GOVERNMENT OF WESTERN AUSTRALIA

CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

Area Permit Number:	CPS 11376/1
Duration of Permit:	16 November 2026 to 16 November 2035

PERMIT HOLDER

Osborne Park Home Building Co Pty Ltd

LAND ON WHICH CLEARING IS TO BE DONE

Lot 8 on Diagram 29799, Anketell

AUTHORISED ACTIVITY

The permit holder must not clear more than 0.08 hectares of *native vegetation* within the combined 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 11 November 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. Demarcation of the clearing area

Prior to undertaking any *clearing* authorised under this permit that is adjacent to other *native vegetation*, the permit holder must demarcate the *clearing* area to avoid inadvertent removal of adjacent *native vegetation*.

5. Fauna management – directional clearing

The permit holder must:

(a) conduct *clearing* authorised under this permit in one direction, from north to south, towards adjacent *native vegetation*; and

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

6. Revegetation – planting

(a) Within 12 months of completing *clearing* under this permit, the permit holder must engage an *environmental specialist* to undertake:

(i) the *planting* of fifty *Banksia menziesii* and/or *Banksia attenuata* trees, within the 0.1 hectare area cross-hatched red in Figure 1 of Schedule 1; and

(ii) the *planting* of sixty *Banksia menziesii* and/or *Banksia attenuata* trees, within the 0.14 hectare area cross-hatched red in Figure 2 of Schedule 1.

(b) In undertaking the *planting* required under *condition* 6(a), the permit holder must:

(i) undertake *pre-planting weed* control activities;

(ii) undertake *planting* at an *optimal time*;

(iii) ensure only *local provenance* propagating material is used;

(iv) undertake *weed* control activities for at least three years post *planting*; and

(v) undertake watering of *plantings* to promote the establishment and survival of plantings.

(c) Between 18 and 24 months of undertaking *planting*, and again at three years following *planting*, the permit holder must assess *planting* survival and determine whether:

(i) at least thirty *planted Banksia menziesii* and/or *Banksia attenuata* trees have survived in the area cross-hatched red in Figure 1 of Schedule 1; and

(ii) at least thirty-six *planted Banksia menziesii* and/or *Banksia attenuata* trees have survived in the area cross-hatched red in Figure 2 of Schedule 1.

(d) If fewer than the number of trees specified under *condition* 6(c) have survived at either the initial assessment, or three-year assessment, the permit holder must undertake additional *planting* and *remedial actions* to achieve those requirements.

(e) Where additional *planting* is undertaken in accordance with *condition* 6(d), the permit holder must repeat the activities required by *condition* 6(c) and *condition* 6(d).

7. 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, vegetation 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 coordinates in Eastings and Northings or decimal degrees; (c) the date 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; (f) actions taken to minimise the risk of the introduction and spread of *weeds* and *dieback* in accordance with *condition* 3; (g) actions taken to demarcate the *clearing* area in accordance with *condition* 4; and (h) actions taken to minimise the risk of fauna injury in accordance with *condition* 5.
2.	In relation to *planting* under *condition* 6	(a) the dates on which *planting* occurred; (b) the total number of trees *planted* in each area cross-hatched red in Figure 1 and Figure 2 of Schedule 1; (c) the boundaries of the *planted* areas, recorded digitally as a shapefile; (d) a description of the *planting* activities undertaken, including actions taken to implement *weed* control and watering; (e) the number of trees surviving at each assessment under *condition* 6(c) for each area cross-hatched red in Figure 1 and Figure 2 of Schedule 1; (f) a description of any additional *planting* and *remedial actions* undertaken under *condition* 6(d) and *condition* 6(e); and (g) photographic evidence that the number of trees required under *condition* 6(c) have survived at the final assessment.

8. 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* 7; 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 days prior to the expiry date of the permit, a written report of records required under *condition* 7, where these records have not already been provided under *condition* 8(a).

DEFINITIONS

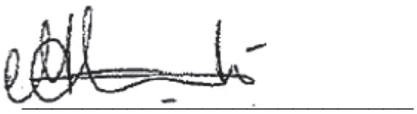
In this permit, the terms in Table 2 have their meanings defined.

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 2.
dieback	means the effect of *Phytophthora* species on *native vegetation*.
EP Act	means the *Environmental Protection Act 1986* (WA)
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 km and the same 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 a period suitable for *planting*, typically between April and July, unless otherwise approved by the *CEO*.
planting / planted	means the re-establishment of vegetation by creating favourable soil conditions and planting seedlings of the desired species.
remedial action/s	means actions undertaken to improve the establishment and survival of *planted* native trees, including watering, weed control, protection from grazing and other measures recommended by an *environmental specialist*.

Term	Definition
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.

END OF CONDITIONS



Meenu Vitarana
MANAGER
NATIVE VEGETATION REGULATION

Officer delegated under Section 20
of the Environmental Protection Act 1986

23 October 2026

Schedule 1

The boundary of the area authorised to clear, and that subject to *planting* requirements is shown in Figure 1. The boundary of the additional area subject to *planting* requirements is shown in Figure 2.



Figure 1: The area cross-hatched yellow indicates the area authorised to clear under this permit. The area cross-hatched red indicates the *planting* area subject to *condition* 6(a)(i).

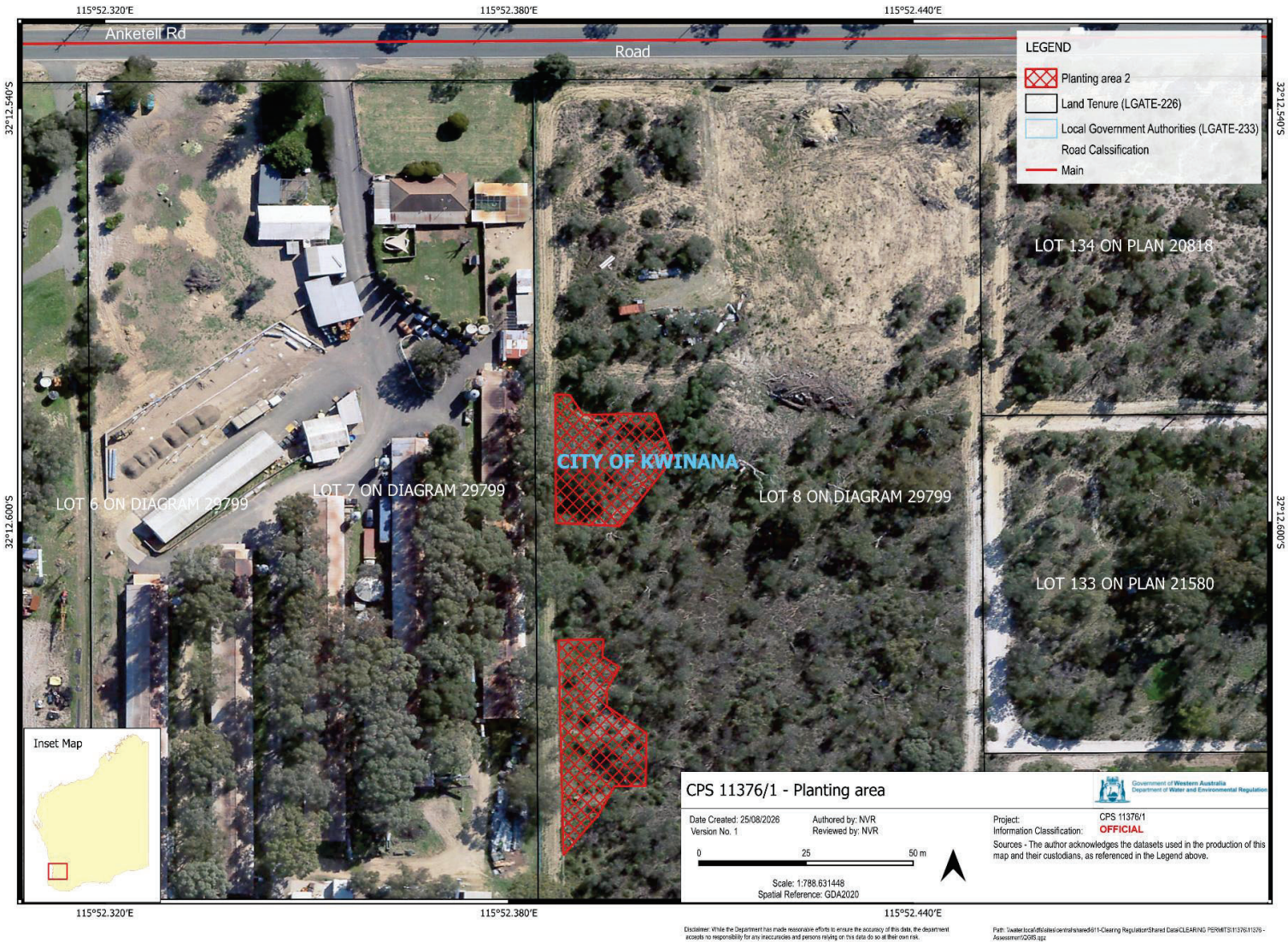


Figure 2: The area cross-hatched red indicates the *planting* area subject to *condition* 6(a)(ii).

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 11376/1
Permit type:	Area permit
Applicant name:	Osborne Park Home Building Co Pty Ltd
Application received:	4 December 2025
Application area:	0.08 hectares of native vegetation (reduced from 0.35 hectares)
Purpose of clearing:	Planting of olive trees (hobby farm)
Method of clearing:	Mechanical
Property:	Lot 8 on Diagram 29799
Location (LGA area/s):	City of Kwinana
Localities (suburb/s):	Anketell

1.2. Description of application

The applicant proposes to clear up to 0.08 hectares of native vegetation within Lot 8 on Diagram 29799, Anketell, for the purpose of planting olive trees. The application area is located within the Swan Coastal Plain Bioregion and Perth Subregion.

The application area is located in the north-western portion of Lot 8 and abuts Anketell Road. Portions of the application area have been previously parkland cleared.

The applicant has obtained Development Approval for the proposed works from the City of Kwinana (refer to Section 3.3) (City of Kwinana, 2026).

1.3. Decision on application

Decision:	Granted
Decision date:	23 October 2026
Decision area:	0.08 hectares of native vegetation, 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 to:

- the site characteristics (see Appendix A);
- relevant datasets (see Appendix F);
- the findings of a DWER site inspection of the application area;
- the clearing principles set out in Schedule 5 of the EP Act (see Appendix B);

- the applicant's efforts to avoid, minimise and mitigate the environmental impacts of the proposed clearing in accordance with the mitigation hierarchy outlined in the *WA Environmental Offsets Guidelines* (2014); and
- planning instruments and other relevant matters (see Section 3.3).

The assessment identified that the proposed clearing is likely to result in the following environmental impacts:

- the loss of 0.08 hectares of native vegetation that provide moderate to high value foraging habitat for Carnaby's cockatoo;
- the potential introduction and spread of weeds and dieback into nearby native vegetation comprising high biodiversity values; and
- a risk of native fauna injury associated with clearing operations.

After consideration of the available information, including the applicant's minimisation and mitigation measures (see Section 3.1), the Delegated Officer determined the impacts associated with weed and dieback spread and fauna injury can be appropriately managed to prevent an unacceptable risk to the environment through conditions on the clearing permit.

The Delegated Officer determined that the loss of Carnaby's cockatoo foraging habitat requires mitigation through on-site rehabilitation, given the presence of preferred foraging species within the application area and the cumulative loss of foraging habitat on the Swan Coastal Plain.

The Delegated Officer determined that the requirement to undertake on-site planting of 110 native *Banksia* trees (over 0.24 hectares) within degraded and completely degraded areas of Lot 8 would adequately mitigate the impact to Carnaby's cockatoo foraging habitat. The required planting is expected to increase both the extent and quality of Carnaby's cockatoo foraging habitat within the broader remnant.

The Delegated Officer considered the extent of environmental impact, site context, the applicant's adherence to the mitigation hierarchy, the proposed rehabilitation planting, and the existence of development approval for the end land use, and determined that it was appropriate to grant a clearing permit subject to conditions.

Given the above, the Delegated Officer decided to grant a clearing permit subject to conditions requiring the permit holder to:

- undertake avoidance and minimisation measures to reduce the impacts and extent of clearing;
- implement hygiene measures to minimise the risk of the introduction and spread of weeds and dieback;
- demarcate the application area prior to clearing to avoid the inadvertent removal of adjacent native vegetation;
- undertake slow, progressive, one-directional clearing to allow fauna to disperse into adjacent habitat; and
- implement on-site *Banksia* tree planting over 0.24 hectares to mitigate impacts to Carnaby's cockatoo foraging habitat.

1.5. Site maps

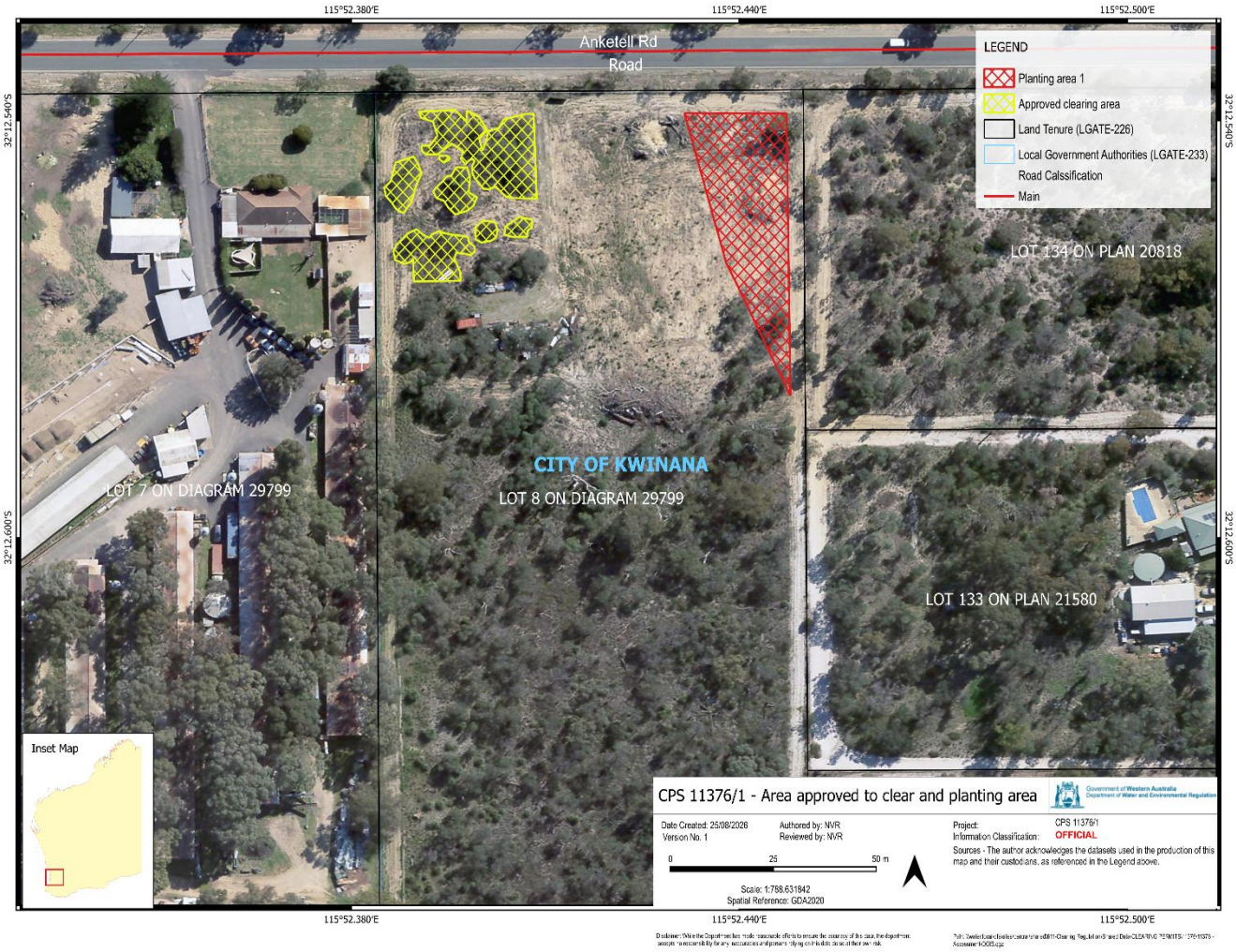


Figure 1: The 0.08-hectare area cross-hatched in yellow identifies the area authorised to be cleared under the clearing permit. The 0.10-hectare area cross-hatched in red represents a portion of the area within which *Banksia* tree planting is required to occur (being Rehabilitation Area 1).

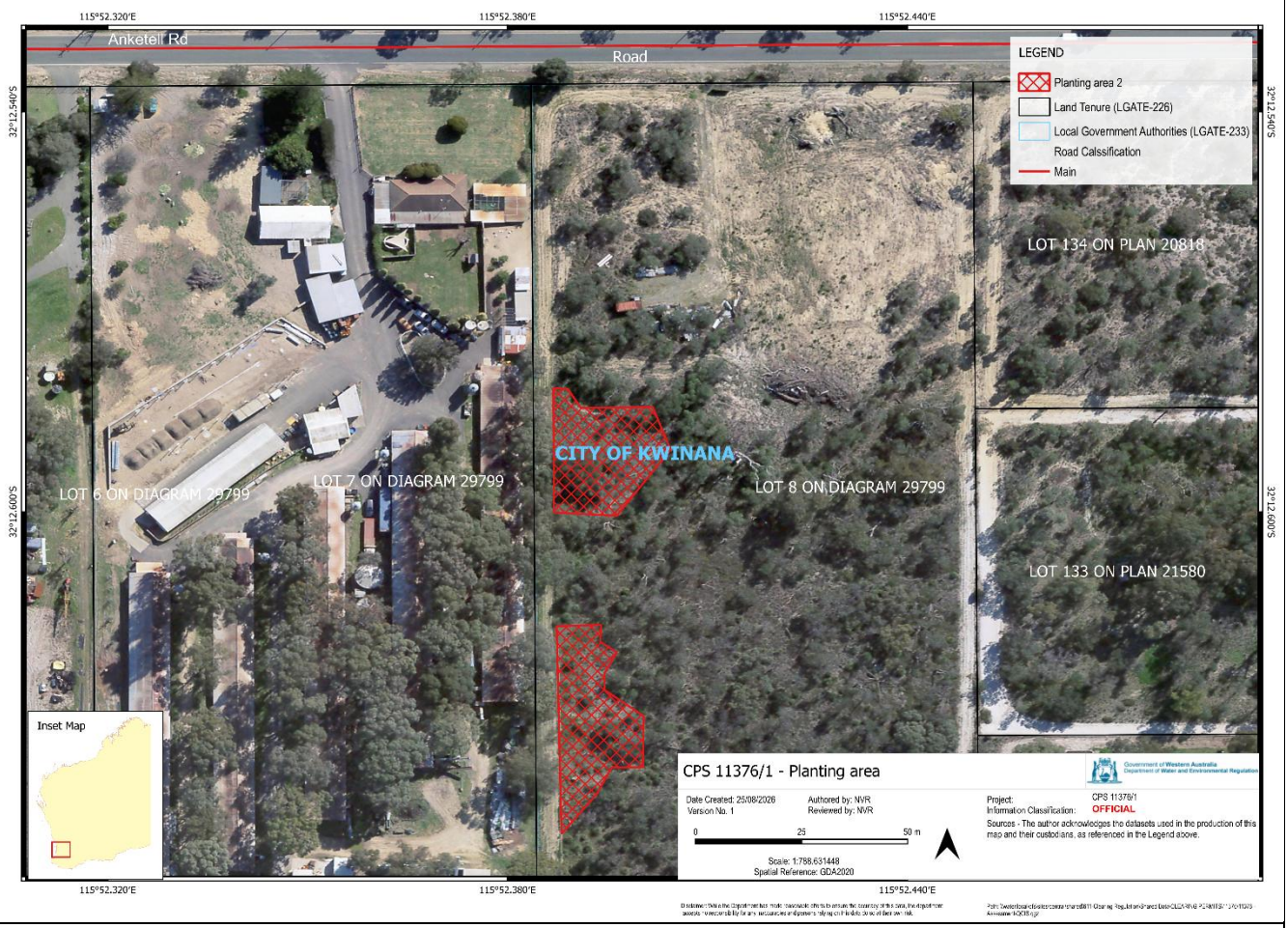


Figure 2: The 0.14-hectare areas cross-hatched in red represents a portion of the area within which *Banksia* tree planting is required to occur (being Rehabilitation Area 2).

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*.

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; and
- 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); and
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act)

Relevant policies considered during the assessment include the:

- *WA Environmental Offsets Policy* (2011); and
- *Native Vegetation Policy for Western Australia* (2022).

The key guidance documents which inform this assessment are:

- *A guide to the assessment of applications to clear native vegetation* (DER, December 2013);
- *Draft Procedure for environmental offsets metric inputs* (DWER 2022);
- *Environmental Offsets Metric: Quantifying environmental offsets in Western Australia* (DWER 2021); and
- *WA Environmental Offsets Guidelines* (August 2014).

3 Detailed assessment of application

3.1. Avoidance, minimisation and mitigation measures

The applicant reduced the size of the application area during the assessment, from 0.35 to 0.08 hectares, to minimise the extent of impact to Carnaby's cockatoo foraging habitat.

Based on the above revision, the Delegated Officer was satisfied that the applicant has made a reasonable effort to avoid and minimise the potential impacts of the proposed clearing on environmental values, and particularly Carnaby's cockatoo foraging habitat.

Rehabilitation action

After consideration of the applicant's avoidance and minimisation measures, the assessment identified that the proposed clearing will result in the loss of 0.08 hectares of native vegetation that provides moderate to high value foraging habitat for Carnaby's cockatoo (see Section 3.2). The applicant has committed to mitigate this impact through on-site rehabilitation.

Specifically, the applicant will be required to (as a condition of the clearing permit) plant 110 *Banksia attenuata* and/or *Banksia menziesii* trees across 0.24 hectares within Lot 8 (see Figures 1 and 2). The rehabilitation areas include:

- Rehabilitation Area 1 (requires planting of 50 *Banksia* trees) – comprising a 0.10 hectare completely degraded area in the north eastern portion of Lot 8, corresponding with the Public Drinking Water Source Area Well Head Protection Zone (see Section 3.3). This area is largely bare and includes very limited value foraging habitat for Carnaby's cockatoo; and
- Rehabilitation Area 2 (requires planting of 60 *Banksia* trees) – comprising two degraded areas totalling 0.14 hectares, adjacent to the western boundary firebreak within the central portion of Lot 8. These areas contain very occasional *Banksia* trees that provide preferred foraging habitat for Carnaby's cockatoo, at a substantially lower density than within the application area (DWER, 2026).

The Delegated Officer considers that both areas would benefit from infill planting, which is expected to increase both the extent and quality of Carnaby's cockatoo foraging habitat within Lot 8.

The clearing permit will include rehabilitation performance criteria and requirements for replacement tree planting where survival targets are not achieved.

The adequacy of the proposed rehabilitation was assessed against the WA Environmental Offsets Calculator (see Appendix D) and having regard to the Environmental Offsets Metric (DWER, 2021) and Draft Procedure for Environmental Offsets Metric Inputs (DWER, 2022).

The Delegated Officer determined that the proposed rehabilitation adequately mitigates the loss of Carnaby's cockatoo foraging habitat in accordance with the mitigation hierarchy. Having regard to the scale of the impact, the avoidance and minimisation measures undertaken by the applicant, and the proposed rehabilitation planting, the Delegated Officer determined that significant residual impacts are appropriately addressed and that an environmental offset is not required.

The rehabilitation condition included on the clearing permit will require weed control, watering of plantings and monitoring of tree health to maximise the likelihood of successful rehabilitation.

3.2. Assessment of impacts on environmental values

In assessing the application, the Delegated Officer had regard to the site characteristics (see Appendix A), DWER site inspection (DWER, 2026), and the extent to which the proposed clearing presents a risk to biological, conservation, or land and water resource values.

The assessment against the clearing principles (see Appendix B) identified that the impact of the proposed clearing presents a risk to conservation listed fauna and a threatened ecological community. The consideration of this impact, and the extent to which it 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 - significant habitat for fauna - Clearing Principle (b)

Assessment

Background

A site inspection undertaken by DWER identified that the application area comprises open Ban*ksia menziesii* and *Banksia attenuata* open woodland, with stands of *Xylomelum occidentale* (woody pear) over an understorey dominated by weedy grasses (*Ehrharta* sp.) (DWER, 2026). The application has been subject to previous parkland clearing and weed invasion from edge effects, and the vegetation is in a degraded to completely degraded (Keighery, 1994) condition (DWER, 2026).

DWER's assessment identified that the fauna species listed in Table 1 are most likely to be impacted by the proposed clearing. This is based on the proximity to known records, recorded vegetation and site context and characteristics:

Table 1. Conservation listed native fauna species that may occur in the application area.

Name	Conservation status
Baudin's cockatoo (*Zanda baudinii*)	Endangered; BC Act & EPBC Act
Carnaby's cockatoo (*Zanda latirostris*)	Endangered; BC Act & EPBC Act
forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*)	Vulnerable; BC Act & EPBC Act
quenda (*Isoodon fusciventer*)	Priority 4; DBCA listed

Black cockatoos (Carnaby's cockatoo, forest red-tailed black cockatoo and Baudin's cockatoo)

Foraging habitat

Black cockatoo species forage on a range of plant species, with the primary foraging resources varying between species (DAWE, 2022). Carnaby's cockatoos forage on the seeds, nuts, and flowers of a variety of plants, including Proteaceous species (*Banksia* sp., *Hakea* sp., and *Grevillea* sp.), as well as *Allocasuarina* and *Eucalyptus* species, *Corymbia calophylla* (marri) and a range of introduced species (Valentine and Stock, 2008; DAWE, 2022). On the Swan Coastal Plain, *Banksia attenuata*, *Banksia menziesii* and *Banksia sessilis* are considered the most important natural food source for Carnaby's cockatoo (Groom, et al., 2014).

Forest red-tailed black cockatoos feed predominantly on the seeds of marri and *Eucalyptus marginata* (jarrah), which comprise about 90 per cent of their diet (DEC, 2008) but may also forage on other *Eucalyptus* species and the cones of *Allocasuarina* species (DAWE, 2022).

Baudin's cockatoos primarily feed on the seeds of marri, but may also forage on the seeds of jarrah and Proteaceous species (DEC, 2008; DAWE, 2022).

The application area contains *Banksia attenuata* and *Banksia menziesii* open woodland and therefore provides preferred foraging habitat for Carnaby's cockatoo. The average *Banksia* species density within the application area was around two trees per 100 metres squared. Most *Banksia* trees were mature, with occasional dead trees, possibly from dieback. This represents moderate density foraging habitat for Carnaby's cockatoo.

No definitive Carnaby's Cockatoo foraging evidence was identified during the site inspection (DWER, 2026). Some *Banksia* cones exhibited damage, although the cause could not be reliably determined due to the age and weathered condition of the cones.

Critical habitat for Carnaby's cockatoo includes vegetation that provides a foraging resource in the non-breeding season, and one of the key threats to this species is the loss of such habitat (Department of Parks and Wildlife, 2013).

The importance of foraging habitat for Carnaby's cockatoo increases when it occurs within foraging distance of nesting sites (about 12 km) as it supports breeding effort (EPA, 2019). Food resources within the range of roost sites (6 km) are also important to sustain populations of black cockatoos (EPA, 2019).

There are no Carnaby's cockatoo nesting sites recorded within 12 km of the application area, and 19 known black cockatoo roost sites (combination of Carnaby's and forest red-tailed black cockatoo) within 6 km. The foraging habitat present within the application area may therefore support roosting individuals.

While the small size of the application area is acknowledged (representing 0.27 per cent of the remnant vegetation within Lot 8), the application area provides 0.08 hectares of moderate to high-value foraging habitat for Carnaby's cockatoo. The Delegated Officer has determined that the loss of this habitat constitutes a significant impact, having regard to the cumulative loss of Carnaby's cockatoo foraging habitat across the central and southern Swan Coastal Plain, and the importance of retaining preferred foraging habitat for the conservation of this species.

Noting the extent of proposed impact to Carnaby's cockatoo foraging habitat, and the applicant's avoidance and minimisation measures, the Delegated Officer determined that it was appropriate to consider a rehabilitation action to mitigate this impact.

The Delegated Officer has determined that the planting of 110 *Banksia attenuata* and/or *Banksia menziesii* trees over 0.24 hectares within Lot 8, that would provide preferred foraging habitat for Carnaby's cockatoo, is adequate to mitigate the impact to this species foraging habitat (see further detail in Section 3.1). The proposed tree planting is expected to increase the extent and quality of Carnaby's cockatoo foraging habitat within Lot 8.

While the *Banksia attenuata* and *Banksia menziesii* within the application area may provide secondary foraging habitat for Baudin's cockatoo and forest red-tailed black cockatoo, given the extent of this habitat proposed for clearing, it is not considered a significant resource for these species. The application area also contains very occasional *Allocasuarina fraseriana* and small jarrah trees; however, these are not considered to occur in sufficient number or size to provide a significant primary foraging resource for either species. It is noted that the required planting of *Banksia attenuata* and/or *Banksia menziesii* trees will provide additional secondary foraging habitat for both species.

Roosting and breeding habitat

Breeding habitat for black cockatoos includes trees that either have a suitable nest hollow or are of a suitable diameter at breast height (DBH) to develop a nest hollow (500 millimetres (mm) for most tree species) (DAWE, 2022). Black cockatoos commonly night roost in tall eucalypts near food and water resources.

DWER's site inspection identified one large dead tree with a hollow, located around 65 metres south of the application area within Lot 8, which may provide suitable roosting and breeding habitat for black cockatoos (DWER, 2026). Given the distance maintained to this tree, and absence of any other suitable roosting or breeding trees within the application area (DWER, 2026), the proposed clearing is not likely to impact on breeding or roosting habitat for black cockatoos.

Quenda

The application area is within the known distribution of quenda, and there are 1027 quenda records in the local area (10 km radius surrounding the application area). The closest record is 230 metres from the application area.

Quenda inhabit areas of dense vegetation cover, often in wet environments, where they forage amongst leaf litter for invertebrates, fungi and plant material (DEC, 2012). Given that the application area contains limited native understorey vegetation and lacks dense vegetation cover, the proposed clearing is not likely to impact on significant habitat for this species.

This species is however likely to use the higher quality vegetation that exists south within the same lot and may move through the application area between other vegetated remnants. Therefore, there may be a risk of injury to this species, and other native fauna, during clearing operations. The implementation of slow, progressive, one-directional clearing methods will assist in minimising this risk.

Ecological linkage

Lot 8 lies between two mapped 'Perth Regional Ecological Linkages' (PREL), which recognise important fauna linkages throughout the Perth Metropolitan Region. The remnant vegetation within the application area contributes to north-south connectivity between the PREL linkages.

The 0.08 hectare application area forms part of a much larger remnant within Lot 8, which would retain 3 hectares of higher quality *Banksia* woodland post clearing. Noting this, and that a portion of the proposed rehabilitation will occur on the north eastern portion of Lot 8, which would maintain north-south linkage values, the proposed clearing is not likely to restrict fauna movement across the landscape.

Conclusion

Based on the above assessment, the proposed clearing will result in the loss of 0.08 hectares of native vegetation that provides significant foraging habitat for Carnaby's cockatoo. This impact requires addressing through rehabilitation. The Delegated Officer has determined that the planting of 110 *Banksia attenuata* and/or *Banksia menziesii* trees across 0.24 hectares, that provides preferred foraging habitat for Carnaby's cockatoo, is adequate to mitigate the loss of Carnaby's cockatoo foraging habitat.

The Delegated Officer determined that it was appropriate to consider a rehabilitation action to mitigate the above impact in this instance, given the applicant's demonstrated avoidance and minimisation measures, the extent of impact, and the site context.

The proposed clearing also presents a risk of native fauna injury during clearing operations, particularly to quenda, which requires appropriate management through conditions on the clearing permit (see below).

Conditions

To address the identified impacts, the clearing permit includes conditions requiring the permit holder to:

- undertake on-site rehabilitation with 110 *Banksia* trees over 0.24 hectares, to re-instate preferred foraging habitat for Carnaby's cockatoo, which is expected to provide a greater density of foraging habitat than the application area;
- undertake avoidance and minimisation measures to reduce the impacts and extent of clearing;
- implement hygiene measures to minimise the risk of the introduction and spread of weeds and dieback to adjacent fauna habitat; and
- undertake slow, progressive, one-directional clearing to allow fauna to disperse into adjacent habitat.

3.2.2 Biological values – threatened and priority ecological communities - Clearing Principles (a) and (d)

Assessment

Much of the application area is mapped as the Banksia Woodlands of the Swan Coastal Plain ecological community (Banksia Woodlands Community). This community is a threatened ecological community (TEC) under the EPBC Act (Endangered) and is state listed by the Department of Biodiversity, Conservation and Attractions (DBCA) as a Priority 3 ecological community.

The Banksia Woodlands Community supports a rich and diverse array of flora and fauna species and is restricted to the Perth and Dandaragan subregions of the Swan Coastal Plain (Department of the Environment and Energy (DotEE), 2016).

The key diagnostic characteristics for the Banksia Woodlands TEC include a canopy dominated or co-dominated by one of the four diagnostic *Banksia* species (DotEE, 2016). To be considered part of the community, a patch must be at least in Good condition, noting that variation in quality across a patch should not automatically be treated as separate patches (DotEE, 2016).

Previous parkland clearing, disturbance, and weed invasion have altered the structure and floristic composition of the vegetation within the application area (DWER, 2026). Although the application area is contiguous with vegetation to the south that is largely in excellent condition and meets the diagnostic criteria and condition thresholds for the Banksia Woodlands Community (DWER, 2026), the vegetation within the application area is in degraded to completely degraded (Keighery, 1994) condition and does not retain the floristic diversity, vegetation structure or ecological function necessary to satisfy the condition thresholds for the ecological community.

Banksia Woodlands Community patch buffer zones provide an important barrier to protect the integrity of the patch from edge effects, including from the impacts of spreading weeds and dieback. A minimum buffer zone of 20 to 50 metres from the outer edge of a patch is recommended for this TEC (DotEE, 2016).

The proposed clearing is confined to the northern portion of the remnant within Lot 8. The vegetation to the south is of a higher condition and is considered representative of the Banksia Woodlands Community. About 55 metres of native vegetation would be retained between the proposed clearing area and the higher condition vegetation to the south. The implementation of measures requiring demarcation of the application area and weed and dieback hygiene management, will appropriately maintain the integrity of the adjacent Banksia Woodlands Community.

Conclusion

The application area is not considered representative of the Banksia Woodlands Community. However, the proposed clearing may increase the risk of weed and dieback spread into adjacent vegetation that meets the condition thresholds for the TEC. This impact requires appropriate management through conditions on the permit.

Conditions

To address the potential indirect impacts to the nearby Banksia Woodlands Community, the clearing permit includes conditions requiring the permit holder to:

- undertake avoidance and minimisation measures to reduce the impacts and extent of clearing;
- implement hygiene measures to minimise the risk of the introduction and spread of weeds and dieback to adjacent native vegetation; and
- demarcate the application area prior to clearing to avoid the inadvertent removal of adjacent native vegetation.

3.3. Relevant planning instruments and other matters

The application area is located within the:

- Rural Water Protection zone under the Metropolitan Region Scheme;
- Rural – Water Resource zone under the City of Kwinana Local Planning Scheme No. 2 (LPS2);
- Jandakot Underground Water Pollution Control Area (UWPCA) (Priority (P) 2 area) (bore J540);
- Serpentine, Jandakot Mound 1, Perth - Superficial Groundwater Resource Area (proclaimed under the *Rights in Water and Irrigation Act 1914* (RIWI Act)); and
- Peel Inlet - Harvey Estuary Environmental Protection Policy 1992 (EPP) boundary (northern boundary).

DWER's Kwinana Peel Region advised that the construction of a well and take of groundwater from the superficial (water table) aquifer for the proposed irrigation requires a water licence under the RIWI Act (DWER, 2026a). The applicant has applied for a water licence which is expected to be issued once the clearing permit has been granted.

A portion of the initial proposed clearing footprint overlapped the UWPCA Well Head Protection Zone (WHPZ), which occurs in the northeast portion of Lot 8 (largely corresponds to the rehabilitation area shown in Figure 1). Advice from DWER's Kwinana Peel Region, and the Water Source Protection Planning Branch, indicated that clearing within the WHPZ is not supported (DWER, 2026a; DWER, 2026b). The applicant has since revised the application area to exclude the WHPZ and retain several other patches of *Banksia* trees initially applied to clear.

The City of Kwinana was invited to provide comment on the proposed clearing and advised that the applicant was issued with development approval for the proposed clearing and end land use on 7 January 2026. The City of Kwinana advised that it supports the application if no clearing is proposed within the WHPZ (City of Kwinana, 2026).

The development approval (DA) issued by the City of Kwinana includes requirements to:

- provide and implement a Nutrient and Irrigation Management Plan (NIMP);
- provide and implement a Revegetation Management Plan (RMP) for the WHPZ; and
- implement dust control measures.

The Delegated Officer considered that the requirements of the development approval will assist in appropriately managing risks associated with the proposed end land use, including potential impacts to the Peel Inlet-Harvey Estuary. This is noting the application area lies just inside the EPP boundary for the estuary, which seeks to protect the environmental quality of this system.

DWER received advice from the Department of Primary Industries and Regional Development (DPIRD) in relation to potential land degradation risks from the clearing and end land use. DPIRD advised that there was a potential risk of eutrophication as a result of the proposed end land use, however, subject to the required RMP and NIMP required under the DA, these risks are expected to be appropriately managed (DPIRD, 2026).

The application area does not intersect any mapped 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. 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 the department 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 application area is in the Swan Coastal Plain Bioregion and Perth Subregion. The application area is within the intensive land use zone. The local area has been extensively cleared for rural, urban and industrial development and retains about 23.2 per cent native vegetation cover.
Ecological linkage	The nearest formally mapped ecological linkage is a Perth Regional Ecological Linkage (PREL), located about 30 metres north of the application area.
Conservation areas	The closest conservation area to the application area is DBCA freehold land (not named), located 30 metres north, on the opposite side of Anketell Road. This area is also Bush Forever Site 347. Wandi Nature Reserve occurs 570 metres north.
Vegetation description	Parts of the application area had been substantially disturbed prior to DWER's site inspection. Therefore, the assessment of native vegetation values and clearing impacts is based on the extent and condition of native vegetation present within the application area at the time of assessment. DWER's site inspection identified that the application area largely comprises open Ban*ksia menziesii* and *Banksia attenuata* woodland, with stands of emergent *Xylomelum occidentale* (woody pear) over an understorey dominated by weedy grasses (*Ehrharta* sp.). Occasional native understorey species included *Adenanthos cygnorum*, *Hakea trifurcada*, *Hibbertia hypericoides*, *Acacia pulchella* and *Stirlingia latifolia* (DWER, 2026). According to broad scale vegetation mapping, the application area is mapped as the following vegetation complex: • Bassendean Complex-Central and South, described as woodland of jarrah *Allocasuarina fraseriana* and *Banksia* species to low woodland of *Melaleuca* species, and sedgelands on the moister sites. This area includes the transition of jarrah to *Eucalyptus todtiana* (pricklybark) in the vicinity of Perth (Heddle et al., 1980). The mapped vegetation complex retains 23.8 per cent of its original extent (DWER, 2025).
Vegetation condition	The vegetation assessment identified that the vegetation in the application area is in a degraded to completely degraded (Keighery, 1994) condition, reflecting historical clearing, ongoing disturbance and edge effects. The full Keighery (1994) vegetation condition rating scale is provided in Appendix C. Representative photographs, are provided in Appendix E.
Climate and landform	The application area receives about 760 mm of mean annual rainfall. The landform of the application area is relatively flat, ranging from 37 to 41 metres AHD.
Soil description	The soil type across the application area is mapped as Bassendean B1 Phase - 212Bs__B1, described as extremely low to very low relief dunes, undulating sandplain and discrete sand rises with deep bleached grey sands sometimes with a pale yellow B horizon or a weak iron-organic hardpan, at depths generally greater than 2 m.
Land degradation risk	The Bassendean B1 Phase soil type is classified as having a high wind erosion risk and high phosphorus export risk. Other erosion risk types are considered moderate to low for this soil type. Groundwater salinity is mapped as less than 500 milligrams per litre total dissolved solids (fresh).

Characteristic	Details
Waterbodies	The closest watercourse to the application area is a minor non-perennial watercourse mapped 3.8 km east of the application area. The closest wetland is a Conservation Category dampland (basin), mapped 600 metres east.
Conservation listed flora	According to available datasets, 33 conservation listed flora taxa have been recorded in the local area. The closest of these is *Caladenia huegelii* (Endangered), recorded 675 m from the application area.
Ecological communities	Most of the application area is mapped as occurring within the extent of the 'Banksia Woodlands of the Swan Coastal Plain' ecological community (Endangered; EPBC Act; Priority 3 ecological community under DBCA listings). Whether vegetation within the application area satisfies the condition thresholds for this ecological community is assessed in Section 3.2.1.
Conservation listed fauna	A total of 43 conservation listed fauna species have been recorded in the local area. The closest conservation listed fauna record is a quenda, located about 230 metres from the application area. Those fauna species most likely to occur within the application area are listed below under Section A.3 and assessed under section 3.2.1.

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	1,500,622.48	576,562.37	38.42	231,916.26	15.45
Vegetation complex**					
Bassendean Complex-Central and South	87,476.26	20,819.97	23.80	6,590.87	7.53
Local area					
10-kilometre radius	31,415	8,274	26.3	-	-

*DBCA (2019)
** DWER (2025c)

A.3. Flora analysis

Having regard to the site characteristics, relevant datasets (Western Australian Herbarium, 1998–) and the findings of DWER's site inspection (DWER, 2026), the proposed clearing is not likely to impact any threatened or priority flora known from the local area.

A.4. Fauna analysis table

Having regard to fauna habitat within the application area, relevant datasets and DWER's site inspection, impacts to the following conservation listed fauna species required further consideration.

Species name	Conservation status	Suitable habitat? [Y/N]	Did site inspection identify? [Y/N]
Birds			
Zanda baudinii (Baudin's cockatoo)	EN; BC Act & EPBC Act	Y – foraging (largely secondary)	N

Species name	Conservation status	Suitable habitat? [Y/N]	Did site inspection identify? [Y/N]
Zanda latirostris (Carnaby's cockatoo)	EN; BC Act & EPBC Act	Y – foraging	N
Calyptorhynchus banksii naso (forest red-tailed black cockatoo)	VU	Y – foraging (largely secondary)	N
Mammals			
Dasyurus geoffroii (chuditch)	VU; BC Act & EPBC Act	N	N
Phascogale tapoatafa wambenger (south-western brush-tailed phascogale)	CD; BC Act	N	N
Isoodon fusciventer (quenda)	Priority (P) 4	Y – transitional	N
Notamacropus irma (western brush wallaby)	P4	N	N
Reptiles			
Neelaps calonotos (black-striped snake)	P3	N	N
Lerista lineata (Perth slider)	P3	N	N
Invertebrates			
Synemon gratiosa (graceful sun-moth)	P4	N	N
Idiosoma sigillatum (Swan Coastal Plain shield-backed trapdoor spider)	P3	N	N

CR: critically endangered, EN: endangered, VU: vulnerable, CD: conservation dependant, OS: other specially protected

Based on the absence of suitable habitat features within the application area, including habitat critical to their survival, chuditch, south-western brush-tailed phascogale, western brush wallaby, black-striped snake, Perth slider, graceful sun-moth and Swan Coastal Plain shield-backed trapdoor spider were not considered further in the assessment of impacts to conservation-listed fauna under Section 3.2.1.

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: The application area includes foraging habitat for Carnaby's cockatoo (see Principle (b)). However, it is not likely to comprise a high level of biodiversity, given the low species richness, limited structural and floristic diversity, and degraded to completely degraded vegetation condition (Keighery, 1994) (DWER, 2026).	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 includes moderate to high-value foraging habitat for Carnaby's cockatoo. The assessment against this principle is detailed under section 3.2.1.	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."*	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
Assessment: There is no threatened flora mapped within or nearby the application area. The application area occurs in degraded to completely degraded condition (Keighery, 1994), is dominated by weeds and contains limited native understorey vegetation (DWER, 2026). Therefore, the application area is unlikely to contain threatened flora or be necessary for the continued existence of threatened flora.		
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 *Banksia Woodlands of the Swan Coastal Plain* ecological community (Endangered; EPBC Act) is mapped over most of the application area. Based on DWER's site inspection, the application area is not likely to comprise an occurrence of this community. Although the application area is contiguous with higher condition vegetation to the south that is considered representative of the community, the vegetation within the application area occurs in degraded to completely degraded condition and does not retain the floristic diversity, vegetation structure or ecological function necessary to satisfy the condition thresholds for the ecological community (DWER, 2026).	Not likely to be at variance	Yes Refer to Section 3.2.2 above.
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 remnant vegetation cover within the local area is 26.3% and the remaining extent of the mapped vegetation type within the application area (Bassendean Complex - Central and South) is 23.8%. These percentages are less than the 30% vegetation retention target set out in the Global Biodiversity Framework (Convention on Biological Diversity, 2022). Having regard to this, and the fragmentation of vegetation in the City of Kwinana resulting from urban, industrial and rural development, the application area occurs within an extensively cleared landscape. However, the extent of the mapped vegetation complex and native vegetation within the local area remains above the minimum vegetation representation threshold (10% retention) identified by the Environmental Protection Authority for constrained areas (EPA, 2008). The application area is located within a constrained area. The application area forms part of a remnant of native vegetation within an extensively cleared landscape and provides foraging habitat for Carnaby's cockatoo. The Delegated Officer therefore considers the proposal to be at variance with Principle (e). However, having regard to the constrained nature of the area, the remaining extent of native vegetation within the local area and vegetation complex, the limited extent of clearing proposed, and the required rehabilitation planting, the impact is unlikely to significantly affect the representation of native vegetation within the Perth Metropolitan Region.	At variance	No
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:	Not likely to be at variance	No

Assessment against the clearing principles	Variance level	Is further consideration required?
The nearest conservation area is located about 30 metres north of the application area on the opposite side of Anketell Road. Having regard to the small size of the application area, the separation provided by the road reserve, and the implementation of conditions requiring hygiene management and demarcation of the clearing area, the proposed clearing is not likely to impact on the environmental values of this conservation area.		
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: There are no wetlands or watercourses mapped within 500 metres of the application area. Therefore, the proposed clearing is not likely to impact vegetation growing in, or in association with, a watercourse or wetland.	Not likely to be 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: While the sandy soils within the application area are susceptible to wind erosion when left bare, given the limited extent of clearing proposed, relatively flat topography, and landscape position, the proposed clearing is not likely to result in appreciable land degradation through wind erosion or other erosion processes. The proposed end land use has the potential to contribute to land degradation through nutrient export and eutrophication. This matter is discussed further in Section 3.3 and is expected to be appropriately managed through the requirements of the development approval.	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 is located on relatively flat topography and does not intersect, or occur adjacent to, any mapped surface water features. Therefore, the proposed clearing is not likely to impact on the quality of surface water. Groundwater salinity beneath the application area is mapped as less than 500 milligrams per litre total dissolved solids (fresh groundwater). Having regard to the small size of the application area, the proposed clearing is not likely to cause a rise in the watertable or deterioration in groundwater quality.	Not likely to be at variance	No
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: Given the presence of highly permeable sandy soils, relatively flat topography, and absence of watercourses or wetlands within or adjacent to the application area, the proposed clearing is not likely to cause or exacerbate flooding.	Not likely to be at variance	No

Appendix C. Vegetation condition rating scale

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. Environmental Offsets Metric value justification

Offset calculation and justification for significant residual impact to Carnaby's cockatoo foraging habitat.

Rehabilitation area 1

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Carnaby's cockatoo foraging habitat	The application area includes vegetation that provides Carnaby's cockatoo foraging habitat within an extensively cleared landscape.
Type of environmental value	Species (flora/fauna)	Suitable habitat for Carnaby's cockatoo.
Conservation significance of environmental value	Rare/threatened species – endangered	Carnaby's cockatoo is listed as Endangered under the BC Act (state) and EPBC Act (federal).
Landscape level value impacted	Yes/No	Yes - extensively cleared landscape.
Significant impact		
Description	Clearing of foraging habitat for Carnaby's cockatoo	Proposed clearing of native vegetation that provides foraging habitat for Carnaby's cockatoo, within an extensively cleared landscape.
Significant impact (hectares)	0.08	The application is to clear 0.08 hectares, considered to provide foraging habitat for Carnaby's cockatoo.
Quality (scale)	7	The vegetation within the application area comprises *Banksia attenuata* and *Banksia menziesii* woodland in a degraded to completely degraded condition. *Banksia attenuata* and *Banksia menziesii* are preferred foraging habitat for Carnaby's cockatoo. The *Banksia* trees were recorded at a density of

		about 2 trees per 100m2, with minimal other primary foraging habitat present (DWER, 2026). There are multiple roost sites in the local area and the foraging habitat present may be used by roosting birds. There are no known breeding trees within a 12km radius. Foraging evidence was not identified on site (DWER, 2026). Given the habitat attributes of the application area and noting the site context, the vegetation is considered to provide moderate to high-quality habitat for black cockatoos.
Rehabilitation credit		
Description	Infill planting within Lot 8	Infill planting of *Banksia attenuata* and / or *Banksia menziesii* trees within degraded and completely degraded portions of Lot 8, nearby the application area.
Proposed rehabilitation (area in hectares)	0.10 ha	Rehabilitation Area 1 comprises 0.10 hectares (see other rehabilitation area below under 'Rehabilitation Area 2'), over which the applicant will be required to plant 110 *Banksia attenuata* and / or *Banksia menziesii* trees, when combined with Rehabilitation Area 2 (described below).
Current quality of rehabilitation site	1	Rehabilitation Area 1 is in a completely degraded condition and contains a single jarrah tree and some regrowth woody pear trees. Therefore, the area contains minimal foraging habitat.
Future quality WITHOUT rehabilitation	1	It is unlikely the habitat quality will improve without active rehabilitation.
Future quality WITH rehabilitation	5	The habitat quality of Rehabilitation Area 1 as foraging habitat for Carnaby's cockatoo is expected to increase substantially through active rehabilitation and management measures, to ensure planting survival of preferred foraging habitat.
Time until ecological benefit (years)	12	This is the average time until the planted *Banksia* trees are expected to provide a foraging resource for Carnaby's cockatoo. An extra two years has been added to account for potential delays in the commencement of the rehabilitation (assumed to commence within two years of the permit start date).
Confidence in rehabilitation result (%)	80	There is a relatively high level of confidence that the quality of the rehabilitated area will improve with best practice rehabilitation techniques.

Rehabilitation area 2

Calculation	Score (Area)	Rationale
Conservation significance		
Description	Carnaby's cockatoo foraging habitat	The application area includes vegetation that provides Carnaby's cockatoo foraging habitat within an extensively cleared landscape.
Type of environmental value	Species (flora/fauna)	Suitable habitat for Carnaby's cockatoo.
Conservation significance of environmental value	Rare/threatened species – endangered	Carnaby's cockatoo is listed as Endangered under the BC Act (state) and EPBC Act (federal).

Landscape level value impacted	Yes/No	Yes - extensively cleared landscape.
Significant impact		
Description	Clearing of foraging habitat for Carnaby's cockatoo	Proposed clearing of native vegetation that provides foraging habitat for Carnaby's cockatoo, within an extensively cleared landscape.
Significant impact (hectares)	0.08	The application is to clear 0.08 hectares, considered to provide foraging habitat for Carnaby's cockatoo.
Quality (scale)	7	The vegetation within the application area comprises *Banksia attenuata* and *Banksia menziesii* woodland in a degraded to completely degraded condition. *Banksia attenuata* and *Banksia menziesii* are preferred foraging habitat for Carnaby's cockatoo. The *Banksia* trees were recorded at a density of about 2 trees per 100m2, with minimal other primary foraging habitat present (DWER, 2026). There are multiple roost sites in the local area and the foraging habitat present may be used by roosting birds. There are no known breeding trees within a 12km radius. Foraging evidence was not identified on site (DWER, 2026). Given the habitat attributes of the application area and noting the site context, the vegetation is considered to provide moderate to high-quality habitat for black cockatoos.
Rehabilitation credit		
Description	Infill planting within Lot 8	Infill planting of *Banksia attenuata* and / or *Banksia menziesii* trees within a degraded portion of Lot 8, nearby the application area.
Proposed rehabilitation (area in hectares)	0.14 ha	Rehabilitation Area 2 comprises 0.14 hectares (see other rehabilitation area above under 'Rehabilitation Area 1'), over which the applicant will be required to plant 110 *Banksia attenuata* and / or *Banksia menziesii* trees, when combined with Rehabilitation Area 1 (described above).
Current quality of rehabilitation site	3	Rehabilitation Area 2 is in a degraded condition and contains occasional woody pear trees and very occasional *Banksia* trees at a much lesser density to the application area. The area has been subject to ongoing edge effects and would benefit greatly from infill planting.
Future quality WITHOUT rehabilitation	3	It is unlikely the habitat quality will improve without active rehabilitation.
Future quality WITH rehabilitation	6	The habitat quality of Rehabilitation Area 2 is expected to increase substantially for Carnaby's cockatoo through active rehabilitation and management measures, to ensure planting survival of preferred foraging habitat. This area is likely to achieve a slightly higher value than Rehabilitation Area 1 given it already contains some native vegetation that will assist in supporting the proposed *Banksia* trees being planted.
Time until ecological benefit (years)	12	This is the average time until the planted *Banksia* trees are expected to provide a foraging resource for Carnaby's cockatoo. An extra two years has been added to account for potential delays in the commencement of the rehabilitation (assumed to commence within two years of the permit start date).

Confidence in rehabilitation result (%)	80	There is a relatively high level of confidence that the quality of the rehabilitated area will improve with best practice rehabilitation techniques.
Extent of impact mitigated (%)	100	When Rehabilitation Areas 1 and 2 are combined, the proposed clearing is expected to mitigate the loss of Carnaby's cockatoo foraging habitat.

Appendix E. DWER site inspection report photographs (DWER, 2026)



Figure 3. Photograph showing the vegetation within the southern portion of the application area, looking south east.



Figure 4. Photograph showing the vegetation within the southern portion of the application area, looking south.



Figure 5. Photograph showing the vegetation within the central portion of the application area, looking south.



Figure 6. Photograph showing the vegetation within the central portion of the application area.



Figure 7. Photograph showing the vegetation in the central portion of the application area, looking south west.



Figure 8. Photograph showing the vegetation within the north western portion of the application area.



Figure 9. Photograph showing the vegetation within the north eastern portion of the application area, looking north.

Appendix F. Sources of information

F.1. GIS databases

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

- Aboriginal Cultural Heritage Register (DPLH-099)
- Bush Forever Areas 2000 (DPLH-019)
- Cadastre (LGATE-218)
- CAWSA Part 2A Clearing Control Catchments (DWER-004)
- DBCA – Lands of Interest (DBCA-012)
- DBCA Legislated Lands and Waters (DBCA-011)
- DBCA South West Vegetation Complex Statistics
- DBCA Statewide Vegetation Statistics
- Directory of Important Wetlands in Australia – Western Australia (DBCA-045)
- Environmentally Sensitive Areas (DWER-046)
- Flood Risk (DPIRD-007)
- Forest Disease Risk Areas (DBCA-024)
- FPM Floodplain Area (DWER-020)
- Geomorphic Wetlands, Swan Coastal Plain (DBCA-019)
- Groundwater Salinity Statewide (DWER-026)
- Hydrographic Catchments - Catchments (DWER-028)
- Hydrological Zones of Western Australia (DPIRD-069)
- Local Planning Scheme – Zones and Reserves (DPLH-071)
- Native Title (ILUA) (LGATE-067)
- Native Vegetation Extent (DPIRD-005)
- Offsets Register – Offsets (DWER-078)
- Public Drinking Water Source Areas (DWER-033)
- Ramsar Sites (DBCA-010)
- Regional Parks (DBCA-026)
- RIWI Act, Groundwater Areas (DWER-034)
- RIWI Act, Rivers (DWER-036)
- RIWI Act, Surface Water Areas and Irrigation Districts (DWER-037)
- Soil Landscape Land Quality – Phosphorus Export Risk (DPIRD-010)
- Soil Landscape Land Quality - Salinity Risk (DPIRD-009)
- 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 (DPIRD-027)
- Soil Landscape Mapping - Rangelands (DPIRD-063)
- Soil Landscape Mapping – Systems (DPIRD-064)
- South Coast Significant Wetlands (DBCA-018)
- Swan Coastal Plain and Region Schemes 2024 Remnant Vegetation Statistics
- Swan Coastal Plain Perth-Peel Native Vegetation Extent 2024 (DWER-141)
- Medium Scale Topo Contour (Line) (LGATE-015)
- Wheatbelt Wetlands Stage 1 (DBCA-021)
- WA Now Mosaic (LGATE-320)
- Waterways Conservation Act Management Areas (DWER-072)
- Western Ringtail Possum Habitat Suitability (DBCA-049)
- Western Swamp Tortoise Habitat (DWER-071)
- Western Swamp Tortoise Policy Boundary (DWER-062)

Restricted GIS Databases used:

- Black Cockatoo (BC) Roosts
- Contaminated Sites
- DBCA Covenants
- DPIRD Conservation Covenants (DPIRD-023)

- FRTBC (Forest Red Tailed Black Cockatoo) Breeding
- Gnangara Ecological Linkages
- Hydrography – Inland Waters – Waterlines and Waterpolygons
- Hydrography - Inland Flats and Coastal Flats
- IBRA Vegetation Statistics
- Mean Annual Rainfall Isohyets (30 years)
- Perth Regional Ecological Linkages
- Pre-European Vegetation Statistics
- Protection Zones for PDWSA (Public Drinking Water Source Areas)
- South Coast Ecological Linkages
- South Coast Macro Corridor
- South West Regional Ecological Linkages
- Threatened and Priority Flora (TPFL)
- Western Australian Herbarium Specimen Database (WAHerb)
- WTBC (White Tailed Black Cockatoo) Breeding
- Threatened and Priority Fauna
- Threatened Ecological Communities and Priority Ecological Communities
- Threatened Ecological Communities and Priority Ecological Communities (Buffers).

F.2. References

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