion criteria outlined in Table 3 of Schedule 2 have been met, that report is to be provided to the *CEO*.

(d) If the *CEO* does not agree with the determinations made by an *environmental specialist* under *condition* 5(c) of this permit, the *CEO* may require the permit holder to repeat the required actions under *condition* 5(a) and 5(b) of this permit.

6. 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 size of the area cleared (in hectares); (e) actions taken to avoid, minimise, and reduce the impacts and extent of *clearing* in accordance with condition 2; and (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with condition 3.
2.	In relation to *rehabilitation* and *revegetation* pursuant to condition 4	(a) the date that *rehabilitation* and *revegetation* works began; (b) the boundaries of the area *rehabilitated* and *revegetated,* using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in Eastings and Northings; (c) a description of the *rehabilitation* and *revegetation* activities undertaken, including actions taken to implement *weed* control and watering; (d) a list of the *native vegetation* species planted; (e) a description of any remediation works undertaken pursuant to *condition* 4(b)(vii); (f) the date that completion criteria were considered to be met; and (g) a copy of the *environmental specialist*'s monitoring report and determination, pursuant to *condition* 4(c).
3.	In relation to *rehabilitation* and *revegetation* pursuant to condition 5	(a) the date that *rehabilitation* and *revegetation* works began; (b) the boundaries of the area *rehabilitated* and *revegetated,* using a Global Positioning System (GPS) unit set to GDA2020, expressing the geographical coordinates in

No.	Relevant matter	Specifications
		Eastings and Northings; (c) a description of the *rehabilitation* and *revegetation* activities undertaken, including actions taken to implement *weed* control and watering; (d) a list of the *native vegetation* species planted; (e) a description of any remediation works undertaken pursuant to *condition* 5(b)(vii); (f) the date that completion criteria were considered to be met; and (g) a copy of the *environmental specialist*'s monitoring report and determination, pursuant to *condition* 5(c).

7. Reporting

(a) The permit holder must provide to the *CEO*, on or before 30 June of each calendar year, a written report containing:

(i) the records required to be kept under *condition* 6; and

(ii) records of activities done by the permit holder under this permit between 1 January and 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 calendar year.

(c) The permit holder must provide to the *CEO*, no later than 90 calendar days prior to the expiry date of the permit, a written report of records required under *condition* 6, where these records have not already been provided under *condition* 7(a).

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.
condition	a condition to which this clearing permit is subject under section 51H of the EP Act.
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.
dieback	means the effect of *Phytophthora* species on native vegetation.
environmental specialist	means a person who holds a tertiary qualification in environmental science or equivalent and has 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 environmental specialist.
EP Act	*Environmental Protection Act 1986* (WA)
fill	means material used to increase the ground level, or to fill a depression.
Guildford vegetation complex	described as a mixture of open forest to tall open forest of *Corymbia calophylla* (Marri) - *Eucalyptus wandoo* (Wandoo) - *Eucalyptus marginata* (Jarrah) and woodland of *Eucalyptus wandoo* (Wandoo) (with rare occurrences of *Eucalyptus lane-poolei* (Salmon White Gum)). Minor components include *Eucalyptus rudis* (Flooded Gum) - *Melaleuca rhaphiophylla* (Swamp Paperbark).
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	means the period from May to June for undertaking *planting* and seeding.
planting	means the re-establishment of vegetation by creating favourable soil conditions and establishing seedlings of the desired species.
rehabilitate/ed/ion	means actively managing an area containing native vegetation in order to improve the ecological function of that 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.
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.
weeds	means any plant –

Term	Definition
	(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.

END OF CONDITIONS

J Burton

Jessica Burton
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

10 August 2026

SCHEDULE 1



Figure 1: Map of the boundary of the area within which clearing may occur (cross-hatched yellow)

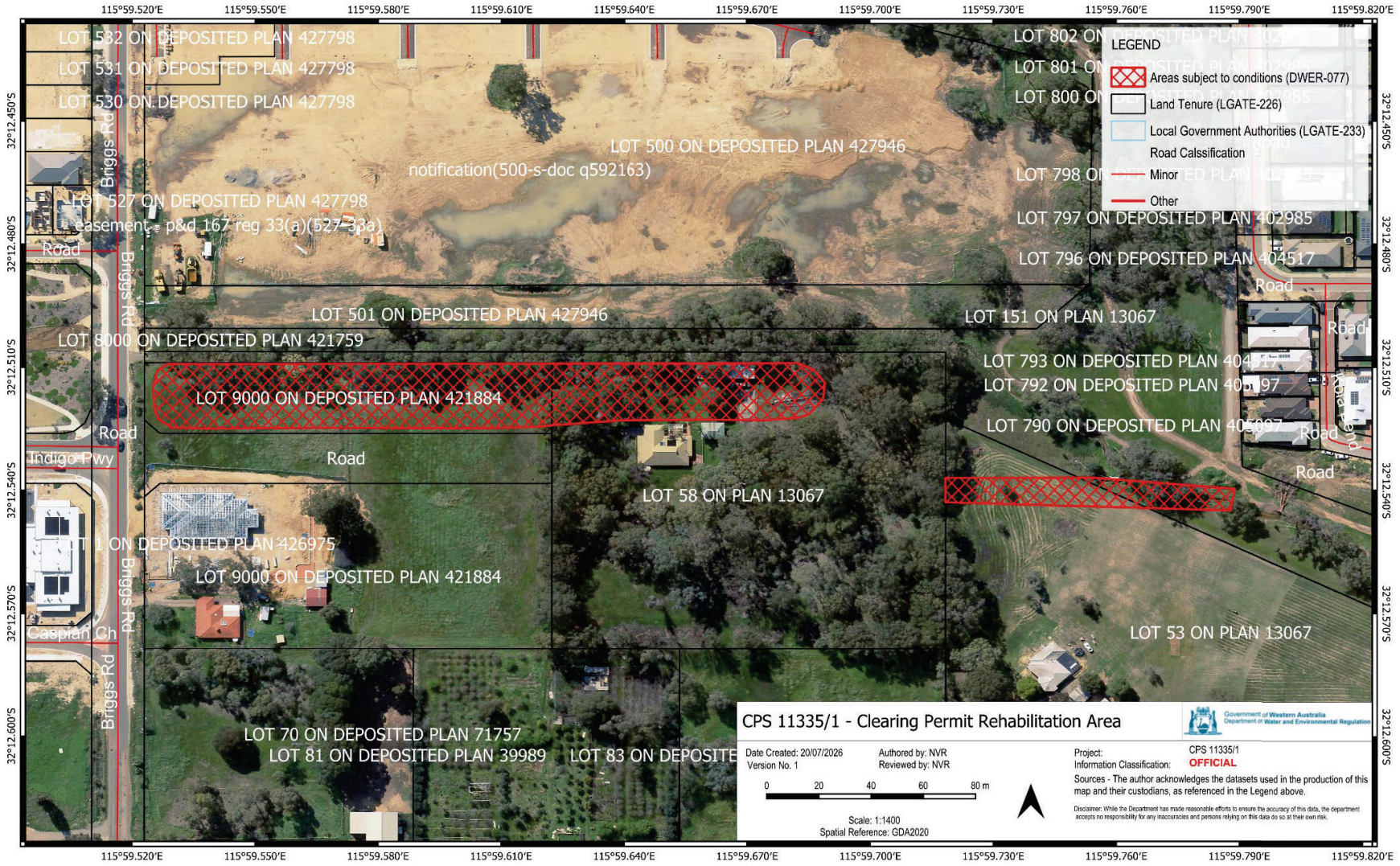


Figure 2: Map of the boundary of the area within which condition 4 applies (cross-hatched red)

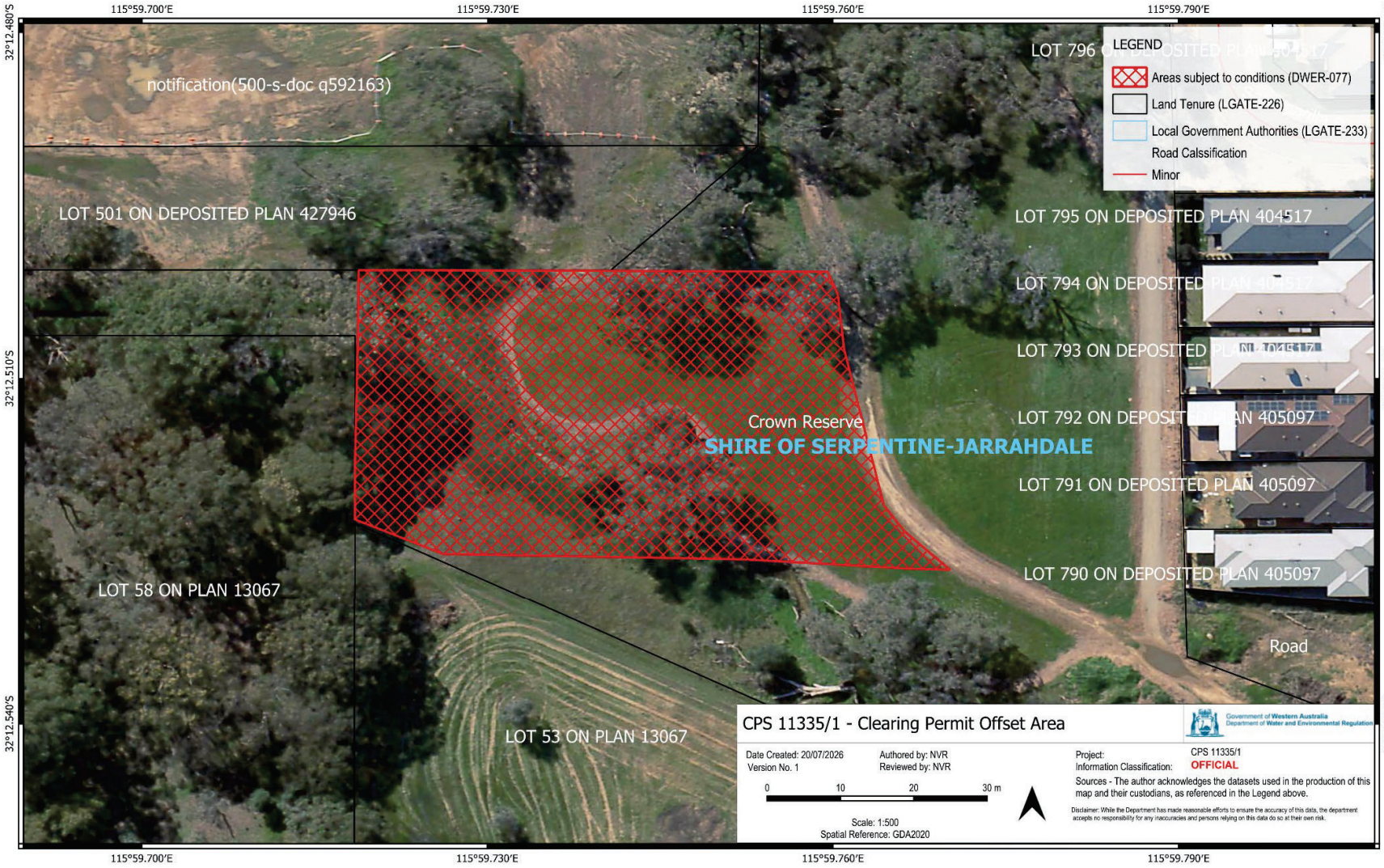


Figure 3: Map of the boundary of the area within which condition 5 applies (cross-hatched red)

SCHEDULE 2

Table 3. Completion criteria for the *rehabilitation* and *revegetation* within the areas cross-hatched red in Figure 2 and Figure 3 of Schedule 1 as referred to under *condition* 4 and *condition* 5 of this permit.

Characteristic	Completion criteria	Monitoring
Species richness	Species richness of eight or more species of native vegetation per 100 square metres, which must include a minimum of two tree species that are representative of the *Guildford vegetation complex*, for the areas required for *revegetation* and *rehabilitation* under *condition* 4(a) and *condition* 5(a).	Annual monitoring by an *environmental specialist*, of species richness within the monitoring quadrats required by *condition* 4(b)(v-vi) and *condition* 5(b)(v-vi). Completion criteria must be met and maintained for two years.
Species density	Density of one stem per two square metres in the areas required for *revegetation* and *rehabilitation* under *condition* 4(a) and *condition* 5(a).	Annual monitoring by an *environmental specialist*, of species density within the monitoring quadrats required by *condition* 4(b)(v-vi) and *condition* 5(b)(v-vi). Completion criteria must be met and maintained for two years
Vegetation cover	<20% bare ground assessed as vegetation cover in the areas required for *revegetation* and *rehabilitation* under *condition* 4(a) and *condition* 5(a).	Annual monitoring by an *environmental specialist*, of vegetation cover within the monitoring quadrats required by *condition* 4(b)(v-vi) and *condition* 5(b)(v-vi). Completion criteria must be met and maintained for two years.
Vegetation condition	Vegetation in Good (Keighery, 1994), or better condition in the areas required for *revegetation* and *rehabilitation* under *condition* 4(a) and *condition* 5(a).	Annual monitoring during Spring by an *environmental specialist*, of vegetation condition within the monitoring quadrats required by *condition* 4(b)(v-vi) and *condition* 5(b)(v-vi). Completion criteria must be met and maintained for two years
Weed cover	*Weed* cover of less than 10% of total species abundance on site in the areas required for *revegetation* and *rehabilitation* under *condition* 4(a) and *condition* 5(a). No declared *weeds* within the areas required for *revegetation* and *rehabilitation* under *condition* 4(a) and *condition* 5(a).	Annual monitoring during Spring by an *environmental specialist*, of *weed* cover and presence of declared *weeds* within the monitoring quadrats required by *condition* 4(b)(v-vi) and *condition* 5(b)(v-vi). Completion criteria must be met and maintained for two years

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 11335/1
Permit type:	Area permit
Applicant name:	Shire of Serpentine Jarrahdale
Application received:	5 November 2025
Application area:	27 native trees
Purpose of clearing:	Road construction
Method of clearing:	Mechanical
Property:	Lot 151 on Deposited Plan 13067 (Crown Reserve 37332) Lot 58 on Deposited Plan 13067
Location (LGA area/s):	Shire of Serpentine Jarrahdale
Localities (suburb/s):	Byford

1.2. Description of clearing activities

The applicant is proposing to selectively clear trees to create a new public road (see Figure 1, Section 1.5). The new road will link the existing Indigo Parkway and Briggs Road to Larsen Road and Sansimeon Boulevard (Shire of Serpentine Jarrahdale, 2025). The road is required to improve connectivity to the northern side of Byford Town Centre (Shire of Serpentine Jarrahdale, 2025).

1.3. Decision on application

Decision:	Granted
Decision date:	10 August 2026
Decision area:	27 native trees, as depicted in Section 1.5, below.

1.4. Reasons for decision

This clearing permit 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 no submissions were received.

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

- the site characteristics (see Appendix A),
- relevant datasets (see Appendix E.1),
- the findings of a tree survey (Westworks Consultancy, 2025),
- the findings of a black cockatoo habitat assessment (Harewood, 2025),
- the clearing principles set out in Schedule 5 of the EP Act (see Appendix B), and
- relevant planning instruments and any other matters considered relevant to the assessment (see Section 3).

The Delegated Officer also took into consideration the purpose of the project is for road works which will provide a direct public benefit.

The assessment identified that the proposed clearing will result in:

- the loss of native vegetation that is suitable foraging habitat for black cockatoos,
- the loss of native vegetation that is a significant remnant within an extensively cleared landscape and is broadly representative of an extensively cleared vegetation community (Guildford complex),
- the loss of native vegetation within a conservation area (Crown Reserve 37332),
- the potential introduction and spread of weeds into adjacent vegetation, which could impact on the quality of the adjacent vegetation and its habitat values.

After consideration of the available information, as well as the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the potential impacts to black cockatoo foraging habitat and significant remnant vegetation can be appropriately managed through conditions on the clearing permit, including on-site rehabilitation as outlined in Section 3.1.

Given the above, the Delegated Officer determined the proposed clearing will result in the following significant residual impact:

- the loss of 13 native trees within a conservation area (Crown Reserve 37332).

In accordance with the *WA Environmental Offsets Policy* (2011) and the *WA Environmental Offsets Guidelines* (2014) an offset is required to counterbalance the significant residual impacts of the proposed clearing (see Section 4). The applicant proposed an environmental offset consisting of rehabilitation of 0.26 hectares of native vegetation within Crown Reserve 37332. The Delegated Officer considered the offset adequately counterbalances the above significant residual impact. The suitability of the offset is summarised in section 4.

The Delegated Officer considered the extent of environmental impact, the necessity of clearing, and the applicant's adherence to the mitigation hierarchy, and determined it was appropriate to grant a clearing permit subject to conditions requiring the applicant to:

- undertake avoid and minimise measures to reduce the impacts and extent of clearing,
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback to adjacent vegetation,
- rehabilitation of 0.46 hectares of native vegetation within Indigo Parkway Road Reserve (as detailed in Section 3.1),
- rehabilitation of 0.26 hectares of native vegetation within Crown Reserve 37332 (as detailed in Section 4).

1.5. Site map



Figure 1 Map of the application area

The areas crosshatched yellow indicate the areas 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 polluter pays principle
- 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)

Relevant policies considered during the assessment include:

- *Environmental Offsets Policy* (2011)

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)
- *Environmental Offsets Guidelines* (August 2014)
- Technical guidance – *Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA, 2016)
- Technical guidance – Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessment (EPA, 2020)

3 Detailed assessment of application

3.1. Avoidance and mitigation measures

The applicant submitted supporting information (Shire of Serpentine Jarrahdale, 2025), demonstrating actions taken to avoid and minimise the impacts of the proposed clearing, including:

- the new road was designed to avoid clearing of native trees,
- large marri trees growing along the existing drain have been avoided,
- the site was chosen as it was historically cleared and is in a heavily degraded condition.

The Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise potential impacts of the proposed clearing on environmental values.

On-site rehabilitation

The assessment identified the proposed clearing will result in the loss of:

- 14 native trees that provide significant foraging habitat for black cockatoos, and
- 27 native trees that are broadly representative of the Guildford complex in an extensively cleared landscape (see Section 3.2).

The applicant committed to mitigate this impact through on-site revegetation and rehabilitation (Shire of Serpentine Jarrahdale, 2025). The Shire will rehabilitate 0.46 hectares of native vegetation within the new Indigo Parkway Road Reserve (see Figure 2, below). The Shire proposes to plant native species representative of the Guildford complex that provide suitable foraging habitat for black cockatoos. The proposed rehabilitation area is parkland cleared, comprising trees over little to no native understorey (Harewood, 2025).

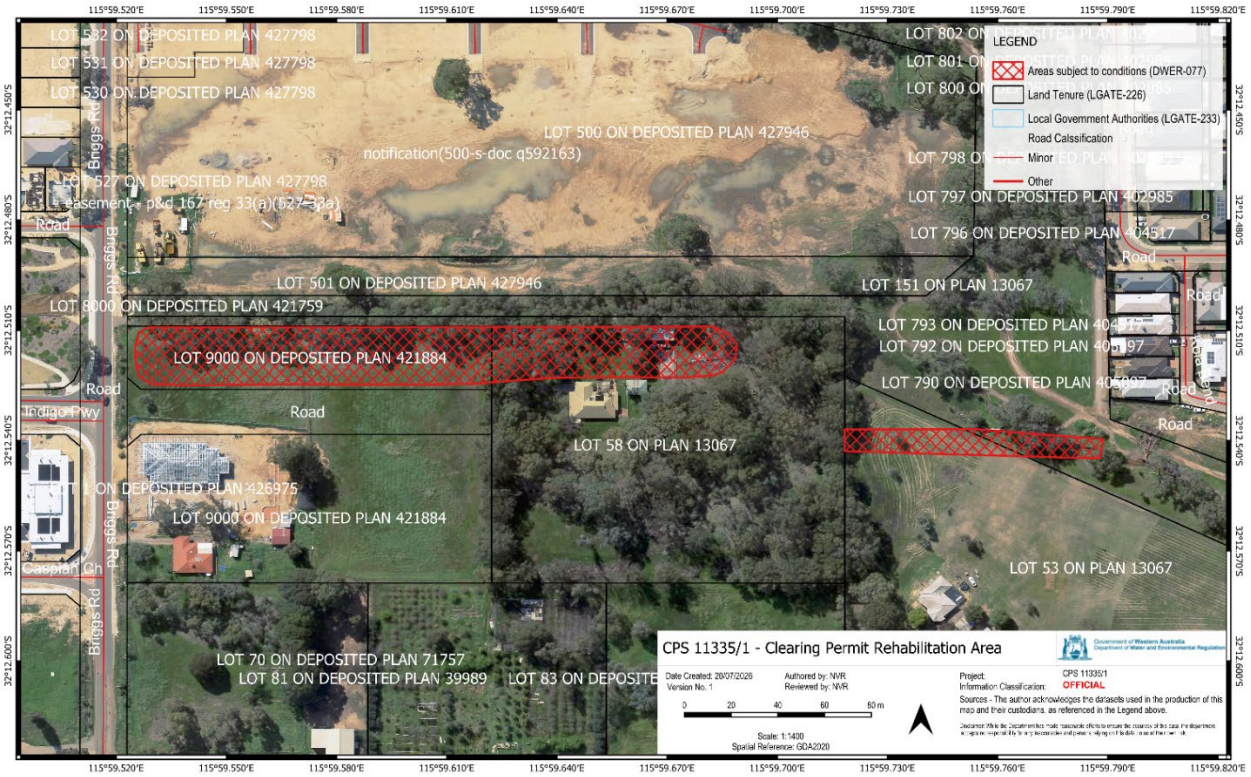


Figure 2. Map of the areas subject to on-site rehabilitation (cross-hatched red).

The adequacy of the proposed revegetation was assessed for consistency with the WA Environmental Offsets Calculator (see Appendix D). The Delegated Officer determined the proposed revegetation appropriately mitigates significant impacts to black cockatoo foraging habitat and significant remnant vegetation in accordance with the mitigation hierarchy, to the extent that significant residual impacts do not remain for these environmental values.

After consideration of avoidance and mitigation measures, it was determined that an offset was necessary to counterbalance the significant residual impacts to clearing within a conservation area (see Section 3.2.2). In accordance with the Government of Western Australia's *Environmental Offsets Policy* and *Environmental Offsets Guidelines*, these significant residual impacts have been addressed through the conditioning of environmental offset requirements on the permit. The nature and suitability of the offset provided are summarised in Section 4.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer has had regard for the site characteristics (see Appendix A) and the extent to which the impacts of the proposed clearing present a risk to biological, conservation, or land and water resource values.

The assessment against the clearing principles (see Appendix B) identified that the impacts of the proposed clearing present a risk to biological values (fauna), significant remnant vegetation and conservation areas. The consideration of these impacts, and the extent to which they can be managed through conditions applied in line with sections 51H and 51I of the EP Act, is set out below.

3.2.1. Biological values (fauna) - Clearing Principles (a) and (b)

Assessment

A fauna likelihood assessment was conducted based on:

- the preferred habitat of conservation significant fauna species recorded in the local area (10-kilometre radius from the application area),
- the site characteristics (see Appendix A.1), and
- known species distribution.

The likelihood analysis identified seven fauna species which may occur in the application area (see Appendix A.3.). Of these, three species were considered likely to occur: *Zanda baudinii* (Baudin's cockatoo; EN), *Zanda latirostris* (Carnaby's cockatoo; EN) and *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo; VU).

Black cockatoos

Habitat critical for the recovery of Carnaby's cockatoo, Baudin's cockatoo, and forest red-tailed black cockatoo (herein referred to as black cockatoos) includes foraging habitat (including remnant patches of vegetation), night roosting habitat and nesting trees for breeding (DAWE, 2022). Suitable breeding habitat includes trees with a suitable nest hollow or of a suitable diameter at breast height (DBH) to develop a nest hollow (DAWE, 2022). Night roosting sites are often located near food and water resources.

According to available databases, the closest confirmed breeding record is approximately 14 kilometres from the application area. There are 34 known roost sites in the local area, the closest is approximately 1.7 kilometres from the application area.

The black cockatoo habitat assessment (Harewood, 2025) identified chewed marri nuts within the survey area, consistent with foraging by forest red-tailed black cockatoo. Carnaby's cockatoos were observed flying overhead (Harewood, 2025). The fourteen marri trees in the application area provide suitable foraging habitat for black cockatoos. No trees with hollows were identified within the application area (Harewood, 2025). Given this, 14 native trees in the application area are considered to provide significant foraging habitat for black cockatoos within an extensively cleared landscape.

Other fauna

Other fauna which may be transient visitors to the application area are listed in Appendix A.3. The application area provides ecological linkage value, connecting surrounding vegetation and supporting fauna movement through the landscape. Onsite rehabilitation within degraded areas of Indigo Parkway Road Reserve will mitigate the potential impacts of the clearing within an informal linkage habitat for fauna (see Section 3.1).

Conclusion

Based on the above assessment, the application area provides significant foraging habitat for black cockatoos in an extensively cleared landscape. On-site rehabilitation of 0.46 hectares of native vegetation within Indigo Parkway Road Reserve is sufficient to mitigate the impact of clearing in accordance with the mitigation hierarchy (see Section 3.1).

Conditions

To address the above impacts, the following management measures will be required as conditions on the clearing permit:

- avoidance and minimisation to reduce the impacts and extent of clearing,
- take hygiene steps to minimise the risk of the introduction and spread of weeds to adjacent vegetation,

- rehabilitation of 0.46 hectares of native vegetation within Indigo Parkway Road Reserve (as detailed in Section 3.1).

3.2.2. Significant remnant vegetation and conservation areas - Clearing Principles (e) and (h)

Assessment

Significant remnant vegetation

The national objectives and targets for biodiversity conservation in Australia has a target to prevent clearance of ecological communities with an extent below 30 per cent of that present pre-1750 (i.e., pre-European settlement), below which species loss appears to accelerate exponentially at an ecosystem level (Commonwealth of Australia, 2001).

The application area is in the Swan Coastal Plain IBRA Bioregion which retains about 39 per cent of the pre-European vegetation extent (Government of Western Australia, 2019). According to available databases, the local area retains about 11 per cent of pre-European vegetation extent (see Appendix A.2). In addition, the vegetation within the application area is broadly representative of the Guildford vegetation complex, which retains about five per cent of the pre-European vegetation extent.

The extent of vegetation remaining in the local area and the Guildford complex fall below national targets. Given this, the application area is considered significant as a remnant of native vegetation in an extensively cleared landscape.

Conservation area

A portion of the application area is within the approved offset site for clearing permit CPS 6498/1 (Crown Reserve 37332). The reserve is managed by the Shire for the purpose of Public Recreation and Conservation.

Clearing Permit CPS 6498/1 authorised the Shire of Serpentine Jarrahdale to clear up to 1.7 hectares of native vegetation within multiple properties, Byford, for the purpose of road widening. CPS 6498/1 required the Shire to offset the proposed clearing by conserving in perpetuity 5.6 hectares of native vegetation within Reserve 37332, by amending the vested purpose of Reserve 37332 to Public Recreation and Conservation.

Thirteen native trees within the application area are within Reserve 37332. The clearing of native vegetation within an offset site constitutes a significant residual impact and environmental offsets are required (see Section 4).

Conclusion

Based on the above assessment, the application area is representative of an extensively cleared vegetation complex in an extensively cleared landscape. On-site rehabilitation of 0.46 hectares of native vegetation within Indigo Parkway Road Reserve is considered sufficient to mitigate this impact in accordance with the mitigation hierarchy (see Section 3.1).

The proposed clearing of native vegetation within a conservation area constitutes a significant residual impact and environmental offsets are required (see Section 4).

Conditions

To address the above impacts, the following management measures will be required as conditions on the clearing permit:

- avoidance and minimisation to reduce the impacts and extent of clearing,
- take hygiene steps to minimise the risk of the introduction and spread of weeds and dieback to adjacent vegetation,
- rehabilitation of 0.46 hectares of native vegetation within Indigo Parkway Road Reserve (as detailed in Section 3.1),
- rehabilitation of 0.26 hectares of native vegetation within Crown Reserve 37332 (as detailed in Section 4).

3.3. Relevant planning instruments and other matters

A portion of the application area is within the offset site for CPS 6498/1 (see Section 3.2.2). The clearing of thirteen native trees within the offset area for CPS 6498/1 is considered to be justified, given that:

- CPS 11335/1 will be granted to the same applicant as CPS 6498/1, demonstrating the applicant has adequate authority to clear within the offset area,
- The purpose of the clearing is for public road works which provides a direct public benefit,
- The revegetation offset required for CPS 11335/1 will revegetate double the size of the offset area being cleared (see Section 4).

No Aboriginal sites of significance have been mapped within the application area. 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.

4 Suitability of offsets

Significant residual impacts

Through the detailed assessment outlined in Section 3.2 above, the Delegated Officer has determined that the following significant residual impacts remain after the application of the avoidance and mitigation measures summarised in Section 3.1:

- the loss of 13 native trees within a conservation area (Crown Reserve 37332).

The applicant has proposed an environmental offset to address the above impact, as detailed below. The Delegated Officer determined on balance it is appropriate to consider an offset to counterbalance the significant residual impacts in this instance, noting the extent of the impact, the necessity of the proposed clearing, and the applicant's demonstrated efforts to avoid, minimise and mitigate the environmental impacts of the proposed clearing, in accordance with the *WA Environmental Offsets Guidelines* (2014).

Proposed offset

The applicant proposed an environmental offset consisting of revegetation of 0.26 hectares of native vegetation within Crown Reserve 37332, adjacent to the application area (see Figure 3, below). The proposed offset area is parkland cleared, comprising trees over little to no native understorey (Harewood, 2025). The Shire has proposed to undertake rehabilitation planting and weed control within the offset area.

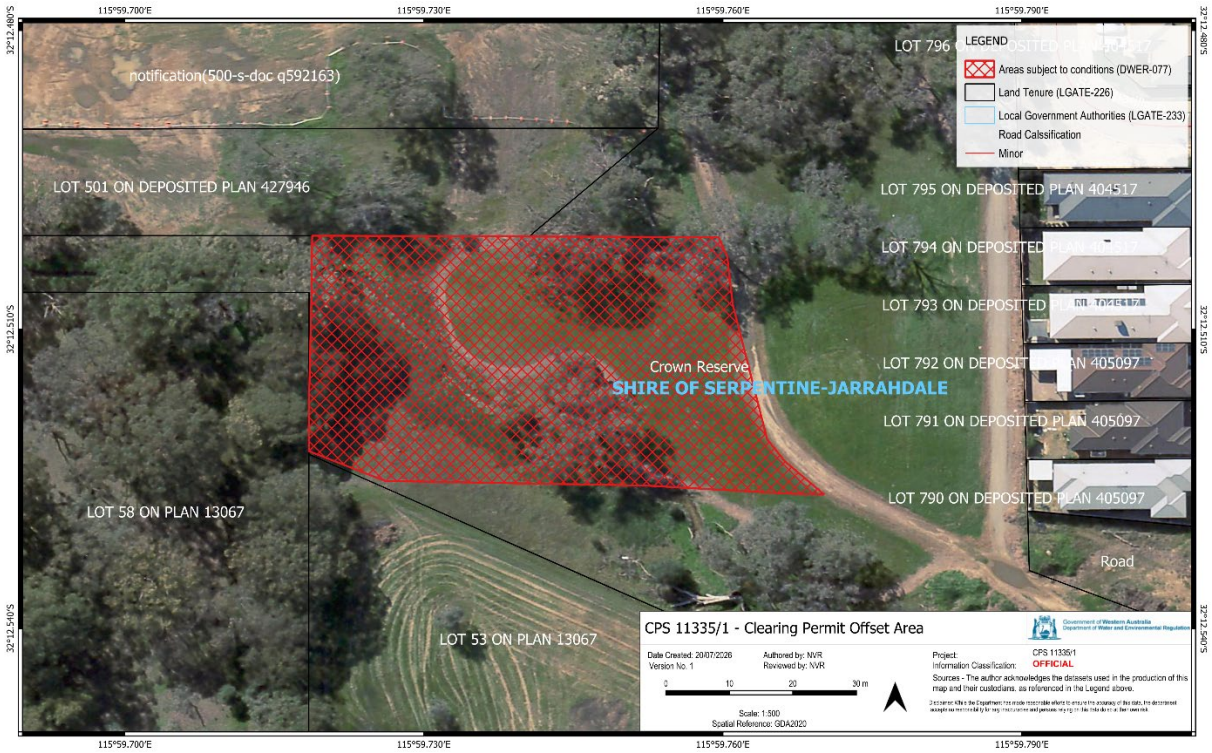


Figure 3. Proposed offset area to be rehabilitated.

Offset adequacy

The proposed revegetation of 0.26 hectares of native vegetation to offset the clearing of 13 native trees within a conservation area equals a 2:1 offset ratio. The Delegated Officer considers the proposed offset is consistent with the *WA Environmental Offsets Policy* (2011) and the *WA Environmental Offsets Guidelines* (2014) and adequately counterbalances the significant residual impacts listed above.

End

Appendix A. Site characteristics

A.1 Site characteristics

The information provided below describes the key characteristics of the area proposed to be cleared and is based on the best information available to DWER at the time of this assessment. This information was used to inform the assessment of the clearing against the Clearing Principles, contained in Appendix B.

Characteristic	Details
Local context	The area proposed to be cleared is part of a patch of native vegetation in the intensive land use zone of Western Australia. It is surrounded by public open space and areas cleared for urban use. Spatial data indicates the local area (10-kilometre radius from the centre of the area proposed to be cleared) retains approximately 11 per cent of the original native vegetation cover.
Ecological linkage	The application area does not intersect a formal ecological linkage. The closest mapped ecological linkage is the Perth Regional Ecological Linkages located 1.5 kilometres from the application area.
Conservation areas	Part of the application area is within Crown Reserve 37332, vested for the purpose of Public Recreation and Conservation and managed by the Shire.
Vegetation description	A tree survey (Westworks Consultancy, 2025) identified the vegetation within the proposed clearing area consists of: • 14 *Corymbia calophylla* (marri), • 10 *Eucalyptus rudis* (flooded gum), and • 3 *Xanthorrhoea sp.* (grass trees). This is consistent with the mapped vegetation type(s): • Guildford Complex (system 32), described as a mixture of open forest to tall open forest of *Corymbia calophylla* (Marri) - *Eucalyptus wandoo* (Wandoo) - *Eucalyptus marginata* (Jarrah) and woodland of *Eucalyptus wandoo* (Wandoo) (with rare occurrences of *Eucalyptus lane-poolei* (Salmon White Gum)). Minor components include *Eucalyptus rudis* (Flooded Gum) - *Melaleuca rhaphiophylla* (Swamp Paperbark) (Heddle, et al., 1980). *The mapped vegetation type retains approximately 5 per cent of the original extent (Government of Western Australia, 2019).*
Vegetation condition	A tree survey (Westworks Consultancy, 2025) indicates the vegetation within the proposed clearing area is in Completely Degraded (Keighery, 1994) condition. The full Keighery (1994) condition rating scale is provided in Appendix C.
Climate and landform	The application area is at an altitude of 50 meters above sea level. Available databases indicate the application area ranges from 800 to 850 mean annual rainfall.
Soil description	The soil is mapped as Pinjarra P1e Phase (213Pj__P1e), described as flat to very gently undulating plain with deep acidic mottled yellow duplex (or neffective duplexl) soils. Shallow pale sand to sandy loam over very gravelly clay; moderately well drained (DPIRD, 2019).
Land degradation risk	Land degradation risks are summarised in Table A.4. The application area is mapped as moderate to low acid sulfate soils disturbance risk.
Waterbodies	The desktop assessment and aerial imagery indicate the application area is within a multiple use palusplain (Armadale Palusplain) and intersects a minor nonperennial natural river.
Hydrogeography	The application area falls within the Serpentine Groundwater Area as proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act). The groundwater salinity level (total dissolved solids) is mapped as 500 – 1000 milligrams per litre.
Flora	The desktop assessment identified 41 conservation significant flora species in the local area. This comprises 14 threatened flora and 27 priority flora species. The nearest

Characteristic	Details
	record is a threatened flora species, *Synaphea sp.* Serpentine (G.R. Brand 103), about 1.3 kilometres from the application area.
Ecological communities	The application area is not within a mapped conservation significant ecological community. The closest mapped threatened ecological communities are the *Corymbia calophylla – Kingia australis* woodlands on heavy soils (floristic community type 3a as originally described in Gibson et al. 1994) and *Corymbia calophylla — Xanthorrhoea preissii* woodlands and shrublands, Swan Coastal Plain (floristic community type 3c as originally described in Gibson et al. 1994), located approximately one kilometre east of the application area.
Fauna	The desktop assessment identified 46 conservation significant fauna species in the local area. The closest record is a *Zanda latirostris* (Carnaby's cockatoo), about 0.7 kilometres from the application area. The application area is within Baudin's cockatoo, Carnaby's cockatoo and forest red-tailed black cockatoo known distribution zones. There are 34 known black cockatoo roost sites within the local area, the closest is 1.7 kilometres from the application area. The closest confirmed breeding site is 14 kilometres from the application area.

A.2 Vegetation extent

	Pre-European extent (ha)	Current extent (ha)	Extent remaining (%)	Current extent in all DBCA managed land (ha)	Current proportion (%) of pre-European extent in all DBCA managed land
IBRA bioregion*					
Swan Coastal Plain	1,501,221.93	579,813.47	38.62	222,916.97	14.85
Vegetation complex**					
Guildford complex	90,513.13	4,607.91	5.09	297.86	0.33
Local area					
10km radius	31,436.89	3,597.29	11.44	-	-

*Government of Western Australia (2019b)

**Government of Western Australia (2019a)

A.3 Fauna analysis table

With consideration for the site characteristics set out above, relevant datasets (see Appendix E.1), and biological survey information, impacts to the following conservation significant flora required further consideration.

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)
Zanda latirostris (Carnaby's cockatoo)	EN	Y	Y	0.70
Dasyurus geoffroii (chuditch)	VU	Y	Y	0.81
Isoodon fusciventer (quenda)	P4	Y	Y	0.83
Notamacropus irma (western brush wallaby)	P4	Y	Y	0.83

Species name	Conservation status	Suitable habitat features? [Y/N]	Suitable vegetation type? [Y/N]	Distance of closest record to application area (km)
Calyptorhynchus banksii naso (forest red-tailed black cockatoo)	VU	Y	Y	1.21
Falco peregrinus (peregrine falcon)	OS	Y	Y	1.92
Zanda baudinii (Baudin's cockatoo)	EN	Y	Y	1.92

EN: endangered, VU: vulnerable, P: priority, OS: other specially protected

A.4 Land degradation risk table

Risk categories	Pinjarra P1e Phase (213Pj__P1e)
Subsurface Acidification	H2: >70% of map unit has a high subsurface acidification risk or is presently acid
Wind erosion	H1: 50-70% of map unit has a high to extreme wind erosion risk
Water repellence	H1: 50-70% of map unit has a high water repellence risk
Water logging	M2: 30-50% of map unit has a moderate to very high waterlogging risk
Flood risk	L1: <3% of the map unit has a moderate to high flood risk
Phosphorus export risk	L1: <3% of map unit has a high to extreme phosphorus export risk
Salinity	L1: <3% of map unit has a moderate to high salinity risk or is presently saline
Water erosion	L1: <3% of map unit has a high to extreme water erosion risk

Appendix B. Assessment against the clearing principles

Assessment against the clearing principles	Variance level	Is further consideration required?
Environmental value: biological values		
Principle (a): *"Native vegetation should not be cleared if it comprises a high level of biodiversity."* Assessment: Given the size and condition of the vegetation, lack of native understorey, and that the area has been historically parkland cleared, the application area is not likely to comprise a high level of biodiversity.	Not likely to be at variance	No
Principle (b): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a significant habitat for fauna."* Assessment: The application area contains suitable foraging habitat for black cockatoos.	At variance	Yes *Refer to Section 3.2.1, above.*
Principle (c): *"Native vegetation should not be cleared if it includes, or is necessary for the continued existence of, threatened flora."* Assessment: A flora likelihood assessment was conducted based on habitat and soil preferences, vegetation in the application area, and known species distribution. The assessment did not identify suitable habitat for threatened flora species in the application area, given the condition of the vegetation, extent of clearing proposed and that the area has been historically parkland cleared.	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Principle (d): *"Native vegetation should not be cleared if it comprises the whole or a part of, or is necessary for the maintenance of, a threatened ecological community."* Assessment: The application area does not intersect a mapped threatened ecological community (TEC). The application area is unlikely to comprise part of a TEC, noting the condition of the vegetation and that the area has been historically parkland cleared.	Not likely to be at variance	No
Environmental value: significant remnant vegetation and conservation areas		
Principle (e): *"Native vegetation should not be cleared if it is significant as a remnant of native vegetation in an area that has been extensively cleared."* Assessment: The extent of the mapped vegetation type and native vegetation in the local area is inconsistent with the national objectives and targets for biodiversity conservation in Australia.	At variance	Yes *Refer to Section 3.2.2, above.*
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."* Assessment: A portion of the application area is within a conservation area (Reserve 37332) that is part of the offset site for Clearing Permit CPS 6498/1.	At variance	Yes *Refer to Section 3.2.2, above.*
Environmental value: land and water resources		
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."* Assessment: The application area intersects a mapped multiple use palusplain and a non-perennial minor river. Given the extent of clearing proposed, condition of the vegetation, and that the site has been historically parkland cleared, the proposed clearing is unlikely to impact environmental values of the mapped waterbodies.	At variance	No
Principle (g): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause appreciable land degradation."* Assessment: The mapped soils are highly susceptible to wind erosion, water repellence and subsurface acidification. Noting the extent of the application area, condition of the vegetation, and proposed final land use, the proposed clearing is not likely to have an appreciable impact on land degradation.	Not likely to be at variance	No
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."* Assessment: The application area intersects a mapped multiple use palusplain and a non-perennial minor river. Given the extent of clearing proposed, condition of the vegetation, and that the site has been historically parkland cleared, the	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
proposed clearing is unlikely to significantly increase existing impacts to surface or groundwater quality.		
Principle (j): *"Native vegetation should not be cleared if the clearing of the vegetation is likely to cause, or exacerbate, the incidence or intensity of flooding."* Assessment: The application area is within a mapped palusplain (seasonally waterlogged flat). Noting the purpose of clearing is to construct a new road and given the extent of clearing proposed and condition of the vegetation, the proposed clearing is unlikely to significantly increase the intensity of existing waterlogging within the application area.	Not likely to be at variance	No

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

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 D. WA environmental metric calculator value justification

Rehabilitation action calculation and justification for mitigation of significant residual impact to black cockatoo foraging habitat

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Black cockatoo foraging habitat	The application area includes vegetation that provides black cockatoo foraging habitat within an extensively cleared landscape.
Type of environmental value	Species (flora/fauna)	Suitable habitat for black cockatoos (BC).
Conservation significance of environmental value	Rare/threatened species – critically endangered	Carnaby's black cockatoo and Baudin's black cockatoo are listed as endangered under the BC Act (state) and EPBC Act (federal); Forest red-tailed black cockatoo is listed as vulnerable under the BC Act (state) and EPBC Act (federal). The highest attribute was used for the calculation.
Landscape level value impacted	Yes/No	Yes – extensively cleared landscape.
Significant impact		
Description	Clearing of suitable foraging habitat for black cockatoos	Proposed clearing of native vegetation considered suitable habitat for BC in an extensively cleared landscape.
Significant impact	14 trees	Proposed clearing of 14 marri trees which provide suitable habitat for BC. A calculation of one tree = 0.01ha has been used.
Quality (scale)	8	The marri trees are preferred foraging for BC within an extensively cleared landscape. Given the site context and habitat attributes, the vegetation is considered to provide high quality habitat for BC.
Rehabilitation credit		
Description	On-site rehabilitation	Rehabilitation of 0.44 hectares of native vegetation within the new road reserve.
Proposed rehabilitation (area in hectares)	0.44	Rehabilitation of a 0.44-hectare area with preferred foraging species for BC.
Current quality of rehabilitation site	1	The rehabilitation is proposed in area of degraded condition native vegetation that provides little to no foraging habitat for BC.
Future quality WITHOUT rehabilitation	1	It is considered unlikely the habitat quality will increase without active revegetation.
Future quality WITH rehabilitation	5	The habitat quality of the rehabilitation area is considered to increase to good quality foraging habitat by active revegetation and management measures to meet appropriate completion criteria.
Time until ecological benefit (years)	17	Average time until planted vegetation can be used as foraging habitat by BC. An extra two years has been added to account for the delay in commencement of the revegetation (assumed to commence within two years of the permit start date).
Confidence in rehabilitation result (%)	80	High level of confidence that the quality within the rehabilitated areas will improve with best practice revegetation techniques and appropriate completion criteria.
Offset		
N/A	N/A	Offset not required.

Rehabilitation action calculation and justification for mitigation of significant residual impact to extensively cleared remnant vegetation

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Extensively cleared vegetation complex	The application is to clear significant native vegetation broadly representative of the Guildford complex, in an extensively cleared landscape.
Type of environmental value	Vegetation/habitat	Extensively cleared vegetation complex.
Conservation significance of environmental value	Terrestrial native vegetation complex - <30% extent remaining in bioregion	The Guildford complex retains approximately 5.09% of pre-European extent. The application area is representative of the Guildford complex in degraded condition. The local area (10km) retains approximately 11% remnant native vegetation. Given this, the application area is considered representative of an extensively cleared vegetation complex in an extensively cleared landscape.
Landscape level value impacted	Yes/No	Yes – extensively cleared landscape.
Significant impact		
Description	Extensively cleared vegetation	Proposed clearing of native vegetation considered broadly representative of the Guildford complex in an extensively cleared landscape.
Significant impact	27 trees	Applicant is clearing 27 native trees. A calculation of one tree = 0.01ha has been used.
Quality (scale)	4	Vegetation is in degraded to completely degraded condition. The Guildford complex retains 5% of pre-European vegetation extent. Given the extent of vegetation remaining for the Guildford complex is significantly below the 30% threshold, remaining vegetation representative of this complex is considered significant. While the condition of the application area is degraded, the quality score accounts for the high site context.
Rehabilitation credit		
Description	On-site rehabilitation	Rehabilitation of 0.46 hectares of native vegetation within the new road reserve.
Proposed offset (area in hectares)	0.46	Rehabilitation of a 0.46-hectare area with species representative of the Guildford complex.
Current quality of offset site	1	The rehabilitation is proposed in an area with little to no native vegetation.
Future quality WITHOUT offset	1	It is considered unlikely the quality will increase without active revegetation.
Future quality WITH offset	4	The vegetation quality of the rehabilitation area is considered to increase by active revegetation and management measures to meet appropriate completion criteria.
Time until ecological benefit (years)	12	Average time until planted vegetation matures. An extra two years has been added to account for the delay in commencement of the revegetation (assumed to commence within two years of the permit start date).
Confidence in offset result (%)	80	High level of confidence that the quality within the rehabilitated areas will improve with best practice revegetation techniques and appropriate completion criteria.
Offset		
N/A	N/A	Offset not required.

Appendix E. Sources of information

E.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)
- Mean Annual Rainfall Isohyets (30 years)
- 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)

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